

MANCHESTER CUT-THROUGH PROJECT

BOARD OF COUNTY COMMISSIONERS MEETING
OCTOBER 14, 2025



CHARLOTTE COUNTY
FLORIDA

BACKGROUND

- April 2019, a feasibility study was completed under the Manchester Waterway Civic Association for \$23,681
 - Reimbursement was approved by the BCC through the Boater Improvement Fund (BIF) August 2022.
- March 16, 2021 staff reviewed potential next steps, the BCC directed staff to identify and meet with all agencies that would be involved in a project of this scope.
- July 20, 2021 Public Works provided an update regarding the summit with all applicable permitting agencies and stakeholders.
- November 23, 2021 BCC approves moving forward with an RFP for design & permitting with a \$400,000 budget.
- December 13, 2022 the BCC approved the ranking of the Manchester Cut-Through design & permit proposals.
- March 19, 2024 staff presented boundary options to the BCC and it was determined a survey rather than a referendum would be the way to receive public feedback regarding the creation of an MSTU and moving forward with the Cut-Through project.

DESIGN OPTIONS

OPTION 1 (A): ONE (1) CUT-THROUGH ANALYSIS AND DESIGN – PHASE 1

Cost: \$132,599

This phased approach, developed from Board discussions, includes a natural stopping point, requiring board approval for each phase. It features a Strategic Permitting Plan to establish a positive precedent by addressing agency concerns and requirements.

OPTION 1: - ONE (1) CUT-THROUGH ANALYSIS AND DESIGN PHASES 1-6

Cost: \$1,323,627

This scope identifies, through desktop analysis and stakeholder input, the location of the cut-through to design and permit. This option does not include the Strategic Permitting Plan but is inclusive of all phases to take this project through permitting

OPTION 2: THREE (3) CUT-THROUGH ANALYSIS AND ONE (1) DESIGN

Cost: \$1,763,799

This scope involves detailed data collection and analysis of three cut-through locations to select one for design and permitting. It includes phases for permitting but excludes the Strategic Permitting Plan mentioned in Option 1 (A).

COSTS

Estimated Project Total \$27,200,000

Engineering: Design/Permit/Coordination	\$ 1,300,000 –\$ 1,700,000
USF Study of Hydrodynamics	\$50,000
Staff Time (Project Management, Administrative)	Up to \$250,000
Land Acquisition	\$1,000,000+
Public Interest	\$30,000 – \$500,000
Estimated Construction Costs to -5 ft Mean Low Water (MLW)	\$8,500,000 - \$14,500,000 These prices assumes that the Bathymetry to -5 ft MLW is accurate.
Mitigation Fee	up to \$500,000
County Statutory Reduction Recoupment (5% pf Project Cost)	\$875,000
County Assessment Collection Costs (2% of Project Cost)	\$350,000
Estimated Financing Fees & Interest (10 yrs @ 4.5%)	\$7,175,039

MSTU ESTIMATES

MSTU Taxable Value & Estimate Millage

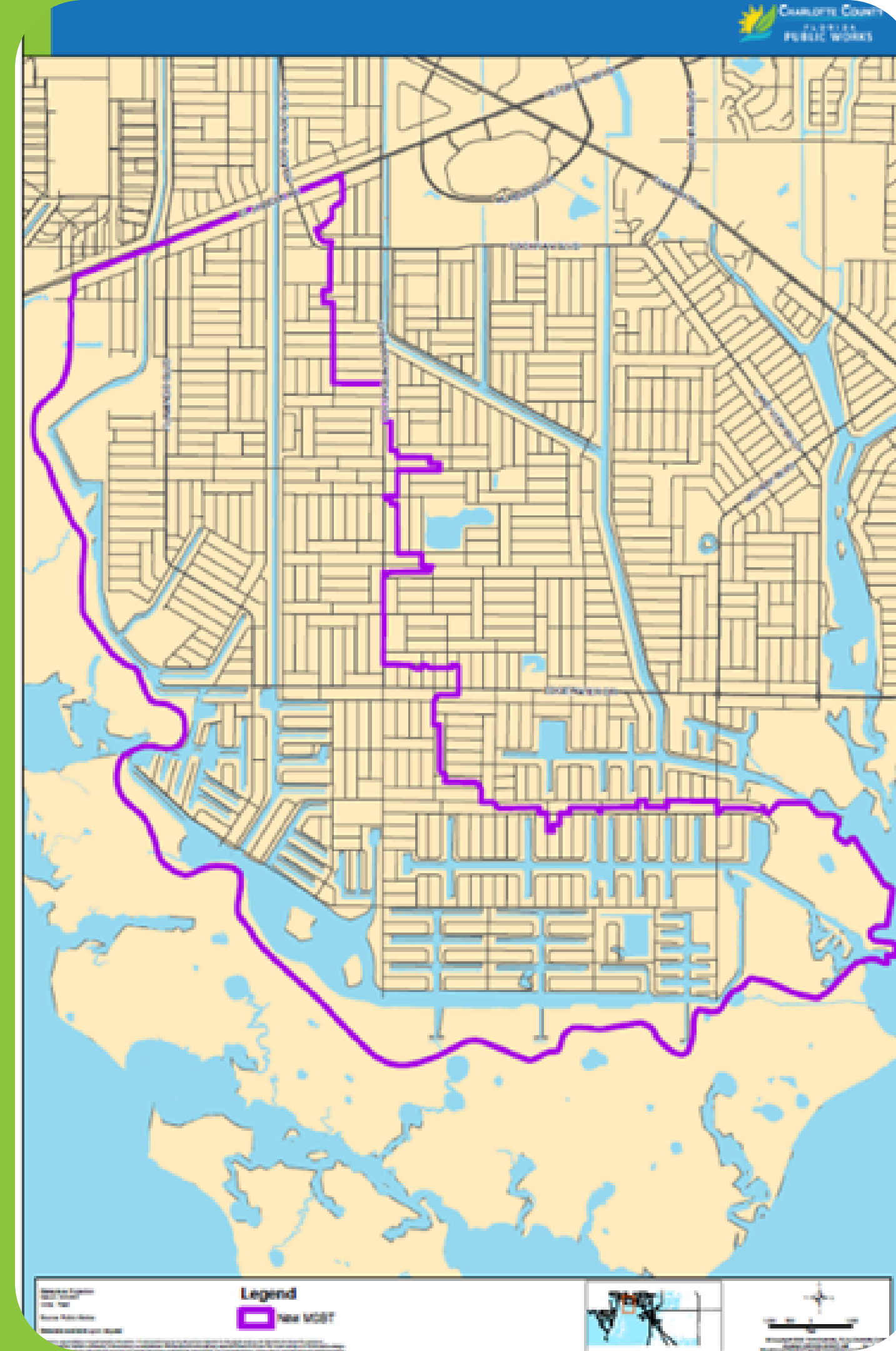
Millage estimates are based on a 10-year loan term at 4.5% interest

