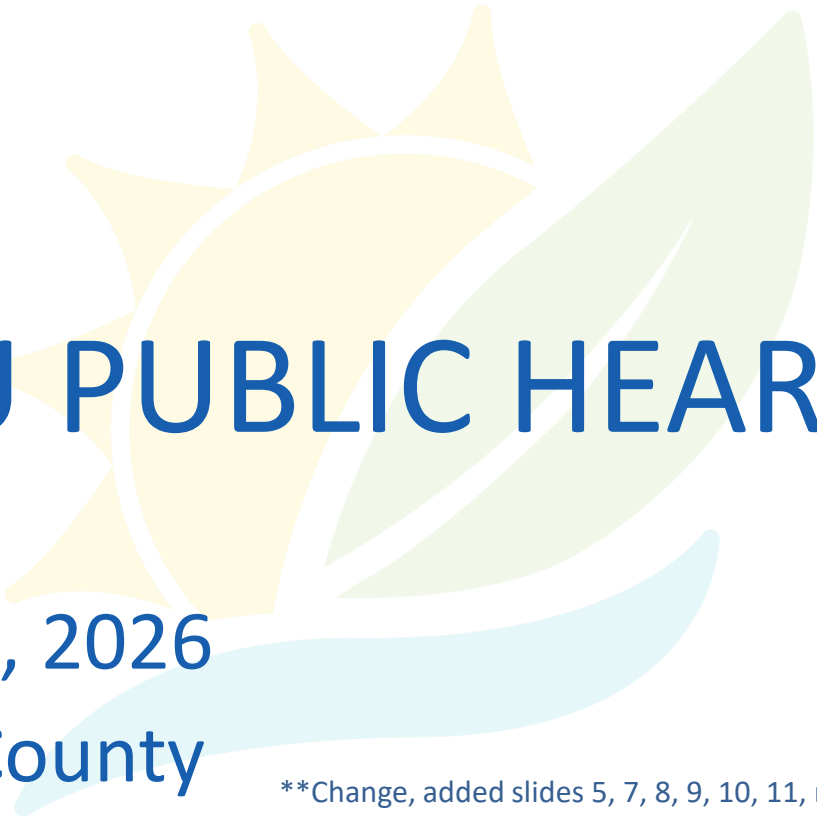




MSBU PUBLIC HEARING

July 22, 2026

West County

****Change, added slides 5, 7, 8, 9, 10, 11, revised slides 6, 16, 27, 7/22/2026****

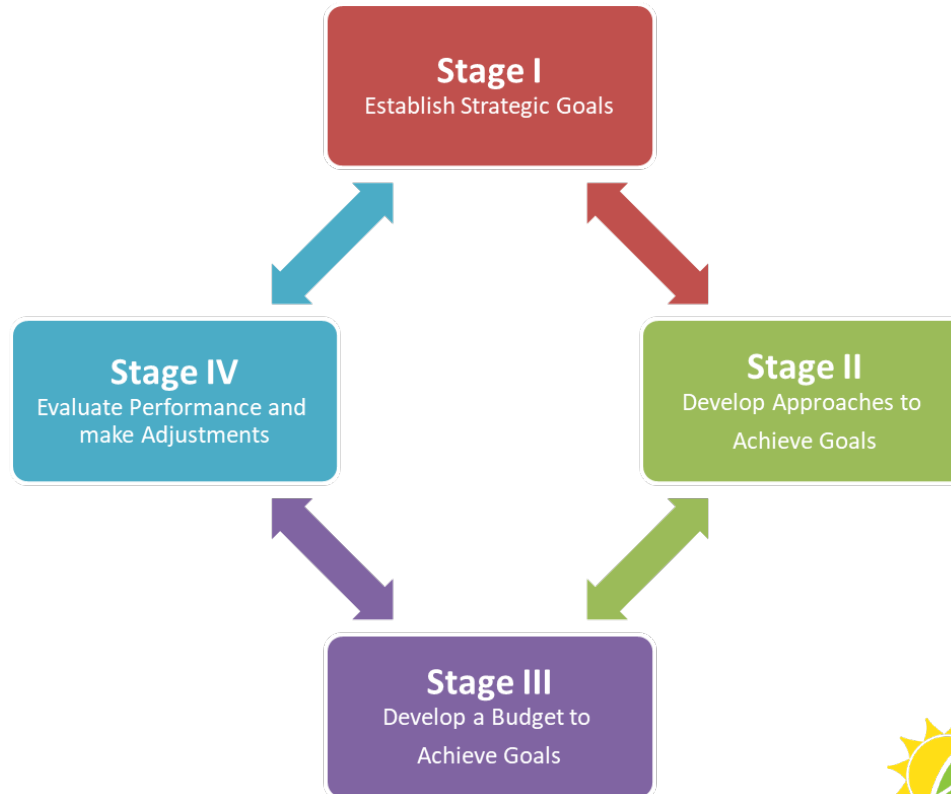


CHARLOTTE COUNTY
FLORIDA

Agenda

- Overview of Budget Process
- Update on Federal and State Funding
- Public Hearings
 1. Manasota Key Beach Renourishment
 2. Don Pedro-Knight Island Beach Renourishment

