

**MINUTES
DON PEDRO & KNIGHT ISLANDS STREET & DRAINAGE
MUNICIPAL SERVICE TAXING UNIT (MSTU)**

**ADVISORY BOARD REGULAR MEETING
THURSDAY, FEBRUARY 19, 2026
9:30 a.m. – 10:34 a.m.
West County Annex, Room 120
6868 San Casa Drive, Englewood, Florida**

Members Present: Linda Cotherman, Chair
David Cohen, Vice Chair
Kim Kitchen
Lindsay Yates

Members Absent: Lisa Haney

County Staff: Lorraine Money Penny, Community Liaison

Guests: Coady Lundy, USDA APHIS Wildlife Services
Nick Armstrong, USDA APHIS Wildlife Services
Buzz Mallett, Kelly Enterprises

Call to Order / Roll Call:

The Chair called the meeting to order at 9:30 a.m. She called roll. A quorum was established.

Changes to the Agenda / Motion to Approve Changes:

Ms. Yates motioned to add ROW Encroachment to the agenda, and it was unanimously agreed.

Citizen Input on Agenda Items (3 Minute Limit):

None

Approval of the Minutes:

The minutes of the November 13, 2025 meeting were approved unanimously.

Unfinished Business:

- a. Road Grooming and Recrowning: Mr. Mallett said roads can be groomed to a satisfactory level until new material can be added in the late spring.
- b. New Ferry Landing: The proposed ferry landing at 100 Kettle Harbor Dr. was scuttled.
- c. Encroachment on Right-of-Way: A second community meeting took place on January 14 (summary attached). No conclusions were reached. An unintended consequence is that more homeowners are putting encroachments in the right-of-way (ROW), presumably hoping they will be grandfathered in. Public Works will share information gathered at the two community meetings at a Board of County Commissioners meeting in the future. In the meantime, there is no enforcement of ROW on the island.

New Business:

- a. Financial Reports: The Board reviewed the FY25 annual report, the ten-year projection, and the FY26 first quarter fund financial report and maintenance activity report.
- b. Iguana Control: Mr. Armstrong presented his report for October 2025 – February 2026. Because his services are half-time and iguanas are not active in the winter, he paused trapping from December – February to devote more effort in favorable months. More homeowners have given written permission to trap on their properties, but there are still many to reach. Palm Island ^{Estates (PIE)} Resort members were asked to notify homeowners on Kettle Harbor Dr. about the opportunity to sign permission slips. Iguana populations can be controlled but not eradicated.

Citizen Input on MSTU items (3 Minute Limit):

None

Election of Officers:

Ms. Yates moved to retain Linda Cotheman as chair and David Cohen as vice chair. They were elected unanimously.

Annual Training:

Members of the Advisory Board viewed the training videos in past years. In lieu of another viewing, Advisory Board members signed declarations acknowledging the ordinances and practices that govern MSBU advisory boards. They acknowledged that the Public Records department is helpful.

Advisory Board Open Discussion:

The Advisory Board discussed public beach parking spaces and access points. Ms. Yates asked that a County-erected public beach access sign be moved to its proper public access location just south of a house located at 181 North Gulf Blvd.

The Advisory Board discussed abandoned golf carts on private property and in the right-of-way. If the County cannot remove these, volunteers will, but County legal guidance is required.

Schedule of Meetings / Items for Next Agenda:

The August meeting is an item on the May agenda. Future meetings are scheduled at 9:30 a.m., at the Mac V. Horton West County Annex as follows:

- Thursday, May 21, 2026
- Thursday Aug. 13, 2026 – at Ann & Chuck Dever rec center, 6791 San Casa Dr.
- Thursday, Nov. 12, 2026

The meeting was adjourned at 10:34 a.m.

Submitted by Lorraine Money Penny, Public Works Department


Chair Signature

5/21/2026
Date



**Don Pedro & Knight Islands Street & Drainage
Municipal Service Taxing Unit**

**Advisory Board Meeting Attendance
Thursday, February 19, 2026**

**9:30 a.m., West County Annex
6868 San Casa Drive, Englewood, FL**

**INFORMATION SUPPLIED ON THIS FORM
BECOMES PUBLIC RECORD**

NAME (please print)	Email Address	Phone Number
Buzz Mallett	buzz@buzzmallett.com	941-830-0540
Lindsay Yates	Lyates@springtips.com	970-874-1879
Linda Cotheman	lcotheman@yahoo.com	941-276-1140
David Cohen	davidpaulcohen@gmail.com	201 600 1450
Kim Kitchen	kimiernakitchen@hotmail.com	703-217-9285
Coady Lundy	Coady.W.Lundy@usda.gov	352-730-6644
Nick Armstrong	NicholeS.Armstrong@usda.gov	352-730-6644

AGENDA

DON PEDRO & KNIGHT ISLANDS STREET & DRAINAGE MUNICIPAL SERVICE TAXING UNIT (MSTU)

ADVISORY BOARD REGULAR MEETING
THURSDAY, FEBRUARY 19, 2026
9:30 a.m., West County Annex, Room 120
6868 San Casa Drive, Englewood, Florida

BOARD MEMBERS: Linda Cotherman, Chair
David Cohen, Vice Chair
Lisa Haney
Kim Kitchen
Lindsay Yates

