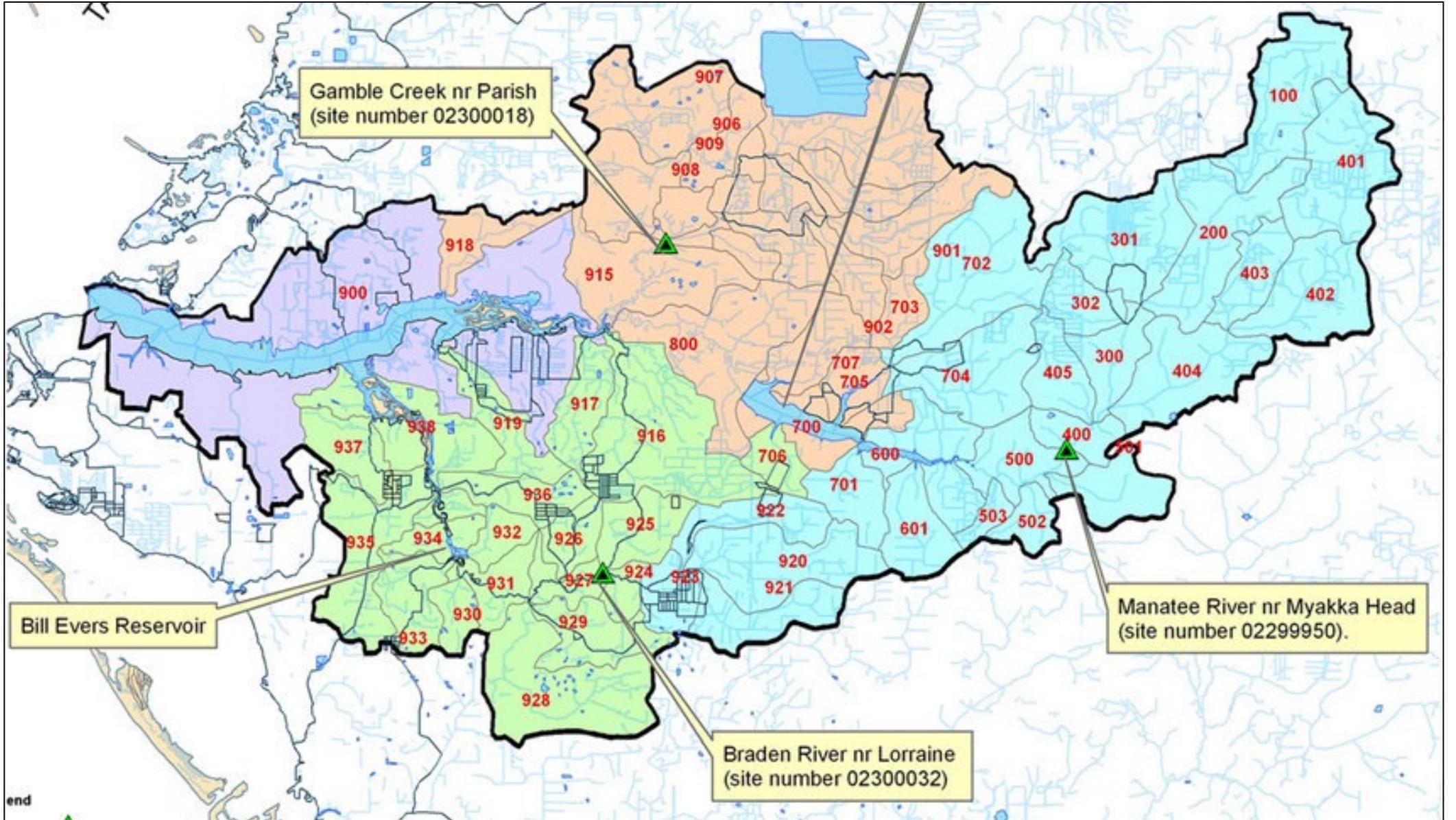


# **WATER SUPPLY, INFRASTRUCTURE PLANNING & IMPACTS**

**By: Adriaan DeVilliers, PE**

**For: 2025 COMMUNITY LISTENING  
SESSION ON FLOODING**

# Lake Manatee & Sub-Catchment Areas - USGS



# Manatee County E: 1994



Find address or place

2011 Aerials

2010 Aerials

2009 Aerials

2008 Aerials

2007 Aerials

2006 Aerials

2003 Aerials

1994 Aerials

1984 Aerials

