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CHARLOTTE COUNTY CLERK OF CIRCUIT COURT  
OR BOOK: 4214 PAGE 2061 PAGE: 1 OF 3  
INSTR # 2535341 Doc Type: GOV  
Recorded: 6/30/2017 at 12:04 PM  
Rec Fee: RECORDING \$27.00  
Cashier By: KARENIB

ORDINANCE  
NUMBER 2017 - 031

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AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE PURPOSE OF THE PLACIDA AREA STREET AND DRAINAGE UNIT; ADOPTING THE ASSESSMENT ROLL; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, pursuant section 125.01, Florida Statutes, the Board of County Commissioners has the authority to establish, merge, amend, or abolish municipal service benefit or taxing units; and

WHEREAS, the county has previously created the Placida Area Street and Drainage Municipal Service Benefit Unit in Ordinance Number 93-70 (the "Unit"); and

WHEREAS, On June 27, 2017, the Board of County Commissioners held a duly noticed public hearing to amend the purpose of the Unit and to adopt the assessment roll for this Unit; and

WHEREAS, it is in the best interest of the members of the Unit to expand the purpose of the Unit to include beautification projects including but not limited to landscaping, lighting, and community signs; and

WHEREAS, all affected property owners have been duly noticed pursuant to section 197.3632, Florida Statutes; and

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

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

MIN  
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30 NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of  
31 Charlotte County, Florida:

32 Section 1. Section 4-6-854, Purpose, of Article XLI, Chapter 4-6 of the Code of  
33 Laws and Ordinances of Charlotte County, Florida is hereby amended as follows:

34 The purpose of the unit is to provide for the construction, reconstruction, repair,  
35 paving, repaving, hard-surfacing, re-hard surfacing, widening, guttering and draining of  
36 the platted streets in the unit, and beautification projects, including but not limited to  
37 landscaping, lighting, and community signs, including the necessary appurtenances  
38 thereto, from funds derived from special assessments within the unit only.

39 Section 2. The assessment roll for the fiscal year commencing on October 1, 2017  
40 is hereby approved and adopted.

41 Section 3. The rate of assessment for fiscal year 2017-2018 and the maximum  
42 authorized assessment against the taxable real estate within the boundaries of the Unit  
43 are remaining the same as the prior fiscal year and are hereby restated as follows:

44 <u>Placida Area Street and Drainage Unit Rate</u>	<u>2017-2018</u>	<u>Maximum</u>
45 Each Occupied Equivalent Residential Unit	\$75.00	\$235.33
46 Each Vacant Equivalent Residential Unit	\$75.00	\$235.33

47 Section 4. Any duly authorized assessments for the unit shall constitute a lien  
48 against all real property listed on the assessment roll, such lien being equal in value and  
49 dignity as a lien for county taxes. Except as otherwise provided by law, such lien shall be  
50 superior in dignity to all other liens, titles, and claims, until paid.

51 Section 5. Any person challenging the assessment provided for herein must  
52 initiate such action in a court of competent jurisdiction within 20 days from the date of the  
53 Board's adoption of this assessment.





## FLORIDA DEPARTMENT OF STATE

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

June 27, 2017

Clerk of the Circuit Court  
Charlotte County  
18500 Murdock Circle, Room 416  
Port Charlotte, Florida 33948

Attention: Ms. Michelle DiBerardino

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Charlotte County Ordinance No. 2017-031, which was filed in this office on June 27, 2017.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb



PUBLISHER'S AFFIDAVIT OF PUBLICATION  
 STATE OF FLORIDA  
 COUNTY OF CHARLOTTE:

Before the undersigned authority personally appeared Sierra Civin, who on oath says that she is legal clerk of the Charlotte Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Public Notice, was published in said newspaper in the issues of:

June 5, 2017

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sierra Civin  
 (Signature of Affiant)

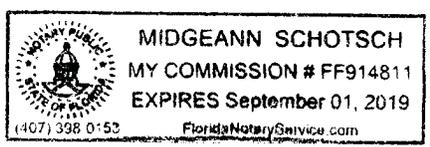
Sworn and subscribed before me this 5th day of June 2017.