COUNTY STAFF: Lorraine Moneypenny, Community Liaison

GUESTS: Coady Lundy, USDA APHIS Wildlife Services
Nick Armstrong, USDA APHIS Wildlife Services

PURPOSE: Regular Meeting

1. Call to Order / Roll Call
2. Changes to the Agenda / Motion to Approve Changes
3. Citizen Input on Agenda Items (3 Minute Limit)
4. Approval of the Minutes: November 13, 2025
5. Unfinished Business
 - a. Road Grooming and Recrowning
 - b. New Ferry Landing
6. New Business
 - a. Financial Reports
 - b. Iguana Control
7. Citizen Input on MSBU items (3 Minute Limit)
8. Election of Officers
9. Robert's Rules of Order, Sunshine Law, Public Records Law
10. Advisory Board Open Discussion
11. Meeting Schedule / Items for Next Agenda
12. Motion to Adjourn

Monthly Funding Report

START DATE:

10/01/2025

END DATE:

12/31/2025

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Don Pedro and Knight Islands 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
	126002	Brush Cut - Investigation		10/07/2025	0.50	39.90	0.00	2.08	0.00		41.98
	Work Order 126002 Total		22 Palm Dr		0.50	39.90	0.00	2.08	0.00	1.00	41.98
		Brush Cut - Investigation Total			0.50	39.90	0.00	2.08	0.00	1.00	41.98
	124839	Brush Cutting		10/07/2025	0.50	39.90	0.00	0.00	0.00		39.90
	Work Order 124839 Total		90 GASPARILLA WAY, KNIGHT ISLAND, FL, 33946		0.50	39.90	0.00	0.00	0.00	150.00	39.90
		Brush Cutting Total			0.50	39.90	0.00	73.65	0.00		113.55
	129222	Brush Cutting		10/07/2025	0.50	39.90	0.00	73.65	0.00		113.55
	Work Order 129222 Total		22 PALM DR, KNIGHT ISLAND, FL, 33946		0.50	39.90	0.00	73.65	0.00	500.00	113.55
		Brush Cutting Total			1.00	79.79	0.00	73.65	0.00	650.00	153.45
	139777	Investigation		12/22/2025	2.00	151.48	0.00	8.82	0.00		160.30
	Work Order 139777 Total		N GULF BLVD & S GULF BLVD, KNIGHT ISLAND, FL, 33946		2.00	151.48	0.00	8.82	0.00	1.00	160.30
		Investigation Total			2.00	151.48	0.00	8.82	0.00	1.00	160.30
	128111	MSBU Administrative Work		10/10/2025	0.02	1.50	0.00	0.00	0.00		1.50
		Administrative Time Total			0.02	1.50	0.00	0.00	0.00		1.50
	128111	MSBU Administrative Work		11/13/2025	0.07	4.99	0.00	0.00	0.00		4.99
		MSBU Meeting Total			0.07	4.99	0.00	0.00	0.00		4.99
	128111	MSBU Administrative Work		11/13/2025	0.01	1.00	0.00	0.00	0.00		1.00
		MSBU Minutes Total			0.01	1.00	0.00	0.00	0.00		1.00

Monthly Funding Report

START DATE:

10/01/2025

END DATE:

12/31/2025

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Don Pedro and Knight Islands 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	
	Work Order 128111 Total											
	128116	MSBU Administrative Work		12/11/2025	0.10	7.49	0.00	0.00	0.00	0.00	7.49	
	128116	MSBU Administrative Work		12/11/2025	0.02	1.37	0.00	0.00	0.00	0.00	1.37	
	128116	MSBU Administrative Work		12/12/2025	0.02	1.37	0.00	0.00	0.00	0.00	1.37	
	128116	MSBU Administrative Work		10/02/2025	0.04	2.74	0.00	0.00	0.00	0.00	2.74	
	128116	MSBU Administrative Work		10/03/2025	0.03	2.05	0.00	0.00	0.00	0.00	2.05	
	128116	MSBU Administrative Work		10/07/2025	0.02	1.37	0.00	0.00	0.00	0.00	1.37	
	128116	MSBU Administrative Work		10/14/2025	0.04	2.74	0.00	0.00	0.00	0.00	2.74	
	128116	MSBU Administrative Work		11/20/2025	0.03	2.05	0.00	0.00	0.00	0.00	2.05	
	128116	MSBU Administrative Work		12/05/2025	0.05	3.42	0.00	0.00	0.00	0.00	3.42	
	128116	MSBU Administrative Work		12/16/2025	0.02	1.37	0.00	0.00	0.00	0.00	1.37	
	128116	MSBU Administrative Work		12/17/2025	0.04	2.74	0.00	0.00	0.00	0.00	2.74	
		Administrative Time Total										
					0.25	18.47	0.00	0.00	0.00	0.00	18.48	
	128116	MSBU Administrative Work		12/18/2025	0.19	13.69	0.00	0.00	0.00	0.00	13.69	
		MSBU Meeting Total										
					0.19	13.69	0.00	0.00	0.00	0.00	13.69	
	128116	MSBU Administrative Work		12/18/2025	0.07	5.47	0.00	0.00	0.00	0.00	5.47	
		MSBU Minutes Total										
					0.07	5.47	0.00	0.00	0.00	0.00	5.47	
		Work Order 128116 Total										
					0.55	40.37	0.00	0.00	0.00	0.00	40.37	
		MSBU Administrative Work Total										
	7030	Project Management		11/18/2025	0.65	47.86	0.00	0.00	0.00	0.00	47.86	
	7030	Project Management		10/20/2025	0.37	32.40	0.00	0.00	0.00	0.00	32.40	
	7030	Project Management		11/18/2025	0.25	21.60	0.00	0.00	0.00	0.00	21.60	

