

**MINUTES
GARDENS OF GULF COVE STREET & DRAINAGE
MUNICIPAL SERVICE BENEFIT UNIT (MSBU)**

**ADVISORY BOARD REGULAR MEETING
WEDNESDAY, AUGUST 20, 2025**

9:30 a.m. – 10:54 a.m.

**Mac V. Horton, West County Annex, Room 120
6868 San Casa Drive, Englewood, Florida**

Members Present: James Newkirk, Vice Chair
Raymond Forshee
Martha Vanderbilt

County Staff: Lorraine Moneypenny, Community Liaison

Guests: None

Call to Order / Roll Call:

The meeting was called to order at 9:30 a.m. A roll call was taken, and a quorum was established. Mr. Sinclair, the Chair, has moved away from the MSBU and resigned his position on the Advisory Board. Its members thank him for his past service.

Changes to the Agenda / Motion to Approve Changes:

None

Citizen Input on Agenda Items Only (3 Minute Limit):

None

Approval of Minutes:

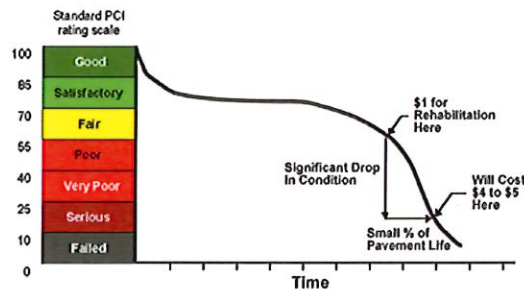
The minutes of the May 21, 2025 regular meeting were approved as submitted.

Unfinished Business:

- a. **FY26 Paving Program:** The paving program is provided for in the FY26/27 budget approved by this Board. Citizens objected to the cost at a July 17 public hearing, many saying that paving machines can skip the side roads. In response, County Commissioners reduced the maximum assessment rate from \$615 to \$591. They directed Public Works to flesh out scenarios for a further reduction -- paving in phases, reducing other service line items, and lowering reserves. The Commissioners discussed the scenarios in a workshop on August 19.
- b. **FY26 Budget and Assessment:** The Advisory Board reviewed together the relevant segment of the August 19 workshop video. (Presentation attached.) Commissioners weighed the scenarios in the chart below. Public Works Director John Elias cautioned that, when maintenance is deferred, roads are ultimately more expensive to fix. He displayed a video of James Layport, the paving project manager, analyzing road conditions in Gardens of Gulf Cove.

MSBU	Current FY25 Rate	Approved FY26 Rate	Reduced FY26 Rate	Decrease	Year of rate change	Rate Change # of years	Loan Term (years)	Lowest Reserve %
Gardens of Gulf Cove Street and Drainage								
Revised Work Program								
Full Paving in FY26 - Revised Work Program	\$350.00	\$591.00	\$543.00	(\$48.00)	FY26 - \$543	3	15	10.0%
					FY29 - \$538	3		
					FY32 - \$492	5		
					FY37			
Phased Paving - Coliseum split east and west								
FY26 - Phase 1 Coliseum to the West	\$350.00	\$591.00	\$450.00	(\$141.00)	FY26 - \$450	3	15	10.0%
FY29 - Phase 2 East of Coliseum					FY29 - \$585	3		
					FY32			
Phased Paving - Coliseum & Thorman, then others								
FY26 - Phase 1 Coliseum and Thorman	\$350.00	\$591.00	\$374.00	(\$217.00)	FY26 - \$374	3	15	10.0%
FY29 - Phase 2 All other roads					FY29 - \$591	3		
					FY32			

He displayed this pavement life graph:



Commissioners were persuaded that the best way forward in Gardens of Gulf Cove is to line or replace aged road-crossing pipes, pave all the streets in FY26, and approve a 2026 assessment rate of \$543. They will make a decision at a Board of County Commissioners meeting in September. The public is invited to attend and comment.

Mr. Forshee said pipes and roads are fifty-two years old; it is necessary to fix and maintain them. Mr. Newkirk expressed satisfaction that the County found additional savings. He had suggested lowering reserves as part of an analysis he presented in March and again at the July hearing.

