

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
WORKSHOP AGENDA ITEM # 1

SUBJECT: This workshop will provide an overview of the Beach Renourishment Municipal Service Benefit Unit (MSBU) methodology and present the Benefit and Apportionment Analysis.

DATE OF MEETING: July 13, 2026

OVERVIEW/SUMMARY: Staff, in collaboration with Taylor Engineering and Nabors Giblin & Nickerson, has been tasked with developing a funding mechanism for ongoing beach and dune maintenance and capital improvement projects within the unincorporated barrier island. The MSBU framework has been developed to equitably apportion costs to the properties that benefit from these coastal management activities.

This workshop will provide an overview of the MSBU methodology, present the Benefit and Apportionment Analysis, and review the Draft Initial Assessment Resolution (IAR). The IAR establishes the legal and procedural framework for the Beach Renourishment Special Assessment District. The draft IAR attached to this staff report is scheduled to be presented to the Board for consideration at a special meeting on July 20, 2026.

To provide a clear understanding of the MSBU workshop components, a brief summary of all attachments follows:

- Workshop Presentation Slides—prepared by Taylor Engineering, Inc.: these slides outline the overall MSBU concept, the delineation of the three MSBU reaches (Reaches II, III, and IV), property tiering by shoreline proximity, estimated annual service costs for maintenance and capital projects, and examples of how assessments would be allocated among parcel types. The slides serve as a visual summary of the engineering, financial, and administrative basis for the MSBU.
- Draft MSBU Benefit and Apportionment Analysis—prepared by Taylor Engineering, Inc.: this analysis describes how benefited properties are categorized by benefit, how maintenance costs and capital project costs are apportioned among the reaches and parcel types, and how assessment units are calculated and assigned. The report documents the tiered approach (Tier 1 and Tier 2) based on shoreline proximity and provides detailed examples of assessment calculations to demonstrate fairness and consistency among all affected properties.
- Draft Initial Assessment Resolution (IAR)—prepared by Nabors Giblin & Nickerson: the draft IAR is the formal legal instrument that establishes the Unincorporated Barrier Island Beach Renourishment Special Assessment District. It defines the district boundaries, subareas (Reaches II–IV), and tiers; sets forth legislative findings describing shoreline erosion, storm impacts, and benefits to property owners; and outlines procedures for notice, public hearing, and preparation of the annual Assessment Roll. It also specifies the methods for computing assessments using EDUs and just value, identifies exempt parcels, and provides the statutory authority under Chapter 31 of the Flagler County Code and Florida Statutes.

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STRATEGIC PLAN:

Focus Area: Effective Government

- Goal 2 – Build & Maintain Relationships to Support Effective & Efficient Government.
 - Objective EG 2.2: Pursue policy, fiscal, and legislative options to provide county leaders with the flexibility and tools needed to respond to the challenges associated with a growing community.

Focus Area: Economic Vitality

- Goal 1 – Diversify and Enhance the Tax Base to Improve the Local Economy.
 - Objective EV1.1: Foster a regulatory framework conducive to sustainable economic growth.

FUNDING INFORMATION: N/A

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RECOMMENDATION: This workshop is for informational purposes and public input. Staff recommends that the Board review the attached materials, solicit feedback, and provide direction on the next steps toward formal adoption of the MSBU program for beach and dune management and maintenance. The Draft IAR will move forward for Board consideration at the July 20, 2026 special meeting.

ATTACHMENTS:

1. [Workshop Presentation Slides](#)
2. [Draft MSBU Benefit and Apportionment Analysis](#)
3. [Draft Initial Assessment Resolution \(IAR\)](#)