



# **BCC Workshop - MSBUs**

**May 8, 2018**



# MSBUs

- Proposed Rates without an increase
- Proposed Rates with increase
- Proposed Rates requiring Public Hearing
- First Time Assessment – Individual parcels



# Proposed Rates without an increase



# Proposed Rates Without Increase

MSBU	Current Year (FY 17/18)			Next Year (FY 18/19)	
	Vacant	Occupied	mea	Vacant	Occupied
Ackerman WW	\$ 25.00	\$ 25.00	eru	\$ 25.00	\$ 25.00
Alligator Creek WW	\$ 25.00	\$ 25.00	eru	\$ 25.00	\$ 25.00
Boca Grande	\$ 155.00	\$ 155.00	eru	\$ 155.00	\$ 155.00
Buena Vista WW	\$ 100.00	\$ 100.00	lot	\$ 100.00	\$ 100.00
Burnt Store Village (HW)	\$ 50.00	\$ 50.00	eru	\$ 50.00	\$ 50.00
Burnt Store Village (BSV)	\$ 195.00	\$ 195.00	eru	\$ 195.00	\$ 195.00
Charlotte Ranchettes	\$ 100.00	\$ 100.00	acre	\$ 100.00	\$ 100.00
Cook & Brown	\$ 20.00	\$ 20.00	acre	\$ 20.00	\$ 20.00
Deep Creek	\$ 197.64	\$ 187.94	eru	\$ 197.64	\$ 187.94
Edgewater N WW	\$ 20.12	\$ 20.12	eru	\$ 20.12	\$ 20.12
Englewood East	\$ 75.00	\$ 60.00	eru	\$ 75.00	\$ 60.00
Farabee Road Mtc	\$ 3.00	\$ 3.00	acre	\$ 3.00	\$ 3.00
Gardens of Gulf Cove	\$ 150.00	\$ 150.00	eru	\$ 150.00	\$ 150.00
Greater Port Charlotte	\$ 163.73	\$ 149.00	eru	\$ 163.73	\$ 149.00



# Proposed Rates Without Increase

MSBU	Current Year (FY 17/18)			Next Year (FY 18/19)	
	Vacant	Occupied	mea	Vacant	Occupied
Grove City	\$ 64.00	\$ 50.00	eru	\$ 64.00	\$ 50.00
Gulf Cove	\$ 166.00	\$ 155.00	eru	\$ 166.00	\$ 155.00
Gulf Cove WW	\$ 150.00	\$ 150.00	eru	\$ 150.00	\$ 150.00
Harbour Heights	\$ 408.80	\$ 392.00	eru	\$ 408.80	\$ 392.00
Harbour Heights WW	\$ 200.00	\$ 200.00	eru	\$ 200.00	\$ 200.00
Hayward Canal Area	\$ 54.92	\$ 54.92	eru	\$ 54.92	\$ 54.92
Lemon Bay	\$ 198.00	\$ 178.00	eru	\$ 198.00	\$ 178.00
Manchester WW	\$ 50.00	\$ 50.00	eru	\$ 50.00	\$ 50.00
NW Pt Charlotte Non Urb	\$ 218.00	\$ 218.00	eru	\$ 218.00	\$ 218.00
NW Pt Charlotte WW	\$ 100.00	\$ 100.00	eru	\$ 100.00	\$ 100.00
Neal Road	\$ 3.50	\$ 3.50	acre	\$ 3.50	\$ 3.50
Peace River Shores	\$ 265.00	\$ 261.72	eru	\$ 265.00	\$ 261.72
Pirate Harbor WW	\$ 175.00	\$ 175.00	eru	\$ 175.00	\$ 175.00
Pirate Harbor St/Dr Mtc	\$ 132.51	\$ 130.00	eru	\$ 132.51	\$ 130.00