1978 Aerials

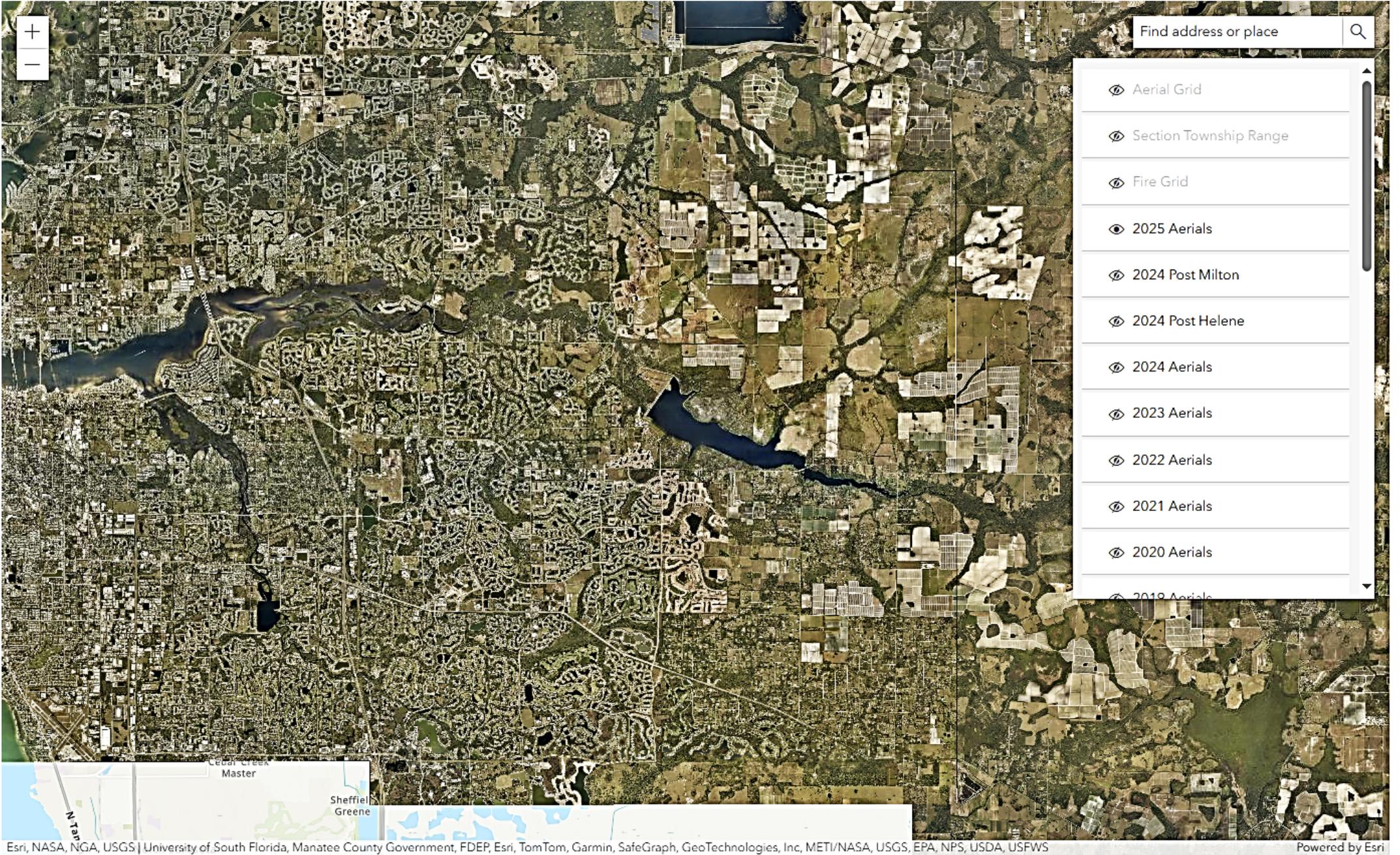
1973 Aerials

1946 Aerials

Manatee

Sheffield  
Greene

# Manatee County E: 2025



# Stormwater Handling is Part of Infrastructure

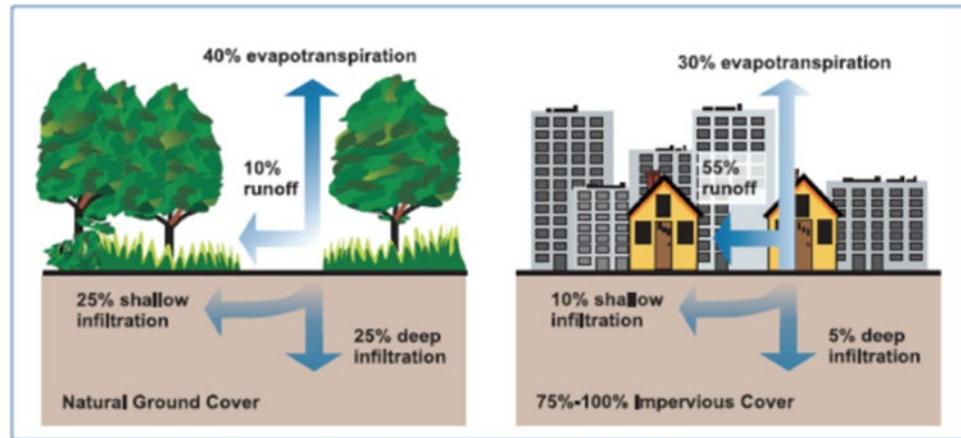
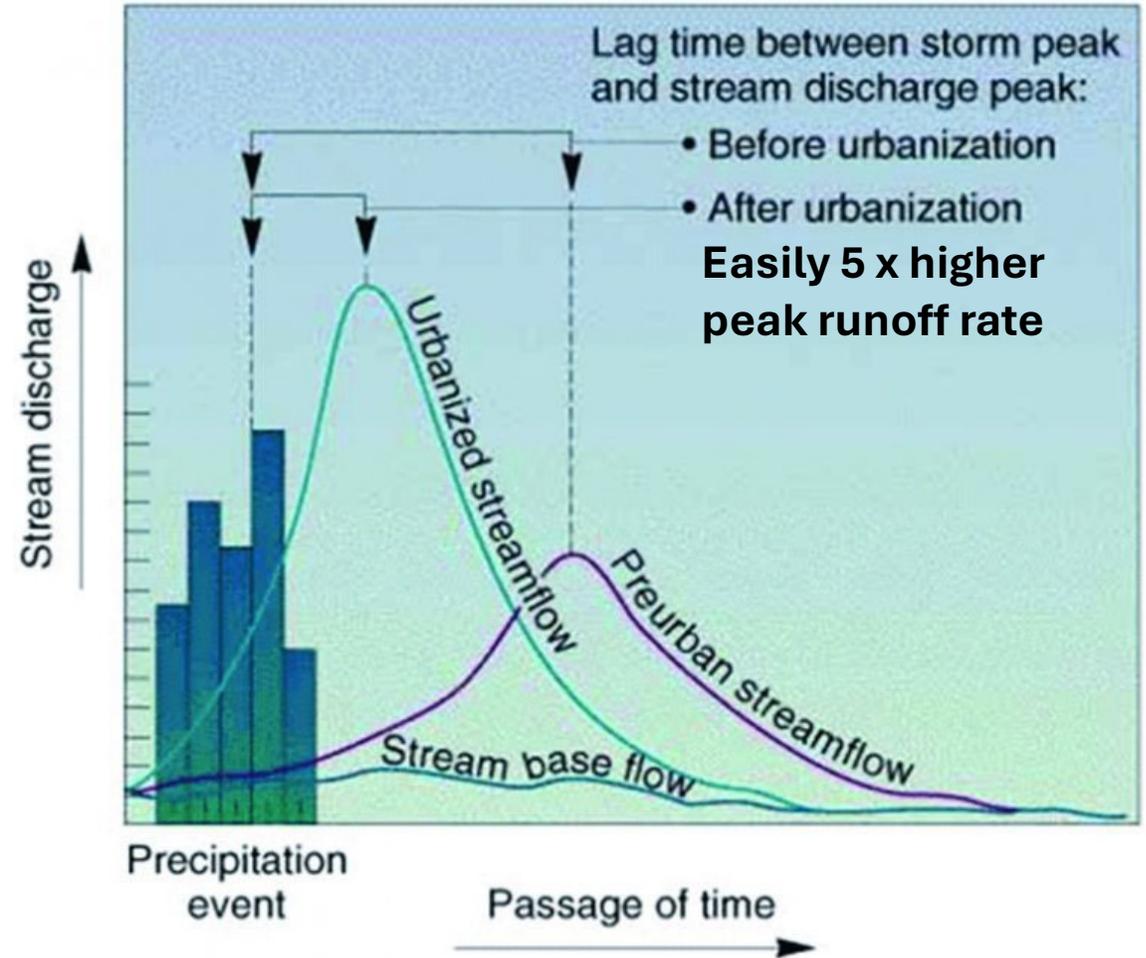


Figure 1. Runoff diagram comparing natural ground cover to 75-100% impervious cover. (U.S. EPA, undated)



## Pre-Urban

10% runoff

25% shallow infiltration

25% deep infiltration

50% total infiltration

## Post Urban

55%

10%

5%

15%

# Manatee County E: 2024

September 10, 2024, the Manatee County Commission reported real estate and commercial property damage near \$56 million (Ref. Fox 13, Tampa Bay report), and On the order of 50 million gallons of raw and partially treated sewage was released into Manatee river.