New Business:

- S. McCall Ditch:** Concerned that vegetation in the ditch along S. McCall Rd. might be impeding drainage in the area, Mr. Newkirk had reported it. An inspector analyzed the length of it, noting some floating weeds and one chokepoint. Mosquito and Aquatic Weed control sprayed the ditch on July 26. It will be re-evaluated.
- Leaning Palm on Darnell Ave.:** Roots of a palm tree are causing a nearby streetlight pole to lean. The palm tree will be removed by the County contractor. The estimate is attached. The leaning pole has been reported to Florida Power & Light.
- Bennett St. Flooding.:** After an investigation, Work Order 1121403 is in place to perform an open road cut repair in 2026.
- Bucket Circle at Carter Ave. and at Copper Ave.:** These pipes are due to be lined. In the meantime, Work Order 18980 is in place to inspect whether vegetation may be impeding drainage at ends of pipes. If it is determined that vegetation should be removed, the County will seek a Temporary Right of Entry from the property owner. Pipes inside retention ponds are on private property.
- Cutler Terr. at Longwood Ave.:** Mr. Newkirk reported the pipe under Cutler Terr., from Longwood Ave. to Santa Rosa Ave., is due to be fixed before paving. In the meantime, a service request (#24173) is in place to investigate a buried stormwater pipe near the corner.

- f. Coliseum Blvd. 4-Way Stop Sign Request: The Transportation Engineering Committee has already started working on Mr. Forshee's request to install a 4-way stop sign on Coliseum Blvd., perhaps at Legend St., its midpoint. The determination will depend on volume and crash data. The Uniform Code of Traffic Control Devices does not warrant stop signs to control speeding. Mr. Forshee recalled being told that the radar speed sign destroyed by Hurricane Ian could be replaced for \$11,000. The budget no longer has reserves for such items. Mr. Newkirk suggested that the HOA might be willing to pay.
- g. Financial Reports: The Board reviewed the April - June 2025 maintenance activity report. Ms. Vanderbilt pointed out the MSBU had been charged for sign maintenance at Holton Terrace, outside its boundaries. Otherwise, there were no questions.

Citizen Input on MSBU Items (3 Minute Limit):

None.

Advisory Board Open Discussion: Ms. Vanderbilt noted that private property owners on canals seem to have a higher level of duty to maintain banks than does the Myakka River Elementary School. The County is concerned about vegetation along waterways only when it impedes drainage.

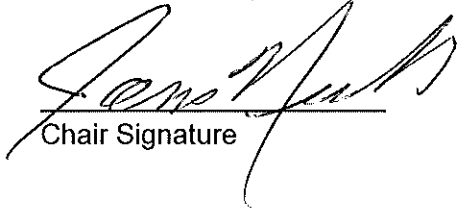
Scheduled Future Meetings as Needed / Items for Next Agenda:

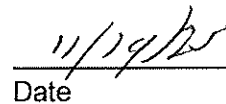
Budget is added to the next agenda. Future meetings are scheduled at 9:30 a.m. in the West County Annex Conference Room 120 as follows:

- Wednesday, November 19, 2025
- Wednesday, February 25, 2026
- Wednesday, May 20, 2026
- Wednesday, August 19, 2026
- Wednesday, November 18, 2026

The meeting adjourned at 10:54 a.m.

Submitted by Lorraine Money Penny
Public Works Department


Chair Signature


Date

[illegible]

AGENDA

GARDENS OF GULF COVE STREET & DRAINAGE MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

ADVISORY BOARD REGULAR MEETING WEDNESDAY, AUGUST 20, 2025

**9:30 a.m., Mac V. Horton, West County Annex
6868 San Casa Drive, Englewood, Florida**

ADVISORY BOARD: James Newkirk, Vice Chair
Raymond Forshee
Martha Vanderbilt

COUNTY STAFF: Lorraine Money Penny, Community Liaison

PURPOSE: Regular Meeting

1. Call to Order / Roll Call
2. Pledge of Allegiance
3. Changes to the Agenda
4. Citizen Input on Agenda Items (3 Minute Limit)
5. Approval of Minutes: May 21, 2025 meeting
6. Unfinished Business
 - a) Pipe lining
 - b) FY26/27 Budget and Assessment
7. New Business
 - a) S. McCall – Vegetation in Ditch
 - b) Darnell - Removal of Palm
 - c) Bennett St. - Street Flooding
 - d) Copper & Cutler - Clogged Storm Drain Pipes
 - e) Buckett Circle and Carter Ave.
 - f) Longwood Ave. and Cutler Terrace
 - g) Bucket Circle and Copper Ave.
 - h) Coliseum Blvd. – Speeding / 4-Way Stop
 - i) Financial Reports
8. Citizen Input on MSBU Items (3 Minute Limit)
9. Advisory Board Open Discussion
10. Meeting Schedule/Items for Next Agenda
11. Adjournment

