
CHARLOTTE COUNTY, FLORIDA

**MANASOTA KEY BEACH RENOURISHMENT
INITIAL ASSESSMENT RESOLUTION**

RESOLUTION NUMBER 26-_____

ADOPTED JUNE 23, 2026

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RESOLUTION 2026-_____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, RELATING TO THE FUNDING AND PROVISION OF BEACH MANAGEMENT SERVICES WITHIN THE MANASOTA KEY BEACH RENOURISHMENT MUNICIPAL SERVICE BENEFIT UNIT (“MSBU”); PROVIDING PURPOSE AND DEFINITIONS, AUTHORITY, AND CERTAIN LEGISLATIVE FINDINGS; ESTABLISHING A PUBLIC HEARING TO CONSIDER IMPOSITION OF THE PROPOSED ASSESSMENTS AND DIRECTING THE PROVISION OF NOTICE THEREOF; CREATING THE MSBU; PROVIDING FOR IMPOSITION OF THE ASSESSMENTS AND ASSIGNMENT OF ASSESSMENT UNITS; ESTABLISHING THE ANNUAL SERVICE COST; PROVIDING FOR COMPUTATION OF THE ASSESSMENT AND FOR CERTAIN EXEMPTIONS; DIRECTING THE PREPARATION OF THE PRELIMINARY ASSESSMENT ROLL FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2026; PROVIDING THE METHOD OF COLLECTION AND FOR APPLICATION OF ASSESSMENT PROCEEDS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AS FOLLOWS:

ARTICLE I
DEFINITIONS AND CONSTRUCTION

SECTION 1.01. PURPOSE AND DEFINITIONS.

(A) This Resolution constitutes the Initial Assessment Resolution as defined in the Ordinance.

(B) Unless the context indicates otherwise, words imparting the singular number include the plural number, and vice versa; the terms "hereof," "hereby," "herein," "hereto," "hereunder" and similar terms refer to this Resolution; and the term "hereafter" means after, and the term "heretofore" means before, the effective date of this Resolution. Words of any gender include the correlative words of the other gender, unless the sense indicates otherwise.

(C) All capitalized words and terms not otherwise defined herein shall have the meanings set forth in the Ordinance. As used in this Resolution, the following terms shall have the following meanings, unless the context hereof otherwise requires:

"Annual Service Component" means the amount computed for each Tax Parcel pursuant to Section 4.03(A) hereof.

"Assessment" means an annual special assessment imposed against real property located within the MSBU to fund the Service Cost for the provision of Beach Management Services within the MSBU, as computed in the manner described in Section 4.03.

"Assessment Roll" means a non-ad valorem assessment roll relating to the Service Cost for the provision of Beach Management Services and related expenses.

"Beach Management Services" means (A) management and administration of the County's Beach Renourishment Project or projects within the MSBU; (B) coastal engineering and surveying within the MSBU; (C) modeling and Beach Renourishment Project planning for the MSBU; (D) permitting for Beach Renourishment Projects and related improvements; (E) the

installation and construction (including demolition, environmental mitigation and relocation) of Beach Renourishment Projects to be completed on an as-needed, ongoing basis within the MSBU; (F) ongoing monitoring, operating, and maintaining the Beach Renourishment Projects within the MSBU; (G) administration, implementation, billing and collection of the Assessments, including customer information services; and (H) legal, engineering and other consultant services.

"Beach Renourishment Assessment Report" means collectively the report entitled "PARC Final Report – Funding Methodology and Financing Plan, Charlotte County Comprehensive Shoreline Management Program" dated February 5, 2018, and prepared by Peter A. Ravella Consulting, LLC, as updated by the Charlotte County Beach Renourishment Assessment Model Update, dated June 5, 2026, and prepared by PFM Financial Management, which are both incorporated herein by reference.

"Beach Renourishment Project" means capital improvements to those portions of the beaches located within the boundaries of the MSBU generally extending from the Sarasota County line south to Stump Pass, which is designed to address and remediate on an ongoing basis continuing erosion of the shoreline and protect against future erosion and storm events through the planning, engineering, permitting, location, mining and placement of new sand fill, grading and shaping of placed fill, and restoration of dunes, berms, and plantings. This Project description may be amended to address volume erosion resulting from additional storm events and other changing conditions.

"Beachfront Footage" means the Assessment Unit used to apportion part of the NBZ Share among Benefited Properties within the NBZ, which is equal to the total amount of linear front feet of beachfront parallel to the shore at the seaward boundary of the Tax Parcel that is

attributed to a beachfront Tax Parcel within the NBZ, as determined by information obtained from the Property Appraiser's database as of June 5, 2026. This assignment of Beachfront Footage to each Tax Parcel is based upon the County's best available information, which may differ from information available to the property owner.

"Benefited Property" means all parcels of real property that are located within the MSBU and receive a benefit from the ongoing management, planning, operations, and maintenance of Beach Renourishment Project or Projects within the MSBU, as provided herein.

"Collection Cost" means the estimated cost to be incurred by the County during any Fiscal Year in connection with the collection of the Assessment.

"Collection Cost Component" means the amount computed for each Tax Parcel pursuant to Section 4.03(B) hereof.

"Commercial Parcel" means a Tax Parcel of Benefited Property that is not a Residential Parcel or a Government Parcel.

"Comprehensive Shoreline Management Program" means that certain "Manasota Key 10-Year Beach Management Plan Alternatives Analysis" dated as of November 30, 2017 and prepared by Coastal Engineering Consultants and further described in the Joint Coastal Permit application for Charlotte County submitted to the Florida Department of Environmental Protection on or about December 12, 2017 and all subsequent permits and modifications related thereto.

"Condominium Common Area Parcel" means a Tax Parcel of Benefited Property including one or more "common elements," as defined in section 718.103, Florida Statutes of a Condominium. The Assessment Units assigned thereto are prorated to all Condominium Residential Unit Parcels or Condominium Non-Residential Unit Parcels.

"Condominium Complex" means a condominium community created by a declaration of condominium pursuant to Chapter 718, Florida Statutes.

"Condominium Unit Parcel" means a Tax Parcel of Benefited Property constituting a Condominium "unit," as defined in section 718.103, Florida Statutes.

"County" means Charlotte County, a political subdivision of the State of Florida.

"Dwelling Unit" means a Building, or a portion thereof, available to be used for residential purposes, consisting of one or more rooms arranged, designed, used, or intended to be used as living quarters for one family only.

