



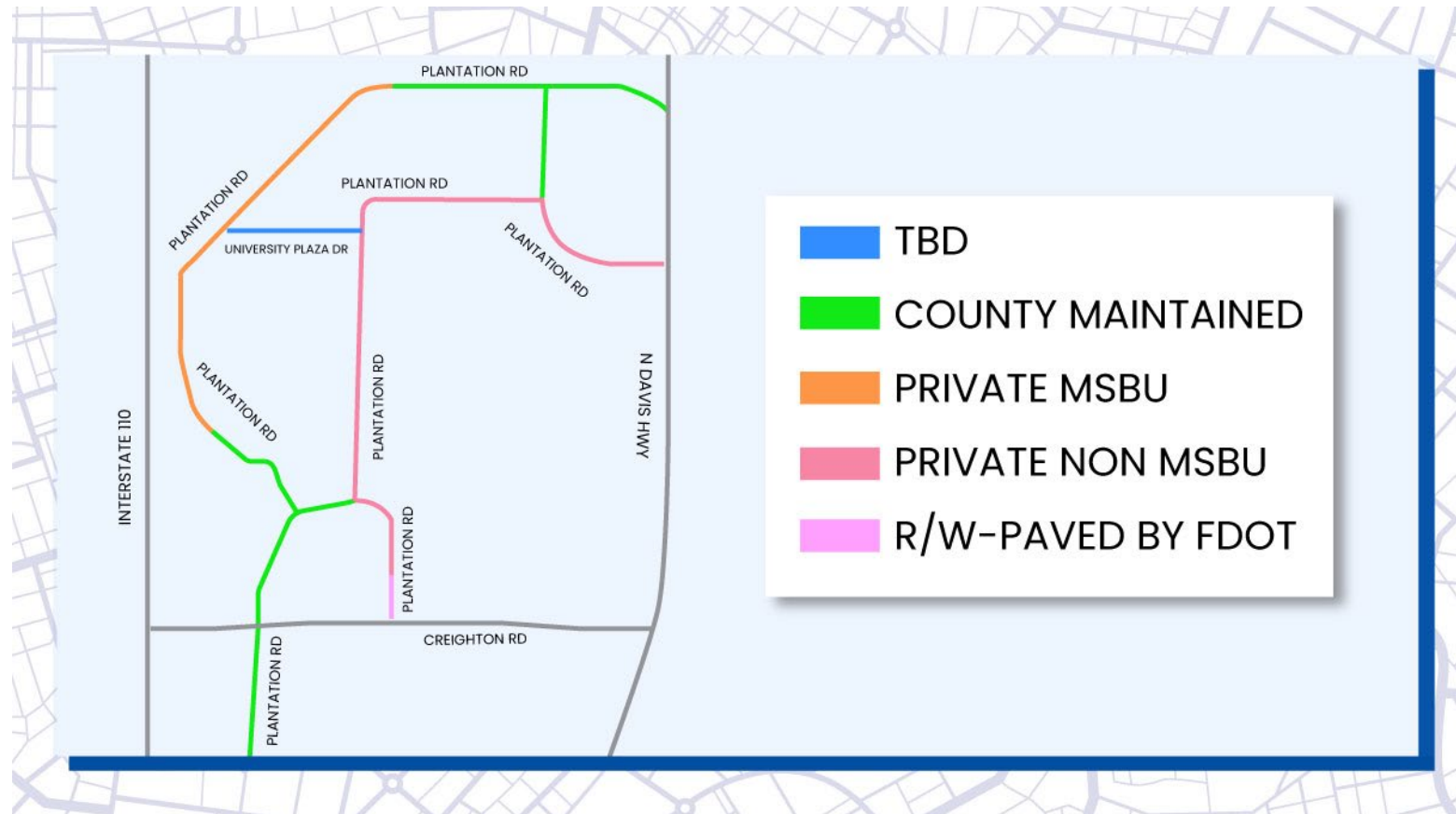
# PLANTATION ROAD

MUNICIPAL SERVICES BENEFIT UNIT (MSBU)

December 2025 Presentation



# LOCATION MAP





# MSBU Scope for County Acceptance of Maintenance

- Right-of-Way Upgrades and Stormwater Conveyance
- Corrective measures to include:
  - eliminating the low areas that currently hold water after rain events
  - repairing poor base/road failures and resurfacing the road.
  - Evaluating and repair or replacement of drainage structures (pipe and inlets)
- NOTE: This MSBU does not include acceptance of the pond and, therefore, will require a Hold Harmless from the LLC for continued stormwater discharge to the existing pond (no change to the amount of discharge).



# MSBU – County Maintenance vs. Remaining Privately Held

Requirements for County Acceptance of Maintenance:

1. Design to County Standards (Materials and Methods of construction)
2. Dedication of Right-of-Way
3. Hold Harmless for Drainage conveyance and outfall to existing pond
4. Standard Petition and BCC approval

Requirements for **Maintenance Only** MSBU:

1. Agreement of Materials and Methods for Re-surfacing Construction only
2. Standard Petition and BCC approval



# FUNDING OPTIONS

- Design Cost est \$ 130k Escambia County to cover design costs via District 4 Discretionary Funds (used as “seed” money for construction grant opportunities)
- Construction Cost est \$ 1.35 Million for County acceptance
  - Possible Grant Option Available for Construction Costs – Donation of the existing Right-of-Way conditional on Grant approval and MSBU agreement  
OR
  - Assessment Option for Improvements and future County Maintenance  
OR
  - An Assessment Option for Maintenance Only est \$ 235,000



# MSBU Financing

Cost of the Improvements

+ 1% Administrative fee

+ 2% Tax Collector Commission

+ 20% Contingency for construction overruns

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Total MSBU

Cost estimate per property on attached spreadsheet based on options

Amortized at 4% for the approved term



# MSBU Approval Process

1. Escambia County Office of Management and Budget (OMB) will provide the petitions to the Primary Contact
2. Primary Contact must complete the application and submit the \$100 application fee to OMB.
3. Letters will be mailed to each owner advising of the application and the imminent petition process
4. Must receive at least 66% residential property owners and 100% of non-residential property owners in support.



# MSBU Approval Process

5. A public hearing will be scheduled to with the Board of County Commissioners to adopt the Ordinance establishing the MSBU
6. If adopted, the MSBU officially exists and the project work can begin.
7. Assessments will begin on the tax bill after the project is 100% complete and OMB compiles all costs.





# Cost Breakdown

See spreadsheet



# In conclusion:

County Engineering will manage your project once the property owners have determined a plan of action.

Please coordinate through the Commissioner's office your preferred plan and they will contact Engineering to schedule