

**AN ORDINANCE CREATING THE EAST CRYSTAL CHAIN LAKE MANAGEMENT MUNICIPAL SERVICES BENEFIT UNIT (MSBU) FOR THE PURPOSE OF PROVIDING LAKE MANAGEMENT TO THE LAKE AREAS WITHIN THE MSBU; PROVIDING IDENTIFICATION OF PROPERTY INCLUDED IN SAID UNIT; PROVIDING FOR THE GOVERNING OF SAID MSBU BY THE BOARD OF COUNTY COMMISSIONERS; PROVIDING THE ASSESSMENT FORMULA; PROVIDING A LIST OF PRELIMINARY CAPITAL IMPROVEMENT ASSESSMENT AND PROVIDING FOR A METHOD OF ESTABLISHING FINAL CAPITAL ASSESSMENT; PROVIDING ANNUAL VARIABLE RATE ASSESSMENT AND INITIAL ASSESSMENT ROLL FOR ASSESSMENT AND COLLECTION BY THE UNIFORM METHOD ADOPTED BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS ON FEBRUARY 24, 2009, PURSUANT TO SECTION 197.3632, FLORIDA STATUTES; PROVIDING FOR CODIFICATION IN THE SEMINOLE COUNTY CODE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of County Commissioners of Seminole County, Florida has the authority to establish a Municipal Services Benefit Unit (MSBU) pursuant to Chapter 125, Florida Statutes; and

**WHEREAS**, there are waterfront properties and off-lake properties with associated right of use to common element waterfront property within unincorporated Seminole County and the City of Lake Mary at the East Crystal Chain of Lakes which will benefit from the municipal lake management services; and

**WHEREAS**, pursuant to Chapter 163, Florida Statutes, local governments are encouraged to cooperate on the basis of mutual advantage to provide services that will influence the needs of local communities; and

**WHEREAS**, pursuant to Chapter 125.01(5)(a), Florida Statutes, the City of Lake Mary has established the required city ordinance providing authorization for Seminole County to assess

and collect through the uniform method the non-ad valorem assessments assigned to specially benefited waterfront parcels within the city's taxing district by establishment of; and

**WHEREAS**, the municipal services to be provided by Seminole County on behalf of the East Crystal Chain of Lakes are identified by two distinct phases. As herein authorized by creation of an MSBU, Phase I shall consist of restoration and hydrilla treatment funded by: (i) a one-time County contribution of SEVENTEEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$17,500.00) from the Public Works Department fiscal year budget, and (ii) a designated cost share to be assigned to the specially benefited properties and levied as a capital improvement assessment financed and payable by installment over a multi-year repayment period as identified in Exhibits A, B and C; Phase II services shall consist of ongoing lake management funded by an annual non-ad valorem assessment as identified in Exhibits A, B and D; and

**WHEREAS**, lake management as a municipal service is expected to be ongoing and indefinite due to the ever changing environmental and aquatic vegetation conditions associated with Florida lakes; Phase II shall consists of those services deemed critical to maintaining and promoting conditions that enhance the over-all health of the waterbody; with emphasis on providing a public service for a public purpose which by definition is limited to the shoreline and the waterbody. Seminole County will provide an initial and ongoing lake management plan based on funding parameters and best lake management practices, manage service contracts, monitor results and communicate updates on a routine basis. Management of the waterbody may include chemical, mechanical, biological, and/or other methods consistent with best lake management practices and as deemed appropriate by the County; and

**WHEREAS**, the Phase I services require County funding, therefore, a minimum duration for Phase II services shall be mandated to ensure optimal outcome and preservation of improvements gained during Phase I; and,

**WHEREAS**, the referenced municipal services were requested via a community-based application and the required Petition to Create an MSBU distributed and monitored by the MSBU Program demonstrated a favorable community support percentage [Exhibit E] that met the minimum sixty-five percent (65%) support level required by Section 22.10(N) of the Seminole County Administrative Code; and

**WHEREAS**, the Phase I non-ad valorem assessment which results from enactment of this Ordinance may be adjusted per actual Phase I cost, and the Phase II variable rate assessment may be adjusted annually due to changes in the number of benefit units, changes in Department of Revenue classification or fluctuations in operating and/or administrative expenses necessary for lake management services; and



**WHEREAS**, the Phase I assessment is comprised of two benefit components preliminarily set at (a) ONE THOUSAND FOUR HUNDRED FIFTY-FIVE AND 00/100 DOLLARS (\$1,455.00) per waterfront location benefit unit; and (b) ONE HUNDRED FIFTY AND 00/100 DOLLARS (\$150.00) per right of use [ROU] benefit unit as per cost projections provided in Exhibit A; and

**WHEREAS**, the initial Phase II variable rate assessment is comprised of two benefit components proposed (a) ONE HUNDRED EIGHTEEN AND 00/100 DOLLARS (\$118.00) per waterfront location benefit unit; and (b) TWELVE AND 00/100 DOLLARS (\$12.00) per right of use [ROU] benefit unit as per cost projections provided in Exhibit A; and

**WHEREAS**, the Seminole County Public Works Department will select the service provider(s) according to standard Purchasing and Contract provisions; and

**WHEREAS**, boat access to the waterbodies is required for the County to provide these services; and

**WHEREAS**, the Seminole County Public Works Department will maintain decision-making authority relative to initial and on-going lake management services; and

**WHEREAS**, community participation and representation is encouraged in support of certain MSBU activities; representatives of the assessed properties will be provided opportunity to serve as liaisons of the assessed community as per Roles and Responsibilities outlined in Exhibit F; and

**WHEREAS**, an Economic Impact Statement has been prepared for public review in accordance with the provisions set forth in the Seminole County Home Rule Charter; and

**WHEREAS**, the Board of County Commissioners has approved the hereinafter described MSBU.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:**

**Section 1. Short Title.** This Ordinance shall be known and referred to as the East Crystal Chain Lake Management Municipal Services Benefit Unit (MSBU) Ordinance.

**Section 2. Creating Unit; Improvements.** There is hereby created within Seminole County the East Crystal Chain Lake Management Municipal Services Benefit Unit (MSBU) for the purpose of providing a Phase I restoration and hydrilla management treatments; and Phase II ongoing lake management services within the MSBU. Said MSBU shall encompass and include lake management services for both Phase I and Phase II as defined in Exhibit A on behalf of the

East Crystal Chain of Lakes that is inclusive of Bel-Air, DeForest, East Crystal and Pine lakes. Said MSBU boundary shall encompass the parcels listed in Exhibits C and D per the property records maintained by the Seminole County Property Appraiser, all of which are located within unincorporated Seminole County, Florida.

**Section 3. Powers and Duties of Board.** The MSBU shall be governed by the Board of County Commissioners of Seminole County, Florida, which Board shall have the following powers and duties:

(a) To provide for the collection and disbursal by the County of such funds as may be necessary to pay the expenses for lake management services within the MSBU.

(b) To provide for or contract for the design, construction, and maintenance of the chemical, biological, mechanical or any combination of methodologies as set forth in Section 2.

(c) To levy non-ad valorem assessments upon property abutting, adjoining and contiguous to such restoration and lake management areas when such property is specially benefited by such services.

(d) To levy non-ad valorem assessments upon any property which is specially benefited and/or abuts, adjoins and is contiguous to the lake, or which may have been omitted from the hereinafter described assessment listing, upon giving sufficient notice to the owners of such property and holding a public hearing to consider any comments, objections or other relevant information to arrive at such decision to levy such non-ad valorem assessments.