"EDU" or "Equivalent Dwelling Unit" means the Assessment Unit used in apportioning the REC Share for Residential Parcels, as assigned in accordance with Section 3.03 hereof. The assignment of EDUs to each Tax Parcel is based upon the County's best available information, which may differ from information available to the property owner.

"Exempt Parcel" means (i) Buildings of non-residential property on lands classified as agricultural lands pursuant to Section 193.461, Florida Statutes, (ii) Condominium Common Area Parcels, Homeowners' Association Common Element Parcels, and Tax Parcels within the MSBU on which the construction of a Dwelling Unit or Building other than an accessory use building or structure, as defined in Section 3-9-2 of the Charlotte County Land Development Code, is prohibited by the County's land development regulations or due to binding development restrictions that prohibit the construction of a Dwelling Unit or Building, such as remnants of larger parcels and boat dock parcels, and (iii) other property required to be exempted pursuant to state law.

"Fiscal Year" means the period commencing on October 1 of each year and continuing through the next succeeding September 30, or such other period as may be prescribed by law as the fiscal year for the County.

"Government Parcel" means a Tax Parcel of Benefited Property owned by the United States of America or any agency thereof, the State of Florida or any agency thereof, a county, a special district, or a municipal corporation.

"Homeowners' Association Common Element Parcel" means a Tax Parcel of Benefited Property including one or more "common elements," as defined in section 193.0235, Florida Statutes. The Assessment Units assigned thereto are prorated to all the Residential Parcels within the platted residential subdivision.

"Just Value" means the Assessment Unit used to apportion the REC Share among Commercial and Government Parcels, which is equal to the total just or market value, including land value, building value, and all extra features value, for each Tax Parcel within the MSBU, as shown on the Tax Roll for Fiscal Year 2025-26 maintained by the Property Appraiser.

"Land Use Code" means a property use code assigned by the Property Appraiser to classify Tax Parcels within the MSBU.

"Lot Size" means the Assessment Unit used to apportion part of the NBZ Share among Benefited Properties within the NBZ, which is equal to the total square footage of land area attributed to a Tax Parcel within the NBZ, as determined by information obtained from the Property Appraiser as of June 5, 2026. This determination of Lot Size of each Tax Parcel is based upon the County's best available information, which may differ from information available to the property owner.

"Manasota Key Beach Renourishment Municipal Service Benefit Unit" or "MSBU" means the municipal service benefit unit created in Section 3.01 hereof and more specifically described in Appendix C attached hereto, that encompasses all Tax Parcels that specially benefit from the Beach Management Services.

"Nearshore Benefit Zone" or "NBZ" means a subarea within the MSBU consisting of properties within close proximity to the shore, as created in Section 3.02 and more specifically described in Appendix C hereof, that receive a greater level of special benefit from the Beach Management Services when compared with Benefited Properties outside the NBZ or that receive certain benefits from the Beach Management Services not shared by Benefited Properties that are not within the NBZ.

"NBZ Charge" means the portion of the Assessments calculated to fund the NBZ Share.

"NBZ Share" means the portion of the Service Cost allocated only to properties within the Nearshore Benefit Zone, based on the greater level of benefits such properties receive from the Beach Management Services, including but not limited to reduced risk of shoreline retreat, reduced risk of land loss and flooding, reduced need for emergency permits for sea walls and other forms of coastal armoring, stabilized or improved property values, and enhanced access to the beach area.

"Ordinance" means Article 1, Chapter 4-1 of the Charlotte County Code of Ordinances.

"Property Appraiser" means the Charlotte County Property Appraiser.

"REC Charge" means the portion of the Assessments calculated to fund the REC Share.

"REC Share" means the portion of the Service Cost allocated to all properties within the MSBU based on the benefits all such properties receive pursuant to the greater use and

enjoyment of the beach and shoreline that will result from provision of the Beach Management Services.

"Residential Parcel" means a Tax Parcel of Benefited Property assigned a code description of 0000, 0001, 0002, 0007, 0051, 0100, 0101, 0108, 0400, 0401, 0502, 0700, 0800, 0801, 0802, 0803, 0804, 0810, 0812, 0813, -0902, 0908, 1000, 1002, 1100, 1170, 1200, 1900, 2000, 2100, 3300, 3500, 3900, 4800, 7700, 8082, 8600, 9100, 9400, 9500, 9600, or 9701 by the Property Appraiser in the Land Use Codes.

"Service Cost" means all or any portion of the expenses for any Fiscal Year that are properly attributable to the provision of Beach Management Services provided within the MSBU under generally accepted accounting principles, including without limiting the generality of the foregoing, interest and costs of borrowing, if any, associated with a Beach Renourishment Project, costs related to the design and implementation of the Assessments, costs associated with administration, implementation, billing and collection of the Assessments, including reserves for statutory discounts, and reimbursement to the County for any funds advanced for the Service Cost and interest on any interfund or intrafund loan for such purpose.

"Statutory Discount" means the amount by which Section 129.01(2)(b), Florida Statutes, requires the County to discount reasonably anticipated receipts in connection with preparation of its annual budget.

"Statutory Discount Amount" means the amount computed for each Tax Parcel pursuant to Section 4.03(C) hereof.

"Tax Parcel" means a parcel of property to which the Property Appraiser has assigned a distinct ad valorem property tax identification number.

"Tax Roll" means the real property ad valorem tax assessment roll maintained by the Property Appraiser for the purpose of the levy and collection of ad valorem taxes.

"Uniform Assessment Collection Act" means Sections 197.3632 and 197.3635, Florida Statutes, or any successor statutes authorizing the collection of non-ad valorem assessments on the same bill as ad valorem taxes, and any applicable regulations promulgated thereunder.

SECTION 1.02. AUTHORITY. This Resolution is adopted pursuant to the provisions of Article 1, Chapter 4-1 of the Charlotte County Code of Ordinances; Article VIII, Section 1(g), Florida Constitution; the Charlotte County Home Rule Charter; Section 125.01, Florida Statutes; and other applicable provisions of law.

SECTION 1.03. LEGISLATIVE FINDINGS. It is hereby ascertained, determined and declared that:

(A) Article VIII, Section 1(g) of the Florida Constitution, the Charlotte County Home Rule Charter, and Section 125.01, Florida Statutes, grant to the County Commission all powers of local self-government to perform county functions and to render services for county purposes in a manner not inconsistent with general law, or with special law approved by vote of the electors, and such power may be exercised by the enactment of county ordinances.

