MUNICIPAL SERVICES BENEFIT UNIT PROGRAM

LAKE MANAGEMENT

RESTORATION & AQUATIC WEED CONTROL

FY12/13

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

INTRODUCTION

The following information is offered to help applicants understand the process of establishing an MSBU and the resulting roles and responsibilities once an MSBU is established.

For additional information regarding the community improvements available through the MSBU Program, active MSBUs, and various services available on-line, please visit the MSBU Program website:

http://www.seminolecountyfl.gov/fs/msbu/index.aspx

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General Information

MSBU Program and Non-Ad Valorem Assessments

The **MSBU Program of Seminole County** provides management of the assessment districts that are established for funding various local improvements and services within the unincorporated boundaries of Seminole County. An assessment district as established in Seminole County is commonly referred to as an MSBU (Municipal Service Benefit Unit). Through the establishment of an MSBU, property owners can acquire certain essential improvements for community common areas which serve public purposes. Community improvements funded by assessment in Seminole County include the management of residential household solid waste with provisions for collection & disposal services, residential street lighting, lake management (such as aquatic weed control and lake restoration), and constructed improvements such as road paving, stormwater control systems (drainage systems and retention pond renovations), sidewalk repair, subdivision wall replacement, and water/sewer utility transmission line extension as required to connect to the County's central utility system.

For any given MSBU, the cost to provide the improvement/service is allocated and assessed to the benefiting properties on an equitable cost sharing basis referred to as "non-ad valorem" assessment. The per property assessment is based on the cost to provide and/or maintain the improvement/service, the selected benefit unit base, the number of benefiting properties, and the benefit unit(s) allocated to each participating property.

The MSBU Program offers two formats for assessments – fixed term and variable rate. The fixed term format is related to MSBUs that require extended financing over a period of years to enhance the affordability to property owners for project repayment. The variable rate format is used for MSBUs that do not have a set closure date and for which assessments are calculated annually based on cost to provide continuation of the service or improvements in the forthcoming year(s). For example, the assessments for lake restoration and road paving are typically fixed term, while assessments for street lighting or aquatic weed control improvements are variable rate.

The MSBU Program functions according to regulations set forth in the Florida Statutes and the directives in the Seminole County Administrative Code. Through the MSBU Program, non-ad valorem assessments are levied by the Seminole County Board of County Commissioners (BCC). The non-ad valorem assessments are collected via the annual property tax bill as indicated in Florida Statutes Chapter 197. Consistent with the referenced regulations, Ordinance and/or Resolution documents are developed to establish and govern each MSBU. In compliance with the County Administrative Code, the operating policies and practices of the MSBU Program are further defined within the Resource Management Department.

Florida Statutes: http://www.leg.state.fl.us/Statutes/index.cfm

- Chapter 125, County Commission Powers and Duties (primarily sections .01 and .0101)
- Chapter 197 Tax Collection, (primarily sections 197.292, .322, .363, .3631, and .3632)

Seminole County Administrative Code: http://www.seminolecountyfl.gov/ca/admincode

- Section 22.10 PDF of MSBU Program
- Section 20.37 PDF of MSBU Program Fee Schedule

Scope of Lake Management Services

▫Aquatic Weed Control ▫Lake Restoration

Seminole County Essential Public Services for Aquatic Weed Control (AWC): *Essential aquatic weed control services are those services deemed critical to restoring, developing and/or maintaining conditions that enhance the water quality and over-all health of the waterbody; with emphasis on providing a public services for public purposes which by definition of public is limited to the shoreline and the waterbody when/where noxious and/or invasive exotic vegetation could/would threaten or impede the waterbody.*

Lake management services, such as lake restoration and aquatic weed control, serve public purposes by improving water quality, utility of waterbodies and/or enhancing stormwater control. In unincorporated Seminole County. When these public services are requested, they are funded by special assessment administered by the MSBU Program. An MSBU may be established for either category of service; however, to ensure long-term success of a restoration project, a lake management MSBU focused on aquatic weed control is often established in conjunction with a lake restoration MSBU. The creation of an MSBU, as well as the on-going efforts to provide improvements requires community involvement and support.

The routine operation and management of a lake management MSBU is governed through an MSBU Ordinance approved and established by the Seminole County Board of County Commissioners (BCC). The improvement efforts are funded by assessments levied against the benefiting waterfront properties. By definition of benefit, waterfront properties are included in the assessed boundary of lake management MSBUs.

To offer greater affordability to property owners, lake restoration is funded by a fixed term assessment; this is a fixed amount that may be paid in full following restoration or paid by installment payments collected via the property tax bill for a fixed number of years. Lake Management focused on aquatic weed control is a routine and ongoing service for which an annual assessment is levied. The amount of the annual assessment will vary based on the budgeted cost for managing the waterbody.

The essential public services offered through the Seminole County MSBU Program for lake management are restricted to the services and product procurements deemed critical to restoration, developing and/or maintaining conditions that enhance the water quality and over-all health and utility of the respective waterbody; with aquatic weed control being limited to the shoreline and the waterbody when/where noxious, invasive, and/or exotic vegetation could/would threaten or impede the waterbody. Native vegetation and/or vegetation that does not present a detriment to the waterbody as determined by the Seminole County Water Quality Program is not targeted as a priority within the scope of aquatic weed control services.

The factors that must be considered by Seminole County when addressing lake management can be complex. To begin, the County's resources for lake management and for aquatic weed control via MSBU funding are focused on essential services. As a standard practice, MSBU funds are designated primarily to addressing conditions deemed “essential” – conditions that would be detrimental to the health of the lake. Complete shoreline treatment, spraying of vegetation deemed native, and/or treatment of vegetation that does not present a detriment to the waterbody does not meet the “essential” definition. Therefore, full/entire shoreline treatment of vegetation is not a level of service pursued via assessment funding. There are times when

broader spraying of herbicides may be provided~~,~~; however, when expending MSBU funds, caution must be exercised to ensure the funds are allocated to treatments that serve a public (not private) purpose. Property owners are encouraged to establish supportive riparian stewardship practices, and to independently address their individual property and/or shoreline concerns when the conditions are not clearly within the essential service category.

As part of the services provided to property owners, the MSBU Program works closely with the Seminole County Lake Management Program of the Public Works Department to pursue best lake management practices, provide monitoring that funds are expended for essential services, manage and monitor service contracts, and oversee the financial status of MSBUs within budgeting constraints, and where feasible, plan ahead for more extensive lake needs/services in future years. When the available MSBU funding is insufficient to address the full range of needs associated with a waterbody, the lake needs are prioritized to fit the available funding.

The initial step in evaluating the needs and recommendations for aquatic improvements may include water quality surveys and analyses to determine aquatic health, trends and needs. After an evaluation has been completed, a management plan is formulated to work toward optimum water quality and healthy aquatic conditions. The management plan, and subsequently the scope of services may contain several features:

1) Chemical control of noxious aquatic plant species through herbicide treatments
2) Biological control typically involves stocking with triploid grass carp (when hydrilla management is targeted in the service scope), and/or shoreline replanting with native plants. Note: Shoreline replanting is conducted independent of MSBU funding and is deemed a property owner activity (unless otherwise scheduled as a participatory planting event with other residents and volunteers).
3) Mechanical removal of noxious aquatic vegetation. Disposal alternatives will be evaluated based on site location, nature and volume of vegetation to be removed.
4) Excavating to remove accumulated sediment. Disposal alternatives will be evaluated based on site location, nature and volume of sediment to be removed.

Lake restoration plans may include all features listed, while aquatic weed control plans are typically limited to features 1, 2 and 3. Cost and priorities will be reviewed with applicants as restoration and management plans are formalized. The final plan and scope of services will be based on the resources available, including assessment funding and community volunteer assistance relative to shoreline planting events.

Frequency of treatment, type of treatment, herbicide products, ratio of product, and vendor selection shall be determined by Seminole County Lake Management. Such decisions are guided by regulations established by the Florida Statutes and regulatory agencies such as the Florida Fish and Wildlife Commission (FWC), along with best lake management practices as supported by other lake management related agencies/organizations.

Any supplemental aquatic weed control services obtained privately (or provided by individual owners) must be complaint with all State of Florida and FWC regulations; inclusive of permitting. Acquiring herbicide application assistance from vendors who are licensed by the State of Florida is strongly advised. For additional information, refer to:

FWC: http://www.floridaconservation.org/
My FWC: http://myfwc.com/WILDLIFEHABITATS/InvasivePlants.
Permits: http://myfwc.com/WILDLIFEHABITATS/InvasivePlants_PermitRules.htm
AWC Act: http://myfwc.com/WILDLIFEHABITATS/InvasivePlants_AquaticWeedControlAct.htm

Basic Steps to Establish an MSBU

(Each of these steps is explained further on the following pages.)

STEP		RESPONSIBILITY
I.	Request Application Packet	Property Owner/Liaison
II.	Complete & Submit Application	Community Liaison(s)
III.	Review & Conduct Project Analysis	MSBU Program Lake Management Program Consultant
IV.	Poll Community – Petition Distribution	MSBU Program
V.	Evaluate Petition Results and Determine Course of Action	MSBU Program Lake Management Program Community Liaison(s)
VI.	Public Hearing – Adoption of Ordinance	Board of County Commissioners MSBU Program Lake Management Program Community Liaison(s) Property Owners
VII.	Implement Service/Improvement	
	• Procurement of Services	Purchasing & Contracts Division MSBU Program Lake Management Program
	• Conduct the Improvements	MSBU Program Lake Management Program Contracted Service Provider Community Liaison(s)
VIII.	Final Public Hearing/Resolution to establish final assessments (if applicable)	Board of County Commissioners MSBU Program Lake Management Program Community Liaison(s) Property Owners
IX.	Assessment & Operation Management	MSBU Program Lake Management Program

Detailed Procedures

Establishing
a
Lake Management MSBU

Establishing a Lake Management MSBU

Detailed Procedures

STEP I. Request Application Packet

Application packets detailing the MSBU creation process are available from the MSBU Program. The packets are designed to provide an overview of the process based on the type of project proposed. The packet includes detailed information regarding the MSBU Program, the steps for establishing an MSBU, the related application forms, and answers for frequently asked questions.

