

**South Gulf Cove Street & Drainage  
Municipal Service Benefit Unit (MSBU)  
FY25 Annual Report – Executive Summary  
October 1, 2024 – September 30, 2025**

**Ordinance 2015-045** adopts a countywide Uniform Standard for Municipal Service Benefit Unit (MSBU) And Municipal Service Taxing Unit (MSTU) Advisory Boards.

**Sec. 4-1-18. Duties/Responsibilities**

The advisory board shall make recommendations to the Board of County Commissioners and staff, limited to the scope and purpose of the Unit which includes, but is not limited to, the following:

1. To make recommendations to the County for expenditure of the funds within the budget in accordance with the law and Board of County Commissioners approved purchasing guidelines;
2. To make recommendations to the Board of County Commissioners regarding the annual proposed budget for the Unit.

**Purpose**

**Code of Laws and Ordinances, ARTICLE XXV. - SOUTH GULF COVE (NON-URBAN) STREET AND DRAINAGE UNIT, Sec. 4-6-554. – Purpose**

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, and pedestrian and bicycle paths within the rights-of-way in the unit, including the necessary appurtenances thereto, from funds derived from special assessments within the unit. (Ord. No. 85-50, § 4, 12-17-85; Ord. No. 2004-043, § 1, 6-22-04; Ord. No. 2010-060, § 1, 10-12-10; Ord. No. 2013-004, § 2, 3-26-13

**Summary**

**Current Rates: \$105 Maintenance  
\$41 Sidewalks**

**Max Rate: \$105 Maintenance  
\$41 Sidewalks  
\$194 Paving Phase A**

The FY25 completed work program covered internal maintenance and administrative costs. Contracted services included pipe lining, specialty and right-of-way safety mowing, landscaping, and rehabilitation of four bridges; #014053, #014054, #014055, #014056. At the September Budget hearing, the Board of County Commissioners approved a rate increase of the maintenance assessment to \$119 for the bridge maintenance program and \$300 annual assessment rate was approved for paving phases B and C.

The current fiscal year work program covers all internal maintenance and administrative costs. Contracted services include concrete flatwork, pipe lining, specialty and right-of-way safety mowing, landscaping, phase B of the paving program and bridge maintenance.

For FY27, the Advisory Board recommends budgeting for all internal maintenance and administrative costs, plus contracted services for specialty and right-of-way safety mowing and landscaping, paving of phase C and bridge maintenance.

Future paving of phase A (formerly 1 and 1a) is anticipated for 2039, phase B (formerly 2-3) are anticipated for 2026 and phase C (formerly 4-5) are anticipated for 2027.

The MSBU is currently paying back a sidewalk loan which is anticipated to be paid in full in FY26.