Monthly Funding Report

START DATE:

10/01/2025

END DATE:

12/31/2025

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Don Pedro and Knight Islands 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
	7030	Project Management		12/09/2025	0.25	21.60	0.00	0.00	0.00	0.00	21.60
					0.75	64.81	0.00	0.00	0.00	0.00	64.80
					1.12	97.21	0.00	0.00	0.00	0.00	97.20
		Work Order 7030 Total	26 COLE PL, KNIGHT ISLAND, 33946								
		Plan/Spec Review Total									
		#23-008 DPKI Sand Road Maintenance									
		Project Management Total			1.12	97.21	0.00	0.00	0.00	0.00	97.20
	139042	ROW - Clearing / Haul Debris		12/09/2025	24.00	1,614.00	0.00	0.00	0.00	0.00	1,614.00
	139042	ROW - Clearing / Haul Debris		12/10/2025	2.00	147.80	0.00	31.62	68.74	0.00	248.16
	139042	ROW - Clearing / Haul Debris		12/11/2025	1.00	79.79	0.00	4.41	0.00	0.00	84.20
		Work Order 139042 Total	7 ADELE WAY, KNIGHT ISLAND, FL, 33946		27.00	1,841.59	0.00	36.03	68.74	4.00	1,946.36
		ROW - Clearing / Haul Debris Total			27.00	1,841.59	0.00	36.03	68.74	4.00	1,946.36
	139030	Shoulder Repair		12/05/2025	2.00	129.56	0.00	28.64	0.00	0.00	158.20
	139030	Shoulder Repair		12/08/2025	0.00	0.00	18.11	0.00	0.00	0.00	18.11
	139030	Shoulder Repair		12/10/2025	0.50	39.90	0.00	2.21	0.00	0.00	42.10
		Work Order 139030 Total	7 ADELE WAY, KNIGHT ISLAND, FL, 33946		2.50	169.46	18.11	30.85	0.00	0.01	218.41
	139035	Shoulder Repair		12/05/2025	6.00	388.68	0.00	85.92	0.00	0.00	474.60
	139035	Shoulder Repair		12/08/2025	0.00	0.00	227.78	0.00	0.00	0.00	227.78
	139035	Shoulder Repair		12/09/2025	16.00	1,076.00	0.00	0.00	0.00	0.00	1,076.00
	139035	Shoulder Repair		12/10/2025	0.50	39.90	0.00	2.21	0.00	0.00	42.10
		Work Order 139035 Total	1 N GULF BLVD, KNIGHT ISLAND, FL, 33946		22.50	1,504.58	227.78	88.13	0.00	0.01	1,820.48

Monthly Funding Report

START DATE:

10/01/2025

END DATE:

12/31/2025

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Don Pedro and Knight Islands 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
		Shoulder Repair Total			25.00	1,674.03	245.89	118.97	0.00	0.02	2,038.89
	130398	Sign Fabrication		10/14/2025	0.50	36.08	44.76	3.42	0.00		84.25
		Work Order 130398 Total	BOCILLA DR, KNIGHT ISLAND, FL, 33946		0.50	36.08	44.76	3.42	0.00	2.00	84.25
		Sign Fabrication Total			0.50	36.08	44.76	3.42	0.00	2.00	84.25
		Don Pedro and Knight Islands Street and Drainage Unit Total			57.77	3,967.93	290.65	242.97	68.74		4,570.29

Don Pedro Knight Island Street and Drainage MSTU

Fund Financial Report
Oct. 1, 2025 - Dec. 31, 2025

	Actual FY2025	Adopted Budget FY2026	YTD Actual FY2026	Encumbered FY2026	Balance FY2026
Beginning Balance	\$3,993,282	\$4,183,415	\$4,684,321		
Revenues					
Assessments & Earnings	956,453	744,011	466,657		
Grant & Subsidy Revenue	-	-	-		
Loans & Borrowing	-	-	-		
Total Revenue	\$956,453	\$744,011	\$466,657		
Expenditures					
Contract Services	195,016	557,500	18,899	31,101	507,500
Pipe Lining	-	-	-	-	-
ROW Maintenance	-	-	-	-	-
ROW Reclamation	-	-	-	-	-
Speciality Mowing	-	-	-	-	-
Public Works Services	27,459	25,947	-	-	25,947
Internal Charges	8,592	5,565	-	-	5,565
Purchased Services	29,248	35,242	15,451	3,600	16,191
Materials and Supplies	-	-	-	-	-
Capital Outlay	-	-	-	-	-
Debt Services	-	-	-	-	-
Project Costs					
Don Pedro Bridge Maint. Plan	5,100	57,770	-	-	20,483
Total Expenditures	\$265,415	\$682,024	\$34,350	\$34,701	\$575,686
Reserves (Ending Fund Balance)	\$4,684,321	\$4,245,402	\$5,116,628		
<i>Reserve %</i>	94.6%	86.2%	99.3%		