(B) The County Commission has enacted the Ordinance to provide for the creation of municipal service benefit units and authorize the imposition of Assessments to fund the management, operations, maintenance, and construction of Local Improvements to serve the property located therein. The County Commission desires to create the MSBU to fund the provision of Beach Management Services within the boundaries thereof.

(C) As further described in the Comprehensive Shoreline Management Program and Beach Renourishment Assessment Report, which are hereby incorporated herein, much of the

shoreline within the MSBU has been classified as "critically eroded" by the Florida Department of Environmental Protection ("FDEP"). Critically eroded is defined by Rule 62B-36.002(5), F.A.C., as "a segment of the shoreline where natural processes or human activity have caused or contributed to erosion and recession of the beach or dune system to such a degree that upland development, recreational interests, wildlife habitat, or important cultural resources are threatened or lost."

(D) The County retained the services of an engineering firm, Coastal Engineering Consultants, Inc. ("CEC"), which produced the Comprehensive Shoreline Management Program for Manasota Key, which evaluates the current condition of the beaches, determines the shoreline erosion rate, and identifies contributing factors and risks associated with erosion. CEC also studied alternative erosion response strategies and strategies for funding and implementing beach renourishment, restoration, erosion control, dredging and associated costs throughout the entire coastal area of the County.

(E) In producing the Comprehensive Shoreline Management Program, CEC calculated the mean high water shoreline change rates on Manasota Key from 2005 to 2016. Such analysis revealed that the shoreline on Manasota Key had retreated significantly in most of the reference areas studied, with some areas experiencing as much of 33 feet of shoreline retreat over this 11-year period. CEC concluded that the shoreline within the MSBU would continue to erode over the long-term unless action is taken to intervene in the shoreline processes and sand is consistently added to the nearshore beach-dune system.

(F) In May 2020, the County completed construction of the original Manasota Key Beach Restoration Project, which placed approximately 579,000 CY of fill along the fill limits extending from State of Florida Reference Monument (R-) R-1 to R-15.3 less the gap between R-

13.2 to R14.4. Based on post-storm surveys and annual monitoring conducted by the County, Manasota Key experienced over 560,000 cubic yards of erosion attributed directly to tropical storms and hurricanes since the 2020 project was completed. The dune system was destroyed and a significant volume of sand overwashed landward. The County and property owners were able to reclaim some of the overwash sand and return it to the beach and dune. Currently the beach is narrow, low lying, with little to no berm and dune vegetation.

(G) In response to the continuing eroding shoreline, property owners on Manasota Key have resorted or will be compelled to resort to self-help methods, including the construction of emergency seawalls, revetments, and other forms of coastal armoring, the costs of which can exceed \$125,000 per lot. Furthermore, coastal armoring can exacerbate beach erosion over time and reduces, or in some situations eliminates, the beach area available for recreation. Self-help methods will not provide a comprehensive, long-term solution for the persistent problem of shoreline retreat on Manasota Key, which threatens all properties.

(H) Without the ongoing Beach Management Services, the beach area on Manasota Key will experience continued erosion, threatening damage and loss to upland property, reducing or eliminating the use of the beach by upland property owners and their invitees, negatively impacting property values, and forcing property owners to resort to expensive self-help methods, which can accelerate the pace of erosion and result in the loss of beach area available for recreation. The occurrence of additional major storm events could further accelerate the pace of erosion and shoreline loss on Manasota Key; modeling done by CEC showed that in the event a 25-year storm were to hit Manasota Key, it could result in the loss of an additional 25 to 50 feet of beach area.

(I) As further described in the Beach Renourishment Assessment Report, the Beach Management Services will provide a special benefit to all Benefited Property located within the MSBU and will possess a logical relationship to the use and enjoyment of property by: (1) protecting the natural environment associated with the beach; (2) enhancing storm damage protection benefits for all properties and critical infrastructure serving those properties, including those not critically eroded or directly adjacent to the beach; (3) protecting and enhancing the market value, rental value, development potential, and overall marketability of properties within the MSBU; and (4) enhancing the use and enjoyment of such properties. The Beach Management Services will provide property owners and their invitees, tenants, and customers within the MSBU with an expanded beach area for their recreational use and enjoyment and produces aesthetic benefits as well. The presence of the beach also serves as a primary motivator for people to live or rent in the MSBU and to visit Commercial and Government Parcels in the MSBU. Because these benefits will be enjoyed by all properties within the MSBU, it is fair and reasonable to allocate a portion of the Service Cost to all Tax Parcels within the MSBU.

(J) The Beach Management Services will also provide a special benefit to those Benefited Properties outside of critically eroded areas and Benefited Properties that may not receive sand along the beach parallel to their property as a result of a specific Beach Renourishment Project because the presence of an accessible and healthy beach on Manasota Key as a result of the Beach Management Services will still protect and enhance the market value, rental value, development potential, and overall marketability of properties, enhance the use and enjoyment of such properties, and protect critical infrastructure serving those properties. Additionally, natural longshore currents and coastal processes will transport sands into these areas over time, thus directly expanding the beach in these areas.

(K) In addition to the special benefits the Beach Management Services delivers to all Tax Parcels within the MSBU, as described above, those Tax Parcels with closer proximity to the shoreline—within a subarea of the MSBU defined as the Nearshore Benefit Zone—receive a greater level of benefit from the Beach Management Services associated with (1) reduced risk of shoreline retreat; (2) reduced risk of land loss; (3) reduced need for emergency permits for sea walls and other forms of coastal armoring; (4) stabilized or improved property values, and (5) improved access to the beach area due to the closer proximity of these properties to the beach. Because these benefits accrue specifically to Tax Parcels in the NBZ, it is fair and reasonable to allocate a portion of the Service Cost to only those Tax Parcels within the NBZ.

