

ORDINANCE  
NUMBER 81-15

*Effective Date 12/19/81*

AN ORDINANCE CREATING "TROPICAL GULF ACRES STREET AND DRAINAGE UNIT"; NAMING THE UNIT; DESCRIBING THE TERRITORY INCLUDED IN THE UNIT; PROVIDING FOR A GOVERNING BODY; DELINEATING THE PURPOSE OF THE UNIT; PROVIDING FOR THE ADOPTION OF A BUDGET, THE LEVY OF ASSESSMENTS, THE EQUALIZATION OF ASSESSMENTS AND THE COLLECTION OF ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Charlotte County finds that the territory included within the proposed unit constitutes a single municipal community with an integrated system of municipal streets and drainage facilities collateral thereto; and

WHEREAS, the Board of County Commissioners finds, due to the sparsity of population and development within the community, the preservation of the integrated system of streets and drainage with funds derived from ad valorem taxation would impose an unjust burden on the owners of the few developed properties within the community; and

WHEREAS, the Board of County Commissioners finds that the benefits of the preservation of the integrated system of streets and drainage inures primarily to the benefit of the unit and only incidentally and inconsequentially to the public at large; and

WHEREAS, the Board of County Commissioners further finds that each property within the described territory will benefit equally from the preservation of the integrated system of streets and drainage, substantially to the extent to which each parcel abuts any of said integrated streets;

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

Section 1. That there is hereby created, pursuant to the authority contained in Section 125.01(a), Florida Statutes, a municipal service benefit unit to be known as "TROPICAL GULF ACRES STREET AND DRAINAGE UNIT."

Section 2. That the territory included within the unit shall include the following portion of the unincorporated area of Charlotte County, more particularly described as follows:

a. Unit No. 1, Tropical Gulf Acres, a subdivision according to the plat thereof recorded in Plat Book 3 at Pages 3, 9 and 25A thru 25C, of the Public Records of Charlotte County, Florida.

b. Unit No. 2, Tropical Gulf Acres, a subdivision according to the plat thereof recorded in Plat Book 3 at Pages 41 and 41A of the Public Records of Charlotte County, Florida.

c. Unit No. 3, Tropical Gulf Acres, a subdivision according to the plat thereof recorded in Plat Book 3 at Pages 48A thru 48D of the Public Records of Charlotte County, Florida.

d. Unit No. 4, Tropical Gulf Acres, a subdivision according to the plat thereof recorded in Plat Book 3 at Pages 52A thru 52D of the Public Records of Charlotte County, Florida.

e. Unit No. 5, Tropical Gulf Acres, a subdivision according to the plat thereof recorded in Plat Book 3 at Pages 53A thru 53C of the Public Records of Charlotte County, Florida.

f. Unit No. 6, Tropical Gulf Acres, a subdivision according to the plat thereof recorded in Plat Book 3 at Pages 67A thru 67F of the Public Records of Charlotte County, Florida.

LESS AND EXCEPT Lots 10 thru 14 of Block 95, Lots 21 thru 23 of Block 99, and Lots 19 thru 15 of Block 100, all in said Unit 6.

g. Unit No. 7, Tropical Gulf Acres, a subdivision according to the plat thereof recorded in Plat Book 3 at Pages 99A thru 99I of the Public Records of Charlotte County, Florida.

LESS AND EXCEPT Lots 2 thru 10 of Block 118, Lots 1 thru 20 of Block 119, Lots 21 thru 40 of Block 120, Lot 24 of Block 134, Lots 18 thru 34 of Block 135, Lot 21 of Block 144, and Lots 15 thru 30 of Block 145, all in said Unit.

h. Unit No. 8, Tropical Gulf Acres, a subdivision according to the plat thereof recorded in Plat Book 4 at Pages 40A and 40B of the Public Records of Charlotte County, Florida.

LESS AND EXCEPT all of Blocks 147 and 149 in said Unit 8.

i. Unit No. 9, Tropical Gulf Acres, a subdivision according to the plat thereof recorded in Plat Book 4 at Pages 63A thru 63F of the Public Records of Charlotte County, Florida.

j. Unit No. 10, Tropical Gulf Acres, a subdivision according to the plat thereof recorded in Plat Book 4 at Pages 76A thru 76N of the Public Records of Charlotte County, Florida.

