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**WEKIWA SPRINGS SEPTIC TO SEWER PROJECT  
PHASE 5 – BENT OAK, CAROL WOODS, WEKIVA RIDGE,  
SWEETAIRE OF WEKIVA, BENTLEY WOODS, SILVER ROSE  
DISTRICT 2  
TUESDAY, AUGUST 30, 2022**

**PRESENTED BY:  
David S. Arms, P.E.  
Chief Engineer  
Orange County Utilities**

# Agenda

- Welcome
- Background
- Septic-to-Sewer Program
- Phase 5 Project Details
- Balloting Process
- Summary
- Questions and Answers



# Agenda

- Welcome
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# Welcome



District 2 Commissioner  
Christine Moore  
District2@ocfl.net



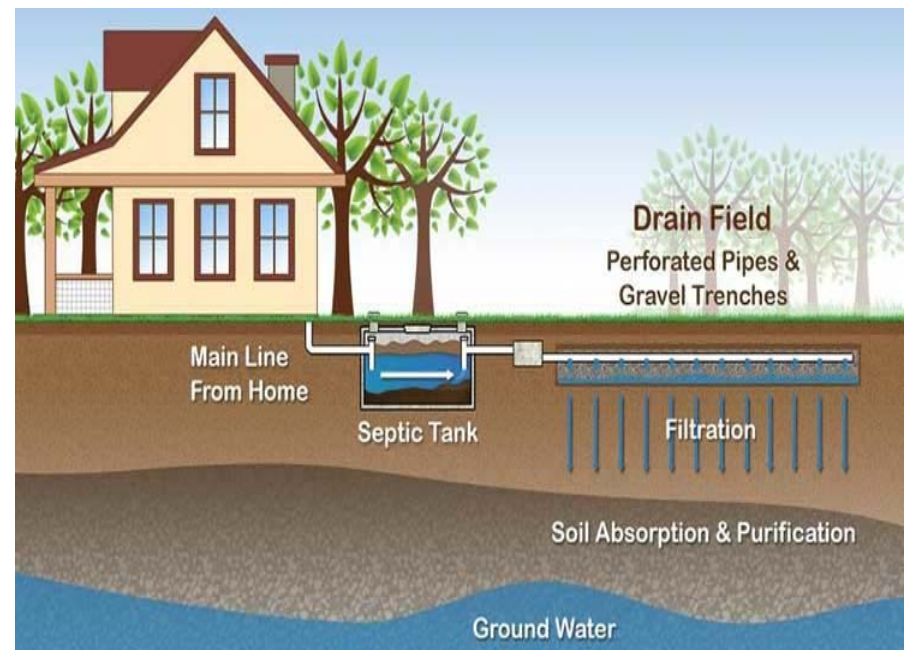
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## Background

- Onsite Sewage Treatment & Disposal System (OSTDS)
  - Collect wastewater in a water tight tank
  - Solids settle to the bottom
  - Liquid (effluent) exits the tank to a drain field
- Drain field
  - Spreads effluent into unsaturated soil, where it is filtered and treated
  - Water is discharged into the groundwater
  - Some nutrients remain in the treated water



## Background

- The Wekiwa River and Rock Springs Run are impaired by nutrients:
  - Phosphorous
  - Nitrogen
- Excess nutrients cause overabundance of algae
  - Reduce diversity of plants and animals
  - Cause fish kills



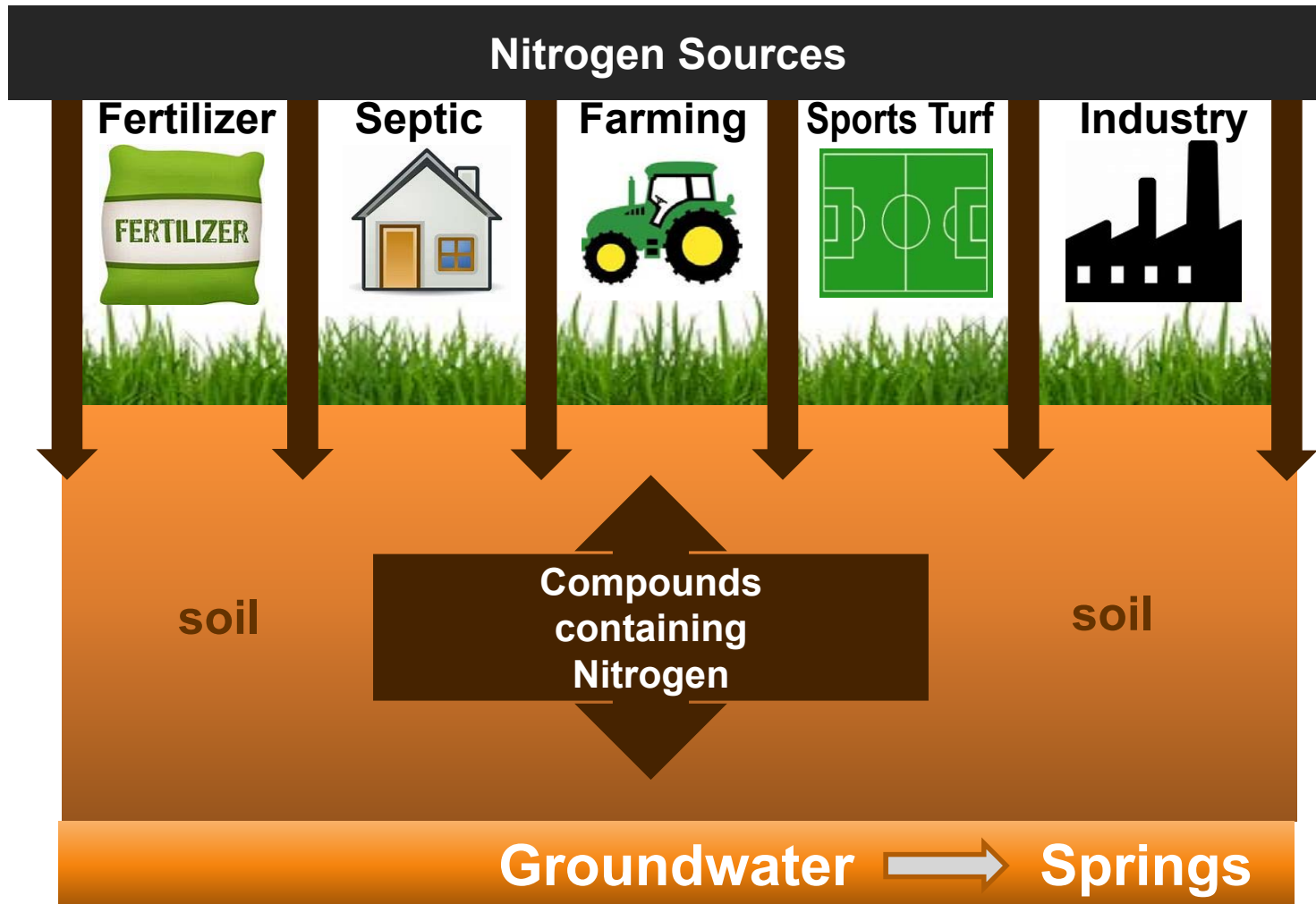
## Background

- Spring protection initiatives have been ramping up for more than 15 years
- 2016 – Florida Springs and Aquifer Protection Act
  - Required an update to the Wekiwa Springs and Rock Springs Basin Management Action Plan (BMAP)
  - Requires specific nutrient load reductions within 5, 10 and 15 years of BMAP
  - Identified septic tanks as the source of 29% of nitrogen in the springs
- 2018 – Wekiwa Spring BMAP adopted
- 2019 – Wekiwa Spring BMAP on hold due to legal challenge
- 2021 – Wekiwa Spring BMAP effective