Applications to create an MSBU will be considered given the following criteria is met:

- The property to be benefited by the improvement is located within the unincorporated area of Seminole County;
- The property upon which the improvement is to be made is publically owned, leased or granted easement;
- The proposed boundary (properties to be assessed) contains a minimum of two distinct taxable (or platted) properties;
- The proposed project is a project type authorized by the BCC
- The proposed project meets the MSBU Program guidelines for public property and/or serves acceptable public purpose

Requests for application should be directed to the MSBU Program:

On-Line: http://www.seminolecountyfl.gov/fs/msbu/msbuamaterials.aspx

Phone: (407) 665-7178

Office: 1101 East 1st Street, Sanford, FL 32771-1468

When submitting an application request, be certain to identify the geographic and descriptive location of the desired improvement (i.e., community, subdivision, or street) and the type of improvement proposed (i.e., aquatic weed control, street lighting, etc).

STEP II. Complete & Submit Application

Application may be made by property owners, homeowner associations, management companies, developers or other interested parties. Any noted application deadline and processing restrictions are related to statutory provisions, the County Administrative Code and MSBU Program guidelines. Each MSBU project type has a distinct application form and application fee. The Application form is located at the end of the packet. The Application Fee Schedule is provided on the page noted in the table of contents and just prior to the Application form.. Assistance is available from the MSBU Program should the applicant have questions or concerns regarding any aspect of the application form or process.

The **Lake Management Application** form is designed to communicate the following:

Project type: Is this request for restoration, aquatic weed control or both?

Attachments: Confirmation of attached documents. If you have additional documentation, describe it in "Other". Attaching a complete documentation package with the application will result in a more rapid application review.

Lake or Waterbody Name, Subdivision and Property ID: Enter the required identification information. If unsure of any details, please ask an MSBU Program representative for assistance.

Liaison Information: Enter the requested information for the person(s) that will be representing the community. Identifying and including the information for a secondary Liaison is advised and encouraged.

Supporting Information:

1. **Current condition**: Explain in detail types and quantity of aquatic weeds as well as general water quality and average depths if known. Note any known problems.
2. **Maintenance**: Note status of any current or recent efforts to manage lake conditions.
3. **Meetings**: List recent and upcoming meetings held by the residents to address the lake conditions.
4. **Participation**: Provide estimate of approximate percentage of waterfront property owners who are interested in attending relevant meetings.
5. **Issues/Goals**: Being very specific, what concerns are you hoping to resolve?
6. **Treatment Categories**: Check the categories of services that you would like to consider.
7. **Funding Assistance**: State detailed reasons/conditions for requesting and/or qualifying for Seminole County funding assistance that may be available.

Applicant Signature: Enter information and sign the application.

Describing the desired scope of services (Items 5 & 6) in detail is critical to the development of a lake management plan and subsequent cost estimates. Community participation in development of scope of services is highly encouraged. Lake analysis and application details will be primary factors for determining final recommendations for a proposed project. When preparing a lake/waterbody map for submittal, be certain to identify geographic and descriptive locations of desired improvements and type of improvement proposed. Each area of a waterway with aquatic weed problems should be identified clearly. Copies of recorded plats and section maps may be obtained from the Planning Department [(407) 665-7441] located in the County Services Building at 1101 East 1st Street, Sanford. Assistance is also available from the MSBU Program. The creation of an MSBU relies heavily on involvement of **community liaisons**. Liaisons need to be readily available for follow-up contact from County staff and the benefiting community, attending scheduled site visits, encouraging petition response, and other project activities. Community representatives that serve as primary and/or secondary liaisons are very important to establishing an MSBU and ensuring project completion occurs per community expectations.

All questions or concerns regarding cost sharing decisions, and participating properties should be discussed with the MSBU Program prior to submitting application. MSBU boundaries (geographic area) to be assessed (represented by listing of properties) must be continuous. Enclaves are not allowed if their purpose is to remove a property because the property owner is not in favor of establishment of the MSBU. The assessment boundary is based on benefit received and does not necessarily include an entire subdivision if the entire subdivision does not materially benefit from the proposed improvement. All properties that are located on the lakefront or waterfront are included in the proposed list of participating properties.

When complete, the application should be submitted to the MSBU Program. Mailing and/or delivery location is noted on the application form. **The non-refundable application fee** (per the Application Fee Schedule) **must be made payable to "Seminole County BCC" and submitted with the application.** Although the fee is non-refundable, there are provisions for applying application fee credit to the assessment assigned to the applicant or parties contributing to the application fee. Provisions are as follows:

> *If the MSBU is established and the requested improvement is completed, the application fee expense will be applied as a start-up cost to the MSBU; and the application fee will be credited to the applicant/contributors. The fee credit(s) will be processed as deemed appropriate by the County; either as a one-time assessment adjustment or via payment check.*

STEP III. Review Application & Conduct Project Analysis

After receipt, the MSBU Program will confirm the application is complete and sufficient to evaluate feasibility of a requested improvement. The MSBU Program will validate properties that serve to benefit from an improvement and formulate a boundary description for the geographic area associated with a proposed MSBU. The application will be copied to appropriate departments for review and evaluation.

Many project types authorized for MSBU consideration require in-depth analysis and cost estimating acquired from contracted vendors. When such services are required, the applicant (or other contributors) must prepay preliminary analysis fees/costs. If analysis services are provided, and the project proceeds through to completion, the analysis expense will be applied as a start-up cost to the MSBU, and the fees collected from the applicant/contributors will be returned. Return of the fee will be processed as deemed appropriate by the County; either as a one-time assessment adjustment or via payment check. Contributions received and applied to preliminary analysis expenses will not be credited or refunded if the proposed MSBU is not approved or if the proposed project is not completed.

If an applicant has an existing lake analysis or plan of treatment, it will be reviewed by the MSBU Program and Lake Management Program for suitability of use. If the provided information is insufficient to determine a treatment plan and/or lake management plan, the applicant will be notified by the MSBU Program of a deficiency and need for additional information. A cost estimate will be provided for obtaining the detail level required to address the proposed project.

MSBU Program representatives are available to conduct an informative meeting with property owners to discuss the MSBU process if requested. Notification of any **County-sponsored** meetings is coordinated through the MSBU Program. A public meeting for overview of the MSBU Program and proposed project is highly recommended. The MSBU Program requests opportunity to review (prior to circulation) any correspondence relating to establishment of an MSBU.

STEP IV. Poll Community - Petition Distribution

As detailed in Section 22.10 of the Seminole County Administrative Code (http://www.seminolecountyfl.gov/ca/admin_code/), a formal confirmation of community support for an MSBU of at least 65% is required. A petition for improvement document, prepared by the MSBU Program, is used to determine the level of community support for establishing a lake management MSBU. The petition document defines the details of the proposed MSBU, such as the scope of services (proposed improvements, treatments and services), estimated annual cost of operation, cost allocation methodology, type and amount of assessment, properties to be included in the assessment, and other

details specific to the MSBU. The petition document provides for property owner response relative to creating the proposed MSBU by indicating either “FOR” or “AGAINST” creation of the MSBU.

Individual petition documents are distributed to property owners by the MSBU Program, and supplemental copies may be provided to the applicant or community liaisons for follow-up with property owners. Owners are requested to respond by 1) designating a “FOR” or “AGAINST” response on the petition document; (2) providing owner signature; and (3) returning the completed from to the MSBU Program prior to the stated deadline. All current owners or the designated trustee of a property must sign the petition form for the response to count towards the 65% requirement. Once submitted, a petition document may not be withdrawn. Property owner response for those properties that do not return the petition document will be counted as “AGAINST” when calculating the level of community support.

Petition documents are typically in circulation for a 30 day timeframe. The deadline for submitted response is noted on the document. The filing deadline may be extended if approved by the MSBU Program and posted to the MSBU Program website prior to expiration of the initial deadline. Up to two extensions, each limited to 2 additional weeks, are typically granted. Extensions are primarily granted to provide clarity regarding the level of community support. Petition response will be tracked and available for summary or review throughout the petitioning period.

Please note: Projects requiring the conveyance of special easements, leaseholds or deed transfer to meet public ownership criteria have additional considerations. In such situations, voluntary agreement to provide the necessary conveyance is required from all (100%) of the owners from whom such agreements are required. This activity is generally a separate consideration determined independent from the petition process (which requires only a majority support). If agreement/conveyance is not obtained from 100% of such owners, the project scope may require modification to accommodate limited status, and/or project rejection. Continuance of the proposed project is dependent on specific projects and their related requirements. Owner signature on related agreement documents must be obtained prior to presenting an MSBU creation request to the BCC.

STEP V. Evaluate Petition Results & Determine Course of Action

Petition documents received by the MSBU Program are reviewed for acceptability. All current owners of a property or a designated trustee must sign a petition for ownership and property to count towards the 65% requirement. Owner response must be clearly identified and consistent with intent of the petition document. Handwritten or other commentary added to a petition document that alters the intent of information conveyed in a petition document will be rejected and returned to owner of record. Incomplete petition documents will be rejected and returned. An explanatory memo is provided with returned petition documents. An owner has opportunity to complete and resubmit a returned petition response. Submittal deadlines apply to rejected petition documents.

