

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

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



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Welcome



District 2 Commissioner Christine Moore District2@ocfl.net

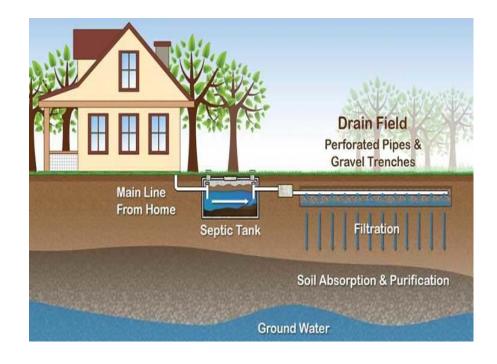


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- Onsite Sewage Treatment & Disposal System (OSTDS)
 - Collect wastewater in a water tight tank
 - Solids settle to the bottom
 - Liquid (effluent) exits the tank to a drain field
- Drain field
 - Spreads effluent into unsaturated soil, where it is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





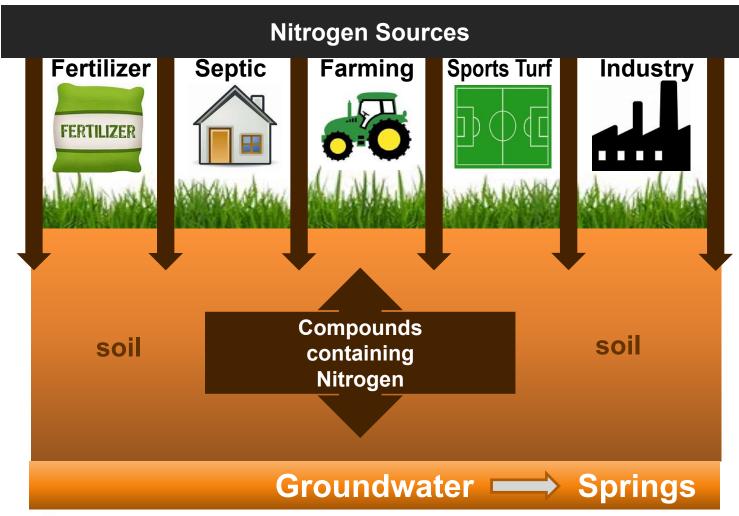
- The Wekiwa River and Rock Springs Run are impaired by nutrients:
 - Phosphorous
 - Nitrogen
- Excess nutrients cause overabundance of algae
 - Reduce diversity of plants and animals
 - Cause fish kills



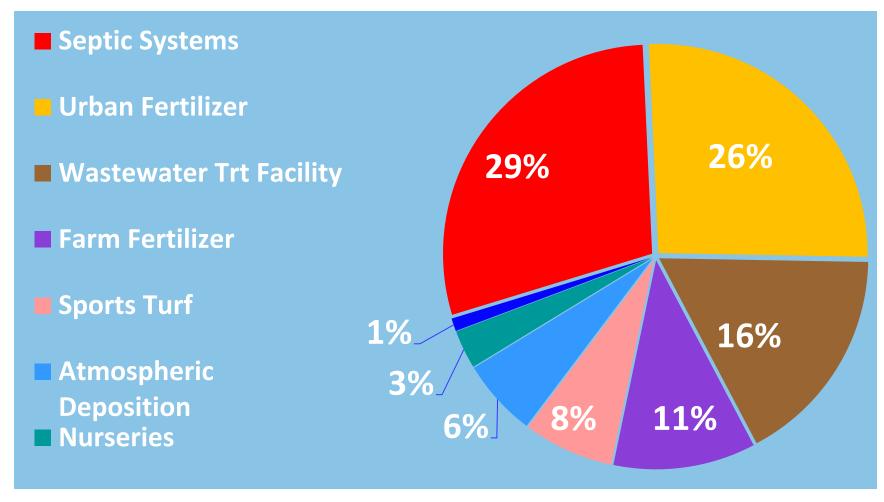


- Spring protection initiatives have been ramping up for more than 15 years
- 2016 Florida Springs and Aquifer Protection Act
 - Required an update to the Wekiwa Springs and Rock Springs Basin Management Action Plan (BMAP)
 - Requires specific nutrient load reductions within 5, 10 and 15 years of BMAP
 - 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