Gardens of Gulf Cove Street and Drainage MSBU

Fund Financial Report
Oct. 1, 2023 - June 30, 2024

	Actual FY2023	Adopted Budget FY2024	Amended Budget FY2024	YTD Actual FY2024	Encumbered FY2024	Balance FY2024
Beginning Balance	\$617,882	\$674,727	\$963,723	\$963,724		
Revenues						
Assessments & Earnings	374,465	331,570		356,991		
Grant & Subsidy Revenue	-	-		-		
Loans & Borrowing	-	-		-		
Total Revenue	\$374,465	\$331,570	\$331,570	\$356,991		
Expenditures						
Contract Services	1,872	22,553		9,951	9,004	3,598
Pipe Lining	-	200,000	900,288	682,033	218,255	-
ROW Maintenance	-	-		-	-	-
ROW Reclamation	-	-		-	-	-
Speciality Mowing	-	-		-	-	-
Public Works Services	20,071	112,249		10,499	-	101,750
Internal Charges	2,639	3,083		3,083	-	-
Purchased Services	4,040	7,431		6,640	-	791
Materials and Supplies	-	-		-	-	-
Capital Outlay	-	-		-	-	-
Debt Services	-	-		-	-	-
Total Expenditures	\$28,623	\$345,316	1,045,604	\$712,207	\$227,259	\$106,138
Reserves (Ending Fund Balance)	\$963,724	\$660,981	\$249,689	\$608,509		
Reserve %	97.1%	65.7%	19.3%	46.1%		

Budget Amendment to add additional funds for pipe lining.

Date Prepared: 7/3/2024

Monthly Funding Report

START DATE:

04/01/2025

END DATE:

06/30/2025

Gardens of Gulf Cove Street and Drainage Unit

Project	WO Number	WO Description	Location	Date Worked	Labor Hours	Labor Cost	Materials Cost	Equip. Cost	Contractor Cost	Work Accomp	Total Cost
	105280	Concrete Catch Basin Repair		05/07/2025	1.00	79.79	0.00	4.16	0.00		83.95
	Work Order 105280 Total 6439 COLISEUM BLVD, PORT CHARLOTTE, FL, 33981										
					1.00	79.79	0.00	4.16	0.00	0.00	83.95
		Concrete Catch Basin Repair			1.00	79.79	0.00	4.16	0.00	0.00	83.95
	98780	GIS Update		04/09/2025	0.12	8.53	0.00	0.00	0.00		8.53
	Work Order 98780 Total GPCM - ZONE 31										
					0.12	8.53	0.00	0.00	0.00	78.00	8.53
		GIS Update Total			0.12	8.53	0.00	0.00	0.00	78.00	8.53
	110138	Investigation		06/11/2025	1.00	75.74	0.00	4.16	0.00		79.90
	Work Order 110138 Total 6552 COLISEUM BLVD, PORT CHARLOTTE, FL, 33981										
					1.00	75.74	0.00	4.16	0.00	1.00	79.90
		Investigation Total			1.00	75.74	0.00	4.16	0.00	1.00	79.90
	72644	MSBU Administrative Work		04/10/2025	0.50	36.95	0.00	0.00	0.00		36.95
	72644	MSBU Administrative Work		04/17/2025	0.50	36.95	0.00	0.00	0.00		36.95
	72644	MSBU Administrative Work		04/18/2025	1.50	110.85	0.00	0.00	0.00		110.85
	72644	MSBU Administrative Work		04/23/2025	0.75	55.43	0.00	0.00	0.00		55.43
	72644	MSBU Administrative Work		04/29/2025	0.75	55.43	0.00	0.00	0.00		55.43
	72644	MSBU Administrative Work		05/14/2025	0.50	36.95	0.00	0.00	0.00		36.95
	72644	MSBU Administrative Work		05/20/2025	2.00	147.80	0.00	0.00	0.00		147.80
	72644	MSBU Administrative Work		05/21/2025	1.00	73.90	0.00	0.00	0.00		73.90
	72644	MSBU Administrative Work		05/23/2025	1.75	129.33	0.00	0.00	0.00		129.33
	72644	MSBU Administrative Work		06/04/2025	0.25	18.48	0.00	0.00	0.00		18.48

