

CITY OF TAMPA, FLORIDA

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STORMWATER FUNDING PROGRAM

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2003

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NABORS, GIBLIN & NICKERSON, P.A.

**CITY OF TAMPA, FLORIDA**  
**STORMWATER FUNDING PROGRAM**

DOCUMENT INDEX

- 1 Resolution No. 2002-1524, adopted December 19, 2002, electing to use the uniform method of collection of a non-ad valorem assessment levied within the City of Tampa, Florida.
- 2 Professional Services Agreement dated June 6, 2003 between the City of Tampa, Florida, Government Services Group, Inc., and Nabors, Giblin & Nickerson, P.A., for Phase I of the development and implementation of a non-ad valorem special assessment for stormwater services.
- 3 First Amendment to Professional Services Agreement dated September 3, 2003 between the City of Tampa, Florida, Government Services Group, Inc., and Nabors, Giblin & Nickerson, P.A., amending the Professional Services Agreement to include Phase II of the development and implementation of a non-ad valorem special assessment for stormwater services.
- 4 Stormwater Assessment Phase I Report delivered July 2003 and prepared by Government Services Group, Inc. and Nabors, Giblin & Nickerson, P.A.
- 5 Stormwater Funding Phase II Report delivered August 2003 and prepared by Government Services Group, Inc. and Nabors, Giblin & Nickerson, P.A.
- 6 Ordinance No. 2003-0200, enacted August 7, 2003 (the "Stormwater Funding Ordinance"), authorizing and establishing procedures for the imposition and collection of stormwater assessments and stormwater fees against property throughout the City of Tampa.
- 7 Resolution No. 2003-000937, adopted August 7, 2003 (the "Initial Stormwater Resolution"), describing the method of assessing stormwater costs against property located within the City of Tampa; establishing the method of charging government property a fee for stormwater services; directing the preparation of a stormwater roll; authorizing a public hearing and directing the provision of notice thereof.
- 8 Specimen mailed notice and brochure.
- 9 Resolution No. 2003-1111, adopted September 11, 2003 (the "Final Stormwater Resolution"), establishing and imposing stormwater assessments and stormwater fees against property located within the City of Tampa; providing for collection of assessments on the tax roll and for separate billing of stormwater fees; and approving the stormwater roll.
- 10 Certification of Roll to Tax Collector.
- 11 Stormwater Funding Program — Summary; Outline of Continuing Services Work Plan.

OR 12253  
PS 0204-0218

RESOLUTION NO. 2002 - ~~1524~~

A RESOLUTION STATING THE INTENT OF THE CITY OF TAMPA, FLORIDA, TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION AND ENFORCEMENT OF NON-AD VALOREM ASSESSMENTS FOR MORE THAN ONE YEAR PURSUANT TO SECTION 197.3632, FLORIDA STATUTES, TO LEVY AND COLLECT A SPECIAL ASSESSMENT IN THE CITY OF TAMPA TO HELP FUND THE STORMWATER SYSTEM; DESCRIBING THE AREA; PROVIDING THAT THE COSTS TO BE PAID AND THE AMOUNT AND METHOD FOR CALCULATING THE NON-AD VALOREM ASSESSMENT SHALL BE DETERMINED IN A SUBSEQUENT RESOLUTION; MAKING FINDINGS; AUTHORIZING COPIES OF THE RESOLUTION BE SENT TO THE PROPERTY APPRAISER AND TAX COLLECTOR OF HILLSBOROUGH COUNTY, FLORIDA, AND THE STATE OF FLORIDA DEPARTMENT OF REVENUE; AUTHORIZING PREPARATION OF AN AGREEMENT WITH THE PROPERTY APPRAISER AND THE TAX COLLECTOR OF HILLSBOROUGH COUNTY, FLORIDA; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Tampa is responsible for the management and maintenance of the City Stormwater Management System in the City of Tampa which has been developed over a number of years for the purpose of collection, storage, treatment and conveyance of stormwater; and

WHEREAS, pursuant to Chapter 163, *Florida Statutes*, the City of Tampa has adopted the Stormwater Management Element of the Tampa Comprehensive Plan; and

WHEREAS, the Stormwater Management Element of the Tampa Comprehensive Plan sets forth goals which make it necessary and essential to construct improvements and extensions to the existing system so the collection, storage, treatment and conveyance of stormwater within the City of Tampa protects the health, safety and welfare of the citizens of the City of Tampa; and

WHEREAS, the Federal Clean Water Act (33 USC 1251 et seq.) requires political entities having populations of 250,000 or more to implement stormwater management programs; and

WHEREAS, pursuant to the Federal Clean Water Act requirements, the United States Environmental Protection Agency has adopted rules for stormwater outfall permits (40 CFR Part 122 et al); and

WHEREAS, the Florida Legislature has adopted these rules by reference (62-624, F.A.C.) and the City has obtained a National Pollutant Discharge Elimination System (NPDES) permit pursuant to those rules; and

Certified as true  
and correct copy.

F.2002-8 Ch.24

WHEREAS, it is necessary and essential that the City address the various environmental issues that will further burden its infrastructure requirements; and

WHEREAS, Section 403.0893(2), *Florida Statutes*, authorizes the City to create a stormwater facility benefit area and to assess a fee to fund the construction, operation, maintenance and administration of a public stormwater facility which serves the benefited area; and

WHEREAS, Section 197.3632, *Florida Statutes*, provides a uniform method for the levy, collection and enforcement of non-ad valorem assessments by local governments; and

WHEREAS, the City Council of the City of Tampa, pursuant to public notice published in a newspaper of general circulation in the City of Tampa, has held a public hearing and given notice of its intent to consider using such uniform method in the City of Tampa; and

WHEREAS, the use of the uniform method of levying and collecting non-ad valorem assessments for more than one year is an appropriate and necessary means to fund a portion of the costs of the stormwater system in the City of Tampa.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL  
OF THE CITY OF TAMPA, FLORIDA, THAT:

Section 1. The City of Tampa, Florida, does hereby state its intent and election to use the uniform method for the levy, collection and enforcement of non-ad valorem assessments for more than one year in the City of Tampa in accordance with the procedures set forth in Section 197.3632, *Florida Statutes*.

Section 2. The amount and method for determining the non-ad valorem assessment shall be determined by subsequent resolution of the City Council adopted in accordance with the procedures set forth in Section 197.3632, *Florida Statutes*.

Section 3. The City Council does hereby find that all statutory prerequisites to the adoption of this Resolution have been satisfied, including the publication of the public notice required by Section 197.3632, *Florida Statutes*, in a newspaper of general circulation in the City of Tampa, Florida, stating the intent of the City Council to consider adopting such uniform method for the levy, collection and enforcement of non-ad valorem special assessments for more than one year.

Section 4. The City Council does hereby authorize and direct the appropriate city officials to send a copy of this Resolution to the Property Appraiser and the Tax Collector of Hillsborough County, Florida, and the State of Florida Department of

Certified as true  
and correct copy.

Revenue no later than January 10, 2003 as required by Section 197.3632, *Florida Statutes*.

Section 5. Section 197.3632(2), *Florida Statutes*, requires a local government using the uniform method for the levy, collection and enforcement of non-ad valorem assessments to enter into a written agreement with the property appraiser and the tax collector providing for reimbursement of necessary administrative costs incurred by those officials in undertaking the procedures for the levy, collection and enforcement of such assessments. Appropriate officials of the City of Tampa are hereby authorized and directed to contact the Property Appraiser and the Tax Collector of Hillsborough County, Florida, to negotiate and prepare such an agreement, and present it to the City Council in the future for its consideration.

Section 6. This Resolution shall take effect immediately upon its adoption.

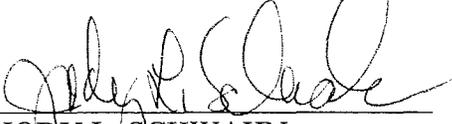
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA, ON \_\_\_\_\_ **DEC 19 2002**

ATTEST:

  
~~CITY CLERK~~  
DEPUTY CITY CLERK

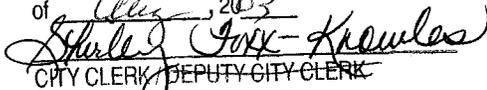
  
CHAIRMAN, CITY COUNCIL

APPROVED AS TO FORM BY:

  
JODY L. SCHWAHN  
ASSISTANT CITY ATTORNEY

State of Florida  
County of Hillsborough

This is to certify that the foregoing is a true and correct copy of Resolution 2002-1524 on file on my office  
Witness my hand and official seal this 28<sup>th</sup> day of Dec, 2003

  
CITY CLERK / DEPUTY CITY CLERK

h: dss/reso non ad valorem assessment

**CITY OF TAMPA – MUNICIPAL BOUNDARY**

Beginning at a point on the boundary line between Hillsborough and Pinellas Counties, State of Florida, said boundary line being on the Westerly boundary of Section 30, Township 28 South, Range 17 East at its intersection with the high water mark of Old Tampa Bay (also known as Tampa Bay); run thence Southeasterly along a line determined by the shoreline of said Old Tampa Bay at its high water mark, and the projections of said line across the mouths of those creeks or drainage outfalls which break said shoreline, to the Westerly boundary of Section 11, Township 29 South, Range 17 East, and the Westerly prolongation of the Southerly boundary of BAY POINTE CONDOMINIUM, as recorded in Condominium Plat Book 1, Page 84, of the public records of Hillsborough County, Florida; thence South 54°15'10" East, a distance of 505.58 feet; thence South 25°54'38" West, a distance of 764.27 feet; thence South 64°05'22" East, a distance of 330.60 feet; thence North 25°54'38" East, a distance of 706.95 feet; thence Southeasterly to a point, said point lying 3,960 feet South and 1,320 feet West of the Northeast corner of said Section 11; run thence Easterly to a point, said point lying 11.19 feet North and 324.36 feet West of the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 12, Township 29 South, Range 17 East and being the beginning of a curve concave to the Southeasterly, said curve having a radius of 99.71 feet and a central angle of 53°36'14" with a chord length of 89.92 feet bearing North 14°27'02" East; run thence Northeasterly along said curve 93.29 feet to the end of said curve; thence North 41°15'15" East 88.05 feet; thence North 48°33'55" East 68.85 feet; thence North 54°11'22" East 130.55 feet; thence North 48°00'50" East 71.32 feet; thence North 49°36'47" East 49.95 feet; thence North 49°36'08" East 4.05 feet; thence North 70°49'08" East 196.16 feet; thence North 72°01'46" East 231.45 feet; thence North 74°24'43" East 173.00 feet to the beginning of a curve concave to the Southerly, said curve having a radius of 472.22 feet and a central angle of 25°37'43" with a chord length of 209.47 feet bearing North 87°13'34.5" East; run thence Easterly along said curve 211.23 feet to the end of said curve; thence South 79°57'34" East 255.08 feet to the beginning of a curve concave to the Northeasterly, said curve having a radius of 131.80 feet and a central angle of 08°54'43" with a chord length of 20.48 feet bearing South 84°24'54.5" East; run thence Southeasterly along said curve 20.50 feet to the end of said curve; thence South 88°52'15" East 27.41 feet to the beginning of a curve concave to the Northwesterly, said curve having a radius of 55.74 feet and a central angle of 18°18'09" with a chord length of 17.73 feet bearing North 81°58'37.5" East; run thence Northeasterly along said curve 17.81 feet to the end of said curve; thence North 72°49'30" East 83.81 feet; thence North 87°10'59" East 93.16 feet to the beginning of a curve concave to the Southwesterly, said curve having a radius of 229.29 feet and a central angle of 33°39'13" with a chord length of 132.75 feet bearing South 75°59'22" East; run thence Southeasterly along said curve 134.68 feet to a point of reverse curvature, being the beginning of a curve concave to the Northeasterly, said curve having a radius of 107.03 feet and a central angle of 30°35'11" with a chord length of 56.46 feet bearing South 74°27'22" East; run thence Southeasterly along said curve 57.14 feet to the end of said curve; thence South 89°45'01" East 235.90 feet to the beginning of a curve concave to the Southwesterly, said curve having a radius of 359.62 feet and a central angle of 27°49'39" with a chord length of 172.95 feet bearing South 75°50'10.5" East; run thence Southeasterly along said curve 174.66 feet to the end of said curve; thence South 61°55'20" East 731.56 feet to the beginning of a curve concave to the Southwesterly, said curve having a radius of 161.78 feet and a central angle of 00°59'43" with a chord length of 2.81 feet

bearing South 61°25'25.5" East; run thence Southeasterly along said curve 2.81 feet to the end of said curve and the beginning of a curve concave to the Southwesterly, said curve having a radius of 161.78 feet and a central angle of 59°03'47" with a chord length of 166.77 feet bearing South 29°53'56" East; run thence Southeasterly along said curve 175.21 feet; thence South 01°07'39" West 22.60 feet; run thence Easterly to the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 12, Township 29 South, Range 17 East; thence South 01°07'00" West 956.62 feet; thence South 89°11'08" East 935.99 feet; thence South 53°25'42" East 66.59 feet; thence South 89°11'06" East 779.02 feet; thence South 88°56'06" East 350.67 feet; thence South 88°43'44" East 371.44 feet; thence South 88°56'06" East 386.0 feet; thence North 01°07'00" East 987.59 feet; thence Easterly to the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 7, Township 29 South, Range 18 East; run thence North 00°37'45" East along the Easterly boundary of the Northwest 1/4 of the Southwest 1/4 of said Section 7 a distance of 139.56 feet; run thence North 89°22'15" West 67.73 feet to a point on the Northeasterly Right of Way line of Dana Shores (Old Memorial Highway) Drive; thence North 30°46'15" West along said Northeasterly Right of Way line a distance of 1,038.54 feet to the beginning of a curve concave to the Southwesterly, said curve having a radius of 366.93 feet and a central angle of 59°24'14" with a chord length of 363.62 feet bearing North 60°28'23" West; run thence Northwesterly along said curve 380.43 feet to a point on the Northerly Right of Way line of Dana Shores Drive; thence South 89°49'29" West along said Northerly Right of Way line a distance of 423.23 feet to a point on the Westerly Right of Way line of George Road; thence South 00°19'53" West along said Westerly Right of Way line a distance of 10.00 feet to a point on the Northerly Right of Way line of said Dana Shores Drive; thence South 89°49'29" West along said Northerly Right of Way line a distance of 2,436.87 feet to the beginning of a curve concave to the Northeasterly, said curve having a radius of 160.65 feet and a central angle of 79°02'36" with a chord length of 204.47 feet bearing North 50°39'13" West; run thence Northwesterly along said curve 221.63 feet to a point on the Easterly Right of Way line of said Dana Shores Drive; thence departing said Easterly Right of Way line South 89°16'18" East 46.65 feet; thence North 00°41'50" East 50.00 feet; thence North 89°16'18" West 50.00 feet to a point on said Easterly Right of Way line; thence North 00°55'06" East along said Easterly Right of Way line a distance of 2,534.82 feet to a point on the Southerly Right of Way line of Memorial (S.R. S576) Highway; thence South 89°56'05" East along said Southerly Right of Way line a distance of 2,632.72 feet to a point lying 30.00 feet Easterly of the Westerly boundary of Section 7, said point also lying on the Easterly Right of Way line of George Road; run thence South 00°19'53" West along said Easterly Right of Way line a distance of 20.07 feet; thence North 38°12'19" East 25.52 feet to a point on the Southerly Right of Way line of said Memorial Highway; thence South 89°55'52" East along said Southerly Right of Way line a distance of 242.01 feet to the beginning of a curve concave to the Southwesterly, said curve having a radius of 5,682.58 feet and a central angle of 03°00'33" with a chord length of 298.41 feet bearing South 88°30'41" East; run thence Southeasterly along said curve 298.45 feet to a point of reverse curvature, being the beginning of a curve concave to the Northeasterly, said curve having a radius of 5,776.58 feet and a central angle of 02°53'33" with a chord length of 291.59 feet bearing South 88°27'10" East; run thence Southeasterly along said curve 291.62 feet to the end of said curve; run thence South 89°53'57" East 401.15 feet; thence South 56°07'51" East 25.19 feet to a point on the Westerly Right of way line of Eisenhower (S.R. 60 & 589) Boulevard; run thence South 00°21'13" West along said Westerly Right of Way line a distance of 1,792.83