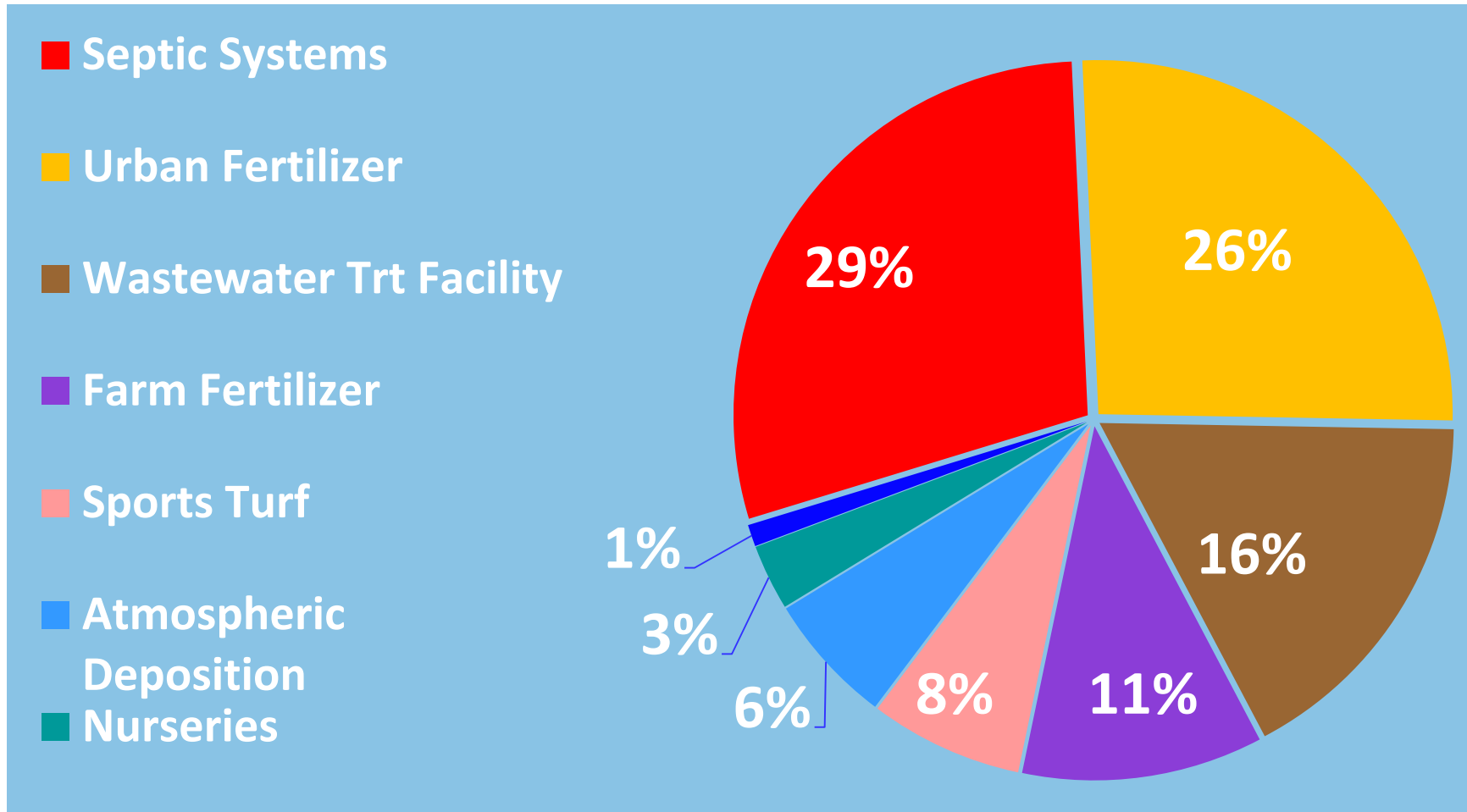




# Background



# Background



## Background

- Wekiwa Spring and Rock Springs Basin Management Action (BMAP)
  - Creates Priority Focus Area (PFA) Boundary
  - 5, 10 and 15 year milestones
  - Requires treatment of septic loads
  - 100% reduction plan by Year 15 to meet TMDL
- All parcels in the PFA that are less than one acre are affected
  - Connect to sanitary sewer
  - Upgrade to enhanced OSTDS that reduces nutrient loads
    - Estimated costs range from \$10,000 to \$20,000 per system
  - Homeowners cannot keep conventional septic systems after a certain date established by FDEP



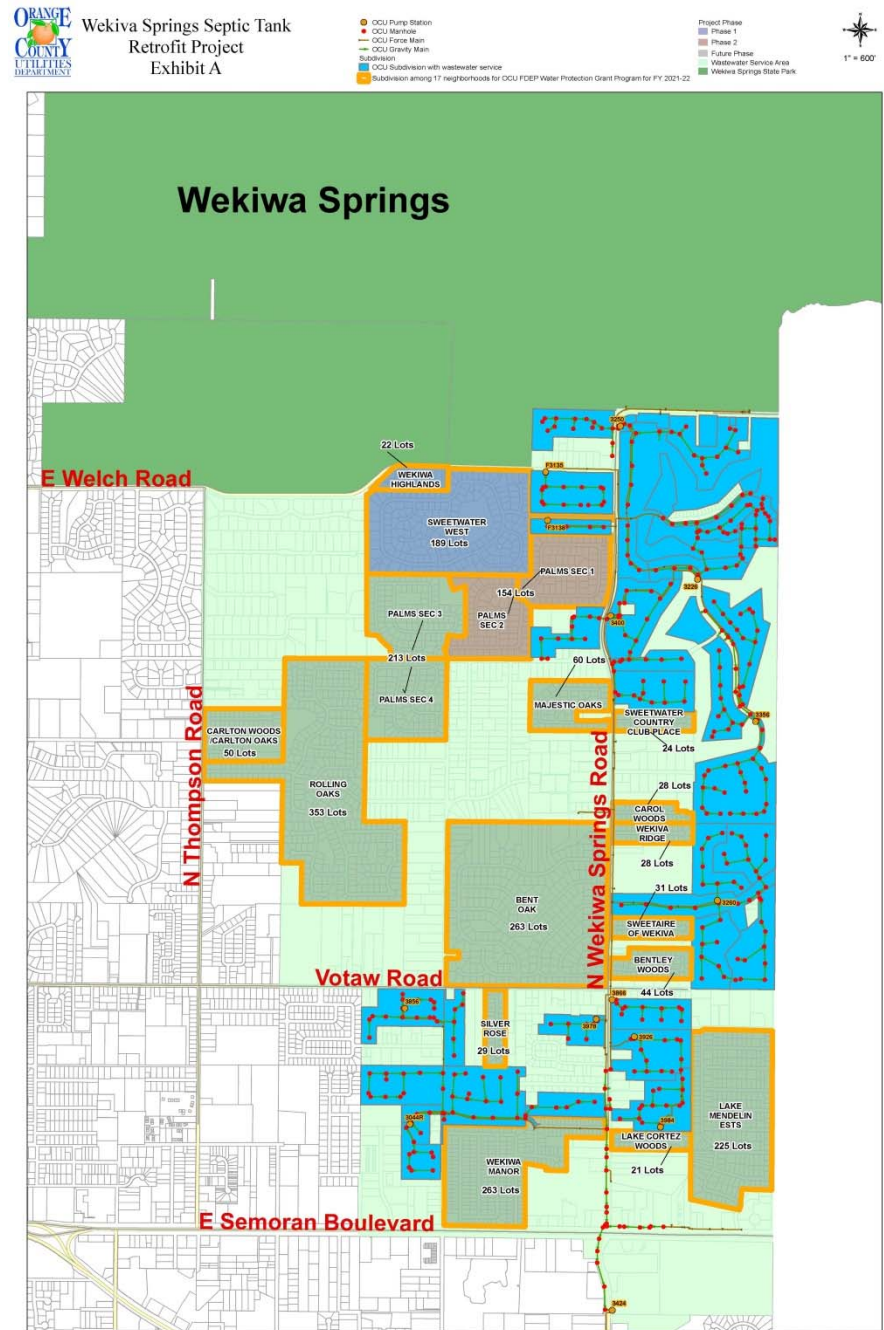
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- **Septic-to-Sewer Program**
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# Septic-to-Sewer Program

- Eliminate septic tanks in 17 neighborhoods closest to Wekiwa Springs
  - Multi-year plan
  - 1,962 septic tanks
  - \$140 million
- Phase 1 (Sweetwater West and Wekiwa Highlands) is under construction (211 homes)
- Phase 2 (The Palms 1 & 2) will begin construction in September (154 homes)
- Phase 3 (The Palms 3 & 4) will begin construction in June 2023 (213 homes)