Stages of the Budget Process



Timeline

Beach Renourishment

- **March 17** Board Workshop for Beach Renourishment and Bocilla Lagoon
- **April 6 – 7** Community Outreach
- **May 19** Board Workshop for MSBU Rates
- **June 23** Board adopted *Initial* Assessment Resolutions
- **July 1** Public Hearing notices mailed to property owners
- **July 22** Public Hearings for *Final* Assessment Resolutions
- **August** TRIM notices mailed (includes rates from July 22)
- **September 8** First Budget Public Hearing (Rate Resolution for all MSBUs)
- **September 15** Certify assessment roll
- **November 1** Tax bills mailed

Funding – Federal Obligated/State Awarded

FEMA Project	Project Amount	FEMA	FDEM	SB4*	Local
Milton	\$ 1,737,841	\$ 1,303,381	\$ 217,230	\$ -	\$ 217,230
Helene	\$ 1,998,033	\$ 1,498,525	\$ 249,754	\$ -	\$ 249,754
Debby	\$ 1,470,053	\$ 1,102,540	\$ 183,757	\$ -	\$ 183,757
Idalia	\$ 1,874,516	\$ 1,405,887	\$ 234,315	\$ 234,315	\$ -
Ian	\$ 589,040	\$ 530,136	\$ 29,452	\$ 29,452	\$ -
Total Manasota Key	\$ 7,669,483	\$ 5,840,469	\$ 914,508	\$ 263,767	\$ 650,741

State Funding (Manasota Key) - \$796,245

Milton	\$ 2,366,052	\$ 1,774,539	\$ 295,756	\$ -	\$ 295,756
Helene	\$ 2,366,052	\$ 1,774,539	\$ 295,756	\$ -	\$ 295,756
Idalia	\$ 2,267,897	\$ 1,700,923	\$ 283,487	\$ 283,487	\$ -
Ian	\$ 2,147,551	\$ 1,932,796	\$ 107,378	\$ 107,378	\$ -
Total Don Pedro	\$ 9,147,552	\$ 7,182,797	\$ 982,377	\$ 390,865	\$ 591,512

State Funding (Don Pedro) - \$799,875

**If funding from SB4 (Senate Bill 4) is not available, Local funding will apply*

Funding – Status Update

	Manasota Key	Don Pedro
FEMA Obligated	\$ 6,754,977	\$ 8,165,174
State Awarded	\$ 796,245	\$ 799,875
Total	\$ 7,551,222	\$ 8,965,049
<i>FEMA Pending</i>	\$ -	\$ -
<i>State Pending</i>	\$ 7,106,008	\$ 7,011,120
<i>Total</i>	\$ 7,106,008	\$ 7,011,120

FEMA increased by \$6.1M since March 17

Assessment Methodology and Apportionment

- Assessment methodology remains consistent with cycle 1
- County subsidy level remains consistent with cycle 1
 - \$2M/year; \$16M per 8-year cycle
- Federal funding has been obligated by FEMA but may be adjusted based on actual bid costs
- Maximum rate is the full rate without federal, state or county contributions

Beach Renourishment Cycle 2: What's Changing

MANASOTA KEY

Higher sand costs add approximately \$9M this cycle, despite reduced volume and no hard-bottom mitigation.

-32%

LESS SAND

Updated survey indicates that sand volume may increase

3×

HIGHER COST

Compared with the prior cycle eight years ago; includes dunes for mitigation

\$7.5M

FUNDING OFFSET

Federal and State funding this cycle

Beach Renourishment Cycle 2: What's Changing

DON PEDRO

Hurricanes over the past 8 yrs caused extensive erosion, requiring 27% more sand and adding approximately \$12M.