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feet; Thence continue along said Westerly Right of Way line South 00°25'30" West 751.92 feet; run thence South 89°32'17" East 25.00 feet to the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of said Section 7; thence Easterly to the midpoint of said Section 7; thence Northerly to the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 6, Township 29 South, Range 18 East; thence Easterly to the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 6; thence Northerly to the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section 6; thence Easterly to the Northeast corner of the Southeast 1/4 of said Section 6; thence Northerly to a point on the Westerly boundary of Section 32, Township 28 South, Range 18 East lying 230 feet North of the Southwest corner of Section 32; run thence Easterly to a point 150 feet West and 230 feet North of the Southeast corner of said Section 32; thence Northerly in a straight line to a point 150 feet West of the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of said Section 32; thence Easterly to a point 330 feet West of the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 28 South, Range 18 East; thence Northerly to a point 330 feet West of the Northeast corner of said Section 34; thence Northwesterly to a point 660 feet West of the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 27, Township 28 South, Range 18 East; thence Northerly to a point 660 feet West of the Northeast corner of said Section 27; thence Easterly to a point 200 feet West of the Northeast corner of said Section 27; run thence North 00°46'16" East, parallel to the East boundary of Section 22, Township 28 South, Range 18 East, a distance 672.11 feet; thence North 89°42'54" West 206.99 feet; thence North 00°46'16" East 326.00 feet; thence North 89°42'54" West 270.72 feet; thence North 00°43'46" East 326.00 feet; thence South 89°42'54" East 477.95 feet; run thence North 00°46'16" East to a point 200 feet West of the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 22, Township 28 South, Range 18 East; thence Easterly to the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 22; thence Northeasterly to a point 660 feet West of the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 28 South, Range 18 East; thence Northerly to a point 150 feet North and 660 feet West of the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 14; thence Easterly to a point 150 feet North of the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 14; thence Northerly to a point 200 feet North of the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 11, Township 28 South, Range 18 East; thence Easterly across Sections 11 and 12, Township 28 South, Range 18 East and Sections 7 and 8, Township 28 South, Range 19 East to a point lying 200 feet North and 100 feet East of the Southwest corner of the East 1/2 of Section 8, Township 28 South, Range 19 East; run thence Northerly along a line 100 feet East of and parallel with the West boundary of said East 1/2 of Section 8 to a point lying 100 feet South of the North boundary of said Section 8; thence Easterly along a line 100 feet South of and parallel with said North boundary of Section 8 and the North boundary of Section 9, Township 28 South, Range 19 East to a point of intersection with the Southerly extension of the West boundary of the East 1/2 of Section 4, Township 28 South Range 19 East; thence Northerly along the West boundary of the East 1/2 of said Section 4 and along the West boundary of the East 1/2 of Sections 33 and 28, Township 27 South, Range 19 East to a point on the South boundary of the North 1/2 of the Northwest 1/4 of said Section 28, said point lying 1322.50 feet Southerly of the North 1/4 corner of said Section 28; thence North 89°00'32" West, along said South boundary of the North 1/2 of the Northwest 1/4 of said Section 28, a distance of 2684.40 feet, to a point on the East boundary of the North 1/2 of the Northeast 1/4 of Section 29, Township 27, Range 19 East; thence North 89°12'14" West, along the South boundary of the North 1/2

of the Northeast 1/4 of said Section 29, a distance of 2646.51 feet, to a point on the Easterly right-of-way boundary of State Road 93 - Interstate No. 275 (formerly Interstate No. 75); thence along said Easterly right-of-way boundary Northeasterly 1392.16 feet along the arc of a curve to the left, having a radius of 3969.72 feet, and a central angle of 20°05'36", (chord bearing and distance of North 34°17'59" East, 1385.04 feet); thence North 24°15'11" East, along said East right-of-way boundary, a distance of 5506.00 feet, more or less, to a point on a line, said line lying 418.12 feet South of and parallel to the North boundary of the Northwest 1/4 of Section 21, Township 27, Range 19 East; thence S 89°10'13" East, along said line, a distance of 936.75 feet to a point on the West boundary of the East 3/4 of said Section 21; thence Northerly along said West boundary of the East 3/4 of Section 21 to a point on the South boundary of Section 16, Township 27 South, Range 19 East; thence Easterly along South boundary of said Section 16 to the Southwest corner of the South 1/2 of the Southeast 1/4 of said Section 16; thence Northerly along the West boundary of said South 1/2 of the Southeast 1/4 of Section 16 to the Northwest corner thereof; thence Easterly along the North boundary of said South 1/2 of the Southeast 1/4 of Section 16 to a point on the West boundary of Section 15, Township 27 South, Range 19 East, said point being the Southwest corner of the North 1/2 of the Southwest 1/4 of said Section 15; thence Northerly along the West boundary of said North 1/2 of the Southwest 1/4 of Section 15 to the Northwest corner thereof; thence Easterly along the North boundary of said North 1/2 of the Southwest 1/4 of Section 15 to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 15; thence Northerly along the West boundary of said Southeast 1/4 of the Northwest 1/4 of Section 15 to the Northwest corner thereof; thence Easterly along the North boundary of said Southeast 1/4 of the Northwest 1/4 of Section 15 to a point on the West boundary of the Northeast 1/4 of said Section 15; thence Northerly along said West boundary of the Northeast 1/4 of Section 15 to a point on the North boundary of said Section 15; thence Easterly along said Northerly boundary of Section 15 also being the Southerly boundary of Section 10, Township 27 South, Range 19 East, to the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 10; thence North 00°09'00" West a distance of 1325.57 feet to the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 10; thence North 89°12'21" West a distance of 1321.08 feet to a point on the Westerly boundary of the Southeast 1/4 of Section 10; thence North 00°26'34" West along said Westerly boundary a distance of 1326.87 feet to the Northwest corner of the Southeast 1/4 of said Section 10; thence South 89°09'20" East along the Northerly boundary of the Southeast 1/4 of Section 10 a distance of 2369.99 feet to a point lying 285.57 feet Westerly of the Southeast corner of the Northeast 1/4 of said Section 10, said point also being on the Easterly Limited Access Right of Way Line of Interstate Highway No. 75, as conveyed to the State of Florida, in Official Record Book 3566, Page 714, as recorded in the public records of Hillsborough County, Florida; thence N. 31°10'33"W. along said Easterly Limited Access Right of Way Line, a distance of 3485.77 feet to the beginning of a curve to the right, being concaved Northeasterly; thence continue along said Easterly Limited Access Line along the arc of said curve a distance of 1657.56 feet, through a central angle of 17°03'26", having a radius of 5567.82 feet (chord 1651.44 feet, chord bearing N. 22°38'45"W.) to the intersection with the centerline of Cypress Creek; thence meander Northeasterly along said centerline of Cypress Creek to it's intersection with the South boundary of the Northeast 1/4 of the Northeast 1/4 of Section 3, Township 27 South, Range 18 East, said point lying 403.40 feet Westerly of the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 3; thence N.89°50'47"W., along said Southerly boundary of the Northeast 1/4 of the Northeast 1/4 of Section 3, a distance of 377.28 feet; thence North, a distance of 692.22 feet; thence

N.57°39'19"W., a distance of 839.13 feet; thence N.00°09'13"E., a distance of 129.73 feet to a point on the Southerly right-of-way line of COUNTY LINE ROAD; thence along said Southerly right-of-way line, S.89°51'02"E., a distance of 1499.80 feet to a point on said Westerly boundary of Section 2; thence along said Westerly boundary of Section 2, S.00°26'33"W., a distance of 50.00 feet; thence along a line lying 50.00 feet South of and parallel with said Southerly right-of-way line of COUNTY LINE ROAD, the following four (4) courses: 1) S.89°51'02"E., 469.20 feet to a point of curvature; 2) Easterly, 706.16 feet along the arc of a curve to the right having a radius of 2890.00 feet and a central angle of 14°00'00" (chord bearing S.82°51'02"E., 704.40 feet) to a point of tangency; 3) S.75°51'02"E., 424.68 feet to a point of curvature; 4) Easterly, 61.65 feet along the arc of a curve to the left having a radius of 3110.00 feet and a central angle of 01°08'09" (chord bearing S.76°25'06"E., 61.65 feet) to the Northwest corner of WEST COAST REGIONAL WATER SUPPLY AUTHORITY PARCEL 25, as described and recorded in Official Records Book 6173, Page 1773, Public Records of Hillsborough County, Florida; thence along the Westerly, Southerly and Easterly boundaries of said PARCEL 25, the following three (3) courses: 1) S.00°04'25"E., 418.55 feet; 2) S.81°53'15"E., 429.38 feet; 3) N.00°04'25"W., 411.44 feet to a point on a curve; thence along a line lying 50.00 feet South of and parallel with said Southerly right-of-way line of COUNTY LINE ROAD, the following two (2) courses: 1) Easterly, 22.77 feet along the arc of a curve to the left having a radius of 3110.00 feet and a central angle of 00°25'10" (chord bearing S.85°08'27"E., 22.77 feet ) to a point of tangency; 2) S.85°21'02"E., 1287.19 feet; thence S.00°09'13"W., 844.48 feet; thence along the South boundary of the North ¼ of the aforesaid Section 2, S.89°50'47"E., 1948.65 feet to a point on the West boundary of the aforesaid Section 1, said point also being the Southwest corner of WESTCOAST REGIONAL WATER SUPPLY AUTHORITY PARCEL 102.1, as described and recorded in Official Records Book 6173, Page 1773, Public Records of Hillsborough County, Florida; thence along the Southerly boundary of said PARCEL 102.1, also being the South boundary of the North ¼ of said Section 1, S.89°57'06"E., a distance of 1679.85 feet to the Southeast corner of said PARCEL 102.1; thence along the Easterly boundary of said PARCEL 102.1, N.20°56'40"E., 1276.09 feet to the Southwest corner of WEST COAST REGIONAL WATER SUPPLY AUTHORITY PARCEL 39, as described and recorded in Official Records Book 6173, Page 1773, Public Records of Hillsborough County, Florida; thence along the South boundary of said PARCEL 39, lying 75.00 feet South of and parallel with the aforesaid Southerly right-of-way line of COUNTY LINE ROAD, S.89°56'24"E., 2686.56 feet to a point on the Westerly right-of-way line of BRUCE B. DOWNS BOULEVARD (COUNTY ROAD NO. 581); thence along said Westerly right-of-way line, S.00°39'54"E., 2925.58 feet; thence N.89°57'46"W., 3810.00 feet; thence S.00°39'54"E., 1309.04 feet; thence N.89°50'54"W., 1057.44 feet to a point on said West boundary of Section 1; thence continue N.89°50'54"W., 1110.96 feet; thence S.00°05'09"E., 948.98 feet to a point lying 7.50 feet Southerly of the Northerly boundary of said Section 11; thence South 89°50'54" East along a line lying 7.50 feet Southerly of and parallel to said Northerly boundary of said Section 11 a distance of 1110.82 feet to a point on the Easterly boundary of said Section 11 also being the Westerly boundary of said Section 12; thence South 89°59'51" East a distance of 4877.10 feet to a point on the Westerly Right of Way line of County Road 581 (Former State Road 581, D.O.T. Section No. 10590-151); thence South 00°39'57" East along said Westerly Right of Way line a distance of 4432.15 feet to a point of curvature; thence Southwesterly 948.16 feet along the arc of a curve to the right having a radius of 1332.40 feet and a central angle of 40° 46' 22" to a point on the Southerly boundary of Section 12 also being the Northerly boundary of Section 13; thence Easterly along the

Northerly boundary of Section 13, Township 27 South, Range 19 East and continuing Easterly along the Northerly boundaries of Sections 18 and 17, Township 27 South, Range 20 East to the Southwest corner of Section 9, Township 27 South, Range 20 East; thence South 89°46'00" East, along the Southerly boundary of said Section 9, a distance of 3894.89 feet; thence North 00°13'40" East, a distance of 109.96 feet; thence North 59°21'24" West, a distance of 264.98 feet; thence North 89°46'00" West, a distance of 154.80 feet; thence South 74°47'27" West, a distance of 334.59 feet; thence North 89°46'00" West, a distance of 630.78 feet, to the East line of the West 2561.25 feet of said Section 9; thence North 00°52'10" West, along said East line, a distance of 5149.13 feet to the Northeast corner of the Westerly 2561.25 feet of said Section 9 and lying on the boundary of Section 4, Township 27 South, Range 20 East; thence N89°58'52"W. along the Southerly boundary of said Section 4, a distance of 960.05 feet to a point on the East boundary of a School Site parcel, according to Official Records Book 9564, Page 403, public records of Hillsborough County, Florida; thence along the East, and North boundaries of said School Site parcel the following seven (7) courses: 1) N.00°01'08"E., 195.00 feet; 2) S89°58'52"E., 306.00 feet; 3) N.00°01'08" E., 272.00 feet; 4) N.89°58' 52"W., 306.00 feet; 5) N.00°01'08" E., 80.00 feet; 6) N.89° 58'52"W., 1279.88 feet; 7) S.30°27'00"W., 634.40 feet to aforesaid South boundary of Section 4; thence along said South boundary of Section 4, N.89°58'52"W., 140.80 feet to the Southwest corner of said Section 4; thence along the West boundary of said Section 4, N.00°24'06"W., 5320.69 feet to the Northwest corner of said Section 4; thence along the North boundary of said Section 4, S.89°52'44"E., 5355.18 feet to the Northeast corner of said Section 4, also being the Northwest corner of Section 3, Township 27 South, Range 20 East; thence along the North boundary of said Section 3, N.89°59'19"E., 5344.57 feet to the Northeast corner of said Section 3, also being the Northwest corner of Section 2, Township 27, South, Range 20 East; thence along the North boundary of said Section 2, N.89°56'45"E., 5348.81 feet to the Northeast corner of said Section 2, also being the Northwest corner of Section 1, Township 27 South, Range 20 East; thence along the North boundary of said Section 1, N.89°54'39"E., 3373.15 feet to a point on the Westerly Maintained Right of Way line of Morris Bridge Road (County Road 579); thence along said Westerly Maintained Right of way line of Morris Bridge Road (County Road 579) the following ten (10) courses: 1) S.45°02'47"W., 159.48 feet; 2) S.44°47'16"W., 174.63 feet; 3) S.36°08'33"W., 205.51 feet; 4) S.35°52'26"W., 1066.99 feet; 5) S.36°56'26"W., 1236.73 feet; 6) S.35°13'27"W., 1183.37 feet; 7) S.35°43'06"W., 1152.22 feet; 8) S.35°39'51"W., 744.15 feet; 9) continue S.35°39'51"W., 738.22 feet to a point on the South boundary of said Section 2, said point also lying on the North boundary of the North ½ of Section 11, Township 27 South, Range 20 East; 10) S.36°05'33"W., 3299.48 feet to a point on the South boundary of said North ½ of Section 11; thence along said South boundary of the North ½ of Section 11, S.89°51'47"W., 2783.25 feet to the Southwest corner of said North ½ of Section 11; thence S.00°25'11"E., along the Westerly boundary of said Section 11, a distance of 104.62 feet, to a point lying 1215.38 feet Northerly of the Southwest corner of the Northwest 1/4 of the Southwest ¼ of said Section 11; thence S.63°11'26"E., 2216.88 feet, to a point on the Northwesterly Right of Way line of Morris Bridge Road (State Road 579, 100.00 feet Right of Way by occupation); thence Southwesterly along the said Northwesterly Right of Way line to it's intersection with the Northerly boundary of the Southerly 614.88 feet of the Southwest ¼ of said Section 11; thence Westerly along the said Northerly boundary of the Southerly 614.88 feet, to it's intersection with the Westerly boundary of said Southwest ¼ of said Section 11; thence S.00°25'11"E., along the Westerly boundary of said Section 11, a

