

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

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



WHEREAS, there are waterfront properties within the City of Lake Mary along West Crystal Lake which will benefit from lake management services; and

WHEREAS, West Crystal Lake is wholly within the boundary of the City of Lake Mary, however, is hydraulically connected to waterbodies within unincorporated Seminole County; and

WHEREAS, remediation of undesirable lake conditions through lake management services within West Crystal Lake will work to improve water quality conditions in the interconnected lakes within unincorporated Seminole County; and

WHEREAS, the City of Lake Mary, at the request of residents surrounding West Crystal Lake, contacted Seminole County (“County”) requesting that the County establish and operate a MSBU to fund lake management for West Crystal Lake; and

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

WHEREAS, pursuant to Chapter 125.01(5)(a), Florida Statutes, the City of Lake Mary (“City”) has adopted the required city ordinance authorizing Seminole County to assess and collect, through the uniform method, the non-ad valorem assessments assigned to specially benefited waterfront parcels within the City’s taxing district; and

WHEREAS, the City of Lake Mary has agreed, through the Interlocal Agreement Between Seminole County and City of Lake Mary Lake Management of West Crystal Lake, to voluntarily be included in the West Crystal Lake MSBU for City owned lakefront properties and to contribute additional funds to the MSBU; and

WHEREAS, the municipal services benefitting West Crystal Lake to be provided by Seminole County, through the MSBU, are considered Phase II services, which consist of ongoing lake management funded by an annual non-ad valorem assessment as identified in Exhibits A, B and C, attached hereto and incorporated herein by reference; and

WHEREAS, lake management, as a municipal service, is expected to be ongoing and indefinite due to the ever changing environmental and aquatic vegetation conditions associated with Florida lakes; Phase II consists of those services deemed critical to maintaining and promoting conditions that enhance the over-all health of the waterbody; with emphasis on providing a public service for those benefitted properties located along the shoreline and waterbody. Seminole County will provide an initial and ongoing lake management plan based on funding parameters and best lake management practices, manage service contracts, monitor results and communicate updates to benefitted properties on a routine basis. Management of the

waterbody may include chemical, mechanical, biological, and/or other methods consistent with best lake management practices and as deemed appropriate by the County; and

WHEREAS, the subject lake management services were requested via a community-based application, in conjunction with the City of Lake Mary, and the required petition to create an MSBU distributed to potentially benefitted properties by the MSBU Program demonstrated a favorable community support percentage, as shown in Exhibit D, Petition & Summary Results, attached hereto and incorporated herein by reference, that met the minimum sixty-five percent (65%) support level required by Section 22.10(N) of the Seminole County Administrative Code; and

WHEREAS, Phase II variable rate assessment may be adjusted annually due to changes in the number of benefit units, changes in Department of Revenue classification or fluctuations in operating and/or administrative expenses necessary for lake management services; and

WHEREAS, the initial year, the Phase II variable rate assessment is comprised of one benefit component at a proposed rate of SIX HUNDRED SEVENTY FIVE DOLLARS AND 85/100 (\$675.85) per waterfront location benefit unit, as provided in Exhibit A; and

WHEREAS, the Seminole County Environmental Services Department will select the service provider(s) for lake management services according to County standard purchasing and contract provisions; and

WHEREAS, boat access to West Crystal Lake is required for the County to provide lake management services; and

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

WHEREAS, community participation and representation is encouraged to support certain MSBU activities; representatives of the assessed properties will be provided the opportunity to serve as liaisons of the assessed properties as per Roles and Responsibilities, attached hereto and incorporated herein as Exhibit E; and

WHEREAS, a Business and Economic Impact Statement has been prepared for public review in accordance with the provisions set forth in the Seminole County Home Rule Charter and Section 125.66(3)(c), Florida Statutes; and

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

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

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

Section 2. Creating Unit; Improvements. There is hereby created within Seminole County the West Crystal Lake Management Municipal Services Benefit Unit (MSBU) for the purpose of providing Phase II ongoing lake management services within the MSBU, as set forth in Exhibit A, Scope of Services and Cost Estimates. Said MSBU boundary shall encompass the parcels listed in Exhibit C, Initial Assessment Roll – Phase II, per the property records maintained by the Seminole County Property Appraiser, all of which are located within the city of Lake Mary, Florida.

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

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

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

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

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

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

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

Section 5. Assessment and Collection. The funding structure for Phase II, as described in Section 2, is provided in Exhibit B. A list of the properties specifically benefited from Phase II services, along with the respective benefit unit allocation, is provided in Exhibit C.

An annual variable rate assessment, as listed in Exhibit C, for Phase II services is hereby assigned to each property to be specially benefited by Phase II services. The initial assessment roll

proposed for levy via the 2026 assessment roll is provided in Exhibit C. After the initial year of assessment, the assessment amounts may be adjusted annually. The annual assessment shall be derived each year by allocating the total annual budgeted costs of the MSBU equitably to each benefit unit per the assessment matrix provided in Exhibit B. The assessment amount per benefit component shall be approved annually by Board Resolution.

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

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

Section 6. Allowable Annual Increase. The Phase II assessment developed per Exhibit B and the provisions of the West Crystal Lake Management Municipal Services Benefit Unit Ordinance may be adjusted annually. An assessment increase in any given year is limited to an amount no greater than twenty percent (20%) above the prior year rate. An assessment increase amount greater than twenty percent (20%) in any given year, as set forth in this Ordinance, can be authorized by Board resolution at a public hearing. Assessments will be adjusted to accommodate Department of Revenue classification changes and to include any new parcels derived from a property split, merger, or combination within the said MSBU.

Section 7. Minimum Duration. A minimum duration of ten (10) years for Phase II ongoing services funded by non-ad valorem assessment is deemed appropriate to ensure

continuance of improvement gained. Unless otherwise authorized by the Board, dissolution of the West Crystal Lake Management MSBU will not be granted until the Ordinance has been in effect for a minimum of ten (10) assessment years following the effective date of the ordinance creating the MSBU.

Section 8. MSBU Liaisons. Representatives of the assessed properties shall be provided opportunity to serve as MSBU Liaisons. The role of an MSBU Liaison includes activities such as providing representation on behalf of all owners of assessed property on lake issues, monitoring lake conditions and reporting observations, attending an annual lake management meeting with the County, disseminating relevant information, and encouraging communitywide awareness and participation respective to environmental stewardship recommendations, as outlined in Exhibit E, Roles and Responsibilities.

Section 9. Codification. It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall become and be made a part of the Seminole County Code, and that the word “ordinance” may be changed to “section”, “article”, or other appropriate word or phrase and the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention; providing, however, that Sections 9, 10 and 11 of this Ordinance shall not be codified.

Section 10. Severability. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application and, to this end, the provisions of this Ordinance are declared severable.

Section 11. Effective Date. This Ordinance shall take effect upon filing a copy of this Ordinance with the Department of State by the Clerk to the Board of County Commissioners.

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

_____ day of _____, 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

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

ANDRIA HERR, Chairman

Attachments:

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

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3/26/26

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