

Discussion & Direction regarding un-platted waterway tracts

(BCC Workshop Agenda 4-21-2026)

Board of County Commissioners



CHARLOTTE COUNTY
FLORIDA

Issue

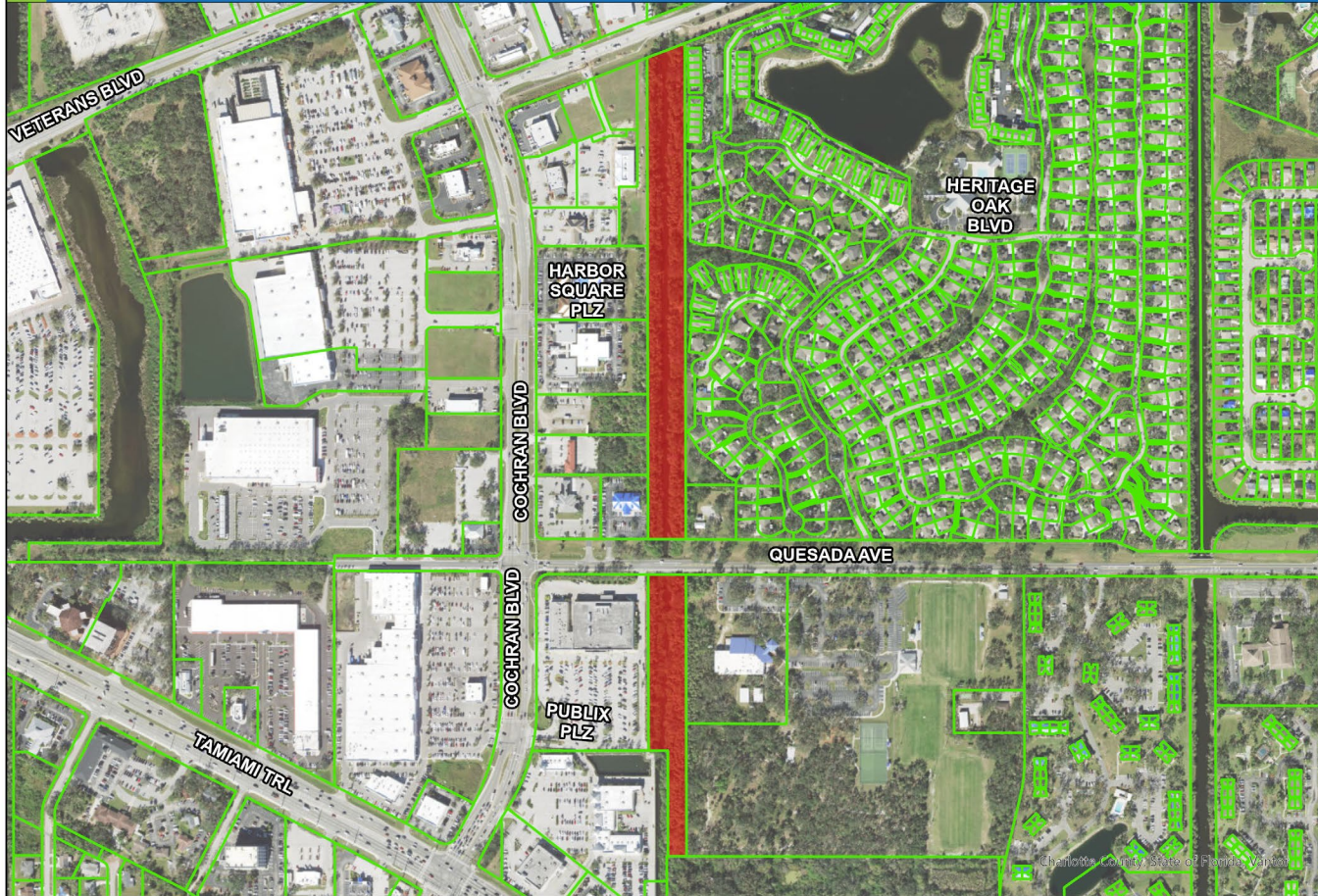
- During General Development Corporation (GDC) bankruptcy proceedings unplatted tracts of land containing waterbodies were transferred via deed to the County by the successor, Atlantic Gulf Corporation (AGC)
- In the late 2000's the State required identification of all parcels, tracts, lots, with a unique Parcel Identification Number (PID)
- The Property Appraiser's Office (PA) assigned those numbers and ownership
- Some parcels were identified as "Public Waters," (PW), others as "Charlotte County" (CC)
 - Typically, "tracts" were denoted as CC, while platted and dedicated waterways were denoted as PW
 - Not all properties were named consistently

Why are we discussing?

- A particular project is especially impacted but others in the county are also at risk
- 19 parcels require Board direction
- The problem arises countywide
- Legacy issue

Canals without open water access potential, but which are adjacent to residential