(e) To provide method of financing from MSBU Program project funds as authorized by the administrative procedures for municipal services benefit units.

**Section 4. MSBU Administrative Costs.** All property included in the assessed boundary will be assessed administrative costs, as promulgated under the Municipal Services Benefit Unit Program procedures.

**Section 5. County Funding.** A supplemental County funding contribution in the amount of SEVENTEEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$17,500.00) for Phase I is designated from the Public Works Department FY20-21 annual budget.

**Section 6. Common Element Land.** The assessed boundary of this MSBU includes lakefront parcels that are under individual ownership and lakefront parcels classified as common element land. Common element land is defined as land designated and retained for the exclusive benefit of a group of properties, generally designated to be a subdivision. The assessment allocated to a lakefront common element land parcel will be collected through assignment of an equal pro-rata amount to each parcel associated with the common element parcel. The prorated allocation of the assessment will be calculated by dividing the waterfront benefit unit cost allocation by the number of associated parcels. Associated parcels that are also assessed as a waterfront parcel will be assigned a maximum of one (1) right of use benefit unit and that benefit unit assignment will be included with the waterfront parcel assessment. All associated parcels that are not also waterfront parcels will be assigned a right of use benefit unit of one (1).

**Section 7. Assessment and Collection.** The funding structure for Phase I and Phase II, as described in Section 2, are provided in Exhibit B. A list of the properties specifically benefited from Phase I and Phase II services, along with the respective benefit unit allocation is provided in Exhibits C and D. A preliminary Phase I non-ad valorem assessment as listed in Exhibit C is hereby assigned to each property specially benefited from Phase I services. The final Phase I assessment will be determined following completion of that phase, and will be based on actual

cost. Final assessment will be established by Board Resolution adopted at a public hearing and will be based on actual cost of Phase I services, less the supplemental funding provided by the County. Payment in full of the final adjusted Phase I assessment without assignment of financing fees will be accepted by the County within thirty (30) days following the final public hearing. Phase I assessments not paid in full will be assigned an annual financing fee and will be collected by up to ten (10) equal annual installments billed and collected through the annual property tax bills. Financing fees are subject to financing terms available at the time of project completion and establishment of the final adjusted assessment.

An annual variable rate assessment as listed in Exhibit D for Phase II services is hereby assigned to each property to be specially benefited by Phase II services. The initial assessment roll proposed for levy via the 2021 assessment roll is provided in Exhibit D. After the initial year of assessment, the assessment amounts may be adjusted annually. The annual assessment shall be derived each year by allocating the total annual budgeted costs of the MSBU equitably to each benefit unit per the assessment matrix provided in Exhibit B. The assessment amount per benefit component shall be approved annually by Board Resolution.

Said assessments shall constitute a lien upon the lands assessed. Pending collection by the County of such assessments, as provided herein, the County may spend from its Municipal Services Benefit Unit Fund such sums as may be necessary to operate, maintain and administer the MSBU hereby created, and the County will be reimbursed to such extent at such time assessments are collected.

All non-ad valorem assessments which may be created through this Ordinance shall be assessed and collected by the uniform method adopted by the Seminole County Board of County Commissioners, pursuant to Section 197.3632, Florida Statutes.

**Section 8. Maximum Allowable Assessment.** The Phase II assessment developed per Exhibit A and the provisions of the East Crystal Chain Lake Management Municipal Services Benefit Unit Ordinance may be adjusted annually. An assessment increase in any given year is limited to an amount no greater than fifteen percent (15%) above the prior year rate. An assessment increase amount greater than fifteen percent (15%) in any given year, as set forth in this Ordinance, can be authorized by Board resolution at a public hearing or by Board consent resolution subsequent to an MSBU Program petition process that confirms the owners of at least sixty-five percent (65%) of the assessed properties support the recommended increase. The maximum allowable assessment per waterfront residential parcel for Phase II is capped at TWO HUNDRED THIRTY AND 00/100 DOLLARS (\$230.00). The cap may be increased by Board resolution at a public hearing or by Board consent resolution subsequent to an MSBU Program petition process that confirms the owners of at least sixty-five percent (65%) of the assessed properties support the recommended increase. Assessments will be adjusted to accommodate Department of Revenue classification changes and to include any new parcels derived from a property split, merge or join within the said MSBU.

**Section 9. Minimum Duration.** Based upon the Phase I services authorized and coordinated by the County on behalf of East Crystal Chain Lake Management in association with this Ordinance and funded with County support, a minimum duration of ten (10) years for Phase II ongoing services funded by non-ad valorem assessment is deemed appropriate to ensure continuance of improvement gained by Phase I efforts. Unless otherwise authorized by the Board, dissolution of the East Crystal Chain Lake Management MSBU will not be granted until the Ordinance has been in effect for a minimum of ten (10) assessment years following the effective date of the ordinance creating the MSBU.



**Section 10. MSBU Liaisons.** Representatives of the assessed properties shall be provided opportunity to serve as MSBU Liaisons. The role of an MSBU Liaison includes activities such as providing representation on behalf of all owners of assessed property on lake issues, monitoring lake conditions and reporting observations, attending an annual lake management meeting with the County, disseminating relevant information, and encouraging communitywide awareness and participation respective to environmental stewardship recommendations as outlined in Exhibit F.

**Section 11. Codification.** It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall become and be made a part of the Seminole County Code, and that the word “ordinance” may be changed to “section”, “article”, or other appropriate word or phrase and the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention; providing, however, that Sections 11, 12 and 13 of this Ordinance shall not be codified.

**Section 12. Severability.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application and, to this end, the provisions of this Ordinance are declared severable.

**Section 13. Effective Date.** This Ordinance shall take effect upon filing a copy of this Ordinance with the Department of State by the Clerk to the Board of County Commissioners.

**BE IT ORDAINED** by the Board of County Commissioners of Seminole County, this

\_\_\_\_\_ day of \_\_\_\_\_, 2021.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

\_\_\_\_\_  
GRANT MALOY  
Clerk to the Board of  
County Commissioners of  
Seminole County, Florida

\_\_\_\_\_  
LEE CONSTANTINE, Chairman

Attachments:

- Exhibit A – Scope of Services and Cost Estimates
- Exhibit B – Assessment Boundary and Assessment Matrix – Phases I & II
- Exhibit C – Preliminary Assessment Roll – Phase I
- Exhibit D – Initial Assessment Roll – Phase II
- Exhibit E – Petition & Summary Results
- Exhibit F – Roles and Responsibilities



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## EXHIBITS

- A – Scope of Services and Cost Estimates
- B – Assessment Boundary and Assessment Matrix – Phases I & II
- C – Preliminary Assessment Roll – Phase I
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- E – Petition & Summary Results
- F – Roles and Responsibilities