Monthly Funding Report

START DATE:

04/01/2025

END DATE:

06/30/2025

Gardens of Gulf Cove Street and Drainage Unit

Project	WO Number	WO Description	Location	Date Worked	Labor Hours	Labor Cost	Materials Cost	Equip. Cost	Contractor Cost	Work Accomp	Total Cost
	72644	MSBU Administrative Work		06/13/2025	1.00	73.90	0.00	0.00	0.00		73.90
		Administrative Time Total									
					10.50	775.95	0.00	0.00	0.00		775.97
	72644	MSBU Administrative Work		05/21/2025	5.00	369.50	0.00	0.00	0.00		369.50
		MSBU Meeting Total									
					5.00	369.50	0.00	0.00	0.00		369.50
	72644	MSBU Administrative Work		05/21/2025	1.50	110.85	0.00	0.00	0.00		110.85
		MSBU Minutes Total									
					1.50	110.85	0.00	0.00	0.00		110.85
	72644	MSBU Administrative Work		04/03/2025	3.00	259.23	0.00	12.48	0.00		271.71
	72644	MSBU Administrative Work		05/07/2025	0.75	55.43	0.00	0.00	0.00		55.43
	72644	MSBU Administrative Work		05/15/2025	3.00	259.23	0.00	12.48	0.00		271.71
	Work Order 72644 Total										
					23.75	1,830.19	0.00	24.96	0.00	0.00	1,855.17
	MSBU Administrative Work Total										
					23.75	1,830.19	0.00	24.96	0.00	0.00	1,855.17
	64228	Open Road Cut Road Repair		04/10/2025	0.50	39.90	0.00	2.08	0.00		41.98
	64228	Open Road Cut Road Repair		04/17/2025	6.00	408.44	0.00	9.50	0.00		417.94
	64228	Open Road Cut Road Repair		04/18/2025	0.25	19.95	0.00	1.04	0.00		20.99
	64228	Open Road Cut Road Repair		05/05/2025	0.50	39.90	0.00	2.08	0.00		41.98
	64228	Open Road Cut Road Repair		05/07/2025	1.00	79.79	0.00	4.16	0.00		83.95
	Work Order 64228 Total 13494 BENNETT DR, PORT CHARLOTTE, FL, 33981										
					8.25	587.97	0.00	18.86	0.00	0.00	606.84
	Open Road Cut Road Repair Total										
					8.25	587.97	0.00	18.86	0.00	0.00	606.84
	34413	Project Management		04/03/2025	1.00	86.41	0.00	4.16	0.00		90.57

Monthly Funding Report

START
DATE:

04/01/2025

END DATE:

06/30/2025

Gardens of Gulf Cove Street and Drainage Unit

Project	WO Number	WO Description	Location	Date Worked	Labor Hours	Labor Cost	Materials Cost	Equip. Cost	Contractor Cost	Work Accomp	Total Cost
	34413	Project Management		06/03/2025	0.75	64.81	0.00	3.12	0.00		67.93
Project Inspection Total											
					1.75	151.22	0.00	7.28	0.00		158.50
Work Order 34413 Total											
			Gardens Of Gulf Cove Sweeping		1.75	151.22	0.00	7.28	0.00	0.00	158.50
#24-206 Street Sweeping											
Project Management Total											
	101194	Support (Post) Maintenance		04/15/2025	2.00	133.72	0.00	5.19	0.00		138.91
Work Order 101194 Total											
			6177 LA PORTE TER, Charlotte, FL, 33981		2.00	133.72	0.00	5.19	0.00	2.00	138.91
Support (Post) Maintenance Total											
					2.00	133.72	0.00	5.19	0.00	2.00	138.91
Work Order 9784 Total											
	9784	Vacuum Culvert Cleaning		05/12/2025	2.00	138.68	0.00	45.88	0.00		184.56
6414 COLISEUM BLVD											
					2.00	138.68	0.00	45.88	0.00	4.00	184.56
Vacuum Culvert Cleaning											
	70677	Vacuum Culvert Cleaning		05/12/2025	10.00	693.40	0.00	229.40	0.00		922.80
Vacuum Culvert Cleaning											
	70677	Vacuum Culvert Cleaning		05/19/2025	0.50	39.90	0.00	0.00	0.00		39.90
Work Order 70677 Total											
			13467 Romford Ave		10.50	733.30	0.00	229.40	0.00	5.00	962.70
Vacuum Culvert Cleaning Total											
					12.50	871.98	0.00	275.28	0.00	9.00	1,147.26
Gardens of Gulf Cove Street and Drainage Unit Total											
					50.37	3,739.12	0.00	339.89	0.00		4,079.06

