



Welcome
To The
Rolling Hills Community
MSBU Informational Meeting

March 1, 2018



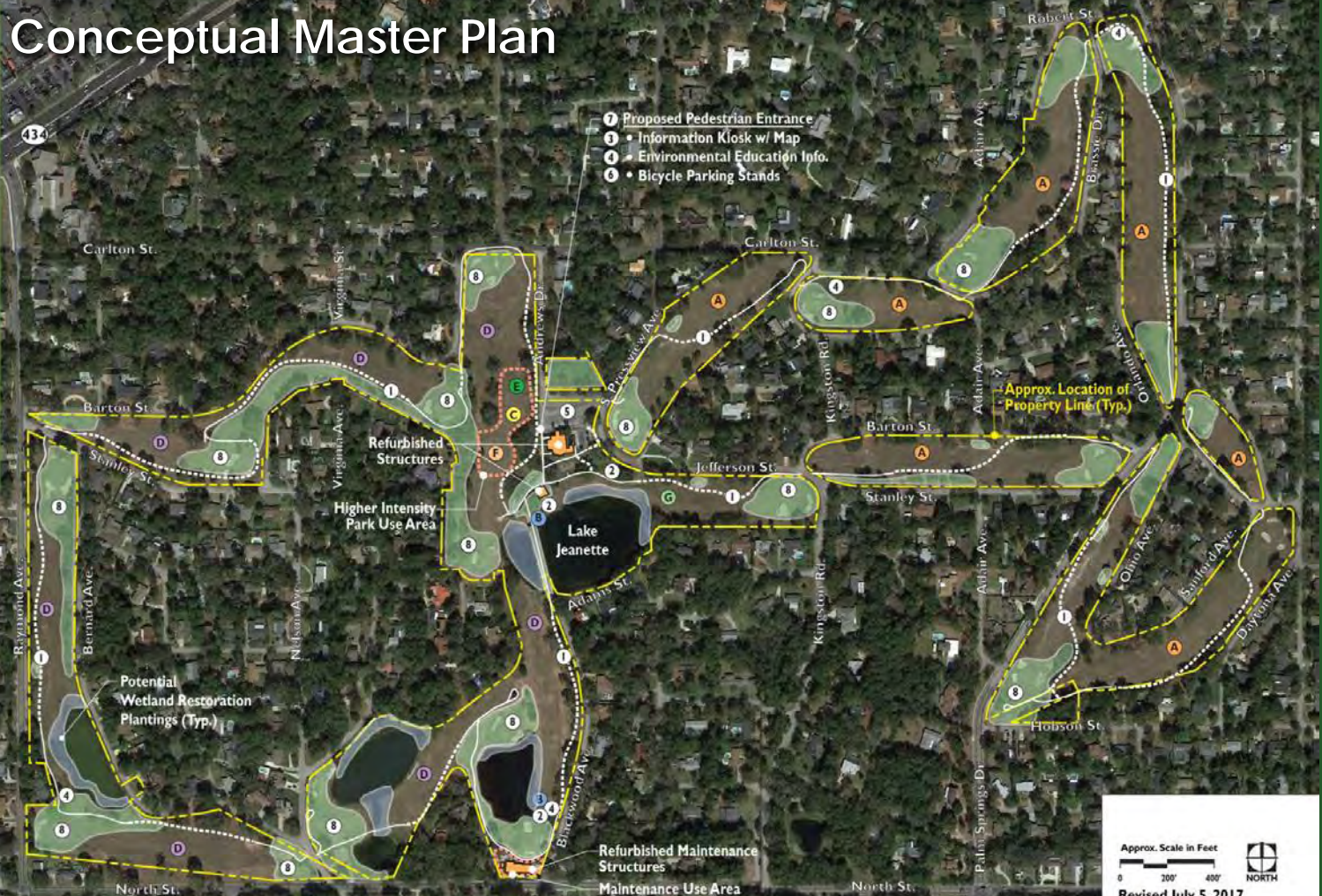
Meeting Agenda

1. Welcome & Introductions
2. Community Park Concept Overview
3. Proposed MSBU Overview
4. Questions

Conceptual Master Plan

- PHASE I PROGRAM**
- 1 Nature Trail
 - 2 Picnic Pavilion
 - 3 Recognition Sign
 - 4 Interpretive Signs
 - 5 Parking Area
 - 6 Bicycle Parking Stands
 - 7 Pedestrian and Bicycle Access
 - 8 Landscape Improvements / Natural Areas
- FUTURE PHASED OPPORTUNITIES**
- PASSIVE PARK ACTIVITIES:
- A Passive Open Space
 - B Fishing Dock / Areas
 - D Disc Golf / Foot Golf
 - G Dog Park
- HIGHER INTENSITY PARK ACTIVITIES:
- C Playground Development
 - E Gardens (Comm., Butterfly, Flowers)