## Exhibit A Scope of Services and Cost Estimates

### **PROJECT SCOPE**

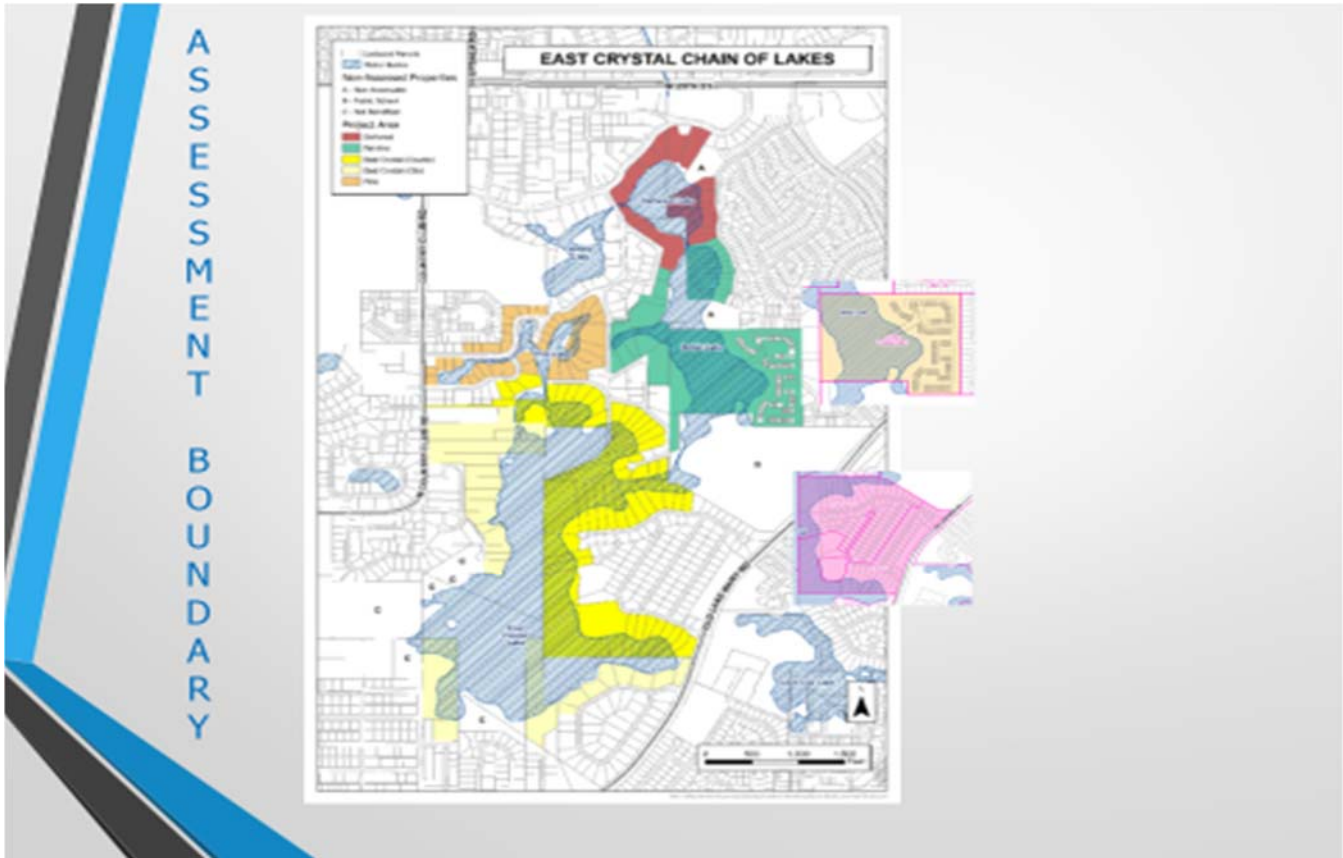
The lake management services offered by Seminole County are limited to the waterbody boundary. The lake management services to be provided on behalf of the East Crystal Chain of Lakes as defined in this ordinance consists of PHASE I: Restoration and Startup Services and PHASE II: Ongoing Lake Management. The PHASE I services will address existing conditions necessitating immediate intervention as deemed essential by Seminole County's Lake Management Program and according to proposed funding parameters. PHASE II services will consist of on-going lake management services deemed essential by Seminole County for maintaining and promoting targeted outcomes. Both Phases of service will be based on best lake management practices and service methodologies may include a broad variety of modalities, such as, but not limited to chemical application, biological (such as triploid grass carp fish), and mechanical (such as harvesting) as and when deemed appropriate by the County. A Lake Management Plan defining short and long term objectives will be developed by the County utilizing best lake management practices and will be aligned with an ongoing financial plan for funding authorized essential public services within the funding parameters established in this Ordinance.

### **COST ESTIMATES**

PHASE I cost is estimated at \$333,500. The referenced estimate includes contracted service costs and County [MSBU Program] administrative cost to be incurred in association with management and coordination of the Phase I capital assessment. The supplemental County funding proposed in the amount of \$17,500 by the Public Works Department, reduces the Phase I estimated total cost for assessment calculation purposes to \$316,000. Although a variety of factors have been applied to cost estimates, the cost for PHASE I is contingent on factors (such as weather conditions and the responsiveness of the herbicide application) that cannot be controlled by the County or the community. **The PHASE I assessment will be adjusted according to actual cost – whether higher or lower than the estimated cost.**

PHASE II services are ongoing and are estimated to require supporting assessment revenue at approximately \$25,000 per year based on a 5-year projected budget that includes the estimated cost of ongoing services, the annual County [MSBU Program] administrative fee for financial management of the assessment district, and the development of contingency and reserve funds for assessment rate stability, preparing for subsequent large-scale hydrilla treatment and other essential services.

## Exhibit B Assessment Boundary and Assessment Allocation & Matrix



### **Assessment Boundary (map above) and Benefit Unit**

The assessment boundary for the proposed MSBU includes 165 waterfront residential properties and 3 waterfront common element land properties through which 288 associated properties are assigned pro-rata assessments allocation. The total number of assessed properties in the MSBU boundary is 453.

### **Assessment Allocation & Matrix**

The costs associated with the lake management services are allocated for assessment purposes per two components: (1) **Waterfront [WFT]** and (2) **Right of Use [ROU]**. All specially benefited residential parcels abutting the waterfront are assigned 1 WFT benefit unit; all other waterfront property types are assigned a minimum of 1 WFT benefit units. All residential properties in the assessment boundary are assigned 1 **ROU** benefit unit. The WFT cost share designated for common element land (land owned by a homeowner or townhome association [T/HOA]) is allocated equally to all associated properties. The maximum ROU benefit unit per assessed property is 1. The PHASE I preliminary assessment is calculated per the following values: (1) WFT \$1455.00 and (2) ROU \$150.00. The PHASE I preliminary assessment will be adjusted for final assessment according to actual treatment cost – whether higher or lower than the estimated cost. The initial PHASE II assessment is calculated per the following values: (a) WT \$118.00 and (b) ROU \$12.00. The assessments for properties that are both waterfront residential and associated will be combined for assessment billing purpose. The assessment matrix used or calculating assessment for the MSBU is as noted in the following table.

