



Flagler County Board of County Commissioners Workshop Agenda

Monday, July 14, 2025 • 1:00 p.m.
(Special Meeting to Follow)

Government Services Complex, 1769 E. Moody Blvd., Bldg 2, Board Chambers, Bunnell, FL 32110

View the meeting broadcast live on cable television: Spectrum Channel 492

View the meeting streamed live on the County's YouTube Channel: www.YouTube.com/FlaglerCounty

1. Call to Order
2. Pledge to the Flag and Moment of Silence
3. Welcome: Flagler County Board Chair
4. [Bull Creek Lease Discussion](#)
5. [Budget Discussion and Presentation](#)
6. Other Items for Discussion as Needed
7. Public Comment: *This thirty-minute time period has been allocated for public comment. Each speaker will be allowed up to three (3) minutes to address the Commission. Speakers should approach the podium, identify themselves and direct comments to the Chair.*
8. Adjournment

While this is a workshop only and no decisions are expected to be made by any of the governmental bodies, if a person decides to appeal any matter that may be discussed for a future proceeding, a record of the workshop may be needed and, for such purposes, the person may need to ensure that a verbatim record of the workshop is made.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in this meeting should contact the (386) 313-4001 at least 48 hours prior to the meeting.



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1. Call to Order
2. Public Comment
3. [Proposed Millage Rates and Public Hearing Dates:](#)
 - a. Establishment of Proposed Operating Millage Rate
 - b. Establishment of Proposed Debt Service Millage Rates
 - c. Establishment of the date, time, and place of 1st Public Hearing to adopt the Proposed millage rates and the Tentative budget for Fiscal Year 2025-26.
4. [Establishment of Proposed Special Assessment Rates](#)
5. Public Comment
6. Request the Board take actions as deemed necessary regarding issues discussed at the workshop this date.
7. Adjournment

Section 286.0105, Florida Statutes states that if a person decides to appeal any decision made by a board agency, or commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
SPECIAL MEETING / ITEM 3**

SUBJECT: Fiscal Year 2025-2026 Proposed Millage Rates for Notice of Proposed Property Taxes.

DATE OF MEETING: July 14, 2025

OVERVIEW/SUMMARY: On July 1, 2025, staff received the final Certified Taxable Value information from the Property Appraiser Office. The following information for the 2025 DR-420 Forms includes:

	Adopted Millage Rate FY 24-25	Proposed Millage Rate FY 25-26	Ad Valorem Tax Revenue @ 95%
Operating Millage Levies:			
General Fund (Fund 1001)	7.8695 mills	7.8695 mills	\$ 135,664,707
Remainder of ESL (Fund 1119)	0.1250 mills	0.1250 mills	\$ 2,154,913
Total Operating Millage	7.9945 mills	7.9945 mills	\$ 137,819,620
Voted Debt Service Levies:			
Series 2016 ESL (Fund 1219)	0.1250 mills	0.0855 mills	\$ 1,473,961
2015 GO Refunding Bond (Fund 1211)	0.1148 mills	0.1000 mills	\$ 1,723,930
Total Voted Debt Service Millage	0.2398 mills	0.1855 mills	\$ 3,197,891
Total – All Millage Levies	8.2343 mills	8.1800 mills	\$ 141,017,511

The General Fund millage rate of 7.9945 mills represents no change in millage, will generate a total of \$135,664,707 (@ 95%), which is an increase of \$12,472,293 or 10.12% from the amount of property tax revenue included in the Adopted Fiscal Year 2024-25 Budget. The Environmentally Sensitive Land (ESL) operating millage of 0.1250 will generate a total of \$2,154,913 (@ 95%), which is an increase of \$198,111 or 10.12% from the amount of property tax revenue included in the Adopted Fiscal Year 2024-25 Budget. The total operating millage rate of 7.9945 mills is 5.20% above the rolled back rate of 7.5996 mills and when added to the voter approved millage for debt service, the total millage rate of 8.1800 represents a decrease of 0.0543 mills from fiscal year 2024-25.

The voted millage rate needed for Environmentally Sensitive Lands (ESL) debt is 0.0855. This represents a decrease of 0.0395 from fiscal year 2024-25.

The 2015 General Obligation Refunding Bond millage rate is for debt issued to construct the Judicial Center. Originally issued in 2005, this debt was refinanced during 2015 saving interest over the remaining life of the bonds. The necessary millage rate to pay the related Debt Service of 0.1000 for FY 2025-26 is a decrease of 0.0148 mills from fiscal year 2024-25.

