
CHARLOTTE COUNTY, FLORIDA

**BOCILLA LAGOON DREDGING PROJECT
AND LAGOON MANAGEMENT SERVICES
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 THE BOCILLA LAGOON DREDGING PROJECT AND ONGOING LAGOON MANAGEMENT SERVICES WITHIN THE BOCILLA LAGOON WATERWAY 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 Lagoon 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 Lagoon Management Services and related expenses.

"Benefited Property" means all parcels of real property that are located within the MSBU and receive a benefit from the ongoing Lagoon Management Services, including

management, planning, operations, and maintenance of Dredging Project or Projects within the MSBU, as provided herein.

“Bocilla Lagoon Waterway 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 Lagoon Management Services.

"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.

"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 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, which contains a Dwelling Unit and is provided access to Bocilla Lagoon through a Condominium Common Area Parcel.

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

“Dredging Project” means the removal, dewatering and disposal of sediment as described in the Coastal Engineering Consultants, Inc. design entitled “Bocilla Lagoon Dredging and Overwash Sand Recovery,” dated as of March 9, 2026, which specifically includes the

dredging of an estimated 2.8 acres of the Bocilla Lagoon to remove approximately 5,000 cubic yards of material and restore the navigation channel within the MSBU to a depth of 3.7 feet below the mean low water line and remove overwash from past hurricanes. For purposes of this Initial Assessment Resolution and the ongoing Lagoon Management Services to be provided herein, the term Dredging Project includes any future such projects to be provided within the MSBU.

"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.

"Exempt Parcel" means (i) any Tax Parcel for which a Water Access Unit permit has been denied by the state or the County, and would continue to be denied in the future, evidence of which shall be provided by the property owner as required by the County, (ii) any Tax Parcel where due to size, location, or other limiting physical factors a Water Access Unit is unable to be located; (iii) Buildings of non-residential property on lands classified as agricultural lands pursuant to Section 193.461, Florida Statutes; and (iv) 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.

“HOA Residential Parcel” means a Tax Parcel of Benefited Property, which may or may not directly abut Bocilla Lagoon, but is provided access to Bocilla Lagoon through a Homeowners’ Association Common Element Parcel.

"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.

“Lagoon Management Services” means (A) ongoing monitoring, management and administration of the County's Dredging Project or Projects within the MSBU; (B) coastal engineering and surveying within the MSBU; (C) modeling and Dredging Project planning for the MSBU; (D) permitting for Dredging Projects and related improvements; (E) the installation and construction (including demolition, environmental mitigation and relocation) of Dredging Projects to be completed on an as-needed, ongoing basis within the MSBU; (F) ongoing monitoring, operating, and maintaining the Dredging 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.

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

“Multi-Family Residential Property” means those Tax Parcels of Benefited Property in the MSBU assigned with a Land Use Code of 0001, 0002, 0007, 0300, 0800 or 0812 by the Property Appraiser.

“Non-Residential Property” means those Tax Parcels of Benefited Property in the MSBU that are not Single-Family Residential Property, Multi-Family Residential Property,

Condominium Common Area Parcels, Condominium Unit Parcels, HOA Residential Parcels, or Homeowners' Association Common Element Parcels.

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

"Property Appraiser" means the Charlotte County Property Appraiser.

"Service Cost" means all or any portion of the expenses for any Fiscal Year that are properly attributable to the provision of Lagoon 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 Dredging 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.

"Single-Family Residential Property" means those Tax Parcels of Benefited Property within the MSBU assigned with a Land Use Code of 0000, 0100, 0101, 0102, 0108, 0403, or 0420 by the Property Appraiser, but not including HOA Residential Property.

"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.

"**Water Access Unit**" means a dock, landing, ramp, slip, bay, wharf, lift or other structure for receiving boats and other water craft, which will serve as the standard Assessment Unit, as defined in the Ordinance, to be used in calculating the Assessments as a proxy to the expected special benefit derived from the Lagoon Management Services, as determined for each Tax Parcel in accordance with Section 3.02 hereof.

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 Lagoon Management Services within the boundaries thereof.

