

Street sweepers collect tons of pollutant laden sediment annually.



**Please contact the following agencies or visit their websites for more information:**

**Florida Fish and Wildlife Conservation  
Commission Northeast Regional District office**  
353-732-1225  
[myfwc.com/license/aquatic-plants](http://myfwc.com/license/aquatic-plants)  
[myfwc.com/wildlifehabitats/invasive-plants/  
grass-carp](http://myfwc.com/wildlifehabitats/invasive-plants/grass-carp)

# Municipal Service Taxing Unit & Municipal Service Benefit Unit (Special Taxing Districts)



Once a project is approved and funding arranged, residents and/or representative of the properties may need to apply for applicable permits from Orange County, Florida Department of Environmental Protection, Water Management District and/or the Florida Fish and Wildlife Conservation Commission. A contractor may need to be hired.

**Florida Dept. of Environmental Protection,  
Central District Office**

407-897-4100  
[www.dep.state.fl.us/central/Home/SLERP](http://www.dep.state.fl.us/central/Home/SLERP)

**St. Johns River Water Management District,  
Maitland Service Center**

407-659-4800  
[www.floridaswater.com](http://www.floridaswater.com)

**South Florida Water Management District,  
Orlando Office**

407-858-6100  
[www.sfwmd.gov](http://www.sfwmd.gov)

## Creating a Taxing District for Lake Management Services



Curbinlet baskets keep trash and debris from our inlets.

**ENVIRONMENTAL PROTECTION DIVISION**

800 Mercy Drive, Suite 4  
Orlando, FL 32808

407-836-1400

[www.orange.wateratlas.usf.edu](http://www.orange.wateratlas.usf.edu)



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[www.ocfl.net](http://www.ocfl.net)



**Environmental  
Protection  
Division**

## What is a taxing district?

A taxing district, referred to as a Municipal Service Taxing Unit/Benefit Unit (MSTU or MSBU), is created by property owners in a defined geographical area who vote to levy a tax to support improvements to the area. The Orange County Environmental Protection Division (EPD) manages taxing districts that deal with local lake concerns such as aquatic plant management,

5. 66-2/3 percent of the affected property owners must approve establishing the MSBU before the process can continue. In order to get owner input, the Comptroller's Office sends a ballot to all property owners with a letter of explanation giving them at least 14 days to respond. If the ballot method is unsuccessful, the owners may initiate on their own, a follow-up signature petition, whereby the Comptroller's Office provides a list of all affected property owners.

As an alternative for aquatic plant management, residents can contact the Florida Fish and Wildlife Conservation Commission (FWC) for applicable permits, hire a private contractor, and collect funds from the residents without the assistance of the County. FWC permits must be obtained prior to any aquatic plant management on the lake, such as herbicide application (chemical treatment) or triploid grass carp stocking (biological control).



water quality improvement, and general lake cleaning. Taxing districts may also be created in the county for other improvements.

### There are six steps in forming a MSTU/MSBU:

1. Contact the Orange County EPD Lake Management Section at 407-836-1400 for assistance with creating a MSBU petition form. (Note: This petition is only to show an interest in forming a MSBU; it does not create the MSBU.)
2. The interested resident(s) submits the completed petition to EPD. The petition must be representative of at least 15 percent of the affected parcels/plats.
3. If at least 15 percent of the property owners show an interest in learning more about the creation of a MSBU, the following will occur:
4. The County will determine a cost estimate of the proposed MSBU and shall conduct a community meeting with the lakefront property owners.



Grass Carp are a form of biological control for hydrilla.

6. Once the requisite percentage of property owners have approved establishing the MSBU, a public hearing is scheduled before the Board of County Commissioners (BCC) on the MSBU Resolution, and notice is mailed to all affected property owners.

The MSBU shall not be effective until the Resolution has been approved at a public hearing held before the BCC.

All MSBU's are effective as of the first eligible November 1st real estate tax billing. Timing of submittal of the petition and balloting will determine which year a newly created MSBU will be placed on the tax billing.

### Determining the need for lake management:

EPD staff can assist your community with determining the need for lake improvements and the appropriate tools. Here are examples of management tools/projects for restoring and maintaining a healthy lake and good water quality, which might be funded through a taxing district:

- Invasive aquatic plant management
- Street sweeping
- Curb inlet filter baskets
- Baffle boxes
- Aerators
- Sediment phosphorous inactivation
- Stormwater projects
- Lake studies
- Community education

### Helpful FWC Links:

<http://myfwc.com/license/aquatic-plants>

<http://myfwc.com/wildlifehabitats/invasive-plants/grass-carp>