

Please complete the notecard with the information as follows.

_____	_____
HOA or Area	First and Last name
_____	_____
Street Address	Phone

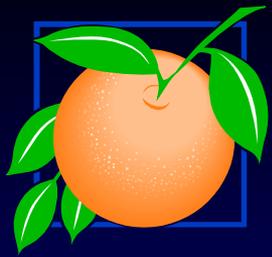
E-mail	
_____	_____
_____	_____

WEKIWA SPRINGS AREA SEPTIC TANK RETROFIT PROJECT

Orange County
Board of County Commissioners

District 2 – Celebrating Success

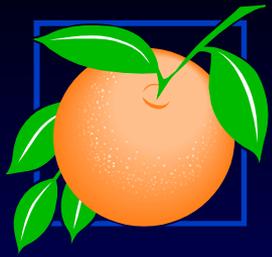
November 2019



Introduction

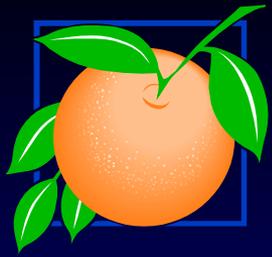


Phil Diamond
Orange County Comptroller



Presentation Outline

- Quick review in cafeteria
- Neighborhood meetings in classrooms
- Individual homeowners meet in cafeteria
- MSBU ballot language & advocacy
discussion in cafeteria
- Celebrating success



Presentation Outline

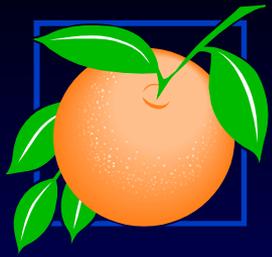
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Quick Review

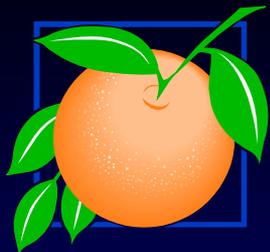
- The Wekiva River and Rock Springs Run are impaired for nutrients:
 - phosphorus and
 - the **nitrate** form of nitrogen
- Excess nutrients cause overabundance of algae
- Algae can cause
 - fish kills
 - smother river bottom
 - reduce the diversity of plants and animals





Quick Review

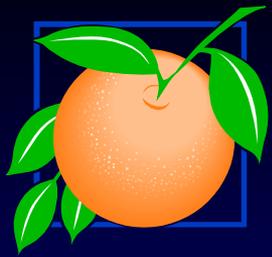
- 2016 Florida Springs and Aquifer Protection Act requires update to BMAP
 - Creates Priority Focus Area (PFA) Boundary
 - 5, 10, 15 year milestones
 - 100% reduction plan by year 15
 - Requires treatment of septic loads
 - Requires education plan
 - Orange County is the largest stakeholder
 - Significant financial investment is required to meet State standards