 - F Sand Volleyball

- 7 Proposed Pedestrian Entrance
- 1 Information Kiosk w/ Map
- 4 Environmental Education Info.
- 6 Bicycle Parking Stands



Approx. Location of Property Line (Typ.)

Approx. Scale in Feet

Revised July 5, 2017

Project Milestones & Environmental Analysis Overview

Submitted Application to FCT:
October 7, 2016

Conditional Approval from FCT:
February 7, 2017

LSAR Submitted:
May 12, 2017

LSAR Add. 2 & RAP Submitted:
November 17, 2017

RAP Partial Approval (Soils):
February 14, 2018

Neighborhood Meeting
April 26, 2016

BCC Approved Purchase Contract:
October 26, 2016

Phase I and II ESA Submitted:
February 28, 2017

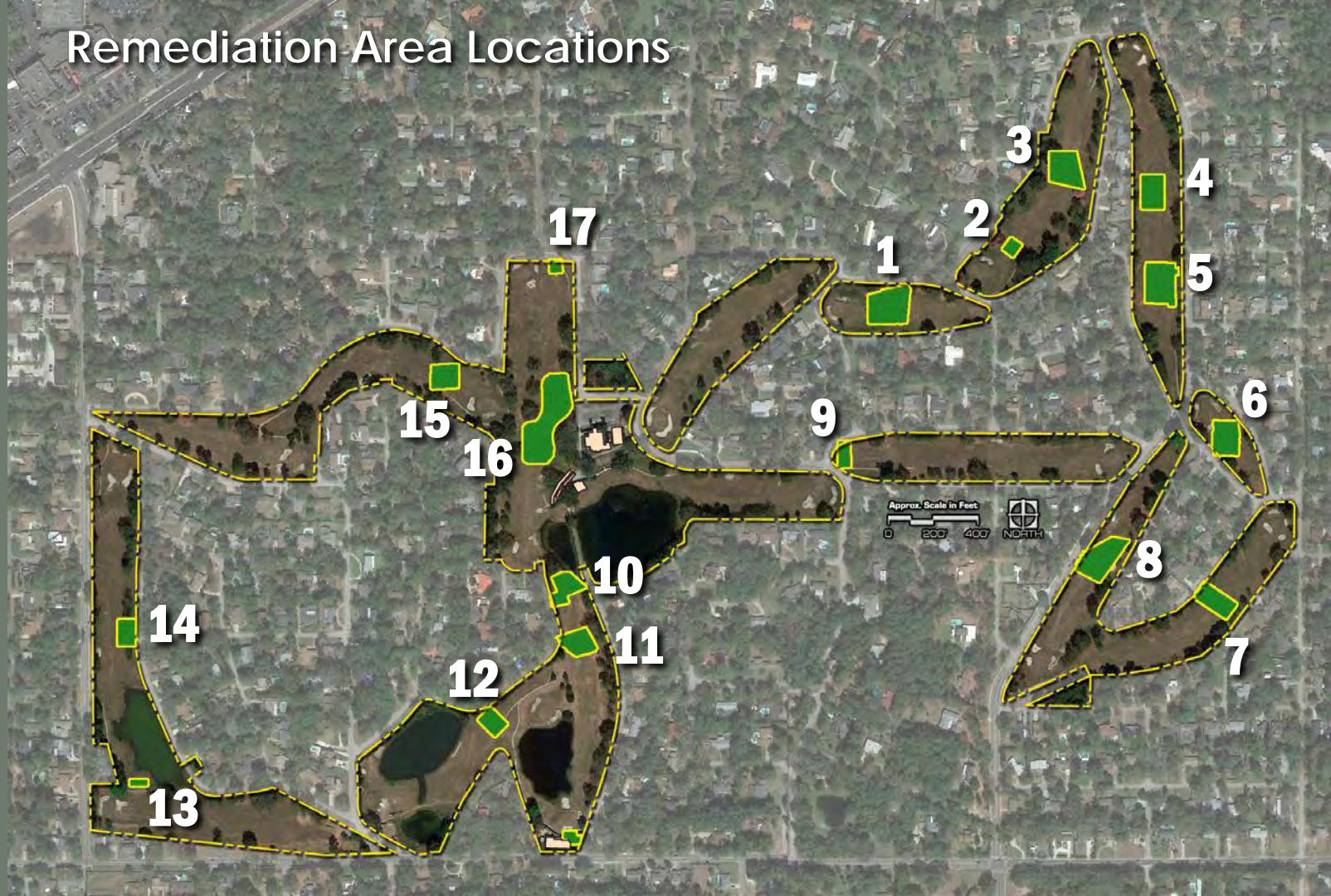
LSAR Addendum 1 Submitted:
August 16, 2017