LESS AND EXCEPT Lots 12 thru 18 of Block 278, Lots 4 and 5 of Block 280, and Lots 10 thru 14 of Block 281, all in said Unit 10.

Section 3. The Board of County Commissioners of Charlotte County, Florida, shall be the governing body of the unit.

Section 4. The purpose of the unit is to provide for the construction, reconstruction, repair, paving, repaving, hard surfacing, re-hard surfacing, widening, guttering and draining of the platted streets in the unit, including the necessary appurtenances thereto, from funds derived from special assessments within the unit only.

Section 5. On or before the first day of July of each year, the County Engineer shall present to the Board of County Commissioners plans and estimates of cost for works to be performed during the succeeding fiscal year. Such plans shall be filed with the Clerk of the Circuit Court as ex-officio Clerk to

the Board of County Commissioners and shall be available for public inspection. Upon examination of such plans and estimates, the Board of County Commissioners by resolution may determine to accomplish all or any part of the proposed work and defray the whole or any part of the expense thereof by special assessments, and the resolution may designate the work to be performed by reference to the plans and estimates as filed and shall state the amount to be paid by special assessments, when said assessments are to be paid and shall also designate the lands upon which the special assessments shall be levied. In describing said lands, it shall be sufficient to describe them as all lots and lands lying within Tropical Gulf Acres Street and Drainage Unit. The resolution also shall state the total estimated cost of the improvement, including the cost of repair, maintenance, construction or reconstruction, the cost of all labor and materials, the cost of all lands, property rights, easements and franchises to be acquired, discounts and costs of collection, costs of plans and specification, surveys or estimates of costs and of revenues, costs of engineering and legal services, and all other expenses necessary or incident to determining the feasibility or practicability of such works, administrative expense and such other expense as may be necessary or incident to the completion of the works.

Section 6. Upon the adoption of the resolution, the Board of County Commissioners shall cause to be made an assessment roll which shall be filed in the office of the Board. Said assessment roll shall show the lots and lands assessed, the amount of the benefit to and the assessment against each lot or parcel of land. In recognition of the fact that all parcels receive equal benefits from the integrated system of streets and drainage at this time, the total to be assessed shall be equally divided among the parcels.

Section 7. On the completion of the assessment roll, the Board of County Commissioners shall fix a time and place at which the owners of the property to be assessed or any other persons interested may appear before said governing body and be

heard as to the propriety and advisability of the work to be performed, the cost thereof, the manner of payment therefor or the amount thereof to be assessed against each property so benefited. Notice of the time and place of such hearing shall be given by two (2) publications approximately a week apart in a newspaper of general circulation in Charlotte County, the first of such notices to be published not less than ten (10) days before the time set for such hearing. Said notice shall describe the area to be improved and advise all persons interested that the description of each property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the Board of County Commissioners of Charlotte County.

Section 8. At the time and place named in the notice, the Board of County Commissioners shall meet as an equalizing board to hear and consider any and all complaints as to such special assessments and shall adjust and equalize the said assessments on a basis of justice and right, and when so equalized and approved by resolution of the Board of County Commissioners, such assessments shall stand confirmed and remain legal, valid and binding liens of equal dignity with the lien for county taxes on the property against which such assessments are made until paid.

Section 9. The assessment roll, as amended following the equalization hearing, shall be certified to the Property Appraiser who shall include the assessments thus made in the Charlotte County tax roll and the assessments shall be collected in the manner and form subject to the same discounts, commissions, interest, penalties and remedies for enforcement and collection as are provided by general law for the collection of county taxes.

Section 19. This ordinance shall take effect upon receipt of acknowledgment of its filing in the Office of the Secretary of State.

PASSED AND DULY ADOPTED in regular session by the BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA this 16th day of June, 1931.

BOARD OF COUNTY COMMISSIONERS  
OF CHARLOTTE COUNTY, FLORIDA

By *Franz H. Epps, Sr.*  
Franz H. Epps, Sr., Chairman

ATTEST.

Buddy C. Alexander, Clerk of  
Circuit Court and ex-officio  
Clerk to the Board of County  
Commissioners

By *Bennie H. Hartsick*  
Deputy Clerk

APPROVED AS TO FORM:

*W. H. Thompson*  
W. H. Thompson, County Attorney