(C) Bocilla Lagoon is a public waterway within the extents of Palm Island that has limited navigability due to overwashed sand from Hurricanes Helene and Milton that filled the lagoon and its surrounding mangroves, creating inadequate water depths for local mariners. The provision of the Dredging Project and ongoing Lagoon Management Services by County will provide a special benefit to the real property located within the MSBU by improving navigational water access for all properties within the MSBU through the re-establishment of accessibility to Bocilla Lagoon and making the area navigable by boat or creating the opportunity for more certain navigability for the abutting properties to travel through Bocilla Lagoon to reach open water in the intercoastal and eventually the Gulf of Mexico.

(D) The Dredging Project and ongoing Lagoon Management Services is also expected to improve water quality and environmental conditions within Bocilla Lagoon by removing accumulated sand, any nutrient-rich sediments and pollutants that cause harmful algal blooms and poor water quality. The Dredging Project and ongoing Lagoon Management Services will restore ecosystem health, increase water depth for habitats, improve circulation, and support the recovery of local seagrass and thereby provide a special benefit to the real property located within the MSBU.

(E) In addition to the provision of the Dredging Project and any future needed Dredging Projects, the County's annual Service Cost will fund required monitoring to provide baseline and future data on shoaling within Bocilla Lagoon allowing proper planning for any future project activities and provide for potential reimbursement by federal and/or state agencies

in the event of a future storm, which provides a special benefit to the real property located within the MSBU.

(F) Finally, the provision of the Dredging Project and the related ongoing Lagoon Management Services will provide a stabilization or increase in use and enjoyment of property and property values and marketability, thereby providing a special benefit to real property within the MSBU.

(G) The MSBU contains predominantly Single-Family Residential Property, but also limited Multi-Family Residential Property, a Homeowners' Association Common Element Parcel, a Condominium Common Area Parcel, and some Non-Residential Property. In accordance with Section 3-9-65 the Charlotte County Code of Ordinances, each Tax Parcel is permitted to install Water Access Units. In order to provide a fair and reasonable method of allocating the Service Cost of the Lagoon Management Services, each Tax Parcel's share of the Service Cost will be determined based on the number of Water Access Units assigned to that Tax Parcel, as set forth in Section 3.02 of this Initial Assessment Resolution, which is found to be a fair and reasonable method of apportioning the Service Cost to the Tax Parcels benefited by the Lagoon Management Services.

(H) Certain Tax Parcels within the MSBU defined as Exempt Parcels are not able to support a Water Access Unit pursuant to the County's land development regulations or due to other physical restrictions. Such Exempt Parcels do not derive a benefit from the Lagoon Management Services and therefore it is fair and reasonable not to impose Assessments thereon.

(I) 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.

(J) 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 prorate any Water Access Units to the Tax Parcels served thereby because the special benefits provided to these common areas and elements by the Lagoon Management Services redound to those Tax Parcels.

(K) There is at least one Government Parcel located within the MSBU. To ensure that the Service Cost allocated to this Government Parcel are not spread to the other properties within the MSBU, the County shall pay the Assessment for Government Parcel from other legally available County funds.

(L) The County has decided to reduce the annual financial impact the Assessment will have on the real property owners in the MSBU by providing an eight (8) year loan to the real property owners to allow financing for their share of the cost to complete the Dredging Project. Based on current market conditions, the County has decided that the expected interest rate that will be charged is 4.9% per year over the eight (8) year term.

(M) The County Commission hereby finds and determines that the Assessments to be imposed in accordance with this Resolution provide an equitable method of funding the Lagoon Management Services by fairly and reasonably allocating the cost to specially benefited Tax

Parcels within the MSBU, based upon the number of Water Access Units attributable to each parcel or classification of property in the manner described herein.

**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; 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 Lagoon Management Services.

SECTION 3.02. ASSIGNMENT OF WATER ACCESS UNITS. To reflect the relative amount of special benefit to be derived from the provision of the Lagoon Management Services, all Tax Parcels within the MSBU shall be assigned Water Access Units as follows:

(A) Single-Family Residential Property. All Tax Parcels of Single-Family Residential Property within the MSBU shall be assigned one (1) Water Access Unit or the actual number of existing Water Access Units on the Tax Parcel, whichever is greater.