Quick Review

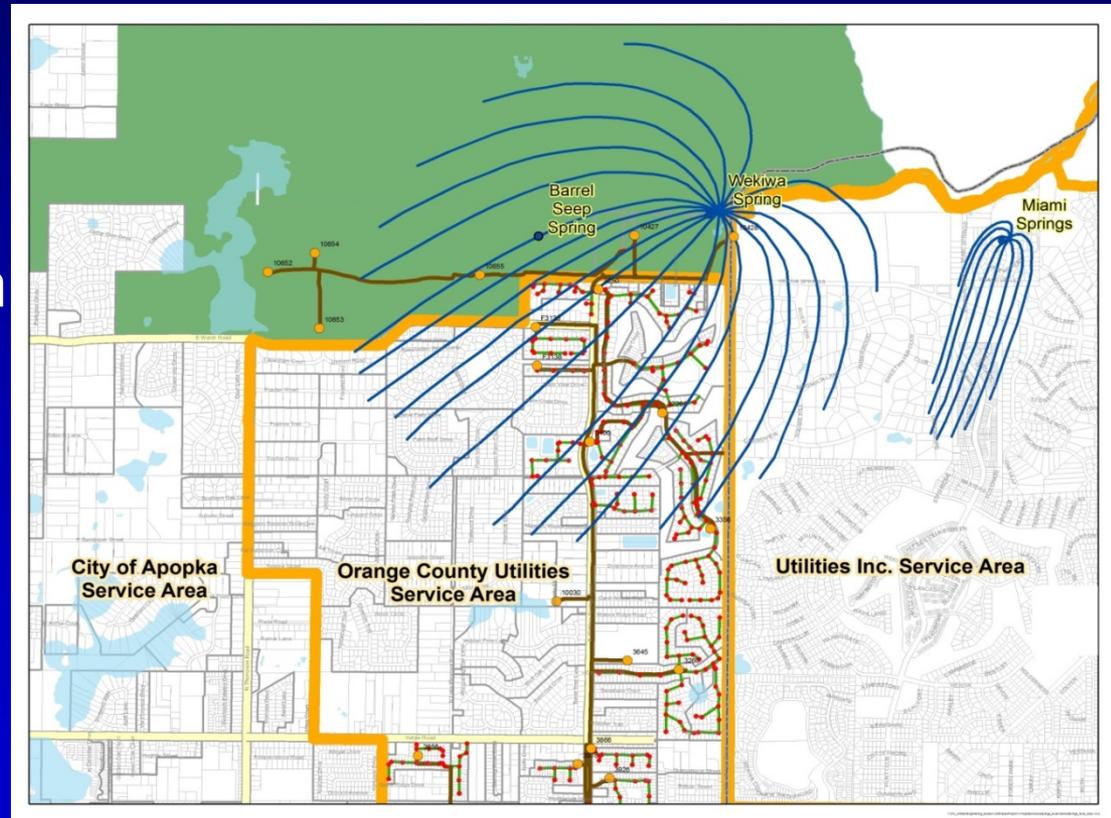
Priority Focus Area Requirements

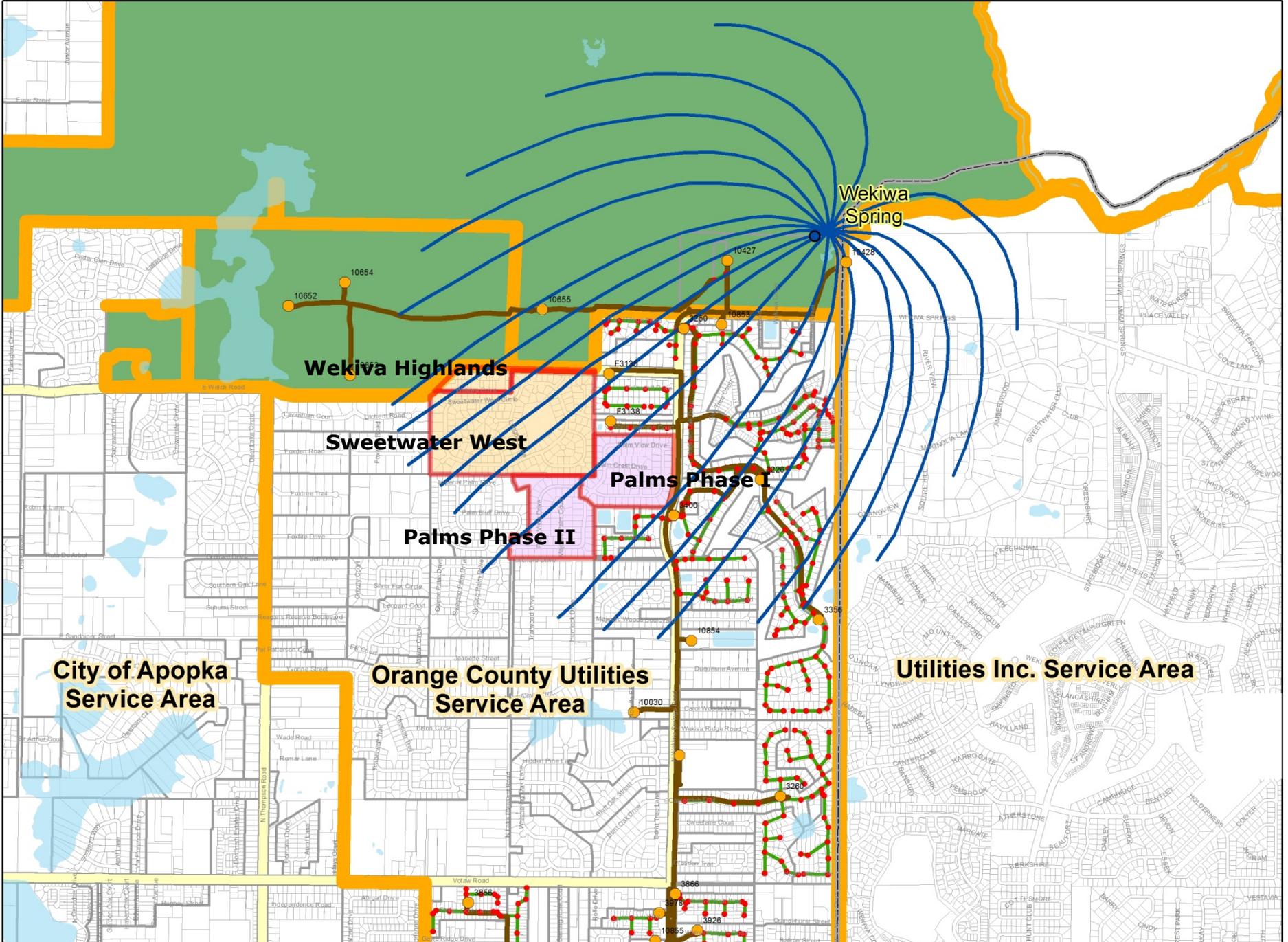
- Remediation plan for any BMAP where septic tanks contribute to more than 20% of load to an Outstanding Florida Spring
 - Target lots on less than 1 acre
 - Target lots where groundwater is most vulnerable
- FDOH permitting authority
 - Failure of existing system – upgrade drainfield or connect to sanitary system if available
 - New subdivisions – install enhanced drainfield or be subject to future conversions