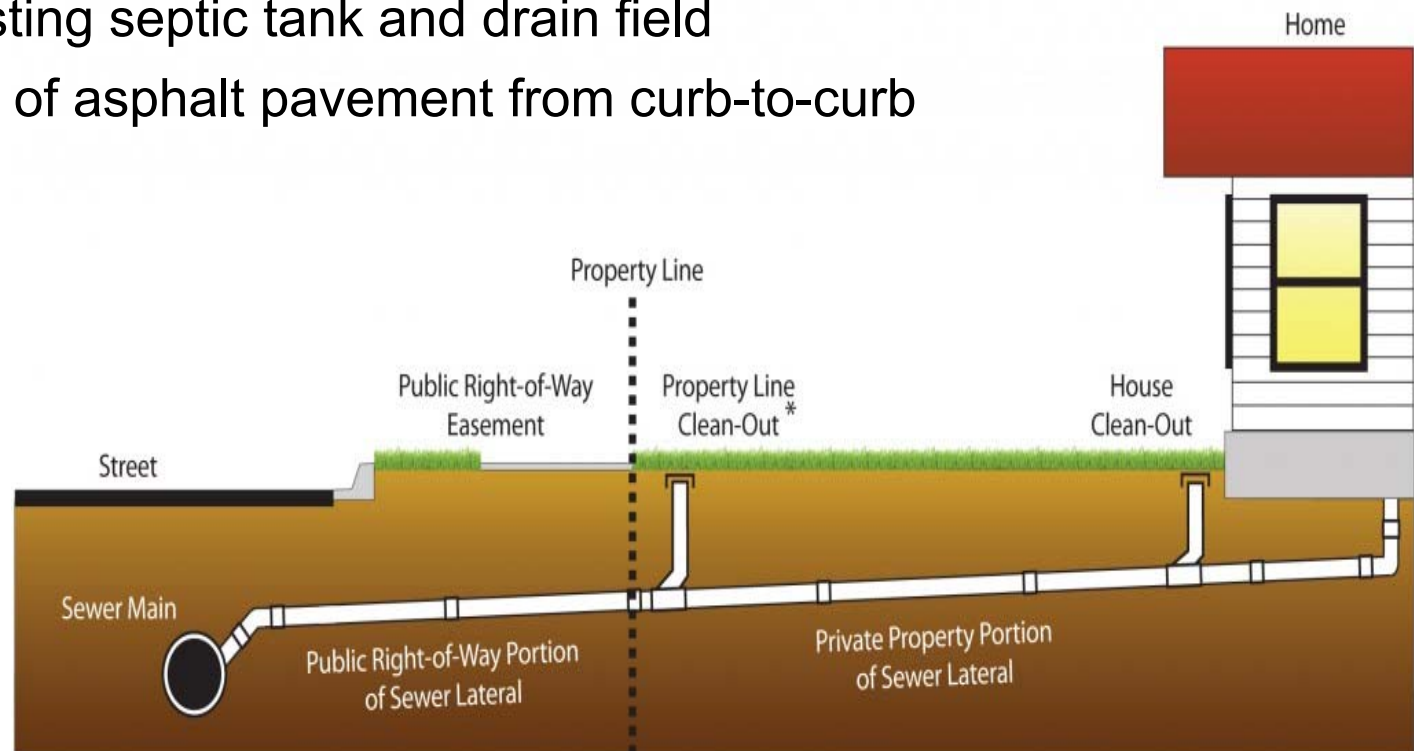
# Septic-to-Sewer Program

- Project Considerations (Phases 3-6)
  - Public funding is secured for 1,088 septic-to-sewer connections
    - Phase 5 (Bent Oak, Silver Rose, Carol Woods, Wekiva Ridge, Sweetaire of Wekiva, & Bentley Woods) is included (423 homes)
  - Community buy-in needed prior to design
- Project Objectives
  - Construct a gravity sewer system
  - Eliminate septic tanks to reduce nutrient loading of the springs
- Project Requirements
  - MSBU ballot
  - Design and construction
  - Connection to gravity sewer system required by County Code

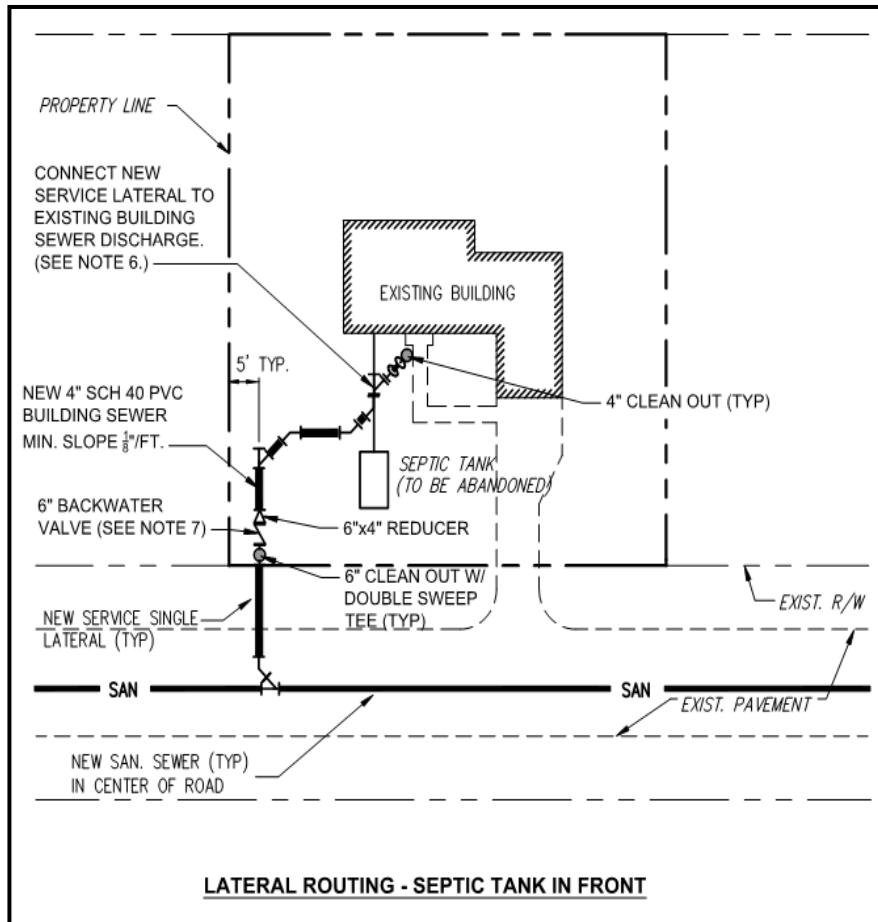


# Septic-to-Sewer Program

- Construction of new gravity sewer system in the right-of-way
- Ensure reasonable efforts to maintain access to each home at the end of the day
- Install service lateral from home property line
- Abandon existing septic tank and drain field
- Replacement of asphalt pavement from curb-to-curb



# Septic-to-Sewer Program

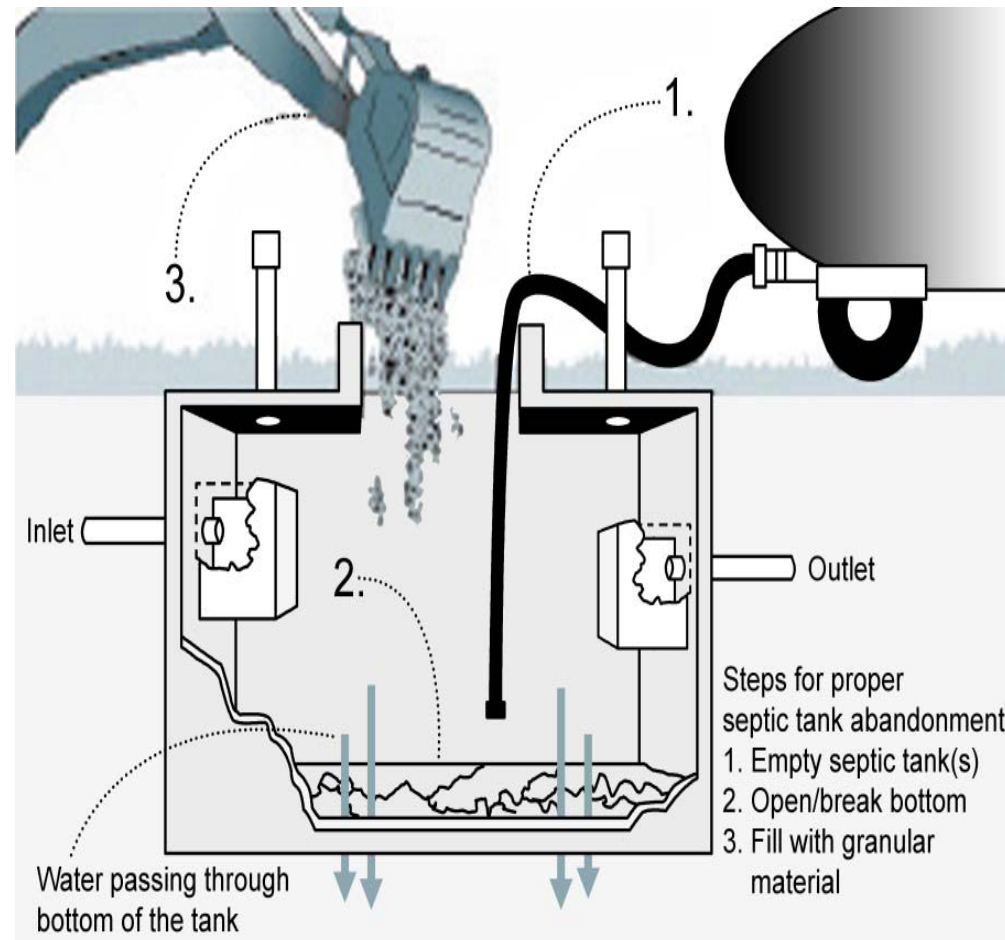


- Install new 4-inch sewer lateral and connect at existing discharge point
- Includes connection of each home to central sewer by the OCU contractor upon receiving authorization from the homeowner via license agreement
- Septic tanks will be abandoned in place in accordance with law: remove liquids and sludge, break up the bottom and sides to 12 inches below grade, backfill, and restore with sod
- Any impacts to existing driveways, sidewalks, sod, irrigation, etc. will be fixed by the OCU contractor
- All of this work is included in the project; there will be no additional costs to the homeowner