## Assessment Phases I & II

[Estimates as of 10/27/20]

CATEGORY	PHASE I RESTORATION WFT \$1,455 ROU \$150		PHASE II ONGOING WFT \$118 ROU \$12
	ASSESSMENT	INSTALLMENT <i>10 years</i>	ASSESSMENT
<b>Waterfront Residential</b> WFT = 1 BU and ROU = 1 BU	<b>\$1,605</b>	<b>\$195</b>	<b>\$130</b>
<b>Chase T/HOA</b> WFT: 6 BU ÷ 159 Associated Parcels	<b>\$205</b>	<b>\$25</b>	<b>\$17</b>
<b>The Cove HOA</b> WFT: 1 BU + 129 Associated Parcels ROU: (a) Off Water Associated Parcels (b) On waterfront Associated Parcels	(a) <b>\$165</b>	(a) <b>\$20</b>	<b>\$13</b>
	(b) <b>\$15</b>	(b) <b>\$2</b>	<b>\$1</b>

Exhibit C  
PRELIMINARY CAPITAL ASSESSMENT ROLL - PH I

PARCEL IDENTIFICATION	BENEFIT UNITS [BU]	ASSESSMENT PER BU	TOTAL ASSESSMENT	ANNUAL INSTALLMENT	ASSESSMENT CATEGORY
032030300003A0000	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203050200000020	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
0320305020000005A	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203050300001790	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203050300002130	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203050300002190	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203050500000120	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203050500000140	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203050602000040	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
0320305060200004B	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203050603000010	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
0320305060300001A	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203050603000020	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203050603000030	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203050603000050	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203050603000060	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203050700000010	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203050700000020	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203050700000030	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203050700000040	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203050700000050	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203050800000020	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203050800000030	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203050800000040	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
0320305080000004A	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
0320305080000004B	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203050800000050	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
0320305080000005A	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203050900000100	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203050900000110	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203050900000130	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203050900000140	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203050900000150	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203050900000160	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203050900000170	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203051000000010	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203051000000020	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203051000000030	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203051000000040	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203051000000060	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT

PARCEL IDENTIFICATION	BENEFIT UNITS [BU]	ASSESSMENT PER BU	TOTAL ASSESSMENT	ANNUAL INSTALLMENT	ASSESSMENT CATEGORY
0320305100000080	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203051000000A0	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203051000000160	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
0320305100000016A	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203051000000170	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203051000000180	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203051000000190	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203051000000200	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203051000000210	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203051100000010	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203051100000020	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203051100000030	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
0320305110000004A	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203051100000050	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203051100000060	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203051100000070	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203052200002210	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203052200002220	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203052200002230	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203052200002240	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203052200002250	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203052200002260	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203052200002270	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203052200002280	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203052200002290	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203052200002300	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203052200002310	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203052200002320	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203052200002330	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203052200002340	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203052200002350	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203052200002360	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203052200002370	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203052200002380	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203052200002390	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203052200002400	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203052200002410	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
03203052300000010	1	\$ 205.00	\$ 205.00	\$ 25.00	CHASE - ASSOCIATED + ROU
03203052300000020	1	\$ 205.00	\$ 205.00	\$ 25.00	CHASE - ASSOCIATED + ROU
03203052300000030	1	\$ 205.00	\$ 205.00	\$ 25.00	CHASE - ASSOCIATED + ROU
03203052300000040	1	\$ 205.00	\$ 205.00	\$ 25.00	CHASE - ASSOCIATED + ROU
03203052300000050	1	\$ 205.00	\$ 205.00	\$ 25.00	CHASE - ASSOCIATED + ROU
03203052300000060	1	\$ 205.00	\$ 205.00	\$ 25.00	CHASE - ASSOCIATED + ROU











PARCEL IDENTIFICATION	BENEFIT UNITS [BU]	ASSESSMENT PER BU	TOTAL ASSESSMENT	ANNUAL INSTALLMENT	ASSESSMENT CATEGORY
0320305PJ00000200	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PJ00000210	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PJ00000220	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PJ00001080	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PJ00001090	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PJ00001100	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PJ00001110	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PJ00001120	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PJ00001130	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PJ00001140	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PJ00001150	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PJ00001160	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PJ00001170	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PJ00001180	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PJ00001190	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PJ00001200	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PJ00001210	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PJ00001230	1	\$ 15.00	\$ 15.00	\$ 2.00	THE COVE - ASSOCIATED WO ROU
0320305PJ00001230	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
0320305PJ00001240	1	\$ 15.00	\$ 15.00	\$ 2.00	THE COVE - ASSOCIATED WO ROU
0320305PJ00001240	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
0320305PJ00001250	1	\$ 15.00	\$ 15.00	\$ 2.00	THE COVE - ASSOCIATED WO ROU
0320305PJ00001250	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
0320305PJ00001260	1	\$ 15.00	\$ 15.00	\$ 2.00	THE COVE - ASSOCIATED WO ROU
0320305PJ00001260	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
0320305PJ00001270	1	\$ 15.00	\$ 15.00	\$ 2.00	THE COVE - ASSOCIATED WO ROU
0320305PJ00001270	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
0320305PJ00001280	1	\$ 15.00	\$ 15.00	\$ 2.00	THE COVE - ASSOCIATED WO ROU
0320305PJ00001280	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
0320305PJ00001290	1	\$ 15.00	\$ 15.00	\$ 2.00	THE COVE - ASSOCIATED WO ROU
0320305PJ00001290	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
0320305PJ00001300	1	\$ 15.00	\$ 15.00	\$ 2.00	THE COVE - ASSOCIATED WO ROU
0320305PJ00001300	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
0320305PZ00000230	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000240	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000250	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000260	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000270	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000280	1	\$ 15.00	\$ 15.00	\$ 2.00	THE COVE - ASSOCIATED WO ROU
0320305PZ00000280	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
0320305PZ00000290	1	\$ 15.00	\$ 15.00	\$ 2.00	THE COVE - ASSOCIATED WO ROU
0320305PZ00000290	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
0320305PZ00000300	1	\$ 15.00	\$ 15.00	\$ 2.00	THE COVE - ASSOCIATED WO ROU

PARCEL IDENTIFICATION	BENEFIT UNITS [BU]	ASSESSMENT PER BU	TOTAL ASSESSMENT	ANNUAL INSTALLMENT	ASSESSMENT CATEGORY
0320305PZ00000300	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
0320305PZ00000310	1	\$ 15.00	\$ 15.00	\$ 2.00	THE COVE - ASSOCIATED WO ROU
0320305PZ00000310	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
0320305PZ00000320	1	\$ 15.00	\$ 15.00	\$ 2.00	THE COVE - ASSOCIATED WO ROU
0320305PZ00000320	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
0320305PZ00000330	1	\$ 15.00	\$ 15.00	\$ 2.00	THE COVE - ASSOCIATED WO ROU
0320305PZ00000330	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
0320305PZ00000340	1	\$ 15.00	\$ 15.00	\$ 2.00	THE COVE - ASSOCIATED WO ROU
0320305PZ00000340	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
0320305PZ00000350	1	\$ 15.00	\$ 15.00	\$ 2.00	THE COVE - ASSOCIATED WO ROU
0320305PZ00000350	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
0320305PZ00000360	1	\$ 15.00	\$ 15.00	\$ 2.00	THE COVE - ASSOCIATED WO ROU
0320305PZ00000360	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
0320305PZ00000370	1	\$ 15.00	\$ 15.00	\$ 2.00	THE COVE - ASSOCIATED WO ROU
0320305PZ00000370	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
0320305PZ00000380	1	\$ 15.00	\$ 15.00	\$ 2.00	THE COVE - ASSOCIATED WO ROU
0320305PZ00000380	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
0320305PZ00000390	1	\$ 15.00	\$ 15.00	\$ 2.00	THE COVE - ASSOCIATED WO ROU
0320305PZ00000390	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
0320305PZ00000400	1	\$ 15.00	\$ 15.00	\$ 2.00	THE COVE - ASSOCIATED WO ROU
0320305PZ00000400	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
0320305PZ00000410	1	\$ 15.00	\$ 15.00	\$ 2.00	THE COVE - ASSOCIATED WO ROU
0320305PZ00000410	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
0320305PZ00000420	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000430	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000440	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000450	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000460	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000470	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000480	1	\$ 15.00	\$ 15.00	\$ 2.00	THE COVE - ASSOCIATED WO ROU
0320305PZ00000480	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
0320305PZ00000490	1	\$ 15.00	\$ 15.00	\$ 2.00	THE COVE - ASSOCIATED WO ROU
0320305PZ00000490	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
0320305PZ00000500	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000510	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000520	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000530	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000540	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000550	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000560	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000570	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000580	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000590	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU



