

Municipal Service Benefit Units (MSBU) Rates

PUBLIC WORKS

MSBU	Current FY23			Proposed FY24		Current	Proposed	Advisory
						Max Rate	Max Rate	
Street and Drainage								
Boca Grande	\$ 135.00	\$ 135.00	eru	\$ 280.00	\$ 280.00	\$ 400.00	\$ -	Yes
Burnt Store Village	\$ 50.00	\$ 50.00	eru	\$ 50.00	\$ 50.00	\$ 195.00	\$ -	Yes
Burnt Store Village - Harborside	\$ 303.00	\$ 303.00	eru	\$ 350.00	\$ 350.00	\$ 303.00	\$ 350.00	Yes
Cook & Brown	\$ 20.00	\$ 20.00	acre	\$ 20.00	\$ 20.00	\$ 20.00	\$ -	No
Deep Creek	\$ 197.64	\$ 187.94	eru	\$ 305.00	\$ 305.00	\$ 197.64	\$ 305.00	Yes
Englewood East	\$ 190.00	\$ 190.00	eru	\$ 190.00	\$ 190.00	\$ 190.00	\$ -	Yes
Farabee Road*	\$ 3.00	\$ 3.00	acre	TBD	TBD	\$ 20.00	TBD	No
Gardens of Gulf Cove	\$ 350.00	\$ 350.00	eru	\$ 350.00	\$ 350.00	\$ 350.00	\$ -	Yes
Greater Port Charlotte	\$ 163.73	\$ 149.00	eru	\$ 163.73	\$ 149.00	\$ 170.00	\$ -	Yes
Greater Port Charlotte - without mowing	\$ 149.00	\$ 149.00	eru	\$ 149.00	\$ 149.00	\$ 170.00	\$ -	Yes
Grove City	\$ 220.00	\$ 220.00	eru	\$ 220.00	\$ 220.00	\$ 222.52	\$ -	Yes
Gulf Cove	\$ 125.00	\$ 125.00	eru	\$ 125.00	\$ 125.00	\$ 166.00	\$ -	Yes
Harbour Heights	\$ 408.80	\$ 392.00	eru	\$ 355.00	\$ 355.00	\$ 408.80	\$ -	Yes
Lemon Bay	\$ 198.00	\$ 178.00	eru	\$ 198.00	\$ 178.00	\$ 198.00	\$ -	No
Neal Road*	\$ 3.50	\$ 3.50	acre	TBD	TBD	\$ 5.00	TBD	No
Northwest Port Charlotte	\$ 218.00	\$ 218.00	eru	\$ 218.00	\$ 218.00	\$ 218.00	\$ -	Yes
Peace River Shores	\$ 265.00	\$ 261.72	eru	\$ 265.00	\$ 261.72	\$ 265.00	\$ -	No
Pirate Harbor	\$ 299.51	\$ 297.00	eru	\$ 345.00	\$ 345.00	\$ 299.51	\$ 345.00	Yes
Placida Area	\$ 235.15	\$ 235.15	eru	\$ 235.15	\$ 235.15	\$ 235.33	\$ -	Yes
Punta Gorda Non-Urban	\$ 217.25	\$ 211.78	eru	\$ 217.25	\$ 211.78	\$ 217.25	\$ -	No
Rotonda Heights	\$ 163.00	\$ 163.00	eru	\$ 163.00	\$ 163.00	\$ 163.00	\$ -	Yes
Rotonda Lakes	\$ 110.00	\$ 110.00	eru	\$ 110.00	\$ 110.00	\$ 110.00	\$ -	Yes
Rotonda Meadows & Villas	\$ 150.00	\$ 150.00	eru	\$ 150.00	\$ 150.00	\$ 150.00	\$ -	No
Rotonda Sands North	\$ 110.00	\$ 110.00	eru	\$ 110.00	\$ 110.00	\$ 110.00	\$ -	Yes
Rotonda West	\$ 445.00	\$ 445.00	eru	\$ 445.00	\$ 445.00	\$ 445.00	\$ -	Yes
South Burnt Store	\$ 297.83	\$ 297.83	eru	\$ 297.83	\$ 297.83	\$ 297.83	\$ -	Yes
South Gulf Cove	\$ 52.24	\$ 49.60	eru	\$ 105.00	\$ 105.00	\$ 52.24	\$ 105.00	Yes