# Septic-to-Sewer Program

- Septic Tank Abandonment



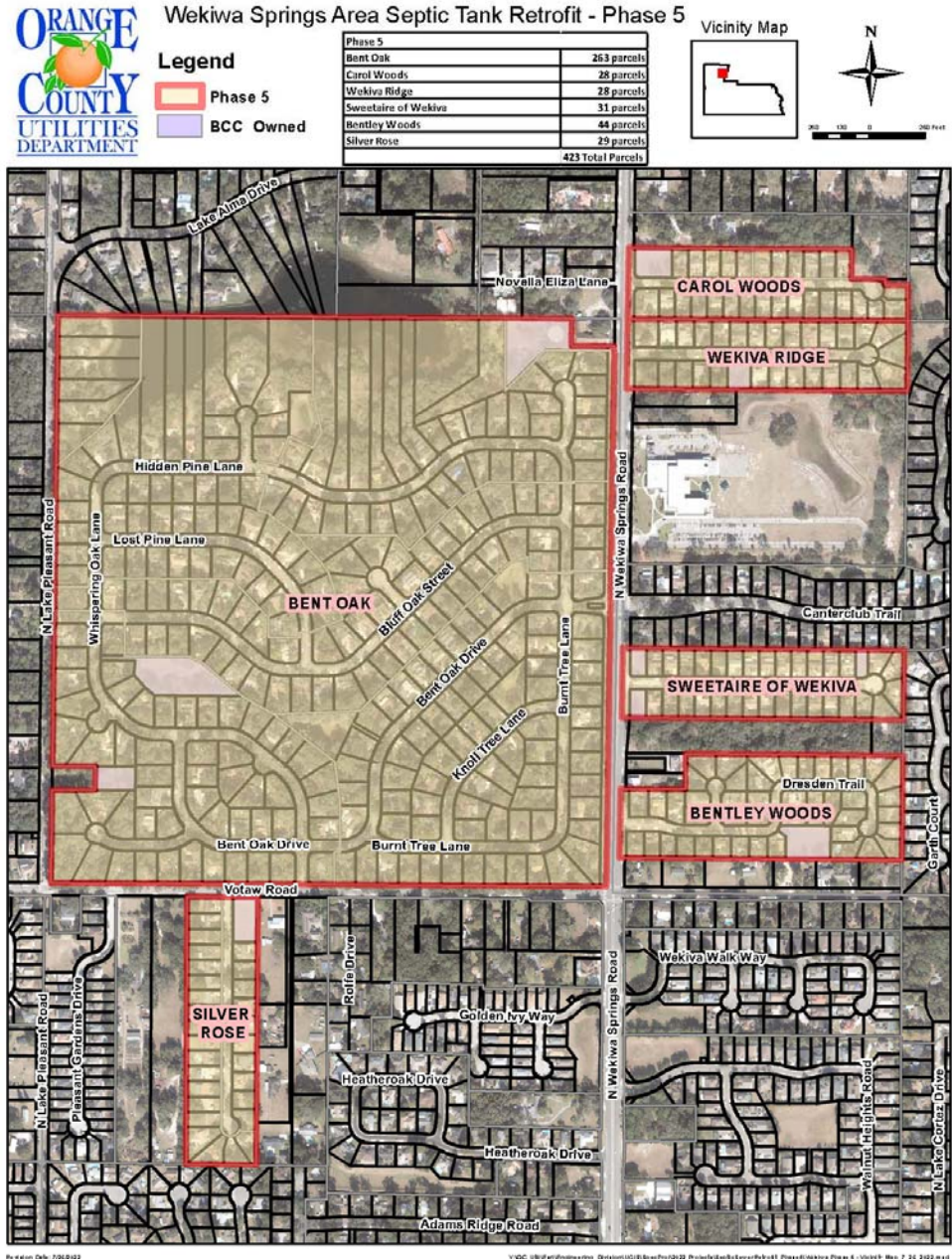
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# Phase 5 Project Details

- Bent Oak, Silver Rose, Carol Woods, Wekiva Ridge, Sweetaire of Wekiva, & Bentley Woods
  - 423 parcels
  - \$31.73 million
  - \$75,000 per parcel



## Phase 5 Project Details

- Cost Summary for Phase 5 – 423 parcels

	Current Estimate
▪ Design	\$ 2,000,000
▪ Other (preconstruction)	\$ 500,000
▪ Construction	\$ 27,050,000
▪ Other (post-construction)	\$ 2,180,000
▪ TOTAL	\$ 31,730,000



## Phase 5 Project Details

- Average Cost Per Parcel for Phase 5 – 423 parcels

	Current Estimate
▪ Public Utility System	\$ 63,443
▪ Capital Charges, Meters, etc.	\$ 4,250
▪ Individual Site Work & Restoration	\$ 1,381
▪ Septic Tank Abandonment	\$ 5,926
▪ TOTAL	\$ 75,000

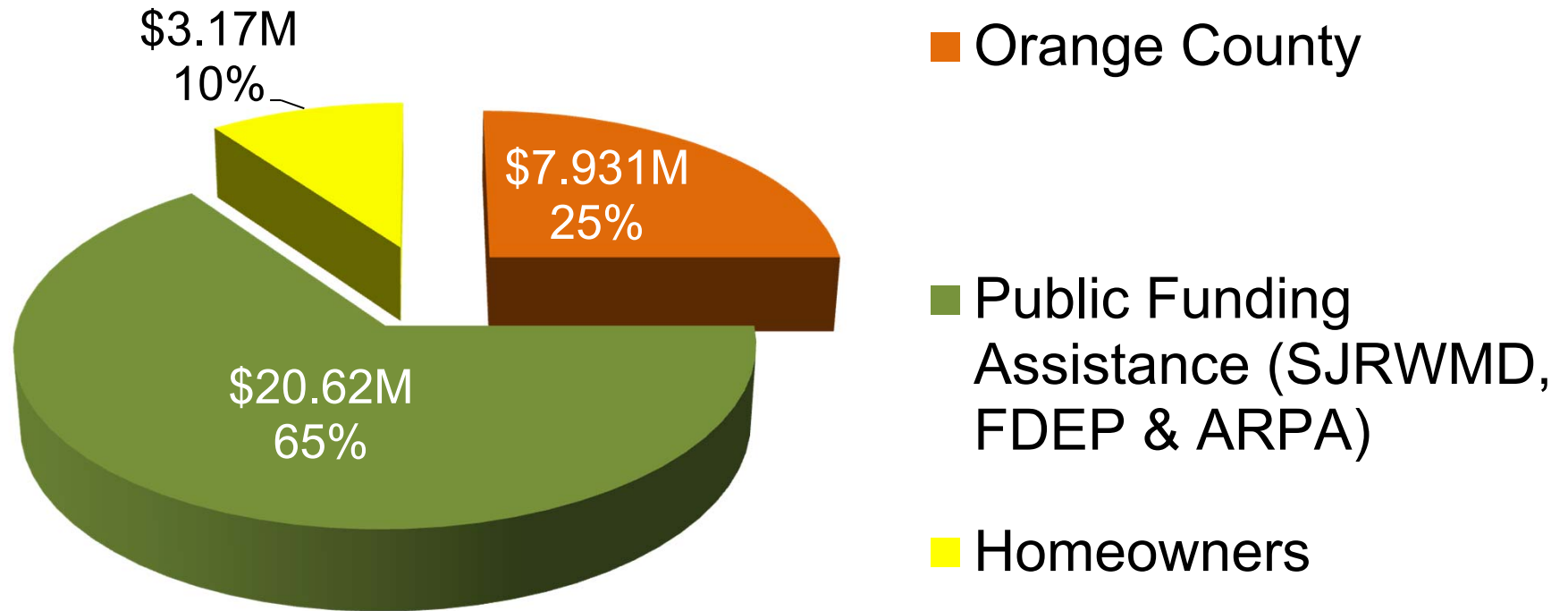


## Phase 5 Project Details

- Orange County Utilities Contribution
  - \$7.93 million (25%)
- SJRWMD Cost Share Program
  - Will apply prior to construction (maximum \$3 million for construction)
- American Rescue Plan Act (ARPA) Funding
  - Orange County received funding through ARPA for Wekiwa Septic to Sewer program.
  - \$1.76 million available for Phase 5
- FDEP Funding Assistance
  - Springs Restoration Program/Water Protection Grant Program
    - Orange County was notified of a multi-phase, multi-year grant including \$15.86 million for Phase 5 on 9/24/2021
- Phase 5 Homeowners (\$7,500 each/~10%)
  - \$3.173 million



## Phase 5 Project Details – Funding Breakdown



## Phase 5 Project Details – Schedule

- Following dates are approximated
- Design
  - 30% Design 4/30/2023
  - 90% Design 7/30/2023
  - 100% Design 10/31/2023
- Bid
  - Advertise 1/1/2024
  - BCC Award 3/31/2024
- Construction
  - Start 5/31/2024
  - Completion 12/1/2026





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## Balloting Process (Comptroller's Office)

- The Orange County Comptroller will mail ballots to establish a Municipal Service Benefit Unit (MSBU)
- Ballots must be returned to the Comptroller to be counted
- Ballots must be returned/postmarked within 30 days (October 3, 2022)
- 67% of returned ballots “In Favor” of project required
- If ballot passes, each homeowner will be responsible for \$7,500
  - Financed over a 10-year period or may be paid up front
  - If financed, homeowner will pay annually – included with property taxes
    - A low interest rate and \$2.50 annual admin fee
    - Balance may be paid at any time during the 10-year period
- If the home is sold, the MSBU remains with the property, not the individual
- Previous ballots/voting to gauge commitment levels (straw polls) or for land acquisition (pump station) did not provide the basis for assessing an MSBU and proceeding with the sewer project. That is what this ballot will do.




