

**Exhibit D  
Primary Petition Results & Sample Petition**

<b>PETITION RESULTS</b>		
<b>Bear Gully Lake: MSBU Petition</b>		
Total Lakefront Properties	101	
Total Responses	74	
<b><i>For</i></b>	<b>69</b>	<b>68.3%</b>
Against	5	5.0%
No Response	27	26.7%



## PETITION TO CREATE BEAR GULLY LAKE MSBU

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

**MSBU SCOPE:** Lake Management as a public service yields special benefit to waterfront properties through long-term lake management services supported by a dedicated funding source. The assessment boundary for the proposed MSBU includes 101 waterfront parcels, with public services being provided in one phase according to the Lake Management Plan developed by Seminole County. Phase II services will be funded by annual variable rate assessment and will provide ongoing lake management services to Bear Gully Lake.

**COST & ALLOCATION:** The estimated annual cost for Phase II ongoing services is \$30,000 based on a 5-year projected budget. All waterfront parcels in the assessment boundary are assigned 1 benefit unit and share equally in the allocation of cost.

**PHASE I ASSESSMENT:** There are no Phase I restoration activities associated with this potential MSBU.

**PHASE II ASSESSMENT:** The initial Phase II variable rate assessment as proposed is based on the 5-year budget projection. If the proposed MSBU is created prior to May 2025, the initial Phase II assessment will be included on the 2025 property tax bill. Assessment amount for Phase II may vary annually as service cost is dependent on conditions that cannot be predicted with certainty. Assessments for future years will be determined by the County according to site conditions, treatment plans, contracts, and financial status of the MSBU. The assessment for Phase II is \$335.63 and the annual allowable increase is limited to 15% unless supported in advance by the assessed community through a petition process or public hearing coordinated by the County. Future year assessments are noticed in advance to property owners by mail. The preliminary Phase II variable rate assessment proposed for parcel # is \$1,485.15. *The annual installment amount is \$335.63.*

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

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

**PUBLIC HEARING:** Upon determination that at least 65% of the waterfront properties in the proposed assessment boundary have responded in support of MSBU creation, a public hearing will be held by the Board of County Commissioners to consider establishing the requested MSBU. Notice of the hearing will be mailed to the owners of all properties included in the assessment boundary. If the proposed MSBU is created by the BCC, all properties listed in the assessment boundary will be assessed.

*Keep this page for your records. Return petition signature page to register your response.*

PETITION TO CREATE A MSBU

**Bear Gully Lake**

PETITION SIGNATURE PAGE

I/We the undersigned acknowledge and attest to the expectations communicated by petition contents regarding the proposed MSBU. I/We hereby submit this petition signature page and attest to being the true and current property owner(s) of the parcel identified below. The box checked below communicates whether I/we support or oppose creation of the MSBU. **ALL registered owners** of the property must sign the petition for the response to be considered valid.

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

PID:

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

FOR

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

**PHASE II: \$ 335.63**

AGAINST

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

ADDRESS:

Signature \_\_\_\_\_ Date \_\_\_\_\_, 2024 Owner 1:

Signature \_\_\_\_\_ Date \_\_\_\_\_, 2024 Owner 2:

**Petition Deadline & Filing Requirements**

Petitions are complete when one box is checked and all owners have signed the petition. **The filing deadline for this Petition to Create a MSBU is October 31, 2024.** The deadline may be extended at the discretion of the MSBU Program. In the event a response is not received for a property by the deadline, the petition status for the property will count as a “AGAINST” the creation of the MSBU. Please be certain to submit your completed petition for receipt by the MSBU Program on or before the deadline.

You may return your completed petition via email to [MSBUProgram@seminolecountyfl.gov](mailto:MSBUProgram@seminolecountyfl.gov) or mail to:

**MSBU Program  
1101 East First Street  
Sanford, FL 32771-1468**