- 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

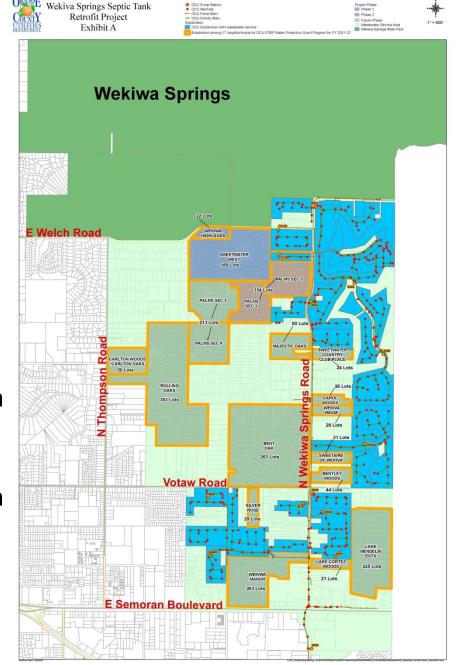


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- Eliminate septic tanks in 17 neighborhoods closest to Wekiwa Springs
 - Multi-year plan
 - 1,962 septic tanks
 - \$140 million
- Phase 1 (Sweetwater West and Wekiwa Highlands) is under construction (211 homes)
- Phase 2 (The Palms 1 & 2) will begin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

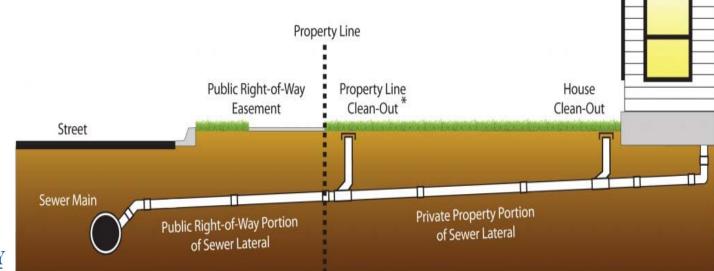




- Project Considerations (Phases 3-6)
 - Public funding is secured for 1,088 septic-to-sewer connections
 - Phase 5 (Bent Oak, Silver Rose, Carol Woods, Wekiva Ridge,
 Sweetaire of Wekiva, & Bentley Woods) is included (423 homes)
 - Community buy-in needed prior to design
- Project Objectives
 - Construct 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

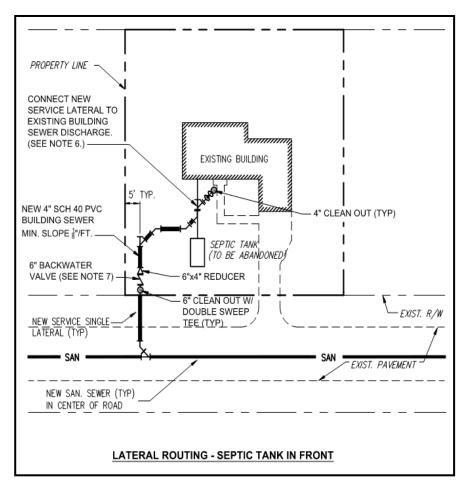


- Construction of new gravity sewer system in the right-of-way
- Ensure reasonable efforts to maintain access to each home at the end of the day
- Install service lateral from home property line
- Abandon existing septic tank and drain field
- Replacement of asphalt pavement from curb-to-curb



Home

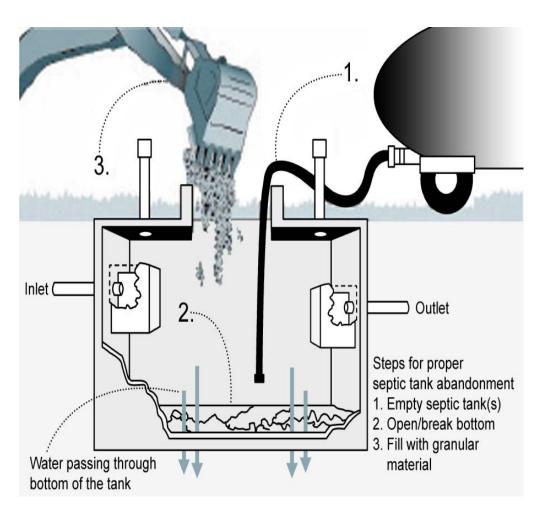




- Install new 4-inch sewer lateral and connect at existing discharge point
- Includes connection of each home to central sewer by the OCU contractor upon receiving authorization from the homeowner via license agreement
- Septic tanks will be abandoned in place in accordance with law: remove liquids and 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 Tank Abandonment