The results of the petition process will be posted to the MSBU Program website. If the petition provided sufficient support to proceed with the MSBU creation process, the MSBU Program will mail notification of the results along with information regarding the continued activities. If support is deemed insufficient to proceed, mailed notification is at the discretion of the MSBU Program and is generally dependent on the cost to provide such notification.

Provided the community support is sufficient to continue, the MSBU Program will request BCC authorization to conduct a public hearing for adopting an ordinance establishing the proposed MSBU. **Please note** that once the consolidated petition results are accepted and a public hearing is authorized, the petition is no longer relevant to the final determination of the BCC to proceed (or not) with the project/MSBU. The final determination of the scope and feasibility of the project and the creation of the MSBU is made by the Seminole County BCC.

If petition support is less than 65%, the effort will be noted as insufficient support. Re-petitioning is permitted once per calendar year and no more frequently than once every six months following submittal of a new application and non-refundable processing fee.

STEP VI. Public Hearing - Adoption of Ordinance

When the proposed Ordinance and all documents are in order (including easement/leasehold agreements, etc.) and a public hearing date is scheduled, legal Notice(s) will be published in a local newspaper. Notification of the public hearing will be mailed to the owner of record for all properties included in the boundary of the proposed MSBU. A copy of the proposed ordinance will be available for review at the Commission Records office located in the County Services Building at 1101 East 1st Street, Sanford, FL).

For MSBU projects, such as lake restoration, designed as one-time improvements with a fixed financing term, an estimated assessment rate is identified in the governing ordinance. For ongoing MSBUs that require annual rate adjustment, an estimated assessment will be documented in the ordinance and granted fluctuation according to ordinance restrictions and/or operating expenditures necessitated in establishing and/or maintaining desired aquatic results.

The Ordinance will be proposed for adoption during the public hearing. Once the petition results are presented to the BCC at a public hearing, the consolidated petition is no longer relevant to the final determination by the BCC to proceed (or not proceed) with the requested MSBU. The final determination of the scope and feasibility of a new project will be determined by the BCC. During the public hearing, the BCC may consider any comments, objections, and information relevant to the establishment of the MSBU. The BCC will adopt or deny the Ordinance. If the amended Ordinance is adopted, it will be recorded in Seminole County Land Records and with the Florida Department of Revenue.

STEP VII. Implement Service/Improvement

Following the creation of an MSBU, the MSBU Program will work closely with supporting Divisions and the County's Purchasing & Contract Division to secure contracted services for the required improvements. All reasonable efforts will be made to secure a contracted service provider within the targeted range of assessment funding. Once a suitable contract with a qualified vendor(s) has been assigned, the project work will commence. The MSBU Program and the supporting Division will be in close contact with the community liaisons and the vendor as the project work is completed.

Any cost increase that yields a total project cost above the provisions stated in the governing ordinance will be communicated to the participating property owners. If the projected procurement cost exceeds the authorized parameters, a secondary petition will be necessitated to confirm continued support of the property owners. Unless otherwise required by ordinance, a 65% support majority to the second petition will be sufficient to continue with the project. If continued support is not demonstrated through the petition process, and no other alternatives are available within the project parameters, the MSBU will be dissolved.

STEP VIII. Final Public Hearing – Assessment Rate Resolution

For MSBU projects, such as lake restoration that are designed as a one-time improvement with a fixed financing term, an estimated assessment rate is identified in the governing ordinance. When these projects are complete, and actual costs have been calculated, a second public hearing is held to review the results of the project and to establish the final rate for assessment. The public hearing will be advertised and notification will be mailed to the owner of record for each property included in the

boundaries of the MSBU. Once adopted by the BCC, the Resolution or Amending Ordinance will be recorded in Seminole County Land Records.

As an alternative to financing the assessment, owners may pay their assessment in full within 30 days of the final public hearing to avoid financing charges. A satisfaction of lien document is processed when a fixed term assessment is paid in full. Refer to STEP IX for additional information regarding the satisfaction of lien process.

STEP IX. Assessment & Operation Management

Assessments are allocated equitably to all benefiting properties as defined in the governing ordinance. Beginning with the first available tax year, annual assessments will be levied by the BCC, placed on the property tax bill and collected by the Tax Collector of Seminole County in the same manner as all other county assessments and property taxes. *Variable Rate Assessment* for on-going improvements/services subject to annual rate variation will be included on the property tax bill in the first available tax year following creation of the MSBU. For *Fixed Term Assessments* associated with projects that involve fixed term financing, the first installment billing will be included on the first available tax bill following project completion, unless full payment was received by the payment deadline following the final public hearing. Property taxes are due annually by March 31. Early payment discounts associated with property taxes are applicable to MSBU assessments.

Relative to fire flow, water line extension, and/or sewer line projects, all benefiting properties are included in the boundary of the proposed MSBU. All benefiting properties (whether “For” or “Against” during the Petition for Improvement process) are required to connect within 120 days of being granted connection access. Cost sharing assessments will be equitably allocated to those properties.

An open (unpaid) assessment is considered as a lien against a property. The lien for variable rate MSBU assessments, such as aquatic weed control, is satisfied annually when the property tax bill is paid. A lien associated with a fixed term assessment is satisfied when the outstanding assessment is paid in full. A satisfaction of lien document is issued when a fixed term assessment is paid in full; a lien satisfaction document is not required or issued when variable rate assessment is paid. Assessments for fixed term projects may be paid in full at any time following final rate resolution. For additional details regarding the satisfaction of lien process, contact the MSBU Program at (407) 665-7178 or on-line at the following address: http://www.seminolecountyfl.gov/fs/msbu/msbuamaterials.aspx.

Separate financial management accounts are maintained for each MSBU. All assessments collected for each MSBU will be exclusively allocated for expenditures incurred for that specific MSBU. For ongoing MSBUs, the assessment rate will vary from year to year, and may include funding for various lake managment/aquatic weed control techniques such as herbicide treatments, stocking of triploid grass carp, and mechanical harvesting. The funding will also include provisions for administration of the MSBU and ensuring reserve funds for future treatments and operating contingency. Operating budgets are prepared annually and assessment rates are established by BCC resolution. Assessment amounts will comply with the operating guidelines of the MSBU Program and any specific parameters noted in the governing ordinance. The assessment for a forthcoming tax bill is posted on the MSBU Program website by August 1.

The Seminole County Lake Management Program determines the scheduling requirements for lake inspections. In general, site inspections are seasonal and are dependent upon specific lake treatment plans and climatic changes. Throughout the year, the MSBU Program works directly with the Lake Management Program, the contracted vendor, and the community liaison(s) to determine the treatment plans for the lake, Community liaisons as well as all lakefront owners are strongly encouraged to monitor lake conditions. All concerns or changes in conditions should be reported to the MSBU Program Project Manager at 407-665-7164. The MSBU Program will coordinate contact with the Lake Management Program and the contracted vender.

Frequently Asked Questions

Where do I obtain detailed information? To obtain detailed information, please contact the Seminole County MSBU Program at 1101 East 1st Street, Third Floor, Room 3301, Sanford, FL 32771 or at http://www.seminolecountyfl.gov/fs/msbu/msbuprog.asp or call 407-665-7178.

What do the letters MSBU represent? Municipal Services Benefit Unit. An MSBU is an assessment district authorized by Florida Statute 125.01 to provide funding for improvements and/or services benefiting a specific group of properties. Please see (http://www.flsenate.gov/Statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=Ch0125/SEC01.HTM&Title=->2005->Ch0125->Section%2001.

What type of property is eligible to participate in an MSBU? Eligibility to participate in an MSBU varies per project type. Unless otherwise agreed, property must be located within the taxing district of unincorporated Seminole County. Most Seminole County MSBUs are associated with residential properties; however, certain commercial areas may also qualify. Specific to aquatic weed control and lake restoration, lakefront properties are the primary properties included in the assessable boundaries of an MSBU; secondary properties may include properties with use rights to common land located on the benefited lakefront. Inclusion of property is not dependent on use of land, occupancy or site development.

My subdivision is located within city limits. Can Seminole County still help me and my neighbors benefit from an MSBU with Seminole County, such as street lighting, water/sewer, etc.? Florida Statutes specify that any neighborhood improvement made through the MSBU Program must be for properties located outside of municipality (city) boundaries only. Please contact your city government to request neighborhood improvements to your subdivision.

What is the procedure to start the MSBU process? Steps are detailed in an "MSBU Application Packet" available from the MSBU Program at (407) 665-7178. Basic steps include: (1) Application, (2) Project analysis & preparation of cost estimate, (3) Petitioning to determine community support level, (4) Establishing the governing Ordinance, (5) Project implementation, and (6) Assessment.

What is the role of the community liaisons and how are they selected? The liaisons need to be readily available for follow-up contact from County staff and the benefiting community, attending scheduled site visitations, encouraging petition response, and other project support activities. Primary and/or secondary liaisons are very important to establishing an MSBU and to ensuring project completion occurs per community expectations. Liaisons are identified by the applicant at the time of application.

Is someone available to attend an HOA meeting to discuss the process or the projects? Yes. The MSBU Program offers a variety of public presentations through the Seminole County Government Speaker Bureau. To request attendance at a meeting, simply go to the Speaker Bureau webpage and select the type of presentation and date that is of interest to you. You may also email or call the MSBU Program at (407) 665-7178 to request additional details and information.

How does the MSBU Program determine the level of community support for establishing an MSBU? After an application is received, reviewed and accepted by the MSBU Program, the MSBU Program will create a petition for improvement document. The petition contains details of the proposed project and MSBU. Provisions on the petition allow owners to indicate whether they are in support of or against creating the proposed MSBU. An owner identifies their preference, signs and returns the

document to the MSBU Program or to designated community liaison(s). Level of support is determined by the MSBU Program according to responses indicated on returned petition documents. Petition documents not returned to the MSBU Program are tallied as an against response.