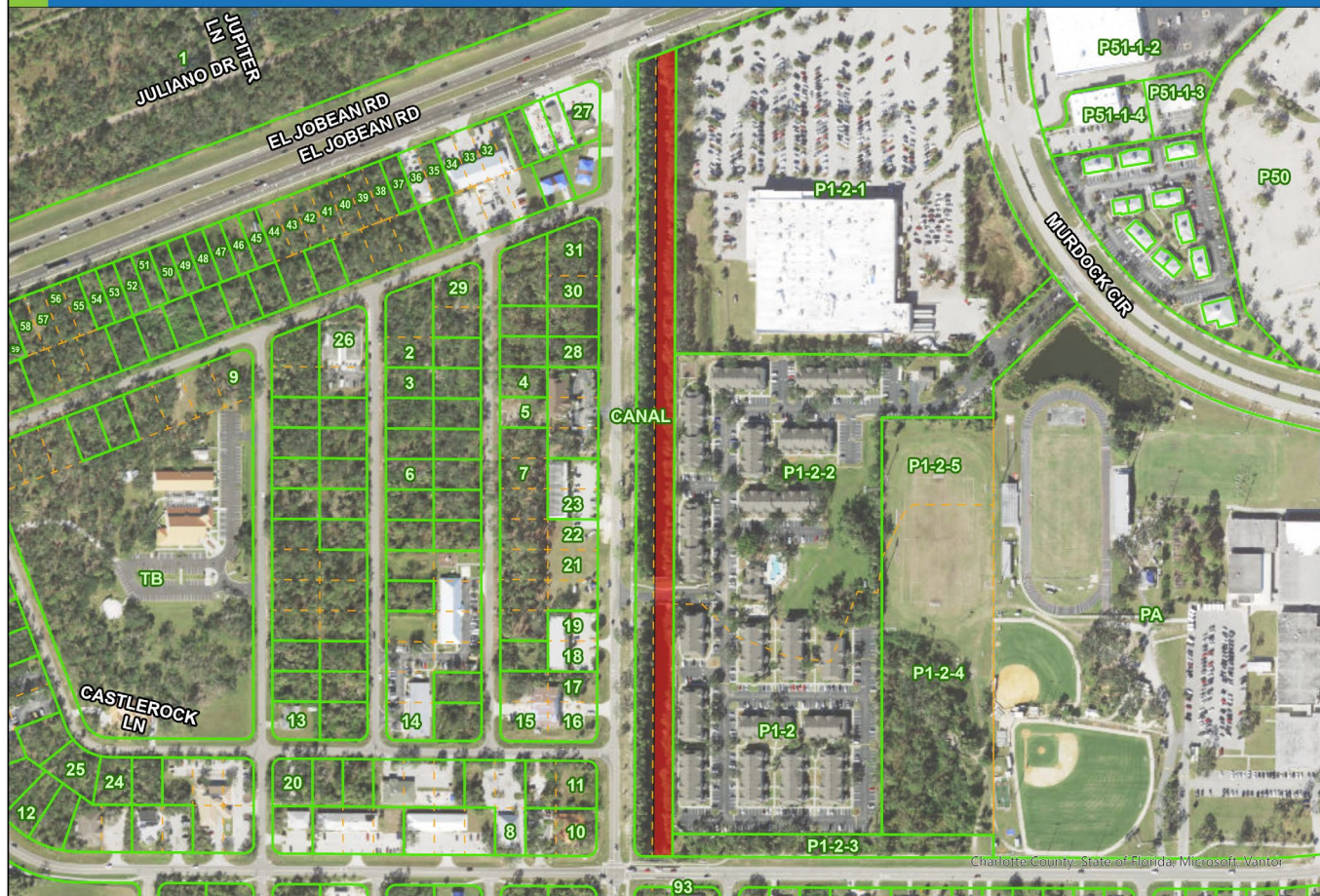
**PARCEL 55: CRESTVIEW WW S OF PEACHLAND BLVD
NOT DEDICATED TO THE PUBLIC**



PARCEL 59: LIONHEART WW N OF PEACHLAND BLVD
NOT DEDICATED TO THE PUBLIC

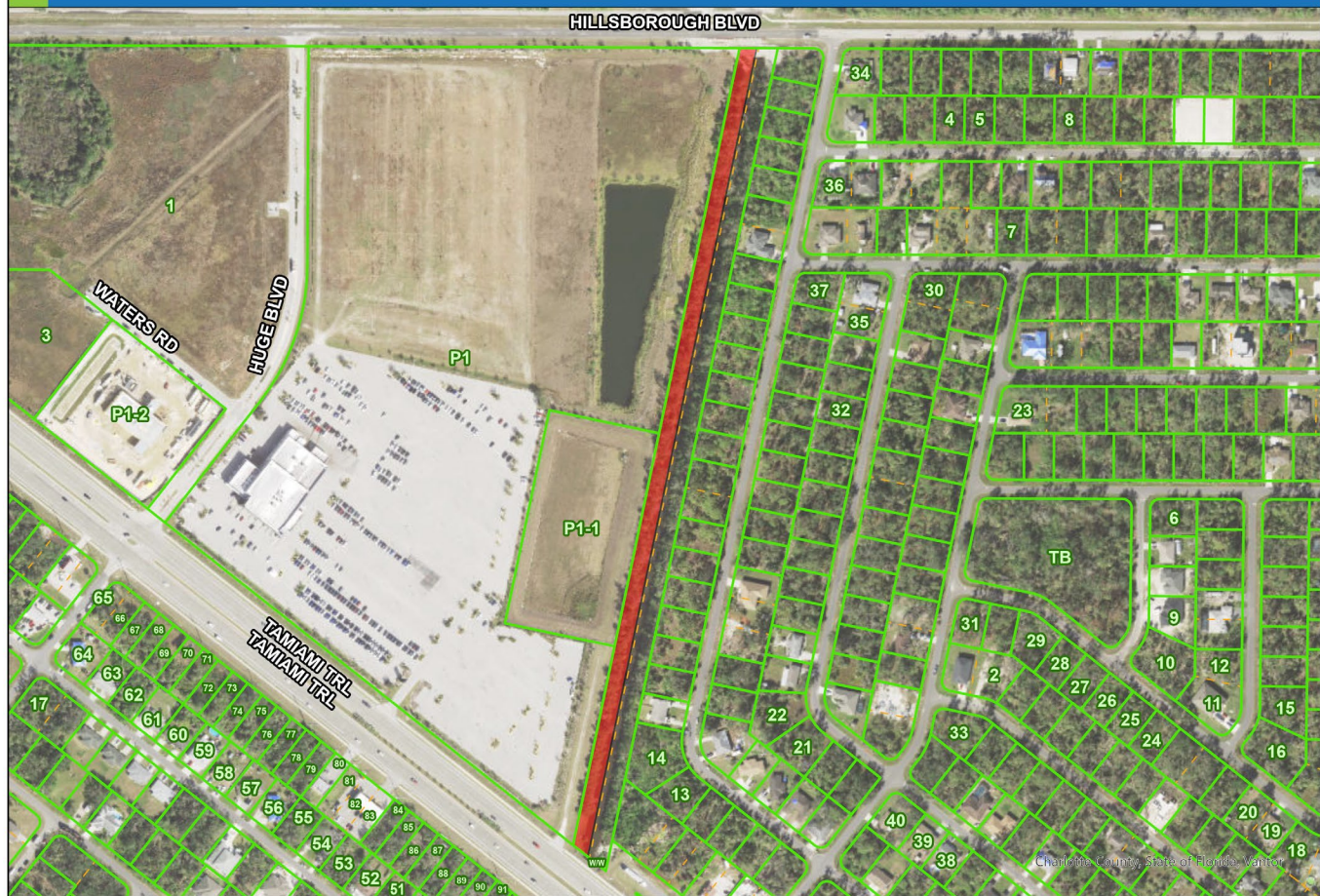