Date Prepared: 1/7/2026

Don Pedro Knight Island Street and Drainage MSTU
Fund Financial Report - 5 Year Annual Report
Oct. 1, 2020 - Sept. 30, 2025

	Actual FY2021	Actual FY2022	Actual FY2023	Actual FY2024	Adopted Budget FY2025	Amended Budget FY2025	Actual FY2025
Beginning Balance	\$ 2,195,440	\$ 2,496,735	\$ 2,843,823	\$ 3,248,808	\$ 3,610,107	\$ 3,610,107	\$ 3,993,282
Revenues							
Assessments & Earnings							
Ad Valorem Taxes	545,078	565,375	635,188	696,982	808,354	-	764,181
Interest	13,696	23,043	114,768	76,584	12,636	-	87,276
Interest-L.G.S.F.T.F.	-	-	-	82,353	-	-	76,958
Net Inc/(Decr) Fair Market Value-Investments	(13,456)	(53,658)	21,680	43,860	-	-	21,206
Interest-Tax Coll	-	-	-	415	-	-	1,517
Excess Fees /Property Appraiser	-	1,703	1,431	1,684	-	-	1,569
Excess Fees /Tax Collector	5,166	3,309	3,638	3,195	-	-	3,747
Less 5% Reserve - FS 129.01(2)b	-	-	-	-	(41,050)	-	-
Grant & Subsidy Revenue							
Loans & Borrowing							
Debt Proceeds	-	-	-	-	-	-	-
Total Revenue	\$ 550,485	\$ 539,772	\$ 776,706	\$ 905,073	\$ 779,940	\$ 779,940	\$ 956,453
Expenditures							
Contract Services							
Professional Svcs-Gen	-	-	-	4,200	-	-	-
Engineering	-	-	-	-	-	-	-
Other Contractual Svcs	87,595	-	-	-	-	50,000	73,619
Concrete Flatwork	-	-	-	-	2,000	-	-
Street Sweeping	-	-	-	-	-	-	-
Grading	97,482	94,037	108,797	109,195	500,000	-	121,397
Installed Sod	-	-	-	-	-	-	-
Contract Services; other							
Pipe Lining	-	-	-	-	-	-	-
Right of Way Maint	-	-	-	-	-	-	-
ROW Reclamation	-	-	-	-	-	-	-
Specialty Mowing	-	-	-	-	-	-	-
Public Works Services							
Equip Repl Charges-PubWrks	1,746	717	23	110	2,352	-	1,447
Operating Exp-PubWrks	30,196	23,402	4,729	12,690	21,624	-	25,605
Road & Bridge Materials	-	-	20	9	7,638	-	110
Sign Materials	939	-	-	112	625	-	296
Internal Charges							
Central/Indirect Svcs	4,951	15,818	8,734	6,349	8,592	-	8,592
Purchased Services							
R/M-Bridges	-	-	-	-	-	-	-
Other Current Chrgs and Oblig	3,580	4,330	3,060	1,655	7,500	-	440
Advertising-Legal	-	-	136	-	-	-	-
Fees-Landfill	49	-	-	-	500	-	550
Property Appraiser	11,029	11,233	10,689	11,338	16,168	-	12,254
Collection Fee-Tax Collector	11,622	12,028	13,424	14,660	16,168	-	16,004
Materials and Supplies							
Capital Outlay							
Imprv-Other Than Bldgs	-	-	-	-	15,000	-	-
Debt Services							
Principal	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-
Project Costs							
Don Pedro Bridge Maint Plan							
Engineering	-	25,578	9,357	-	15,578	-	2,885
Construction	-	-	199,935	-	37,287	-	-
Labor (not reported separate prior to FY23)	-	5,541	12,817	280	5,183	-	2,215
Total Expenditures	249,190	192,684	371,721	160,598	656,215	706,215	265,415
Reserves (Ending Fund Balance)	\$ 2,496,735	\$ 2,843,823	\$ 3,248,808	\$ 3,993,282	\$ 3,733,832	\$ 3,683,832	\$ 4,684,321
Reserve %	90.9%	93.7%	89.7%	96.1%	85.1%	83.9%	94.6%

Date Prepared: 1/16/2026

Don Pedro/Knights Island Street and
 Drainage M&J
 10 Year Projection
 as of 1.29.26

	Actual FY2025	Projected FY2026	Proposed FY2027	Projected FY2028	Projected FY2029	Projected FY2030	Projected FY2031
BEGINNING BALANCE	\$3,993,282	\$4,684,321	\$5,041,515	\$4,945,581	\$5,140,577	\$5,086,262	\$5,349,425
OPERATING REVENUES	956,453	744,011	819,875	859,712	902,523	946,614	993,974
Assessments & Earnings	-	-	-	-	-	-	-
External Borrowing	-	-	-	-	-	-	-
Total Revenue	\$956,453	\$744,011	\$819,875	\$859,712	\$902,523	\$946,614	\$993,974
OPERATING EXPENDITURES	5,100	15,578	279,000	-	284,000	-	284,000
Bridges	260,315	371,239	636,809	664,716	672,839	683,452	699,954
Other Operating Expenditures	-	-	-	-	-	-	-
Principal Payments	-	-	-	-	-	-	-
Interest Payments	-	-	-	-	-	-	-
Total Expenditures	\$265,415	\$386,817	\$915,809	\$664,716	\$956,839	\$683,452	\$983,954
RESERVE (ENDING FUND BALANCE)	\$4,684,321	\$5,041,515	\$4,945,581	\$5,140,577	\$5,086,262	\$5,349,425	\$5,359,445
	94.6%	92.9%	84.4%	88.5%	84.2%	88.7%	84.5%