DEPARTMENT CONTACT: E. John Brower, Financial Services Director (386) 313-4036

RECOMMENDATIONS: Authorize County Administrator to execute the appropriate paperwork in accordance with Chapter 200 Fla. Stat. to include:

- A. Proposed Operating Millage Rates
- B. Proposed Debt Service Millage Rates
- C. Establish the date, time, and place at which the 1st Public Hearing will be held to adopt the proposed millage rates and the tentative budget to be:

Thursday, September 11, 2025 – 5:01 p.m.
Flagler County Government Services Building
1769 East Moody Boulevard, Building 2
Bunnell, Florida 32110

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
SPECIAL MEETING / ITEM 4**

SUBJECT: Consideration of intent to Levy Fiscal Year 2025-26 Assessment Rates for the Espanola Special Service District, the Rima Ridge Special Service District, North Malacompra Drainage Basin District, Marineland Acres Drainage Basin District, the Flagler County Mandatory Solid Waste Collection and Disposal Special Assessment District, the Painters Hill Seawall Special Assessment District, Dunes Community Development District Stormwater Special Assessment, and the Nuisance Abatement Special Assessment.

DATE OF MEETING: July 14, 2025

OVERVIEW/SUMMARY: On February 28, 2002, the Board of County Commissioners approved the creation of the Espanola Special Assessment District for the purpose of providing mosquito control services. The proposed fiscal year 2025-26 assessment rate of \$11.76 per special assessment unit has remained constant.

On February 28, 2002, the Board of County Commissioners approved the creation of Rima Ridge Special Assessment District for the purpose of providing mosquito control services. The proposed fiscal year 2025-26 assessment rate of \$14.62 per special assessment unit has remained constant.

The Flagler County Mandatory Solid Waste Collection and Disposal Special Assessment District was created pursuant to the provisions of Flagler County Ordinance Number 07-08, dated July 9, 2007. The stated purpose of this district "is to assure that all solid waste generated and accumulated within Flagler County shall be collected, removed and disposed of by an authorized collector, except as otherwise provided herein, in a proper, sanitary and efficient manner, to eliminate illegal dumping within the county, to provide an effective method of collecting the special assessment charges provided herein, and to promote the general health, safety and welfare of the citizens of Flagler County, Florida". Special assessments were imposed against benefitted properties in this district for the first time in fiscal year 2007-08. The special assessment in fiscal year 2025-26 is \$445.20.

On September 12, 2016, the Board of County Commissioners established the North Malacompra Drainage Basin District and the Marineland Acres Drainage Basin District for improvements and maintenance of a stormwater master plan and drainage system to mitigate flooding and pollution from the basin area. Since FY 2016-17, the initial rates for the North Malacompra District were \$30/parcel in and remains the same for FY 2025-26. Since FY 2016-2017, the initial rates for the Marineland Acres District were \$435/parcel for developed property and \$220/parcel for undeveloped property, and will remain the same in FY 2025-26 as well.

On December 20, 2017, the Board of County Commissioners established the Painters Hill Seawall Special Assessment District that will allow the County to construct a seawall that will run 21 consecutive lots (2 of which have existing seawalls and will not be assessed). The seawall will serve a paramount public purpose in protecting homes and State Road A1A in Painters Hill, as well as the beach itself from the risk of collapsing homes. The rate for FY 25-26 is \$116.28 per lineal front foot.

On April 15, 2024 the Board of County Commissioners entered into an interlocal agreement with the Dunes Community Development District (DCDD) for a Stormwater Special Assessment. The rate for FY 25-26 is \$65.69 per Equivalent Residential Unit (ERU).

On December 2023, the Board of County Commissioners established the collection of Non-Ad Valorem Assessments for Nuisance Abatement within Unincorporated Flagler County. This assessment will ensure that the County will recoup the costs of demolishing an unsafe structure or cleaning up a nuisance condition.

FUNDING INFORMATION: Special Assessment Revenues generated from the non-ad valorem assessments contemplated in this agenda item have been included within the appropriate funds in the Tentative Fiscal Year 2025-26 Budget. These rates will return before the board as part of the 1st Public Hearing in September.

DEPARTMENT CONTACT: E. John Brower, Finance Director (386) 313-4036

RECOMMENDATIONS: Request the Board of County Commissioners Approve the Preliminary Special Assessment Rates for FY 2025-26 as follows:

Entity	FY 2025-26 Assessment Rate
The Espanola Special Service District	\$11.76 per special assessment unit
The Rima Ridge Special Service District	\$14.62 per special assessment unit
The Flagler County Mandatory Solid Waste Collection and Disposal Special Assessment District	\$445.20 per residential unit
North Malacompra Drainage Basin District	\$30.00 per parcel
Marineland Acres Drainage Basin District	\$435.00 per developed lot \$220.00 per vacant lot
Painter's Hill Seawall Special Assessment District	\$116.28 per front foot
Dunes Community Development District for Stormwater	\$65.69 per residential unit
Nuisance Abatement for Unincorporated Flagler County	Based on Actual Costs Incurred

ATTACHMENTS: None