Quick Review

- 1,427 subdivisions with septic tanks subdivisions in the Wekiwa BMAP PFA
- 769 subdivisions with septic tanks within the Wekiwa BMAP PFA and OCU wastewater service area





Wekiiva Spring
10428

Wekiiva Highlands

Sweetwater West

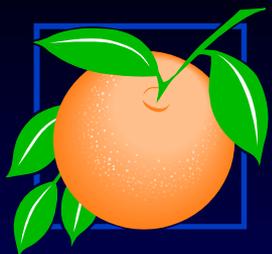
Palms Phase I

Palms Phase II

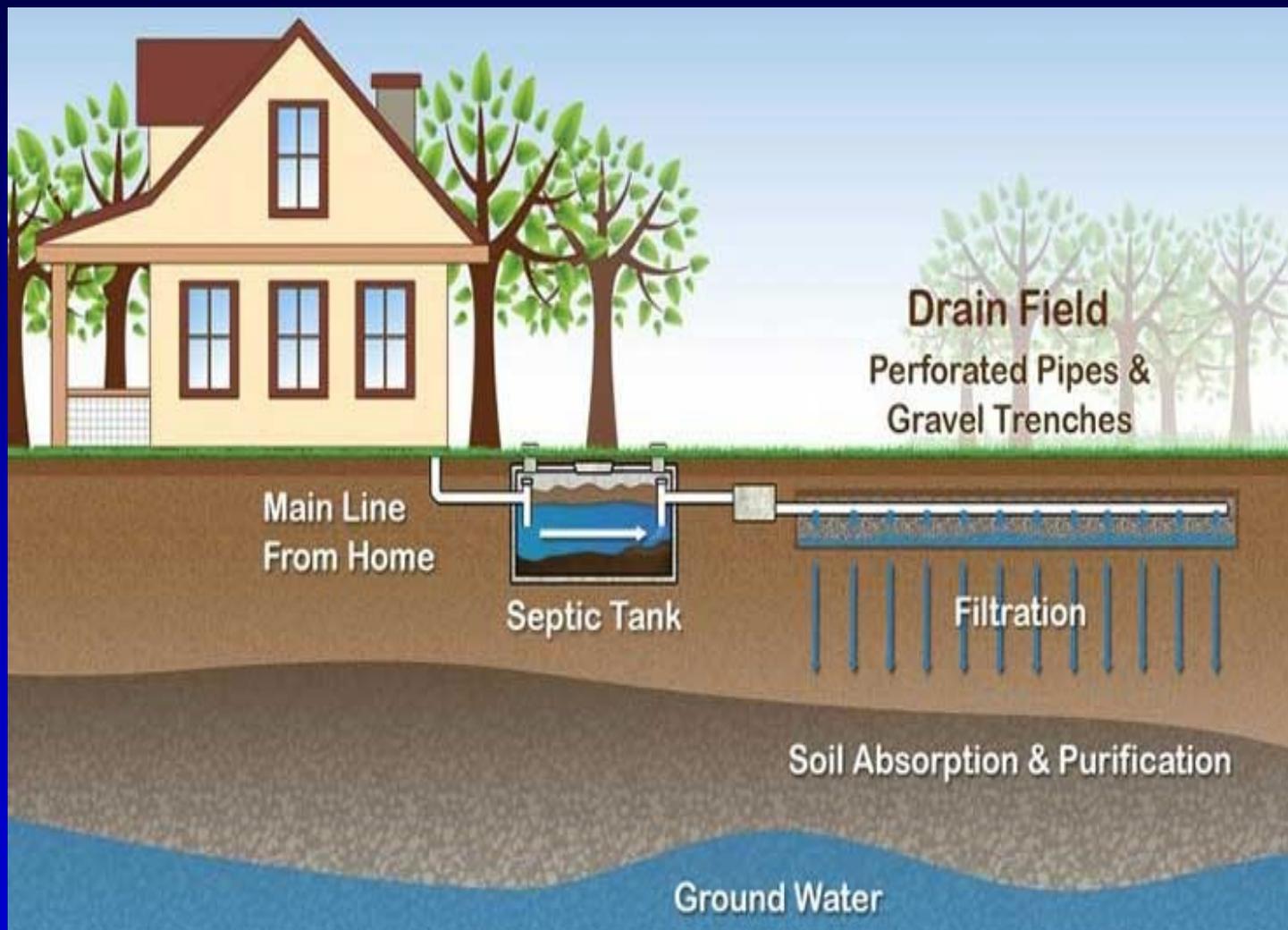
City of Apopka
Service Area

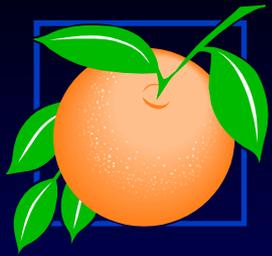
Orange County Utilities
Service Area

Utilities Inc. Service Area



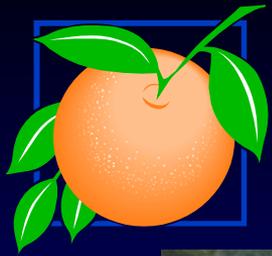
Quick Review





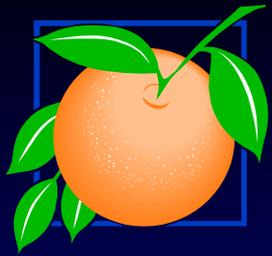
Quick Review

- Existing septic tank to be abandoned, drain field abandoned in place
- New sewer service lateral will be installed from home main line to connection point at property line near right of way cleanouts
- Installed in accordance with plumbing codes



Quick Review

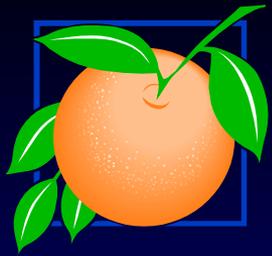




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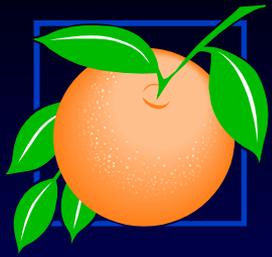
Alternatives to Septic Tank

Septic Tank Improvements	Cost per Lot
Gravity Collection	\$60,000
Pressure System	\$30,000
Advanced Treatment Unit (ATU)	\$15,000 to \$20,000
Drainfield Replacement	\$5,000 to \$10,000