distance of 614.88 feet, to the Southwest corner of said Section 11, said point also being the Northeast corner of Section 15, Township 27 South, Range 20 East; thence N.89°14'11"W., along the Northerly boundary of said Section 15, a distance of 1632.73 feet, to a point lying 1007.27 feet Easterly of the Northwest corner of the Northwest ¼ of the Northeast ¼ of said Section 15; thence S00°27'46"W., a distance of 923.37 feet; thence S.63°57'30"E., a distance of 372.01 feet, to a point on the East boundary of the Northwest ¼ of the Northeast ¼; thence S.00°10'08"W., along the East boundary of the Northwest ¼ of the Northeast ¼, a distance of 243.77 feet, to the Southeast corner of the Northwest ¼ of the Northeast ¼ of said Section 15; thence N.89°08'22"W., along the Southerly boundary of said Northwest ¼ of the Northeast ¼, a distance of 1335.22 feet, to the Southwest corner of the Northwest ¼ of the Northeast ¼ of said Section 15; thence Southerly along the East boundary of said West 1/2 of Section 15 to a point on the North boundary of the Northwest 1/4 of the Southeast 1/4 of said Section 15; thence Easterly along said North boundary to a point marking the Northwest corner of the North 400.00 feet of the East 150.00 feet of said Northwest 1/4 of the Southeast 1/4 of Section 15; thence Southerly along the West boundary of said North 400.00 feet of the East 150.00 feet of the Northwest 1/4 of the Southeast 1/4 of Section 15 to the Southwest corner thereof; thence Easterly along the South boundary of said North 400.00 feet of the East 150.00 feet of the Northwest 1/4 of the Southeast 1/4 of Section 15 to a point on the East boundary of said Northwest 1/4 of the Southeast 1/4 of Section 15; thence Southerly along said East boundary to a point on the North boundary of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 15; thence Easterly along said Northerly boundary of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 15 and along the Northerly boundary of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 15 to the centerline of Morris Bridge Road; thence Southwesterly along the centerline of Morris Bridge Road to a point on the Southerly boundary of the aforesaid Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 15; thence Westerly along the South boundary of said Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 15 and along the South boundary of the aforesaid Northwest 1/4 of the Southeast 1/4 of Section 15 to the Northeast corner of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 15; thence Southerly along the East boundary of said West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 15 to a point lying North 601.49 feet along said East boundary of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 15 from the Southeast corner of said West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 15; thence West 440.06 feet; thence North 200 feet; thence West 1,350 feet; thence South 120 feet; thence West 175 feet; thence South 450 feet; thence West 550 feet; thence South 200 feet to a point on the South boundary of the aforesaid Section 15, said point being 1,850 feet West of the Southeast corner of the Southwest 1/4 of said Section 15; thence West along said South boundary of Section 15 to the Southwest corner of said Section 15, thence West along the South boundary of Section 16, Township 27 South, Range 19 East 517.16 feet to a point on the North boundary of a road referred to as CCC Road; thence along said North boundary of the CCC Road the following fourteen (14) courses; 1) Northwesterly with deflection angle of 20°53'14" to the right, 1,568.73 feet; 2) Northwesterly with a deflection angle of 01°41'29" to the left, 673.38 feet; 3) Westerly with a deflection angle of 08°25'52" to the left, 89.59 feet; 4) Westerly with a deflection angle of 11°58'03" to the left, 1,779.48 feet; 5) Westerly with a deflection angle of 00°41'35" to the left, 473.31 feet; 6) Southwesterly with a deflection angle of 11°21'54" to the left, 383.91 feet; 7) Southwesterly with a deflection angle of 01°56'00" to the left, 279.33 feet; 8) Southwesterly with a deflection angle of 12°45'56" to the left, 80.86 feet; 9) Southwesterly

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with a deflection angle of 09°37'30" to the left, 114.05 feet; 10) Southwesterly with a deflection angle of 10°01'09" to the left, 89.18 feet; 11) Southwesterly with a deflection angle of 09°09'09" to the left, 364.18 feet; 12) Southwesterly with a deflection angle of 02°13'22" to the right, 48.11 feet; 13) Southwesterly with a deflection angle of 03°40'14" to the right, 40.17 feet; 14) Southwesterly with a deflection angle of 03°00'00" to the right, 52.75 feet to a point on the South boundary of Section 17, Township 27 South, Range 20 East; thence along the South boundary Westerly 1,813.66 feet to the Southwest corner of the Southeast 1/4 of said Section 17; thence along the South boundary of said Section 17 and the South boundary of Section 18, Township 27 South, Range 20 East to the Southwest corner of said Section 18; thence Southerly along the East boundary of Section 24, Township 27 South, Range 19 East to the Southeast corner of the North 1/2 of said Section 24; thence Westerly along the South boundary of said North 1/2 of Section 24, 3,038.13 feet; thence Northerly with a deflection angle of 91° 51'03" to the right, 1,816.98 feet; thence Northeasterly with a deflection angle of 47°36'02" to the right, 1,993.88 feet; thence Northerly with a deflection angle of 48°04'55" to the left, 1,375.18 feet; thence Northwesterly with a deflection angle of 26°25'16" to the left, 1,535.89 feet to a point on the Southeasterly Right of Way line of County Road 581; thence along Southeasterly Right of Way line of County Road 581 Southwesterly to a point on said Southeasterly Right of Way line of County Road 581, a distance of 5955.96 feet Northeasterly along said Southeasterly Right of Way line for County Road 581 from a point of intersection with said Southeasterly Right of Way line and the South boundary of the North 1/2 of Section 23, Township 27 South, Range 19 East; thence Southeasterly with a deflection angle of 49°38'23" to the left, 806.16 feet; thence Southwesterly with a deflection angle of 35°11'41" to the right, 2648.67 feet; thence Southerly with a deflection angle of 27°30'35" to the left, 1315.60 feet to a point on the South boundary of the North 1/2 of Section 24, said point also being the Northeast corner of the property described in Official Record Book 3114, Page 996, of the Public Records of Hillsborough County, Florida; thence Southerly along the Easterly boundary of the aforesaid property described in Official Record Book 3114, Page 996, the following two (2) courses: (1) thence S 00°35' 04" W, a distance of 420.88 feet; (2) thence S 10°37' 07" E, a distance of 1166.17 feet, to the Southeast corner of the aforesaid described property; thence continue S 10°37' 07" E, a distance of 200.17 feet; thence S 00°35' 04" W, a distance of 876.88 feet, to a point on the South boundary of the aforesaid Section 24, said point lying 952.47 feet Easterly of the Southwest corner of said Section 24; thence continue S 00°35' 04" W, a distance of 4652.25, more or less, to a point on the Westerly limited access Right of Way line of the aforesaid State Road No. 93A, Section 10075-1418 (10075-2418), said point also being on a curve concave to the Northeasterly, said curve having a radius of 5891.58 feet and a central angle of 08°32' 43"; thence Southerly along said Westerly limited access Right of Way line the following seven (7) courses: 1) Southeasterly along said curve 878.68 feet to the end of said curve; (2) thence South 50°34' 44" East 977.67 feet to the beginning of a curve concave to the Southwesterly, said curve having a radius of 5567.58 feet and a central angle of 14°54' 11"; (3) thence Southerly along said curve 1448.16 feet to the end of said curve; (4) thence South 00°15' 51" West 2634.69 feet; (5) thence South 04°15' 52" West 518.72 feet to the beginning of a curve concave to the Northwesterly, said curve having a radius of 2770.79 feet and a central angle of 13°12'44"; (6) thence Southwesterly along said curve 638.93 feet to the end of said curve; (7) thence South 17° 28' 35" West 944.33 feet to the point of intersection with the Right of Way line of Frontage Road "B" as shown on the Department of Transportation Right of Way map for State Road 93A (I-75), Hillsborough County, Section 10075-1426 (10075-2426); thence along said Right of Way line for the

Certified as true  
and correct copy.

following two (2) courses: 1) South 89°55'52" West, a distance of 19.73 feet; (2) thence South 00°11'08" West, a distance of 63.28 feet to the aforesaid Westerly limited access Right of Way line of State Road No. 93A (I-75), Section 10075-1426 (10075-2426); thence Southwesterly, Westerly and Southerly along said Westerly limited access Right of Way to the Northerly Right of Way line of Fletcher Avenue; thence Westerly along said Northerly Right of Way line to the West boundary of Section 1, Township 28 South, Range 19 East; thence Northerly along the West boundary of said Section 1 to the North bank of the Hillsborough River; thence meandering Southwesterly and Southerly along the North and West bank of the Hillsborough River to a point on a line 50 feet North of and parallel with the South boundary of Section 2, Township 28 South, Range 19 East; thence Westerly along said line and along a line 50 feet North of and parallel with the South boundary of Sections 3 and 4, Township 28 South, Range 19 East to a point lying 50 feet North and 100 feet West of the Southeast corner of said Section 4; thence Southerly along a line 100 feet West of and parallel with the East boundary of Section 4 and Section 9, Township 28 South, Range 19 East to a point on a line lying 200 feet North of and parallel with the South boundary of Section 9; thence Easterly along said line lying 200 feet North of and parallel with the South boundary Section 9, to a point on the West boundary of Section 10, Township 28 South, Range 19 East, said point lying 200 feet North of the Southwest corner of said Section 10; thence N 00°13'21" W, along said West boundary of Section 10, a distance of 464.58 feet, to a point on the North boundary of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 10; thence S 89°57'04" E, along said North boundary, a distance of 330.73 feet, to a point on the East boundary of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 10; thence S 00°16'01" E, along said East boundary of the West 1/2, a distance of 465.12 feet, to a point on a line lying 200 feet North of and parallel with the South boundary of said Section 10; thence Easterly along said line to a point 200 feet North of the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 10; run thence Southerly along the Easterly boundaries of the West 1/4 of Sections 10, 15, 22 and 27, Township 28 South, Range 19 East, to the high water mark of the Southerly bank of the Hillsborough River; run thence Southwesterly along a line determined by the high water mark of said bank, and its projection across the mouths of those creeks or drainage outfalls which said line intersects, to the East boundary of the West 1/2 of Section 28, Township 28 South, Range 19 East; run thence Southerly along the East boundary of the West 1/2 of Sections 28 and 33, Township 28 South, Range 19 East, to the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of said Section 33; thence Easterly to the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of said Section 33; thence Southerly to the Northwest corner of Section 10, Township 29 South, Range 19 East; thence Easterly to the Northeast corner of the Northwest 1/4 of said Section 10; thence Southerly to a point 200 feet North of the Southeast corner of the Southwest 1/4 of said Section 10; thence Easterly across Sections 10 and 11, Township 29 South, Range 19 East, to the point of intersection with the high water mark of the Easterly bank of Six Mile Creek (also known along its lower reaches as Palm River), said point lying 200 feet North of the Southerly boundary of Section 12, Township 29 South, Range 19 East; run thence Southwesterly along a line determined by the high water mark of said Easterly bank and the Southerly bank of said creek, and its projection across the mouths of those creeks or drainage outfalls which break said line, to a point of intersection of said line with the midsection line of Section 21, Township 29 South, Range 19 East; run thence Southerly along said midsection line to the point of its intersection with the Southerly boundary of Section 28, Township 29 South, Range 19 East; run thence Southwesterly along a line to a

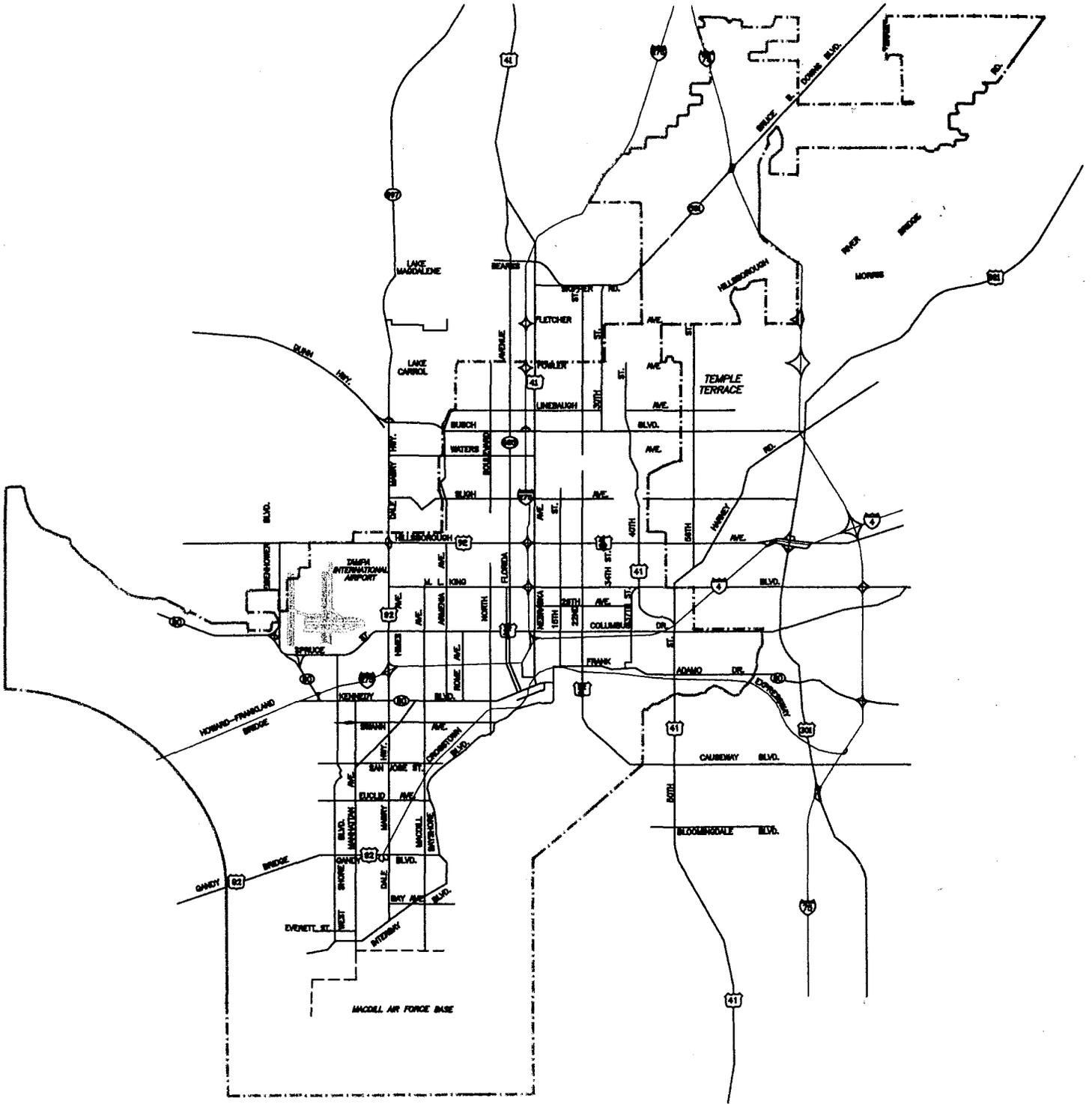
point of intersection with the boundary line between Ranges 18 and 19 East; said line described as follows; beginning at the intersection of the midsection line of Section 28, Township 29 South, Range 19 East with the Southerly boundary of said Section 28, running thence Southwesterly across Sections 33 and 32, Township 29 South, Range 19 East, Sections 5, 6 and 7, Township 30 South, Range 19 East, Sections 12, 13 and 14, Township 30 South, Range 18 East to a point on the Southerly boundary of Section 15, Township 30 South, Range 18 East at its intersection with the high water line of the Westerly shoreline of Hillsborough Bay; run thence Southerly along said boundary between Ranges 18 and 19 East to the Southerly boundary of the North 1/2 of Section 1, Township 31 South, Range 18 East; thence Westerly along the Southerly boundary of the North 1/2 of Sections 1, 2, 3, 4, 5 and 6, Township 31 South, Range 18 East and Section 1, Township 31 South, Range 17 East to the point of intersection of said boundary with the boundary line between Hillsborough and Pinellas Counties; run thence Northerly and Northwesterly along said boundary line between said counties to its point of intersection with the Westerly boundary of Section 19, Township 29 South, Range 17 East; run thence Northerly along the Westerly boundary Sections 19, 18, 7 and 6, Township 29 South, Range 17 East, and Sections 31 and 30, Township 28 South, Range 17 East, said boundary being the boundary line between said Counties to the Point of Beginning.