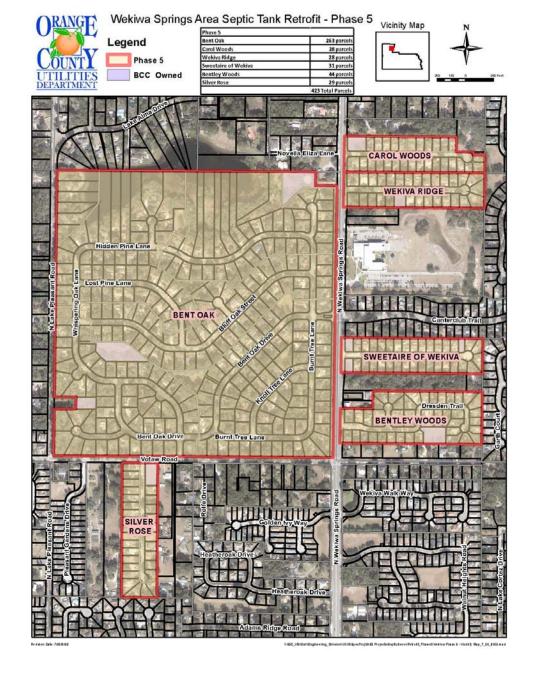




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- Bent Oak, Silver Rose, Carol Woods, Wekiva Ridge, Sweetaire of Wekiva, & Bentley Woods
 - 423 parcels
 - \$31.73 million
 - \$75,000 per parcel





• 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



• Average Cost Per Parcel for Phase 5 – 423 parcels

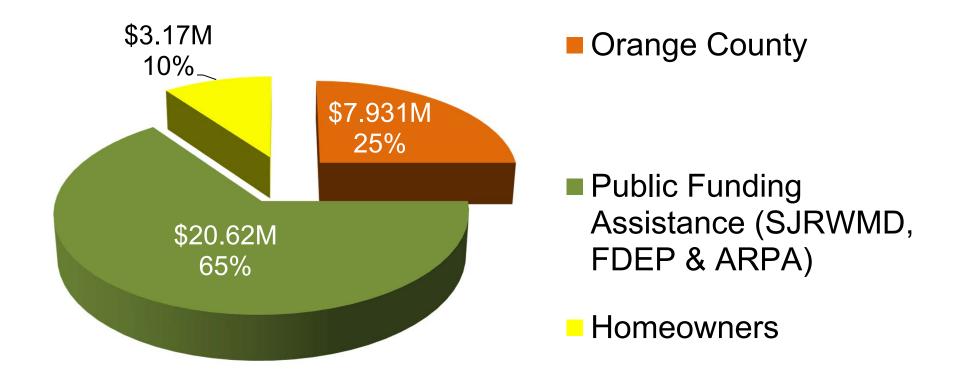
		Cur	rent Estim	ate
•	Public Utility System	\$	63,443	
•	Capital Charges, Meters, etc.	\$	4,250	
•	Individual Site Work & Restoration	\$	1,381	
•	Septic Tank Abandonment	\$	5,926	
•	TOTAL	\$	75,000	



- 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



OFFICE OF THE COMPTROLLER



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





OFFICE OF COMPTROLLER

ORANGE COUNTY FI ORIDA

Phil Diamond CPA Phil Diamond, CPA
County Comptroller
Finance and Accounting Department
Special Assessments
DO Rev 20

August 31, 2022

Subject: Wekiwa Springs Septic Tank Retrofit Project- Phase 5

Enclosed is your ballot for voting on the construction of an Orange County wastewater project in the Bent Oak, Carol Woods, Westwa Ridge, Swestaine of Vitelian, Bentley Woods, and Silver Riose subdivisions. This wastewater project would be project will also notice connection of each of welling is planning to the severe man, abandoment of the existing septic task, project will also notice connection of each of welling is planning to the severe man, abandoment of the existing septic task, landscape and site restoration, resurfacing of existing roadways with materials to match existing conditions, (<u>i.e.</u> repairing seisting appath racine with a project of a new impation 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 Change County Utilities (a 25%) and multiple states appropriations and grants (at 65%). In accordance with the Change County Utilities (a 25%) and multiple states appropriations and grants (at 65%). In accordance with the Change County Utilities Department Septio Tank and Phinable Well Retroft Program Policy, for a retrott project at 50% or greater publicly funded to be considered for mighementation. 67% of the returned sablation the property owners must indicate their interest in connecting to the County system. The funding situative 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	\$1.759	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
Totale	\$31.725	100.0%	\$75,000

Properly 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 properly coveres the opportunity to pay for their share of the cost of the benefits of the properly control of the cost of the benefits groperless. County policy requires that involve from affected properly owners be chlomed 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.