PARCEL IDENTIFICATION	BENEFIT UNITS [BU]	ASSESSMENT PER BU	TOTAL ASSESSMENT	ANNUAL INSTALLMENT	ASSESSMENT CATEGORY
0320305PZ00001030	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PZ00001040	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PZ00001050	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PZ00001060	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
0320305PZ00001070	1	\$ 165.00	\$ 165.00	\$ 20.00	THE COVE - ASSOCIATED + ROU
04203030002600000	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
042030300026A0000	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
042030300026B0000	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
042030300026C0000	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
042030300027A0000	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203030002800000	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203030002900000	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050501000010	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050501000060	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050501000080	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050501000090	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050501000100	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050502000030	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050502000040	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050502000050	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050502000060	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050601000050	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050601000060	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050601000070	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050601000080	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050601000090	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050601000100	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050601000110	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050601000120	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050601000130	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050601000140	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050601000150	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050601000160	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050602000010	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050602000020	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050602000030	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050602000040	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050602000050	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050603000010	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050603000020	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050603000040	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050603000050	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050603000060	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT



PARCEL IDENTIFICATION	BENEFIT UNITS [BU]	ASSESSMENT PER BU	TOTAL ASSESSMENT	ANNUAL INSTALLMENT	ASSESSMENT CATEGORY
04203050604000010	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050604000020	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050604000030	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050604000040	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050604000050	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050604000060	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050605000090	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050605000110	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
0420305060500011A	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
04203050605000130	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
0420305TP00000070	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
0420305TP00000080	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
092030300027C0000	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
092030300027G0000	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
092030300027Q0000	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
092030300027R0000	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
09203050700000010	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
10203030000700000	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
10203050800000010	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
10203050800000020	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
10203050800000030	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
10203050800000040	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
10203050800000050	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
10203050800000060	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
10203050800000070	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT
1020305080000007A	1	\$ 1,605.00	\$ 1,605.00	\$ 195.00	WATERFRONT

Exhibit D  
 PHASE II INITIAL VARIABLE RATE ASSESSMENT ROLL

PARCEL IDENTIFICATION	BENEFIT UNITS [BU]	ASSESSMENT PER BU	TOTAL ASSESSMENT	ASSESSMENT CATEGORY
032030300003A0000	1	\$ 130.00	\$ 130.00	WATERFRONT
03203050200000020	1	\$ 130.00	\$ 130.00	WATERFRONT
0320305020000005A	1	\$ 130.00	\$ 130.00	WATERFRONT
03203050300001790	1	\$ 130.00	\$ 130.00	WATERFRONT
03203050300002130	1	\$ 130.00	\$ 130.00	WATERFRONT
03203050300002190	1	\$ 130.00	\$ 130.00	WATERFRONT
03203050500000120	1	\$ 130.00	\$ 130.00	WATERFRONT
03203050500000140	1	\$ 130.00	\$ 130.00	WATERFRONT
03203050602000040	1	\$ 130.00	\$ 130.00	WATERFRONT
0320305060200004B	1	\$ 130.00	\$ 130.00	WATERFRONT
03203050603000010	1	\$ 130.00	\$ 130.00	WATERFRONT
0320305060300001A	1	\$ 130.00	\$ 130.00	WATERFRONT
03203050603000020	1	\$ 130.00	\$ 130.00	WATERFRONT
03203050603000030	1	\$ 130.00	\$ 130.00	WATERFRONT
03203050603000050	1	\$ 130.00	\$ 130.00	WATERFRONT
03203050603000060	1	\$ 130.00	\$ 130.00	WATERFRONT
03203050700000010	1	\$ 130.00	\$ 130.00	WATERFRONT
03203050700000020	1	\$ 130.00	\$ 130.00	WATERFRONT
03203050700000030	1	\$ 130.00	\$ 130.00	WATERFRONT
03203050700000040	1	\$ 130.00	\$ 130.00	WATERFRONT
03203050700000050	1	\$ 130.00	\$ 130.00	WATERFRONT
03203050800000020	1	\$ 130.00	\$ 130.00	WATERFRONT
03203050800000030	1	\$ 130.00	\$ 130.00	WATERFRONT
03203050800000040	1	\$ 130.00	\$ 130.00	WATERFRONT
0320305080000004A	1	\$ 130.00	\$ 130.00	WATERFRONT
0320305080000004B	1	\$ 130.00	\$ 130.00	WATERFRONT
03203050800000050	1	\$ 130.00	\$ 130.00	WATERFRONT
0320305080000005A	1	\$ 130.00	\$ 130.00	WATERFRONT
03203050900000100	1	\$ 130.00	\$ 130.00	WATERFRONT
03203050900000110	1	\$ 130.00	\$ 130.00	WATERFRONT
03203050900000130	1	\$ 130.00	\$ 130.00	WATERFRONT
03203050900000140	1	\$ 130.00	\$ 130.00	WATERFRONT
03203050900000150	1	\$ 130.00	\$ 130.00	WATERFRONT
03203050900000160	1	\$ 130.00	\$ 130.00	WATERFRONT
03203050900000170	1	\$ 130.00	\$ 130.00	WATERFRONT
03203051000000010	1	\$ 130.00	\$ 130.00	WATERFRONT
03203051000000020	1	\$ 130.00	\$ 130.00	WATERFRONT
03203051000000030	1	\$ 130.00	\$ 130.00	WATERFRONT
03203051000000040	1	\$ 130.00	\$ 130.00	WATERFRONT
03203051000000060	1	\$ 130.00	\$ 130.00	WATERFRONT
03203051000000080	1	\$ 130.00	\$ 130.00	WATERFRONT
032030510000000A0	1	\$ 130.00	\$ 130.00	WATERFRONT
03203051000000160	1	\$ 130.00	\$ 130.00	WATERFRONT