LESS Rights of Way for Fletcher Avenue, Bruce B. Downs Boulevard (C.R. 581), 46th Street (lying North of Fletcher Avenue), State Road 93A (I-75 By-Pass) D.O.T. Section No. 10075-2418, Morris Bridge Road, Trout Creek Road and Northeast Frontage Road.

Containing 177.35 square miles (113,503.50 acres), more or less

Revised: 7/03/2002 by: J. Cook

Certified as true  
and correct copy.



Certified as true  
and correct copy.

## PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement (the "Agreement") is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2003, by and between the City of Tampa (a municipal corporation, the "City"), and Government Services Group, Inc. ("GSG"), a Florida corporation, and Nabors, Giblin & Nickerson, P.A. ("NG&N"), a Florida corporation. (GSG and NG&N are also collectively referred to herein as the "Assessment Professionals").

### WITNESSETH

WHEREAS, the City of Tampa is proposing the development of a program to fund stormwater management services and facilities within the City for a portion of Fiscal Year 2003-04 (the "Assessment Project"); and

WHEREAS, the Assessment Professionals are well qualified and experienced in assisting local government with the development, implementation and annual update of non-ad valorem assessments and other funding mechanisms and have agreed to provide professional services to assist the City in accomplishing the Assessment Project for a portion of Fiscal Year 2003-04; and

WHEREAS, the Assessment Professionals shall furnish specialized professional services directly to City staff.

NOW, THEREFORE, it is agreed as follows:

### TERMS

1. **Recitals.** The recitals and all statements contained herein are hereby incorporated into and made a part of this Agreement.

**2. Services to be Performed by the Assessment Professionals.** The Assessment Professionals shall, in conjunction with the general direction of the office of the Mayor, City Attorney or their representative designees, provide the professional services described in the Scope of Services attached hereto as Appendix A in order to assist the City in the development of the Assessment Project.

**3. Term of the Agreement and Time Requirements.** This Agreement shall become effective upon the signature by the duly authorized representative of the City and the Assessment Professionals for developing the Assessment Project, and shall remain in effect for one (1) year, or until completion of the objective of this Agreement which is to develop funding, including but not limited to, a recurring annual assessment to be collected using the utility bill (or if required, the tax bill collection method) for a portion of Fiscal Year 2003-04. The Assessment Professionals shall promptly begin and diligently provide the professional services contemplated herein generally in accordance with the Project Schedule attached hereto as Appendix B so that the City may annually achieve its objective. Accordingly, time is of the essence of this Agreement.

In the event of termination prior to the completion of the Assessment Project provided for by this Agreement, such termination shall in no way prejudice the payments due to the Assessment Professionals for services rendered, provided that the termination is not due to a default on the part of the Assessment Professionals. The City, at its sole option, may decide not to move forward at any time, with only the professional fees and expenses actually incurred through the date the Assessment Professionals are notified of termination then being due and payable. In the event the City terminates this Agreement for any reason other than default by the Assessment Professionals prior to completion of the Fiscal Year 2003-04 assessment roll and the City continues to proceed with an Assessment Project, the City shall provide a written general release to the Assessment Professionals, which is unqualified and absolute, concerning all advice, work product, responsibility and liability arising under this Agreement relating to such assessment roll.

4. **Schedule of Fees.** For services to be provided hereunder by the Assessment Professionals, the Assessment Professionals shall work under a lump sum professional fee arrangement described in the Scope of Services in Appendix A on the payment basis described in the Project Schedule in Appendix B, both of which are attached hereto and incorporated herein by reference.

The lump sum fee includes reimbursement for all actual costs incurred, including by way of example and not limitation, photocopies, long distance telephone charges, overnight delivery services, and travel expenses except for the reimbursement for the costs of producing, stuffing and mailing first class notices or information obtained from the Property Appraiser, or like public official, which shall be considered an Assessment Project cost and will depend on the number of assessable parcels for Fiscal Year 2003-04. Such costs will be due and payable upon the adoption of the initial assessment resolution.

Any additional services will be provided at the standard hourly rates of the Assessment Professionals, as follows:

GSG	
Chief Executive Officer	\$225
Senior Project Manager	\$150
Project Manager	\$140
Consultants	\$125
Information Services	\$125
NG&N	
Firm Partners	\$200
Firm Associates	\$175

Expenses related to additional meetings will be billed in conformance with section 112.061, Florida Statutes.

5. **Cooperation of the City.** It shall be the obligation of the City to timely provide the Assessment Professionals with all reasonably required information, data and records necessary to complete the Assessment Project.

The scope of services incorporated herein contemplates that the City will timely provide the necessary budget background information and the data required to update the Assessment Project, timely provide staff to conduct any field research (e.g., activities necessary to supplement incomplete data or correlate the utility account data with the data contained on the ad valorem tax roll) and provide swift policy direction regarding various components of the methodology.

**6. Documents.** All documents, electronic media, and other data developed by the Assessment Professionals in connection with the Assessment Project shall be reproduced and made available to the City by the Assessment Professionals at any time upon request of the City. When any work contemplated under this Agreement is completed or for any reason is terminated prior to completion, all of the above data shall be timely reproduced and delivered to the City upon written request.

**7. Termination.** The City reserves the right to terminate this Agreement at any time, by written notice. In the event of such termination the Assessment Professionals shall be entitled to the professional fees on an hourly basis from the last percentage of the project completed and expenses for actual costs incurred for work performed hereunder through the date the Assessment Professionals are notified of termination.

**8. Default Provision.** In the event that the Assessment Professionals fail to comply with each and every term and condition of this Agreement or fail to perform any of the terms and conditions contained herein, then the City, in addition to all other remedies available by law, at its sole option and upon written notice to the Assessment Professionals, may cancel and terminate this Agreement.

**9. Conflict of Interest.** The Assessment Professionals covenant that no person under their employ who presently exercises any functions or responsibilities in connection with this Agreement has any personal financial interest, direct or indirect, with the City. The Assessment Professionals further covenant that, in the performance

of this Agreement, no person having such conflicting interests shall be employed. Any such interests on the part of Assessment Professionals or their employees, must be disclosed in writing to the City. Also, the Assessment Professionals are aware of the conflict of interest laws of the State of Florida, and agree that they shall fully comply in all respects with the terms of said laws.

**10. Award of Agreement.** The Assessment Professionals warrant that they have neither employed nor retained any company or person to solicit or secure this Agreement, that they have not paid or agreed to pay any company or person any fee, commission, percentage, brokerage fee, or gifts or any other consideration contingent upon or resulting from the award or making of this Agreement.

The Assessment Professionals also warrant that to the best of their knowledge and belief no office holder or employee of the City is interested directly or indirectly in the profits or emoluments of this Agreement.

**11. Entire Agreement.** This Agreement represents the entire and integrated agreement between the City and the Assessment Professionals and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument executed by the City and the Assessment Professionals. The parties hereto agree that this Agreement shall be construed and enforced according to the laws, statutes and case law of the State of Florida.

**12. Successors and Assigns.** This Agreement shall be binding upon the parties hereto and their respective heirs, executors, legal representatives, successors and assigns.

**13. Insurance.** The Assessment Professionals shall maintain during the terms of this Agreement professional liability insurance in a minimum amount of \$500,000 covering all liability arising out of the terms of this Agreement.

**14. Nondiscrimination in Employment.** The Assessment Professionals shall not discriminate against any employee or a applicant for e mployment because of race, color, religion, sex, age, national origin, handicap or marital status. The Assessment Professionals shall take affirmative action to ensure that applicants are employed, without regard to their race, color, religion, sex, age, national origin, handicap or marital status. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. The Assessment Professionals agree to post in conspicuous places, available to employees and applicants for employment, notices to be provided by its personnel officer setting forth the provisions of this equal opportunity clause.

**15. Independent Contractor.** The Assessment Professionals and their employees and agents and any sub-consultants and their employees and agents, shall be deemed to be independent contractors and not agents or employees of the City; and shall not attain any rights or benefits generally afforded classified or unclassified employees; further they shall not be deemed to be entitled to Florida Workers' Compensation benefits as employees of the City.

**16. Non-Delegability.** It is understood and agreed that the obligations undertaken by the Assessment Professionals pursuant to this Agreement shall not be delegated or assigned to any other person or firm without the City's prior written consent, which may be withheld at City's sole discretion.

**17. Best Efforts.** The Assessment Professionals covenant and agree to use their best efforts to assist in accomplishing the City's objectives. The use of special assessments is often politically contentious and can be subject to challenge. Because the state of the law is always subject to change, the Assessment Professionals cannot provide any indemnification or guarantee relative to any challenge to the validity of the Assessment Project. The Assessment Professionals' obligation is to share their

experience and provide their best efforts providing a reasonable analysis and approach to the development of a non-ad valorem assessment program. Errors or omissions in the development of any assessment roll will be addressed, with the permission of the City, by developing remedies and procedures for the City within any implementation documents that are developed for or adopted by the City. Reassessment or the development and reassessment of any remedy or cure resulting from an administrative error or omission by the Assessment Professionals and the direct costs related thereto shall be provided by the Assessment Professionals at no additional charge to the City.

**18. Notices.** All notices or other communications which shall or may be given pursuant to this Agreement shall be in writing and shall be delivered by personal service, or by registered mail addressed to the other party at the address indicated herein or as the same may be changed from time to time. Such notice shall be deemed given on the day on which personally served; or, if by mail, on the fifth day after being posted (return receipt requested) or the date of actual receipt, whichever is earlier.

**TAMPA:**

315 E. Kennedy Boulevard  
Tampa, FL 33602  
(813) 274-8211  
(813) 274-7050/fax

With copy to:

City Attorney  
315 E. Kennedy Boulevard  
Tampa, FL 32602  
(813) 274-8211  
(813) 274-8996/fax

**ASSESSMENT PROFESSIONALS:**

Camille P. Tharpe  
Vice President  
Government Services Group, Inc.  
1500 Mahan Drive, Suite 250  
Tallahassee, Florida 32308  
(850) 681-3717  
(850) 224-7206/fax

Robert L. Nabors  
Nabors, Giblin & Nickerson, P.A.  
1500 Mahan Drive, Suite 200  
Tallahassee, Florida 32308  
(850) 224-4070  
(850) 224-4073/fax

**19. Amendments.** No amendments to this Agreement shall be binding on either party unless in writing and signed by both parties.

**20. Miscellaneous Provisions.**

A. Title and paragraph headings are for convenient reference and are not a part of this Agreement.

B. In the event of conflict between the terms of this Agreement and any terms or conditions contained in any other documents, the terms in this Agreement shall rule.

C. No waiver or breach of any provision of this Agreement shall constitute a waiver of any subsequent breach of the same or any other provision hereof, and no waiver shall be effective unless made in writing.

D. Should any provision, paragraph, sentence, word or phrase contained in this Agreement be determined by a court of competent jurisdiction to be invalid, illegal or otherwise unenforceable under the laws of the State of Florida or Tampa, such provision, paragraph, sentence, word or phrase shall be deemed modified to the extent necessary in order to conform with such laws, or if not modifiable to conform with such laws, then same shall be deemed severable, and in either event, the remaining terms and provisions of this Agreement shall remain unmodified and in full force and effect.

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IN WITNESS WHEREOF, the parties hereto have, through their proper and duly authorized officials, executed this Agreement, the day and year first above set forth.

**GOVERNMENT SERVICES GROUP, INC.**

By: *Camille P. Tharpe*  
CAMILLE P. THARPE

**NABORS, GIBLIN & NICKERSON, P.A.**

By: *Robert L. Nabors*  
ROBERT L. NABORS

**TAMPA**

By: *Pam Iorio*  
PAM IORIO, MAYOR

ATTEST:

*Shirley Gork-Kneules*  
City Clerk /Deputy City Clerk

APPROVED AS TO FORM

*Fredrick P. Hill*  
City Attorney

The execution of this document was authorized  
by Resolution No. 2003-0536  
*[Signature]*  
(signature)

- City Attorney
- Assistant City Attorney

**APPENDIX A**

**PROPOSED RATE STUDY FOR  
STORMWATER SERVICES**

**APPENDIX A**  
**PROPOSED RATE STUDY FOR STORMWATER SERVICES**

**Phase One:**

**Task 1: Project Initiation/Clarify City's Objectives**

Meet with City elected officials in a kick-off meeting to clarify the City's objectives regarding the stormwater rate study. Meet with City staff to obtain data and information and review the preliminary approach to the stormwater program and a general method for identifying and apportioning the City's stormwater costs, including a time frame for the stormwater rate study.

**Task 2: Data Analysis and Evaluation**

Evaluate existing engineering information (future stormwater and drainage improvements), public works data (such as drain maintenance requirements), legal documents, reports and all other data relating to the provision and proposed provision of stormwater services and facilities within the City.

**Task 3: Identify Scope of Work for Engineering Tasks**

Identify the scope of work for outside engineering consultants to assist in the development of the stormwater rate study including such tasks as: assistance in defining the service area(s), field work related to impervious area measurements and calculation of mitigation credits, if required. The scope of work will identify the general tasks for the engineers, but will not provide a detailed work plan. Such work plan can be provided on an hourly basis.

**Task 4: Identify Data Needs**

Determine which land information variables on the existing databases are available for and relevant to the stormwater rate calculation process. Identify information that is not on the databases but which is important to structuring a legally defensible and equitable stormwater management program.

**Task 5: Identify Billing and Collection Mechanism**

Identify the various billing and collection mechanisms available to the City. Based on the data needs identified in Task 4, recommend the most efficient billing and collection mechanism.

**Task 6: Provide Phase II Scope of Services**

Based on the tasks completed in Phase I, provide a Phase II scope of services, which will include all of the tasks necessary to develop the stormwater apportionment methodology and calculate the preliminary stormwater rates.

**Fee and Costs**

For services provided by GSG and NG&N, the lump sum fee for professional services for the proposed scope of services for Phase One will be \$16,500. Please see Appendix C for an Hours and Fees matrix for Phase I. Payment will be 50 percent of the lump sum fee for Phase One beginning June 2003, based on the following payment schedule, assuming notice to proceed occurs in May 2003. Payment will be pro-rated on the basis of the anticipated number of months included in the project if notice to proceed occurs after May 2003.