+27%

MORE SAND

Due to extensive storm erosion

2.5×

HIGHER COST

Compared with the prior cycle eight years ago; includes dunes for mitigation

\$9M

FUNDING OFFSET

Federal and State funding this cycle

Potential Funding Impacts

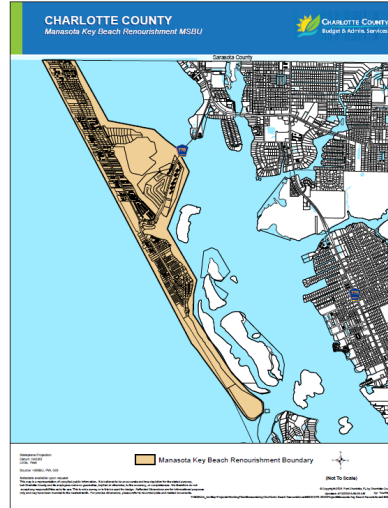
- Scaling back or canceling the approved work could result in FEMA reducing or withdrawing obligated funding.
- Any material project change requires FEMA approval and may trigger additional environmental, permitting, and eligibility reviews.
- Reducing project scope would decrease cost efficiency by spreading fixed mobilization costs over a smaller project, resulting in higher unit costs.

Shoreline Stabilization Impacts

- The erosion that has occurred most recently has revealed that there is significant reduction in the toe slope that helps to stabilize beach.
- Additional erosion will have little to no protection resulting in an exacerbated loss of beach.
- A reduced template restoration would invariably mean the next cycle would need to start sooner, potentially before this assessment cycle is paid for.
- Deferring the project could result in additional hard bottom mitigation.

Manasota Key Beach Renourishment

Manasota Key Beach Renourishment



A public meeting was held on April 6, 2026 to discuss project scope, timeline of events, impacts, and potential assessment rates. Public Works staff is recommending a rate increase in FY27.

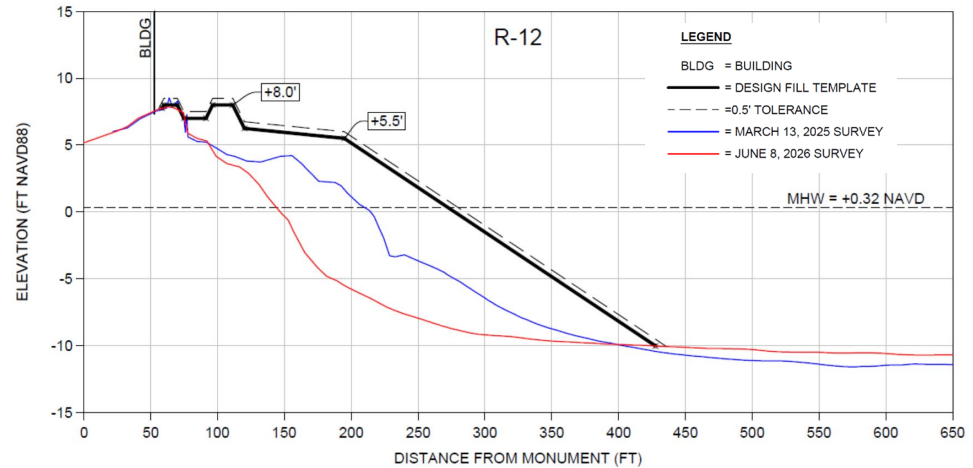
Manasota Key Beach Renourishment

- For maximum shoreline protection, the project will include constructing the beach to permitted full template
 - The volume included in the bid documents will be the 590,000 cubic yards
 - This may increase the cost of the project and may require an increase in next fiscal year's assessment

Manasota Key Beach Renourishment

- Between fall and spring, County staff monitored sand loss on Manasota Key Beach

- It appeared this winter's cold fronts were creating impacts on the shorelines
- This was being ground truthed by phone calls from concerned property owners



Manasota Key Beach Renourishment

- To develop accurate bids, an updated survey was conducted recently in June 2026
 - The original survey estimate on Manasota Key beach determined that 400,000 cubic yards of sand was needed
 - This updated survey confirmed what staff and residents were witnessing
 - The additional loss from winter weather resulted in a new estimate of 590,000 cubic yards of sand needed to construct the beach back to the full design template **recent rip currents associated with the system in the Gulf have resulted in additional sand loss*

Manasota Key Beach Renourishment

- To ensure maximum shoreline protection, the project will include constructing the beach to the full design template
 - The volume included in the bid documents will be the 590,000 cubic yards
 - Bids will determine how this increase may impact assessments. This could result in an increase to the cost of the project which could then trigger an increase in next fiscal year's assessment

