

Charlotte County Board of County Commissioners  
18500 Murdock Circle  
Port Charlotte, Florida 33948-1094



www.CharlotteCountyFL.gov

## PUBLIC HEARING NOTICE

Re: Parcel ID Number xxxxxxxxxxxx  
Ackerman Sewer Expansion Project Municipal Service Benefit Unit

Dear Property Owner:

The Charlotte County Board of County Commissioners has determined that, due to aged septic systems and water quality problems, central sewer will be installed in your neighborhood and each developed property will be required to connect to the sewer after it is installed. A portion of the cost of the sewer collection system will be funded by special assessments against the property to be served. The remaining costs will be subsidized by the County.

Each tax parcel has been assigned one or more equivalent residential connections (ERCs) based on the use of the property and the assessment category. The number of ERCs for each improved Residential tax parcel is based on the number of existing dwelling units and the number of buildable lots included in the tax parcel. The ERC determination for each vacant Residential tax parcel is based on the number of buildable lots.

A more detailed description of the assessment program is contained in the Initial Assessment Resolution adopted by the County Commission on June 25, 2019. Copies of the plans and specifications for the wastewater facilities are available for review at the offices of the Charlotte County Utilities Department, 25550 Harbor View Road, Unit 1, Port Charlotte, Florida. The Initial Assessment Resolution and the preliminary assessment roll are available for your review at the MSBU Division, Room 229, Charlotte County Administration Center, 18500 Murdock Circle, Port Charlotte, Florida (as designated by the County Administrator). Information regarding the assessment for your specific property, including the number of ERCs, is below:

Assessment for Ackerman Sewer Expansion Project MSBU	
Total Revenue to be Collected by County: up to \$24,552,500	<b>Public Hearing Date: Tuesday, November 19, 2019</b>
Unit of Measure: ERC (Equivalent Residential Connection)	<b>Public Hearing Time: 5:01 PM</b>
Number of ERC(s) for your property: 2.0	<b>Public Hearing Location:</b>
Maximum Annual Assessment: \$575.00 / ERC	<b>Charlotte Harbor Event Center,</b>
Total Amount To Be Levied: \$23,000.00	<b>75 Taylor St., Punta Gorda, FL</b>
	<b>2020 PROPOSED ASSESSMENT: 2.0 ERC(s) at \$575.00 = \$1,150.00</b>

Property owners with vacant tax parcels may elect to defer the assessment until the parcel is improved. When the property is developed, the property owner will pay the full cost attributed to the tax parcel for the sewer collection facilities, plus applicable interest, reasonable administrative costs, and other costs or expenses related thereto, and without credit for any reductions or buy-downs provided by the County. The County has elected to buy-down the assessment per ERC to \$11,500. **If you elect to defer your assessment, you will not receive this discounted assessment per ERC.** If your vacant property is eligible for the deferral, and you want to defer, contact the Ackerman Project Customer Service Office at 941-764-4305 or by email to [S2S@CharlotteCountyFL.gov](mailto:S2S@CharlotteCountyFL.gov). Deferral requests must be submitted to the County by November 1, 2019 to be effective.

Property owners who have either: (1) a structure that straddles two or more buildable lots; or (2) more than one buildable lot; may execute a Declaration of Unity of Title, that allows a property owner's real property to be considered as one unified lot or parcel for the purpose of this assessment program. After recording of a valid Unity of Title, you would pay the reduced ERC allocation; however, the execution of the Unity of Title will restrict your ability to develop or transfer less than the entire parcel to another person or entity without obtaining a release of the Declaration of Unity of Title. If your property is eligible for the Unity of Title, a form, specific to your property, is included in this notice information package. A Declaration of Unity of Title must be executed by November 1, 2019 to be effective. Property owners are encouraged to consult with an attorney prior to executing a Declaration of Unity of Title. The Declaration of Unity of Title must be notarized and witnessed. The County provides Notary services at no charge (please see enclosed Flyer with details). The County will record the documents at no charge.

The County intends to finance this assessment project; this will permit the cost attributable to your property to be amortized over a period of twenty (20) years. The annual assessment will include the adopted assessment rate of \$11,500 per ERC amortized over twenty years and will not include interest. The maximum annual assessment is estimated to be \$575.00 per ERC. 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 2020.

Failure to pay your assessments appearing on the ad valorem tax bill will cause a tax certificate to be issued against the property which may result in a loss of title. The County intends to collect up to \$24,552,500 in assessment revenues depending on the number of ERCs per tax parcel, over the next twenty (20) years for this project.

The Board of County Commissioners will hold a public hearing on November 19, 2019 at 5:01 p.m., or as soon thereafter as the matter can be heard, in the Charlotte Harbor Event Center at 75 Taylor St., Punta Gorda, 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.

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. If you are a person with a recognized ADA disability who needs special accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Ackerman Project Customer Service Office at 941-764-4305 or by email to [S2S@CharlotteCountyFL.gov](mailto:S2S@CharlotteCountyFL.gov), at least three days prior to the public hearing. If you are hearing or voice impaired, please call 941-764-4305, TDD/TTY 941-743-1234.

If you feel there is a mistake in this notice, you can request an ERC allocation review. Contact the Ackerman Project Office at 941-764-4305 or email [S2S@CharlotteCountyFL.gov](mailto:S2S@CharlotteCountyFL.gov) to obtain an appeals form, or download it from [www.ackermanproject.com](http://www.ackermanproject.com).

Please mail all Unity of Titles, deferrals and/or appeals forms to the MSBU Division, 18500 Murdock Circle, Room 229, Port Charlotte, FL 33948 with a postmark of no later than November 1, 2019.

CHARLOTTE COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS