

Frequently Asked Questions

Fox Ridge Municipal Service Benefit Unit

Municipal Service Benefit Unit (MSBU): A municipal service benefit unit may impose special assessments to provide municipal services. Section 125.01(1)(q)1. Of the Florida Statutes authorizes the board of county commissioners to establish municipal service taxing or benefit units for the purpose of providing certain municipal services. The assessments associated with MSBUs are based on the cost to provide the improvement, number of participating properties, and the benefit unit allocated to each participating property. Typically, community improvements are funded via non-ad valorem assessments and can provide services such as residential street lighting, lake management - restoration & aquatic weed control, and a variety of construction projects such as road paving and storm water control systems.

Fox Ridge Municipal Service Benefit Unit (MSBU): The Fox Ridge MSBU was established on August 5, 2014 to replace the Pasco Heights Road and Bridge District by Ordinance No. 14-18. The MSBU is used to collect funds from residents within its boundaries to perform specific services within the MSBU. Assessments are charged to MSBU property owners through their annual taxes. The services and facilities to be provided within the MSBU consist of road and drainage system improvements, and related facilities, including but not limited to stormwater facilities.

Equivalent Residential Unit (ERU): The ERU methodology is established to develop an equitable rate for properties that are not similar. Under Pasco County Board of County Commissioners, Resolution 02-210 establishes the methodology used to determine the ERU value for each property. This methodology calculates each dwelling unit that is either already built, or may be built in the future; on a particular piece of property and which has access to the public roads. The more dwelling units permitted by the residential zoning applicable to a particular parcel, the greater the proportionate share of the assessment costs will be apportioned to that particulate parcel.

Assessment and Funding: The Fox Ridge MSBU annual assessment is \$458.76 per ERU. This rate is set annually and collected through a non-ad valorem assessment annually. There are 566.99 ERUs in the MSBU which results in approximately \$250,000 collected annually. Assessments have been collected since 2015 totaling \$999,023.60 in collected revenue. Total project expenditure since 2015 is \$217,086.33 as of August 10, 2018. The remaining project funds total \$780,520.77 to be used for future project expenses.

Project Scope: The Fox Ridge MSBU project scope is governed by the MSBU Ordinance establishing the purpose. The Ordinance states, "The Services and facilities to be provided within the MSBU shall consist of road and drainage system improvements, and related facilities, including but not limited to stormwater facilities."

Phase I began in 2015. Based on the Stormwater Infrastructure Report for the MSBU, Public Works crews began repairing existing stormwater system features such as failed culverts, headwalls, spillways, some clogged ditches near the roadway, and contracted the cleaning of the primary drainage outfall at the south of the MSBU. Once this work was completed some roadside swales were reestablished by County crews.

Phase II is scheduled to begin in January 2019. This phase will take place over four years with additional drainage maintenance such as the reestablishment of swales and cleaning of ditches/canals and the rehabilitation of failing sections of the roadway. Drainage work will precede the roadway rehabilitation.