Begin MSBU Program Analysis:
January 9, 2018

General Environmental Testing Locations



Remediation Area Locations



Project Costs Summary

Jetta Point Park Investment	\$6,373,811
Rolling Hills Environmental Assessment (to date)	\$176,084
Rolling Hills Other Due Diligence (to date)	\$60,158
Rolling Hills Property Acquisition	\$3,950,000
Environmental Remediation (estimated)	\$1,500,000
Initial Park Development Costs (estimated)	\$1,007,700
Park Maintenance – Year One (grounds only)	\$191,505
Future Phases of Park Development (estimated)	\$2,800,000
Jetta Point Property Appraisal	\$3,750,000

Municipal Service Benefit Unit Program



Seminole County
Government

Resource Management
Department

Kathy Moore, MSBU Program Manager
Joe Saucer, MSBU Project Coordinator


Overview of Presentation



- ❖ What is an MSBU?
- ❖ What public services qualify?
- ❖ How is an MSBU created?
- ❖ How does this relate to the proposed public park?

What is an “M-S-B-U” ?

(Municipal Services Benefit Unit)

- 
- ❖ Assessment district (A group or “unit” of properties assigned a cost share for a public service that yields a special “benefit” to those properties.)
 - ❖ Created by ordinance of local government
 - ❖ Provides funding for a municipal (public) service with localized special benefit
 - ❖ Benefiting properties contribute an equitable cost share based on an equitable benefit unit (not based on property value)

What type of services qualify?

❖ Residential Solid Waste Management

- Collection & disposal of household garbage, recycling & yard waste

❖ Street Lighting

❖ Aquatic Weed Control

❖ Capital Improvements

- Lake restoration
- Road paving and drainage
- Retention pond renovation
- Water and/or wastewater utility service infrastructure
- Community wall reconstruction
- **Other improvements essential to public health, welfare or safety**



How is an MSBU created?

5 STEP PROCESS

1

Apply

2

Review & Confirm Scope

3

Petition to Determine Support

4

Create by Ordinance

5

Implement



If an MSBU is created to fund environmental remediation ...

❖ Service Scope

- What public services would be funded?

❖ Cost

- How much will it cost?

❖ Assessment Collection

- How & When would the assessment be collected?

❖ Assessment Boundary

- Which properties would be assigned a cost share?

❖ Benefit Unit

- How would the cost share be allocated?

❖ Assessment

- What is the cost share per benefit unit?

Service Scope and Cost?