OPTION 1: CONSTRUCTION OF A WASTEWATER PROJECT AND ESTABLISHMENT OF A MUNICIPAL

SERVICE BENEFIT UNIT

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 benefitting property is \$7,500.00 and may be

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 \$957.18

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 1). If you value in favor of the construction of a wastewater project (Option 1), you agree to pay your share of the

The final decision concerning the construction of the Bent Oak, Carol Woods, Wekiva Ridge, Sweetaire of Wekiva, Bentley Woods, and Silver Rose Wastewater Project rests with the Crange County Board of County Commissioners (Gloard). 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 6:00 a.m. 4:00 p.m., Monday Winschip Friday working house. If you cannot altered the public hearing, you may contactly gour County Commissioner at 407:630-73:00 to present commission contening this matter.

If you have any questions concerning this, please call David Arms at 407-254-9094. Questions may also be emailed to David Arms@coft.net.

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 407-838-7000.

BALLOT BENT OAK, CAROL WOODS, WEKIVA RIDGE, SWEETAIRE OF WEKIVA, BENTLEY WOODS, AND SILVER ROSE WASTEWATER PROJECT

I arm/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:

«MAILING ADDRESS»

August 31, 2022

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: 1 am in favor of the construction of a wastewater project for the Bent Oak, Carol Woods, Wekiva Ridge, Sweetaire of Wekiva, Bentley Woods, and Sher Rose Wastewater Project. In addition to a gravity sever collection system, the project will asso include connection of each dwellings jointhing to the sever main, abandoment of the existing septic tank, landscape and site restoration, resurfacing of existing roxioways with materials to mathe existing condious, Lie, repaying existing apparts readways from cust to unit, installation of a new imgation service with a netter at each benefiting property, and any associated wastewater capital chapes and connection feet. I understand I am neverouslike for paying the applicable cost described in this rough? Debow.

1. For each benefitting property, the cost is \$7,500 per parcel for the collection system and other improvements and fees.

2. I am in favor of the project area being designated as a Municipal Genée Benefit Unit MGEU, which if I choose, would allow the payment of the above cost low will by wars by were of a warry addition to my property taxes plus fined interest at a 4.7% annual rate plus an annual \$2.50 animatiscation fee. I understand that I may choose to pay all costs up front or the ungast balance of costs at any time during the 10-year period by one lumps such payment.

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

PRINT NAME	
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 opstmarked Cotober 3.0202. To be counted in the tabulation of ballots.





OFFICE OF COMPTROLLER

ORANGE COUNTY FI ORIDA Phil Diamond CPA County Comptroller
Finance and Accounting Department
Special Assessments
DO Day 20

August 31, 2022

Subject: Wekiwa Springs Septic Tank Retrofit Project- Phase 5

Enclosed is your ballot for voting on the construction of an Orange County wastewater project in the Bent Oak, Carol Woods, Westwa Ridge, Swestaine of Vitelian, Bentley Woods, and Silver Riose subdivisions. This wastewater project would be project will also notice connection of each of welling is planning to the severe man, abandoment of the existing septic task, project will also notice connection of each of welling is planning to the severe man, abandoment of the existing septic task, landscape and site restoration, resurfacing of existing roadways with materials to match existing conditions, (<u>i.e.</u> repairing seisting appath racine with a project of a new impation 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 Change County Utilities (a 25%) and multiple states appropriations and grants (at 65%). In accordance with the Change County Utilities (a 25%) and multiple states appropriations and grants (at 65%). In accordance with the Change County Utilities Department Septio Tank and Phinable Well Retroft Program Policy, for a retrott project at 50% or greater publicly funded to be considered for mighementation. 67% of the returned sablation the property owners must indicate their interest in connecting to the County system. The funding situative for the project is detailed in the table below.