# Sample Ballot

The ballot will arrive in an envelope from the Orange County Comptroller

**SPECIAL ASSESSMENTS**  
**OFFICE OF THE COMPTROLLER**

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**ORANGE COUNTY FLORIDA**  
 **Phil Diamond, CPA**  
County Comptroller  
Department of Finance and Accounting  
Post Office Box 38  
Orlando, Florida 32802-0038

Name 1  
Address 1  
Address 2  
City, State Zip

**OFFICIAL BALLOT ENCLOSED**



# Sample Ballot & Cover Letter



**OFFICE OF COMPTROLLER**

**ORANGE COUNTY FLORIDA**

Phil Diamond, CPA  
 County Comptroller  
 Finance and Accounting Department  
 Special Assessments  
 PO Box 38  
 Orlando, FL 32802-0038  
 Telephone: 407-838-5770  
 Fax: 407-838-5753

August 31, 2022

Subject: **Wekiwa Springs Septic Tank Retrofit Project-Phase 5**

Dear Property Owner:

Enclosed is your ballot for voting on the construction of an Orange County wastewater project in the Bent Oak, Carol Woods, Wekiwa Ridge, Sweetaire of Wekiwa, Bentley Woods, and Silver Rose subdivisions. This wastewater project would be proposed as a part of the Wekiwa Springs Septic Tank Retrofit Program. In addition to a gravity sewer collection system, the project will also include connection of each dwelling's plumbing to the sewer main, abandonment of the existing septic tank, landscape and site restoration, resurfacing of existing roadways with materials to match existing conditions, (i.e. repaving existing asphalt roadways from curb to curb), installation of a new irrigation service with a meter at each benefiting property, and any associated wastewater capital charges and connection fees. Your property has been identified as one that would be included in the project and you would be responsible for any costs indicated below.

Homeowners of all benefiting properties are required to contribute to the cost of the wastewater project in the form of a fixed amount as outlined below. The sum total of the contributions from the homeowners is equal to 10% of the project cost. The remainder will be funded by contributions from Orange County Utilities (at 25%) and multiple state appropriations and grants (at 65%). In accordance with the Orange County Utilities Department Septic Tank and Private Well Retrofit Program Policy, for a retrofit project at 50% or greater publicly funded to be considered for implementation, 67% of the returned ballots from the property owners must indicate their interest in connecting to the County system. The funding structure for the project is detailed in the table below:

Source	Funding (in millions)	Percentage of Total	Funding Contribution per Home
SJRWMD	\$3,000	9.6%	\$7,062
ARPA	\$1,750	5.5%	\$4,158
FDEP	\$15,800	50.0%	\$37,500
Orange County	\$7,931	25.0%	\$18,750
Homeowners	\$3,173	10.0%	\$7,500
<b>Totals</b>	<b>\$31,725</b>	<b>100.0%</b>	<b>\$75,000</b>

Property owners must also indicate their desire for the County to establish the project area as a Municipal Service Benefit Unit (MSBU). An MSBU designation provides property owners the opportunity to pay for their share of the cost of the wastewater project over a 10-year period. A fixed amount assessment would be included on the annual property tax bill of all benefiting properties. County policy requires that input from affected property owners be obtained to determine if a significant interest exists for the establishment of the MSBU before scheduling a public hearing with the Orange County Board of County Commissioners.

Your vote is to be indicated on the enclosed ballot. Please read the following and the enclosed ballot carefully.

1

The ballot options are:

**OPTION 1: CONSTRUCTION OF A WASTEWATER PROJECT AND ESTABLISHMENT OF A MUNICIPAL SERVICE BENEFIT UNIT**  
 Voting for this option would signify a desire for the construction of a wastewater project to serve the project area and the establishment of an MSBU. The total fixed costs to the OWNER of each benefiting property is \$7,500.00 and may be either paid in full or financed as presented below.

The designation of the project area as an MSBU allows property owner costs to be amortized (financed) over a 10-year period. The cost would be added to your property real estate tax bill as an annual assessment. The assessment includes interest at 4.7% and a \$2.50 administration fee.

Utilizing the 10-year MSBU financing, the annual assessment for the wastewater project and fees would be a total of **\$87.18** for each of the following ten years.

**OPTION 2: NO CONSTRUCTION OF A WASTEWATER PROJECT**  
 Voting for this option would signify a desire against the construction of a wastewater project to serve the project area. No wastewater project would be constructed and no MSBU would be established.

**PLEASE READ THE BALLOT CAREFULLY.** Then indicate on the ballot whether you are in favor of construction of a wastewater project and establishment of an MSBU (Option 1), or you are not in favor of construction of a wastewater project (Option 2). If you vote in favor of the construction of a wastewater project (Option 1), you agree to pay your share of the cost.

The final decision concerning the construction of the Bent Oak, Carol Woods, Wekiwa Ridge, Sweetaire of Wekiwa, Bentley Woods, and Silver Rose Wastewater Project rests with the Orange County Board of County Commissioners (Board). The results of the community meetings and balloting will be submitted to the Board for review. Potential projects presented to the Board for consideration would not be acted upon until a public hearing is conducted. All affected property owners would be notified of the date and time of such public hearing by mail. The public hearing would be held during the customary 8:00 a.m.-5:00 p.m., Monday through Friday working hours. If you cannot attend the public hearing, you may contact your County Commissioner at 407-836-7350 to present comments concerning this matter.

If you have any questions concerning this, please call David Arms at 407-254-0604. Questions may also be emailed to David.Arms@ocof.net.

Sincerely,  
*Ann Dawkins*  
 Ann Dawkins  
 MSBU Supervisor, Special Assessments

Enclosures

www.OrangeCountyFL.net  
 Para más información, por favor llame al Departamento de Utilidades del Condado de Orange y pida hablar con un representante en español. El número de teléfono es 407-836-7000.

2

August 31, 2022

**BALLOT**

**BENT OAK, CAROL WOODS, WEKIWA RIDGE, SWEETAIRE OF WEKIWA, BENTLEY WOODS, AND SILVER ROSE WASTEWATER PROJECT**

I am/we are the owners of the property included in the boundaries of the proposed Bent Oak, Carol Woods, Wekiwa Ridge, Sweetaire of Wekiwa, Bentley Woods, and Silver Rose Wastewater Project; parcel identification of the property being as follows:

#F1»  
 #F2»  
 #F3»  
 #MAILING\_ADDRESS»  
 #F9» #F10», #F11»

I am/we are aware of the proposed Project. I am/we are a property owner within the boundary of said proposed project and I/we hereby cast my/our vote as follows:

**PLEASE MARK YOUR CHOICE WITH A CHECK**  Please choose only one option. Sign your Ballot.

**OPTION 1:** I am in favor of the construction of a wastewater project for the Bent Oak, Carol Woods, Wekiwa Ridge, Sweetaire of Wekiwa, Bentley Woods, and Silver Rose Wastewater Project. In addition to a gravity sewer collection system, the project will also include connection of each dwelling's plumbing to the sewer main, abandonment of the existing septic tank, landscape and site restoration, resurfacing of existing roadways with materials to match existing conditions, (i.e. repaving existing asphalt roadways from curb to curb), installation of a new irrigation service with a meter at each benefiting property, and any associated wastewater capital charges and connection fees. I understand I am responsible for paying the applicable costs described in 1 through 2 below.

- For each benefiting property, the cost is \$7,500 per parcel for the collection system and other improvements and fees.
- I am in favor of the project area being designated as a Municipal Service Benefit Unit (MSBU), which if I choose, would allow the payment of the above costs over 10 years by way of a yearly addition to my property taxes plus fixed interest at a 4.7% annual rate plus an annual \$2.50 administration fee. I understand that I may choose to pay all costs up front or the unpaid balance of costs at any time during the 10-year period by one lump sum payment.