(B) Multi-Family Residential Property. All Tax Parcels of Multi-Family Residential Property within the MSBU shall be assigned an amount of Water Access Units determined dividing (i) the actual number of existing Water Access Units at the Multi-Family Residential Property water access location, by (ii) the total number Tax Parcels of Multi-Family Property benefitting from the Water Access Units.

(C) Condominium Unit Parcels and HOA Residential Parcels. Since Condominium Common Area Parcels and Homeowners' Association Common Element Parcels may be allowed multiple Water Access Units, but cannot be directly assessed under state law, all Condominium Unit Parcels and HOA Residential Parcels shall be assigned an amount of Water Access Units determined by dividing (1) the number of Water Access Units attributable to their associated

Condominium Common Area Parcel or Homeowners' Association Common Element Parcel, as applicable, by (2) the total number of Condominium Unit Parcels or HOA Residential Parcels, as applicable, benefitting from such common elements.

(D) Non-Residential Property. All Non-Residential Property shall be assigned one (1) Water Access Unit or the actual number of existing Water Access Units on the Tax Parcel, whichever is greater.

SECTION 3.03. EXEMPTIONS.

(A) No Assessments 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.

**ARTICLE IV
ASSESSMENTS**

SECTION 4.01. ESTIMATED SERVICE COST.

(A) The estimated Service Cost of the Lagoon Management Services is \$163,192.50 for the Fiscal Year commencing on October 1, 2026.

(B) The Service Cost of the Lagoon 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 by (1) dividing

the total number of Water Access Units attributable to such Tax Parcel by the total number of Water Access Units attributable to Tax Parcels within the MSBU, and (2) multiplying the result by the estimated Service Cost.

(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. 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 Lagoon 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 Lagoon 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 Lagoon 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 Lagoon 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
LR25-0778 *TMD*

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 Bocilla Lagoon Waterway Municipal Service Benefit Unit (MSBU), as shown above, and to impose special assessments against certain parcels of property located therein to fund ongoing Lagoon Management Services to address and remediate on an ongoing basis the navigability of Bocilla Lagoon, including the provision of needed dredging projects and the ongoing monitoring and maintenance thereof.

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 dredging of Bocilla Lagoon to restore the navigation channel to a depth of 3.7 feet below the mean high water line, and to provide the ongoing management, maintenance, and monitoring on an annual basis. The assessment for each parcel of real property will be based upon the total number of water access units (docks, ramps, slips, lifts, etc.) assigned to each Tax Parcel. A more specific description of the planned dredging project, ongoing lagoon management services, and the method of computing the assessment for each parcel of real property are 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 proposed annual assessment for the Fiscal Year commencing October 1, 2026 is \$1,130.14 per assigned Water Access Unit. The maximum annual assessment that can be imposed in future fiscal years is \$1,400.60 per assigned Water Access Unit. 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 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 Number [Insert Number]
Bocilla Lagoon Dredging 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 ongoing Lagoon Management Services to address and remediate on an ongoing basis the navigability of Bocilla Lagoon, including the provision of needed dredging projects and the ongoing management, monitoring, and maintenance thereof using the tax bill collection method may be levied on your property contained within the Bocilla Lagoon Dredging Municipal Service Benefit Unit ("MSBU").

The total assessment revenue to be collected within the MSBU is estimated to be \$163,192.50 for the fiscal year beginning October 1, 2026.

The Assessments have been proposed to fund the dredging of Bocilla Lagoon to restore the navigation channel to a depth of 3.7 feet below the mean low water line and remove overwash material from the hurricanes, and to provide the ongoing maintenance monitoring on an annual basis. The assessment for each parcel of real property will be based upon the total number of water access units (docks, ramps, slips, lifts, etc.) assigned to each Tax Parcel. A more specific description of the planned dredging project, ongoing lagoon management services, and the method of computing the assessment for each parcel of real property are 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. 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, 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.