Midgeann Schotsch  
 (Signature of Notary Public)

Midgeann Schotsch  
 (Print Name of Notary Public)

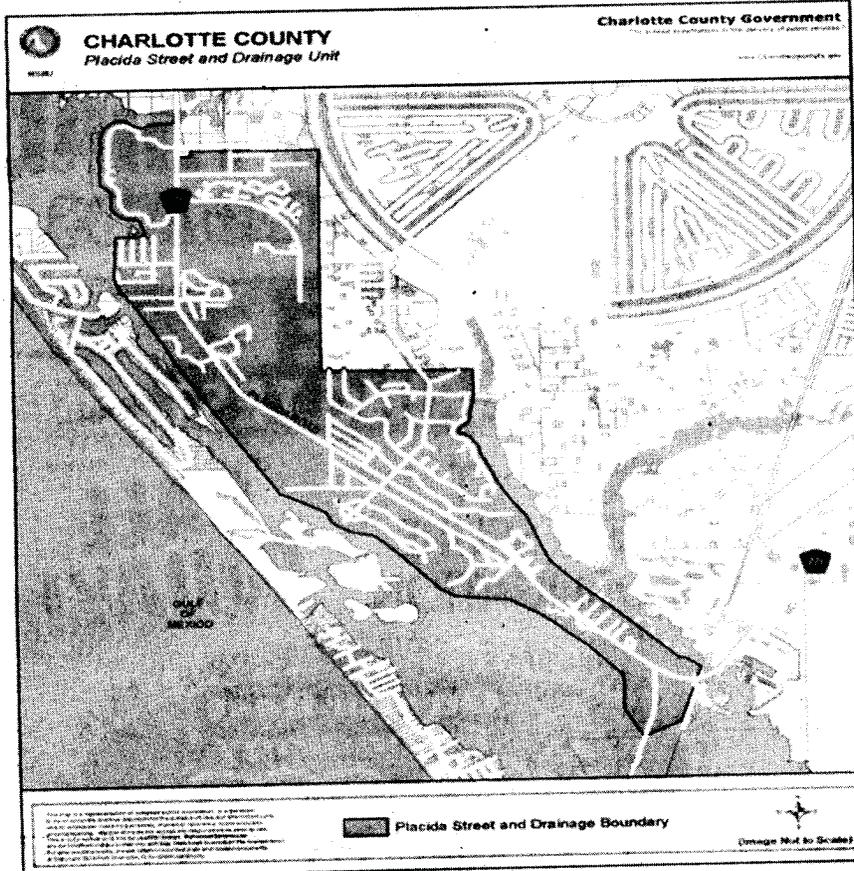
Personally known  OR Produced Identification

Type of Identification Produced \_\_\_\_\_



# **NOTICE OF ASSESSMENT HEARING**

On Tuesday, June 27, 2017, the Board of County Commissioners of Charlotte County, Florida, (the "Board") will hold a public hearing at 10:00 A.M., or soon thereafter, in Room #119, Charlotte County Administration Center, 18500 Murdock Circle, Port Charlotte, Florida. At that time, the Board will consider the adoption of a non-ad valorem assessment for fiscal year 2017-2018 for the *Placida Street and Drainage Unit*. The geographic boundaries of the Unit are depicted below:



The MSBU Advisory Board has requested that the Board of County Commissioners expand the purpose of the MSBU to add beautification projects including but not limited to landscaping, lighting and community signs. The current rate of \$75 will not change for FY2017/2018. The assessment will fund street and drainage maintenance and beautification projects within the unit.

The assessment will be collected by the Tax Collector and will be reflected on your combined notice for ad valorem taxes and non-ad valorem assessments.

All affected property owners have the right to appear at the public hearing and the right to file written objections with the Board of County Commissioners, 18500 Murdock Circle, Port Charlotte, Florida 33948-1094, within 20 days of the publication of this notice.

The Assessment Roll is available for inspection at the Municipal Service Benefit Unit Section, Room 229, Charlotte County Administration Center, 18500 Murdock Circle, Port Charlotte, Florida.

Should any agency or person decide to appeal any decision made by the Board with respect to any matter considered at such meeting, he will need a record of the proceedings, and for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

Charlotte County Board of County Commissioners does not discriminate on the basis of disability. This nondiscrimination policy involves every aspect of the County's functions, including access to and participation in meetings, programs and activities. FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.743.1381. TDD/TTY 941.743.1234, or by email to [David.Lyles@CharlotteCountyFL.gov](mailto:David.Lyles@CharlotteCountyFL.gov)