(L) In apportioning the Service Cost between all Tax Parcels within the MSBU and those to be allocated only to those Tax Parcels within the NBZ, it is fair and reasonable to weigh the various benefits provided by the Beach Management Services. The most significant benefits attributable to the Beach Management Services are derived from the expanded recreational use of the beach area, which benefits are shared by all Tax Parcels within the MSBU. The significance of such recreational use benefits attributable to the Beach Management Services are supported by the findings of the Florida Office of Economic and Demographic Research, which in a recent report stated that "pristine beaches are the most important feature of Florida's brand, topping the list as [the state's] #1 tourist attraction." Additionally, such report found that over 18.6 million people visited Florida each Fiscal Year just because of Florida beaches. The existence of a high-quality beach area within the MSBU serves to increase the marketability of all Tax Parcels within the MSBU as well as the desirability of owning, residing, renting, and visiting all properties within the MSBU. As a result of the fact that a substantial portion of the special benefits from the County's Beach Management Services accrue to all Tax Parcels within

the MSBU, it is fair and reasonable and consistent with the foregoing to assign 79.2% of the Service Cost to all Tax Parcels within the MSBU as the Recreation Share.

(M) While properties within the NBZ may enjoy a comparatively greater benefit from such increased storm damage protection benefits, the Beach Management Services are only designed to provide storm damage protection benefits against a 25-year storm event along with the installation and maintenance of a minimal protective dune system and do not contemplate significant coastal armoring. Furthermore, although the Beach Management Services will provide a greater level of access to the beach area to Tax Parcels within the NBZ as compared to Tax Parcels outside the NBZ, the disparity in the level of benefit is attenuated due to the narrowness of Manasota Key and the general ease of access enjoyed by all properties within the MSBU. Therefore, it is fair and reasonable and consistent with the foregoing to assign 20.8% of the Service Cost to those Tax Parcels within the NBZ as the NBZ Share.

(N) In apportioning the REC Share, which is allocated amongst all Benefited Properties within the MSBU, it is fair and reasonable to apportion these costs differently among Residential, Commercial, and Government Parcels because the characteristics of such properties and the benefits they receive from the Beach Management Services differ.

(O) In apportioning the REC Share amongst Residential Parcels, the special benefits associated with the Beach Management Services benefit all Residential Parcels that contain, or could potentially contain, a Dwelling Unit. Such benefits accrue to all Residential Parcels regardless of their location and size. Therefore, it is fair and reasonable to apportion the REC Share amongst all Residential Parcels within the MSBU based upon the number of EDUs assigned to such properties, calculated according to the maximum number of Dwelling Units that exist, or could potentially exist, upon such Residential Parcels.

(P) The value of a Commercial Parcel is a direct representation of the business interest at stake within the MSBU and correlates to the expected special benefit such parcels will receive from the Beach Management Services. In addition to the other special benefits outlined above, all Commercial Parcels will experience greater marketability and the improved attraction of a customer base to their location as a result of the Beach Management Services and proximity to a thriving beach community. Therefore, it is fair and reasonable to utilize proportionate Just Value as a basis for apportioning the REC Share among Commercial Parcels within the MSBU.

(Q) Since Government Parcels are more similar in nature to Commercial Parcels than Residential Parcels, it is fair and reasonable to also utilize proportionate Just Value as a basis for apportioning the REC Share amongst Government Parcels within the MSBU.

(R) Because determination of Just Value is an inexact process and information available on the Property Appraiser's tax roll will necessarily lag behind actual values, it is fair and reasonable to ensure that all Commercial and Government Parcels within the MSBU pay their fair share of the REC Share by imposing a minimum REC Charge equal to the amount calculated for one EDU on a Residential Parcel.

(S) In apportioning the NBZ Share, which is allocated only amongst Benefited Properties located within the NBZ, it is fair and reasonable to utilize a method that is logically related to the special benefits such properties receive from improved beach access, reduced risk of shoreline retreat, reduced risk of land loss and flooding, the reduced need for coastal armoring, and the enhanced beach access due to proximity. For Tax Parcels within the NBZ, the Beachfront Footage and Lot Size attributable to such Tax Parcels correlate with their enhanced access, exposure to damage and loss from shoreline retreat, erosion, storm surge, and flood events. The Beachfront Footage attributable to a Tax Parcel further correlates with the level of

coastal armoring that must be done to protect such Tax Parcel from the threats of erosion, shoreline retreat, and storm damage. Larger Tax Parcels and those with greater Beachfront Frontage will receive a greater benefit from the Beach Management Services than smaller Tax Parcels. Accordingly, it is fair and reasonable and consistent with the foregoing to utilize a system that takes into account both the Beachfront Footage and Lot Size attributable to a Tax Parcel within the NBZ to determine the NBZ Share of the Assessments on such Tax Parcels.

(T) Certain Tax Parcels within the MSBU defined as Exempt Parcels are undevelopable or are not able to support a Dwelling Unit or Building other than an accessory use structure pursuant to the County's land development regulations or due to legally binding development restrictions, such as remnants of larger parcels and boat dock parcels. Such Exempt Parcels do not derive a benefit from the Beach Management Services and therefore it is fair and reasonable not to impose Assessments on them.

(U) In accordance with Sections 718.120 and 193.0235, Florida Statutes, non-ad valorem assessments, such as the Assessments provided for herein, cannot be assessed separately against Condominium Common Area Parcels and Homeowners' Association Common Element Parcels. Rather the County is directed that any non-ad valorem assessment that would otherwise be imposed on such Tax Parcels must be assessed against all residential lots and Condominium Unit Parcels served by these common areas and elements. Accordingly, it is fair and reasonable to categorize these Condominium Common Area Parcels and Homeowners' Association Common Element Parcels as Exempt Parcels and to prorate any Assessment Units to the Tax Parcels served thereby because the special benefits provided to these common areas and elements by the Beach Management Services redound to those Tax Parcels.

(V) In accordance with Section 125.01(1)(r), Florida Statutes, the County is required to exempt the following from the Assessment: (i) land classified as agricultural land pursuant to Section 193.461, Florida Statutes, and (ii) Buildings of non-residential property on lands classified as agricultural lands pursuant to Section 193.461, Florida Statutes.

(W) The County has applied for federal and state financial assistance to fund the Beach Management Services, including any Beach Renourishment Projects, under the State of Florida's Beach Management Funding Assistance Program; however, contributions from the state are not assured at this time. In the event the state contributes toward the Beach Management Services in the future, the County may annually adjust the Assessment in recognition of these grant funds.

(X) In recognition of the county-wide benefits to the public in general relating to the Beach Management Services, the County will contribute funding toward the Service Cost of the Beach Management Services on an annual basis, pursuant to action by the Charlotte County Board of County Commissioners based on a finding of fair and reasonable allocations between the general benefit to the public and the special benefit to the Benefited Properties.

