



Manatee County Public Works
Infrastructure Planning Division
1022 26th Ave E
Bradenton, FL 34208
Phone: (941) 708-7450 ext. 7435
www.mymanatee.org

Stormwater Ditch Piping Special Assessment MSBU Process

Summary

Interested property owners looking to connect their neighborhood to the County Stormwater Ditch Pipe system can do so through a special assessment process. This process would involve the County coordinating and paying the up-front cost for the design and construction of the water main installation. After construction is complete, the cost is divided between the benefiting property owners and can be paid immediately or paid on their annual property tax bill over a period of 15 years.

The process can be initiated by a property owner. If interested the property owner should contact the Sr. Assessment Coordinator via phone at (941) 708-7450 x 7435 or via e-mail at Publicworks.assessments@mymanatee.org to discuss the neighborhood where the property owner is and potential costs to see if it would be a good candidate for this process.

If it appears to be a good project and the property owner would like to proceed, the property owner will need to follow the process outlined below. Ultimately, the MSBU project is brought in front of the Board of County Commissioners at a public hearing, and the Board will make the final decision on whether the MSBU will be approved.

Process

1. A petition is submitted with 67% or more of the benefiting property owners requesting that their stormwater pipe ditching be connected to the county. The purpose of the petition is to show that the neighborhood supports the project, acknowledges that they will be responsible for the full cost of the project, and would like more information. Please submit the petition to:

Manatee County
Public Works Department
Infrastructure Planning Division
Attn: Sr. Assessment Coordinator
1022 26th Ave E
Bradenton, FL 34208

E-mail: Publicworks.assessments@mymanatee.org

2. Once the petition has been submitted and verified, a conceptual design and preliminary engineering estimate is completed by the County.
3. A public information meeting is scheduled with the property owners in the neighborhood. Staff will explain the MSBU and assessment process, provide more details on the project, and answer any questions regarding the proposed project. Items that will be

discussed include the preliminary engineering estimate, method of calculating the assessment, and cost to the property owners.

4. After the public information meeting is held, the County will conduct a postcard poll to determine if the property owners in the neighborhood are still in favor of the project.
 - 4a. In the event of 67% or more of the property owners are still in favor of the project, a public hearing is scheduled to present the potential MSBU project to the Board of County Commissioners. (See step 5)
 - 4b. In the event the project is unable to obtain the 67% in favor, usually a letter will be mailed to the property owners stating that we are not going to proceed with the project at this time. At the discretion of the Board a project could move forward with under the 67% threshold.
5. Once the public hearing with the Board of County Commissioners is scheduled, notices will be sent to property owners 20 days prior to the hearing. The potential MSBU project will be presented to the Board of County Commissioners, and they will make a final decision.
6. If the Board of County Commissioners approve the MSBU project, the County will design and construct the project.
7. After construction is complete, a second public hearing will be held between January 1 and September 15. Property owners will be notified of their assessments. They will have 30 days to pay the assessment without interest. If not paid in the 30-day period, the assessment will automatically be placed on the tax bill for 15 years at the current rate of interest, which is 5%. These assessments can be paid off at any time along with interest and they are assumable by new property owners if sold.

If you would like further information, please contact the Sr. Assessment Coordinator (941) 708-7450 x 7435 or E-mail Publicworks.assessments@mymanatee.org



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Petition for _____ at _____

This petition is to confirm that the property owners whose name, address, PID#, and signature below are interested in requesting additional information on the County creating a Municipal Service Benefit Unit for the above project. If approved the County would coordinate the project and initially pay the costs. However, design and construction costs would be repaid to the County by the property owners in an annual assessment on the property tax bills (over 15 years).

Name _____ Address _____

Signature _____ PID# _____

Name _____ Address _____

Signature _____ PID# _____

Name _____ Address _____

Signature _____ PID# _____

Name _____ Address _____

Signature _____ PID# _____

Name _____ Address _____

Signature _____ PID# _____

Name _____ Address _____

Signature _____ PID# _____