<b><u>Payment Date</u></b>	<b><u>Payment Amount</u></b>
May 2003	50%
July 2003	50%

The lump sum fee for Phase One includes four (4) on-site visits to the City, including one meeting with City elected officials to present the Phase One findings and Phase Two scope of services. Meetings in excess of those contemplated may be arranged at our standard hourly rates.

Fees for Phase Two and Phase Three will be determined at the time of submittal of the scope of services for each phase.

**APPENDIX B**  
**DELIVERABLES AND PAYMENT SCHEDULES**

## APPENDIX B

<u>Deliverable</u>	<u>Schedule</u>
Notice to Proceed by the City	May 2003
Phase One Completed	July 2003
Phase Two Scope of Services	July 2003

**APPENDIX C**

**HOURS AND FEES MATRIX**

Tasks	Total Hours	Total Fees
<b>STORMWATER RATE STUDY</b>		
<b>Task 1 - Project Initiation</b>		
GSG	8	\$ 1,200
NG&N	8	\$ 1,400
<b>Task Total</b>	<b>16</b>	<b>\$ 2,600</b>
<b>Task 2 - Data analysis and evaluation</b>		
GSG	16	\$ 2,400
NG&N	8	\$ 1,400
<b>Task Total</b>	<b>24</b>	<b>\$ 3,800</b>
<b>Task 3 - Identify scope of work for engineers</b>		
GSG	8	\$ 1,200
NG&N	4	\$ 700
<b>Task Total</b>	<b>12</b>	<b>\$ 1,900</b>
<b>Task 4 - Identify data needs</b>		
GSG	16	\$ 2,400
NG&N	4	\$ 700
<b>Task Total</b>	<b>20</b>	<b>\$ 3,100</b>
<b>Task 5 - Identify billing and collection mechanism</b>		
GSG	8	\$ 1,200
NG&N	4	\$ 700
<b>Task Total</b>	<b>12</b>	<b>\$ 1,900</b>
<b>Task 6 - Provide Phase II scope of services</b>		
GSG	8	\$ 1,200
NG&N	4	\$ 700
<b>Task Total</b>	<b>12</b>	<b>\$ 1,900</b>
<b>GSG TOTAL</b>	<b>64</b>	<b>\$ 9,600</b>
<b>NG&amp;N TOTAL</b>	<b>32</b>	<b>\$ 5,600</b>
<b>GSG/NG&amp;N FEES</b>	<b>96</b>	<b>\$ 15,200</b>
<b>Plus travel and related expenses</b>		<b>\$ 1,300</b>
<b>TOTAL LUMP SUM FEE FOR PHASE ONE</b>		<b>\$ 16,500</b>

## FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT

THIS FIRST AMENDMENT, made as of September 3, 2003, by and between the City of Tampa (a municipal corporation, the "City"), and Government Services Group, Inc. ("GSG"), a Florida corporation, and Nabors, Giblin & Nickerson, P.A. ("NG&N"), a Florida Corporation. (GSG and NG&N are also collectively referred to herein as the "Assessment Professionals").

### WITNESSETH

WHEREAS, on May 8, 2003, The City entered into an Original Agreement with GSG and NG&N to provide certain professional services relating to Phase I of the development of a program to fund stormwater management services and facilities within the City for a portion of Fiscal Year 2003-04 (the "Assessment Project"); and

WHEREAS, the City desires to revise the Original Agreement to include Phase II of the Assessment Project; and

WHEREAS, the additional services as described in the Attachment are required for Phase II consisting of the implementation of a non-ad valorem assessment program.

### NOW, THEREFORE,

In consideration of the covenants and the mutual benefits which will accrue to the parties hereto in carrying out the terms of the Original Agreement and this First Amendment, the parties hereto agree as follows:

1. That the scope of services to be provided by GSG and NG&N shall be amended to detail the additional professional services as outlined in Appendix A, attached hereto and incorporated herein by reference.
2. That the Deliverables and Payment Schedule shall be set forth in Appendix B, attached hereto and incorporated herein by reference.
3. That the total contract compensation for the Assessment Professionals shall not exceed Two hundred twenty-nine thousand one hundred twenty dollars and no cents (\$229,120.00), as outlined in Appendix C, attached hereto and incorporated herein by reference.
4. That all other terms and conditions of the Original Agreement which are not in conflict with this First Amendment to the Original Agreement are hereby ratified and confirmed.

IN WITNESS WHEREOF, the parties have, through their proper and duly authorized officials, executed this First Amendment, the day and year first above set forth.

GOVERNMENT SERVICES GROUP, INC.

By: Camille P. Tharpe  
CAMILLE P. THARPE

NABORS, GIBLIN & NICKERSON, P.A.

By: Robert L. Nabors  
ROBERT L. NABORS

CITY OF TAMPA

By: Pam Iorio  
PAM IORIO, MAYOR

ATTEST:

Shirley Fox-Krawles  
City Clerk

APPROVED AS TO FORM

Kathleen M. [Signature]  
Assistant City Attorney

The execution of this document was authorized  
by Resolution No. 2003-001048

[Signature]  
(signature)

City Attorney  
 Assistant City Attorney

**APPENDIX A**  
**PROPOSED SCOPE OF SERVICES**

## **APPENDIX A PROPOSED SCOPE OF SERVICES**

Based on the information gathered in the Phase I analysis, the following provides a scope of services for Phase II of the project, which is to develop and implement a stormwater assessment program using the tax bill collection method.

### **Task 1: Identify Full Costs (Revenue Requirements) of the Stormwater Program for Fiscal Year 2003-04**

Evaluate the full cost of the proposed stormwater services using the City's most current financial information. This full cost analysis will include (i) the costs of maintaining and operating the City's stormwater system based on the identified service requirement scenarios, (ii) indirect and/or administrative costs and (iii) billing and collection costs associated with the tax bill collection method.

### **Task 2: Provide a Detailed Scope of Services for Engineering Services to be Provided to Assist in the Implementation of the Stormwater Program for Fiscal Year 2003-04**

Provide the City with a detailed scope of services to be used to acquire the necessary engineering services to assist the City in the implementation of the stormwater assessment program for Fiscal Year 2003-04.

### **Task 3: Develop a Method of Apportioning the Costs**

Using the current ad valorem tax roll, the stormwater services data, and the identified benefit areas, develop a method of apportioning the costs. The methodology will also include a credit and adjustment policy to meet specific stormwater characteristics of the City. Review and revise the assessment methodology for legal sufficiency and compatibility with the tax bill method of collection.

### **Task 4: Determine Actual Base Billing Units**

Calculate the billing units for the stormwater rate calculations and identify the number of such units in the City.

### **Task 5: Generate Preliminary Billing Data**

Develop a billing database from the Hillsborough County Property Appraiser's records and other data that the City may provide and that is available in a timely manner, in electronic form.

**Task 6: Develop Pro Forma Rates**

Calculate pro forma rates or proforma revenue generation, based on data collected through the execution of Task 5. Pro forma rates will be determined by dividing the number of billing units in the City into the various program budget scenarios developed in Task 1 based on the apportionment methodology in Task 3.

**Task 7: Draft/Revise the Stormwater Assessment Ordinance**

Draft a stormwater assessment ordinance, which provides the City with the flexibility to impose and collect stormwater assessments using the tax bill collection method.

**Task 8: Draft Initial Assessment Resolution**

Draft an initial assessment resolution that conforms to the stormwater assessment ordinance to impose the stormwater assessment to implement the City's policy decisions and proposed methodology.

**Task 9: Draft Final Assessment Resolution**

Draft a final assessment resolution that conforms to the stormwater assessment ordinance to impose the stormwater assessment and adopt final assessment rates.

**Task 10: Assist with Rate Adoption Process**

Advise and assist with the legal requirements for the adoption of the final assessment rate resolution in conformance with section 197.3632, Florida Statutes, including: (a) the development of the first class notices, (b) publication of the public hearing, (c) development of a public information sheet, and (d) attendance at the public hearing.

**Task 11: First Class Notice Production**

GSG will print, stuff and mail the statutorily required first class notices. Mailing and production costs average approximately \$1.25 per parcel, with the amount due and payable at the time of the adoption of the initial assessment resolution.

**Task 12: Prepare Certified Assessment Roll for the Hillsborough County Tax Collector**

Make all corrections to the assessment roll resulting from postcards, telephone calls or other inquiries. Prepare the certified final assessment roll. Coordinate with Tax Collector's Office to ensure that the stormwater assessment roll is certified in conformance with section 197.3632, Florida Statutes.

**Task 13: Provide Scope of Services and Fees for Ongoing Annual Maintenance or Identify and Cost In-House Resource Needs**

Upon implementation of the assessment program, GSG will prepare a scope of services and fee for ongoing annual assessment services and additional customer service options available to the City that will address in-house resource needs or outsourcing of the assessment maintenance services. This will address:

- Ongoing and annual update of the assessment roll
- Data requirements
- Report requirements
- Accessibility and interface
- Public information program

## **ADDITIONAL SERVICES**

### **Phone Bank Assistance**

GSG can also provide the City with assistance on manning the phone banks to answer citizen inquiries regarding the proposed stormwater assessment program and specifically, the information contained on the first class notices. Such assistance assumes that the City would provide and pay for the costs of obtaining up to 10 incoming phone lines and would provide the office space for phone bank staff to work from in Tampa. It also assumes that the City will provide at least 8 computers with Internet access capability. In the event that the City cannot provide these computers, GSG will lease the computers on behalf of the City and provide these costs as a pass through to the City at cost.

GSG would provide up to 8 phone bank staff persons for the time period from August 25, 2003 through September 12, 2003 from the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. GSG would be responsible for the initial training, scheduling and supervision of the phone bank staff for the stated time period. The proposed lump sum fee for these services is \$45,760 and would be payable on a weekly basis starting August 25, 2003 for the three-week period.

To assist the phone bank, GSG will develop a browser-based interface for the assessment database. Phone bank personnel will be able to make data queries through this system. Phone bank personnel will have the ability to perform lookup on accounts for detail such as owner information, assessment amounts and impervious area information. All actual modifications to the data would be performed by GSG. Any further interaction with the data by the City is beyond the scope of this proposal and could be addressed in future work orders.

We have based our fee on the assumption that the City has yet to fully define all of its customer service support needs and level in which it may desire to provide information to those residents and staff persons of the City requiring access to this assessment database. Because of this, we will structure and design, initially, an on-line assessment lookup utility that will insure absolute integrity and control by GSG. After the implementation phase, we will determine both the current and long-term needs for the

assessment program. GSG has the capabilities of designing, implementing and maintaining any level of database management system on behalf of the City staff and recommends this approach based upon the success we have had with prior clients.

The proposed lump sum fee for the Internet hosted services is \$12,000 and would be payable on a weekly basis starting August 25, 2003 for the three-week period.

**APPENDIX B**  
**DELIVERABLES AND PAYMENT SCHEDULES**

**APPENDIX B  
DELIVERABLES AND PAYMENT SCHEDULES**

<u><b>Deliverable</b></u>	<u><b>Schedule</b></u>
Notice to Proceed by the City	August 7, 2003
Proforma Assessment Rates	August 7, 2003
Stormwater Ordinance	August 7, 2003
Initial Assessment Resolution	August 7, 2003
Mailed/Published Notice	August 21, 2003
Final Assessment Resolution	September 11, 2003

**Fee and Costs**

For the professional services described in Appendix A and provided by GSG and NG&N, the lump sum fee will be \$79,120 and the estimated amount for the production of the first class notices will not exceed \$150,000 for a total not to exceed amount of \$229,120. Payment for the professional services will be 1/3 of the lump sum professional services fee based on the following schedule, assuming that notice to proceed is received by August 7. If notice to proceed occurs after August 7, 2003, payment will be pro-rated on the basis of the anticipated number of months included in the project. Payment for the production of the first class notices is due upon adoption of the initial assessment resolution.

<u><b>Billing Date</b></u>	<u><b>Payment Amount</b></u>
August 8, 2003	33 1/3%
August 30, 2003	33 1/3%
September 30, 2003	33 1/3%

Other payment options may be arranged upon request of the City and subject to agreement by GSG.

In addition to three on-site visits by GSG to conduct field work, the lump sum fee for professional services for each assessment program includes a total of three more on-site visits to the City by GSG and/or NG&N staff, including at least three meetings with City elected officials to (1) present the Ordinance, (2) present the Initial Assessment Resolution and (3) assist in the final rate adoption process.

Meetings in excess of those contemplated may be arranged at our standard hourly rates.

**APPENDIX C**  
**HOURS AND FEES MATRIX**

**APPENDIX C  
HOURS AND FEES MATRIX**

An Hours and Fees Matrix is provided to document the hours and fees associated with the proposed Phase II work effort for GSG. The matrix does not include the hours and fees for any contemplated engineering services associated with the implementation of the stormwater assessment program.

Tasks	Total Hours	Total Fees
<b>Task 1 - Identify Full Costs</b>		
GSG	32	\$ 4,800
<b>Task Total</b>	<b>32</b>	<b>\$ 4,800</b>
<b>Task 2 - Engineering Scope of Services</b>		
GSG	8	\$ 1,200
<b>Task Total</b>	<b>8</b>	<b>\$ 1,200</b>
<b>Task 3 - Develop Apportionment Method</b>		
GSG	40	\$ 6,000
<b>Task Total</b>	<b>40</b>	<b>\$ 6,000</b>
<b>Task 4 - Determine Billing Units</b>		
GSG	40	\$ 6,000
<b>Task Total</b>	<b>40</b>	<b>\$ 6,000</b>
<b>Task 5 - Generate Preliminary Billing Data</b>		
GSG	40	\$ 6,000
<b>Task Total</b>	<b>40</b>	<b>\$ 6,000</b>
<b>Task 6 - Develop Proforma Rates</b>		
GSG	40	\$ 6,000
<b>Task Total</b>	<b>40</b>	<b>\$ 6,000</b>
<b>Task 7 - Draft Ordinance</b>		
GSG	8	\$ 1,200
<b>Task Total</b>	<b>8</b>	<b>\$ 1,200</b>
<b>Task 8 - Draft Initial Assessment Resolution</b>		
GSG	8	\$ 1,200
<b>Task Total</b>	<b>8</b>	<b>\$ 1,200</b>

Hours and Fees Matrix (cont.)