Reserve %

Notes:

- Bridges/Sidewalks/Paving contains all project related costs including: Engineering/Design, Construction, and Project Management Costs
- Other Operating Expenditures includes but is not limited to: Pipe Lining, Concrete Flatwork, Drainage, Street Sweeping, ROW Maintenance, Specialty Mowing, Postage, Landfill fees, Tax Collector fees, Road & Bridge Materials, Sign Materials, Public Works Services (Equipment, Labor, and Materials)

Don Pedro/Knights Island Street and
 Drainage N.S.U.
 10 Year Projection
 as of 1.29.26

	Projected FY2032	Projected FY2033	Projected FY2034	Projected FY2035	Projected FY2036	Projected FY2037
BEGINNING BALANCE	\$5,359,445	\$5,706,737	\$6,104,844	\$6,566,969	\$7,089,474	\$7,675,832
OPERATING REVENUES						
Assessments & Earnings	1,042,817	1,095,222	1,150,358	1,208,397	1,269,463	1,333,707
External Borrowing	-	-	-	-	-	-
Total Revenue	\$1,042,817	\$1,095,222	\$1,150,358	\$1,208,397	\$1,269,463	\$1,333,707
OPERATING EXPENDITURES						
Bridges	-	-	-	-	-	-
Other Operating Expenditures	695,525	697,114	688,233	685,892	683,105	681,385
Principal Payments	-	-	-	-	-	-
Interest Payments	-	-	-	-	-	-
Total Expenditures	\$695,525	\$697,114	\$688,233	\$685,892	\$683,105	\$681,385
RESERVE (ENDING FUND BALANCE)	\$5,706,737	\$6,104,844	\$6,566,969	\$7,089,474	\$7,675,832	\$8,328,154
	89.1%	89.8%	90.5%	91.2%	91.8%	92.4%

Reserve %

Notes:

- Bridges/Sidewalks/Paving contains all project related costs including: Engineering/Design, Construction, and Project Management Costs
- Other Operating Expenditures includes but is not limited to: Pipe Lining, Concrete Flatwork, Drainage, Street Sweeping, ROW Maintenance, Specialty Mowing, Postage, Landfill fees, Tax Collector fees, Road & Bridge Materials, Sign Materials, Public Works Services (Equipment, Labor, and Materials)



Community Meeting Notes

Don Pedro Knight Island (DPKI) Roadway & Right-of-Way Community Meeting

Date: 01/14/2026

Overview

County staff introduced themselves and explained the purpose of the meeting was to listen to resident feedback, not to make or enforce changes at this time. About one-third of attendees had participated in the previous meeting, while two-thirds were new.

Staff explained the sand roads on DPKI are unique within the county. In other areas, non-asphalt roads are typically dirt or shell. DPKI roads are unpaved and meandering: creating unique maintenance, safety, and right-of-way (ROW) challenges.

Typical county road standards were reviewed, including a standard ROW generally includes a 20-foot roadway with approximately 15 feet of grassy area on each side.

Right-of-Way & Code Compliance

County staff reviewed concerns that have been raised previously, including:

- Objects located within the ROW
- Frangible versus non-frangible items
- Hardscape features such as boulders

Staff explained the curving nature of sand roads can make it difficult for residents to know exactly where the ROW is, which can lead to unintentional encroachments from landscaping or other features.

The Code Compliance process was explained as complaint based. Residents must identify themselves when submitting a complaint. While the discussion focused on ROW issues, staff noted all Code Compliance concerns follow the same general process.

BOCC Direction

County staff explained concerns about roadway and ROW encroachments were brought to the Board of County Commissioners (BOCC). The Board directed staff to hold town-hall style meetings to gather resident input.

The County Attorney advised enforcement must be applied consistently across the island, meaning selective enforcement is not allowed.

Resident Questions & Discussion

Enforcement Process

Residents asked how complaint-based enforcement works and what "all-or-nothing" enforcement means. Staff explained the County does not have staff dedicated to proactively searching for ROW violations, which is why the complaint-based system is used. If the County becomes aware of a violation in any way, it must be addressed.

Staff also noted residents appear supportive of maintaining the character of the meandering sand roads and fully clearing the ROW would significantly change the character.

Permits & Grandfathering

Questions were raised about whether items existing before the 2021 adopted ROW ordinances are grandfathered. Staff explained any object within the ROW requires a permit, and items that affect safety or line-of-sight must be addressed regardless of age. This applies to trees, vegetation, and frangible items.

Staff acknowledged many existing items in the ROW do not currently have permits, which is part of why these meetings are being held.

