

**CANAL DREDGING  
MUNICIPAL SERVICE  
BENEFIT UNIT AND  
ASSESSMENT PROCEDURE  
ORDINANCE**

# Milestones

- March 2, 2005 - BOCC directed staff to prepare a workshop on the issue of Municipal Services Benefit Units (MSBU) for canal dredging.
- April 27, 2005 – BOCC heard MSBU proposal from PW and issues regarding from citizens. Directed County Administrator to develop a Canal Advisory Committee and an appropriate study to answer the questions which were posed by the BOCC.
- May 10, 2005 – County Administrator tasked the PWD with Administrative Assignment 36542
- June 15, 2005 – BOCC approved the structure of the Canal Advisory Committee. PW was requested to develop additional approaches to present on July 20, 2005.
- June 2005 thru March 2007 – 18 monthly CAC meetings and 6 individual community workshops
- April 18, 2007 – CCDPM findings presented to BOCC

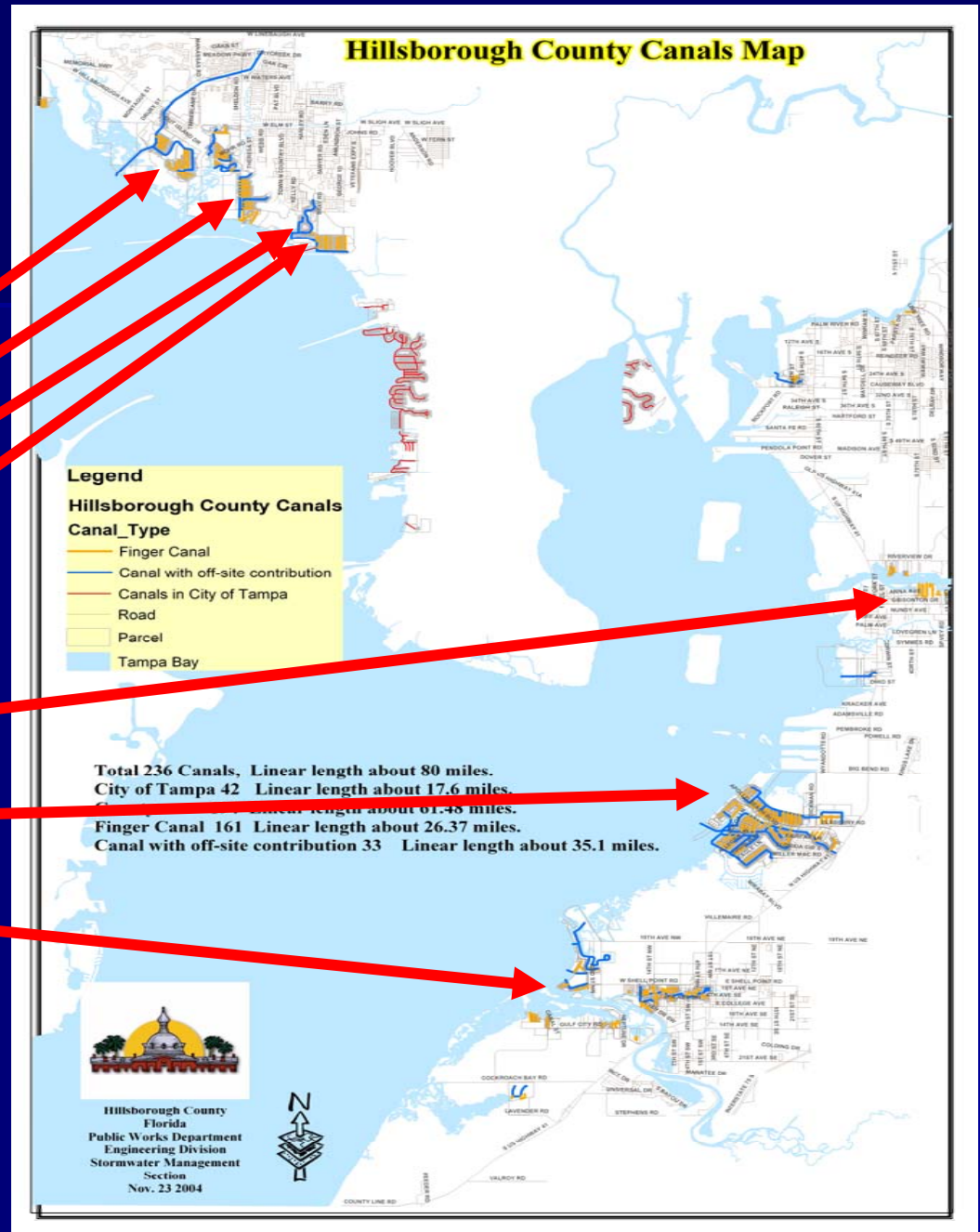
# Canal Distribution Location Map

## North Canals

- Bayport / Baycrest Area
- Bayport / Baycrest Area
- Sweetwater Creek Area
- Dana Shores Area

## South Canals

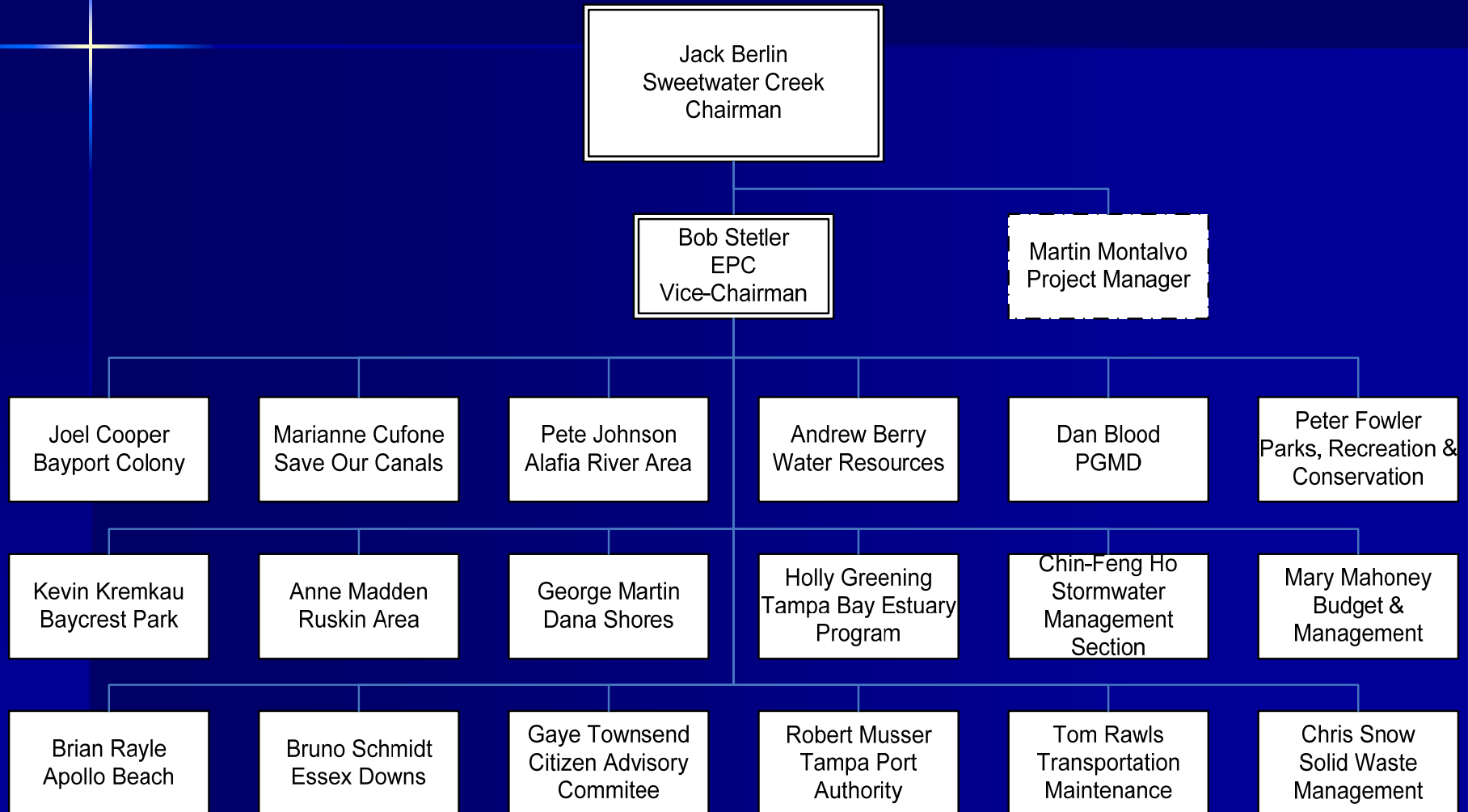
- Gibsonton
- Apollo Beach
- Ruskin Area