Total Taxable Vault w/in MSTU Boundary	\$779,296,708
Est. Millage based on Project Cost (\$17.5M)	2.838
Est. Millage based on estimated FULL COST	4.411
Estimated Annual Cost to Account Owners	
Median Taxable Vaule of MSTU Accounts	\$25,000
Annual Cost at 2.838 mills	\$70.95
Annual Cost at 4.411	\$110.28
Average Taxable Value of MSTU Accounts	\$105,027
Annual Cost at 2.838 mills	\$298.06
Annual Cost at 4.411	\$463.28
Incremental Home Sale Amount	\$100,000
Annual Cost at 2.838 mills	\$283.80
Annual Cost at 4.411	\$441.10

Taxable Value Range	# of Accounts
\$0	508
\$1 - \$100	12
\$101 - \$10,000	1,833
\$10,001 - \$100,000	2,603
\$100,001 - \$250,000	1,404
\$250,001 - \$500,000	861
\$500,001 - \$1,000,000	181
\$1,000,001+	18
Total # of Accounts	7,420

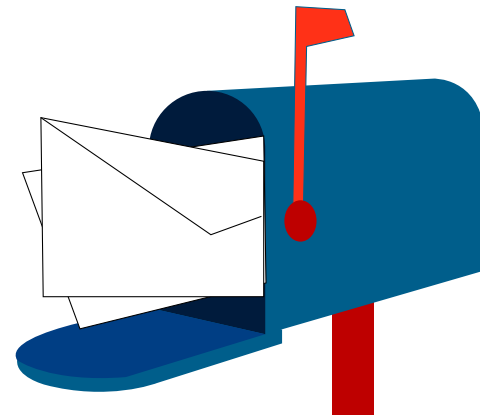
PROJECT LETTER

- August 2025 – staff drafted a letter with a brief outline of the proposed project, MSTU boundary, location of the potential 3 cut-throughs and Public Works' contact information. This letter also included a pre-addressed, stamped postcard to return to Public Works noting if the property owner was in favor or not of this project.



UPDATE

7,226
mailers
distributed



- 501 in favor of the project
- 1,458 against
- 17 properties were confidential and a letter was not sent
- 7 have been returned to sender
- 12 postcards were received with no option selected


CHARLOTTE COUNTY
FLORIDA

Charlotte County Public Works is soliciting feedback regarding this potential new millage rate for the Manchester Waterway Cut-Through MSTU. Please select from one of the following and **return by August 27, 2025:**

☐ In favor of project ☒ Not in favor of project

+ TERRIBLE ECONOMIC TIMING FOR RESIDENTS
+ WILL ALLOW MORE STORM WATER INTO CANALS!
+ COMMISSIONERS SPEND TOO MUCH \$ ON THEIR WASTEFUL PET PROJECTS


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1) Environmental Concerns
2) Complete Ackerman Project before incurring more costs

Not all 3 locations


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☒ In favor of project ☐ Not in favor of project

Only the O'Hara Waterway cut through! Way too expensive for all 3.