Boulders, Trees & Safety

Staff explained boulders are generally not allowed as safety measures and can pose hazards when located near or in the ROW. In limited situations, a variance may be approved by the county engineer. Trees and boulders are evaluated using the same safety criteria.

Clear-zone requirements were discussed, noting the clear zone typically extends about 10 feet from the travel lane, depending on speed limits.

Identifying the ROW

Residents asked how they could tell if something is located in the ROW. Staff noted an island-wide survey has been posted and can be used as a general guide, though it is not a final determination.

Staff explained capital projects must meet current code standards, and routine maintenance does not mean non-compliant features are accepted or grandfathered.

Beach Renourishment

Staff explained federal funding requires beach renourishment projects to serve a public purpose, including at least 50 public parking spaces per easement. County staff confirmed the project is currently compliant.

Residents shared parking counts showing approximately 250 spaces across five areas, noting each area was short by 5–10 spaces compared to 2024 and identifying additional usable but unstriped areas. This analysis was done by the residents and has not be confirmed by county staff. Concerns were also raised about beach easements and hedge maintenance responsibilities.

Polling & Resident Feedback

Several informal polls were conducted:

- Address only safety issues (hardscape and line-of-sight): 34 in favor
- Address only beach renourishment concerns: 28 in favor
- Address two line-of-sight issues and new boulders only: 33 in favor

Residents were divided on whether vegetation should be considered a safety concern. Staff noted overgrown vegetation may violate multiple ordinances.

*Residents expressed concerns as there was some confusion around the options for voting. Some residents voted for more than one option; while others voted for a single option.

Traffic & Infrastructure

Discussion included:

- Golf cart use and historical ordinances
- Speed concerns and radar feedback trailers
- Sidewalks, ADA requirements, and island character
- Speed bumps and school-zone camera comparisons

Staff noted the MSTU Advisory board previously declined sidewalk projects.

Next Steps

Residents suggested forming a resident advisory group and exploring phased approaches to addressing safety concerns. Staff reiterated enforcement must be applied evenly across the island.

Staff confirmed all enforcement actions are currently on hold pending further direction from the BOCC. Information gathered from this meeting will be shared with the Board at a future public meeting.

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Don Pedro and Knight Islands 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
	124461	Brush Cut - Investigation		09/11/2025	2.00	151.48	0.00	8.32	0.00	0.00	159.80
	124461	Brush Cut - Investigation		09/12/2025	0.50	36.95	0.00	0.00	0.00	0.00	36.95
	Work Order 124461 Total		90 GASPARILLA WAY, KNIGHT ISLAND, FL, 33946		2.50	188.43	0.00	8.32	0.00	1.00	196.75
	126002	Brush Cut - Investigation		09/19/2025	1.00	69.34	0.00	4.91	0.00	0.00	74.25
	Work Order 126002 Total		22 Palm Dr		1.00	69.34	0.00	4.91	0.00	1.00	74.25
	Brush Cut - Investigation Total										
	15010	Brush Cutting		07/24/2025	18.00	1,166.04	0.00	87.42	0.00	0.00	1,253.46
	15010	Brush Cutting		08/01/2025	24.00	1,633.76	0.00	116.56	0.00	0.00	1,750.32
	15010	Brush Cutting		08/04/2025	12.00	846.71	0.00	84.30	0.00	0.00	931.01
	15010	Brush Cutting		08/18/2025	1.00	79.79	0.00	4.16	0.00	0.00	83.95
	15010	Brush Cutting		08/20/2025	10.00	689.40	0.00	0.00	246.68	0.00	936.08
	15010	Brush Cutting		08/29/2025	1.00	79.79	0.00	4.16	0.00	0.00	83.95
	Work Order 15010 Total		412033127006, 11 N GULF BLVD, PLACIDA, FL		66.00	4,495.49	0.00	296.60	246.68	5,005.00	5,038.77
	52099	Brush Cutting		07/30/2025	9.60	653.50	0.00	126.34	0.00	0.00	779.84
	Work Order 52099 Total		COHASSET AVE & CHELSEA CT, PORT CHARLOTTE, FL, 33952		9.60	653.50	0.00	126.34	0.00	300.00	779.84
	124839	Brush Cutting		09/10/2025	1.00	79.79	0.00	4.16	0.00	0.00	83.95
	124839	Brush Cutting		09/12/2025	21.50	1,484.63	0.00	83.37	0.00	0.00	1,568.00
	Work Order 124839 Total		90 GASPARILLA WAY, KNIGHT ISLAND, FL, 33946		22.50	1,564.42	0.00	87.53	0.00	150.00	1,651.95