# Background

- This proposed ordinance was one of the final recommendations from the Comprehensive Canal Dredging and Preventative Measures Study (CCDPM)
- Two year study with a 20 member steering committee and 6 public workshops
- Study determined that Municipal Service Benefit Units was the most appropriate means of conducting this work

# Canal Advisory Committee



# Funding Models

- Grant funding
- Federal / State Appropriations
- Canal Maintenance MSBU (County, Community and Canal Resident)
- Community Investment Tax fund
- Beneficial Reuse of Spoil Material
- Doc Stamps from the Sale of Homes along the Canal Systems
- Stormwater Fee
- Increased Boater Registration Fees

# Volumes and Cost

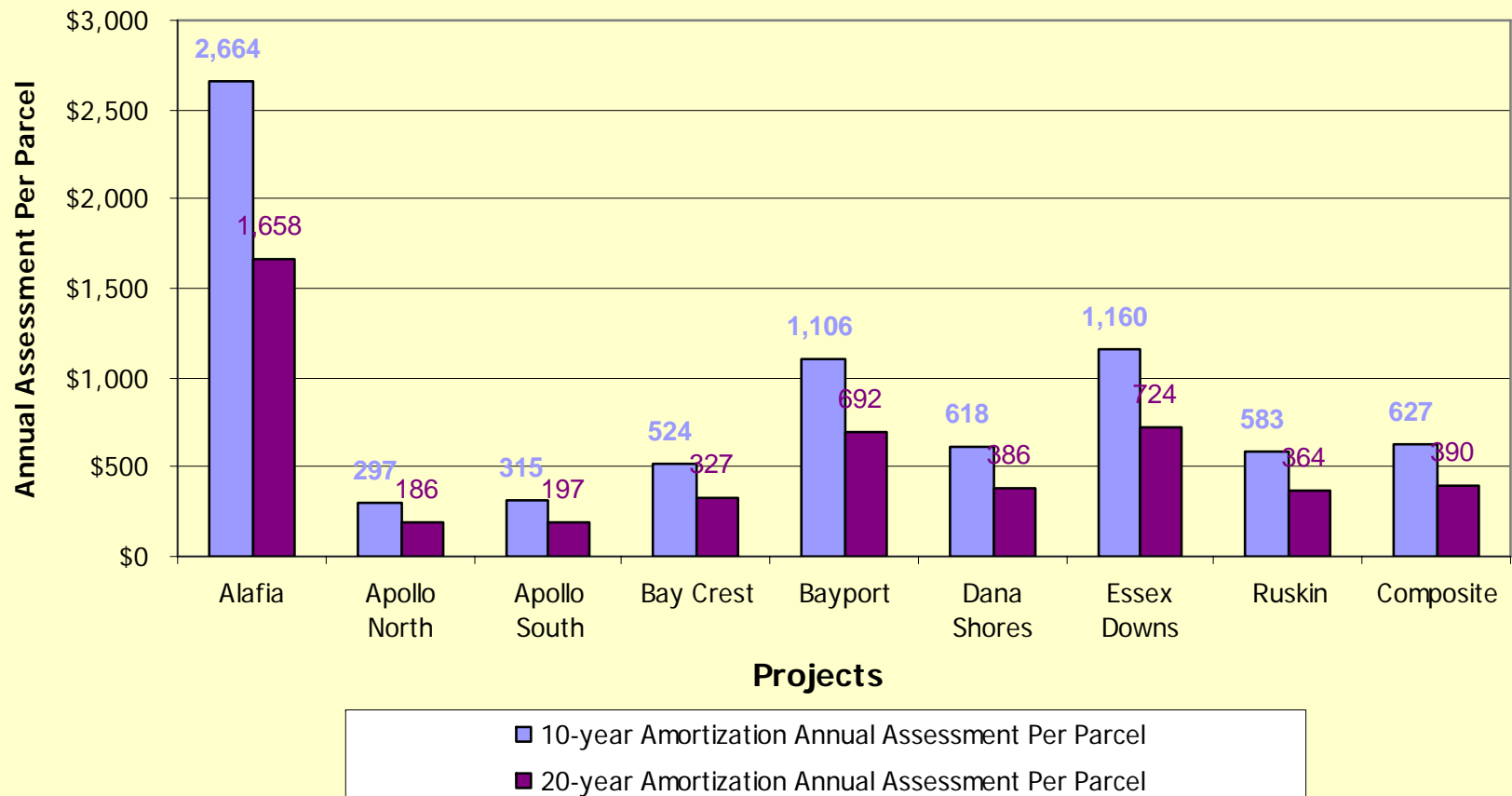
Site	Volume CY (AOCs)	Cost	Projected Timeline (months)
Alafia	42,080	\$3,858,071	21
Apollo North	9,472	\$986,444	21
Apollo South	29,242	\$2,515,889	21
Baycrest	15,895	\$1,526,912	15
Bayport	15,847	\$1,522,997	21
Dana Shores	16,394	\$1,571,738	21
Essex Downs	19,576	\$1,855,803	21
Ruskin	14,402	\$1,393,635	27
Total	162,908	\$15,231,489	