# Proposed Rates Without Increase

MSBU	Current Year (FY 17/18)			Next Year (FY 18/19)	
	Vacant	Occupied	mea	Vacant	Occupied
PGNU Maint	\$ 217.25	\$ 211.78	eru	\$ 217.25	\$ 211.78
Placida	\$ 75.00	\$ 75.00	eru	\$ 75.00	\$ 75.00
Rotonda Heights	\$ 163.00	\$ 163.00	eru	\$ 163.00	\$ 163.00
Rotonda Lakes	\$ 110.00	\$ 110.00	eru	\$ 110.00	\$ 110.00
Rotonda Meadows & Villas			eru		
Rotonda Sands	\$ 110.00	\$ 110.00	eru	\$ 110.00	\$ 110.00
Rotonda West Maintenance	\$ 100.00	\$ 100.00	eru	\$ 100.00	\$ 100.00
SBS - Burnt Store Lakes	\$ 297.83	\$ 297.83	eru	\$ 297.83	\$ 297.83
SGC WW Maint Wet Lots	\$ 25.00	\$ 25.00	eru	\$ 25.00	\$ 25.00
SGC WW Maint Dry Lots	\$ 12.50	\$ 12.50	eru	\$ 12.50	\$ 12.50
SGC WW Maint VHL	\$ 25.00	\$ 25.00	eru	\$ 25.00	\$ 25.00
South Gulf Cove NU	\$ 52.24	\$ 49.60	eru	\$ 52.24	\$ 49.60
SGC Ph1	\$ 194.00	\$ 194.00	eru	\$ 194.00	\$ 194.00
SGC NU Sidewalks	\$ 41.00	\$ 41.00	eru	\$ 41.00	\$ 41.00



# Proposed Rates Without Increase

MSBU	Current Year (FY 17/18)			Next Year (FY 18/19)	
	Vacant	Occupied	mea	Vacant	Occupied
South Gulf Cove Beaut	\$ 25.00	\$ 25.00	eru	\$ 25.00	\$ 25.00
South PG Heights	\$ 243.41	\$ 240.00	eru	\$ 243.41	\$ 240.00
So PG Heights East	\$ 107.13	\$ 85.13	eru	\$ 107.13	\$ 85.13
South PG Heights W	\$ 209.41	\$ 206.00	eru	\$ 209.41	\$ 206.00
Stump Pass Bch Renourish	\$ 15.71	\$ 15.71	ff	\$ 15.71	\$ 15.71
Suncoast Blvd St/Dr	\$ 94.00	\$ 94.00	eru	\$ 94.00	\$ 94.00
Suncoast Waterway	\$ 738.07	\$ 738.07	eru	\$ 738.07	\$ 738.07
Town Estates	\$ 109.84	\$ 100.00	acre	\$ 109.84	\$ 100.00
TGA Maintenance	\$ 102.00	\$ 98.00	eru	\$ 102.00	\$ 98.00
Stormwater-Mid/GPC SU	\$ 151.07	\$ 166.18	acre	\$ 151.07	\$ 166.18
Stormwater-Mid Charlotte	\$ 93.80	\$ 103.19	acre	\$ 93.80	\$ 103.19
Stormwater-South	\$ 24.32	\$ 26.75	acre	\$ 24.32	\$ 26.75
Stormwater-West	\$ 45.46	\$ 50.00	acre	\$ 45.46	\$ 50.00



# Proposed Rates Without Increase

Barriers Islands Fire MSBU	Current Year FY 17/18	mea	Next Year FY 18/19
<b><u>A. Residential Properties</u></b>			
1. Residential homes, apartments, condominiums, mobile homes, barns, etc.	717.67	ERU	717.67
2. Residential vacant lots accessible by road.	305.65	ERU	305.65
3. Residential vacant lots inaccessible by road.	6.18	ERU	6.18
<b><u>B. Commercial, Industrial and Institutional Properties</u></b>			
1. Commercial, industrial and institutional buildings - per square foot	0.93	Sq Ft	0.93
2. Commercial, industrial and institutional vacant properties (per lot or, where applicable, per acre).	305.65	ERU	305.65
<b><u>C. Acreage</u></b>			
1. Acreage/parcels that abut or are accessible by road.	305.65	Acre	305.65
2. Acreage/parcels that do not abut or are not accessible by road.	6.18	Acre	6.18