**PARCEL 62: AUBURN WW S OF SR 776
NOT DEDICATED TO THE PUBLIC**



Charlotte County, State of Florida, Microsoft, Vantor

**PARCEL 53: BAYSHORE WW
NOT DEDICATED TO THE PUBLIC**

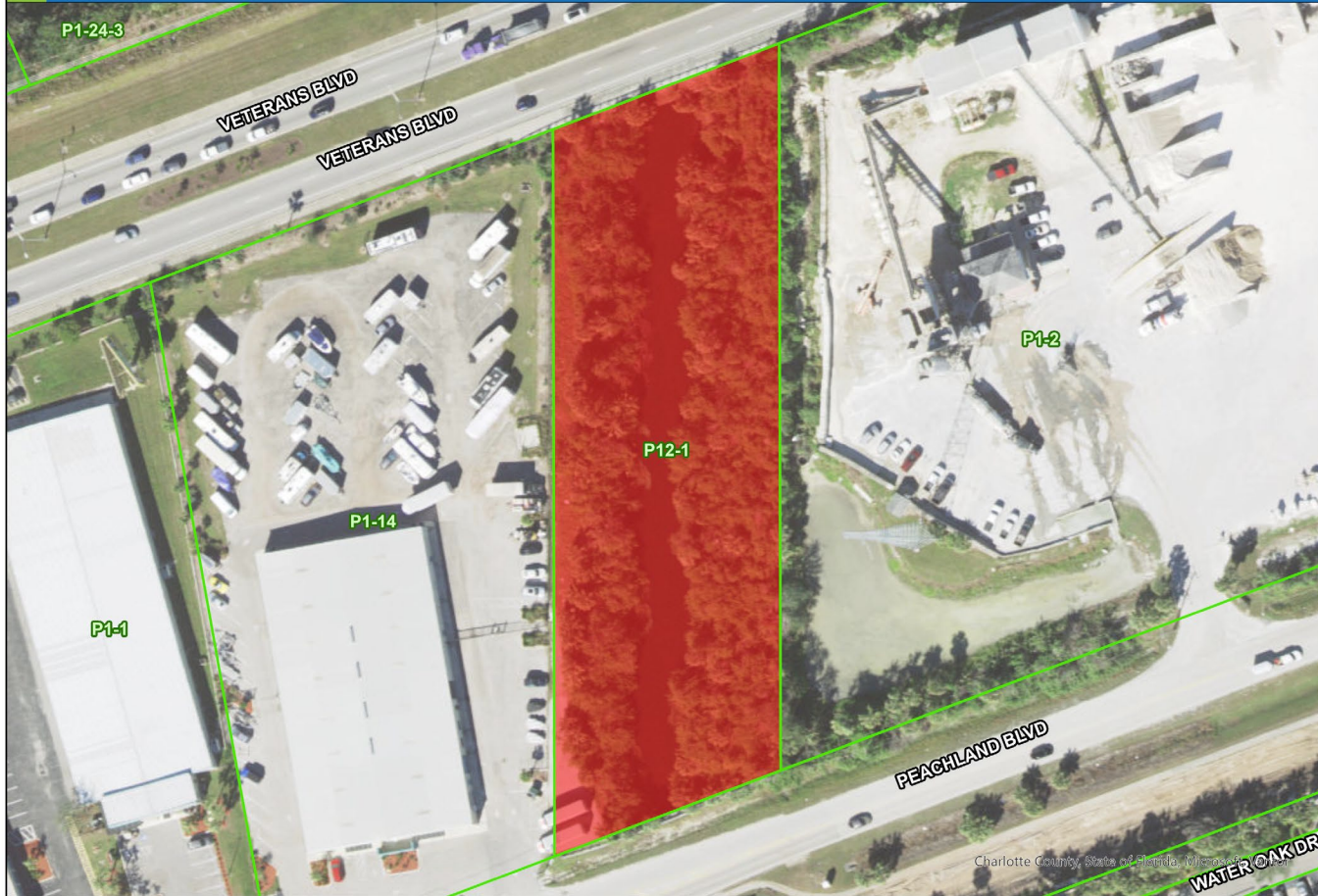


Canals without open water
access potential, which are
NOT adjacent to residential

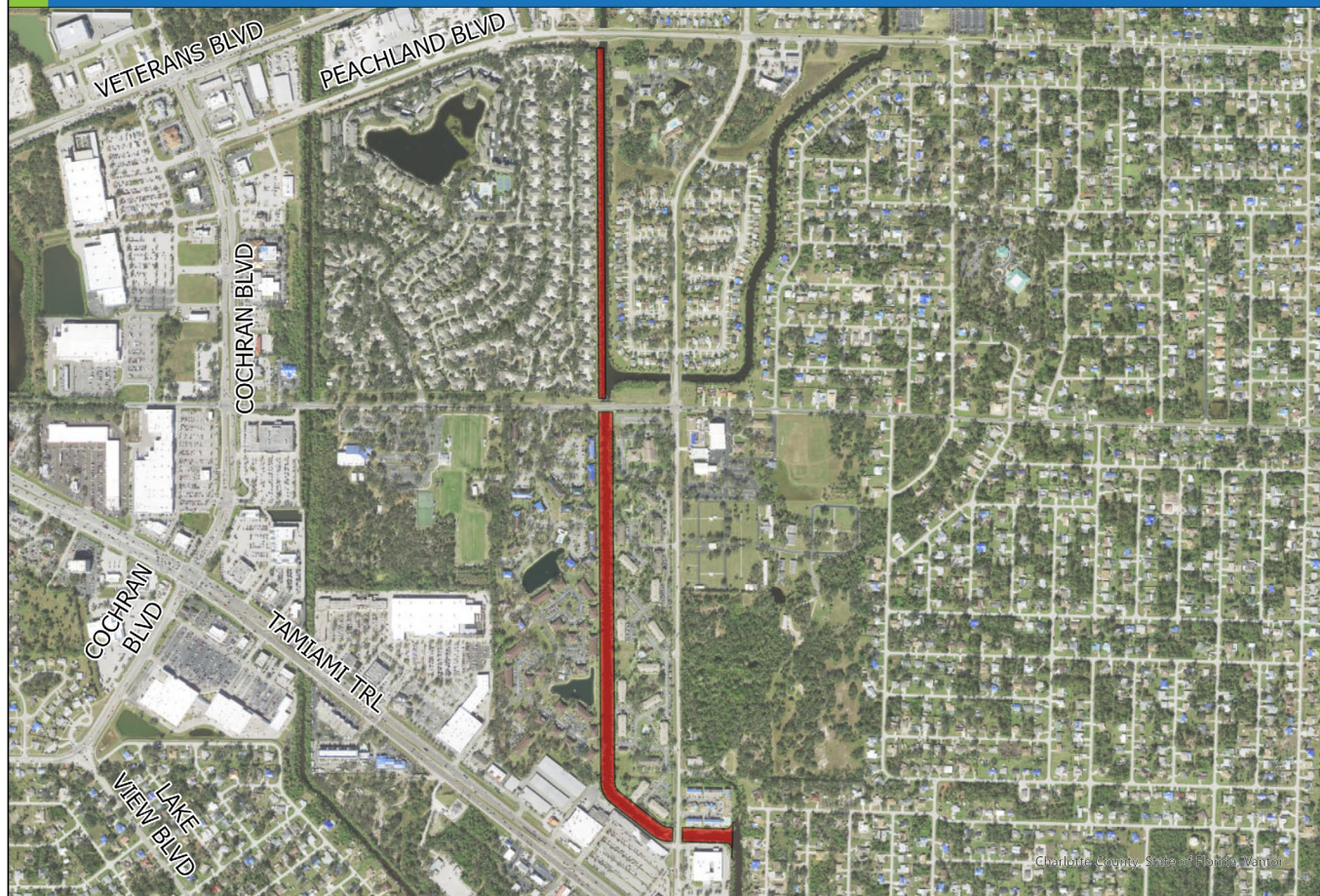
PARCEL 61: AUBURN WW N OF US 41
NOT DEDICATED TO THE PUBLIC