CITIZEN FEEDBACK

- Find alternative funding sources to include boater registration fees, WCIND funds, or other grant options.
- Reduce the scope of work to the one, preferably the central cut in order to reduce the cost of the project.
- Make this a boater improvement project, and revise the boundary to only include those that would receive a waterway benefit.
- Concerns about environmental impacts to include tidal flood risks, water quality and mangroves.
- Wait until the Ackerman Sewer Expansion project is complete.



Cut #1: Christopher Waterway to Muddy Cove



Cut #2: Ohara Waterway to Muddy Cove



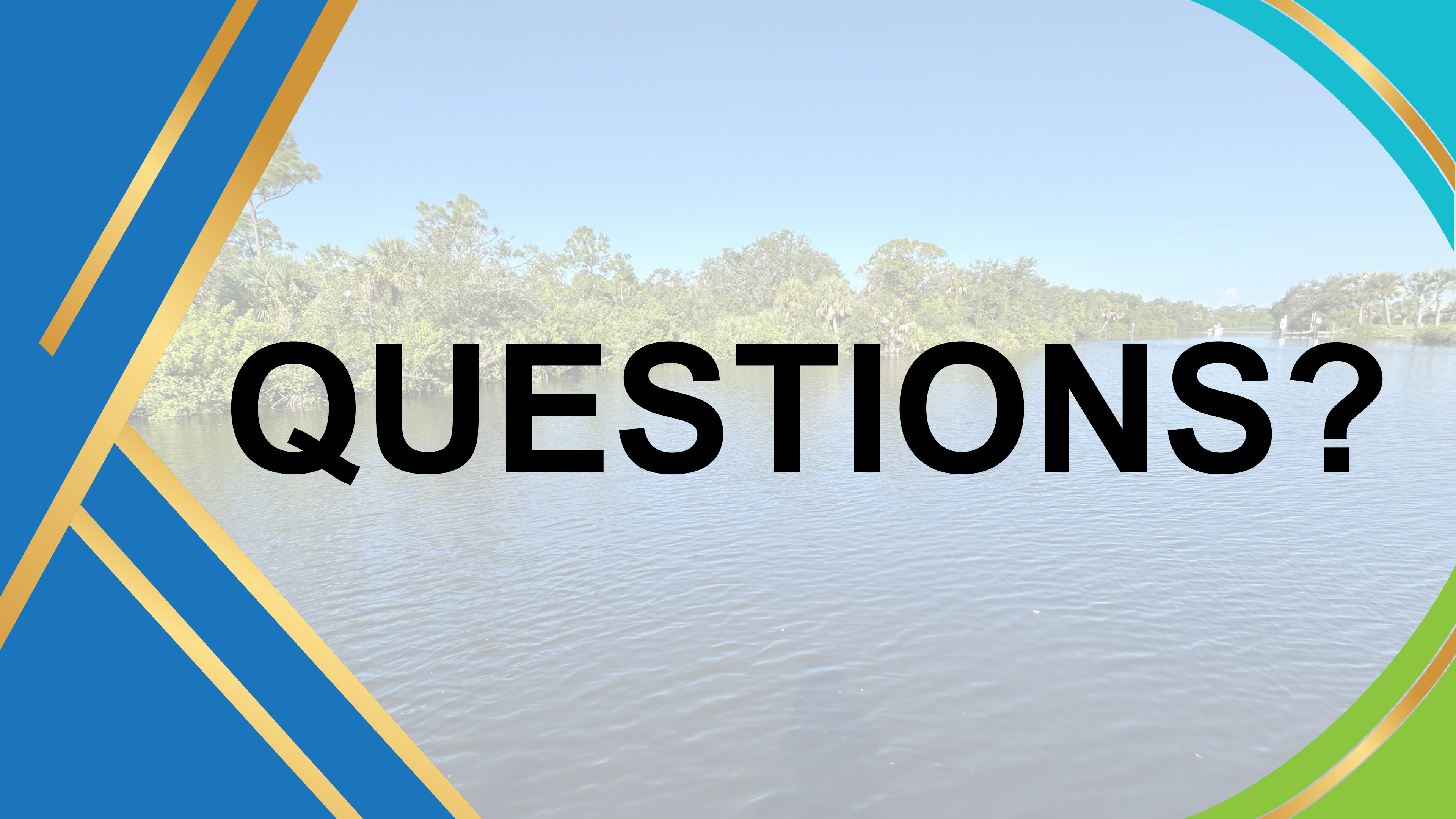
Cut #3: Como Waterway into Deerfly Bay



CONSIDERATIONS

- Considerations:
 - Move forward with a public hearing to establish the Manchester Cut-Through MSTU and moving forward with the design and permitting.
 - Do not move forward with the establishment of the MSTU and not moving forward with the Cut-Through project.



The background features a serene landscape of a calm lake reflecting a clear blue sky. A dense line of green trees, including palm trees, forms the horizon. The image is framed by decorative geometric elements: on the left, two parallel diagonal stripes in blue and gold; on the top right, a curved teal and gold border; and on the bottom right, a curved green and gold border.

QUESTIONS?