PARCEL IDENTIFICATION	BENEFIT UNITS [BU]	ASSESSMENT PER BU	TOTAL ASSESSMENT	ASSESSMENT CATEGORY
0320305100000016A	1	\$ 130.00	\$ 130.00	WATERFRONT
03203051000000170	1	\$ 130.00	\$ 130.00	WATERFRONT
03203051000000180	1	\$ 130.00	\$ 130.00	WATERFRONT
03203051000000190	1	\$ 130.00	\$ 130.00	WATERFRONT
03203051000000200	1	\$ 130.00	\$ 130.00	WATERFRONT
03203051000000210	1	\$ 130.00	\$ 130.00	WATERFRONT
03203051100000010	1	\$ 130.00	\$ 130.00	WATERFRONT
03203051100000020	1	\$ 130.00	\$ 130.00	WATERFRONT
03203051100000030	1	\$ 130.00	\$ 130.00	WATERFRONT
0320305110000004A	1	\$ 130.00	\$ 130.00	WATERFRONT
03203051100000050	1	\$ 130.00	\$ 130.00	WATERFRONT
03203051100000060	1	\$ 130.00	\$ 130.00	WATERFRONT
03203051100000070	1	\$ 130.00	\$ 130.00	WATERFRONT
03203052200002210	1	\$ 130.00	\$ 130.00	WATERFRONT
03203052200002220	1	\$ 130.00	\$ 130.00	WATERFRONT
03203052200002230	1	\$ 130.00	\$ 130.00	WATERFRONT
03203052200002240	1	\$ 130.00	\$ 130.00	WATERFRONT
03203052200002250	1	\$ 130.00	\$ 130.00	WATERFRONT
03203052200002260	1	\$ 130.00	\$ 130.00	WATERFRONT
03203052200002270	1	\$ 130.00	\$ 130.00	WATERFRONT
03203052200002280	1	\$ 130.00	\$ 130.00	WATERFRONT
03203052200002290	1	\$ 130.00	\$ 130.00	WATERFRONT
03203052200002300	1	\$ 130.00	\$ 130.00	WATERFRONT
03203052200002310	1	\$ 130.00	\$ 130.00	WATERFRONT
03203052200002320	1	\$ 130.00	\$ 130.00	WATERFRONT
03203052200002330	1	\$ 130.00	\$ 130.00	WATERFRONT
03203052200002340	1	\$ 130.00	\$ 130.00	WATERFRONT
03203052200002350	1	\$ 130.00	\$ 130.00	WATERFRONT
03203052200002360	1	\$ 130.00	\$ 130.00	WATERFRONT
03203052200002370	1	\$ 130.00	\$ 130.00	WATERFRONT
03203052200002380	1	\$ 130.00	\$ 130.00	WATERFRONT
03203052200002390	1	\$ 130.00	\$ 130.00	WATERFRONT
03203052200002400	1	\$ 130.00	\$ 130.00	WATERFRONT
03203052200002410	1	\$ 130.00	\$ 130.00	WATERFRONT
03203052300000010	1	\$ 17.00	\$ 17.00	CHASE - ASSOCIATED + ROU
03203052300000020	1	\$ 17.00	\$ 17.00	CHASE - ASSOCIATED + ROU
03203052300000030	1	\$ 17.00	\$ 17.00	CHASE - ASSOCIATED + ROU
03203052300000040	1	\$ 17.00	\$ 17.00	CHASE - ASSOCIATED + ROU
03203052300000050	1	\$ 17.00	\$ 17.00	CHASE - ASSOCIATED + ROU
03203052300000060	1	\$ 17.00	\$ 17.00	CHASE - ASSOCIATED + ROU
03203052300000070	1	\$ 17.00	\$ 17.00	CHASE - ASSOCIATED + ROU
03203052300000080	1	\$ 17.00	\$ 17.00	CHASE - ASSOCIATED + ROU
03203052300000090	1	\$ 17.00	\$ 17.00	CHASE - ASSOCIATED + ROU
03203052300000100	1	\$ 17.00	\$ 17.00	CHASE - ASSOCIATED + ROU
03203052300000110	1	\$ 17.00	\$ 17.00	CHASE - ASSOCIATED + ROU
03203052300000120	1	\$ 17.00	\$ 17.00	CHASE - ASSOCIATED + ROU









PARCEL IDENTIFICATION	BENEFIT UNITS [BU]	ASSESSMENT PER BU	TOTAL ASSESSMENT	ASSESSMENT CATEGORY
0320305PJ00001230	1	\$ 130.00	\$ 130.00	WATERFRONT
0320305PJ00001240	1	\$ 1.00	\$ 1.00	THE COVE - ASSOCIATED WO ROU
0320305PJ00001240	1	\$ 130.00	\$ 130.00	WATERFRONT
0320305PJ00001250	1	\$ 1.00	\$ 1.00	THE COVE - ASSOCIATED WO ROU
0320305PJ00001250	1	\$ 130.00	\$ 130.00	WATERFRONT
0320305PJ00001260	1	\$ 1.00	\$ 1.00	THE COVE - ASSOCIATED WO ROU
0320305PJ00001260	1	\$ 130.00	\$ 130.00	WATERFRONT
0320305PJ00001270	1	\$ 1.00	\$ 1.00	THE COVE - ASSOCIATED WO ROU
0320305PJ00001270	1	\$ 130.00	\$ 130.00	WATERFRONT
0320305PJ00001280	1	\$ 1.00	\$ 1.00	THE COVE - ASSOCIATED WO ROU
0320305PJ00001280	1	\$ 130.00	\$ 130.00	WATERFRONT
0320305PJ00001290	1	\$ 1.00	\$ 1.00	THE COVE - ASSOCIATED WO ROU
0320305PJ00001290	1	\$ 130.00	\$ 130.00	WATERFRONT
0320305PJ00001300	1	\$ 1.00	\$ 1.00	THE COVE - ASSOCIATED WO ROU
0320305PJ00001300	1	\$ 130.00	\$ 130.00	WATERFRONT
0320305PZ00000230	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000240	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000250	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000260	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000270	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000280	1	\$ 1.00	\$ 1.00	THE COVE - ASSOCIATED WO ROU
0320305PZ00000280	1	\$ 130.00	\$ 130.00	WATERFRONT
0320305PZ00000290	1	\$ 1.00	\$ 1.00	THE COVE - ASSOCIATED WO ROU
0320305PZ00000290	1	\$ 130.00	\$ 130.00	WATERFRONT
0320305PZ00000300	1	\$ 1.00	\$ 1.00	THE COVE - ASSOCIATED WO ROU
0320305PZ00000300	1	\$ 130.00	\$ 130.00	WATERFRONT
0320305PZ00000310	1	\$ 1.00	\$ 1.00	THE COVE - ASSOCIATED WO ROU
0320305PZ00000310	1	\$ 130.00	\$ 130.00	WATERFRONT
0320305PZ00000320	1	\$ 1.00	\$ 1.00	THE COVE - ASSOCIATED WO ROU
0320305PZ00000320	1	\$ 130.00	\$ 130.00	WATERFRONT
0320305PZ00000330	1	\$ 1.00	\$ 1.00	THE COVE - ASSOCIATED WO ROU
0320305PZ00000330	1	\$ 130.00	\$ 130.00	WATERFRONT
0320305PZ00000340	1	\$ 1.00	\$ 1.00	THE COVE - ASSOCIATED WO ROU
0320305PZ00000340	1	\$ 130.00	\$ 130.00	WATERFRONT
0320305PZ00000350	1	\$ 1.00	\$ 1.00	THE COVE - ASSOCIATED WO ROU
0320305PZ00000350	1	\$ 130.00	\$ 130.00	WATERFRONT
0320305PZ00000360	1	\$ 1.00	\$ 1.00	THE COVE - ASSOCIATED WO ROU
0320305PZ00000360	1	\$ 130.00	\$ 130.00	WATERFRONT
0320305PZ00000370	1	\$ 1.00	\$ 1.00	THE COVE - ASSOCIATED WO ROU
0320305PZ00000370	1	\$ 130.00	\$ 130.00	WATERFRONT
0320305PZ00000380	1	\$ 1.00	\$ 1.00	THE COVE - ASSOCIATED WO ROU
0320305PZ00000380	1	\$ 130.00	\$ 130.00	WATERFRONT
0320305PZ00000390	1	\$ 1.00	\$ 1.00	THE COVE - ASSOCIATED WO ROU
0320305PZ00000390	1	\$ 130.00	\$ 130.00	WATERFRONT
0320305PZ00000400	1	\$ 1.00	\$ 1.00	THE COVE - ASSOCIATED WO ROU
0320305PZ00000400	1	\$ 130.00	\$ 130.00	WATERFRONT