**OPTION 2:** I am not in favor of the construction of a wastewater project for Bent Oak, Carol Woods, Wekiwa Ridge, Sweetaire of Wekiwa, Bentley Woods, and Silver Rose Project area.

PRINT NAME \_\_\_\_\_ DATE \_\_\_\_\_


SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Owners of the property described above should sign exactly as their names appear on the property deed. Please note that only one property owner's signature per household is necessary. Please return this ballot in the self-addressed return envelope provided. It must be postmarked October 3, 2022, to be counted in the tabulation of ballots.

3



# Sample Ballot & Cover Letter

  
**OFFICE OF COMPTROLLER**  
**ORANGE COUNTY FLORIDA**

Phil Diamond, CPA  
 County Comptroller  
 Finance and Accounting Department  
 Special Assessments  
 PO Box 38  
 Orlando, FL 32802-0038  
 Telephone: 407-838-5770  
 Fax: 407-838-5753

August 31, 2022

Subject: **Wekiwa Springs Septic Tank Retrofit Project- Phase 5**

Dear Property Owner:

Enclosed is your ballot for voting on the construction of an Orange County wastewater project in the Bent Oak, Carol Woods, Wekiwa Ridge, Sweetaire of Wekiwa, Bentley Woods, and Silver Rose subdivisions. This wastewater project would be proposed as a part of the Wekiwa Springs Septic Tank Retrofit Program. In addition to a gravity sewer collection system, the project will also include connection of each dwelling's plumbing to the sewer main, abandonment of the existing septic tank, landscape and site restoration, resurfacing of existing roadways with materials to match existing conditions, (i.e. repaving existing asphalt roadways from curb to curb), installation of a new irrigation service with a meter at each benefiting property, and any associated wastewater capital charges and connection fees. Your property has been identified as one that would be included in the project and you would be responsible for any costs indicated below.

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Homeowners	\$3,173	10.0%	\$7,500
<b>Totals</b>	<b>\$31,725</b>	<b>100.0%</b>	<b>\$75,000</b>

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The designation of the project area as an MSBU allows property owner costs to be amortized (financed) over a 10-year period. The cost would be added to your property real estate tax bill as an annual assessment. The assessment includes interest at 4.7% and a \$2.50 administration fee.

**Enclosed is your ballot for voting on the construction of an Orange County wastewater project in the Bent Oak, Carol Woods, Wekiwa Ridge, Sweetaire of Wekiwa, Bentley Woods, and Silver Rose subdivisions. This wastewater project would be proposed as a part of the Wekiwa Springs Septic Tank Retrofit Program. In addition to a gravity sewer collection system, the project will also include connection of each dwelling's plumbing to the sewer main, abandonment of the existing septic tank, landscape and site restoration, resurfacing of existing roadways with materials to match existing conditions, (i.e. repaving existing asphalt roadways from curb to curb), installation of a new irrigation service with a meter at each benefiting property, and any associated wastewater capital charges and connection fees. Your property has been identified as one that would be included in the project and you would be responsible for any costs indicated below.**

Sincerely,

*Ann Dawkins*

Ann Dawkins  
MSBU Supervisor, Special Assessments

Enclosures

www.OrangeCountyFL.net

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2

August 31, 2022

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I am/we are the owners of the property included in the boundaries of the proposed Bent Oak, Carol Woods, Wekiwa Ridge, Sweetaire of Wekiwa, Bentley Woods, and Silver Rose Wastewater Project; parcel identification of the property being as follows:

#F1  
#F2  
#F3  
#MAILING\_ADDRESS

**OPTION 2:** I am not in favor of the construction of a wastewater project for Bent Oak, Carol Woods, Wekiwa Ridge, Sweetaire of Wekiwa, Bentley Woods, and Silver Rose project area.

PRINT NAME \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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**OFFICE OF COMPTROLLER**

**ORANGE COUNTY FLORIDA**

August 31, 2022

Subject: **Wekiwa Springs Septic Tank Retrofit Project- Phase 5**

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**ORANGE COUNTY COMPTROLLER**

Phil Diamond, CPA  
County Comptroller  
Finance and Accounting Department  
Special Assessments  
PO Box 38  
Orlando, FL 32802-0038  
Telephone: 407-838-5770  
Fax: 407-838-5753

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The designation of the project area as an MSBU allows property owner costs to be amortized (financed) over a 10-year period. The cost would be added to your property real estate tax bill as an annual assessment. The assessment includes interest at 4.7% and a \$2.50 administration fee.

Utilizing the 10-year MSBU financing, the annual assessment for the wastewater project and fees would be a total of **\$857.18** for each of the following ten years.

**OPTION 2: NO CONSTRUCTION OF A WASTEWATER PROJECT**  
Voting for this option would signify a desire against the construction of a wastewater project to serve the project area. No wastewater project would be constructed and no MSBU would be established.

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August 31, 2022

**BALLOT**

**BENT OAK, CAROL WOODS, WEKIWA RIDGE, SWEETAIRE OF WEKIWA, BENTLEY WOODS, AND SILVER ROSE WASTEWATER PROJECT**

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#MAILING\_ADDRESS>  
#F9> #F10>, #F11>

I am/we are aware of the proposed Project. I am/we are a property owner within the boundary of said proposed project and I/we hereby cast my/our vote as follows:

**PLEASE MARK YOUR CHOICE WITH A CHECK**  Please choose only one option. Sign your Ballot.


**OPTION 1:** I am in favor of the construction of a wastewater project for the Bent Oak, Carol Woods, Wekiwa Ridge, Sweetaire of Wekiwa, Bentley Woods, and Silver Rose Wastewater Project. In addition to a gravity sewer collection system, the project will also include connection of each dwelling's plumbing to the sewer main, abandonment of the existing septic tank, landscape and site restoration, resurfacing of existing roadways with materials to match existing conditions, (i.e. repaving existing asphalt roadways from curb to curb), installation of a new irrigation service with a meter at each benefiting property, and any associated wastewater capital charges and

**Homeowners of all benefiting properties are required to contribute to the cost of the wastewater project in the form of a fixed amount as outlined below. The sum total of the contributions from the homeowners is equal to 10% of the project cost. The remainder will be funded by contributions from Orange County Utilities (at 25%) and multiple state appropriations and grants (at 65%). In accordance with the Orange County Utilities Department Septic Tank and Private Well Retrofit Program Policy, for a retrofit project at 50% or greater publicly funded to be considered for implementation, 67% of the returned ballots from the property owners must indicate their interest in connecting to the County system. The funding structure for the project is detailed in the table below.**

Source	Funding (in millions)	Percentage of Total	Funding Contribution per Home
SJRWMD	\$3,000	9.5%	\$7,092
ARPA	\$1,750	5.5%	\$4,158
FDEP	\$15,860	50.0%	\$37,500
Orange County	\$7,931	25.0%	\$18,750
Homeowners	\$3,173	10.0%	\$7,500
<b>Totals</b>	<b>\$31,725</b>	<b>100.0%</b>	<b>\$75,000</b>



# Sample Ballot & Cover Letter



OFFICE OF COMPTROLLER

ORANGE COUNTY FLORIDA

Phil Diamond, CPA  
County Comptroller  
Finance and Accounting Department  
Special Assessments  
PO Box 38  
Orlando, FL 32802-0038  
Telephone: 407-838-5770  
Fax: 407-838-5753

August 31, 2022

Subject: **Wekiwa Springs Septic Tank Retrofit Project- Phase 5**

Dear Property Owner:

Enclosed is your ballot for voting on the construction of an Orange County wastewater project in the Bent Oak, Carol Woods, Wekiwa Ridge, Sweetaire of Wekiwa, Bentley Woods, and Silver Rose subdivisions. This wastewater project would be proposed as a part of the Wekiwa Springs Septic Tank Retrofit Program. In addition to a gravity sewer collection system, the project will also include connection of each dwelling's plumbing to the sewer main, abandonment of the existing septic tank, landscape and site restoration, resurfacing of existing roadways with materials to match existing conditions, (i.e. repaving existing asphalt roadways from curb to curb), installation of a new irrigation service with a meter at each benefiting property, and any associated wastewater capital charges and connection fees. Your property has been identified as one that would be included in the project and you would be responsible for any costs indicated below.

Homeowners of all benefiting properties are required to contribute to the cost of the wastewater project in the form of a fixed amount as outlined below. The sum total of the contributions from the homeowners is equal to 10% of the project cost. The remainder will be funded by contributions from Orange County Utilities (at 25%) and multiple state appropriations and grants (at 65%). In accordance with the Orange County Utilities Department Septic Tank and Private Well Retrofit Program Policy, for a retrofit project at 50% or greater publicly funded to be considered for implementation, 67% of the returned ballots from the property owners must indicate their interest in connecting to the County system. The funding structure for the project is detailed in the table below:

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Orange County	\$7,931	25.0%	\$18,750
Homeowners	\$3,173	10.0%	\$7,500
<b>Totals</b>	<b>\$31,725</b>	<b>100.0%</b>	<b>\$75,000</b>

Property owners must also indicate their desire for the County to establish the project area as a Municipal Service Benefit Unit (MSBU). An MSBU designation provides property owners the opportunity to pay for their share of the cost of the wastewater project over a 10-year period. A fixed amount assessment would be included on the annual property tax bill of all benefiting properties. County policy requires that input from affected property owners be obtained to determine if a significant interest exists for the establishment of the MSBU before scheduling a public hearing with the Orange County Board of County Commissioners.