Tasks	Total Hours	Total Fees
<b>Task 9 - Draft Final Assessment Resolution</b>		
GSG	4	\$ 600
<b>Task Total</b>	<b>4</b>	<b>\$ 600</b>
<b>Task 10 - Assist with Rate Adoption</b>		
GSG	32	\$ 4,800
<b>Task Total</b>	<b>32</b>	<b>\$ 4,800</b>
<b>Task 11 - First Class Notice Production</b>		
GSG		
<b>Task Total</b>	<b>See below</b>	<b>See below</b>
<b>Task 12 - Prepare and Certify Assessment Roll</b>		
GSG	32	\$ 4,800
<b>Task Total</b>	<b>32</b>	<b>\$ 4,800</b>
<b>Task 13 - Provide Scope for Annual Maintenance</b>		
GSG	16	\$ 2,400
<b>Task Total</b>	<b>16</b>	<b>\$ 2,400</b>
GSG	300	\$ 45,000
<b>GSG FEES FOR STORMWATER ASSESSMENT PROGRAM</b>	<b>300</b>	<b>\$ 45,000</b>
Plus travel and related expenses		\$ 6,750
<b>TOTAL LUMP SUM FEE FOR STORMWATER ASSESSMENT PROGRAM</b>		<b>\$ 51,750</b>

**In addition to the lump sum fee for GSG, the lump sum fee for NG&N services is \$27,370, for a total lump sum fee of \$27,370.**

**In addition to the lump sum fee for GSG and NG&N services, mailing and production costs for the first class notices average approximately \$1.25 per parcel, with the amount due and payable at the time of the adoption of the initial assessment resolution. The estimated amount for the production of the first class notices will not exceed \$150,000 for a total not to exceed amount of \$229,120.**

**CITY OF TAMPA**

**STORMWATER ASSESSMENT PROGRAM**

**PHASE I**

**July 2003**

**Prepared by:**

**Government Services Group, Inc.**  
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**CITY OF TAMPA  
STORMWATER ASSESSMENT PROGRAM  
PHASE I**

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## EXECUTIVE SUMMARY

In early 2003, the City of Tampa (City) had initiated the process of developing and implementing a stormwater assessment program for Fiscal Year 2003-04 based on the assessment methodology currently used by Hillsborough County and intended to collect the proposed stormwater assessment on the ad valorem tax bill to be mailed in November 2003. A first reading of an ordinance creating a mechanism for a non-ad valorem assessment or other fees to partially fund the stormwater management system was held in March 2003. In late April 2003, the newly installed City administration determined that the City staff and elected officials needed to clarify its goals and directives regarding the proposed stormwater management program (Stormwater Program) prior to the proposed implementation in Fiscal Year 2003-04. Consequently, the second reading of the stormwater ordinance was not held.

The City entered into an agreement with Nabors, Giblin and Nickerson, P.A. (NG&N) and Government Services Group, Inc. (GSG) to provide specialized assistance to the City and its staff to conduct an analysis of the City of Tampa's proposed Stormwater Program.

The following conclusions and recommendations are a result of the analysis conducted by GSG and NG&N in Phase I of this project.

### CONCLUSIONS

The City proposes to expend approximately \$6.8 million for the annual operations and maintenance of the existing stormwater facilities within the City for Fiscal Year 2003-04. Funding for these expenditures had been historically derived from General Fund sources. In addition, the City has budgeted an additional \$3.8 million for major capital improvement projects related to stormwater facilities. Funding for these expenditures will be derived from Utility Tax revenue. The City has identified another \$89.7 million in capital projects to relieve flooding problems. These are unfunded needs at this time.

The City had intended to implement a stormwater utility charge for Fiscal Year 2003-04 to fund a portion of the costs associated with the capital projects to relieve flooding problems. The stormwater utility charge would have been based on the Hillsborough County assessment methodology and the charge would be collected on the ad valorem tax bill to be mailed in November 2003. The decision to clarify its directives and goals for the Stormwater Program necessitated a review of the funding options as well as the stormwater methodology to be applied.

As a consequence, the City has expressed a desire to continue with the development of the stormwater assessment program for Fiscal Year 2003-04 to fund a portion of the stormwater management services currently provided by the City by such revenue source.

The City has identified the required impervious area information needed to develop and support a legally defensible assessment methodology.

The City has the ability to meet the statutory timeframe required by section 197.3632, Florida Statutes to collect the assessments for Fiscal Year 2003-04 using the tax bill collection method.

**SHORT TERM  
RECOMMENDATIONS  
(FISCAL YEAR 2003-04)**

The newly installed City administration has recognized the need to raise the status of the stormwater services provided by the City. In this regard, the Mayor has created a Stormwater Department and has expressed an interest in pursuing a dedicated funding source to fund a portion of the stormwater management costs.

Accordingly, GSG and NG&N recommend that the stormwater assessment program be initially developed to assist in the funding of the citywide operations and maintenance costs associated with the services. The City should focus on a methodology that will allocate these costs to all benefited properties within the City. As the City develops better information regarding the delivery of services, the costs of services, the levels of service to be provided and which properties benefit from the proposed capital projects, the City can modify the stormwater assessment program to address the improved Stormwater Department's needs.

Therefore, the City should move forward with implementing a special assessment program to fund all or a portion of the Fiscal Year 2003-04 operations and maintenance costs of the existing stormwater facilities. To accomplish this goal, GSG recommends the following:

- (1) The proposed assessment methodology to be used to calculate the stormwater assessments will be based on a stormwater assessment methodology developed for the City of Tampa.
- (2) The City should use the tax bill collection method for the billing and collection of the proposed stormwater assessments.
- (3) The City should engage an engineering firm to assist in the (a) analysis of the operations and maintenance levels of service to support a uniform charge citywide and (b) development of the mitigation policy for the stormwater assessment program (c) development of a list of all parcel numbers with on-site stormwater mitigation facilities that are privately maintained and an estimate of the year in which those facilities were put in place.

This recommendation will accomplish the following:

- (1) The stormwater assessment rates for Fiscal Year 2003-04 can be set at a pre-determined amount per equivalent square footage of impervious area (ESFIA) and the amount of revenue generated by the assessments will need to be supplemented by other legally available revenues OR the stormwater assessment rates for Fiscal Year 2003-04 can be calculated based on the total revenue requirements divided by the total number of ESFIAs within the City (with no supplemental revenue required).
- (2) The amount of revenue currently generated in the General Fund, equal to the amount of revenue generated by the stormwater assessments, can be used for the unfunded stormwater capital projects OR can be used for other City purposes.
- (3) The stormwater management services provided by the City will begin to be funded by a dedicated funding source that will enable the City to eventually address the unfunded needs of the stormwater services related to flooding problems, regulatory issues and ongoing operations and maintenance functions.

<b>OTHER RECOMMENDATIONS</b>
----------------------------------

The City should engage an engineering firm or firms to assist in the development of a comprehensive stormwater master plan. However, in recognition of the work already completed for several basins, the stormwater master plan would incorporate the existing Basin Studies and continue the work on the remaining Basin Studies.

The Master Plan would also include these components:

- Level of service standards
- Prioritization criteria
- Capital improvement plan with costs
  - Major capital projects
  - Extraordinary maintenance
- Basin Studies
- Basin-Specific Water Quality Improvement Evaluations

The Master Plan should also address these known deficiencies in the system or areas of concern:

- Legal/engineering assessment of the issue of pipes under houses – liabilities and opportunities
- Review of permitting criteria
- Review and update of Public and Private Standards Manual with recommendations
- New draft NPDES Permit – water quality basin assessments and monitoring needs
- Formulation of TMDL master plan
- Maintenance needs evaluations
- Survey of old stormwater systems and development of a retirement/replacement plan

The City should undertake a program to address the canal dredging concerns. Residential canals in the Westshore and Tampa Bay areas have been subject to a continual deposition of sediment material. Maintenance dredging has been identified as the primary method to solve the sedimentation problem. Since it has been determined that a portion of the sediment input has been derived from the adjoining outfall structures to the canals, it may be possible to develop a stormwater assessment program that would provide revenues to address a portion of the costs of the dredging projects.

The City should engage engineers to assist in the development of a program to identify the canal concerns (on a canal basis, since not all of the concerns are similar), develop project costs to correct the canal problems and develop a methodology to properly apportion the costs of the projects between the benefited properties (including the City, County, State and Federal agencies, if applicable) and the property owners.

The City should continue to refine the stormwater special assessment program to account for revisions to the proposed stormwater services that will arise as a result of providing a dedicated funding source for these services. In addition, capital projects that benefit less than the basin or sub-basin geographic areas may require the development of area-specific assessment programs to fund each project.

<b>REMAINING ISSUES</b>
-----------------------------

GSG and NG&N have identified the following issues that require further consideration with respect to the recommendations presented within this Memorandum. Background information for these issues is provided within the Memorandum.

***Issue 1: Verification of Database on Real Property Assessment Roll***

Data utilized to assign the amount of impervious area will be based upon (1) information maintained on the real property assessment roll maintained by the Hillsborough County Property Appraiser for the levy of ad valorem taxes, (2) the measurement (digitized aerials) of a randomly selected set of single and multi family parcels and (3) the measurement (digitized aerials) of all non-single family residential properties. A successful assessment program collected under the Uniform Method must use the information maintained by the property appraiser on the ad valorem tax roll. However, property appraisers are charged only with the responsibility of determining the value of all property within each City and maintaining certain records contained therewith, specifically the preparation of the ad valorem tax roll. The ad valorem tax roll is designed solely to provide the data required by property appraisers to fulfill their charge of assessing the value of property. In contrast, the stormwater assessment program focuses upon property use and impervious area. A majority of the information used for the development of the assessment rates was provided by the County Property Appraiser's office. However, the further verification of the data for some parcels of property will need to be conducted in subsequent years.

## ***Issue 2: Implementation Process***

The tax bill collection method has been recommended as the most appropriate collection method. The process for implementation of the stormwater assessment program using this method is outlined in the Implementation section of this memorandum. A first class notice mailed to every affected property owner is a requirement of using the tax bill collection method. This is an extraordinary notice that contains information and statements required by the Florida Statutes. To minimize any confusion to the property owners and ensure the successful implementation of the assessment program, the following components are recommended:

- A public information brochure to be inserted in the first class notice package, which provides a user-friendly explanation of the program and its benefits and provides answers to the “most frequently asked questions.”
- A correction postcard that can be used by the property owner to notify the City of corrections to the information included on the first class notice such as the property owner name and address, the classification of the property or the amount of impervious area.
- A phone bank staffed by City staff and/or temporary staff, who have been trained regarding the proposed assessment program and types of questions or issues that might be raised by the property owners. A series of phone numbers to provide ample access to the phone bank would also be helpful in minimizing property owner frustration (i.e., busy signals on the phone lines).
- The incorporation of follow-up forms for senior City staff to use to provide additional assistance or information to property owners with more complicated requests or problems.
- A log of all telephone requests so that City staff can prepare a summary of the types of questions or issues that have been raised by the property owners and provide it to the City Council.

## ***Issue 3: Collection of Assessments from Governmental Property***

A special assessment can be imposed against governmental property to pay for the benefits that such property receives. However, as to each level of government, differing concepts of immunity and other statutory provisions or case law may prevent collection or frustrate special assessment imposition. In addition, Florida case law is clear that the payment of such assessments cannot be enforced by a lien against the public property. Rather, the enforcement remedy would be a judicial action to compel payment. A collateral issue in enforcing payment is the legislative authorization of the public agency to pay the charge or special assessment imposed. Thus, the law establishing the expenditure authority of the specific governmental or public agency or its appropriation discretion must

be examined to determine whether the governmental unit has the authority to pay a charge or assessment for stormwater services provided by the City.

From a collection standpoint, there are two methods to bill governmental property. Each governmental unit should either be sent a separate bill or the stormwater charge could be collected on the City's utility bill. If the stormwater charge is to be collected on the utility bill, it may be structured as a fee and the stormwater demand for all governmental property and for each owner will need to be analyzed.

A related issue for the initial year is that many of these governments have not budgeted for the stormwater charge for the upcoming fiscal year. It is recommended that the City provide immediate and additional notification to government properties of the intent to collect the stormwater charge. These other governments may still be able to adjust their budget requests accordingly.

***Issue 4: Mitigation Credits and Net Assessment Revenue***

Mitigation credits that may apply to parcels that have provided on-site, man-made stormwater management facilities may be granted by the City as described previously. Any mitigation credits granted by the City will decrease the amount of the total assessment revenue generated by the City. No other assessment payers should pay more to recover the difference resulting from the mitigation credits.

***Issue 5: Ongoing Annual Maintenance of the Assessment Program***

As part of the recommended Phase II tasks, GSG will identify, cost and make recommendations regarding the best method to provide the ongoing annual maintenance of the assessment program. Options for the annual maintenance include in-house City staff or outsourcing some or all of the maintenance services. The in-house option will include manpower needs and associated costs.

## PROJECT BACKGROUND

### INTRODUCTION

The City of Tampa (City) has entered into an agreement with Nabors, Giblin and Nickerson, P.A. (NG&N) and Government Services Group, Inc. (GSG) to provide specialized assistance to the City and its staff to conduct an analysis of the City of Tampa's proposed stormwater assessment program (Stormwater Assessment Program).

The City had initiated the process of developing and implementing a stormwater assessment program for Fiscal Year 2003-04 based on the assessment methodology currently used by Hillsborough County. The City intended to collect the proposed stormwater assessment on the ad valorem tax bill to be mailed in November 2003. A first reading of an ordinance creating a mechanism for a non-ad valorem assessment or other fees to partially fund the stormwater management system was conducted in March 2003. In late April 2003, the newly installed City administration determined that the City staff and elected officials needed to clarify its goals and directives regarding the proposed Stormwater Assessment Program prior to the proposed implementation in Fiscal Year 2003-04.

The results of this Phase I of the project will provide the City with an opportunity to provide clarity and direction to its Stormwater Assessment Program. General fund revenues are currently used to fund the operations and maintenance functions of stormwater management services. The Utility Tax Fund provides revenues for capital projects. While general fund revenues are commonly used to fund stormwater management services within other cities and counties within Florida, there has been an increasing trend within the State to fund essential services through alternative revenue sources, such as, special assessments as long as such essential services meet the case law criteria for valid special assessments.

### OBJECTIVES

The Phase I project included the following objectives:

- Clarify City Objectives: Working with City leadership, GSG and NG&N assisted in identifying the immediate and long-term goals of the City in addressing its stormwater management program. This task was critical in setting priorities at a level that is required to meet immediate and long-term service and infrastructure needs.
- Evaluate Existing Data and Information to Determine Utilization: This evaluation allowed the City to determine the quality and quantity of information data already compiled and prevented any "reinventing the wheel" where it was not necessary.
- Identify Engineering Scope of Work: Based on the analysis in Phase I, any level of effort required by professional engineers was identified and articulated to the City.

- Identify Data Needs: (Impervious Area) Time was spent in analyzing the quality and quantity of the City's impervious surface database to determine its utilization and need for additional effort.
- Identify Billing and Collection Mechanisms: This analysis was conducted to provide the City with alternatives regarding methods of billing and collecting the stormwater utility fee. This accounted for both statutory deadlines and data conversion requirements depending on the options recommended and ultimately selected by the City.
- Proposed Phase II Scope of Work: Based on the information gathered in the Phase I program, a Phase II Scope of Work including tasks, professional hours and timeframe has been developed, based on a complete understanding of the direction the City wishes to go, the level of data currently available and the strategic outline allowing the City to meet both its short and long-term goals.

To accomplish these objectives, GSG and NG&N focused on the following essential tasks:

- Conducted extensive interviews with City staff regarding the goals and objectives of the proposed stormwater program including participation in meetings with citizens regarding program expectations;
- Reviewed and analyzed all existing budget, engineering and legal documents related to the existing and proposed stormwater management services. A list of source documents is provided as Appendix A;
- Evaluated the City's proposed apportionment methodology;
- Evaluated the City's existing databases – the ad valorem tax roll data base, utility billing system information and geographic information systems (GIS) files;
- Analyzed the utility billing system and the tax bill collection method to determine the appropriate billing and collection method;
- Identified strategic issues and made recommendations regarding solutions.

This Memorandum constitutes the Phase I deliverable, containing information in a summary format from which City elected officials and staff will be able to make informed decisions regarding the development of a stormwater assessment program within the constraints of readily available data and case law precedent in a manner conducive to its collection via the ad valorem tax bill for Fiscal Year 2003-04. Included in this Memorandum is the Phase II Scope of Services and associated fees to assist the City in implementing the proposed assessment program.