How does the petition get distributed? The MSBU Program will distribute the petition document to the owner of record for each benefiting property identified for inclusion in the MSBU boundaries. The petition document is to be reviewed, signed and returned by the property owner(s).

Can I change my response after it has been submitted? A petition document should be submitted after the owner has evaluated the project proposal and determined their response. The owner, however, may submit a replacement petition providing it is received by the MSBU Program within the submittal deadline for the petition process. Petitions will not be accepted after the deadline has passed. Petitions may not be withdrawn after the response deadline has expired.

Can the petition deadline be adjusted? The petition deadline is monitored/controlled by the MSBU Program. Petition documents are typically in distribution for a 30-day period. Extension is granted when community support is uncertain due to non-returned petitions. Deadline and provisions for extension will be noted on the petition document. Up to 2 extensions, each limited to 2 additional weeks are typically granted. Deadline extensions will be posted to MSBU Program website.

What level of support is required? Owners representing a 65% majority of the benefiting property must indicate their support for establishing the proposed MSBU for all project types (excluding street lighting which requires a 55% majority).

Will the results of the petition be communicated? The results will be posted to the MSBU Program website at http://www.seminolecountyfl.gov/fs/msbu/msbudistrictvish.aspx. If the petition provided sufficient support to proceed with the MSBU creation process, the MSBU Program will mail notification of the results along with information regarding the next steps in the process of creating the MSBU. If support is insufficient to proceed, mailed notification is at the discretion of the MSBU Program and is generally dependent on the cost to provide such notification.

Do the property owners opposing the MSBU get assessed if the MSBU is created? In most circumstances, all benefiting properties (whether "For" or "Against" during the petition improvement process) are assessed equitably for the cost of providing an improvement. In the case of fire flow, water extension and/or sewer line projects, all assessed properties (whether "For" or "Against" during the petition improvement process) are required to connect within 120 days of being granted connection access and are assessed equitably for the cost of providing the improvement. The governing ordinance will include a list of participating properties and respective improvement for which the property will be assessed. Once the ordinance is adopted by the BCC, participation in the cost share becomes mandatory as per directives of the ordinance. Ordinances are posted at http://www.seminolecountyfl.gov/fs/msbu/msbudistrict2.aspx.

When will a public hearing be held and who may attend? A public hearing to establish an MSBU will be scheduled after a petition process demonstrates the required level of community support, and all supporting documents are secured by the MSBU Program. Notice of public hearing will be mailed to owners of record for all properties included in the boundaries of proposed MSBU. Notice will be published in a local newspaper. Any member of the public may attend a public hearing.

May the MSBU be terminated at a future date? The process to dissolve an established MSBU is similar to the creation process - application, petitioning, majority support, public hearing, and BCC authorization. MSBUs that receive supplemental financial support from county funding may have additional restrictions that mandate the minimum duration of existence for the MSBU. If/when an MSBU is dissolved; the participating properties will be assessed for closure costs, contractual obligations, and/or other unpaid expenses.

When do I start paying the assessment? Assessments for on-going improvements/services (such as street lighting, aquatic weed control and solid waste) subject to annual rate variation will be included on the first available property tax bill following creation of the MSBU. Assessment for projects involving fixed term financing (such as construction and lake restoration projects) will be included on the first available property tax bill following project completion. Additional information for different improvement and service project types may be found at http://www.seminolecountyfl.gov/fs/msbu/msbuprog.aspx. Fixed Term assessments may be paid in full at any time following final rate resolution. Property taxes are due annually by March 31. Early payment discounts associated with property taxes are applicable to MSBU assessments.

I received a Notice of Proposed/Adopted Non-Ad Valorem Assessment in the mail. What is this? Property Owners have a "right to know" about the taxes and assessments that are proposed or adopted for inclusions on the property tax bill. Notice is provided in advance of a property tax bill and provides communication of special assessments (**Non-Ad Valorem assessment**) that will be included on the property tax bill. The notice also provides details regarding a public hearing scheduled by the Board of County Commissioners to receive public commentary regarding the proposed assessment roll prior to their approval consideration and certification to the County Tax Collector for collection.

"This is not a bill" is noted on the Non-Ad Valorem Assessment Notice. When and how are the charges billed? How is the assessment paid? The **Non-Ad Valorem assessment**(s) will be included on the property tax bill distributed in early November. Payment of these assessments is required at the time property taxes are paid and in the same manner as property tax payments. When you pay your property taxes, your assessments are also paid.

Since there is a lien on my property, when and how is the lien satisfied? May I receive a copy of the satisfaction of lien? The lien for a variable rate assessment, such as street lighting and aquatic weed control is satisfied annually when the property tax bill is paid. A lien associated with a fixed term assessment is satisfied when the outstanding assessment is paid in full. A satisfaction of lien document is issued when a fixed term assessment is paid in full; a lien satisfaction document is not required or issued when a variable rate assessment is paid. For additional information regarding satisfaction of lien process, pay-off balance or a copy of the satisfaction of lien, please contact the MSBU Program (407) 665-7178 or on-line at: http://www.seminolecountyfl.gov/fs/msbu/msbuamaterials.aspx.

If I sell my property within the payoff period how does the MSBU lien on my property get satisfied? Who pays the remainder due, the buyer or the seller? An MSBU assessment is satisfied by full payment. Seminole County Government does not require payment of the assessment balance at the time of property sale. However, a mortgage company or title company may require lien satisfaction to finance/refinance or issue title insurance. Assessment payment decisions are determined by property owners. The decision to make early payoff, as well as the decision regarding who will pay the assessment balance is between the buyer and the seller and/or their agents. If an assessment balance will be paid at the time of property sale, the MSBU Program must be notified so that a payoff amount can be calculated. For additional information regarding the purchase or sale of a property subject to non-ad valorem assessment, please visit the MSBU Program Property Sale Information page.

How often are site inspections of the lake or waterway scheduled? In general, site inspections are seasonal and are dependent upon specific lake treatment plans and climatic changes. The Lake Management Program determines the scheduling requirements for lake inspections.

Who do I call to report changes in the quality of the lake or waterway? These changes should be reported to the MSBU Program at 407-665-7168. The MSBU Program will coordinate contact with the Lake Management Program and the contracted vendor. You may also go on-line for the MSBU Program: http://www.seminolecountyfl.gov/fs/msbu/msbuamaterials.aspx.

When is the annual lake management plan established? The MSBU Program works directly with the Seminole County Lake Management Program, the contracted vender, and the community liaison(s) throughout the year to determine treatment plans for the lake. Operating budgets are prepared annually and assessment rates are communicated by a mailed notice. The assessment for the forthcoming tax bill is posted annually on the MSBU Program website by August 1. (http://www.seminolecountyfl.gov/msbu/msbudistrict2.aspx)

When is the annual assessment calculated, approved and communicated? MSBU operating budgets are prepared annually prior to April. After the budget is developed, the variable rate assessment is calculated. The proposed rate is presented to the BCC for review and approval. After approval, the MSBU Program generates and mails a "*Notice of Proposed/Adopted Non-Ad Valorem Assessment*" to the owners of property subject to assessment. The assessment approved for the forthcoming tax bill is posted on the MSBU Program website by August 1 (http://www.seminolecountyfl.gov/msbu/msbudistrict2.aspx)

How much does the assessment for aquatic weed control change each year? The annual assessment for aquatic weed control projects depends upon the lake management/aquatic weed control needs of the lake or the waterway and the budget required to support and address the needs. From year-to-year, the rates can remain stable or fluctuate up or down. The ordinance governing an MSBU provides the guidelines for adjusting the assessments. Many aquatic weed control MSBUs have provisions that limit the annual increase and/or a maximum assessment amount. The MSBU Program works closely with the community liaisons to maintain an assessment that supports the needs of the waterbody in a conservative and cost conscious manner.

How do I satisfy the lien on my property for a lake management MSBU assessment? Lake management assessments for aquatic weed control are assigned on an annual basis. The annual assessment represents a lien against the property. The lien is cleared when the property tax bill is paid. An assessment lien associated with a lake restoration project is cleared when the assessment is paid in full – typically paid in installment payments for a fixed number of years. For information about late payment of property taxes or tax certificates, please contact the Tax Collector. For information about the sale or purchase of a home subject to non-ad valorem assessments, please visit the MSBU Program website Property Sale Information page or call the MSBU Program at (407) 665-7178.