Monthly Funding Report

START
DATE:

04/01/2025

END DATE:

06/30/2025

Project	WO Number	WO Description	Location	Date Worked	Labor Hours	Labor Cost	Materials Cost	Equip. Cost	Contractor Cost	Work Accomp	Total Cost
Grand totals for all MSBUs reported											
					50.37	3,739.12	0.00	339.89	0.00		4,079.06

A stylized background graphic featuring a yellow sun with rays and several green leaves of varying sizes and orientations, creating a natural, organic feel.

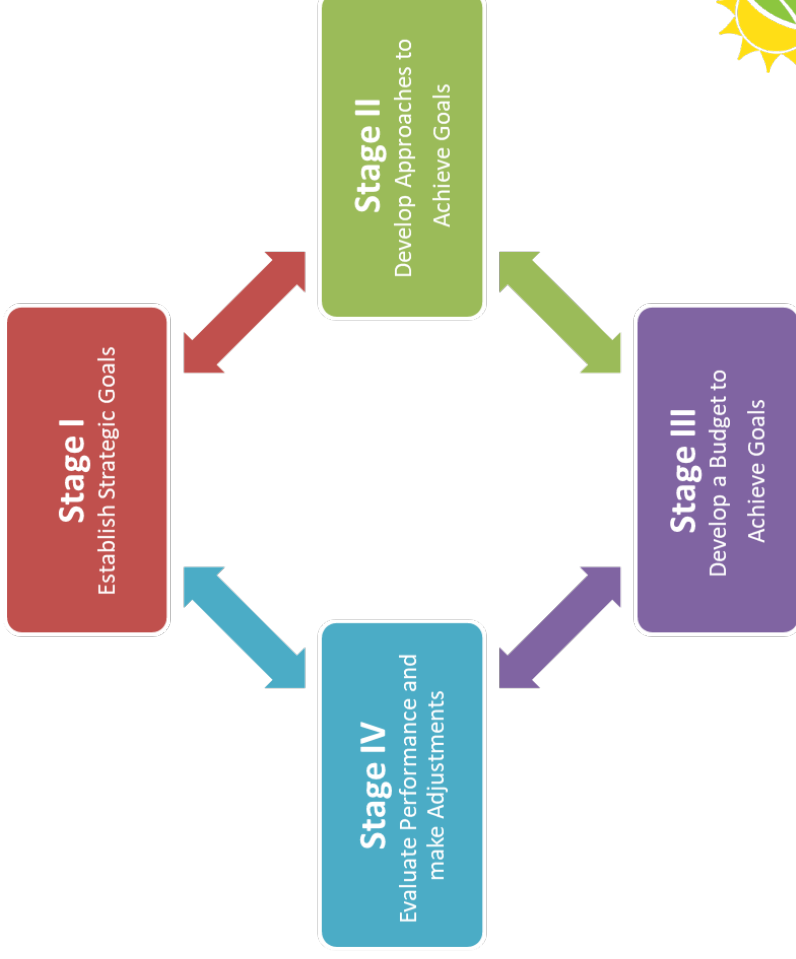
BCC Workshop - MSBU

August 19, 2025

Agenda

- Budget Process
 - Budget Stages and Calendar Overview
 - Reserve Policy (MSBU)
 - Previous Rate Reductions (May 20 Workshop)
- Additional Rate Reduction Options
 1. Cook and Brown Street Unit
 2. Englewood East Street and Drainage Unit
 3. Placida Area Street and Drainage Unit
 4. Gardens of Gulf Cove Street and Drainage Unit
 5. Harbour Heights Waterway Unit
 6. Northwest Port Charlotte Waterway Unit