South Gulf Cove Paving- Phase 1/1A	\$ 194.00	\$ 194.00	eru	\$ -	\$ -	\$ 194.00	\$ -	Yes
South Gulf Cove - Sidewalks	\$ 41.00	\$ 41.00	eru	\$ 41.00	\$ 41.00	\$ 41.00	\$ -	Yes
South Punta Gorda Heights	\$ 243.41	\$ 240.00	eru	\$ 243.41	\$ 240.00	\$ 243.41	\$ -	No
South Punta Gorda Heights East	\$ 107.13	\$ 85.13	eru	\$ 107.13	\$ 85.13	\$ 222.54	\$ -	No
South Punta Gorda Heights West	\$ 209.41	\$ 206.00	eru	\$ 209.41	\$ 206.00	\$ 209.41	\$ -	No
Suncoast Blvd*	\$ 94.00	\$ 94.00	eru	TBD	TBD	\$ 94.00	TBD	No
Town Estates	\$ 109.84	\$ 100.00	acre	\$ 109.84	\$ 100.00	\$ 175.00	\$ -	No
Tropical Gulf Acres	\$ 102.00	\$ 98.00	eru	\$ 102.00	\$ 98.00	\$ 102.00	\$ -	No
Waterway								
	Vacant	Occupied	mea	Vacant	Occupied			
Ackerman	\$ 25.00	\$ 25.00	eru	\$ 25.00	\$ 25.00	\$ 25.00	\$ -	No
Alligator Creek	\$ 25.00	\$ 25.00	eru	\$ 25.00	\$ 25.00	\$ 100.00	\$ -	Yes
Buena Vista	\$ 100.00	\$ 100.00	eru	\$ 100.00	\$ 100.00	\$ 679.62	\$ -	Yes
Edgewater North	\$ 20.12	\$ 20.12	eru	\$ 20.12	\$ 20.12	\$ 20.12	\$ -	Yes
Gulf Cove	\$ 300.00	\$ 300.00	eru	\$ 300.00	\$ 300.00	\$ 300.00	\$ -	Yes
Harbour Heights	\$ 200.00	\$ 200.00	eru	\$ 300.00	\$ 300.00	\$ 400.00	\$ -	Yes
Hayward Canal Area*	\$ 54.92	\$ 54.92	eru	TBD	TBD	\$ 150.00	TBD	No
Manchester	\$ 50.00	\$ 50.00	eru	\$ 100.00	\$ 100.00	\$ 205.13	\$ -	Yes
Northwest Port Charlotte	\$ 100.00	\$ 100.00	eru	\$ 100.00	\$ 100.00	\$ 100.00	\$ -	Yes
Pirate Harbor	\$ 335.00	\$ 335.00	eru	\$ 335.00	\$ 335.00	\$ 828.25	\$ -	Yes
South Bridge	\$ -	\$ -	eru	\$ -	\$ -	\$ 1,190.00	\$ -	No
South Gulf Cove - Waterfront Lots	\$ 50.00	\$ 50.00	eru	\$ 50.00	\$ 50.00	\$ 50.00	\$ -	Yes
South Gulf Cove - Dry Lots	\$ 25.00	\$ 25.00	eru	\$ 25.00	\$ 25.00	\$ 50.00	\$ -	Yes
South Gulf Cove - Village of Holiday Lakes	\$ 50.00	\$ 50.00	eru	\$ 50.00	\$ 50.00	\$ 50.00	\$ -	Yes
Suncoast*	\$ 738.07	\$ 738.07	eru	TBD	TBD	\$ 738.07	TBD	No
Stormwater								
Mid Charlotte Stormwater - Greater Port Charlotte Basin	\$ 151.07	\$ 166.18	acre	\$ 151.07	\$ 166.18	\$ 200.00	\$ -	Yes
Mid Charlotte Stormwater - Mid-Charlotte Basin	\$ 93.80	\$ 103.19	acre	\$ 93.80	\$ 103.19	\$ 200.00	\$ -	Yes
South Charlotte Stormwater	\$ 24.32	\$ 26.75	acre	\$ 24.32	\$ 26.75	\$ 26.75	\$ -	Yes
West Charlotte Stormwater	\$ 45.46	\$ 50.00	acre	\$ 125.00	\$ 125.00	\$ 50.00	\$ 125.00	Yes

*The FY24 Proposed Rate is pending rate discussion by the Board.