**OVERVIEW OF CITY'S  
STORMWATER SYSTEM**

The City of Tampa stormwater system serves 103 square miles in the City and extends into Hillsborough County. Areas outside of the City include Curiosity Creek Basin, Duck Pond Basin, the area upstream of the New Tampa area and the area within the vicinity of Interstate 4 in the eastern portion of the City. In some instances, the City and Hillsborough County may share a portion of the costs associated with projects in these areas. The City's stormwater system includes 365 miles of stormwater mains, 180 miles of ditches, 104 retention ponds and 21,000 curb miles of annual street sweeping.

The City is divided into five major basins determined by the area's primary receiving water. These five basins are further divided into thirty-nine sub-areas. These sub-areas have been further divided because most have more than one outfall. Table 1 illustrates the major basins and their respective sub-areas.

**TABLE 1  
STORMWATER BASINS AND SUB AREAS**

Hillsborough Bay Basin	<b>01 – Ybor City</b> 02 – Davis Islands 03 – Palma Ceia 04 – Upper Bayshore 05 – Lower Bayshore 06 – Ballast Point <b>07 – Interbay South</b> <b>08 – Spanish Town Creek</b>
McKay Bay Basin	<b>09 – 29<sup>th</sup> Street Outfall</b> 10 – 43 <sup>rd</sup> Street Outfall
Old Tampa Bay Basin	<b>11 – Horizon Park</b> <b>12 – Drew Park</b> <b>13 – Lemon Street</b> <b>14 – Cleveland Street</b> 15 – Dundee River 16 – Westshore 17 – Gandy Boulevard 18 – Port Tampa
Upper Hillsborough River	<b>19 – River Grove</b> 20 – Temple Crest <b>21 – Takomah Trail</b> <b>22 – Duck Pond</b>

**A stormwater study has been performed for portions of the sub areas highlighted above**

Source: City of Tampa

TABLE 1 (cont.)

Lower Hillsborough River	23 – North Tampa <b>24 – Forest Hills</b> 25 – Northwest Tampa <b>26 – Sulphur Springs</b> <b>27 – Kirby Creek</b> 28 – Oak Grove 29 – Wellswood 30 – St. Joseph's <b>31 – West Tampa</b> 32 – Downtown 33 – Tampa Heights 34 – University of Tampa 35 – Sunshine Park <b>36 – Hillsborough Avenue</b> 37 – River Bend 38 – Seminole Heights 39 – Seaboard Coastline
--------------------------	--

A stormwater study has been performed for portions of the sub areas highlighted above

Source: City of Tampa

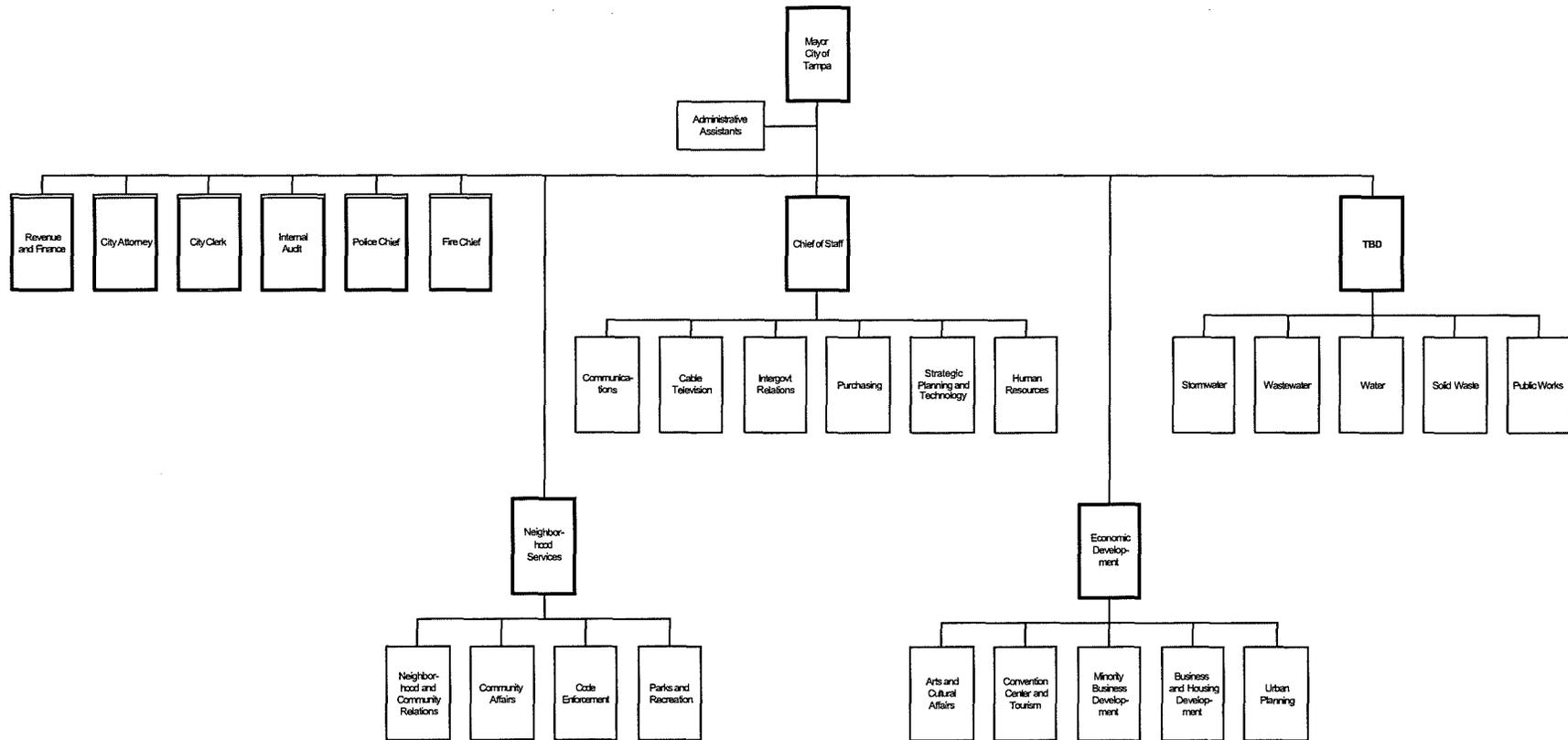
**OVERVIEW OF CITY'S  
STORMWATER  
DEPARTMENT**

Until May 2003, various divisions within the Wastewater Department provided the City's stormwater management services. Stormwater personnel were responsible for the planning, design, construction, operations and maintenance of the City's stormwater system. The Wastewater Department historically provided approximately \$500,000 annually in support services for the Stormwater Department; these support services consisted of in-house design, inspection and drafting for the Capital Improvement Program (approximately \$325,000) and administrative, planning and project management support (approximately \$175,000). The Stormwater Department also historically provided approximately \$200,000 annually in similar support for wastewater capital projects and other services. In addition, personnel located at Business and Housing Development provided permitting and inspection duties that support stormwater goals. For Fiscal Year 2002-03, there were 93 budgeted positions in the Stormwater Department within the following five areas:

- Accounting (2)
- Planning (5)
- Operations (71)
- Engineering (7)
- Construction Services (8)

Under the new administration, the Mayor has created a Stormwater Department. Figure 1 illustrates the newly created department's place within the City organization.

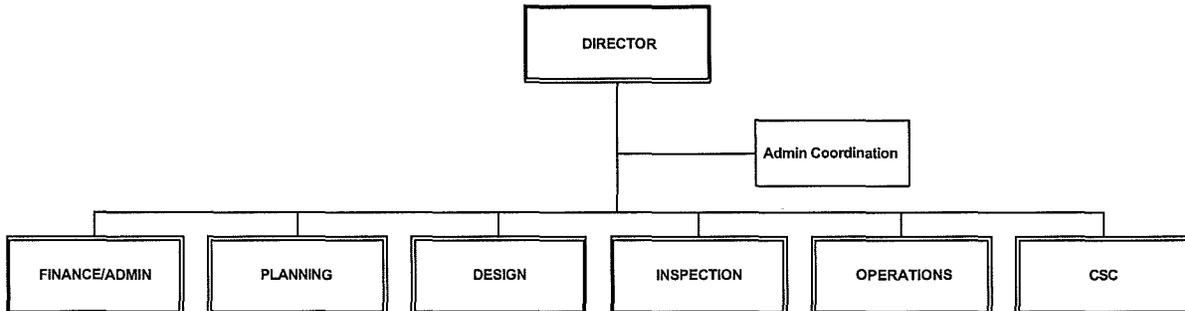
**FIGURE 1  
CITY OF TAMPA ORGANIZATIONAL CHART**



Source: City of Tampa

Figure 2 illustrates the organizational chart for the Stormwater Department.

**FIGURE 2  
STORMWATER DEPARTMENT  
ORGANIZATIONAL CHART**



Source: City of Tampa

Historically, funding for the ongoing annual operations and maintenance services was provided by the general fund. Table 2 provides the actual and budgeted allocations for stormwater services for Fiscal Years 1999-2000 through 2002-03 and the proposed Fiscal Year 2003-04 budget.

**TABLE 2  
STORMWATER BUDGETS  
FISCAL YEARS 1999-2000 THROUGH 2002-03**

Resources	Actual FY 2000	Actual FY 2001	Budgeted FY 2002	Projected FY 2002	Adopted FY 2003	Proposed FY 2004
Personnel	\$ 3,719,742	\$3,906,574	\$ 4,212,006	\$ 4,176,325	\$4,381,421	\$ 4,758,887
Operating	3,432,601	3,670,972	2,693,772	2,667,240	1,981,304	2,073,084
<b>Total Operating Budget</b>	<b>7,152,343</b>	<b>7,577,546</b>	<b>6,905,778</b>	<b>6,843,565</b>	<b>6,362,725</b>	<b>6,831,971</b>
Capital	45,895	91,824	41,748	41,405	41,405	41,405
<b>Total Budget</b>	<b>\$ 7,198,238</b>	<b>\$7,669,370</b>	<b>\$ 6,947,526</b>	<b>\$ 6,884,970</b>	<b>\$6,404,130</b>	<b>\$ 6,873,376</b>

Source: City of Tampa FY 2002-03 Operating Budget

In addition to the annual operating budget, the following projects were included in the Fiscal Year 2002-03 budget and were funded by the Utility Tax Fund.

**TABLE 3  
STORMWATER UTILITY TAX PROJECTS  
FISCAL YEAR 2002-03**

Project	Cost
Stormwater Improvements	\$ 1,685,000
Hamilton Avenue Ditch Replacement	\$ 1,025,000
Rowlett Park Ditch Rehabilitation	\$ 350,000
Rome Avenue: Cypress Street to Loral Street Pipe Rehabilitation	\$ 295,000
Sediment Processing Pilot Projects	\$ 200,000
Ojus/Takomah Trail Retention Pond Reconstruction	\$ 170,000
109th and North Boulevard Tank Replacement	\$ 100,000
<b>Total</b>	<b>\$ 3,825,000</b>

Source: City of Tampa FY 2002-03 Operating Budget

Historically, the City's approach to achieving its stormwater management goals has been guided by a combination of regulatory and capital improvements initiatives. In 1988, the City Council adopted the Stormwater Management Ordinance, which was codified as Chapter 21 of the City Code, to administer earthwork and drainage systems. Among other items, the ordinance includes permit requirements and authorizes the establishment of a Technical Standards Manual to set the requirements necessary for the issuance of a stormwater permit.

The original Technical Standards Manual was adopted in 1988. Those portions regulating public improvements are still in use, though not formally adopted. The City adopted a new Technical Standards Manual for Private Development in 1996. Both manuals include the requirements for the development of a comprehensive site drainage plan, required calculations and necessary agency and environmental approvals to be obtained for public and private developments. Also addressed in the manuals are design standards, construction methodology and permit requirements for detention/retention ponds and other types of excavations.

In 1998, the City Council adopted the current Stormwater Management Element (Element) of the Tampa Comprehensive Plan to address stormwater quantity, water quality, system maintenance and finance concerns through the Comprehensive Plan process mandated by the Growth Management Act.

There is a classification system based on three levels of stormwater protection during a five-year storm event. This classification system includes:

Service Level A – This is the most advanced level of stormwater protection available and comprises the complete removal of stormwater from street surfaces during the design rainfall event.

Service Level B – Level B is the next level of protection and comprises the prevention of significant levels of yard flooding but includes some flooding of street and yard areas. The impacts on residents in Level B service areas are primarily nuisance flooding problems related to temporary impassability of streets. There is no flooding of structures.

Service Level C – The Level of Service C standard is the minimum level of stormwater protection that can be provided and comprises the prevention of flooding in structures or appurtenant components of residential, commercial or institutional structures. This level of service allows for temporary ponding in streets and yards, but precludes the flooding of structures.

The long-term goal and objective of the Stormwater Management Element is to provide a minimum of Level of Service C flood protection to the citizens of Tampa through the implementation of an intensive capital improvement program emphasizing infrastructure rehabilitation and maintenance, as well as the construction of new systems.

Currently, over 94 percent of the City is at Level C or better; the City's goal is that by 2015, approximately 98 percent of the City will be at a minimum of Level C. The Stormwater Management Element also recommends that the fully funded Capital Improvement Plan include the implementation of master basin plans, a rehabilitation and maintenance program and an on-going capital improvements projects program. The Element recommends the exploration of assessment districts, basin fees, tax increment financing and a stormwater utility to fund stormwater management services.

The City has developed a methodology to determine and prioritize stormwater drainage needs. Stormwater concerns are brought to the Stormwater Division's attention and are first investigated by personnel. Concerns that can be addressed by maintenance of existing facilities are referred to operations. Concerns that require structural improvements are further evaluated in-house by stormwater personnel and preliminary project solutions are developed. These solutions are evaluated based on the level of engineering and costs. Problems that can be resolved in an immediate timeframe and with minimum expenditures are placed and prioritized within the minor capital improvement program.

The projects that require large expenditures usually lead to master basin plans to determine the best solution. This process analyzes the drainage system for a large basin in detail and identifies the projects that will resolve the problems. The projects identified in the master basin plan are then evaluated and incorporated into the major capital improvement project list.

From these master plans, proposed projects are defined and included in the City's Capital Improvement Plan. Each of these capital projects is evaluated in relation to other projects

on the list to determine the ability of the project to alleviate the problems. The evaluation is based on issues such as sequencing difficulties of the improvements in the basin, funding sources and their timing, system failure, land acquisition constraints and improvements by outside agencies. Appendix B provides the current listing of prioritized capital projects.

The stormwater Capital Improvement Plan can be divided into two components: the capital program and the ongoing programs. The capital program addresses the implementation of the master basin plan improvements and site-specific improvements for localized problems that require a capital expenditure. The ongoing programs address those areas that have long-term stormwater needs such as stormwater projects that require limited funds but immediate action. The ongoing programs also contain the maintenance programs such as storm sewer rehabilitation, retention pond reconstruction and other projects that maintain the efficiency of the existing stormwater systems.

### **STORMWATER REGULATIONS**

The National Pollution Discharge Elimination System (NPDES) permit may be the largest factor in the future of stormwater management services in the City. The intent of the NPDES permitting process is to reduce the amount of water pollution created by stormwater runoff. Every large or medium sized jurisdiction in the United States was responsible for preparing information that identifies the concentration of 12 different pollutants flowing from their stormwater outfalls during the wet and dry times of the year. Each jurisdiction must prepare a plan describing how they will lower the pollutant levels, how they will finance the reductions and provide a timetable for implementation.

City staff is working with the Florida DEP to address outstanding issues related to the Municipal Separate Storm Sewer System (MS4) Permit. The permit requires the City to implement a comprehensive stormwater management program that will include pollution prevention measures, treatment or removal techniques, stormwater monitoring, use of legal authority and other appropriate means to control the quality of the stormwater discharged from the MS4.