PARCEL IDENTIFICATION	BENEFIT UNITS [BU]	ASSESSMENT PER BU	TOTAL ASSESSMENT	ASSESSMENT CATEGORY
0320305PZ00000410	1	\$ 1.00	\$ 1.00	THE COVE - ASSOCIATED WO ROU
0320305PZ00000410	1	\$ 130.00	\$ 130.00	WATERFRONT
0320305PZ00000420	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000430	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000440	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000450	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000460	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000470	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000480	1	\$ 1.00	\$ 1.00	THE COVE - ASSOCIATED WO ROU
0320305PZ00000480	1	\$ 130.00	\$ 130.00	WATERFRONT
0320305PZ00000490	1	\$ 1.00	\$ 1.00	THE COVE - ASSOCIATED WO ROU
0320305PZ00000490	1	\$ 130.00	\$ 130.00	WATERFRONT
0320305PZ00000500	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000510	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000520	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000530	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000540	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000550	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000560	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000570	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000580	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000590	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000600	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000610	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000620	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000630	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000640	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000650	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000660	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000670	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000680	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000690	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000700	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000710	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000720	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000730	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000740	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000750	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000760	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000770	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000780	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000790	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000800	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000810	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000820	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000830	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU

PARCEL IDENTIFICATION	BENEFIT UNITS [BU]	ASSESSMENT PER BU	TOTAL ASSESSMENT	ASSESSMENT CATEGORY
0320305PZ00000840	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000850	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000860	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000870	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000880	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000890	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000900	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000910	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000920	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000930	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000940	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000950	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000960	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000970	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000980	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00000990	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00001000	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00001010	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00001020	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00001030	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00001040	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00001050	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00001060	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
0320305PZ00001070	1	\$ 13.00	\$ 13.00	THE COVE - ASSOCIATED + ROU
04203030002600000	1	\$ 130.00	\$ 130.00	WATERFRONT
042030300026A0000	1	\$ 130.00	\$ 130.00	WATERFRONT
042030300026B0000	1	\$ 130.00	\$ 130.00	WATERFRONT
042030300026C0000	1	\$ 130.00	\$ 130.00	WATERFRONT
042030300027A0000	1	\$ 130.00	\$ 130.00	WATERFRONT
04203030002800000	1	\$ 130.00	\$ 130.00	WATERFRONT
04203030002900000	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050501000010	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050501000060	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050501000080	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050501000090	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050501000100	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050502000030	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050502000040	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050502000050	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050502000060	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050601000050	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050601000060	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050601000070	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050601000080	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050601000090	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050601000100	1	\$ 130.00	\$ 130.00	WATERFRONT

PARCEL IDENTIFICATION	BENEFIT UNITS [BU]	ASSESSMENT PER BU	TOTAL ASSESSMENT	ASSESSMENT CATEGORY
04203050601000110	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050601000120	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050601000130	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050601000140	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050601000150	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050601000160	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050602000010	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050602000020	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050602000030	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050602000040	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050602000050	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050603000010	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050603000020	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050603000040	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050603000050	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050603000060	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050604000010	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050604000020	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050604000030	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050604000040	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050604000050	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050604000060	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050605000090	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050605000110	1	\$ 130.00	\$ 130.00	WATERFRONT
0420305060500011A	1	\$ 130.00	\$ 130.00	WATERFRONT
04203050605000130	1	\$ 130.00	\$ 130.00	WATERFRONT
0420305TP00000070	1	\$ 130.00	\$ 130.00	WATERFRONT
0420305TP00000080	1	\$ 130.00	\$ 130.00	WATERFRONT
092030300027C0000	1	\$ 130.00	\$ 130.00	WATERFRONT
092030300027G0000	1	\$ 130.00	\$ 130.00	WATERFRONT
092030300027Q0000	1	\$ 130.00	\$ 130.00	WATERFRONT
092030300027R0000	1	\$ 130.00	\$ 130.00	WATERFRONT
09203050700000010	1	\$ 130.00	\$ 130.00	WATERFRONT
10203030000700000	1	\$ 130.00	\$ 130.00	WATERFRONT
10203050800000010	1	\$ 130.00	\$ 130.00	WATERFRONT
10203050800000020	1	\$ 130.00	\$ 130.00	WATERFRONT
10203050800000030	1	\$ 130.00	\$ 130.00	WATERFRONT
10203050800000040	1	\$ 130.00	\$ 130.00	WATERFRONT
10203050800000050	1	\$ 130.00	\$ 130.00	WATERFRONT
10203050800000060	1	\$ 130.00	\$ 130.00	WATERFRONT
10203050800000070	1	\$ 130.00	\$ 130.00	WATERFRONT
1020305080000007A	1	\$ 130.00	\$ 130.00	WATERFRONT

Exhibit E  
Petition Results and Sample Petition

Primary (Waterfront) Petition Results ASSESSABLE WATERFRONT			
Total WATERFRONT Properties	168		
Total WATERFRONT Petitions Received	130		
<b>For</b>	<b>120</b>	<b>71.4%</b>	
Opposed	48	28.6%	
Against	10	6.0%	
No Response	38	22.7%	

Sub-Petition Results COMMON ELEMENT LAND			
<b>(1) The Cove</b>			
Total ASSOCIATED Properties	130		
Total Petitions Received	35		
For	19	14.6%	
<b>Opposed</b>	<b>111</b>	<b>85.4%</b>	
Against	16	12.3%	
No Response	95	73.1%	
<b>(2) Chase Townhomes</b>			
Total ASSOCIATED Properties	159		
Total Petitions Received	28		
For	21	13.2%	
<b>Opposed</b>	<b>138</b>	<b>86.8%</b>	
Against	7	4.4%	
No Response	131	82.4%	



## PETITION TO CREATE AN MSBU [Municipal Services Benefit Unit] East Crystal Chain of Lakes

This *Petition to Create an MSBU* defines basic expectations for the non-ad valorem assessment district [MSBU] proposed for funding public lake management services on behalf of the East Crystal Chain of Lakes. The *Petition* serves to communicate property owner support or opposition respective to creation of the MSBU by the Seminole County Board of County Commissioners. The petition results will determine if the application to create the MSBU will be presented to the Board of County Commissioners [BCC] for further consideration.

**MSBU SCOPE:** Lake Management as a public service yields special benefit to waterfront property and to property with right of use respective to waterfront property through long-term lake management services supported by a dedicated funding source. The MSBU proposed for East Crystal Chain of Lakes MSBU includes East Crystal, Belair, DeForest and Pine lakes. The assessment boundary for the proposed MSBU includes 169 waterfront parcels, inclusive of 29 properties in the City of Lake Mary taxing district, and 264 off-water parcels. The public services to be provided by the County will be provided in two Phases according to the Lake Management Plan developed by the County. PHASE I services will be funded by capital assessment and will include restoration & startup services to be completed prior to October 1, 2021. PHASE II services will be funded by annual variable rate assessment and will provide ongoing lake management services to be initiated October 1, 2021. Service methodologies for both phases may include chemical, mechanical, biological (such as stocking sterile grass carp fish), and other practices consistent with best lake management practices and as deemed appropriate by the County.

**COST & ALLOCATION:** The estimated total cost for Phase I is \$316,000. The estimated annual cost for PHASE II ongoing services excluding reserve and contingency provisions averages ~\$18,500 based on a 5-year projected budget inclusive of contracted services, financial administration, and a large-scale hydrilla treatment budgeted in fiscal year 2024. The targeted contingency reserve for hydrilla management is \$34,500. The standard benefit unit is defined as a residential waterfront property. The cost allocation formula consists of two benefit components: (1) Waterfront [WFT] and (2) Right of Use [ROU]. All waterfront parcels in the assessment boundary are assigned a minimum of 1 WFT unit. All residential properties in the assessment boundary are assigned 1 ROU benefit unit. The WFT cost share designated for waterfront common element land (town/homeowner association owned land) is divided and assessed equally to the associated properties, and each associated parcel that is not also a waterfront property is assigned 1 ROU.