## 10 / 20 Year Amortization Cost @ 100% Per Parcel

Site	Volume CY (AOCs)	# of Waterfront Parcels	10 Year Annual Cost	20 Year Annual Cost
Alafia	42,080	242	\$2264	\$1665
Apollo North	9,472	577	\$297	\$190
Apollo South	29,242	1343	\$315	\$200
Baycrest	15,895	498	\$524	\$331
Bayport	15,847	235	\$1106	\$700
Dana Shores	16,394	434	\$618	\$390
Essex Downs	19,576	272	\$1160	\$731
Ruskin	14,402	410	\$583	\$367
Total	162,908	4011	\$627	\$391

# 10/20 Year Amortization Analysis (per parcel)

Hypothetical Analyses: 10 Yrs. Vs 20 Yrs. Amortization  
CANAL STUDY  
Capital Improvement Funding From MSBU Annual Assessment

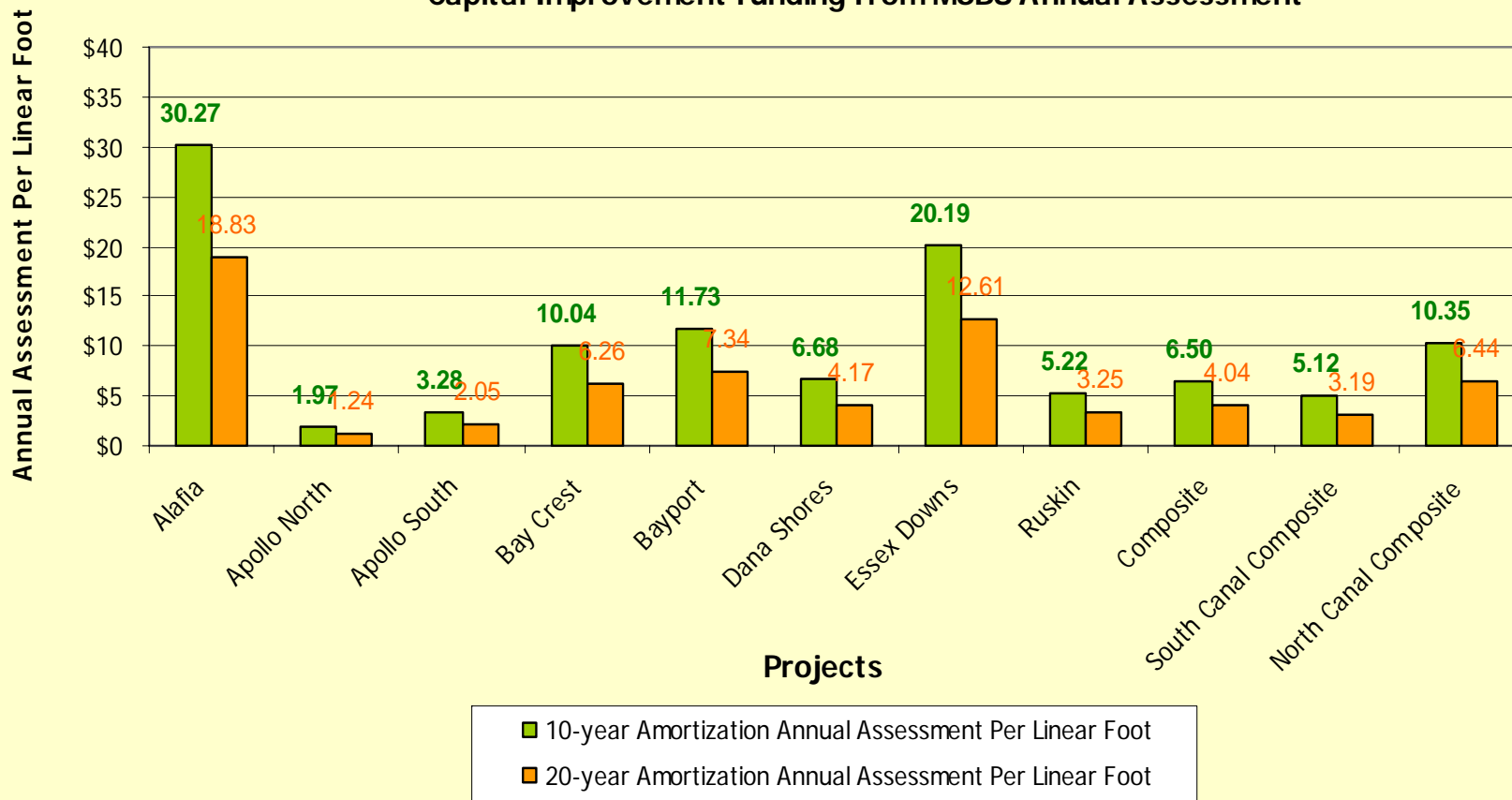


## 10 / 20 Year Amortization Cost @ 100% Per Linear Foot

Site	Volume CY (AOCs)	Linear feet of Waterfront	10 Year Annual Cost	20 Year Annual Cost
Alafia	42,080	21,300	\$30.27	\$18.83
Apollo North	9,472	86,899	\$1.97	\$1.24
Apollo South	29,242	129,182	\$3.28	\$2.05
Baycrest	15,895	26,000	\$10.04	\$6.26
Bayport	15,847	22,155	\$11.73	\$7.34
Dana Shores	16,394	40,206	\$6.68	\$4.17
Essex Downs	19,576	15,620	\$20.19	\$12.61
Ruskin	14,402	45,838	\$5.22	\$3.25
<b>Total</b>	<b>162,908</b>	<b>387,200</b>	<b>\$6.50</b>	<b>\$4.04</b>

# 10/20 Year Amortization Analysis (per linear foot of waterfront)

Hypothetical Analyses: 10 Yrs. Vs 20 Yrs. Amortization  