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PUBLIC WORKS

MSBU	Current FY23		mea	Proposed FY24		Current Max Rate	Advisory Board
	Vacant	Occupied		Vacant	Occupied		
Beach Re-Nourishment							
Don Pedro Knight Island Beach Renourishment							No
Commercial Recreation (C)	\$ 0.698	\$ 0.698	valu	\$ 0.698	\$ 0.698	\$ 0.698	
Commercial Recreation (M)	\$ 0.059	\$ 0.059	valu	\$ 0.059	\$ 0.059	\$ 0.059	
Government Recreation (C)	\$ 0.699	\$ 0.699	valu	\$ 0.699	\$ 0.699	\$ 0.699	
Government Recreation (M)	\$ 0.059	\$ 0.059	valu	\$ 0.059	\$ 0.059	\$ 0.059	
Nearshore Benefit Zone (C)	\$ 23.300	\$ 23.300	pt	\$ 23.300	\$ 23.300	\$ 23.300	
Nearshore Benefit Zone (M)	\$ 1.980	\$ 1.980	pt	\$ 1.980	\$ 1.980	\$ 1.980	
Residential Recreation (C)	\$ 220.770	\$ 220.770	edu	\$ 220.770	\$ 220.770	\$ 220.770	
Residential Recreation (M)	\$ 18.770	\$ 18.770	edu	\$ 18.770	\$ 18.770	\$ 18.770	
Manasota Key Beach Renourishment							No
Commercial Recreation (C)	\$ 1.332	\$ 1.332	valu	\$ 1.332	\$ 1.332	\$ 1.332	
Commercial Recreation (M)	\$ 0.085	\$ 0.085	valu	\$ 0.085	\$ 0.085	\$ 0.085	
Government Recreation (C)	\$ 1.337	\$ 1.337	valu	\$ 1.337	\$ 1.337	\$ 1.337	
Government Recreation (M)	\$ 0.085	\$ 0.085	valu	\$ 0.085	\$ 0.085	\$ 0.085	
Nearshore Benefit Zone (C)	\$ 55.850	\$ 55.850	pt	\$ 55.850	\$ 55.850	\$ 55.850	
Nearshore Benefit Zone (M)	\$ 3.570	\$ 3.570	pt	\$ 3.570	\$ 3.570	\$ 3.570	
Residential Recreation (C)	\$ 341.770	\$ 341.770	edu	\$ 341.770	\$ 341.770	\$ 341.770	
Residential Recreation (M)	\$ 21.830	\$ 21.830	edu	\$ 21.830	\$ 21.830	\$ 21.830	

SANITATION

MSBU	Current FY23		mea	Proposed FY24		Current Max Rate	Advisory Board
	Vacant	Occupied		Vacant	Occupied		
Sanitation							
Charlotte Sanitation District	\$ -	\$ 292.28	res	\$ -	\$ 303.19	\$ 340.00	No
Boca Grande Sanitation District	\$ -	\$ 310.62	res	\$ -	\$ 321.90	\$ 360.00	No
Don Pedro Sanitation District	\$ -	\$ 492.95	res	\$ -	\$ 511.85	\$ 575.00	No

UTILITY

MSBU	Current FY23		mea	Proposed FY24		Current Max Rate	Advisory Board
	Vacant	Occupied		Vacant	Occupied		
Utility							
Ackerman Sewer Expansion	\$ 575.00	\$ 575.00	erc	\$ 575.00	\$ 575.00	\$ 575.00	No
El Jobean Wastewater	\$ 575.00	\$ 575.00	erc	\$ 575.00	\$ 575.00	\$ 575.00	No
East and West Spring Lake Wastewater	\$ 307.59	\$ 499.94	erc	\$ 307.59	\$ 499.94	\$ 499.94	No
North Shore Wastewater	\$ 109.91	\$ 262.36	erc	\$ 109.91	\$ 262.36	\$ 262.36	No
Pirate Harbor Wastewater	\$ 290.10	\$ 290.10	eru	\$ 290.10	\$ 290.10	\$ 319.11	No
Rotonda Meadows Wastewater	\$ -	\$ 423.88	eru	\$ -	\$ 423.88	\$ 537.81	No
Rotonda Sands Wastewater	\$ -	\$ 423.88	eru	\$ -	\$ 423.88	\$ 540.41	No
South Gulf Cove Phase 5 - Water	\$ 63.33	\$ 63.33	eru	\$ 63.33	\$ 63.33	\$ 98.90	No
South Gulf Cove Phase 5 - Wastewater	\$ 45.43	\$ 45.43	eru	\$ 45.43	\$ 45.43	\$ 61.00	No