(Y) There are several Government Parcels located within the MSBU. To ensure that the Service Cost allocated to these Government Parcels are not spread to the other Benefited Properties, the County shall pay the Assessment for Government Parcels from other legally available County funds.

(Z) The County Commission hereby finds and determines that the Assessments associated with the Beach Management Services are an equitable method of funding and maintaining these essential services and improvement by fairly and reasonably allocating the Service Cost to all Benefited Properties as described herein and each Tax Parcel within the

MSBU will be benefited by the Beach Management Services in an amount not less than the Assessment imposed against such property.

ARTICLE II
NOTICE AND PUBLIC HEARING

SECTION 2.01. PUBLIC HEARING. A public hearing will be conducted by the County Commission on July 22, 2026 at 5:01 P.M., or as soon thereafter as the matter can be heard, at the Community Center at Tringali Park, 3460 North Access Road, Englewood, Florida, to consider (A) imposition of the Assessments, and (B) collection of the Assessments pursuant to the Uniform Assessment Collection Act commencing with the tax bill to be mailed in November 2026.

SECTION 2.02. NOTICE BY PUBLICATION. Upon completion of the tentative Assessment Roll, the County Administrator shall publish a notice of the public hearing authorized by Section 2.01 hereof in the manner and the time provided in Section 4-1-4(d) of the Ordinance. Such notice shall be in substantially the form attached hereto as Appendix A and published no later than July 1, 2026.

SECTION 2.03. NOTICE BY MAIL.

(A) Upon completion of the Assessment Roll, the County Administrator shall also mail notice of the public hearing authorized by Section 2.01 hereof in the manner and time provided in Section 4-1-4(e) of the Ordinance. Such notice shall be in substantially the form attached hereto as Appendix B and mailed by first class mail no later than July 1, 2026.

(B) For Tax Parcels with exempt “home addresses” pursuant to Section 119.071(4), Florida Statutes, the County Administrator shall work with the Property Appraiser and Tax Collector for provision of notice.

ARTICLE III

DESCRIPTION OF MSBU AND SUBAREAS; ASSESSMENT UNITS

SECTION 3.01. DESCRIPTION OF THE MSBU.

(A) The MSBU is hereby created to include the properties shown and described in Appendix C attached hereto.

(B) The imposition of the Assessments within the MSBU is proposed for the purpose of enhancing the use and enjoyment of real property located therein by funding the Service Cost of the Beach Management Services.

SECTION 3.02. ESTABLISHMENT OF NEARSHORE BENEFIT SUBAREA.

A subarea to be known as the "Nearshore Benefit Zone" or "NBZ" is hereby created, which shall consist of all properties within the MSBU west of North Beach Road, as shown and described in Appendix D attached hereto.

SECTION 3.03. ASSIGNMENT OF ASSESSMENT UNITS. To reflect the relative amount of special benefit to be derived by the properties within the MSBU from provision of the Beach Management Services, the Assessment Units assigned to each Tax Parcel shall be determined in the manner set forth in this Section 3.03 based on the best available information.

(A) Each Residential Parcel within the MSBU shall be assigned one (1) EDU for each Dwelling Unit located on the Residential Parcel and one (1) EDU for each Dwelling Unit that could be built upon each such Residential Parcel based upon the County's current land development regulations.

(B) Each Commercial Parcel within the MSBU shall be assigned proportionate Just Value by dividing (1) the Just Value of the Commercial Parcel by (2) the Just Value of all Commercial Parcels within the MSBU.

(C) Each Government Parcel within the MSBU shall be assigned proportionate Just Value by dividing (1) the Just Value of the Government Parcel by (2) the Just Value of all Government Parcels within the MSBU.

(D) Each Tax Parcel within the NBZ shall be assigned one (1) point for every ten (10) feet or portion thereof of Beachfront Footage attributed to the Tax Parcel. For Condominium Unit Parcels and Residential Parcels located within a platted residential subdivision, the points for Beachfront Footage attributed to any Condominium Common Area Parcels or Homeowners' Association Common Element Parcels, as applicable, shall be prorated to all Condominium Unit Parcels or Residential Parcels, as applicable, served by the Condominium Common Area Parcels or Homeowners' Association Common Element Parcels.

(E) Each Tax Parcel within the NBZ shall be assigned one (1) point for every 4,356 square feet (1/10th of an acre) or portion thereof of Lot Size attributed to the Tax Parcel. For Condominium Unit Parcels and Residential Parcels located within a platted residential subdivision, the points for Lot Size attributed to any Condominium Common Area Parcels or Homeowners' Association Common Element Parcels, as applicable, shall be prorated to all Condominium Unit Parcels or Residential Parcels, as applicable, served by the Condominium Common Area Parcels or Homeowners' Association Common Element Parcels.

**ARTICLE IV
ASSESSMENTS**

SECTION 4.01. ESTIMATED SERVICE COST.

(A) The estimated Service Cost of the Beach Management Services is \$4,001,933 for the Fiscal Year commencing on October 1, 2026 and is further divided as follows in accordance with the methodology provided in the Beach Renourishment Assessment Study:

- (1) 79.2% is the REC Share, which is further divided as follows:
 - (a) 95.08% to all Residential Properties within the MSBU.
 - (b) 3.43% to all Commercial Properties within the MSBU.
 - (c) 1.49% to all Government Properties within the MSBU.
- (2) 20.8% is the NBZ Share.

(B) The Service Cost of the Beach Management Services will be funded through the imposition of Assessments against real property located in the MSBU in the manner set forth in this Article IV.

(C) The County will fund the Assessments imposed on Government Parcels from other legally available revenues.

SECTION 4.02. IMPOSITION OF ASSESSMENTS.

(A) The Assessments shall be imposed against all real property located within the MSBU and shall be computed in accordance with this Article IV. The first annual Assessment will be included on the ad valorem tax bill to be mailed in November 2026.

(B) In accordance with Section 4-1-2(e) of the Ordinance, when imposed, the Assessment for each Fiscal Year shall constitute a lien upon the Tax Parcels located in the MSBU, which lien shall be equal in rank and dignity with the liens of all state, county, district, or

municipal taxes and special assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other prior liens, mortgages, titles, and claims, until paid.

SECTION 4.03. COMPUTATION OF ASSESSMENTS. The annual Assessments shall be computed for each Tax Parcel in the MSBU in the manner set forth in this Section 4.03.