Stages of the Budget Process



Budget Process Calendar

December

Budget Process Introduction Workshop
Compiling results from Employee Survey and Citizens Survey

January

Prepare Strategic Review Packet for BCC: Citizen and Employee Surveys, Next Big Things, Scenario Planning
Updating Financial Trends and Projections
Reviewing Organization and Community Plan

February

BCC Strategic Plan Workshop (BCC Retreat)
Board Workshop for Capital Projects
Departments to Update Performance Based Budget Information (PBB)
Department Budget Submission Due

March

Budget Process Update Workshop:

- Overview of Financial Trends
- Review of Policies
- Preliminary Projections
- Confirm Updated Bold Goals

Department meetings with Budget Director to review operations and programs, confirm requests and prepare for meeting with Admin

April

Departmental Budget meetings with Admin

May

BCC Strategic Focus Area Workshops:

- Review of operations, service levels, and cost by strategic focus area
- Review efforts to advance BCC Goals
- Update Revenue Picture

June

Internal balancing of budget

July

Presentation of Recommended Budget
MSBU Public Hearings

September

Public Hearings on Recommended 2025/26 – 2026/27 Budget
BCC adoption of 2025/26-2026/27 Budget
Public Hearing to adopt final FY2026 MSBU rates
BCC adoption of FY2026 Capital Improvement Program

Reserve Policy

II. Municipal Service Benefit Units

The components of Municipal Service Benefit Units reserves should include, but not be limited to the following:

a. Reserve for Contingencies

The purpose of reserve for contingencies is to maintain adequate levels of fund balance to mitigate current and future risks such as revenue shortfalls, unanticipated expenditures, and to ensure stable tax rates; and other unforeseen financial situations after exhausting all other funding options. The county should strive to maintain a balance not less than 5% and not greater than 10% percent of the total of the budget. Budget is defined as the amount available to spend to include beginning balance and revenues.

b. Cash Carried Forward

A reserve amount for the purpose of paying expenses from Oct. 1 of the ensuing fiscal year until the time when the revenues for that year are expected to be available. The county should strive to maintain a balance not less than 5% or greater than 10% percent of the total revenue receipts and balances (beginning balance) of the budget.

c. Future Capital Outlay

Any reserve amount accumulated for the purpose of funding capital projects must be spent on such project within six years from the date it was assessed or collected.

Rate Reductions

As presented at MSBU Workshop – May 20, 2025

- Harbour Heights Street and Drainage
- Northwest Port Charlotte Street and Drainage
- Peace River Shores Street and Drainage
- Punta Gorda Non-Urban Street and Drainage
- Suncoast Waterway
- Mid Charlotte Stormwater
- Don Pedro Knight Island Beach Renourishment
- Manasota Key Beach Renourishment

Rate Reductions

As presented at MSBU Workshop – May 20, 2025

MSBU	Current FY25			Proposed FY26		Max Rate	Reason for Reduction
	Vacant	Occupied	mea	Vacant	Occupied		
Street and Drainage							
Harbour Heights	\$ 355.00	\$ 355.00	eru	\$ 203.00	\$ 203.00	\$ 408.80	Reduction in work program activities.
Northwest Port Charlotte	\$ 218.00	\$ 218.00	eru	\$ 80.00	\$ 80.00	\$ 218.00	Paid off paving loan, FY25 final year of rate increase.
Peace River Shores	\$ 265.00	\$ 261.72	eru	\$ 30.00	\$ 30.00	\$ 334.00	Paid off paving loan early.
Punta Gorda Non-Urban	\$ 217.25	\$ 211.78	eru	\$ 57.00	\$ 57.00	\$ 217.25	Paid off paving loan, FY25 final year of rate increase.
Waterway							
Suncoast	\$ 738.07	\$ 738.07	eru	\$ 235.00	\$ 235.00	\$ 1,525.00	Dredging project canceled.
Stormwater							
Mid Charlotte Stormwater							
Greater Port Charlotte Basin	\$ 151.07	\$ 166.18	acre	\$ 76.00	\$ 76.00	\$ 200.00	Stormwater drainage control structure replacement project completed.
Mid-Charlotte Basin	\$ 93.80	\$ 103.19	acre	\$ 76.00	\$ 76.00	\$ 200.00	