Additional Information for Seminole County Lakes

(Acreages Vary with Climatic Changes)

JURISDICTION LEGEND	
AS	Altamonte Springs
CA	Casselberry
LM	Lake Mary
LO	Longwood
OC	Orange County
OV	Oviedo
SA	Sanford
SC	Seminole County Unincorporated
VC	Volusia County
WS	Winter Springs

Lake Name	Section	Township	Range	Acres	Jurisdiction	District	Access	MSBU
Amory Lake	3	20	30	9.82	SC/SA	5	Private	YES
Azalea Lake	10	21	30	1.83	SC	2	Public	
Banana Lake	1	20	29	17.70	SC	5	Private	
Baptismal Lake	32	21	31	9.91	SC	1	Public	
Bass Lake	22	21	32	5.55	SC	1	Private	
Bath Lake	22	21	31	10.89	SC/OVO	1	Private	
Bay Lagoon	25	20	29	3.35	SC	4	Public	
Bear Gully Lake	36	21	30	132.0	SC	1	Private	
Bear Lake	19	21	29	311.0	SC	3	Private	
Belair Lake	3	20	30	32.32	SC	5	Private	
Big Lake Mary	15	20	30	103.0	LM	2	Private	
Boat Lake	38	20	30	7.71	SC/WS	2	Private	
Border Lake	7	21	29	33.77	SC/OC	3	Private	
Buck Lake	28	20	32	160.0	SC	5	Private	
Clear Lake	10	21	30	4.36	SC	1	Private	
Club II (Borrow Pit)	32	19	31	85.15	SC	5	Private	
Cranes Roost Lake	11	21	29	34.74	AS	4	Public	
Crescent Lake	21	21	32	5.10	SC/OV	1	Private	
Crystal Bowl Lake	16	21	30	5.65	CA	1	Private	
Cub Lake	20	21	29	14.27	SC	4	Private	
Dawson Lake	5	20	30	23.11	LM	2	Private	
Deep Lake	31	21	31	42.88	SC/OC	1	Private	
DeForest Lake	3	20	30	11.85	SC	5	Private	
Dewdrop Pond	15	21	30	6.67	SC/CA	1	Public	

Lake Name	Section	Township	Range	Acres	Jurisdiction	District	Access	MSBU
Duck Pond	10	21	30	0.70	CA	1	Private	
East Crystal Lake	9	20	30	90.1	SC/LM	5	Private	
East Lake	32	20	30	8.16	LO	2	Private	
Elaine Lake (wetland)	7	21	30	2.04	AS	4	Private	
Emerald Lake	28	21	32	5.50	SC	1	Private	
Fairy Lake	5	21	30	49.97	SC/LO	2	Private	
Fern Lake	37	20	30	2.87	LO	2	Private	
Forest Lake	17	21	29	5.43	SC	3	Private	
Forest Lake (Lk Forest)	19	19	30	47.98	SC	5	Private	
Foxwood Lake	7	21	29	9.82	SC	3	Private	
Fruitwood Lake	37	21	30	2.12	WS	2	Private	
Garden Lake	26	21	30	21.47	SC	1	Private	
Gem Lake	22	21	31	6.27	OV	1	Private	
Geneva Pond	33	20	32	21.05	SC	2	Public	
Golden Lake	8	20	31	42.44	SC/SA	5	Private	
Grace Lake	25	20	29	5.91	SC	2	Private	
Grassy Lake	17	21	30	4.45	CA	4	Public	
Greenwood Lake	18	20	30	67.21	SC/LM	4	Private	
Harts Lake	15	20	32	16.28	SC	5	Private	
Hidden Lake	11	20	30	13.66	SA	5	Private	
Hope Lake	24	21	29	33.59	SC/AS/OC	4	Private	
Horseshoe North Lake	29	21	32	65.33	SC	1	Private	YES
Horseshoe South Lake	29	21	32	33.68	SC	1	Private	
Howell Branch Creek	28	21	30	*	SC/CA	4	Private	YES
Island Heathrow Lake	1	20	29	44.06	SC	5	Private	
Island Lake	1	21	29	119.0	SC/LO	4	Private	
Island Pond	29	20	32	53.77	SC	5	Private	
Kewanee Pond	20	21	30	4.27	SC	4	Public	
Kiwanis Lake	22	31	32	35.51	SC	1	Private	
Lake Ada	11	20	30	51.13	SA	5	Private	
Lake Adelaide	13	21	29	22.86	SC/AS	4	Private	
Lake Alma	30	20	30	2.67	SC	2	Private	
Lake Ann	27	21	30	15.45	SC/CA	4	Private	
Lake Ann	25	31	30	1.89	SC	1	Private	
Lake Annette	9	21	30	0.54	CA	1	Private	
Lake Asher	18	21	29	5.24	SC	3	Private	
Lake Beatrice	30	20	33	7.89	SC	2	Private	
Lake Bingham	7	20	30	15.37	LM	2	Private	
Lake Brantley	4	21	29	278.42	SC	3	Private	
Lake Burkett	36	21	30	75.15	SC/OC	1	Private	YES
Lake Catherine	21	21	32	13.83	SC	1	Private	
Lake Cecile	9	21	30	4.99	CA	1	Private	

Lake Name	Section	Township	Range	Acres	Jurisdiction	District	Access	MSBU
Lake Charm	10	21	31	19.58	OV	5	Private	
Lake Cochran	20	20	32	63.37	SC	5	Private	
Lake Como	5	20	30	20.06	LM	2	Private	
Lake Concord	8	21	30	19.87	CA	4	Public	
Lake Deeks	26	21	30	4.99	SC	1	Private	
Lake Destiny	23	21	29	33.12	SC/AS/OC	4	Private	
Lake Don (Markham Est)	27	19	29	2.28	SV	5	Private	
Lake Dot (park)	14	20	30	4.23	SC	3	Public	
Lake Ellen	8	21	30	4.91	CA	4	Private	
Lake Emily	9	21	30	3.63	CA	1	Private	
Lake Emma	7	20	30	19.14	LM	2	Private	
Lake Eva	20	21	32	21.44	SC	1	Private	
Lake Evergreen	5	21	30	1.86	LO	2	Private	
Lake Faith	24	21	29	34.80	SC/OC	4	Private	
Lake Florence	26	21	30	29.83	SC	1	Private	
Lake Florida	12	21	29	25.30	AS	4	Private	
Lake Francis	12	21	29	2.12	AS	4	Private	
Lake Gary	27	19	29	2.85	SC	5	Private	
Lake Gem	22	21	31	3.42	LO	1	Private	
Lake Gene	4	21	29	5.52	SC	3	Private	
Lake Geneva	15	20	32	33.88	SC	5	Private	
Lake Geoffrey	20	20	30	2.48	SC	2	Private	
Lake Griffin	8	21	30	13.46	CA/LO	4	Private	
Lake Harney	14	20	32	7,935.0	SC/VC	5	Public	
Lake Harriet	16	21	29	4.27	SC/AS	3	Private	
Lake Hayes	27	21	31	11.98	SC	1	Private	
Lake Hodge	4	21	30	9.91	SC/CA	2	Private	
Lake Horton	32	20	30	1.05	LO	4	Private	
Lake Howard	27	19	29	2.40	SC	5	Private	
Lake Howell	27	19	29	391.0	SC/CA	5	Private	
Lake Irene	4	21	30	5.56	SC/LO	2	Private	
Lake Irish	36	19	29	24.63	SC	5	Private	
Lake Jane	5	21	30	2.04	LO	2	Private	
Lake Jeanette	2	21	29	3.23	SC	4	Private	
Lake Jennie	1	20	30	44.94	SC/SA	2	Private	
Lake Jesup	28	20	31	8,037.0	SC/WS	5	Public	
Lake Kathryn	8	21	30	84.36	SC/LO	2	Private	
Lake Lotus	8	21	30	3.42	CA	4	Private	
Lake Lotus	21	21	29	110.0	SC/AS/LO	3	Public	
Lake Lucerne	33	20	30	2.47	SC	2	Private	
Lake Maltbie	18	21	30	2.7	AS	4	Public	
Lake Maria	10	21	30	2.91	CA	1	Private	

Lake Name	Section	Township	Range	Acres	Jurisdiction	District	Access	MSBU
Lake Maria-Trotwood Pk	37	21	31	4.06	WS	2	Public	
Lake Marietta	7	20	29	68.36	SC	5	Private	
Lake Marion	12	21	29	13.42	SC	4	Private	
Lake Marion (North)	12	21	29	1.58	SC	4	Private	
Lake Markham	27	19	29	72.64	SC	5	Private	
Lake Martha	1	22	30	31.51	OC	N/A	Private	w/Burkett
Lake Mills	28	21	32	243.0	SC	1	Public	YES
Lake Minnie	14	20	30	40.89	SC/SA	2	Private	
Lake Mobile	7	21	30	24.27	SC	4	Private	
Lake Monroe	22	19	30	9,259.0	SC/VC/SA	5	Public	
Lake Myladdie	14	20	30	2.3	SC	2	Private	
Lake Nixon	17	21	32	17.3	SC	1	Private	
Lake Of The Woods	19	21	30	51.24	SC	4	Private	YES
Lake Onora	7	20	31	7.68	SC	5	Private	
Lake Orange	32	20	30	1.82	LO	2	Private	
Lake Orienta	24	21	29	141.0	SC/AS	4	Public	
Lake Pickett	34	21	29	762.0	SC/OC	1	Private	YES
Lake Ravenna	39	19	30	3.62	SC/SA	5	Private	
Lake Rogers	22	21	31	4.13	OV	1	Private	
Lake Ruby	24	21	29	2.43	AS	3	Private	
Lake Ruth	29	20	30	11.32	SC/LO	2	Private	
Lake Searcy	31	20	30	12.65	LO	2	Private	
Lake Seminary	19	21	30	56.95	SC/OC	4	Private	
Lake Seminole	6	21	30	1.60	SC	2	Private	
Lake Sten	31	19	30	8.15	SC	5	Private	
Lake Talmo	33	20	30	4.26	LO/WS	2	Private	
Lake Tony	11	21	30	19.67	SC	1	Private	
Lake Trout/Retention	31	19	30	9.21	SC	5	Private	
Lake Trout/Retention	8	21	30	15.32	SC/CA	4	Private	
Lake Trout	21	21	29	16.17	SC/AS	3	Private	
Lake Tuskawilla**	14	21	30	92.46	CA	2	Private	
Lake Wayman	32	20	30	2.71	LO	2	Public	
Lake Wildmere	5	21	30	32.18	LO	2	Private	
Lake Winsor	36	20	29	19.74	LO	2	Private	
Lake Yvonne	9	21	30	6.24	CA	1	Private	
Le Fils Slough	28	19	32	93.86	SC	5	Public	
Lenelle Lake	20	21	32	8.52	SC	1	Private	
Linden Lake	14	20	29	15.73	SC	5	Private	
Little Bear Lake	19	21	29	28.62	SC	3	Private	
Little Lake Georgia	31	21	31	13.73	SC	1	Private	
Little Lake Howell**	14	21	30	92.46	SC/WS	2	Private	
Little Lake Mary	15	20	30	51.35	SA/LM	2	Private	