Your vote is to be indicated on the enclosed ballot. Please read the following and the enclosed ballot carefully.

The ballot options are:

**OPTION 1: CONSTRUCTION OF A WASTEWATER PROJECT AND ESTABLISHMENT OF A MUNICIPAL SERVICE BENEFIT UNIT**  
Voting for this option would signify a desire for the construction of a wastewater project to serve the project area and the establishment of an MSBU. The total fixed costs to the OWNER of each benefiting property is \$7,500.00 and may be either paid in full or financed as presented below.

The designation of the project area as an MSBU allows property owner costs to be amortized (financed) over a 10-year period. The cost would be added to your property real estate tax bill as an annual assessment. The assessment includes interest at 4.7% and a \$2.50 administration fee.

Utilizing the 10-year MSBU financing, the annual assessment for the wastewater project and fees would be a total of **\$87.18** for each of the following ten years.

**OPTION 2: NO CONSTRUCTION OF A WASTEWATER PROJECT**  
Voting for this option would signify a desire against the construction of a wastewater project to serve the project area. No wastewater project would be constructed and no MSBU would be established.

**PLEASE READ THE BALLOT CAREFULLY.** Then indicate on the ballot whether you are in favor of construction of a wastewater project and establishment of an MSBU (Option 1), or you are not in favor of construction of a wastewater project (Option 2). If you vote in favor of the construction of a wastewater project (Option 1), you agree to pay your share of the cost.

The final decision concerning the construction of the Bent Oak, Carol Woods, Wekiwa Ridge, Sweetaire of Wekiwa, Bentley Woods, and Silver Rose Wastewater Project rests with the Orange County Board of County Commissioners (Board). The results of the community meetings and balloting will be submitted to the Board for review. Potential projects presented to the Board for consideration would not be acted upon until a public hearing is conducted. All affected property owners would be notified of the date and time of such public hearing by mail. The public hearing would be held during the customary 8:00 a.m.-5:00 p.m., Monday through Friday working hours. If you cannot attend the public hearing, you may contact your County Commissioner at 407-836-7360 to present comments concerning this matter.

If you have any questions concerning this, please call David Arms at 407-254-0604. Questions may also be emailed to David.Arms@ocof.net.

Sincerely,  
*Ann Dawkins*

August 31, 2022

**BALLOT**

**BENT OAK, CAROL WOODS, WEKIWA RIDGE, SWEETAIRE OF WEKIWA, BENTLEY WOODS, AND SILVER ROSE WASTEWATER PROJECT**

I am/we are the owners of the property included in the boundaries of the proposed Bent Oak, Carol Woods, Wekiwa Ridge, Sweetaire of Wekiwa, Bentley Woods, and Silver Rose Wastewater Project; parcel identification of the property being as follows:

#F1  
#F2  
#F3  
#MAILING\_ADDRESS  
#F9 #F10, #F11

I am/we are aware of the proposed Project. I am/we are a property owner within the boundary of said proposed project and I/we hereby cast my/our vote as follows:

**PLEASE MARK YOUR CHOICE WITH A CHECK**  Please choose only one option. Sign your Ballot.

**OPTION 1:** I am in favor of the construction of a wastewater project for the Bent Oak, Carol Woods, Wekiwa Ridge, Sweetaire of Wekiwa, Bentley Woods, and Silver Rose Wastewater Project. In addition to a gravity sewer collection system, the project will also include connection of each dwelling's plumbing to the sewer main, abandonment of the existing septic tank, landscape and site restoration, resurfacing of existing roadways with materials to match existing conditions, (i.e. repaving existing asphalt roadways from curb to curb), installation of a new irrigation service with a meter at each benefiting property, and any associated wastewater capital charges and connection fees. I understand I am responsible for paying the applicable costs described in 1 through 2 below.


- For each benefiting property, the cost is \$7,500 per parcel for the collection system and other improvements and fees.
- I am in favor of the project area being designated as a Municipal Service Benefit Unit (MSBU), which if I choose, would allow the payment of the above costs over 10 years by way of a yearly addition to my property taxes plus fixed interest at a 4.7% annual rate plus an annual \$2.50 administration fee. I understand that I may choose to pay all costs up front or the unpaid balance of costs at any time during the 10-year period by one lump sum payment.

**OPTION 2:** I am not in favor of the construction of a wastewater project for Bent Oak, Carol Woods, Wekiwa Ridge, Sweetaire of Wekiwa, Bentley Woods, and Silver Rose Project area.

Property owners must also indicate their desire for the County to establish the project area as a Municipal Service Benefit Unit (MSBU). An MSBU designation provides property owners the opportunity to pay for their share of the cost of the wastewater project over a 10-year period. A fixed amount assessment would be included on the annual property tax bill of all benefiting properties. County policy requires that input from affected property owners be obtained to determine if a significant interest exists for the establishment of the MSBU before scheduling a public hearing with the Orange County Board of County Commissioners.




# Sample Ballot & Cover Letter

 <p>OFFICE OF COMPTROLLER</p> <p>ORANGE COUNTY FLORIDA</p> <p style="font-size: small;">Phil Diamond, CPA County Comptroller Finance and Accounting Department Special Assessments PO Box 38 Orlando, FL 32802-0038 Telephone: 407-838-5770</p>	<p>The ballot options are:</p> <p><b>OPTION 1: CONSTRUCTION OF A WASTEWATER PROJECT AND ESTABLISHMENT OF A MUNICIPAL SERVICE BENEFIT UNIT</b></p> <p style="font-size: x-small;">Voting for this option would signify a desire for the construction of a wastewater project to serve the project area and the establishment of an MSBU. The total fixed costs to the OWNER of each benefiting property is \$7,500.00 and may be either paid in full or financed as presented below.</p>	<p style="text-align: right;">August 31, 2022</p> <p style="text-align: center;"><b>BALLOT</b></p> <p style="text-align: center;"><b>BENT OAK, CAROL WOODS, WEKIVA RIDGE, SWEETAIRE OF WEKIVA, BENTLEY WOODS, AND SILVER ROSE WASTEWATER PROJECT</b></p> <p style="font-size: x-small;">I am/we are the owners of the property included in the boundaries of the proposed Bent Oak, Carol Woods, Wekiva Ridge, Sweetaire of Wekiva, Bentley Woods, and Silver Rose Wastewater Project; parcel identification of the property being as follows:</p> <p style="font-size: x-small;">#F1&gt; #F2&gt; #F3&gt; #MAILING_ADDRESS&gt; #F9&gt; #F10&gt;, #F11&gt;</p> <p style="font-size: x-small;">I am/we are aware of the proposed Project. I am/we are a property owner within the boundary of said proposed project and I/we hereby cast my/our vote as follows:</p> <p style="font-size: x-small;"><b>PLEASE MARK YOUR CHOICE WITH A CHECK</b> <input checked="" type="checkbox"/> Please choose only one option. Sign your Ballot.</p> <div style="border: 2px solid red; padding: 5px; margin: 5px 0;"> <p><input type="checkbox"/> <b>OPTION 1:</b> I am in favor of the construction of a wastewater project for the Bent Oak, Carol Woods, Wekiva Ridge, Sweetaire of Wekiva, Bentley Woods, and Silver Rose Wastewater Project. In addition to a gravity sewer collection system, the project will also include connection of each dwelling's plumbing to the sewer main, abandonment of the existing septic tank, landscape and site restoration, resurfacing of existing roadways with materials to match existing conditions, (<i>i.e.</i> repaving existing asphalt roadways from curb to curb), installation of a new irrigation service with a meter at each benefiting property, and any associated wastewater capital charges and connection fees. I understand I am responsible for paying the applicable costs described in 1 through 2 below.</p> <ol style="list-style-type: none"> <li>1. For each benefiting property, the cost is \$7,500 per parcel for the collection system and other improvements and fees.</li> <li>2. I am in favor of the project area being designated as a Municipal Service Benefit Unit (MSBU), which if I choose, would allow the payment of the above costs over 10 years by way of a yearly addition to my property taxes plus fixed interest at a 4.7% annual rate plus an annual \$2.50 administration fee. I understand that I may choose to pay all costs up front or the unpaid balance of costs at any time during the 10-year period by one lump sum payment.</li> </ol> </div> <p><input type="checkbox"/> <b>OPTION 2:</b> I am not in favor of the construction of a wastewater project for Bent Oak, Carol Woods, Wekiva Ridge, Sweetaire of Wekiva, Bentley Woods, and Silver Rose Project area.</p>
1	2	3





# Sample Ballot & Cover Letter



**OFFICE OF COMPTROLLER**

**ORANGE COUNTY FLORIDA**

Phil Diamond, CPA  
County Comptroller  
Finance and Accounting Department  
Special Assessments  
PO Box 38  
Orlando, FL 32802-0038  
Telephone: 407-836-5770  
Fax: 407-836-5753

August 31, 2022

Subject: **Wekiwa Springs Septic Tank Retrofit Project- Phase 5**

Dear Property Owner:

Enclosed is your ballot for voting on the construction of an Orange County wastewater project in the Bent Oak, Carol Woods, Wekiwa Ridge, Sweetaire of Wekiwa, Bentley Woods, and Silver Rose subdivisions. This wastewater project would be proposed as a part of the Wekiwa Springs Septic Tank Retrofit Program. In addition to a gravity sewer collection system, the project will also include connection of each dwelling's plumbing to the sewer main, abandonment of the existing septic tank, landscape and site restoration, resurfacing of existing roadways with materials to match existing conditions, (i.e. repaving existing asphalt roadways from curb to curb), installation of a new irrigation service with a meter at each benefiting property, and any associated wastewater capital charges and connection fees. Your property has been identified as one that would be included in the project and you would be responsible for any costs indicated below.