# Manatee County Single Family Real Estate Market

The 2023 Manatee county single family real estate market value \$3.81 billion

Average of almost 7,500 houses retailed at \$510,000/home

The cost to rebuild about \$300,000

So, the bottom line is that homeowners, recently bought a \$500k house, now need to take on another up to \$300k as an unplanned expense, placing the house 60% above market value

**The really sad news is that the County is not communicating to the citizens,** that this will happen over and over again, until the County decides to prioritize, fund, & upgrade the infrastructure.

# Manatee County Infrastructure

Infrastructure is primarily funded through impact fees

Professional Civil Engineers and Urban Planners will tell you that infrastructure costs as a percent of single-family real estate, is between 10% and 50% of the home's initial value

**In 2023, the County website states that they collected \$62.2 million in impact fees. That is  $62.2\text{million}/3.81\text{billion} = 1.6\%$  ... i.e. grossly inadequate!**

Citizens can readily verify this for example by searching ChatGPT , CoPilot or another AI sources, using the question: “what is the cost of infrastructure as a portion of single-family real estate housing”

# Manatee County Infrastructure lag

**Now, reality starts to come into focus.**

Our County officials continues to cause a gross lag of infrastructure while accelerating sprawling single-family real estate development, and gutting impact fees giving the maximum profit to developers.

Since 2018, impact fees charged to Developers were reduced to less than 40% of what was recommended. **Why!?**

**The answer is not that difficult to find, is outrageous, and is still happening!**

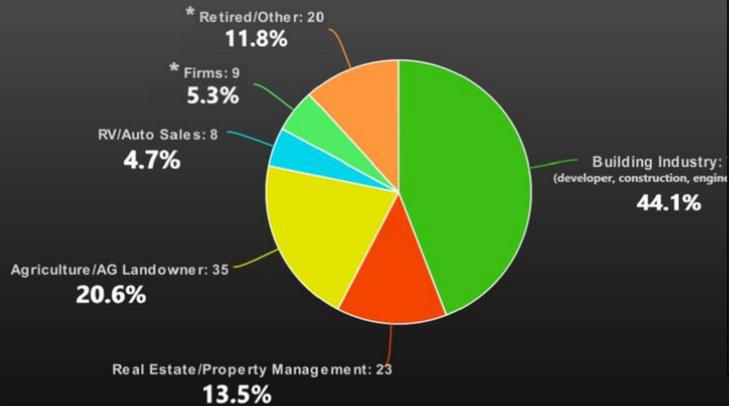
# The Answer to Why!?

Campaign Funding of our officials, up and down the ballot. a few examples.

Van Ostenbridge, Will Robinson, DeSantis – More than 70% of their \$100's000 campaign funds were from real-estate and related industries (A Closer Look at Van Ostenbridge's "Record Breaking" Fundraising - The Bradenton Times, ROBINSON, WILLIAM (WILL) - FollowTheMoney.org, DESANTIS, RONALD D (RON) - FollowTheMoney.org)