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Don Pedro and Knight Islands 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
		Investigation Total			0.50	37.87	0.00	2.08	0.00	2.00	39.95
	72637	MSBU Administrative Work		11/21/2024	1.50	110.85	0.00	0.00	0.00		110.85
	72637	MSBU Administrative Work		02/20/2025	0.50	36.95	0.00	0.00	0.00		36.95
	72637	MSBU Administrative Work		02/21/2025	1.00	73.90	0.00	0.00	0.00		73.90
	72637	MSBU Administrative Work		02/28/2025	3.00	221.70	0.00	0.00	0.00		221.70
	72637	MSBU Administrative Work		05/15/2025	1.50	110.85	0.00	0.00	0.00		110.85
	72637	MSBU Administrative Work		07/24/2025	4.00	295.60	0.00	0.00	0.00		295.60
		MSBU Minutes Total			11.50	849.85	0.00	0.00	0.00		849.85
	72637	MSBU Administrative Work		10/02/2024	0.50	36.95	0.00	0.00	0.00		36.95
	72637	MSBU Administrative Work		10/15/2024	1.50	110.85	0.00	0.00	0.00		110.85
	72637	MSBU Administrative Work		10/16/2024	1.00	73.90	0.00	0.00	0.00		73.90
	72637	MSBU Administrative Work		10/17/2024	1.00	73.90	0.00	0.00	0.00		73.90
	72637	MSBU Administrative Work		10/21/2024	0.50	36.95	0.00	0.00	0.00		36.95
	72637	MSBU Administrative Work		10/22/2024	0.50	36.95	0.00	0.00	0.00		36.95
	72637	MSBU Administrative Work		10/23/2024	0.50	36.95	0.00	0.00	0.00		36.95
	72637	MSBU Administrative Work		10/24/2024	0.75	55.43	0.00	0.00	0.00		55.43
	72637	MSBU Administrative Work		10/29/2024	0.25	18.48	0.00	0.00	0.00		18.48
	72637	MSBU Administrative Work		11/04/2024	2.75	203.23	0.00	0.00	0.00		203.23
	72637	MSBU Administrative Work		11/05/2024	1.50	110.85	0.00	0.00	0.00		110.85
	72637	MSBU Administrative Work		11/06/2024	1.50	110.85	0.00	0.00	0.00		110.85
	72637	MSBU Administrative Work		11/07/2024	1.00	73.90	0.00	0.00	0.00		73.90

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Don Pedro and Knight Islands 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
	72637	MSBU Administrative Work		05/01/2025	0.50	36.95	0.00	0.00	0.00	0.00	36.95
	72637	MSBU Administrative Work		05/06/2025	1.00	73.90	0.00	0.00	0.00	0.00	73.90
	72637	MSBU Administrative Work		05/07/2025	1.50	110.85	0.00	0.00	0.00	0.00	110.85
	72637	MSBU Administrative Work		05/13/2025	0.50	36.95	0.00	0.00	0.00	0.00	36.95
	72637	MSBU Administrative Work		05/14/2025	1.00	73.90	0.00	0.00	0.00	0.00	73.90
	72637	MSBU Administrative Work		05/15/2025	1.00	73.90	0.00	0.00	0.00	0.00	73.90
	72637	MSBU Administrative Work		05/28/2025	0.50	36.95	0.00	0.00	0.00	0.00	36.95
	72637	MSBU Administrative Work		06/13/2025	2.00	147.80	0.00	0.00	0.00	0.00	147.80
	72637	MSBU Administrative Work		06/24/2025	3.50	258.65	0.00	0.00	0.00	0.00	258.65
	72637	MSBU Administrative Work		06/26/2025	0.75	55.43	0.00	0.00	0.00	0.00	55.43
	72637	MSBU Administrative Work		06/27/2025	2.00	147.80	0.00	0.00	0.00	0.00	147.80
	72637	MSBU Administrative Work		07/01/2025	2.00	147.80	0.00	0.00	0.00	0.00	147.80
	72637	MSBU Administrative Work		07/22/2025	2.00	147.80	0.00	0.00	0.00	0.00	147.80
	72637	MSBU Administrative Work		07/23/2025	2.00	147.80	0.00	0.00	0.00	0.00	147.80
	72637	MSBU Administrative Work		07/25/2025	1.50	110.85	0.00	0.00	0.00	0.00	110.85
	72637	MSBU Administrative Work		08/12/2025	1.00	73.90	0.00	0.00	0.00	0.00	73.90
	72637	MSBU Administrative Work		08/13/2025	2.00	147.80	0.00	0.00	0.00	0.00	147.80
	72637	MSBU Administrative Work		08/14/2025	1.00	73.90	0.00	0.00	0.00	0.00	73.90
	72637	MSBU Administrative Work		08/15/2025	1.00	73.90	0.00	0.00	0.00	0.00	73.90
	72637	MSBU Administrative Work		08/21/2025	1.50	110.85	0.00	0.00	0.00	0.00	110.85
	72637	MSBU Administrative Work		08/26/2025	0.50	36.95	0.00	0.00	0.00	0.00	36.95
	72637	MSBU Administrative Work		08/27/2025	0.50	36.95	0.00	0.00	0.00	0.00	36.95
	72637	MSBU Administrative Work		08/28/2025	0.75	55.43	0.00	0.00	0.00	0.00	55.43