❖ Service Scope

- What public services would be funded?
 - ✓ Environmental Remediation of Land (Refer to Leisure Services Department presentation)

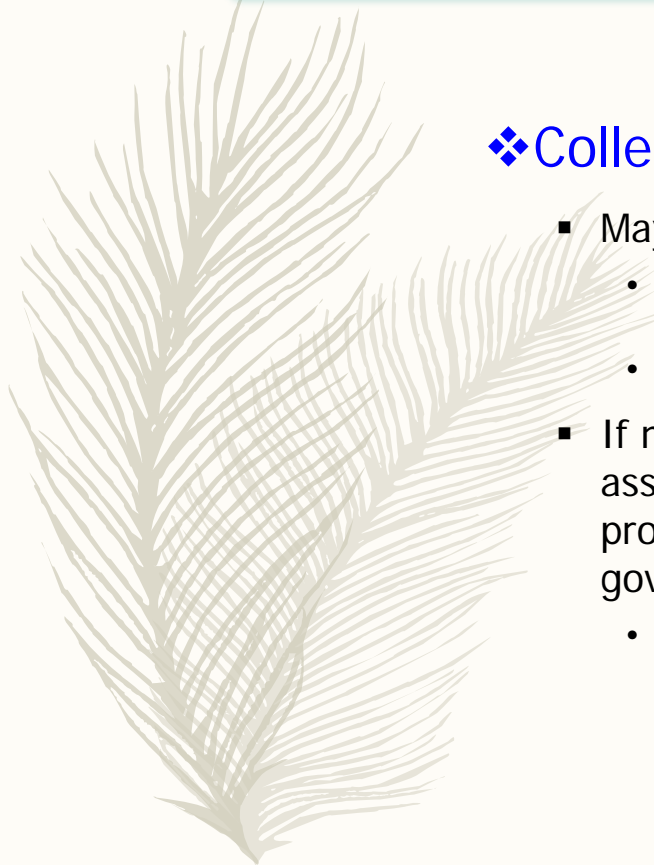
❖ Cost

- How much will it cost?
 - ✓ Estimated at \$1.5M [Max]

How and when are assessments collected?

❖ Collection of Capital Assessments

- May be paid in full at any time after levy
 - Preliminary assessment adopted when MSBU is created based on estimated cost
 - Assessment is levied after work is completed per actual cost
- If not paid in full within 30 days following final levy, assessment installments are collected annually via the property tax bill per financing terms defined in governing ordinance.
 - Assessment installments collected through the property tax bill are eligible for same early payment discounts as property taxes (up to 4%)



Assessment Per Benefit Unit

Assessment Table

*Potential assessment based on various environmental remediation cost outcomes
Final Assessment would be determined by actual cost of environmental remediation*

Project Cost	\$500K	\$500K	\$750K	\$750K	\$1M	\$1M	\$1.25M	\$1,500,000
Installment Period	10	15	10	15	10	15	15	15 years
CATEGORY A								CATEGORY A
Assessment	\$712	\$712	\$1,068	\$1,068	\$1,423	\$1,423	\$1,779	\$2,135
Annual Installment	\$86	\$62	\$130	\$93	\$173	\$124	\$154	\$185*/yr
CATEGORY B								CATEGORY B
Assessment	\$356	\$356	\$534	\$534	\$712	\$712	\$890	\$1,068
Annual Installment	\$43	\$31	\$65	\$46	\$86	\$62	\$77	\$93*/yr

* Includes financing fees

What happens next?

5 STEP PROCESS	
1 Apply	<i>Completed</i>
2 Review	<i>Completed</i>
3 Petition	Mailed USPS Today Deadline to File = March 31 <i>Community Effort to Achieve 65% support "FOR" the BCC Creating the MSBU</i> <i>65% = 756 "FOR"</i> <i>No Response = UNKNOWN = Opposed</i>
4 Create	Public Hearing - Adopt Ordinance Targeting <u>May 8, 2018</u> <i>If created, all properties are assessed – whether or not they supported creation of the MSBU.</i>
5 Implement	Remediation work would begins after land acquisition 2nd Public Hearing after Remediation Final Assessment based on actual project cost <i>Installment payment billing to be included on first available tax bill.</i>

Questions?

Summary Handout

Highlights of MSBU Program presentation available on supply table

Brochure included in Mailing

Leave extras in box tonight (if not needed)





MSBU Program

Mon-Fri
8:00 AM to 5:00 PM

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www.seminolecountyfl.gov/fs/msbu

Thank you for this
opportunity to share
the MSBU Program!