CANAL STUDY  
Capital Improvement Funding From MSBU Annual Assessment



# **MSBU Ordinance Articles**

- I. AUTHORITY AND DEFINITIONS**
- II. ESTABLISHMENT OF CANAL DREDGING IMPROVEMENT UNITS**
- III. ASSESSMENTS**
- IV. COLLECTION OF ASSESSMENTS**
- V. ISSUANCE OF OBLIGATIONS**
- VI. MISCELLANEOUS PROVISIONS**

Article II, Sect 1:  
ESTABLISHMENT OF CANAL DREDGING  
IMPROVEMENT UNITS

- Only properties that are deemed to benefit from the work
- Includes description of the work and properties to be included
- Legislative findings that recognize the benefit

Article II, Section 2:  
PURPOSE FOR WHICH CANAL DREDGING  
IMPROVEMENT UNITS MAY BE ESTABLISHED

- Canal Dredging Improvement Units may be established to provide for the acquisition, design, construction, installation and reconstruction of Canal Dredging in order to enhance the habitation, use, enjoyment and value of properties located within Canal Dredging Improvement Units by enhancing the availability, safety and use of navigable salt or brackish water canal-type waterways where all of the Project Costs may be borne on an equitable basis by those properties receiving the benefits thereof and where the properties receiving such benefits may be assessed in proportion to but not in excess of such special benefits.