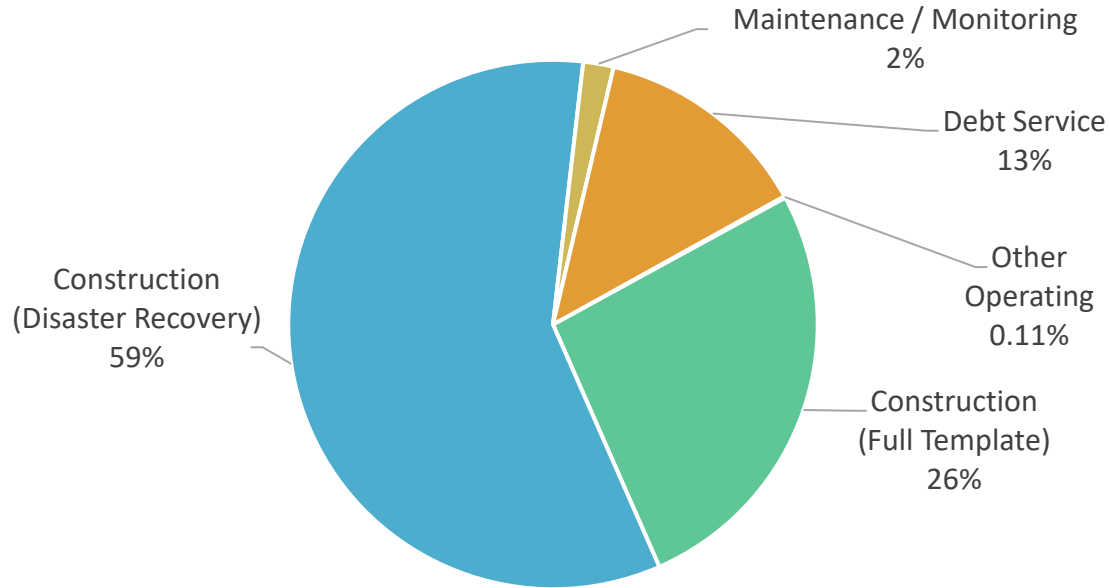
Manasota Key Beach Renourishment

	FY25 Actual	FY26 Projected	FY27 Budget
Estimated Beginning Balance	\$ 6,301,264	\$ 5,267,615	\$ 3,222,761
Revenue:			
Assessments	\$ 722,115	\$ 60,970	\$ 756,443
County Subsidy	\$ 1,480,000	\$ 1,480,000	\$ 1,480,000
Earnings and Interest	\$ 286,499	\$ 13,576	\$ 61,233
Borrowing	\$ -	\$ -	\$21,877,890
Sarasota Reimbursement	\$ 18,733	\$ -	\$ -
Grant Revenue - State	\$ 114,003	\$ 37,585	\$ 89,838
Grant Revenue - State (Hurricane)	\$ -	\$ -	\$ 796,245
Grant Revenue - FEMA	\$ -	\$ -	\$ 7,099,166
Total Revenues	\$ 2,621,350	\$ 1,592,131	\$32,160,815
Expenditures			
Other Operating	\$ 8,697	\$ 7,891	\$ 27,200
Construction / Capital - Full Template	\$ -	\$ -	\$ 6,818,634
Construction / Capital - Disaster Recovery	\$ 1,578	\$ 4,291	\$15,105,299
Maintenance / Monitoring	\$ 297,274	\$ 94,363	\$ 480,160
Debt Service	\$ 3,347,449	\$ 3,530,440	\$ 3,428,334
Total Expenditures	\$ 3,654,999	\$ 3,636,985	\$25,859,627
Estimated Ending Balance	\$ 5,267,615	\$ 3,222,761	\$ 9,523,949



Where Does Your MSBU Dollar Go?

Manasota Key Beach Renourishment



Beach Renourishment

- Questions?
- Begin Public Hearing for Manasota Key

Don Pedro-Knight Island Beach Renourishment

Don Pedro-Knight Island Beach Renourishment



A public meeting was held on April 7, 2026 to discuss project scope, timeline of events, impacts, potential assessment rates, and hurricane effects. Public Works staff is recommending a rate increase in FY27.

Don Pedro-Knight Island Beach Renourishment

- In the fall of 2025, a consultant and County Staff conducted a comprehensive analysis to determine assessments for beach renourishment and annual monitoring
 - Assessment estimates were based on the latest survey data at the time
 - Assessment estimates included constructing the beach to the permitted full template

