

Tierra Verde Municipal Services Taxing Unit (MSTU)

Public Information Meeting April 8, 2025

Pinellas.gov/tvmstu



Agenda



- 1. Give a brief history of the median landscaping and sports complex.
- 2. Explain how an MSTU could be a long-term solution.
- 3. Get your input on what you would like to see in the future.



Brief history



We are

here

2017

More than \$1.5 Million State & County funds spent on beautification, TVCA and the County sign agreement for TVCA to maintain.

2016 **TVCA** requests beautification project. County gets a state grant.

Mid 2000s County & TVCA build baseball field, TVCA maintains.

2022

TVCA and County discuss a new agreement in good faith but do not reach consensus.

2023

TVCA ends the 2017 agreement with the County. **FDOT** and County agree that FDOT will mow and County will remove dead plants, spray for weeds 14 times

a year.

2024

Hurricanes cause damage. Some dry plants left to see if they recover.

TVCA ends its maintenance of the **Sports Complex**

Community input on MSTU idea.

2025 County and

residents propose MSTU idea.

The Current Situation



In the past, TVCA had an agreement with the County to provide enhanced services to the community. This included:

Enhanced landscaping on the Bayway and the County medians (Monte Cristo, Entrada, West Shore, East Shore)

Street lighting on roads other than the Bayway

An agreement with the County to maintain the Sports Complex amenities on the County property

Current County standard level of service for landscaping continues until June 2027.

Sports Complex is no longer maintained by TVCA.

County will operate as a passive park

A recreation center for the Sports Complex has been designed but can only be built if there is funding to operate it and to handle programming/use of the building.

Penny for Pinellas funds have been set aside to build a recreation center, but will be reallocated if the community decides that it no longer wants to fund its operation. Penny funds cannot pay for operations.



The challenge:

- 1. Find out what the community wants for the future of the median landscaping, street lighting & sports complex.
- 2. If the community still wants an enhanced level of service, create a sustainable way to provide this.



What is an MSTU and how might it help?

What is a Municipal Services Taxing Unit?



A Municipal Services Taxing Unit (MSTU) is a special district established to fund specific services or improvements within a designated area.

- All property owners within the MSTU pay and receive the services.
- 100% of the money must be used in the MSTU boundary.
- An MSTU board of local residents is appointed to be the decision-making body.
- There are several MSTUs in Pinellas County that provide enhanced services.
 It's a common solution to situations like this.

Why an MSTU in Tierra Verde?



Some members of the community have expressed interest in wanting enhanced services for the medians and sports complex.

TVCA is no longer providing enhanced services.

If the community as a whole wants enhanced services, the community needs a sustainable framework to address the gap in services.

Establishing an MSTU would allow for the funding and structure needed to provide these enhanced services.

Don't we already have an MSTU?



The Countywide MSTU for Unincorporated Areas provides municipal services. These include:

Law enforcement, building services, development review services, code enforcement, surface water management, zoning, economic development, and lot clearing.

The Tierra Verde MSTU would be different in that it would not pay for any of the services that are already being provided by the County.

Proposed MSTU Boundaries



The boundaries would be the same as the Tierra Verde Fire District





Some MSTU options

We've drafted some scenarios for a possible MSTU and need your feedback on them.

Millage Summaries



Four potential millage scenarios:

Potential Millage Rates	Estimated Budgets	Average Home Owner Cost*	Average Condo Owner Cost*
.3000	\$502,669	\$213.00 (\$17.75 per month)	\$171.00 (\$14.25 per month)
.3500	\$586,448	\$248.50 (\$20.71 per month)	\$199.50 (\$16.63 per month)
.4000	\$670,226	\$284.00 (\$23.67 per month)	\$228.00 (\$19.00 per month)
.4550	\$762,382	\$323.05 (\$26.92 per month)	\$259.35 (\$21.61 per month)

^{*}Average taxable value for home \$760,000 and \$620,000 for a condo



Option 1: .3000 Mills | Estimated Revenues: \$502,669

Status quo with historical service levels provided by TVCA.

Maintaining Landscaping on the Medians - \$240,000

Operation and Maintenance of the current Sports Complex - \$119,000

Streetlighting (Duke Energy Billing) - \$72,000

County Fees - \$15,400

Reserves (11%) - \$56,269



Option 2: .3500 Mills | Estimated Revenues: \$586,448

Includes historical service levels provided by TVCA, plus the new Recreation Center with one part-time employee.

Maintaining Landscaping on the Medians - \$240,000

Operation and Maintenance of the current Sports Complex- \$119,000

New Recreation Facility maintenance and Operations (.5 FTE)- \$74,760

Streetlighting (Duke Energy Billing) - \$72,000

County Fees - \$17,400

Reserves (11%) - \$63,288



Option 3: .4000 Mills | Estimated Revenues: \$670,226

Includes historical service levels provided by TVCA, plus the new Recreation Center with 1.5 full-time employees.

Maintaining Landscaping on the Medians - \$240,000

Operation and Maintenance of the current Sports Complex- \$119,000

New Recreation Facility maintenance and Operations (1.5 FTE) - \$135,260

Streetlighting (Duke Energy Billing) - \$72,000

County Fees - \$19,400

Reserves (13%) - \$84,566



Option 4: .4550 Mills | Estimated Revenues: \$762,382

Includes historical service levels provided by TVCA, plus the new Recreation Center with 1.5 full-time employees, and funding for future improvements

Maintaining Landscaping on the Medians - \$240,000

Operation and Maintenance of the current Sports Complex - \$119,000

New Recreation Facility maintenance and operations (1.5 FTE) - \$135,260

Future Community Improvements - \$100,000

Streetlighting (Duke Energy Billing) - \$72,000

County Fees - \$20,400

Reserves (10%) - \$75,722

If No MSTU is Established



To ensure transparency, we want to clearly outline the service levels that would apply if no MSTU is established:

- The Sports Complex would become a passive County park.
- Public Works would be responsible for removing any dead materials from existing landscaping until June 2027.
- The new recreation center would not be built.
- The monthly Duke Energy neighborhood streetlight bill would have to continue to be funded by TVCA.



How the decision will be made

The Board of County Commissioners can create an MSTU.

They need to know what the community wants.

A decision is needed in May for the Oct. 1 budget.



How to provide feedback

Printed comment card

Online comment card

Dot stickers to indicate your preferred option(s)



Survey will be coming out next week



Questions?

Please ask questions you have about the idea of an MSTU.

To better understand the options presented, please visit the stations around the room.