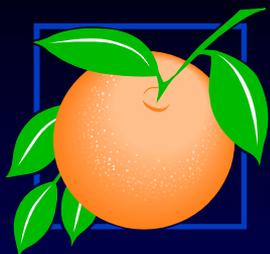
Quick Review

- Potential Schedule
 - Design 1.5 years
 - Land Acquisition 0.5 years
 - Construction 2.0 years
 - Total 4.0 years



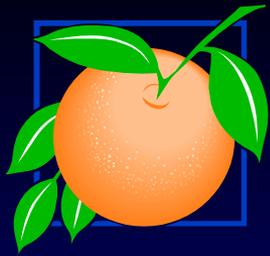
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- **Neighborhood meetings in classrooms**
- Individual homeowners meet in cafeteria
- MSBU ballot language & advocacy
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- Celebrating success



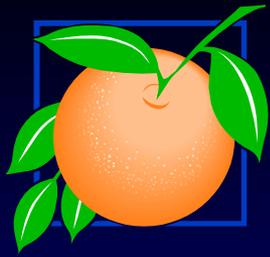
Individual Neighborhood Meetings

Room Number	Subdivision
106 – Music Room	Palms I,II,III,IV
108	Majestic Oaks/Sweetwater CC
109	Sweetwater West
112	Heatheroak/Silver Rose
113	Bentley Woods/Sweetaire
114	Wekiva Manor/Adams Ridge
118	Lake Mendelin Estates/Lake Cortez Woods
120 – Art Room	Bent Oak
122	Wekiva Ridge/Carol Woods
123 – Media Center	Rolling Oaks/Carlton Oaks



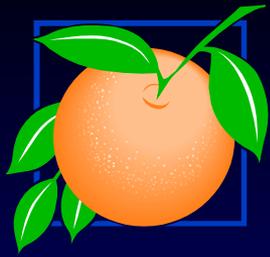
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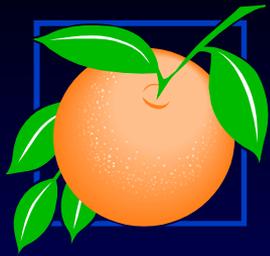
Individual Homeowners

- Featuring
 - Andres Salcedo
 - Orange County Utilities
 - Julie Bortles
 - Orange County Environmental Protection
 - Bob Samson
 - The Sludge Report



Presentation Outline

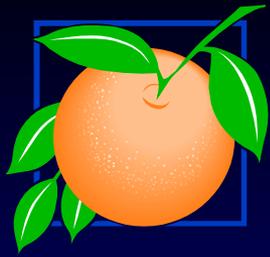
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MSBU Balloting Process

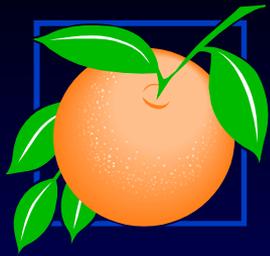
- Presented by Ann Dawkins, Orange County Comptroller's Office
 - MSBU provides the ability to finance over a 10-year period
 - Property owner also has the option of paying cost in full
 - Interest rate is determined by
 - bi-annual average of local mortgage interest rates





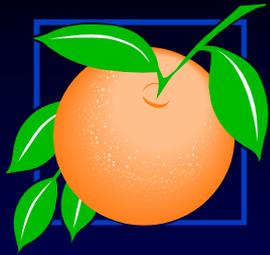
MSBU Balloting Process

- Phase I is expected to receive ballots by April 2020
- All ballots must be returned within 30 days
- Ballot must be postmarked by the date identified in letter received with ballot



MSBU Balloting Process

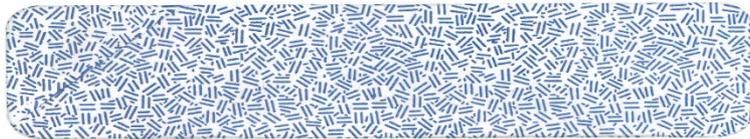
- Commissioner Moore's Office will inform you of voting results
- Results will be known approximately 45 days after ballots are mailed
- Public Hearing before Orange County Board of County Commissioners in 2021
- Assessment will begin upon start of construction