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Totale	\$31.725	100.0%	\$75,000

Properly 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 properly coveres the opportunity to pay for their share of the cost of the benefits of the properly control of the cost of the benefits groperless. County policy requires that involve from affected properly owners be chlomed 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.

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OPTION 1: CONSTRUCTION OF A WASTEWATER PROJECT AND ESTABLISHMENT OF A MUNICIPAL

SERVICE BENEFIT UNIT

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 benefitting property is \$7,500.00 and may be

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.

August 31, 2022

BENT OAK, CAROL WOODS, WEKIVA RIDGE, SWEETAIRE OF WEKIVA, 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, Wekiva Ridge, Sweetaire of Wekiva, Bentley Woods, and Silver Rose Wastewater Project; parcel identification of the property being as follows:

Enclosed is your ballot for voting on the construction of an Orange County wastewater project in the Bent Oak, Carol Woods, Wekiva Ridge, Sweetaire of Wekiva, 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. repaying existing asphalt roadways from curb to curb), installation of a new irrigation service with a meter at each benefitting 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.

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 407-838-7000.

OPTION 2: 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.

PRINT NAME

PRINT NAME

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.





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 Ear 407-838-573

August 31, 2022

Subject: Wekiwa Springs Septic Tank Retrofit Project-Phase 5

Dear Property Owne

Enclosed is your ballot for voting on the construction of an Orange County wastewater project in the Bent Oak, Carol Woods, Westwa Ridge, Swestaine of Vitelian, Bentley Woods, and Silver Riose subdivisions. This wastewater project would be project will also notice connection of each of welling is planning to the severe man, abandoment of the existing septic task, project will also notice connection of each of welling is planning to the severe man, abandoment of the existing septic task, landscape and site restoration, resurfacing of existing roadways with materials to match existing conditions, (<u>i.e.</u> repairing seisting appath racine with a project of a new impation 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 Change County Utilities (a 25%) and multiple states appropriations and grants (at 65%). In accordance with the Change County Utilities (a 25%) and multiple states appropriations and grants (at 65%). In accordance with the Change County Utilities Department Septio Tank and Phinable Well Retroft Program Policy, for a retrott project at 50% or greater publicly funded to be considered for mighementation. 67% of the returned sablation the property owners must indicate their interest in connecting to the County system. The funding situative 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
Totale	\$31 725	100.0%	\$75,000

Properly 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 properly coveres the opportunity to pay for their share of the cost of the benefits of the properly control of the cost of the benefits groperless. County policy requires that involve from affected properly owners be chlomed 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 RENEFIT INIT

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 benefitting property is \$7.500.00 and may be either paid in full of rangered as presented below.

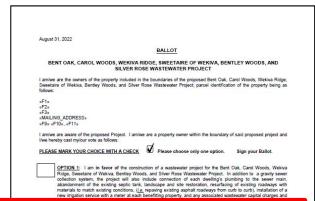
The designation of the project area as an MSBU allows property owner costs to be amortized (financed) over a 10-year period. The cost would be added to your property real estate tax bill as an annual assessment. The assessment includes interest at 4.7% and a 3.250 administration fee.

Utilizing the 10-year MSBU financing, the annual assessment for the wastewater project and fees would be a total of \$957.18 for each of the following ten waste.

PTION 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 anathemater project and establishment of an MSBU (opin) 1) or you are not in favor of construction of a vastered project (Option 2). If you vote in favor of the construction of a wastewater project (Option 1), <u>you agree to pay your share of the cont.</u>



Homeowners of all benefitting 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 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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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 Ever 407-938-779

August 31, 2022

Subject: Wekiwa Springs Septic Tank Retrofit Project-Phase 5

Dear Property Own

Enclosed is your ballot for voting on the construction of an Orange County wastewater project in the Bent Oak, Carol Woods, Westwa Ridge, Swestaine of Vitelian, Bentley Woods, and Silver Riose subdivisions. This wastewater project would be project will also notice connection of each of welling is planning to the severe man, abandoment of the existing septic task, project will also notice connection of each of welling is planning to the severe man, abandoment of the existing septic task, landscape and site restoration, resurfacing of existing roadways with materials to match existing conditions, (<u>i.e.</u> repairing seisting appath racine with a project of a new impation 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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ARPA	\$1.759	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
Totale	\$24.725	100.0%	\$75,000

Properly owners must also indicate their desire for the County to establish the project area as a Municipal Service Benefit Unit (MESU). An MSBU designation provides properly owners the opportunity to pay for their share of the cost of the benefiting properly. County policy requires that input from affected properly owners be detained 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 BENETIT 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 benefitting property is \$7,500.00 and may be either and in full or financed are 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 \$957.18 for each of the following ten years:

PTION 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 washeavoir project and establishment of an MSBU (Option 1), or you are not in favor of construction of a vastewarder (Option 2). If you vote in favor of the construction of a wastewarder project (Option 1), you agree to pay your share of the cost.