If you have any questions, please contact the 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 * * * * ***

**BOCILLA LAGOON DREDGING
MUNICIPAL SERVICE BENEFIT UNIT**

[Property Owner Name]
Parcel Number [Insert Number]

ASSIGNED ASSESSMENT UNITS

| | |
|--|---------------------------------|
| Type of Property | [Insert Type] |
| Total number of water access units attributed to property: | [Insert Number] |
| FY 26-27 PROPOSED ANNUAL ASSESSMENT | [\$[Insert Total Number] |
| MAXIMUM ANNUAL ASSESSMENT FOR FUTURE FISCAL YEARS | [\$[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**

| | | | | |
|--------------|--------------|--------------|--------------|--------------|
| 412033453003 | 412033154004 | 412033327008 | 412033327006 | 412033103009 |
| 412033453002 | 412033154005 | 412033327007 | 412033176005 | 412033452005 |
| 412033401009 | 412033154001 | 412033328005 | 412033102013 | 412033452004 |
| 412033401013 | 412033103006 | 412033328004 | 412033102012 | 412033726034 |
| 412033176009 | 412033401010 | 412033328001 | 412033102007 | 412033726033 |
| 412033104004 | 412033327015 | 412033177014 | 412033453006 | 412033726031 |
| 412033104002 | 412033327004 | 412033177005 | 412033376001 | 412033726032 |
| 412033401012 | 412033176008 | 412033177001 | 412033151024 | 412033726029 |
| 412033327017 | 412033327001 | 412033153002 | 412033103007 | 412033726030 |
| 412033177017 | 412033177020 | 412033102011 | 412033177003 | 412033177013 |
| 412033177011 | 412033104001 | 412033102005 | 412033103008 | 412033176002 |
| 412033177007 | 412033177018 | 412033452003 | 412033103005 | 412032601004 |
| 412033327014 | 412033104006 | 412033401011 | 412033104003 | 412032601005 |
| 412033328007 | 412032601006 | 412033327002 | 412033151002 | 412032601002 |
| 412033328002 | 412032601003 | 412033177019 | 412033801012 | 412033801002 |
| 412033177006 | 412033801013 | 412033176006 | 412033801014 | 412033801006 |
| 412033153004 | 412033801004 | 412033177012 | 412033801001 | 412033801003 |
| 412033453001 | 412033176004 | 412033154009 | 412033801015 | 412033154008 |
| 412033176007 | 412033452002 | 412033153001 | 412033801007 | 412033401006 |
| 412033154007 | 412033401005 | 412033102009 | 412033801005 | 412032601000 |
| 412033177008 | 412033327005 | 412033102008 | 412033327018 | 412033801000 |
| 412033104005 | 412033328003 | 412033102006 | 412033401007 | 412033726000 |
| 412033452001 | 412033177016 | 412033452007 | 412033102010 | 412033177009 |
| 412033453010 | 412033153003 | 412033453005 | 412033177010 | 412033176001 |
| 412033401014 | 412033327013 | 412033453004 | 412033453008 | 412033327011 |
| 412033327019 | 412033327012 | 412033327016 | 412033327003 | 412033105001 |

| | | | | |
|--------------|--------------|--------------|--------------|--------------|
| 412033327010 | 412033401003 | 412033401004 | 412033177004 | 412033151001 |
| 412033154006 | 412033401002 | 412033327009 | 412033151004 | 412032601008 |
| 412033154003 | 412033401001 | 412033328006 | 412033151003 | 412033176010 |

CHARLOTTE COUNTY

Bocilla Lagoon Waterway MSBU



Stateplane Projection
 Datum: NAD83
 Units: Feet
 Source: GIS, PW, MSBU
 Metadata available upon request

- Bocilla Lagoon Waterway Boundary
- Bocilla Lagoon Waterway Accounts



(Not To Scale)

This map is a representation of compiled public information. It is believed to be an accurate and true depiction for its stated purpose, but Charlotte County and its employees make no guarantee, implied or otherwise, as to the accuracy, or completeness. We therefore do not accept any responsibility as to its use. This is not a survey or is it to be used for design. Reflected Dimensions are for informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents.

Updated: 6/5/2019 12:02 PM by: M 91mm
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P:\MSBUA_ArcMap\Projects\Working\Floor\Bocilla Lagoon Waterway\2015-2016\Projects & Shapefiles\Bocilla_Lagoon2-3-2019.aprx