**PARCEL 56: CRESTVIEW WW N OF PEACHLAND BLVD
NOT DEDICATED TO THE PUBLIC**

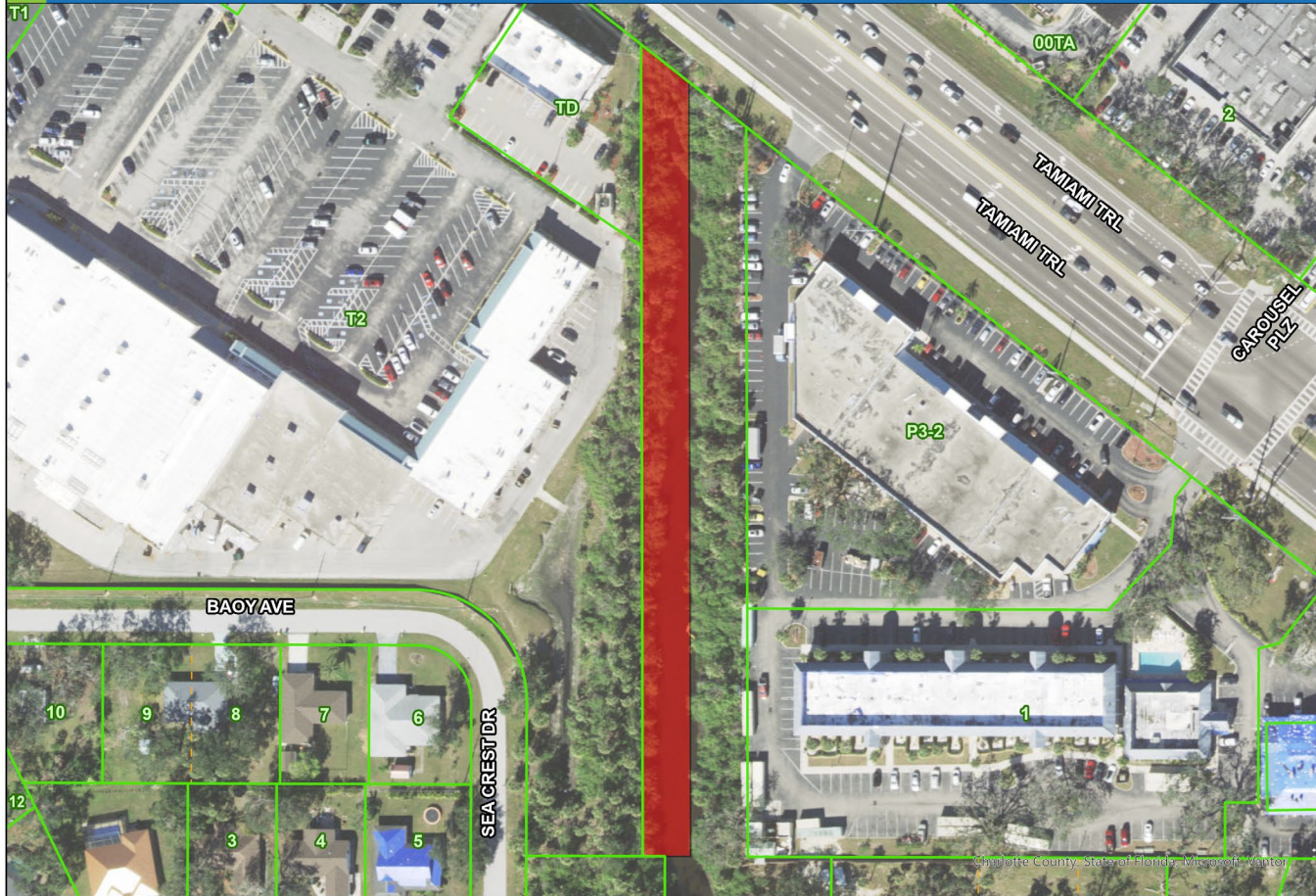


**PARCEL 60: LIONHEART WW S OF PEACHLAND BLVD
NOT DEDICATED TO THE PUBLIC**



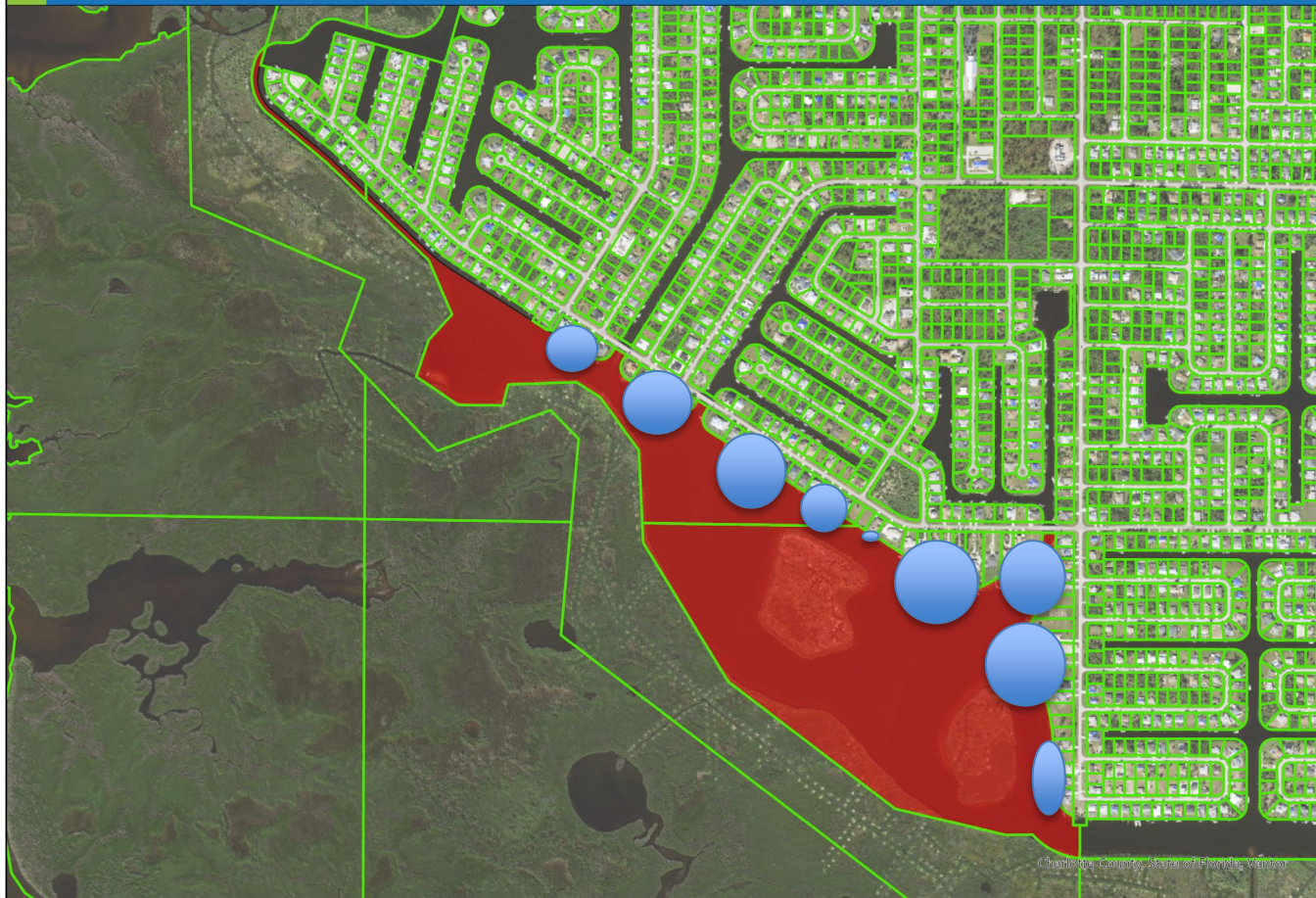
Canals with potential
open water access NOT
adjacent to residential