Rate Reductions

As presented at MSBU Workshop – May 20, 2025

MSBU	Current FY25		Proposed FY26		Max Rate	Reason for Reduction
	Vacant	Occupied	Vacant	Occupied		
Beach Renourishment						
Don Pedro Knight Island Beach Renourishment						Sufficient funding collected for capital assessment during first 7 years of cycle.
Commercial Recreation (C)	\$ 0.698	\$ 0.698	\$ -	\$ -	\$ 0.698	
Government Recreation (C)	\$ 0.699	\$ 0.699	\$ -	\$ -	\$ 0.699	
Nearshore Benefit Zone (C)	\$ 23.300	\$ 23.300	\$ -	\$ -	\$ 23.300	
Residential Recreation (C)	\$ 220.770	\$ 220.770	\$ -	\$ -	\$ 220.770	
Manasota Key Beach Renourishment						Sufficient funding collected for capital assessment during first 7 years of cycle.
Commercial Recreation (C)	\$ 1.332	\$ 1.332	\$ -	\$ -	\$ 1.332	
Government Recreation (C)	\$ 1.337	\$ 1.337	\$ -	\$ -	\$ 1.337	
Nearshore Benefit Zone (C)	\$ 55.850	\$ 55.850	\$ -	\$ -	\$ 55.850	
Residential Recreation (C)	\$ 341.770	\$ 341.770	\$ -	\$ -	\$ 341.770	

Additional Reduction Options

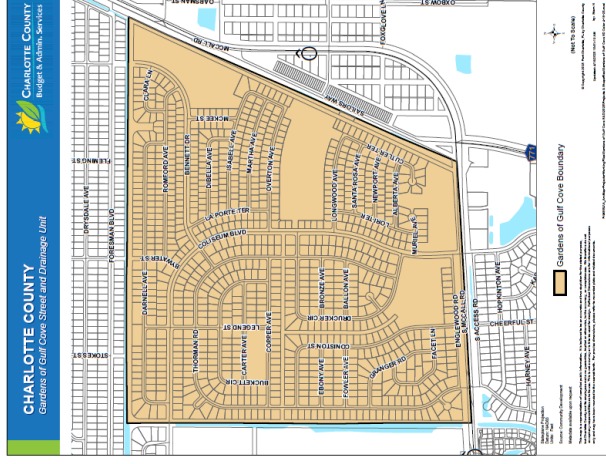
MSBU		Current FY25 Rate	Approved FY26 Rate	Reduced FY26 Rate	Decrease
Cook and Brown Street Unit					
	Revised Work Program	\$20.00	\$53.00	\$45.00	(\$8.00)
	Revised Work Program with Incremental Increase	\$20.00	\$53.00	\$31.00	(\$22.00)
Englewood East Street and Drainage					
<i>No Sidewalks</i>					
	Revised Work Program	\$190.00	\$292.00	\$285.00	(\$7.00)
	Revised Work Program with additional drainage	\$190.00	\$292.00	\$292.00	\$0.00
Placida Street and Drainage					
<i>No Sidewalks</i>					
	Revised Work Program	\$235.15	\$385.00	\$367.00	(\$18.00)
	* Revised Work Program - Deferring pipe to FY27	\$235.15	\$385.00	\$323.00	(\$62.00)
Gardens of Gulf Cove Street and Drainage					
<i>Revised Work Program</i>					
	Full Paving in FY26	\$350.00	\$591.00	\$543.00	(\$48.00)
	Phased Paving - Coliseum split east and west	\$350.00	\$591.00	\$450.00	(\$141.00)
	Phased Paving - Coliseum & Thorman, then others	\$350.00	\$591.00	\$374.00	(\$217.00)
Harbour Heights Waterway					
	* No Dredge - Rate reduction	\$300.00	\$300.00	\$132.00	(\$168.00)
Northwest Port Charlotte Waterway					
<i>Dredge Depth -3.8' mean low water</i>					
	* 3 year loan	\$100.00	\$310.00	\$100.00	(\$210.00)

Rates have been lowered to the minimum reserve policy levels for contingency and cash carried forward.