# Proposed Rates Without Increase

<b>Sanitation MSBU</b>	<b>Current Year FY 17/18</b>	<b>mea</b>	<b>Next Year FY 18/19</b>
Charlotte Sanitation District	172.00	eru	172.00
Boca Grande Sanitation District	172.00	eru	172.00
Don Pedro Sanitation District	338.24	eru	338.24



## Next Steps

- The rates referenced for each of the MSBUs are the proposed rates that will be included in the TRIM Notices sent out in August.



# Proposed Rates with increase

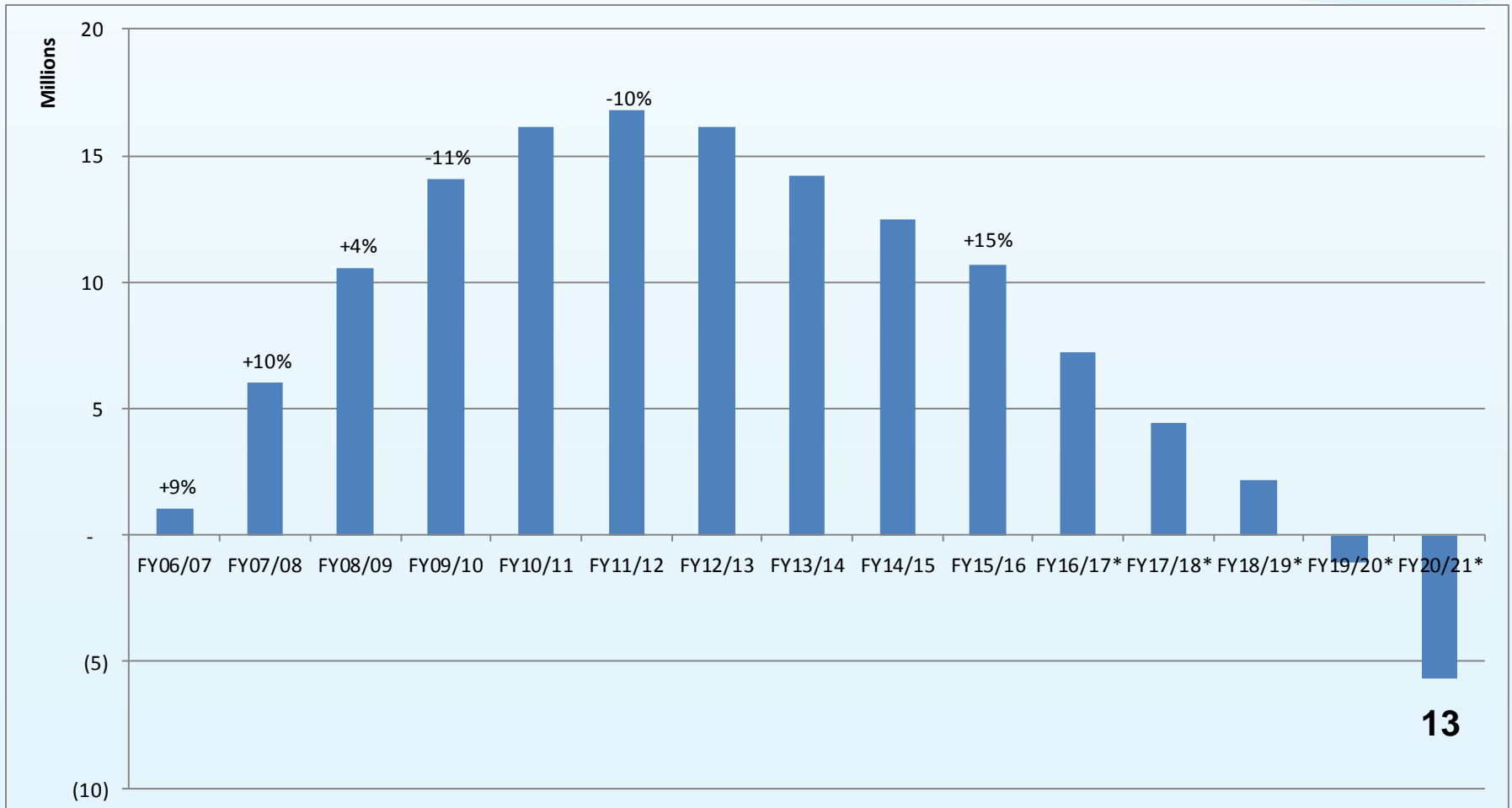


# Proposed Rates with Increase Charlotte County Fire MSBU

- To maintain existing level of service.
- Rates previously reduced by 11% in 2009 and another 10% in 2011 in a conscious effort to reduce reserves.
- Rates were increased 15% to sustain fund through 2015/16 & 2016/17 fiscal years.
- BCC direction to stabilize rate at 4% annual increase.