Lake Name	Section	Township	Range	Acres	Jurisdiction	District	Access	MSBU
Little Pearl Lake	17	21	29	3.06	SC/AS	3	Private	
Little Wildmere Lake	5	21	30	3.66	LO	2	Private	
Loch Low Lake	10	20	30	12.51	SA/LM	5	Private	
Long Lake	14	21	31	72.89	OV	1	Private	
Lost Lake	9	21	30	11.82	CA	1	Private	
Lower Lake Proctor	22	20	32	95.58	SC	5	Private	
Middle Lake Triplet	8	21	30	43.02	CA	1	Pubic	
Middlemass Lake	35	19	29	14.16	SC	5	Private	
Miranda Lake-off SR 46W	22	19	29	3.39	SC	5	Private	
Mirror Lake	17	21	29	31.68	SC	3	Private	YES
Moran Lake	27	20	32	10.66	SC	2	Private	
Mud Lake	36	20	29	21.47	LO	2	Private	
Mullet Lake	33	19	32	208.0	SC	5	Public	
Myrtle Lake	25	20	29	34.46	SC/LM	2	Private	YES
North Lake	14	21	29	5.67	AS	4	Private	
North Lake Triplet	8	21	30	23.27	CA	1	Public	
Northside Lake	32	20	30	0.35	LO	4	Private	
Oak Forest Lake	38	21	30	7.09	WS	2	Private	
Offspring Lake	32	19	32	7.45	VC	-	Public	
Pearl Lake	36	19	29	5.87	SC/SA	5	Private	
Pearl Lake	18	21	30	12.53	SC/CA	4	Private	
Pearl Lake	16	21	29	28.65	SC/AS	4	Private	
Phyllis Lake (retention)	7	21	30	2.72	SC	4	Private	
Pine Lake (Town Center)	32	19	30	1.84	SC/SA	5	Private	
Pine Lake	37	20	30	4.47	SC/SA	4	Private	
Piney Ridge Lake	8	21	30	0.25	CA	2	Private	
Plaza Pool (Plaza Oval)	8	21	30	2.53	CA	4	Private	
Pot Lake	18	21	30	2.17	AS	4	Private	
Prairie Lake	18	21	30	123.0	SC/AS	4	Private	
Puzzle Lake (St. Johns R.)	9	21	33	575.0	SC/VC	1	Public	
Quail	33	20	30	8.36	CA	2	Private	
Quail Pond	8	21	30	2.92	CA	4	Private	
Queens Mirror Lake	16	21	30	12.39	CA	1	Private	
Red Bug Lake	23	21	30	29.18	SC	1	Public	
Reservoir Lake	2	20	30	17.14	SC/SA	5	Private	
Rice Lake	14	20	30	42.09	SC	5	Private	
Rock Lake	36	20	29	19.88	SC/LO	2	Private	
Ross Lake	27	19	29	12.35	SC	5	Private	
Round Lake	11	21	31	11.19	OV	1	Public	
Sawyer Lake	1	20	29	19.31	SC	5	Private	
Secret Lake	8	21	30	7.38	CA	4	Public	
Silver Lake	7	20	31	35.8	SC/SA	5	Private	

Lake Name	Section	Township	Range	Acres	Jurisdiction	District	Access	MSBU
South Lake Triplet	7	21	39	25.09	CA	1	Public	
Spring Lake	22	21	29	84.01	SC/AS	4	Private	YES
Spring Lake	21	21	32	5.43	SC	1	Private	
Spring Wood Lake	23	21	29	8.26	SC/AS	4	Private	YES
Springwood Waterway	22	21	29	3.72	SC/AS	4	Private	YES
Still Lake	26	20	32	18.96	SC	2	Public	
Sweetwater Creek-Jesup	varies	20	31	3 miles	SC/WS	2	Private	
Sweetwater Creek-Jesup	varies	20	31	4 miles	SC/OV	2	Private	
Sweetwater Crk-Wekiva	varies	20	29	2 miles	SC/LO	3	Private	
Sylvan Lake	26	19	29	188.0	SC	5	Public	
Tille Lake	21	21	29	0.5	AS	3	Private	
Trout Lake	21	21	29	16.17	SC/AS	3	Private	
Trout Lake	8	21	30	15.32	SC/CA	4	Private	
Trues Lake	31	19	30	1.46	SC/SA	5	Private	
Twin Lakes (Longwood)	36	20	29	4.69	SC	2	Private	
Twin Lakes	32	20	32	24.82	SC	5	Private	
Twin Lakes East	32	19	30	21.3	SC/SA	5	Private	
Twin Lakes West	32	19	30	26.25	SC/SA	5	Private	
Upper Lake Proctor	22	20	32	72.18	SC	5	Private	
Vonna Lake	8	21	29	2.99	SC/AS	3	Private	
Wekiva Lake	7	21	29	36.02	SC	3	Private	
West Crystal Lake	8	20	30	150.0	LM	2	Private	
West Lake	31	20	30	26.8	LO	2	Private	
West Pearl Lake	17	21	29	10.22	AS	3	Private	
Wildwood Lake (park)	13	20	30	1.86	SC	2	Public	
Willa Lake	9	21	31	3.71	OV	2	Private	
Wood Lake	23	21	29	4.18	SC	3	Private	
Yankee Lake	23	19	29	48.11	SC	5	Private	
Yvonne Lake	9	21	30	6.24	CA	2	Private	
* Howell Branch Creek combines with Lake Waumpi in Orange County and feeds into Lake Howell								
**Tuskawilla and Little Lake Howell are the same water body.								

MSBU Program Glossary

Terminology & Definitions

ADMINISTRATIVE FEE	A charge assigned to an MSBU for recouping costs incurred by the County in support of establishing, managing and administering the MSBU. Includes an allocation of operating costs such as personnel, office/computer equipment, supplies, data processing, postage, insurance premiums, and programming.
ADMINISTRATIVE REVIEW & RECTIFICATION	Boundary or structural modifications recommended by the MSBU Program and applied to established MSBUs for the purpose of rectifying or maintaining the integrity between common benefit and cost allocation based on land use, land developments and/or assessment criteria.
AD VALOREM TAX	A charge levied by a government to provide funding for general public services and improvements; amount due is based on official valuation (appraised value) of real property and authorized millage rate.
ASSESSED VALUE	Valuation set on real estate or personal property by the Property Appraiser as a basis for levying ad valorem property taxes. [Refer to *Property Tax*]
ASSESSMENT (Non-Ad Valorem)	An assigned dollar amount representing property cost share; allocated on basis of benefit units; and levied for funding a specific service or improvement. [Refer to *Fixed Term* and/or *Variable Rate Assessment*]
ASSESSMENT BASE	Unit of measure on which non-ad valorem assessment is calculated. Examples: Per parcel, per dwelling, per front foot, and per acre.
ASSESSMENT ROLL	Formal record adopted by the Board of County Commissioners at a public hearing that provides a complete listing of the non-ad valorem assessments levied and assigned to specific property. Roll is certified and submitted annually to the County Tax Collector for inclusion on annual property tax bills for collection.
AQUATIC PLANT	Plant species that grow in, or closely associated with the aquatic environment around lakes and waterways; may be designated as floating, emersed, submersed, and shoreline species.
AQUATIC WEED	An aquatic plant with potential to hinder the growth of beneficial aquatic plants, to interfere with irrigation or navigation, or to adversely affect the public welfare or natural resources of the state.

AQUATIC WEED CONTROL	Controlling or managing noxious and/or invasive plant species through chemical, biological or mechanical means. Often requires compliance with federal, state and local agency regulations, as well as permitting.
AQUATIC WEED CONTROL [MSBU]	Public services critical to restoring, developing and/or maintaining aquatic conditions that enhance the water quality and overall health of the waterbody; concentrating on the aquatic plants in direct association with the waterbody (i.e. water and shoreline). Often requires compliance with federal, state and local agency regulations. [Vegetation that does not present a detriment to a waterbody is not targeted as a priority within the scope of public aquatic weed control services fund by assessment.]
BENEFIT	An advantage, improvement or assistance gained from association with service or improvement.
BENEFIT UNIT	Equitable unit of measure on which non-ad valorem assessment is allocated. Examples: per parcel, per dwelling, per front foot, and per acre.
BEST LAKE MANAGEMENT PRACTICES	Professionally developed and recommended measures for evaluating, monitoring, addressing, and promoting optimal conditions for restoring, developing and/or maintaining water quality and environmentally sound waterbodies and habitats for wildlife. Often requires compliance with federal, state and local agency regulations.
BID	Offer to perform work; offer to supply labor, materials and/or goods at specified price.
BIOASSESSMENT (Aquatic Vegetation)	A scientific evaluation of the vegetation growing in, or in the vicinity of, a waterbody; identification, classification, and characteristics of vegetation in a given area [native, noxious, aquatic, wetland, upland, etc]. When an aquatic vegetative bioassessment is conducted, dominance is determined by areal extent within the lake. When formulating an aquatic vegetation bioassessment, a variety of factors are considered, such as, but not limited to, species present, growth characteristics of species, and mass and/or percentage of area represented by each species.
BOARD OF COUNTY COMMISSIONERS (BCC)	Governing body of Seminole County composed of five members serving staggered terms of 4 years with election on a county-wide basis; one Commissioner per each of the five commission districts.
BUDGET	Financial operating plan for fiscal year; summary of anticipated revenue and expenditures.
BUILDER	A person who constructs buildings under contract or as a speculation.
CADASTRAL	Map or survey showing or including boundaries of property lines.

