STREET LIGHTING
MUNICIPAL SERVICE BENEFIT UNITS (MSBUs)

The procedures for getting Street Lighting Municipal Service Benefit Units (MSBUs) initiated are as follows:

1. A letter must be submitted. The letter must identify the community or subdivision affected, the types of facilities to be constructed (ex: streetlights, landscaping etc.) and the type of district contemplated (maintenance or construction).

2. In November or December, a Resolution is adopted by the Board of County Commissioners. This resolution lists the projects which may be on the tax bills for the following year as non-ad valorem assessments.

3. A petition must be submitted. In order for the petition to be valid, it must be signed by 67% of the property owners.

4. If the petition is valid, a first public information meeting is scheduled. At this public information meeting, we will discuss the project and how the process works. Before a second public information meeting is scheduled, we will need a design of the lighting system. This can be accomplished in two ways:

   a. You or a group can take a map and mark on it where you would like the streetlights. The streetlights are usually spaced every 200 feet.

   b. We can hire a consultant. The disadvantages of this option is that it will take longer and your assessments will be higher and you may not get the streetlights where you want them to be.

5. Once we get the design, either from you or the consultant, we will have Florida Power and Light (FPL) or Peace River (PRECO) go out and check the locations to see if they are feasible and give us an estimate.

6. Once we receive the estimate, a second public information meeting is scheduled. Staff will be present at the meeting to further explain the assessment process and to answer any questions you may have regarding the proposed project. The assessment to the property owners will also be discussed at this time. This assessment will include:
First Year:

1. Yearly installation, maintenance and operation costs of the streetlights (FPL or PRECO Bills – 12 months – November to November) - This cost depends on the number of streetlights that are installed and the wattage of the streetlights.

2. Additional FPL or PRECO bills (Example: If your streetlights are installed in May, you will be responsible for an additional 6 months of bills since your assessment would not be on the tax bill until November or if your streetlights are installed in August, you will be responsible for an additional 3 months of bills since your assessment would not be on the tax bill until November etc.).

   Please note: The additional FPL or PRECO bills will be contingent on when the streetlights are installed and these additional FPL or PRECO bills will only be included in your first year’s assessment only.

3. $1,000 set up cost
4. $5.00 per parcel (# of property owners)
5. 3% for the Property Appraiser and Tax Collector

The total cost divided by the number of property owners = assessment per property owner for the first year.

Second Year and all Subsequent Years:

1. Yearly maintenance and operation costs of the streetlights (FPL or PRECO Bills – 12 months) – This cost depends on the number of streetlights that are installed and the wattage of the streetlights.

2. $500 set up cost (The set up cost is reduced from $1,000 to $500)
3. $5.00 per parcel (# of property owners)
4. 3% for the Property Appraiser and Tax Collector

The total cost divided by the number of property owners = assessment per property owner for the second year an all subsequent years.
Hopefully, the assessment will remain consistent for a number of years; however, we cannot predict substantial increases or decreases on the cost of the utilities imposed by FPL or PRECO. If there is a need to increase the assessment in the future, you will be notified of a Public Hearing.

7. After the second public information meeting, a postcard poll is conducted. The purpose of the postcard poll is to enable each property owner to register whether they are in favor of, or opposed to, the proposed street lighting project.

- If 67% or more of you are in favor of the project, a First Public Hearing will be scheduled. However, if we do not receive 67% in favor, a letter will be sent to each property owner stating that we recommend not moving forward with the project at this time.

8. At the First Public Hearing, the Board of County Commissioners makes the final decision. They will either approve the project or deny the project. If they approve the project, an agreement will be executed between Manatee County and Florida Power and Light (FPL) or Peace River Electric (PRECO) and the streetlights will be installed.

Once approved, your assessment will appear on your tax bill each year and cannot be paid off. If we need to amend the assessment in the future, you will be notified of a Public Hearing.