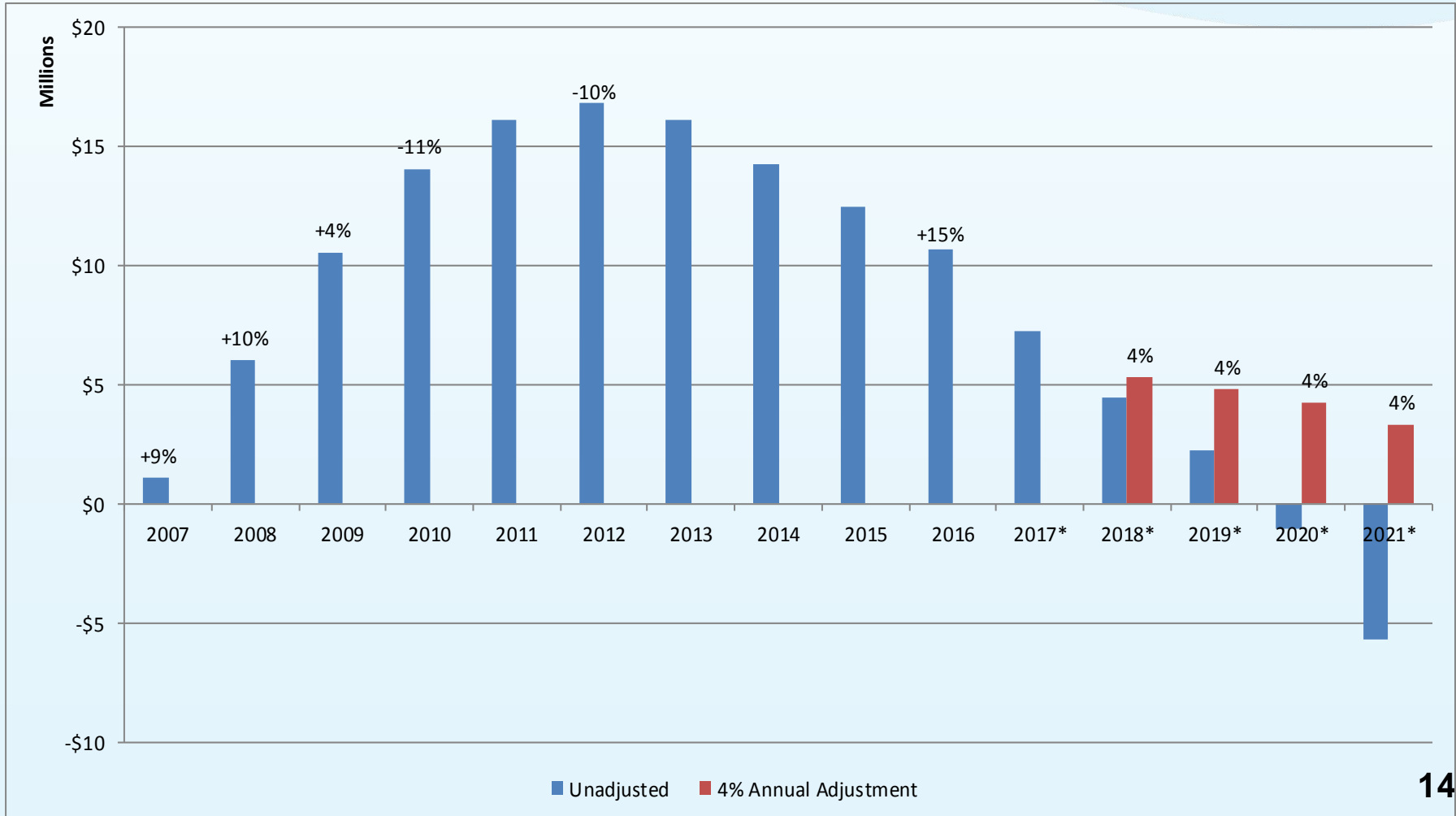


# Fire MSBU Fund Balance Without Increase - Projected





# Fire MSBU Fund Balance With Proposed Increase





# Proposed Rates with Increase Charlotte County Fire MSBU

Charlotte County Fire Rescue	Current Year FY 17/18	mea	Next Year FY 18/19
<b><u>A. Residential Properties</u></b>			
1. Residential homes, apartments, condominiums, mobile homes, barns, etc.	162.23	ERU	168.72
2. Residential vacant lots accessible by road.	69.09	ERU	71.86
Note: A lot zoned residential which is not buildable because of size is assessed as 1/2 lot.			
3. Residential vacant lots inaccessible by road.	1.40	ERU	1.46
<b><u>B. Commercial, Industrial and Institutional Properties</u></b>			
1. Commercial, industrial and institutional buildings with an area of up to 1,300 square feet.	270.40	Sq Ft	281.22
Each additional square foot.	0.208		0.216
2. Commercial, industrial and institutional vacant properties (per lot or, where applicable, per acre).	69.09	ERU	71.86



# Proposed Rates with Increase

## Charlotte County Fire MSBU

Charlotte County Fire Rescue	Current Year FY 17/18	mea	Next Year FY 18/19
<b><u>C. Mobile Home and RV Parks</u></b>			
1. Mobile homes	162.23	ERU	168.72
2. Vacant mobile home lots	41.39	ERU	43.05
3. RV sites (with or without RV on-site).	68.99	ERU	71.74
4. Recreation buildings, storage buildings, etc. with an area of up to 1,300 square feet.	270.40	Sq Ft	281.22
Each additional square foot.	0.208		0.216
<b><u>D. Acreage</u></b>			
1. Acreage/parcels that abut or are accessible by road per acre.	34.55	Acre	35.93
2. Acreage/parcels that do not abut or are not accessible by road per acre.	1.40	Acre	1.46

Note: Parcel is defined as contiguous land under common ownership.