* Option is not recommended.

Gardens of Gulf Cove Street and Drainage

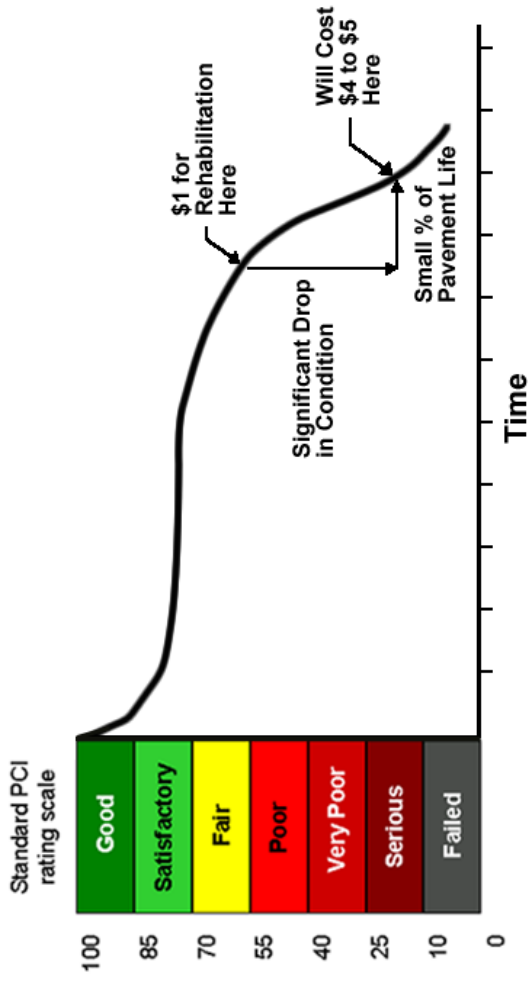
Gardens of Gulf Cove Street and Drainage



The Board of County Commissioners adopted the final assessment resolution on July 17, 2025, with a maximum rate of \$591 to fund the paving program, while directing staff to review the proposed Public Works services work program. The assessment rate is anticipated to be lowered in FY29 when pipe lining is reduced.

Gardens of Gulf Cove Street and Drainage

Road Condition Update



Gardens of Gulf Cove Street and Drainage

Road Condition Update



Video footage of the road conditions within Gardens of Gulf Cove.

Gardens of Gulf Cove Street and Drainage

Revised Work Program:

- Staff based future work programs on FY24 actual expenditures and current service requests.
- Staff reduced activities under Public Works Services for striping, legends and pavement markings and MSBU Administrative Work per the request of the Advisory Board in April. Additional reductions can be made to the road edging activity.

Gardens of Gulf Cove Street and Drainage

MSBU	Current FY25 Rate	Approved FY26 Rate	Reduced FY26 Rate	Decrease	Year of rate change	Rate Change # of years	Loan Term (years)	Lowest Reserve %
Gardens of Gulf Cove Street and Drainage								
<i>Revised Work Program</i>								
Full Paving in FY26 - Revised Work Program	\$350.00	\$591.00	\$543.00	(\$48.00)	FY26 - \$543 FY29 - \$538 FY32 - \$492 FY37	3 3 5	15	10.0%
Phased Paving - Coliseum split east and west FY26 - Phase 1 Coliseum to the West FY29 - Phase 2 East of Coliseum	\$350.00	\$591.00	\$450.00	(\$141.00)	FY26 - \$450 FY29 - \$585 FY32	3 3	15	10.0%
Phased Paving - Coliseum & Thorman, then others FY26 - Phase 1 Coliseum and Thorman FY29 - Phase 2 All other roads	\$350.00	\$591.00	\$374.00	(\$217.00)	FY26 - \$374 FY29 - \$591 FY32	3 3	15	10.0%

Options:

1. Retain Approved FY26 Rate at \$591.00.
2. Reduced FY26 Rate at \$543.00. (Revised Work Program & Full Paving in FY26)
3. Reduced FY26 Rate at \$450.00. (Revised Work Program & Phased Paving - East/West)
4. Reduced FY26 Rate at \$374.00. (Revised Work Program & Phased Paving - Spine/Others)

Max Rate: \$591.00