Public Hearing

• March 15, 2016 – During BCC Workshop the Board asked staff to proceed with establishing MSBUs for Capital Projects following the PVAS Model.

• We are presenting the Magnolia Valley MSBU Ordinance for BCC Adoption:

   AN ORDINANCE CREATING THE MAGNOLIA VALLEY MUNICIPAL SERVICE BENEFIT UNIT; PROVIDING FOR BOUNDARIES; PROVIDING FOR LEVY OF NON AD-VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR THE MUNICIPAL SERVICES TO BE FUNDED; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.
2004 Flooding

Osteen to Sequoia

Yucca Dr.
2012 Flooding

Holly Lake
2012 Flooding

Cherry Tree Lane

Birdwood Ct.
2015 Flooding

Cherry Tree Lane

Raintree
2015 Flooding
Port Richey Watershed - How We Got Here

- The Port Richey Watershed experiences severe flooding;
- Two pumps have existed on the Magnolia Valley Golf Course since the 1960s;
- Golf Course and Pumps are privately owned. Private ownership does not guarantee that the pumps and property will be consistently maintained and operated;
- When the pumps are not operated, flooding in the basin is more severe and lasts longer. Many roads become impassable and many homes are damaged by flood waters;
During the summer of 2015 the pumps failed for a period of time. The County had to set up emergency pumps. If the County had not repaired the pumps large areas of the subdivision would likely have had to evacuate;

The proposed MSBU will give the County ownership to maintain and operate pumps.

Phase 1 is intended to maintain pumping and start earlier to bleed down water levels before flooding rains;

Phase 2 is intended to excavate the golf course and develop a large water retention area.
Project Timeline

- May 6\textsuperscript{th} – Original letters sent to residents.
- May 23 – Public Workshop to present the proposed project and answer questions.
  - Based on resident input changes were made to the proposed boundary.
- June 21 – Public Hearing at the Government Center Continued to July 26\textsuperscript{th}.
- June 28 – SWFWMD Resource Management Committee Meeting. SWFWMD funding budgeted up to $950,000 for “facility reconstruction only”.
Project Timeline

• July 1 – New Letters sent to residents
• July 14 – Public Workshop at 5:30 pm
• July 25 – Voting Deadline
• July 26 – Final Public Hearing at 1:30 pm at Government Center. **No assessment being set at this time.**
• September 2017 – Public Hearing to set the assessment rate. Rate to be based on actual expenditures.
Port Richey Watershed Project

Who Is Included?
All properties upstream of the pumps.

Each single family home is considered 1 equivalent residential unit (ERU). Business ERUs are determined by their area of impervious surfaces. 2,890 sq ft of impervious surface equals 1 ERU.

Total Parcels Included = 1,647

Total ERUs = 2,759.1
Port Richey Watershed Project

**Capital Expense**
- Land Purchase $1,800,000
- Electric Pump Repair $175,000
- Diesel Pump Repair $300,000
- Pump House Repair $125,000

**Capital Cost** = $2,400,000

**Project Revenue**
- Pasco County Land $900,000
- SWFWMD Funds $600,000
- MSBU Funds $900,000

**Total Funding** = $2,400,000

**Maximum ERU Annual Cost** = $28.00
Port Richey Watershed Project

Electric Pump Condition:
Port Richey Watershed Project

Rowan Road Pipe
Port Richey Watershed Project

Reconstructed Pump and Rowan Road Pipe
Questions?