## Article II, Section 4, Subsection A: Letter of Intent

- Letter of intent to petition for establishment of Canal Dredging Improvement Unit (CDIU).
- Contain the Signatures of at least [\_\_\_\_\_] percent ([\_\_]%) of the Property Owners within the proposed Canal Dredging Improvement Unit verifying their desire to initiate the petition process
- Designation of a Property Owner Spokesperson for future contacts with the County
- Map identifying the boundaries of the proposed Canal Dredging Improvement Unit
- Any other information as requested by the County.
- The County performs a preliminary evaluation of the proposed CDIU. May adjust any element of the proposed CDIU or may disapprove the implementation of the proposed Canal Dredging Improvement Unit.

## Article II, Section 4, Subsection B: Feasibility Report

- The County shall prepare a feasibility report on the proposed CDUI. Report shall include, but need not be limited to:
- The boundaries;
- Recommendations as to any territory within the proposed CDUI that should be excluded for any reason;
- Recommendations as to any additional territory not within the proposed CDUI that should be included for any reason;
- The general location of the Canal Dredging for the proposed CDUI;
- An estimate of the Capital Cost of the Canal Dredging to be undertaken;
- Estimated annual Assessment and the anticipated number of Fiscal Years
- Determination as to whether or not all properties within the proposed CDUI which are to be specially assessed will be specially benefited by such Canal Dredging

## Article II, Section 4, Subsection C: Preparation of Final Petition

- The County shall provide a petition package to the Property Owner Spokesperson.
- Prepare and submit a final petition for presentation to the Board
  - Ninety (90) calendar days to complete
  - One-time ninety (90) calendar day extension may be granted
- Petition shall contain, but need not be limited to:
- Request that a Canal Dredging Improvement Unit be established embracing the territory within specified boundaries;
- Description of the boundaries of the proposed CDUI;
- Description / general location of the type of dredging to be undertaken;
- Estimate of the Capital Cost of the proposed Canal Dredging;
- Estimated annual Assessment and anticipated number of Fiscal Years;
- Signatures and addresses of at least [\_\_\_\_\_] percent [\_\_\_]%) of different Property Owners within the proposed CDUI;

## Article II, Section 4, Subsection D: Verification of Petition

- Within ninety (90) calendar days after the submission of a copy of said petition to the County as provided for in Subsection (C) above, the County shall verify whether or not the Signatures of at least [\_\_\_\_\_] percent ([\_\_]%) of different Property Owners within the proposed CDIU are contained in the petition. This verification shall be based upon a comparison of the names and addresses obtained with a list obtained from the Property Appraiser of Property Owners within the proposed Canal Dredging Improvement Unit.

## Article II, Section 4, Subsection E: Board Submission

- Following the preparation of the feasibility report as provided for in Subsection (B), preparation and submission of a petition for a Canal Dredging Improvement Unit as provided for in Subsection (C) and verification of such petition as provided for in subsection (D), the petition and feasibility report shall be provided to the Board in conjunction with the Initial Assessment Resolution as provided for in Section 3.03.

## Article III, Assessments

- Assessments will be fairly and equitably assigned based ECDUs
- Citizens may challenge prior to final imposition
- Initial funding provided by County
- Prepayment is permissible
- Liens may be imposed on properties

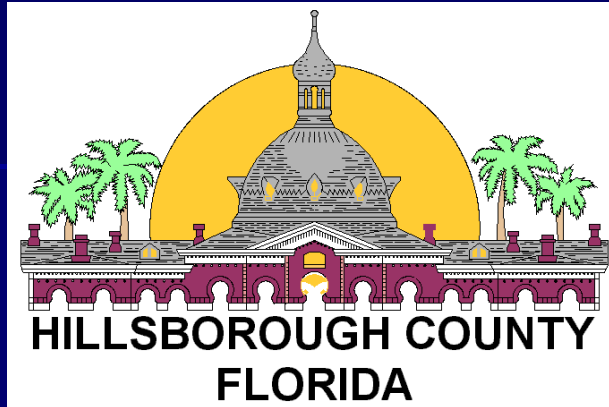
## Article IV, Collection of Assessments

- All assessments will be levied through the tax collector's office

# Website

- Copies of the proposed ordinance and today's presentation can be found at:

<http://www.hillsboroughcounty.org/publicworks/engineering/stormwater/>



Thank you.