Homeowners of all benefiting properties are required to contribute to the cost of the wastewater project in the form of a fixed amount as outlined below. The sum total of the contributions from the homeowners is equal to 10% of the project cost. The remainder will be funded by contributions from Orange County Utilities (at 25%) and multiple state appropriations and grants (at 65%). In accordance with the Orange County Utilities Department Septic Tank and Private Well Retrofit Program Policy, for a retrofit project at 50% or greater publicly funded to be considered for implementation, 67% of the returned ballots from the property owners must indicate their interest in connecting to the County system. The funding structure for the project is detailed in the table below:

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Orange County	\$7,931	25.0%	\$18,750
Homeowners	\$3,173	10.0%	\$7,500
<b>Totals</b>	<b>\$31,725</b>	<b>100.0%</b>	<b>\$75,000</b>

Property owners must also indicate their desire for the County to establish the project area as a Municipal Service Benefit Unit (MSBU). An MSBU designation provides property owners the opportunity to pay for their share of the cost of the wastewater project over a 10-year period. A fixed amount assessment would be included on the annual property tax bill of all benefiting properties. County policy requires that input from affected property owners be obtained to determine if a

The ballot options are:

**OPTION 1: CONSTRUCTION OF A WASTEWATER PROJECT AND ESTABLISHMENT OF A MUNICIPAL SERVICE BENEFIT UNIT**  
Voting for this option would signify a desire for the construction of a wastewater project to serve the project area and the establishment of an MSBU. The total fixed costs to the OWNER of each benefiting property is \$7,500.00 and may be either paid in full or financed as presented below.

The designation of the project area as an MSBU allows property owner costs to be amortized (financed) over a 10-year period. The cost would be added to your property real estate tax bill as an annual assessment. The assessment includes interest at 4.7% and a \$2.50 administration fee.

Utilizing the 10-year MSBU financing, the annual assessment for the wastewater project and fees would be a total of **\$87.18** for each of the following ten years.

**OPTION 2: NO CONSTRUCTION OF A WASTEWATER PROJECT**  
Voting for this option would signify a desire against the construction of a wastewater project to serve the project area. No wastewater project would be constructed and no MSBU would be established.

**PLEASE READ THE BALLOT CAREFULLY.** Then indicate on the ballot whether you are in favor of construction of a wastewater project and establishment of an MSBU (Option 1), or you are not in favor of construction of a wastewater project (Option 2). If you vote in favor of the construction of a wastewater project (Option 1), you agree to pay your share of the cost.

The final decision concerning the construction of the Bent Oak, Carol Woods, Wekiwa Ridge, Sweetaire of Wekiwa, Bentley Woods, and Silver Rose Wastewater Project rests with the Orange County Board of County Commissioners (Board). The results of the community meetings and balloting will be submitted to the Board for review. Potential projects presented to the Board for consideration would not be acted upon until a public hearing is conducted. All affected property owners would be notified of the date and time of such public hearing by mail. The public hearing would be held during the customary 8:00 a.m.-5:00 p.m., Monday through Friday working hours. If you cannot attend the public hearing, you may contact your County Commissioner at 407-836-7350 to present comments concerning this matter.

If you have any questions concerning this, please call David Arms at 407-254-0604. Questions may also be emailed to David.Arms@ocof.net.

Sincerely,  
*Ann Dawkins*  
Ann Dawkins  
MSBU Supervisor, Special Assessments

Enclosures

www.OrangeCountyFL.net  
Para más información, por favor llame al Departamento de Utilidades del Condado de Orange y pida hablar con un

August 31, 2022

**BALLOT**

**BENT OAK, CAROL WOODS, WEKIWA RIDGE, SWEETAIRE OF WEKIWA, BENTLEY WOODS, AND SILVER ROSE WASTEWATER PROJECT**

I am/we are the owners of the property included in the boundaries of the proposed Bent Oak, Carol Woods, Wekiwa Ridge, Sweetaire of Wekiwa, Bentley Woods, and Silver Rose Wastewater Project; parcel identification of the property being as follows:

#F1>  
#F2>  
#F3>  
#MAILING\_ADDRESS>  
#F9> #F10>, #F11>

I am/we are aware of the proposed Project. I am/we are a property owner within the boundary of said proposed project and I/we hereby cast my/our vote as follows:

**PLEASE MARK YOUR CHOICE WITH A CHECK**  Please choose only one option. Sign your Ballot.

**OPTION 1:** I am in favor of the construction of a wastewater project for the Bent Oak, Carol Woods, Wekiwa Ridge, Sweetaire of Wekiwa, Bentley Woods, and Silver Rose Wastewater Project. In addition to a gravity sewer collection system, the project will also include connection of each dwelling's plumbing to the sewer main, abandonment of the existing septic tank, landscape and site restoration, resurfacing of existing roadways with materials to match existing conditions, (i.e. repaving existing asphalt roadways from curb to curb), installation of a new irrigation service with a meter at each benefiting property, and any associated wastewater capital charges and connection fees. I understand I am responsible for paying the applicable costs described in 1 through 2 below.

- For each benefiting property, the cost is \$7,500 per parcel for the collection system and other improvements and fees.
- I am in favor of the project area being designated as a Municipal Service Benefit Unit (MSBU), which if I choose, would allow the payment of the above costs over 10 years by way of a yearly addition to my property taxes plus fixed interest at a 4.7% annual rate plus an annual \$2.50 administration fee. I understand that I may choose to pay all costs up front or the unpaid balance of costs at any time during the 10-year period by one lump sum payment.

**OPTION 2:** I am not in favor of the construction of a wastewater project for Bent Oak, Carol Woods, Wekiwa Ridge, Sweetaire of Wekiwa, Bentley Woods, and Silver Rose Project area.

PRINT NAME \_\_\_\_\_ DATE \_\_\_\_\_


SIGNATURE \_\_\_\_\_

PRINT NAME \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Owners of the property described above should sign exactly as their names appear on the property deed. Please note that only one property owner's signature per household is necessary. Please return this ballot in the self-addressed return envelope provided. It must be postmarked October 3, 2022, to be counted in the tabulation of ballots.

**Owners of the property described above should sign exactly as their names appear on the property deed. Please note that only one property owner's signature per household is necessary. Please return this ballot in the self-addressed return envelope provided. It must be postmarked October 3, 2022, to be counted in the tabulation of ballots.**



## Balloting Process (Comptroller's Office)

- **IMPORTANT: If you do not receive your ballot or you lose your ballot, Contact the Orange County Comptroller Special Assessments Office**
  - Phone number: (407) 836-5770
  - Email: [special.assessments@occompt.com](mailto:special.assessments@occompt.com)
  - In person: 201 S. Rosalind Avenue, 4<sup>th</sup> Floor



# Agenda

- Welcome
- Background
- Septic-to-Sewer Program
- Phase 5 Project Details
- Balloting Process
- Summary
- Questions and Answers



# Agenda

- Welcome
- Background
- Septic-to-Sewer Program
- Phase 5 Project Details
- Balloting Process
- **Summary**
- Questions and Answers



## Summary

- Wekiwa BMAP requires reduction of conventional septic tanks
- Phase 5 consists of 423 homes in Bent Oak, Bentley Woods, Carol Woods, Silver Rose, Sweetaire of Wekiwa, and Wekiva Ridge
- Public funding available for ~ 90% of cost
  - Goal to complete project by December 2026
- Community commitment is essential
  - 67% of responding homeowners must vote to pay for ~10% of the cost



# Agenda

- Welcome
- Background
- Septic-to-Sewer Program
- Phase 5 Project Details
- Balloting Process
- Summary
- Questions and Answers



# Questions & Answers

