

RESOLUTION
NUMBER 2026-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, ADOPTING THE FINAL ASSESSMENT FOR FIRST TIME ASSESSED PROPERTIES AND AN ASSESSMENT ROLL FOR THE CHARLOTTE COUNTY FIRE RESCUE DEPARTMENT.

RECITALS

WHEREAS, on June 23, 2026, the Board of County Commissioners of Charlotte County, Florida, (the "Board") held a duly noticed public hearing to adopt the Final Assessment Resolution for first time assessed parcels within the Charlotte County Fire Rescue Department ("Unit"), and to adopt an assessment roll to include these parcels which were not previously assessed in this Unit; and

WHEREAS, all affected property owners were duly noticed pursuant to § 197.3632, Florida Statutes; and

WHEREAS, the Board has considered any written objections and oral testimony regarding the final assessment and the assessment roll; and

WHEREAS, the Board finds that the final assessment adopted herein confers a special benefit upon the properties burdened by the assessment and is fairly and reasonably apportioned among the properties that receive the special benefit.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida:

Section 1. The final assessment for first time assessed parcels and the assessment roll, which includes the parcels not previously assessed in this Unit, are hereby

approved and adopted. The assessment roll is currently on file with the Municipal Service Benefit Unit section of the Budget & Administrative Services Department, and it is incorporated herein by reference. The parcels being assessed for the first time are attached and incorporated herein as **Exhibit A**.

Section 2. Any duly authorized assessments for the Unit shall constitute a lien against all real property listed on the assessment roll, such lien being equal in value and dignity as a lien for county taxes. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles, and claims, until paid.

Section 3. The rate of assessment for fiscal year 2026-2027 and the maximum authorized assessment against the taxable real estate within the boundaries of the Unit are hereby established in accordance with the following schedule, unless amended by the Charlotte County Board of County Commissioners:

Assessment Classification	2026-2027	Maximum
Residential Properties:		
Per residential home, apartment, condominium, mobile home, barn, etc.	\$294.90	\$372.30
Per residential vacant lot accessible by road	\$125.66	\$158.57
(A lot zoned Residential which is not buildable because of size shall be assessed as ½ of a lot.)		
Per residential vacant lot inaccessible by road	\$2.56	\$3.22
Commercial, Industrial, and Institutional Properties:		
Per commercial, industrial, and institutional building with an area of up to 1300 sq. ft.	\$467.42	\$598.00
Each additional sq. ft.	\$0.36	\$0.46
Commercial, industrial, and institutional vacant properties, per lot or, where applicable, per acre	\$125.66	\$158.57
Mobile Home and Recreational Vehicle Parks:		

Assessment Classification	2026-2027	Maximum
Mobile homes, per unit	\$294.90	\$372.30
Vacant mobile home lots, per lot	\$75.37	\$94.93
Recreational vehicle sites (with or without RV on site), per site	\$125.44	\$158.30
Recreation buildings, storage buildings, etc., with an area of up to 1300 sq. ft.	\$467.42	\$598.00
Each additional sq. ft.	\$0.36	\$0.46
Acreage:		
Per acre/parcel if accessible by road	\$62.83	\$79.29
Per acre/parcel if inaccessible by road	\$2.56	\$3.22
Not to exceed \$750.00 per parcel		

Section 4. Any person challenging the assessment provided for herein must initiate such action in a court of competent jurisdiction within twenty (20) days from the date of the Board's adoption of this Final Maintenance Assessment Resolution.

Section 5. Any duly authorized assessments for the Unit shall constitute a lien against all real property listed on the assessment roll, such lien being equal in value and dignity as a lien for county taxes. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles, and claims, until paid.

[SIGNATURE PAGE FOLLOWS]

PASSED AND DULY ADOPTED this ____ day of September, 2026.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Joseph M. Tiseo, Chairman

ATTEST:
Roger D. Eaton, Clerk of the Circuit
Court and Ex-Officio Clerk to the
Board of County Commissioners

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

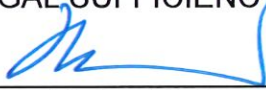
By:  _____
Thomas M. David, County Attorney
LR 2026-0523 / DJM

Exhibit A

Charlotte County Fire Rescue Dept

<u>Account / Parcel ID</u>	<u>ERU</u>
402619300001	179.61 (Acres)
	964.0 (SqFt)
	<u>3.0 (Bldgs)</u>
	<u>1,143.61</u>