## KVO

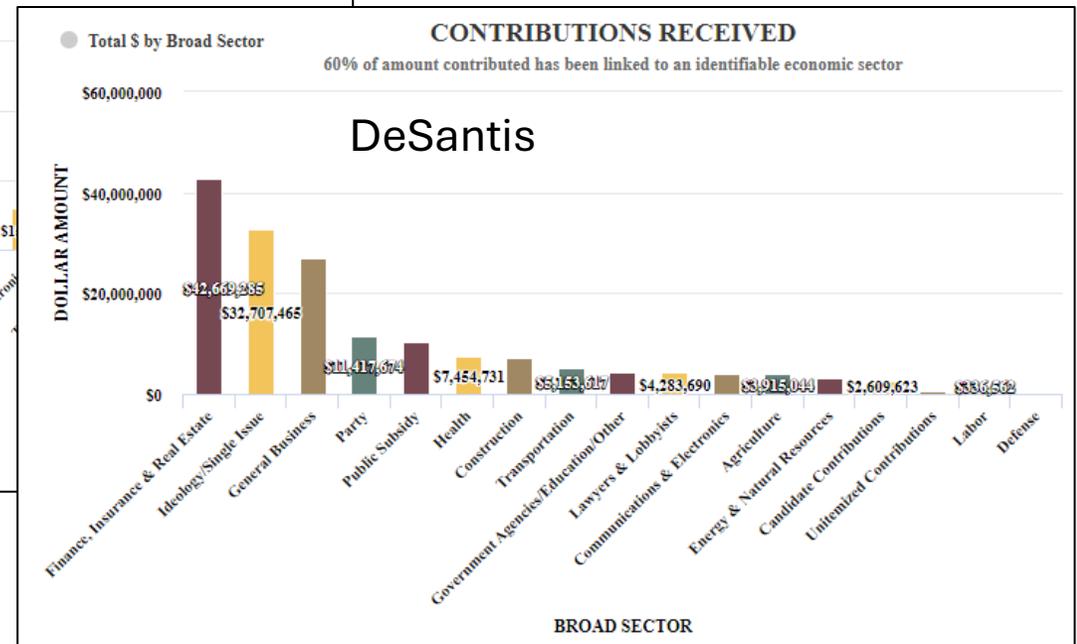
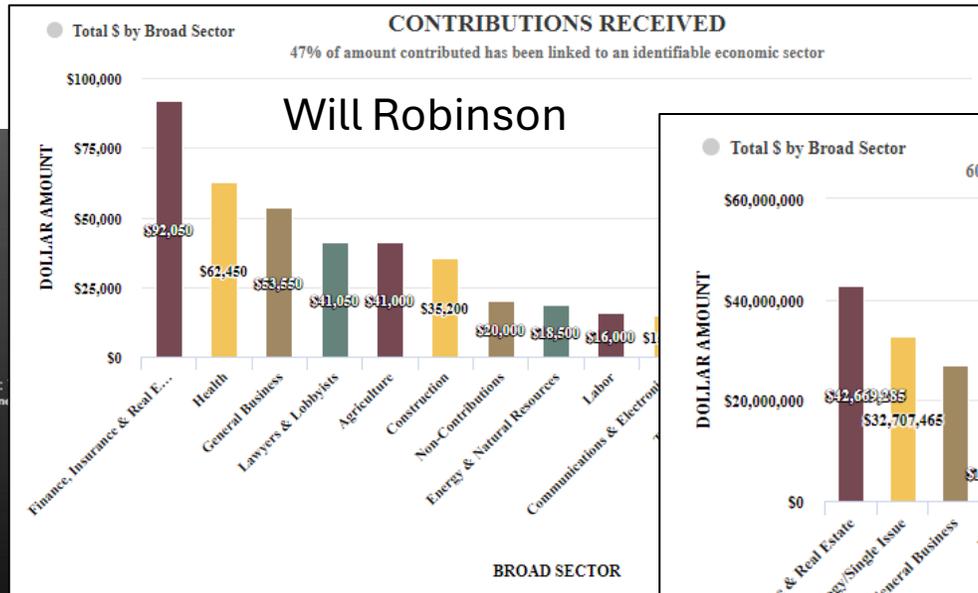
KVO Campaign Contributors by Industry/Occupation  
Data reflects individual and business contributors combined



■ Building Industry
 ■ Real Estate/Property Management
 ■ Agriculture/AG Landowner
 ■ RV/Auto Sales
 ■ Firms
 ■ Retired/Other

\*Retired/Other: includes PACs and misc industry including, healthcare, investments, insurance, entrepreneur, franchise owner, etc.  
 \*Firms: includes law firms, attorneys, and public or government relations consultants

170 TOTAL REPORTED CONTRIBUTIONS AS OF JUNE 30, 2023



# The Fix

1. **The most urgent fix: A moratorium on all new developments to re-evaluate and adjust them to ensure adequate catch-up and future infrastructure**
2. Appoint an independent panel of **Professional Engineers and Urban planners** to perform a comprehensive evaluation of the lagging infrastructure that is already baked in, as well as what to charge future developers for appropriate infrastructure
3. Set-up a State & local –funded **properly engineered master infrastructure plan** where County-wide impacts of new development can be properly evaluated
4. Provide **State funding to catch up on lagging infrastructure** so as not to over-burden existing citizens for past misconduct by this body and the State of Florida

**The super-majority in Florida's State and Local government since 1996 has clearly led to corruption. It is time to insist with legislative backing, that this disfunction be corrected by professional experts, not elected officials.**

**Now DeSantis is threatening local officials that try to fix the problems**