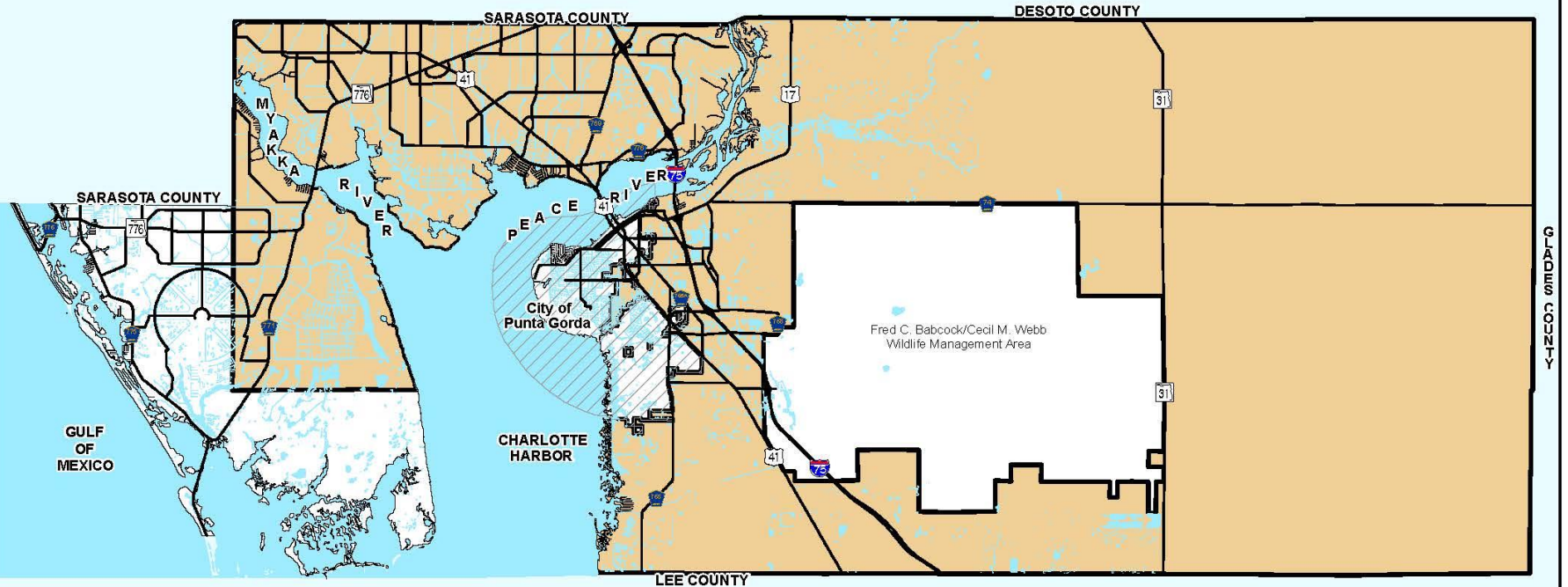




MSBU

# CHARLOTTE COUNTY

Charlotte County Fire Rescue Department

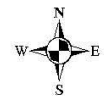


Stateplane Projection  
Datum: NAD83  
Units: Feet

Source: MSBU, CCGIS, PW

Metadata available upon request

 Charlotte County Fire Rescue Department



(Not To Scale)



## Next Steps

- On May 22<sup>nd</sup> approve proposed rates. These rates will be included in the TRIM Notices sent out in August.
- No Public Hearing required.



# Proposed Rates Requiring Public Hearing



# Proposed Rates with Increases

Public Hearing required

- Beach Renourishment MSBU
  - Action taken on April 24<sup>th</sup>
  - Public Hearing set for July 19<sup>th</sup>



# Proposed Rates with Increases

Public Hearing required

## El Jobean Sewer MSBU

Initial Assessment Resolution	July 24
Public Hearing	Nov 13
Assessment appears in Tax Bill	Nov 2019



# El Jobean Sewer MSBU

## Proposed Assessment Methodology



# **First Time Assessment – Individual Parcels**



# First Time Assessment – Individual Parcels

- Noticed recipients for first time assessed property
- Benefiting properties are within the unit but were not being assessed
- Requires Public Hearing

District	ERUs Added
Charlotte County Sanitation Unit	13





## Next Steps

- On May 22<sup>nd</sup> approve and authorize the mailing of the required first-class notification of proposed Municipal Services Benefit Unit (MSBU) assessment rates for FY18/19 for those units assessed for the first time.
- Public Hearing to be held at June 26<sup>th</sup> BCC Meeting.