COMMUNITY COLLECTION LOCATION	A central site that is near multiple residential properties and designated by the County for placement and collection of residential solid waste.
CENTRAL TRANSFER STATION	Waste processing facility where solid waste is unloaded from collection vehicles and is compacted and reloaded onto larger long-distance transport vehicles for shipment to a landfill for disposal or other treatment facilities.
COLLECTION SERVICE	The contracted service by which residential solid waste is removed and transported to an authorized disposal facility for processing.
COLLECTION LOCATION	Location designated by the County for placement and collection of residential solid waste. Includes curbside to residential property where feasible (most common in developed subdivisions) and central/community collection locations when necessitated by less developed conditions
CONSOLIDATED STREET LIGHTING ORDINANCE	Declaration/document established by the Seminole County Board of County Commissioners for the purpose of defining the governing parameters of the street lighting non-ad valorem assessment districts in unincorporated Seminole County.
CONTINGENCY FUNDS	Funds set aside or reserved to cover unforeseen events that occur during fiscal periods or improvement projects.
CULVERT	A drain pipe or masonry structure under a road or embankment.
DEVELOPER	A person/entity that invests in and develops the urban or suburban potentialities of real estate, esp. by subdividing the land into home sites and then building houses and selling them.
DISTRICT	A division of territory (such as a county) marked off for administrative, electoral, or other purposes.
DISTRICT BOUNDARY	The geographic area and/or properties included in an area identified as a district.
DRAINAGE	Conveying water from one place to another to dry the former and prevent water from accumulating.
EASEMENT	A limited right of use over the property of another, such as any strip of land legally dedicated or conveyed for public or other private utilities, drainage, sanitation, or other specified uses having limitations, the title to which shall remain in the name of the property owner, subject to the right of use designated in the reservation of servitude.
ENGINEERING REPORT	A written report prepared by a licensed engineer describing the project background, findings, assumptions, permit recommendations, and probable costs to complete a specific MSBU project.

FINANCE (INSTALLMENT) FEE	The charge assigned by the County to provide and manage installment payments associated with MSBUs with fixed term assessment; generally expressed as a percentage rate over a period of time.
FISCAL YEAR	A twelve month time frame designated for managing and monitoring financial aspects of a government or other types of organizations; includes budgeting and financial performance tracking. (Seminole County Fiscal Year: October 1 through September 30).
FIXED TERM ASSESSMENT	Type of assessment, typically associated with construction improvement projects, with specific repayment terms that include installment payment arrangements and financing (installment payment) fees. Installment payments are collected annually via property tax billing; early payoff of outstanding balance may be made at any time without penalty.
GARBAGE RECEPTACLE	Any commonly available light gauge steel, plastic or galvanized container of nonabsorbent material, closed at one end and open at the other, furnished with a closely fitted top or lid and handle(s); may also be defined as a waterproof plastic bag of heavy mill construction which can be safely and securely closed. For collection purposes, a garbage receptacle and contents shall not exceed 50 gallons in capacity or 50 pounds in weight.
HERBICIDE	A substance or chemical that will destroy or kill vegetation.
INTEREST EARNED	Favorable financial gain on revenue, savings, or investment.
INSTALLMENT (FINANCE) FEE	The charge assigned by the County to provide and manage installment payments associated with MSBUs with fixed term assessment; generally expressed as a percentage rate over a period of time.
LAKE MANAGEMENT	Long-term focus and integrated plan for restoring, developing and/or maintaining waterbody conditions that will enhance the water quality and overall health of the waterbody. Requires compliance with federal, state and local agency regulations.
LAKE RESTORATION	Specific efforts directed toward improving a waterbody so that deterioration is reduced, corrected, and/or controlled. Typically supplemented by long-term aquatic weed control and shoreline replanting requirements.
LAKE VEGETATION INDEX (LVI)	A scientific methodology for evaluating the condition of a waterbody based on the vegetation growing in or in the vicinity of the waterbody. Developed and regulated by FDEP; requires certification (individual audit) to execute.
LEASEHOLD	Land or property held under a contract (lease) that conveys certain property rights to another person or entity for a specific period of time.

LEVY	To impose taxes, special assessments or service charges for funding County activities.
LIAISON	A person submitting an application for establishing an MSBU, or an owner of property within the boundaries in an MSBU that voluntarily serves as a spokesperson for the community during the various phases of the MSBU process.
LIEN	A financial encumbrance or claim against a property by the County for payment of service or improvement provided (or to be provided) by the County. The amount of the lien is equal to the preliminary and/or levied assessment.
LINEAR FOOT	A one dimensional measurement pertaining to length and equal to twelve inches.
MILLAGE RATE	The property tax rate; levied in mills per dollar of taxable property value.
MUNICIPAL	Of or relating to a community or civic unit, purpose or service.
MUNICIPAL SERVICE BENEFIT UNIT (MSBU)	A special assessment district established for funding an essential public service and/or improvement that benefits the property included in the assessed boundary of the district. Assessment (property cost share) is allocated on a unit of measure that equitably represents benefit. MSBU assessment is not determined according to property value. [Refer to *Assessment Base* and *Benefit Unit.*]
MUNICIPAL SERVICE TAX UNIT (MSTU)	A special tax district established for funding a public service and/or improvement provided to a specific geographic area or sector of the County. Property cost share is allocated based on property value.
MUNICIPALITY	Political unit usually having powers of self government. There are seven incorporated cities (municipalities) in Seminole County: Altamonte Springs, Casselberry, Lake Mary, Longwood, Oviedo, Sanford, and Winter Springs.
NON-AD VALOREM	Not according to value. [As related to taxes and assessment; property taxes are levied *ad valorem* – according to property value; assessments are *non-ad valorem* – levied according to benefit or other measure other than property value.]
NON-AD VALOREM ASSESSMENT	A charge levied by the County on an equitable basis for the purpose of funding a specific essential service or improvement that offers a localized benefit. [Refer to *Fixed Term Assessment* and/or *Variable Rate Assessment*]
OPERATING CONTINGENCY	Funds set aside or reserved to cover unforeseen events that occur during fiscal periods or improvement projects.

ORDINANCE	A formal legislative enactment by the governing board of a municipality or other political subdivision. As related to the MSBU Program, a declaration/document authorized by the Seminole County Board of County Commissioners for the purpose of (a) creating a special assessment district [MSBU] (b) defining the governing parameters of the MSBU and (c) adopting the initial and/or preliminary assessment roll for the MSBU.
PETITION FOR IMPROVEMENT	A formal document, prepared and distributed by the MSBU Program, used to determine the level of community support of an improvement project and the establishment of an MSBU for funding the improvement.
PETITION OF INTEREST	An informal communication to/from property owners distribute to determine preliminary interest in pursuing services or improvements through an MSBU.
PLATTED LAND	Land that is described by lot, block, and tract. A plat (map) is filed in public land book records. After the filing of a plat, legal descriptions can refer to block and lot-numbers rather than portions of sections.
PRELIMINARY ENGINEERING REPORT	A written report prepared by a licensed engineer describing the anticipated conditions, requirements, methods, permits, and estimated costs to be addressed to complete a specific project.
PRIVATE ROAD	Privately owned land/property used as a roadway.
PROJECT MANAGER	A person whose responsibilities include managing the activities, resources, and scheduling of a project.
PUBLIC	Of, relating to, or concerning the people as a whole; maintained at the expense of, servicing, or for the use of a community.
PUBLIC HEARING	A special meeting of the Board of County Commissioners which allows the public to comment on proposed plans and projects before officials (commissioners) make a final decision.
PRIVATE LAKE OR WATERWAY	A body of water that is surrounded by land that is privately owned and without provisions for public access.
PROPERTY TAX	A debt imposed by a government for funding general public services and public improvements; levied according to authorized millage rate and taxable value of property value.
PUBLIC LAKE OR WATERBODY	A body of fresh water of considerable size, surrounded by land that includes provisions for public access, and/or associated with submerged lands owned by the state by right of its sovereignty in navigable freshwater lakes, rivers, and streams. [Refer to Florida Statutes 253.12.]

PUBLIC ROAD	Publically owned land/property used or designated as roadway (travel route)
RECONSTRUCTION	Replacement of an existing structure.
RESERVE	A specified amount of funds set aside for the purpose of meeting future or unanticipated expenses.
RESOLUTION	A special or temporary order of a legislative body with less legal formality than an ordinance or statute. Resolutions applying to MSBUs identify final MSBU boundaries and/or final assessment rates, certification and adoption of annual assessment roll, clarifications to applicable sections of the County Administrative Code, and confirmation of variable rate recommendations.
RETENTION POND	Storm water treatment facility constructed by specific design to retain volumes of storm water for defined basin area.
RETENTION POND RENOVATION	Re-establishing functionality of existing retention pond through site cleanup, dredging, aquatic weed control and other restorative efforts.
RIGHT OF WAY	Land dedicated, deeded, used or to be used, for street, alley, walkway, boulevard, public utilities, drainage, access for ingress/egress, or other purpose by public, designated individuals, or governing bodies.
RIPARIAN STEWARDSHIP	Responsible protection and preservation of a waterbody by an owner of waterfront property; following recommended lake management practices for actively protecting water and environment qualities; pursuing use of land in a manner that will yield optimal positive environmental influence on water quality and healthful condition of waterbody; includes activities such as planting shoreline with desirable native plants, avoiding use and runoff of chemicals that negatively impact water quality or are detrimental to wildlife, reducing or eliminating use of certain fertilizers, proper disposal of grass clippings and leaves, and many other responsible practices. [*For additional information, contact the Seminole County Lake Management Program or other public environmental agencies.*]
SATISFACTION OF LIEN	The payment in full of an obligation or debt (such as an assessment) that releases the claim or charges that is held on property; providing payment in full of a levied assessment.
SCOPE OF SERVICE/WORK	The required work effort, divided into tasks, to complete a specific project. The specific set of improvement requested.
SERVICE LEVEL	Specific to the collection of residential solid waste, the service level identifies the frequency of household garbage collection (once or twice per week) and the collection services (with or without yard waste collection) selected by the property owner.