Don Pedro-Knight Island Beach Renourishment

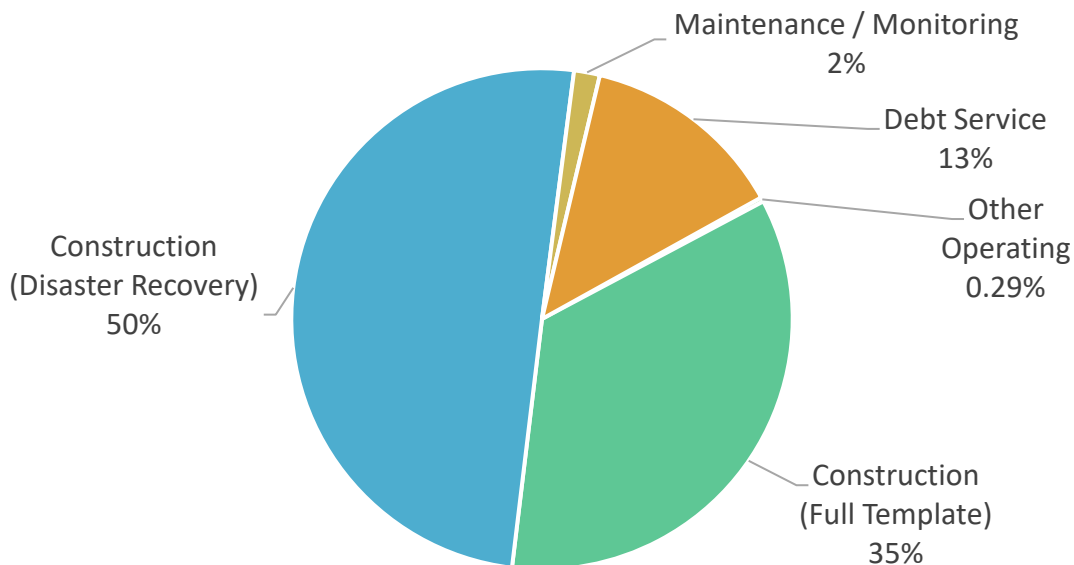
- To develop accurate bids, an updated survey was conducted recently in June 2026
 - The original survey estimate on Don Pedro/Knight Island beach determined that 400,000 cubic yards of sand was needed
 - The beaches on Don Pedro/Knight Island did not sustain the same level of erosion during the winter
 - The original estimate remains the same as the current estimate on Don Pedro/Knight Island beach which is 400,000 cubic yards of sand needed to construct the beach to the full design template

Don Pedro-Knight Island Beach Renourishment

	FY25 Actual	FY26 Projected	FY27 Budget
Estimated Beginning Balance	\$ 2,449,920	\$ 3,206,550	\$ 3,674,851
Revenue:			
Assessments	\$ 271,925	\$ 26,659	\$ 2,799,760
County Subsidy	\$ 520,000	\$ 520,000	\$ 520,000
Earnings and Interest	\$ 128,933	\$ 4,392	\$ 45,814
Borrowing	\$ -	\$ -	\$21,860,110
Grant Revenue - State	\$ 46,305	\$ 899	\$ 112,266
Grant Revenue - State (Hurricane)	\$ -	\$ -	\$ 799,875
Grant Revenue - FEMA	\$ -	\$ -	\$ 1,640,202
Total Revenues	\$ 967,164	\$ 551,950	\$27,778,027
Expenditures			
Other Operating	\$ 5,264	\$ 7,312	\$ 73,943
Construction / Capital - Full Template	\$ -	\$ -	\$ 8,980,269
Construction / Capital - Disaster Recovery	\$ 3,989	\$ 482	\$12,980,745
Maintenance / Monitoring	\$ 201,280	\$ 75,855	\$ 430,769
Debt Service	\$ -	\$ -	\$ 3,425,549
Total Expenditures	\$ 210,533	\$ 83,649	\$25,891,275
Estimated Ending Balance	\$ 3,206,550	\$ 3,674,851	\$ 5,561,603

Where Does Your MSBU Dollar Go?

Don Pedro-Knight Island Beach Renourishment



Don Pedro-Knight Island Beach Renourishment

Don Pedro-Knight Island Beach Renourishment		As Approved June 23, 2026		*ADJUSTED for July 22, 2026	
		Proposed FY27	Proposed Max Rate	Adjusted FY27	Proposed Max Rate
Commercial Recreation	valu	\$ 3.69	\$ 5.11	\$ 2.75	\$ 5.11
Government Recreation	valu	\$ 3.69	\$ 5.11	\$ 2.75	\$ 5.11
Nearshore Benefit Zone	pt	\$ 183.14	\$ 259.97	\$ 138.69	\$ 259.97
Residential Recreation	edu	\$ 1,903.69	\$ 2,466.43	\$ 1,326.53	\$ 2,466.43

**Rates lowered due to additional FEMA obligations obtained.*

Beach Renourishment

- Questions?
- Begin Public Hearing for Don Pedro-Knight Island