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FIRE

MSBU	Current FY23	mea	Proposed FY24	Current Max Rate	Proposed Max Rate	Advisory Board
Charlotte County Fire						No
A. Residential Properties						
Residential homes, apartments, condominiums, mobile homes, barns, etc.	\$ 203.77	eru	\$ 254.71	\$ 203.77	\$ 382.99	
2. Residential vacant lots accessible by road	\$ 86.79	eru	\$ 108.49	\$ 86.79	\$ 163.12	
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	\$ 1.76	eru	\$ 2.20	\$ 1.76	\$ 3.31	
B. Commercial, Industrial and Institutional Properties						
1. Commercial, industrial and institutional buildings with an area of up to 1,300 square feet	\$ 325.00	sq ft	\$ 403.00	\$ 325.00	\$ 611.00	
Each additional square foot	\$ 0.250		\$ 0.310	\$ 0.250	\$ 0.47	
2. Commercial, industrial and institutional vacant properties (per lot or, where applicable, per acre)	\$ 86.79	eru	\$ 108.49	\$ 86.79	\$ 163.12	
C. Mobile Home and RV Parks						
1. Mobile homes	\$ 203.77	eru	\$ 254.71	\$ 203.77	\$ 382.99	
2. Vacant mobile home lots	\$ 51.99	eru	\$ 64.99	\$ 51.99	\$ 97.72	
3. RV sites (with or without RV on-site)	\$ 86.64	eru	\$ 108.30	\$ 86.64	\$ 162.84	
4. Recreation buildings, storage buildings, etc. with an area of up to 1,300 square feet	\$ 325.00	sq ft	\$ 403.00	\$ 325.00	\$ 611.00	
Each additional square foot	\$ 0.250		\$ 0.310	\$ 0.25	\$ 0.47	
D. Acreage						
1. Acreage/parcels that abut or are accessible by road per acre	\$ 43.39	acre	\$ 54.24	\$ 43.39	\$ 81.55	
2. Acreage/parcels that do not abut or are not accessible by road per acre	\$ 1.76	acre	\$ 2.20	\$ 1.76	\$ 3.31	
Not to exceed - per parcel	\$ 750.00		\$ 750.00			
Note: Parcel is defined as contiguous land under common ownership						

MSBU	Current FY23	mea	Proposed FY24	Current Max Rate	Proposed Max Rate	Advisory Board
Barrier Island Fire						Yes
A. Residential Properties						
1. Residential homes, apartments, condominiums, mobile homes, barns, etc.	\$ 717.67	eru	\$ 882.73	\$ 717.67	\$ 1,161.62	
2. Residential vacant lots accessible by road.	\$ 305.65	eru	\$ 375.95	\$ 305.65	\$ 494.72	
3. Residential vacant lots inaccessible by road.	\$ 6.18	eru	\$ 7.60	\$ 6.18	\$ 10.00	
B. Commercial, Industrial and Institutional Properties						
1. Commercial, industrial and institutional buildings - per square foot	\$ 0.93	sq ft	\$ 1.14	\$ 0.93	\$ 1.51	
2. Commercial, industrial and institutional vacant properties (per lot or, where applicable, per acre).	\$ 305.65	eru	\$ 375.95	\$ 305.65	\$ 494.72	
C. Acreage						
1. Acreage/parcels that abut or are accessible by road.	\$ 305.65	acre	\$ 375.95	\$ 305.65	\$ 494.72	
2. Acreage/parcels that do not abut or are not accessible by road.	\$ 6.18	acre	\$ 7.60	\$ 6.18	\$ 10.00	

MSBU	Current FY23	mea	Proposed FY24	Current Max Rate	Proposed Max Rate	Advisory Board
Little Gasparilla Island Fire						No
A. Vacant	\$ 131.25	eru	\$ 131.25	\$ 131.25	\$ -	
B. Occupied	\$ 367.50	eru	\$ 367.50	\$ 367.50	\$ -	