SERVICE YEAR	Specific to residential solid waste management, the calendar year to which the annual assessment is applied.
SEWER LINE	Utility system components that connect residences or other building facilities to centralized waste-water processing facilities.
SHORELINE	The line where shore and water meet.
SOLID WASTE	Garbage, rubbish, yard waste, white goods, furniture and recycle items.
SOLID WASTE ASSESSMENT	An annual charge levied on a per residential dwelling basis in unincorporated Seminole County to provide funding for the management of residential solid waste in the unincorporated areas of the County.[Refer to *Variable Rate Assessment*]
SOLID WASTE MANAGEMENT (Residential)	A county-wide program established for the purpose of centrally administering the collection, disposal, and processing of residential solid waste.
SOVEREIGN WATERS/LAND OF THE STATE	Those lands waterward of the ordinary or mean high water line, submerged beneath navigable fresh water (i.e., inland lakes). Such sovereign land includes all submerged land to which title is held by the Board of Trustees of the Internal Improvement Trust Fund, who provides by statute the acquisition, administration, management, control, supervision, conservation, protection, and disposition of state-owned lands under its control. Activities on and sales of, sovereign submerged lands must not be contrary to public interest.
STATUTE	A written law enacted by an official legislative body.
STORM DEBRIS (Vegetation)	Large size or volume vegetative debris generated by winds, rain and other storm conditions. Typically requires direct disposal by owner at County disposal facilities.
STREET LIGHTING	Equipment system installed for providing enhanced roadway lighting intended to produce quick, accurate, and comfortable visibility at night that will safeguard, facilitate, and encourage vehicular and pedestrian traffic. Within the structure of individual MSBUs, the authorized services may extend to ancillary lighting and electrical expenditures, such as entrance lighting and flood lights in common areas and metered account services that are considered to be part of the overall street lighting plan within a specific geographic area.
STREET LIGHTING ASSESSMENT	An annual charge levied on a localized basis in unincorporated Seminole County to provide funding for the street lighting equipment operated in the local geographic area. [*Refer to Variable Rate Assessment*]

TAX COLLECTION FEE	The amount paid by the MSBU Program to the County Tax Collector for providing the billing and collection services associated with the non-ad valorem assessments levied by County.
TAX ROLL	Formal listing of property tax records as prepared annually by the Property Appraiser and certified to the Tax Collector for collection.
TERM ASSESSMENT	Type of assessment, typically associated with construction improvement projects, with specific repayment terms that include installment payment arrangements and financing/installment fees. Installment payments are collected annually via property tax billing; early payoff of outstanding balance may be made at any time without penalty.
TROPHIC STATE INDEX (TSI)	A classification system designed to "rate" individual lakes, ponds and reservoirs based on the amount of biological productivity occurring in the water.
UNINCORPORATED AREA	Land/property within the County boundary that is not within the taxing boundary of any incorporated area – such as a municipality (city).
UNPLATTED LAND	Land that is not defined or described with a legal description inclusive of lot number, or lot and block number as shown in the county records office. (*Refer to Platted Land*)
VARIABLE RATE ASSESSMENT	Type of assessment that is levied on an annual basis for long-term or continuing services. Assessment amount may be adjusted annually based on budgeted cost for service continuation.
WATERBODY (or Body of Water)	Stationary accumulations of water, such as lakes, ponds or wetlands; as well as moving bodies of water such as rivers, streams, and canals.
WATER LINE (Potable)	Part of the County's water system that provides distribution or conveyance of water that (a) has been treated by a facility permitted by the Florida Department of Environmental Protection and (b) meets the requirements of the Florida Safe Drinking Water Act.
WHITE GOODS	Inoperative and discarded refrigerators, ranges, washers, water heaters, and other similar domestic appliances, household goods and furniture generated from improved property.
YARD WASTE	Vegetative matter resulting from residential yard and landscaping maintenance (leaves, grass clippings, shrub trimmings, small branches, etc.). To be eligible for collection service, branches shall not exceed four feet in length and four inches in diameter; yard waste must be tied/bundled, bagged or containerized; no bundle, bag or container shall exceed 50 pounds in weight. [*Refer also to STORM DEBRIS.]*

Application Fee Schedule

(Excerpt from Seminole County Administrative Code 20.37)

Lake Management

Aquatic Weed Control[1]

$ 550.00 Application Fee - Impaired/Corrective Services

$ 450.00 Application Fee - Maintenance of existing conditions/under contract

Lake Restoration[1]

$ 550.00 Application Fee - Impaired/Corrective Services

Road Paving & Stormwater Control Systems[2]

Road Paving & Related Stormwater Control (Drainage)

$ 650.00 Application Fee - Rough cost estimate and coordination of preliminary engineering

Retention Pond Renovation[1]

$ 550.00 Application Fee - Impaired/Corrective Services

Street Lighting

$ 150.00 Application Fee - MSBU request involving single support source

$ 150.00 Application Fee - MSBU request involving 25 or fewer properties.

$ 250.00 Application Fee - MSBU request involving greater than 25 properties.

$ 150.00 Application Fee - Upgrade request involving 25 or fewer properties.

$ 250.00 Application Fee - Upgrade request involving greater than 25 properties.

Wall Reconstruction

$ 550.00 Application Fee - Single easement ownership; Construction Only

$ 750.00 Application Fee - Multiple easement ownership; Construction Only

$1,000.00 Application Fee - Single easement ownership; Pre-Paid Design plus Construction

$1,250.00 Application Fee - Multiple easement ownership; Pre-Paid Design plus Construction

Water and/or Sewer Utility[2]

$ 550.00 Application Fee - Water or Sewer

Sidewalks[2]

$ 450.00 Application Fee Proposed – New construction or repair/replacement

Dissolution Application

$ 150.00[4] Application Fee - Distribution of Petition

All Project Types - Reactivation & Redistribution of Petition

$ 150.00[4] Application Fee – Reactivation & Redistribution of Petition

1 The MSBU application review process may require project analysis involving consultant services to determine scope of services and feasibility of success. The need for analysis will be determined prior to application and a price quote for analysis fee will be obtained at time of application. Prepayment for analysis costs will be due from applicant prior to scheduling the analysis related activities.

2 The MSBU application process requires a preliminary engineering report. A price quote for preliminary engineering will be obtained at time of application. Prepayment for the preliminary engineering report will be due from applicant prior to scheduling report related activities.

3 The application fee includes preparation of leasehold/easement legal documents required in conjunction with application process.

4 In addition to the stated application fee, the applicant will be required to provide prepayment for the mailing expenses associated with a subsequent distribution of a petition for the same or similar project.

Application for Establishing an MSBU
For Lake Management

Project Type: ☐ Aquatic Weed Control ☐ Lake Restoration

Attachments: ☐ Application Fee ☐ Location Map ☐ Plat Map: _____

☐ Lake Analysis ☐ Service Contract ☐ Other: _____

Lake/Waterbody: _____ **Subdivision**: _____

Property ID/Reference: _____

	Primary Liaison Information:	**Secondary Liaison Information**:
Name	_____	_____
Address	_____	_____
	_____	_____
Property Address (If different from mailing address)	_____	_____
Telephone	_____	_____
Email	_____	_____

Supporting Information:

1. What is the current condition of the water quality and aquatic weeds in the lake?

2. Is the waterbody currently maintained? If yes, provide details of maintenance efforts, and the name and contact information for current service provider.

3. Have the lake front residents held meetings to address lake conditions? If yes, please list dates and outcome.

4. What percentage of the lake front property owners would likely attend meetings purposed at review lake conditions, goals, and financial issues the future?

Application for Establishing an MSBU

Scope of Services Requested:

5. Describe current problems/concerns that you are hoping to resolve. Please be as specific as possible.

6. Identify the treatment categories that you have an interest in considering (check all that apply):

   ☐ Chemical Treatment ☐ Mechanical Harvesting ☐ Excavating/Dredging ☐ Wildlife Spoil Islands

   ☐ Triploid Grass Carp ☐ Installation of Fish Barrier ☐ Shoreline Replanting w/Native Plant Species

   ☐ Other: _____

7. Supplemental funding may be available from the Seminole County Lake Management Program. If consideration should be given to such funding for this proposed project, please state the reasons or conditions to consider in qualifying for funding assistance.

I have reviewed the information contained in the application packet. I understand that community support is essential to the establishment of an MSBU. I understand and accept that the application fee and all other prepayment requirements are deemed non-refundable and that any applicable credit provisions for such payments will not be available until such time as an MSBU is established, the project is completed and assessments are collected. I understand that the establishment of an MSBU and any supplemental funding from the County is a discretionary decision of the Seminole County Board of County Commissioners as subject to state and local guidelines.

Applicant Name: _____ Email: _____ Phone:_____

Applicant Signature: _____ Date:_____

Submit this application form with the required attachments and the non-refundable application fee
(check made payable to BCC Seminole County)
to:

Seminole County MSBU Program, 1101 East 1st Street, Sanford, FL 32771