PARCEL 54: CRESTVIEW WW S OF US 41
NOT DEDICATED TO THE PUBLIC

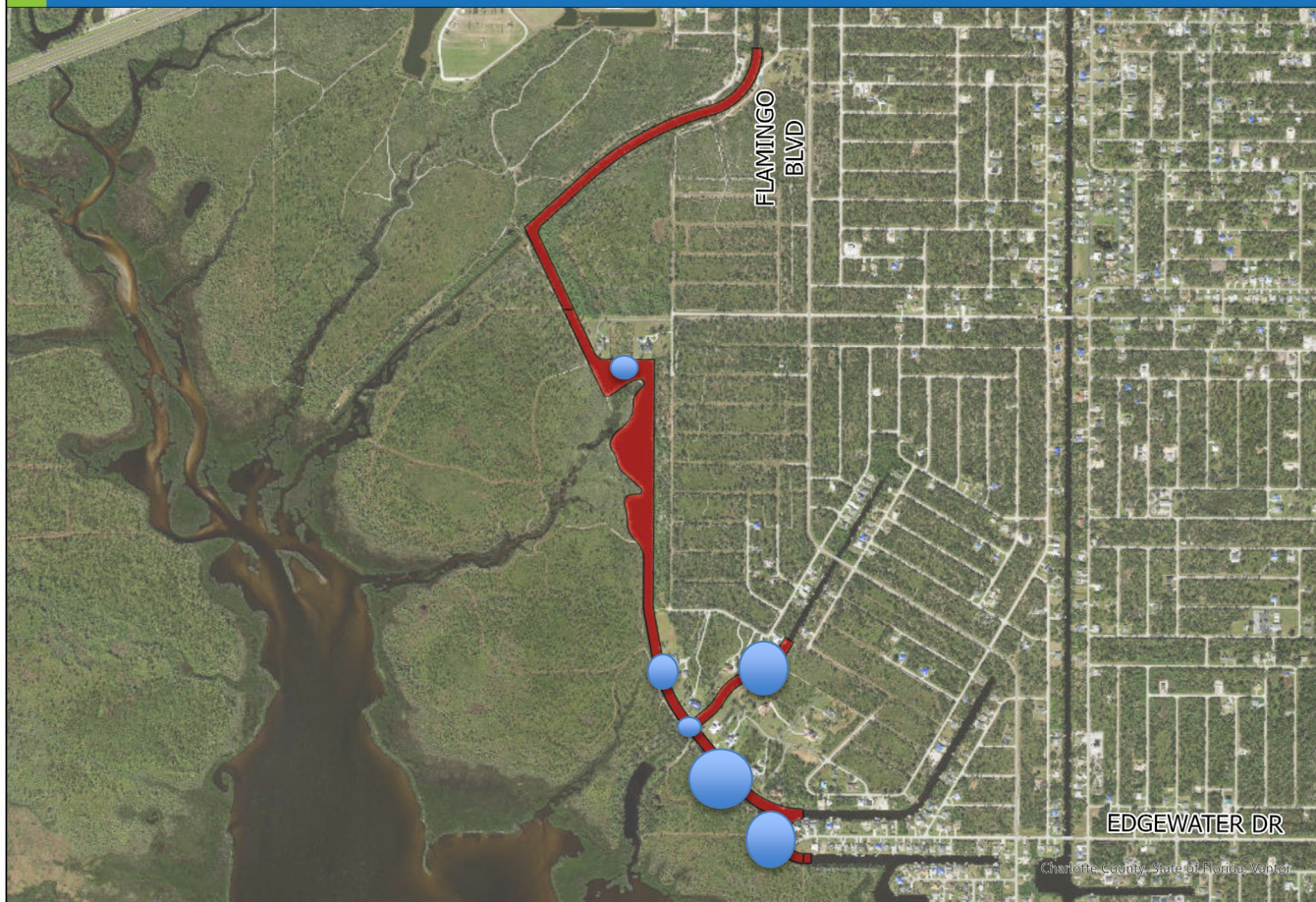


Canals with definite open water access adjacent to residential, and in which docks have been, or may be, constructed

**PARCEL 47: FLAMINGO WW PARCEL 1
NOT DEDICATED TO THE PUBLIC**



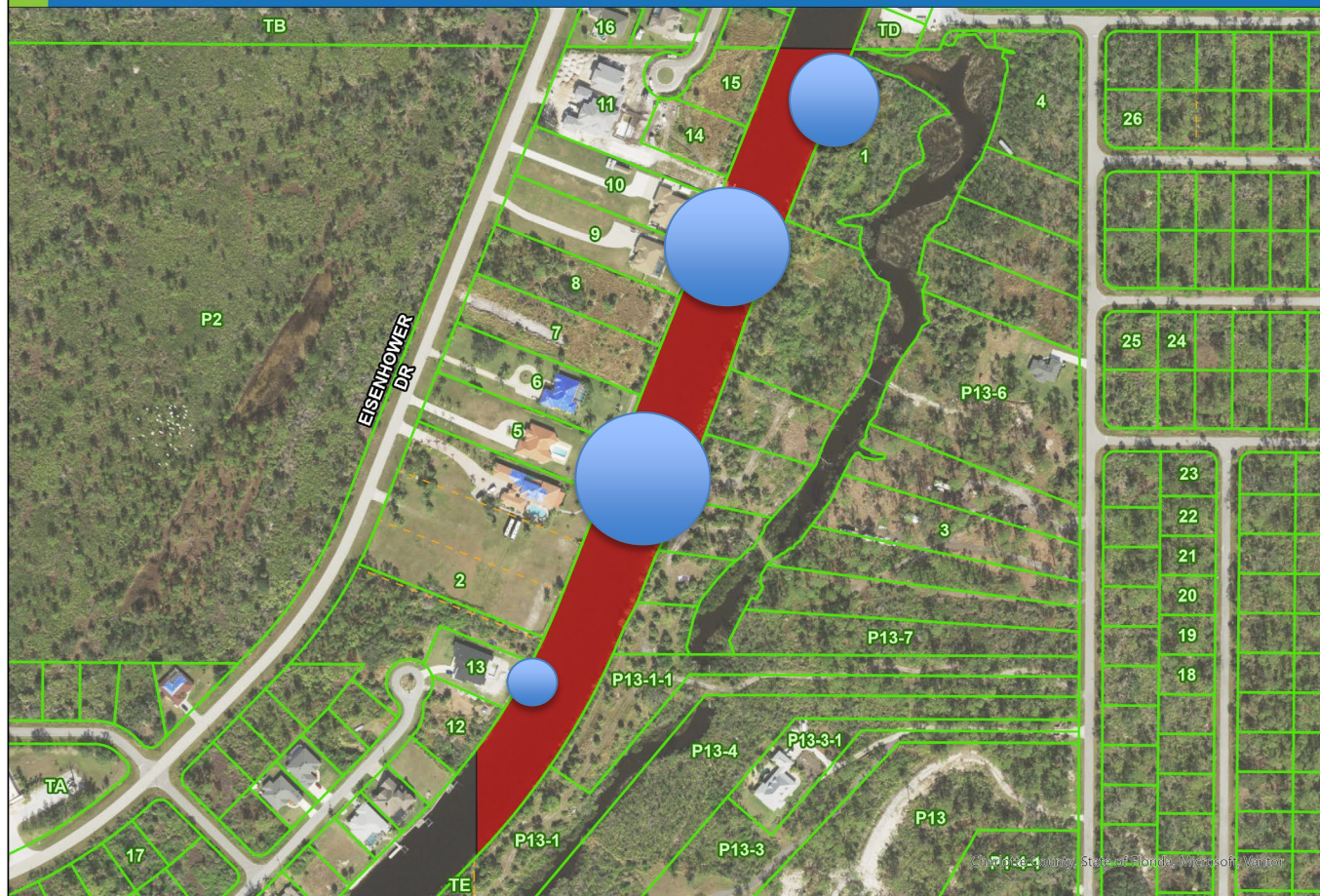
**PARCEL 47: FLAMINGO WW PARCEL 2 & 3
NOT DEDICATED TO THE PUBLIC**