(A) ANNUAL SERVICE COMPONENT. The Annual Service Component shall be computed for each Fiscal Year for each Tax Parcel located in the MSBU as follows:

(1) Divide the Service Cost of the Beach Management Services between the REC Share and the NBZ Share in accordance with Section 4.01(A) above.

(2) Further divide the REC Share between Residential Parcels, Commercial Parcels, and Government Parcels in accordance with Section 4.01(A)(1) above, each to be separately apportioned to each Tax Parcel by property type as follows:

(a) Residential Parcels – divide the number of EDUs assigned to each Tax Parcel in accordance with Section 3.03 by the total number of EDUs assigned to all Residential Parcels in the MSBU and then multiply the result by the portion of the REC Share allocated to Residential Parcels.

(b) Commercial Parcels – divide the amount of proportionate Just Value assigned to each Commercial Parcel in accordance with Section 3.03 by the total amount of Just Value assigned to all Commercial Parcels in the MSBU and then multiply the result by the portion of the REC Share allocated to Commercial Parcels; provided, however, that the minimum amount to be charged to a Commercial Parcel for REC Share shall be the amount calculated in subsection 4.03(A)(2)(a) for one (1) EDU.

(c) Government Parcels – divide the amount of proportionate Just Value assigned to each Government Parcel in accordance with Section 3.03 by the total amount of Just Value assigned to all Government Parcels in the MSBU and then multiply the result by the portion of the REC Share allocated to Government Parcels; provided, however, that the minimum amount to be charged to a Government Parcel for REC Share shall be the amount calculated in subsection 4.03(A)(2)(a) for one (1) EDU.

(d) Any mixed-use Tax Parcel with multiple property uses shall be separately charged for each use.

(3) Apportion the NBZ Share to each Tax Parcel in the NBZ as follows:

(a) Add up the number of points assigned to each Tax Parcel in accordance with Section 3.03; and then

(b) Divide the number of points assigned to such Tax Parcel by the total number of points assigned to all Tax Parcels in the NBZ; and then

(c) Multiply the result by the NBZ Share.

(4) Add together the REC Charge determined in accordance with subsection 4.03(A)(2) and the NBZ Charge determined in accordance subsection 4.03(A)(3) to arrive at the Annual Service Component for each Tax Parcel in the MSBU.

(B) COLLECTION COST COMPONENT. The Collection Cost Component shall be computed each Fiscal Year for each Tax Parcel by (1) dividing (a) the Annual Service Component for the Tax Parcel by (b) the total Service Cost, and (2) multiplying the result by the Collection Cost.

(C) STATUTORY DISCOUNT AMOUNT. The Statutory Discount Amount shall be computed for each Tax Parcel as the amount the County is allowed by law to budget receipts,

which shall also include the maximum discount for early payment of ad valorem taxes and non ad valorem assessments, such amount to be calculated by deducting (1) the sum of (a) the Annual Service Component and (b) the Collection Cost Component, from (2) the amount computed by dividing (a) the sum of (i) the Annual Service Component and (ii) the Collection Cost Component, by (b) 0.95.

(D) ANNUAL ASSESSMENT. The annual Assessment for each Tax Parcel shall be computed as the sum of (1) the Annual Service Component, (2) the Collection Cost Component, and (3) the Statutory Discount Amount.

SECTION 4.04. EXEMPTIONS.

(A) No Assessment shall be imposed upon any Exempt Parcel, as defined herein, or upon any Government Parcel.

(B) Any shortfall in the expected Assessment proceeds due to any reduction or exemption from payment of the Assessments required by law shall be supplemented by any legally available funds, or combination of such funds, and shall not be paid for by proceeds or funds derived from the Assessments. In the event a court of competent jurisdiction determines any exemption or reduction is improper or otherwise adversely affects the validity of the Assessment imposed for this Fiscal Year, the sole and exclusive remedy shall be the imposition of an Assessment upon each affected Tax Parcel in the amount of the Assessment that would have been otherwise imposed save for such reduction or exemption afforded to such Tax Parcel.

SECTION 4.05. ASSESSMENT ROLL.

(A) The County Administrator is hereby directed to prepare, or cause to be prepared, a final estimate of the Service Cost of the Beach Management Services and to prepare the preliminary Assessment Roll in the manner provided in the Ordinance.

(B) The County Administrator shall apportion the Service Cost of the Beach Management Services among the parcels of real property within the MSBU as reflected on the Tax Roll in conformity with this Article IV.

(C) The estimate of the Service Cost and the preliminary Assessment Roll shall be maintained on file in the offices of the County Administrator or the Budget and Administrative Services Department (as designated by the County Administrator) and open to public inspection. The foregoing shall not be construed to require that the Assessment Roll be in printed form if the amount of the Assessment for each Tax Parcel can be determined by use of a computer terminal available to the public.

**ARTICLE V
GENERAL PROVISIONS**

SECTION 5.01. METHOD OF COLLECTION. The Assessments shall be collected pursuant to the Uniform Assessment Collection Act as provided in Section 4-1-5(a) of the Ordinance.

SECTION 5.02. APPLICATION OF ASSESSMENT PROCEEDS. The revenue derived from the Assessments will be utilized for the provision of Beach Management Services within the MSBU. In the event there is any fund balance remaining at the end of the Fiscal Year, such balance shall be carried forward and used within a reasonable time to fund Beach Management Services provided to properties within the MSBU.

SECTION 5.03. CONFLICTS. This Initial Assessment Resolution shall prevail in the event of any conflicts with any other Resolution of Charlotte County.

SECTION 5.04. SEVERABILITY. If any clause, section or provision of this Initial Assessment Resolution shall be declared unconstitutional or invalid for any reason or cause, the remaining portion of said Resolution shall be in full force and effect and be valid as if such invalid portion thereof had not been incorporated herein.

SECTION 5.05. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

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DULY ADOPTED this 23rd day of June, 2026.

**BOARD OF COUNTY COMMISSIONERS OF
CHARLOTTE COUNTY, FLORIDA**


(SEAL)

Joseph M. Tiseo, Chairman

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

By: _____
Deputy Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

By: _____
Thomas M. David, County Attorney
LR25-0457 

APPENDIX A
FORM OF NOTICE TO BE PUBLISHED

APPENDIX A

FORM OF NOTICE TO BE PUBLISHED

To Be Published on or before July 1, 2026

[MAP OF MSBU]

NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF SPECIAL ASSESSMENTS

Notice is hereby given that the Board of County Commissioners of Charlotte County, Florida, will conduct a public hearing to consider creation of the Manasota Key Beach Renourishment Municipal Service Benefit Unit ("MSBU"), as shown above, and to impose special assessments against certain parcels of property located therein to fund ongoing beach management services to address and remediate on an ongoing basis continuing erosion of the shoreline, enlarge the existing beach area, and protect against future erosion and storm events.