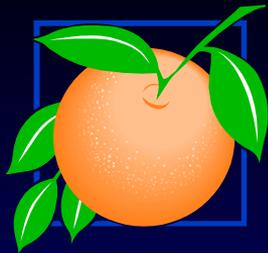


MSBU Balloting Process

Phil Diamond, CPA
Orange County Comptroller
Attn: Fiscal Division
P.O. Box 38
Orlando, FL 32802-0038

SPECIAL ASSESSMENTS





MSBU Balloting Process



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

June xx, 2020

«PARCEL_ID»
«NAME»
«ADDR1»
«ADDR2»
«CITY» «STATE» «ZIP_5»

Subject: **Wekiwa Springs Area Septic Tank Retrofit Project**

Dear Property Owner:

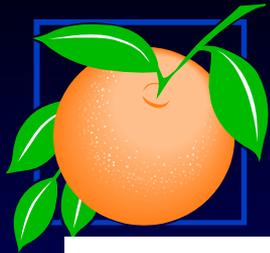
Orange County is constructing a wastewater collection system in the Sweetwater West, Palms 1 and Palms 2 areas as part of the County-wide Septic Tank Retrofit Program. A series of community-wide meetings were held where the attendees expressed the desire for the Septic Tank Retrofit Program in these areas and to have the area designated as a Municipal Service Benefit Unit (MSBU).

An MSBU designation provides property owners the one-time opportunity to pay for their share of the cost of the wastewater collection system 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 (Board). The enclosed ballot is the means to make this determination.

Your property has been identified as one that would be included in the project and you would be responsible for the costs indicated below.

The estimated MSBU special assessment would be \$x,xxx per lot which includes the benefited property's share of the cost of construction work within the property's boundaries and the private property cost components and fees (i.e. connection of the dwelling's plumbing to the sewer main, abandonment of septic tank, etc.), and the Orange County Utilities Capital Fee. The designation of the project area as an MSBU allows property owner costs to be financed over a 10-year period. The cost would be added to your real estate tax bill as an annual non-ad valorem assessment and includes interest at the rate of x.x% and a \$2.50 administration fee. Utilizing the 10-year MSBU financing, the annual assessment for the wastewater collection system and private property cost components and fees would be \$xxx per year beginning on your **November 2021** real estate tax bill and for nine years thereafter, unless paid in full at an earlier date.

Please read the enclosed ballot carefully and indicate on the ballot whether you are *in favor of* or *not in favor of* the establishment of the Wekiwa Springs Area Septic Tank Retrofit MSBU in your area. This ballot must be returned in a postmarked envelope by **DAY, DATE** to be counted in the tabulation of ballots.



MSBU Balloting Process

Your response to this ballot is essential in determining the preference of the property owners. If, within 30 days of the above date, two-thirds of the returned ballots are cast in favor of the establishment of the proposed MSBU, a public hearing before the Board will be scheduled. If a public hearing is scheduled, all affected property owners will be notified of the date and time of such public hearing by mail. The purpose of the public hearing is to give the property owners the opportunity to voice their support for, or opposition to, the MSBU to the Board. Please understand that if a public hearing is scheduled, the final decision concerning the establishment of the Wekiwa Springs Area Septic Tank Retrofit MSBU Resolution rests with the Board.

If you have any questions concerning the establishment of the Municipal Service Benefit Unit, please contact Orange County Comptroller Special Assessments - 407-836-5770 - Special.Assessment@occompt.com.

If you have any questions concerning the Septic Tank Retrofit Project, please call David Arms at 407-254-9694. Questions may also be emailed to David.Arms@ocfl.net.

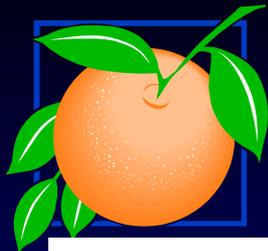
Sincerely,

Ann Dawkins
MSBU Supervisor, Special Assessments

Enclosure

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.