**PARCEL 47: MANCHESTER WW
NOT DEDICATED TO THE PUBLIC**



PARCEL 48: APOLLO WW
NOT DEDICATED TO THE PUBLIC



Map 48-1 County, State of Florida, Microsoft, Vertica

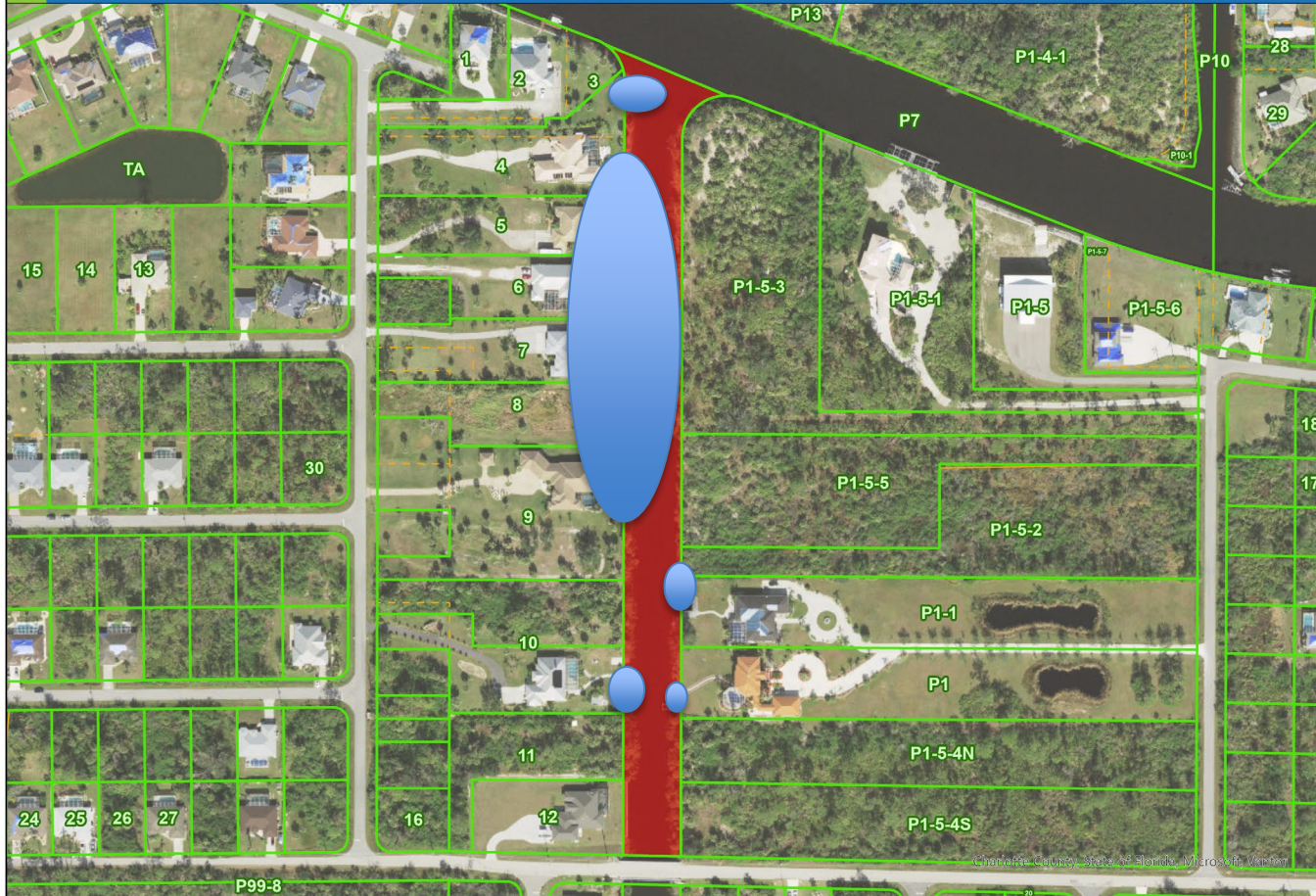
PARCEL 49: JUPITER WW
NOT DEDICATED TO THE PUBLIC



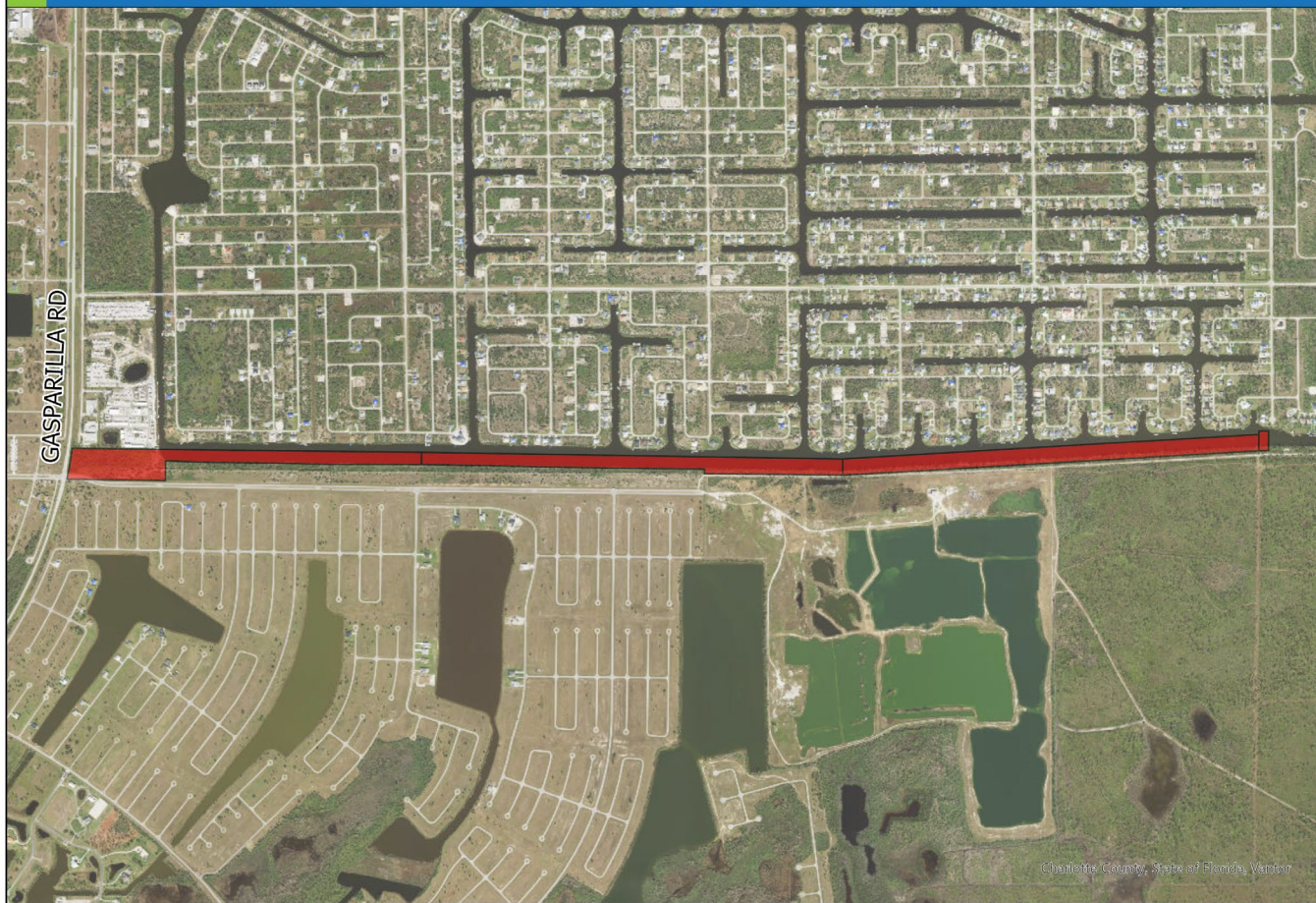
PARCEL 50: PALAU WW
NOT DEDICATED TO THE PUBLIC