The final decision concerning the construction of the Bent Oak, Carol Woods, Wekiva Ridge, Sweetaire of Wekiva, Bentley Woods, and Silver Rose Wastewater Project rests with the Orange County Board of County Commissiones (Board). The results of the community meetings and salloring 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 properly 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.-6:00 p.m., Monday through Friday working hours. If you cannot altered the public hearing, you may contactly puri County Commissioner at 407-856-7:500 topseer commission conneming bits matter.

If you have any questions concerning this, please call David Arms at 407-254-9894. Questions may also be emailed to David Arms@cot.net.

Sincerely

Ann Dawkins

BALLOT

BENT OAK, CAROL WOODS, WEKIVA RIDGE, SWEETARE OF WEKIVA, BENTLEY WOODS, AND SILVER ROSE WASTEWAYER PROJECT

I arrive are the owners of the properly 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:

F1s

F2s

F3s

MAILING_ADDRESS

F9s +F10s, F11s

I arrive are aware of the proposed Project. I arrive are a property owner within the boundary of said proposed project and live hereby oast mylour vote as follows:

PLEASE MARK YOUR CHOICE WITH A CHECK

OPTION 1: I am in favor of the construction of a wastewater project for the Bent Oak, Carol Woods, Wekiva Ridge, Sweetster of Wekiva, Bentley Woods, and Silver Rose Wastewater Project. In addition to a gravity sevent coolicion system, the project will also include connection of each develling's plumbing to the sever main, abandonment of the existing spot burk. Landscape and side restoration, resurfacing of existing roadways with materials to mathe easting confloors. (Le greating estimate) and connection fees. I understand I am responsible for paying the applicable costs described in I through 2 below.

I. For each benefitting property, the cost is \$7.500 per pancel for the collection system and other improvements and fees.

Z. I am in favor of the project area being designated as a Municipal formic 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 fised interest at a 4.7% amount after plus and an and \$2.00 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, Wekiva Ridge, Owesters of Wekiva, 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.



OFFICE OF COMPTROLLER ORANGE COUNTY FLORIDA Phil Diamond, CPA County Comptroller Special Assessments PO Box 38 Orando, FL 32002-0038 Telephone 407-350-5770	The ballot options are: OPTION 1: CONSTRUCTION OF A WASTEWATER PROJECT AND ESTABLISHMENT OF A MUNICIPAL SERVICE SENEIT LINIT Voting for this option would gingly 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 benefitting properly is \$7.500.00 and may be either acid in full or financial as cresented below.	August 31, 2022 BALLOT BENT OAK, CAROL WOODS, WEKIVA RIDGE, SWEETAIRE OF WEKIVA, BENTLEY WOODS, AND SILVER ROSE WASTEWATER PROJECT I amine are the owners of the property included in the boundaries of the proposed Bent Oak. Carol Woods, Wekiva Ridge, Sweetaine of Wekiva, Bentley Woods, and Silver Rose Wastewater Project, parcel identification of the property beng as follows:
Ridge, Sweetaire of Wekiva, Bentley Woods, and Silv collection system, the project will also include con abandonment of the existing septic tank, landscape materials to match existing conditions, (<u>i.e.</u> repaying e new irrigation service with a meter at each benefitting pronection fees. I understand I am responsible for pay	nicipal Service Benefit Unit (MSBU), which if I choose, would a yearly addition to my property taxes plus fixed interest at a nderstand that I may choose to pay all costs up front or the	and ALING ADDRESS and FIG., EP11s I arrive are aware of the proposed Project. I arrive are a property owner within the boundary of said proposed project and live hereby cast implice view as follows: PLEASE MARK YOUR CHOICE WITH A CHECK. Please choose only one option. Sign your Ballot. PLEASE MARK YOUR CHOICE WITH A CHECK. Please choose only one option. Sign your Ballot. PLEASE MARK YOUR CHOICE WITH A CHECK. Please choose only one option. Sign your Ballot. PLEASE MARK YOUR CHOICE WITH A CHECK. Please choose only one option. Sign your Ballot. PLEASE MARK YOUR CHOICE WITH A CHECK. Please choose only one option. In addition to a gravity severe and the please of the control of a wastewater project for the Bert Calk. Card Woods, Wekina Roope, Sweetzer of the existing septic tank, bandscape and site restoration, resultations of existing roadways with materials to natch existing condisions. (E.e. pearly existing asphila coadways from our to curr), entailation of a new irrigation service with a material as ab benefitting property, and any associated wastewater capital charges and connection fees. I understand in an responsible to paying the applicate cost described in 1 through 2 below. 1. For each benefitting property, the cost is 37.500 per parcel for the collection system and other improvements and fees. 2. I am in favor of the project area being designated as a Municipal Service Benefit Unit (MSBU), which if i choose, would add the payment of the above cost of the party by year of a yearly addition in my property base plus feet different at a first of the project area. PRINT NAME PRINT NAME
OPTION 2: I am not in favor of the construction o Ridge, Sweetaire of Wekiva, Bentley Woods, and Silver	f a wastewater project for Bent Oak, Carol Woods, Wekiva r Rose Project area.	SIGNATURE PRINT NAME 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 postbarified October 3, 2022, to be counted in the tabulation of ballots.