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Project	WO Number	WO Description	Location	Date Worked	Labor Hours	Labor Cost	Materials Cost	Equip. Cost	Contractor Cost	Work Accomp	Total Cost
	7030	Project Management		05/12/2025	0.50	43.20	0.00	0.00	0.00	0.00	43.21
	7030	Project Management		07/07/2025	0.25	21.60	0.00	0.00	0.00	0.00	21.60
	7030	Project Management		08/07/2025	0.25	21.60	0.00	0.00	0.00	0.00	21.60
	7030	Project Management		09/16/2025	0.25	21.60	0.00	0.00	0.00	0.00	21.60
		Plan/Spec Review Total			1.50	129.61	0.00	0.00	0.00	0.00	129.61
	7030	Project Management		02/03/2025	2.00	172.82	0.00	8.32	0.00	0.00	181.14
		Project Inspection Total			2.00	172.82	0.00	8.32	0.00	0.00	181.14
		Work Order 7030 Total	26 COLE PL, KNIGHT ISLAND, 33946		3.50	302.43	0.00	8.32	0.00	0.00	310.75
		#23-008 DPKI Sand Road Maintenance									
	92734	Project Management		02/21/2025	3.00	279.72	0.00	0.00	0.00	0.00	279.72
	92734	Project Management		02/26/2025	2.00	186.48	0.00	0.00	0.00	0.00	186.48
	92734	Project Management		03/11/2025	1.00	93.24	0.00	0.00	0.00	0.00	93.24
		Work Order 92734 Total	1 S GULF BLVD, Charlotte, FL, 33946		6.00	559.44	0.00	0.00	0.00	0.00	559.44
	96491	Project Management		05/23/2025	1.00	86.41	0.00	0.00	0.00	0.00	86.41
	96491	Project Management		05/30/2025	1.00	86.41	0.00	0.00	0.00	0.00	86.41
	96491	Project Management		06/10/2025	2.00	172.82	0.00	0.00	0.00	0.00	172.82
	96491	Project Management		06/13/2025	2.00	172.82	0.00	0.00	0.00	0.00	172.82
	96491	Project Management		06/18/2025	4.00	345.64	0.00	0.00	0.00	0.00	345.64
	96491	Project Management		06/19/2025	2.00	172.82	0.00	0.00	0.00	0.00	172.82
	96491	Project Management		06/27/2025	1.00	86.41	0.00	0.00	0.00	0.00	86.41
		Plan/Spec Review Total			13.00	1,123.33	0.00	0.00	0.00	0.00	1,123.33
	96491	Project Management		03/20/2025	4.00	372.96	0.00	0.00	0.00	0.00	372.96

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Don Pedro and Knight Islands 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
	118477	Shoulder Repair		07/31/2025	13.25	916.62	0.00	63.48	0.00	0.00	980.10
	118477	Shoulder Repair		08/01/2025	7.50	528.13	110.24	35.38	0.00	0.00	673.74
	118477	Shoulder Repair		08/06/2025	0.50	39.90	0.00	2.08	0.00	0.00	41.98
	Work Order 118477 Total		412033154007, 40 S GULF BLVD, 3090 OVERIJSE		21.25	1,484.64	110.24	100.94	0.00	0.01	1,695.82
	Shoulder Repair Total				21.25	1,484.64	110.24	100.94	0.00	0.01	1,695.82
	99032	Sign Fabrication		04/10/2025	0.75	54.11	0.00	5.13	0.00	0.00	59.24
	99032	Sign Fabrication		04/11/2025	0.00	0.00	165.04	0.00	0.00	0.00	165.04
	Work Order 99032 Total		1 S GULF BLVD, Charlotte, FL, 33946		0.75	54.11	165.04	5.13	0.00	3.00	224.28
	118457	Sign Fabrication		07/30/2025	0.25	18.04	36.84	1.71	0.00	0.00	56.58
	Work Order 118457 Total		N GULF BLVD, KNIGHT ISLAND, FL, 33946		0.25	18.04	36.84	1.71	0.00	1.00	56.58
	Sign Fabrication Total				1.00	72.15	201.88	6.84	0.00	4.00	280.86
	99005	Sign Installation		04/10/2025	17.00	1,124.13	47.94	44.12	0.00	0.00	1,216.18
	Work Order 99005 Total		18 PALM DR, Charlotte, FL, 33946		17.00	1,124.13	47.94	44.12	0.00	5.00	1,216.18
	121621	Sign Installation		08/20/2025	2.00	133.72	46.33	5.19	0.00	0.00	185.24
	Work Order 121621 Total		39 N GULF BLVD, Charlotte, FL, 33946		2.00	133.72	46.33	5.19	0.00	2.00	185.24
	Sign Installation Total				19.00	1,257.85	94.27	49.31	0.00	7.00	1,401.42

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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											
					374.85	27,275.17	406.38	1,341.96	549.92		29,573.51



Don Pedro / Knight / Palm Island
Iguana Control Report



October 1, 2025 - February 1, 2026

Objective: Assist residents on portions of Don Pedro and Knight islands to reduce damage caused by the black spiny-tailed iguana (*Ctenosaura similis*) to an acceptable level.

Plan of Action: USDA APHIS Wildlife Services provides a part-time Wildlife Specialist to conduct ctenosaur management activities on County land, and to obtain permission from property owners to conduct activities on private land.

Start date: October 2024. Annual agreement renewed October 2025.

This Period: Wildlife Services (WS) actively trapped in October and November. Then temperatures dipped. Iguana activity and sightings were greatly reduced. Since the agreement specifies WS is half time, it was determined that the best use of the available budget would be to postpone trapping efforts until the temperatures rise.

Submitted 2/17/26

Nick Armstrong

USDA Animal and Plant Inspection Service (APHIS), Wildlife Services