**PHASE I ASSESSMENT:** Based on estimated cost for Phase I services, the capital assessment for this phase is calculated per the following values: (1) WFT \$1,455.00 and (2) ROU \$150.00. The PHASE I assessment will be levied in 2021 per estimated cost and will be subsequently adjusted after completion of PHASE I based on actual cost. The capital assessment may be paid in full any time after the actual cost adjustment is applied. As an alternative, the assessment may be paid in annual installments billed via the property tax bill. A 10-year repayment period with equal annual installments is proposed. *The preliminary Phase I capital assessment for WATERFRONT RESIDENTIAL parcel 03203052200002310 is \$1605.00. The annual installment amount would be \$195.00.*

**PHASE II ASSESSMENT:** The initial PHASE II variable rate assessment as proposed is based on a 5-year budget projection with annual expenses ranging from \$10,230 to \$44,130. The assessment is calculated per the following values: (1) WFT \$118.00 and (2) ROU \$12.00. If the proposed MSBU is created prior to September 2021, the initial PHASE II assessment will be included on the 2021 property tax bill. Assessment amount for PHASE II may vary annually as service cost is dependent on conditions that cannot be predicted with certainty. Assessments for future years will be determined by the County according to site conditions, treatment plans, contracts, and financial status of the MSBU. The maximum allowable assessment for PHASE II is capped at \$230.00 for the standard benefit unit (yielding an equivalent cap of ~\$32.00 for off-water property). The annual allowable increase is limited to 15% unless supported in advance by the assessed community through a petition process or public hearing coordinated by the County. Future year assessments are noticed in advance to property owners by

mail. *The proposed Phase II assessment for WATERFRONT RESIDENTIAL parcel 03203052200002310 is \$130.00.*

**ASSESSMENT LIEN & EARLY PAYMENT DISCOUNT:** Assessment boundaries are documented in County land records. The PHASE I capital assessment will constitute a lien against the property until paid in full. PHASE II annual assessments will constitute temporary liens that are satisfied upon payment of the annual property tax bill. Assessments and installments collected via the property tax bill are eligible for the same early payment discounts (up to 4%) as property taxes.

**DISSOLUTION OF MSBU:** After creation, an MSBU may be dissolved in a manner similar to MSBU creation (application, petition, and BCC approval). If the County provides funding assistance, then a minimum duration of up to 10 years may be imposed on the continuance of PHASE II services.

**PUBLIC HEARING:** Upon determination that at least 65% of the assessable waterfront properties in the proposed assessment boundary have responded in support of MSBU creation, along with confirmation of Interlocal Agreement with the City of Lake Mary, a public hearing will be held by the Board of County Commissioners to consider establishing the requested MSBU. Notice of the hearing will be mailed to the owners of all property included in the assessment boundary. The petition response to be registered for waterfront common element land is determined by the combined petition response of its respective associated properties through a separate petitioning. The "FOR" response from associated properties must be at least 65% to register a "FOR" response for the HOA-owned property. If the proposed MSBU is created by the BCC, all properties listed in the assessment boundary will be assessed.

**Keep this page for your records. Return Petition Signature Page to register your response.**

PETITION TO CREATE AN MSBU – East Crystal Chain of Lakes  
**PETITION SIGNATURE PAGE**

**Return completed signature page to register your petition response.**

I/We the undersigned acknowledge and attest to the expectations communicated by petition contents in regards to the proposed MSBU. I/We hereby submit this petition signature page and attest to being the true and current property owner(s) of the parcel identified below. The box checked below communicates whether I/we support or oppose creation of the MSBU.

PID:  CATEGORY:  T/HOA:

**Check one box only – either “FOR” or “AGAINST”**

**FOR**

By checking the “FOR” box and signing below, I/We communicate support the creation of an MSBU to fund public lake management services and hereby petition the Seminole County BCC to create the proposed MSBU. The undersigned acknowledge(s) that I/we are committing to this project and may not subsequently withdraw support. I/We understand the assessments proposed for the referenced property are as noted below:

**PHASE I Restoration Capital Assessment: \$x<sup>2,3</sup> Installment Amount: \$x<sup>2,3</sup>**

**PHASE II Ongoing Variable Assessment: \$x**

<sup>1</sup>Although a variety of factors have been applied to cost estimates, the cost for PHASE I is contingent on factors that cannot be controlled by the County. **The final PHASE I assessment will be adjusted according to actual cost – whether higher or lower than the estimated cost.**

<sup>2</sup>County funding assistance in the amount of \$17,500 is designated from the Public Works Department budget for fiscal year 2020-2021 for PHASE I services and is included the proposed assessment calculation.

<sup>3</sup>Proposed assessments are contingent on Interlocal Agreement with City of Lake Mary with cost share allocation to specially benefited properties within the taxing district of the city.

**AGAINST**

By checking the “AGAINST” box, I/we communicate opposition to creation of an MSBU to fund public lake management services and hereby petition the Seminole County BCC to deny creation of the proposed MSBU.

ADDRESS:  OWNER(s):

Signature \_\_\_\_\_ Date \_\_\_\_\_, 2020

Signature \_\_\_\_\_ Date \_\_\_\_\_, 2020

Petitions are complete when one box is checked and all owners have signed the petition. The filing deadline may be extended at the discretion of the MSBU Program. In the event a response is not received for a property, the petition status for the property will be noted as “UNKNOWN” and will be counted as an “AGAINST” response. Please be certain to submit your completed petition for receipt by the MSBU Program on or before the deadline. Petition results will be posted to the MSBU Program website within three business days following closure of petition. Return your completed petition to:

**MSBU PROGRAM**

By email to: [MSBUProgram@seminolecountyfl.gov](mailto:MSBUProgram@seminolecountyfl.gov)

OR by mail to: 1101 East First Street, Sanford, FL 32771-1468

**==> RETURN FOR RECEIPT BY November 30, 2020 December 22, 2020 <==**

# Exhibit F

## Roles and Responsibilities

### **ROLES & RESPONSIBILITY**

#### **General Outline**

#### **COUNTY**

##### ***Seminole County will***

- ✓ Govern the MSBU
- ✓ Provide financial management of MSBU fund and assessment levy
- ✓ Ensure activities conducted with assessment funding align with the scope of services documented in the governing ordinance
- ✓ Ensure the lake is monitored and services are appropriately rendered
- ✓ Maintain decision-making authority relative to the public services to be provided and will defer to best lake management practices when making such decisions
- ✓ Provide an ongoing lake management plan based on the defined service scope, permitting, conditions at the lake, funding parameters, and best lake management practices. The Lake Management Plan will be developed and maintained by the Lake Management Program with liaison participation
- ✓ Initiate and manage service contracts, monitor results, and communicate updates on a routine basis
- ✓ Conduct annual meetings that offer opportunity for liaison discussion as to prior, current, and future action plans
- ✓ Encourage liaisons and assist with educational outreach efforts to protect the health and water quality of the waterbody

#### **LIAISONS**

##### **Liaisons will**

- ✓ Encourage communitywide awareness and participation relative to environmental stewardship recommendations and opportunities
- ✓ Provide communitywide communication and assist the County in the distribution of relevant lake information
- ✓ Attend annual lake management and budget planning sessions conducted by the County
- ✓ Serve as representatives of the community on lake issues; representing the respective lake community as a whole
- ✓ Monitor lake conditions and provide feedback to the County as to observations