OFFICE OF COMPTROLLER

ORANGE COUNTY FI ORIDA Phil Diamond, CPA County Comptroller Finance and Accounting Department Special Assessments

August 31, 2022

Subject: Wekiwa Springs Septic Tank Retrofit Project- Phase 5

Enclosed is your ballot for voting on the construction of an Orange County wastewater project in the Bent Oak, Carol Woods, Westwa Ridge, Swestaine of Vitelian, Bentley Woods, and Silver Riose subdivisions. This wastewater project would be project will also notice connection of each of welling is planning to the severe man, abandoment of the existing septic task, project will also notice connection of each of welling is planning to the severe man, abandoment of the existing septic task, landscape and site restoration, resurfacing of existing roadways with materials to match existing conditions, (<u>i.e.</u> repairing seisting appath racine with a project of a new impation 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 Change County Utilities (a 25%) and multiple states appropriations and grants (at 65%). In accordance with the Change County Utilities (a 25%) and multiple states appropriations and grants (at 65%). In accordance with the Change County Utilities Department Septio Tank and Phinable Well Retroft Program Policy, for a retrott project at 50% or greater publicly funded to be considered for mighementation. 67% of the returned sablation the property owners must indicate their interest in connecting to the County system. The funding situative 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	\$1.759	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
Totale	£24.72E	400.08/	£75.000

Properly corres next also indicate their desire for the County to establish the project sens as a Municipal Service Sensiti Unit (MSSU). An MSSU designation provides properly correst the opportunity to pay for their share of the code of the wastewater project over a 10-year period. A fixed amount assessment would be included on the annual properly tast bill of all benefition promotines. County bodicy requires that involving maffeted enonersy womes, be delicated to determine if a

OPTION 1: CONSTRUCTION OF A WASTEWATER PROJECT AND ESTABLISHMENT OF A MUNICIPAL

SERVICE BENEFIT UNIT

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 benefitting property is \$7,500.00 and may be

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 3.250 administration fee.

Utilizing the 10-year MSBU financing, the annual assessment for the wastewater project and fees would be a total of \$957.18

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 1). If you value in favor of the construction of a wastewater project (Option 1), you agree to pay your share of the

The final decision concerning the construction of the Bent Oak, Carol Woods, Wekiva Ridge, Sweetaire of Wekiva, Bentley Woods, and Silver Rose Wastewater Project rests with the Crange Courty Board of County Commissioners (Gloard). 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 6:00 a.m. 4:00 p.m., Monday Winschip Friday working house. If you cannot altered the public hearing, you may contactly gour County Commissioner at 407-630-73:00 to present commission contening this matter.

If you have any questions concerning this, please call David Arms at 407-254-9094. Questions may also be emailed to David Arms@coft.net.

Ann Dawkins

Ann Dawkins MSBU Supervisor, Special Assessments

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

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.