The hearing will be held at 5:01 P.M., or as soon thereafter as the matter can be heard, on July 22, 2026, in the Community Center at Tringali Park, 3460 North Access Road, Englewood, Florida, for the purpose of receiving public comment on the proposed MSBU and assessments. All affected property owners have a right to appear at the hearing and to file written objections with the County Commission within 20 days of this notice. In accordance with the Americans with Disabilities Act (ADA), persons with a recognized ADA disability needing special accommodations to participate in the proceedings should contact David Lyles, Charlotte County ADA Coordinator, in Risk Management at (941) 743-1381, at least seven (7) days prior to the date of the hearing. If a person wishes to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made.

The Assessments have been proposed to fund the provision of ongoing beach management services to those portions of the beaches located within the boundaries of the MSBU, which includes ongoing monitoring, planning, construction, management, operations, and maintenance of the beach and new beach renourishment projects within the MSBU. For residential properties, the assessment will be based on the number of equivalent dwelling units located upon the property or that could be located upon the property. Commercial parcels and government parcels will be assessed based upon their proportionate just value. An additional assessment amount will be imposed upon properties within a subarea the MSBU consisting exclusively of parcels with close proximity to the shoreline. This assessment amount will be based on (1) the amount of linear front feet along the beach that is attributed to the parcel and (2) the lot size of the parcel. In accordance with state law, condominium units and residential properties within a platted residential subdivision will be assigned a prorated portion of the assessment units assigned to any associated common areas or common elements. A more specific description is set forth in the Initial Assessment Resolution adopted by the County Commission

on June 23, 2026. The Initial Assessment Resolution and the preliminary assessment roll are available for inspection at the MSBU Division, Building B, Room 104, Charlotte County Administration Center, 18500 Murdock Circle, Port Charlotte, Florida.

The assessment amounts will be collected on the ad valorem tax bill mailed in November of each year the assessment is imposed, as authorized by Section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of County Commission action at the above hearing (including the method of apportionment, the rate of assessment, and the imposition of assessments), such action shall be the final adjudication of the issues presented.

If you have any questions, please contact the Charlotte County MSBU Division at (941) 743-1914 or from Englewood area at (941) 681-3770.

CHARLOTTE COUNTY, FLORIDA

APPENDIX B

FORM OF NOTICE TO BE MAILED

APPENDIX B

FORM OF NOTICE TO BE MAILED

CHARLOTTE COUNTY, FLORIDA

[, Director]

Address:

Phone:

Port Charlotte, Florida 33980

July 1, 2026

[Property Owner Name]

[Street Address]

[City, State and zip]

**Re: Parcel ID Number [Insert Number]
Manasota Key Beach Renourishment Municipal Service Benefit Unit**

Dear Property Owner:

As required by section 197.3632, Florida Statutes, and the direction of the Charlotte County Board of County Commissioners, notice is given that an annual special assessment to fund the provision of ongoing beach management services to those portions of the beaches located on Manasota Key, which includes ongoing monitoring, planning, construction, management, operations, and maintenance of the beach and new beach renourishment projects, using the tax bill collection method may be levied on your property contained within the Manasota Key Beach Renourishment Municipal Service Benefit Unit ("MSBU").

The total assessment revenue to be collected within the MSBU is estimated to be \$4,001,933 for the fiscal year beginning October 1, 2026.

The special assessment for your property will be determined based on the type of property, its proximity to the beach, and the number of assessment units assigned to the property. Depending on the location of the property and its proximity to the beach, the assessments will consist of two separate charges: (1) a recreational benefit charge to be imposed on all properties within the MSBU ("REC Charge") and (2) a nearshore benefit zone charge to be imposed only upon those properties within a subarea of the MSBU consisting exclusively of parcels with close proximity to the shore ("NBZ Charge").

The REC Charge will be calculated for each parcel within the MSBU based upon whether such parcel is a residential parcel, commercial parcel, or government parcel. For residential properties, the assessment will be based on the number of equivalent dwelling units or "EDUs" located upon the property. Commercial parcels and government parcels will be assessed based upon their proportionate just value.

The NBZ Charge will be based upon (1) the amount of linear front footage along the beach that is attributed to the parcel and (2) the lot size attributed to the parcel.

In accordance with state law, condominium units and residential properties within a platted residential subdivision will be assigned a prorated portion of the assessment units assigned to any associated common areas or common elements.

A more specific description of the assessment program is set forth in the Initial Assessment Resolution adopted by the County Commission on June 23, 2026. The Initial Assessment Resolution and the preliminary assessment roll are available for your review at the MSBU Division, Building B, Room 104, Charlotte County Administration Center, 18500 Murdock Circle, Port Charlotte, Florida. Information regarding the assessment for your specific property is attached to this letter.

The Board of County Commissioners will hold a public hearing at 5:01 P.M., or as soon thereafter as the matter can be heard, on July 22, 2026, in the Community Center at Tringali Park, 3460 North Access Road, Englewood, Florida 34224, for the purpose of receiving comments on the proposed assessments, including collection on the ad valorem tax bill. You are invited to attend and participate in the public hearing or to file written objections with the County Commission prior to or during the hearing. All affected property owners have a right to appear at the hearing and to file written objections with the County Commission within 20 days of this notice. If you decide to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the hearing, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act (ADA), persons with a recognized ADA disability needing special accommodations to participate in the proceedings should contact David Lyles, Charlotte County ADA Coordinator, in Risk Management at (941) 743-1381, at least seven (7) days prior to the date of the hearing.

The annual assessment will include your share of the collection cost and the amount Florida law requires the County to discount receipts for its annual budget. The County intends to include annual assessments on your ad valorem tax bill, the first of which will be included on the ad valorem tax bill to be mailed in November 2026, as authorized by 196.3732 Florida Statutes.

Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of County Commission action at the above hearing (including the method of apportionment, the rate of assessment, and the imposition of assessments), such action shall be the final adjudication of the issues presented.

Questions regarding your assessment and the process for collection may be directed to the Charlotte County MSBU Division at (941) 743-1914 or from Englewood area at (941) 681-3770.