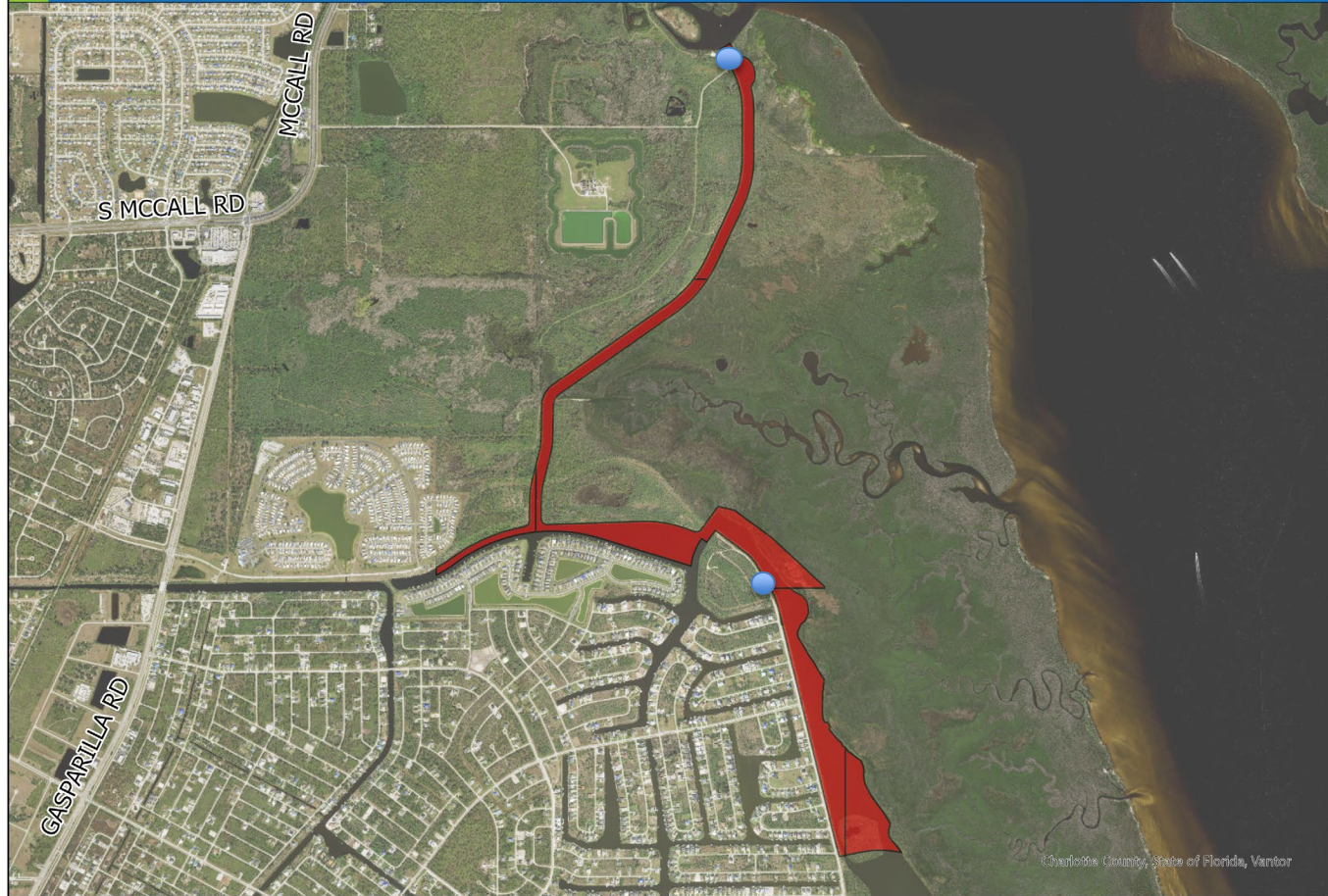
**PARCEL 51: INGERSOL WW
NOT DEDICATED TO THE PUBLIC**



**PARCEL 16: SANTA CRUZ WW
NOT DEDICATED TO THE PUBLIC**



**PARCEL 52: INTERCEPTOR LAGOON & BUTTERFORD WW
NOT DEDICATED TO THE PUBLIC**



Options

- Do nothing
 - Potential litigation costs related to docks already issued, otherwise no cost
 - County-owned properties, do not allow docks
 - Standard BCC determination on a property-by-property basis
 - We have issued dock permits on many of these

Options

- Plat the parcels and dedicate the waterways as public waterways - Consultant
 - Significantly longer process
 - Requires surveys and other documents such as plat mylars
 - If done by outside consultant between \$10-\$100k ***per canal*** depending on size and other factors
 - No funding source determined
 - Will need to go through procurement
 - Timeframes - unknown

Options

- Plat the parcels and dedicate the waterways as public waterways - Internal
 - Significantly longer process
 - Requires surveys and other documents such as plat mylars
 - Approximately \$213K for all waterways
 - No funding source determined
 - Timeframes - Approximately 3 weeks per canal
 - Depends on workload and other projects
 - County only has one partial crew

Options

- Dedicate the parcels as canal Rights-of-Way (ROW)
 - Requires BCC action
 - Permits docks under current code and permit provisions
 - Board consideration: Could be looked at as any other under-dredged waterbody, abutting homeowners could apply for vacation
 - No time difference whether we do all or some
 - Cost: Minimal, already have legal descriptions from original deeds
 - Only advertising is general posting for regular BCC morning agenda
 - Costs to record documents

Discussion and Direction