BALLO	r
BENT OAK, CAROL WOODS, WEKIVA RIDGE, SWEET SILVER ROSE WASTEWA	TAIRE OF WEKIVA, BENTLEY WOODS, AND TER PROJECT
I am/we are the owners of the property included in the boundaries of Sweetaire of Wekiva, Bentley Woods, and Silver Rose Wastewate follows:	
«F1»	
«F2»	
«F3»	
«MAILING_ADDRESS» «F9» «F10», «F11»	
al 69 at 109, at 119	
I am/we are aware of the proposed Project. I am/we are a property I/we hereby cast my/our vote as follows:	owner within the boundary of said proposed project a
PLEASE MARK YOUR CHOICE WITH A CHECK Please of	hoose only one option. Sign your Ballot.
materials to match existing conditions, (<u>i.e.</u> repaying existing new irrigation service with a meter at each benefitting property.	erty, and any associated wastewater capital charges a
	ng asphalt madwwys from curb to curb, I installation or thy, and any asociated waskewise capital charges a he applicable costs described in 1 through 2 below. he collection system and other improvements and fees al Service Benefit Unit (IMSBU), which if I choose, won any addition to my property taxes plus fixed interest a stand that I may choose to pay all costs up front or the
new irrigation service with a meter at each benefitting proper connection fees. I understand I am responsible for paying it 1. For each benefitting property, the cost is \$7,500 per parcel for the 2. I am in favor of the project area being designated as a Municip allow the payment of the above costs over 10 years by way of a ye- 17½ annual rate plans an annual \$250 administration fee. I under	ga sphalf rookways from curb to curb, installation or try, and any associated wastewate regulal charges a he applicable costs described in through 2 below: e collection system and other improvements and fees all Service Benefit Unit (MSBU), which if I choose, won yet a specific or to my property taxes plus fixed inherest as charged that I may choose to pay all costs up front or tump tum payment.
new imgation service with a meter at each benefitting prop- connection fees. Lunderstand an responsible for paying it. 1. For each benefitting property, the cost is \$7,500 per parcel for it. 2. I am in favor of the project area being designated as a Municipal own be payment of the above costs over 10 years by way of a ye. 4.7% annual rate plus an annual \$2.50 administration fee. Lunder ungual balance of costs at any time during the 10-year periods. OPTION 2: I am not in favor of the construction of a v	ga sphalf rookways from curb to curb, installation or try, and any associated wastewate regulal charges a he applicable costs described in through 2 below: e collection system and other improvements and fees all Service Benefit Unit (MSBU), which if I choose, won yet a specific or to my property taxes plus fixed inherest as charged that I may choose to pay all costs up front or tump tum payment.
new imgation service with a meter at each benefitting proportion economic frees. Lunderstand an responsible for paying 1. For each benefitting property, the cost is \$7,500 per parcel for it 2. I am in favor of the project area being designated as a Municipal with payment of the above costs over 10 years by way of a ye. 4.7% annual rate plus an annual \$2.50 administration fee. Lunder curpaid balance of costs at any time during the 10-year performance of the construction of a Vinder Street Control of Control	ga sphalf rookways from curb to curb, installation or try, and any associated wastewate regulal charges a he applicable costs described in through 2 below: e collection system and other improvements and fees all Service Benefit Unit (MSBU), which if I choose, won yet a specific or to my property taxes plus fixed inherest as charged that I may choose to pay all costs up front or tump tum payment.
new imgation service with a meter at each benefiting proportion connection frees. Lunderstand an responsible for paying 1. For each benefiting property, the cost is \$7,500 per parcel for it. 2. I am in favor of the project area being designated as a Municipal with payment of the above costs over 10 years by way of a ye. 4.7% smoular tase plus an amoust \$2.00 administration fee. I Lunderstand the control of the property of t	gi asphalt rookways from cuth to cuth), installation or try, and any associated wastewate replat charges a ne applicable costs described in through 2 below: e collection system and other improvements and fees all Sentice Benefit Unit (MSBU), which if I choose, wo any addition to my properly taxes plus fixed interest a stand that I may choose to pay all costs up front or it lump sum payment. wastewater project for Bent Oak, Carol Woods, Weki se Project area.



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
 - In person: 201 S. Rosalind Avenue, 4th Floor





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



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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



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Questions & Answers