CHARLOTTE COUNTY, FLORIDA

The Public Hearing will be held on July 22, 2026 at 5:01 P.M., or as soon thereafter as the matter can be heard, in the Tringali Recreation Center, 3460 N. Access Rd., Englewood, Florida.

* * * * * SEND NO MONEY NOW. THIS IS NOT AN INVOICE * * * * *

**MANASOTA KEY BEACH RENOURISHMENT
MUNICIPAL SERVICE BENEFIT UNIT**

[Property Owner Name]
Parcel Control Number [Insert Number]

ASSIGNED ASSESSMENT UNITS

Type of Property	[Insert Type]
Total Number and Type of REC Assessment Units	[Insert Number and Type]
Total NBZ Beachfront Footage	[Insert Number] feet
Total NBZ Lot Size	[Insert Number] square feet
Total NBZ Points Attributed to the Property	[Insert Number]

PROPOSED ANNUAL ASSESSMENT

Proposed annual REC Assessment	[\$[Insert Number]]
<u>Proposed annual NBZ Assessment</u>	<u>[\$[Insert Number]]</u>
FY 26-27 TOTAL Proposed Annual Assessment Number]	[\$[Insert Total Number]]

MAXIMUM ANNUAL ASSESSMENT FOR FUTURE FISCAL YEARS

Maximum annual REC Assessment	[\$[Insert Number]]
<u>Maximum annual NBZ Assessment</u>	<u>[\$[Insert Number]]</u>
TOTAL Maximum Annual Assessment	[\$[Insert Total Number]]

SEND NO MONEY NOW. THIS IS NOT AN INVOICE

APPENDIX C

PARCEL ID DESCRIPTIONS AND MAP OF MSBU

APPENDIX C

PARCEL ID DESCRIPTIONS AND MAP OF MSBU

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


StatePlane Projection
 Datum: NAD83
 Units: Feet

Source: MSBU, FW, GIS

Metadata available upon request

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 Manasota Key Beach Renourishment Boundary



(Not To Scale)

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 Updated: 4/15/2008 8:00:00 AM By: YourName

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APPENDIX D

PARCEL ID DESCRIPTIONS AND MAP OF NBZ

APPENDIX D

PARCEL ID DESCRIPTIONS AND MAP OF NBZ

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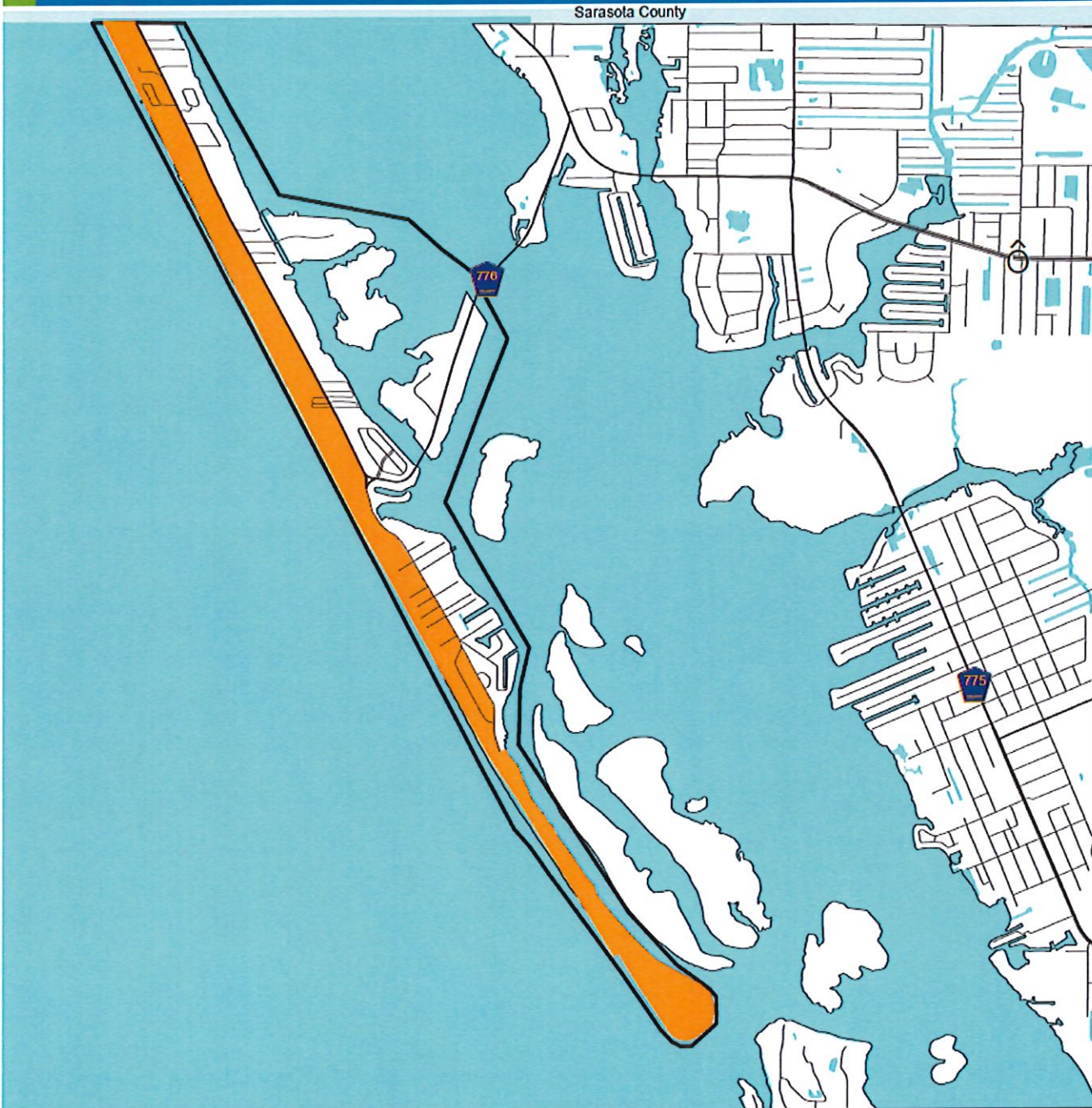
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Stateplane Projection
 Datum: NAD83
 Units: Feet
 Source: -MSBU, PW, GIS

-  Manasota Key Beach Renourishment Boundary
-  Manasota Key Beach - Nearshore Benefit Zone



(Not To Scale)

Metadata available upon request
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