MSBU Balloting Process



**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

OFFICE OF COMPTROLLER

WEKIWA SPRINGS AREA SEPTIC TANK RETROFIT PROJECT ESTABLISHMENT OF A MUNICIPAL SERVICE BENEFIT UNIT BALLOT

I am/we are the owners of the property included in the boundaries of the Wekiwa Springs Area Septic Tank Retrofit Project; parcel identification of the property being as follows:

«PARCEL_ID»
«NAME»
«ADDR1»
«ADDR2»
«CITY» «STATE» «ZIP_5»

I am/we are aware of the proposed Wekiwa Springs Septic Tank Retrofit Project and the concept of the establishment of a Municipal Service Benefit Unit and I/we hereby cast my/our votes as follows:

PROJECT OPTION- PLEASE MARK YOUR CHOICE WITH A CHECK Please choose only one for project.

OPTION 1: I am in favor of the construction of a wastewater collection system for the Sweetwater West, Palms 1 and Palms 2 Wekiwa Springs Septic Tank Retrofit Project

OPTION 2: I am not in favor of the construction of a wastewater collection system for the Sweetwater West, Palms 1 and Palms 2 Wekiwa Springs Septic Tank Retrofit Project

MSBU OPTION- PLEASE MARK YOUR CHOICE WITH A CHECK Please choose only one MSBU.

OPTION 1: I am in favor of the project area being designated as a Municipal Service Benefit Unit (MSBU), which would allow the payment of the cost of construction work within the property's boundaries and the private property cost components and fees (i.e. connection of the dwelling's plumbing to the sewer main, abandonment of septic tank, etc.), and the Orange County Utilities Capital Fee over a 10-year period by way of a special assessment to my annual property tax bill. I understand the estimated annual assessment includes interest at X% and \$2.50 administration fees. I understand the costs that are eligible for financing through the MSBU consist of the cost of constructing the wastewater collection system and private property costs as described above.

OPTION 2: I am not in favor of the project area being designated as a Municipal Service Benefit Unit.

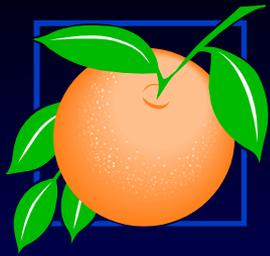
SIGNATURE

DATE

SIGNATURE

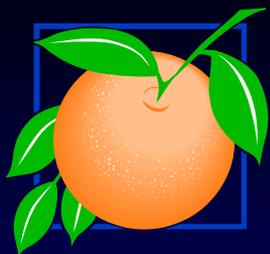
DATE

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 by Month, Day, Year to be counted in the tabulation of ballots.**



Advocacy

- GOAL: Secure state funding
- Activities:
 - Write to your local legislators
 - Travel to Tallahassee to work on passage
 - Advocate with the Governor to keep funding in the budget



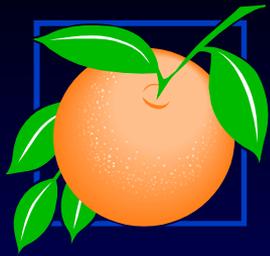
Advocacy

Next step goal:

- 250 letters of support for the Wekiwa Springs septic to sewer allocation

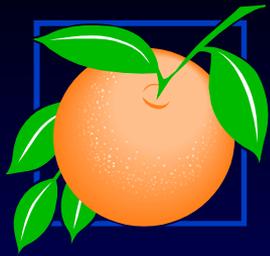
- Senator David Simmons
 - 220 Crown Oak Centre Drive
Longwood, FL 32750
 - (407) 262-7578
simmons.david.web@flsenate.gov

- Rep. Jennifer Sullivan
 - Unit D, 2755 South Bay Street Eustis, FL 32726-6587
 - (352) 742-6275
Jennifer.Sullivan@myfloridahouse.gov



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- **Celebrating success**



Celebrating Success !!

Congratulations on your success on reaching 67%

Sweetwater West

Palms 1,2,3,4

Bent Oak

Silver Rose

Sweetwater CC Place

Wekiwa Ridge

Majestic Oaks

Carol Woods

Bentley Wood

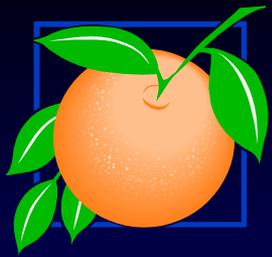
Sweetaire

Lake Mendelin Estate

Lake Cortez Woods

Wekiwa Manor

Rolling Oaks*



Celebrating Success !!