In addition to the NPDES requirements, the rules of the Southwest Florida Water Management District (SWFWMD) describe the environmental resource permit (ERP) requirements for construction, alteration or operation of surface water management systems, most of which require a permit from the SWFWMD.

### **CANAL DREDGING**

A major issue related to stormwater management services is the canal sedimentation problems experienced in the following Davis Island and Westshore areas including:

- Lake Kipling/Dundee Canal
- Spring Lake Canal
- Neptune Canal

Residential canals were excavated from uplands or dredged from shallow wetlands and the excavated or dredged materials were deposited near the newly created canals to form home sites. These canal systems have been subject to a continual deposition of sediment material from both the upland area and the bay. The rate of sedimentation is influenced by the flushing characteristics of the canal and the sediment input. The ability of a canal to flush sediments depends on its length, width, depth and points of connection to other surface waters or sources of water flow. Sediment is inputted from sources such as upland runoff (via stormwater) and sediment materials from connecting surface waters. Maintenance dredging has been identified as the primary method to solve the sedimentation problem. Dredging would restore navigability and possibly enhance the flushing capacity.

In 2000, the City developed a residential canal-dredging manual, which provides guidance on the regulatory agency requirements and construction planning aspects associated with the dredging of residential canals within Tampa Bay. Specifically, the manual addresses permitting processes, dredging methods, spoil disposal alternatives and estimated unit construction costs for the maintenance dredging of canals and lagoons.

Recent studies by Boyle Engineering have attempted to identify and quantify the source of the sedimentation problems for each canal system and determine the project costs. Actual project costs are difficult to determine due to the project phasing, availability of and distance to an appropriate disposal site, dredge spoil quality and agency permit requirements.

Since it has been determined that a portion of the sediment input has been derived from the adjoining outfall structures to the canals, it may be possible to develop a stormwater assessment program that would provide revenues to address a portion of the costs of the dredging projects.

## RECOMMENDATIONS

### CLARIFYING CITY OBJECTIVES

The City has historically provided stormwater services on an as-needed basis due to the lack of a dedicated funding source for the services and the fragmented service delivery system (within various divisions of the Wastewater Department). The City has been using a complaint driven methodology to determine and prioritize the stormwater drainage needs. Master basin plan studies have been conducted independent of each other and prioritized based on several criteria. The City is currently faced with new regulations related to the MS4 permit and will be required to implement and fund a comprehensive stormwater management program. Several canal systems within the Tampa Bay area are experiencing severe sedimentation problems related in part to stormwater discharge.

The newly installed City administration has recognized the need to raise the status of the stormwater services provided by the City. In this regard, the Mayor has created a Stormwater Department and has expressed an interest in pursuing a dedicated funding source to fund a portion of the stormwater management costs.

Accordingly, GSG and NG&N recommend that the stormwater assessment program be initially developed to fund the citywide operations and maintenance costs associated with the services. The City should focus on a methodology that will allocate these costs to all benefited properties within the City. As the City develops better information regarding the delivery of services, the costs of services, the levels of service to be provided and which properties benefit from the proposed capital projects, the City can modify the stormwater assessment program to address the improved Stormwater Department's needs.

### RECOMMENDED STORMWATER ASSESSMENT PROGRAM

Generally, the stormwater assessment methodology recommended by GSG and NG&N for implementation by the City allocates assessable costs on the basis of the impervious area of the properties. The amount of runoff generated by a parcel and sent to the stormwater system represents that parcel's proportionate share of the burden of creating and maintaining the stormwater system. The amount of runoff from a parcel is largely determined by the amount of impervious area (hard surfaces through which water does not easily pass) contained on a parcel -the more the impervious area, the more the runoff, the more the cost of treatment, and the more charged to the parcel.

The recommended assessment methodology includes the following components:

- The use of impervious area in the calculation of relative runoff;
- The development of an equivalent square footage of impervious area (hard surface through which water does not readily percolate) measurement associated with the median single-family residence in Tampa. This is a measure that serves as a common

index to compare runoff generated by different sized properties with different stormwater generation characteristics. It is the stormwater billing unit equivalent of a kilowatt-hour.

- The incorporation of the following rate classes: single family residential parcels, multi-family residential parcels, condominiums, and general parcels;
- Within the single family residential rate class, the incorporation of four rate tiers to be assigned to single family residential properties based on the average square footage of the dwelling units located on the property (i.e., small, medium, large and very large residential parcels);
- Within the multi-family residential rate class (for duplexes, tri-plexes and quadraplexes with two or less buildings), the incorporation of rate tiers based on the average square footage of the impervious area located on the property;
- For all other multi-family properties, treatment as a general parcel, with actual impervious area calculated for each parcel of property;
- For condominium parcels, the impervious area of the condominium complex will be divided by the equivalent residential unit value and then further divided by the total number of condominium parcels.
- For general parcels (all other parcels not classified above), the impervious area of the parcel will be divided by the equivalent residential unit value.
- The incorporation of mitigation credits for stormwater facilities that perform to original design standards and are maintained by entities other than the City. Mitigation credits apply to parcels that have provided on-site, man-made stormwater management facilities. Mitigation credits reflect the fact that given two identically situated parcels with identical improvements, the parcel with on-site private stormwater retention facilities will generate less volume of runoff, will generate runoff at a slower rate and/or less polluted runoff than the parcel without comparable facilities.

The stormwater fee reduction would be authorized for those properties that contain a permitted stormwater retention facility. Detention facilities would not be eligible for the credit. To be eligible for the credit, the facility must be constructed, owned, operated and maintained by an entity other than the City. The facility must also be on land owned by other parties than the City and upon which there are no drainage easements dedicated to the public for the general purposes of drainage retention, flow mitigation or stormwater pollution abatement.

The credit will be calculated upon defined standards and formula established by the City Council. It will be the responsibility of the applicant to apply for the mitigation credit and supply all information needed to substantiate the credit under the defined

standards, formula and procedures established by the City. It is recommended that the City charge a user fee for the application process so that the cost of administering the credit policy is borne by the benefited property owner.

<p style="text-align: center;"><b>DATA REQUIREMENTS</b></p>
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The recommended stormwater program will use impervious area as the measurement. Impervious area information was obtained from the Hillsborough County Property Appraiser, under a contract with the City, by digitizing aerial photographs.

There are approximately 120,000 parcels located within the City of Tampa, most of which will not require digitizing since they are single family and the assignment of their assessment will be conducted consulting existing records on the ad valorem tax roll database maintained by the Property Appraiser.

The ad valorem tax roll database consists of multiple files as follows:

- Value file
- Building file
- Land file
- Miscellaneous file

Each file contains information regarding the parcel, including discrete information regarding building uses and size, value of the land and improvements and information regarding land size. The miscellaneous file contains information regarding miscellaneous features such as driveways, fences, swimming pools.

The parcel identification number on the ad valorem tax roll provides unique information regarding the geographic location of a parcel, including section, township, range, block, lot and subdivision. The County Property Appraiser assigns a four-digit Department of Revenue (DOR) code that provides information regarding the land use of the parcel. Appendix C provides a listing of the DOR codes and their descriptions. Table 4 illustrates the total number of parcels by DOR code.

**TABLE 4  
NUMBER OF PARCELS BY DOR CODE**

<b>DOR Code</b>	<b>DOR Description</b>	<b># Parcels</b>
00	Vacant Residential	7331
01	Single Family Residential	82402
02	Mobile Home	27
03	Multi Family +10 Units	321
04	Condominium	7706
05	Cooperatives	827
06	Retirement Homes	43
07	Miscellaneous Residential	23
08	Multi Family 2-9 Units	3356
10	Vacant Commercial	1900
11	Store/Retail	725
12	Mixed Use Store/Office	446
13	Department Stores	23
14	Supermarkets	268
15	Regional Shopping Centers	11
16	Community Shopping Center	435
17	Office Bldg Non-Prof 1 Story	880
18	Office Bldg Non-Prof 2+ Story	416
19	Professional Services	295
20	Airport/Marina/Bus Terminals	98
21	Restaurants/Cafeterias	294
22	Drive-In Restaurant	124
23	Financial Institutions	61
25	Service Shops/Laundries	244
26	Service Stations	24
27	Auto Sales/Service/Rental	877
28	Mobile Home Parks/Parking Lots	602
30	Florist/Greenhouse	1
31	Theater Drive In/Open Stadiums	1
32	Theater/Auditorium (Enclosed)	3
33	Night Club/Bar/Lounge	135
34	Recreation Facility	4
35	Tourist Attraction	4
37	Race Track	2
38	Golf Course/Driving Range	4
39	Hotels/Motels	121

TABLE 4 (cont.)

<b>DOR Code</b>	<b>DOR Description</b>	<b># Parcels</b>
40	Vacant Industrial	635
41	Light Manufacturing	193
42	Heavy Industrial	13
43	Lumber Yard/Sawmill	14
44	Packing Plant (Fruit/Meat)	46
45	Canneries/Distilleries	5
46	Food Processing/Bakeries	18
47	Mineral Production/Cement Plants	16
48	Warehouse/Industrial	1062
49	Open Storage	226
52	Cropland	3
59	Timberland	1
60	Improved Pasture Land	10
61	Semi-Improved Land	5
67	Miscellaneous Agriculture	1
69	Ornamentals	3
71	Churches	1124
72	Private Schools & Colleges	161
73	Private Owned Hospitals	24
74	Homes for the Aged	152
75	Orphanages	803
76	Mortuaries/Cemeteries	64
77	Clubs/Lodges	115
78	Volunteer Fire	3
79	Cultural Organizations	30
81	Military	38
83	Public County Schools	202
84	Public Colleges	5
85	Public Hospitals	1
86	County	472
87	State	1111
88	Federal	22
89	Municipal	2497
90	Leasehold Government Owned	220
91	Utilities, Gas/Electric/Telephone	95
94	Right-of-Way	55
95	Rivers & Lakes, Submerged	5
96	Waste Lands	84
97	County Owned Park	7
98	Centrally Assessed	111
99	Acreage Non Agricultural	51

In addition to the DOR code, the County Property Appraiser also assigns a building use code that provides information regarding the specific use of a building on a parcel. A listing of the Hillsborough County Property Appraiser's building use codes is provided as Appendix D.

For most improved parcels, each building record contains information regarding the actual square footage of the buildings, which includes the area on each floor of a multi-story building. However, the calculation of impervious area requires the use of the footprint of the building and not the actual square footage. The footprint of the building does not account for the multiple stories of the building, but only counts the base story in the calculation of the impervious area.

In addition to the ad valorem tax roll database, the County Property Appraiser has developed an excellent cadastral layer in the geographic information system (GIS) with both a parcel identification number and physical location. More importantly, the GIS system has allowed the City to contract with the County to use aerial photography to determine the impervious area of each parcel.

To develop the information for the recommended assessment methodology, at a minimum, the following data must be collected, validated and verified:

1. The amount of impervious area on each improved parcel in the City for all General Parcels.
2. A statistically valid sample for the single family and some multi-family residential properties should be measured to establish an average impervious area. This involves drawing samples of parcels by rate class and measuring the impervious area associated with the sample.
3. A list of all parcel numbers with on-site stormwater mitigation facilities that are privately maintained and an estimate of the year in which those facilities were put in place; and
4. A list of all parcels by parcel number which are inside the service benefit area and each improvement benefit area. This task should be easily accomplished through the use of the GIS files.

Prior to the initiation of this project, City staff had obtained a significant amount of impervious area information from the County Property Appraiser's office. During the course of this Phase I work effort, GSG identified additional parcels that required impervious area measurements.

A proportional stratified random sample was generated for all single family and multi-family properties. Using this method, the following steps were performed:

- 1) A simple random sample of parcels was selected from each group. The size of each sample is proposed in the table below.
- 2) The total impervious area of each selected parcel in each stratum was determined.
- 3) The total impervious area for each stratum was determined by computing the product of the stratum mean and the total parcels in the stratum.
- 4) The total impervious area for all strata was summed.

Based on this method, Table 5 illustrates the samples that will be or have been measured for each group:

**TABLE 5  
NUMBER OF PARCELS FOR SAMPLE SIZE**

<b>Strata</b>	<b># Parcels</b>	<b>Average Square Feet</b>	<b>Square Foot Variance</b>	<b>Required Sample Size</b>
Small Single Family	26,913	1,027.25	49,009.11	71
Medium Single Family	26,855	1,512.78	15,175.78	20
Large Single Family	26,879	2,360.25	336,086.85	92
Very Large Single Family	811	5,032.47	635,400.31	36
Triplex and Quadplex	566	2,222.57	815,156.12	175
Duplex	1,889	1,595.65	218,117.02	123

These samples will be or have been used to determine the impervious area associated with their respective parcels. This data will be used to develop the information for the single family and multi-family tiers.

To date, only 3,250 of the parcels may still require impervious area measurements, including the samples described in Table 5 and excluding approximately 8,500 parcels associated with about 250 condominium associations. It is anticipated that the County Property Appraiser's staff will be able to complete these impervious area measurements in time to meet the statutory deadlines to use the tax bill collection method for Fiscal Year 2003-04. However, in the event that the Property Appraiser's staff cannot meet these deadlines, a contingency plan would be for City staff to use temporary staff to conduct this field research by on-site visits, review of site plans or manual measurements from aerial photography.

## **BILLING AND COLLECTION METHOD**

There are three methods for billing and collecting the stormwater charge; each method has its pros and cons. The methods are as follows:

- Utility bill (water, sewer, electricity)
- Separate bill (traditional method)
- Ad valorem tax bill (Uniform method)

One method of collecting stormwater charges is through the use of a utility bill. Typically, utility bills are issued monthly or quarterly and may cover a variety of services such as water, sewer or electricity. One of the legal issues associated with the collection of a stormwater charge on a utility bill is whether such a charge may be enforced through the termination of other traditional services to a customer who is reluctant to pay for stormwater charges. Under the Florida case law, a stormwater charge may be enforced through the termination of other utility services if the stormwater program is interlocked with the other utility program in either an essential, logical manner or in a financial manner. Another mechanism for assuring the collection of a stormwater charge on a utility bill for other services is to require that any payment for services be first applied to stormwater. This mechanism limits the ability of the payor to decide not to pay for the stormwater services. A major weakness in the utility bill collection method is that it cannot reach unimproved property. However, most stormwater assessment methodologies do not include unimproved properties. Finally, the ability to correlate the utility accounts to the ad valorem tax roll database used to develop the assessment methodology is usually time consuming and cost prohibitive since the utility account is sometimes billed to the tenant (user) and not the owner of the property. This is the major reason for not using the utility billing system to collect the stormwater charges.

The traditional method of collecting special assessments is similar to the procedure associated with mortgage liens. Upon the imposition of the stormwater assessment, a notice of lien is recorded in the amount equal to each property's share of the total stormwater assessment program costs. In the event of non-payment, the amount due is accelerated and the assessment lien is foreclosed in the same manner as a mortgage. The traditional collection method is typically not as efficient as the tax bill collection method because (1) it requires an extraordinary exercise of political will to foreclose on any residential property and (2) the foreclosure process is frequently resisted, resulting in protracted litigation prior to payment. In addition, when the assessment is for annual services, the foreclosure process must be repeated for each year the assessment is imposed and not paid. The use of the traditional method does not require adherence to the strict statutory deadlines and requirements associated with the tax bill collection method. Instead, requirements of the traditional collection method can be prescribed by ordinance.

The tax bill collection method of billing and collection is favored because the special assessments are collected in the same manner as ad valorem taxes. No specific

enforcement action is required by the governmental unit that imposes the assessment. This assures a high collection rate for charges on the ad valorem tax bill. However, the tax bill collection method is not recommended for collection of assessments from government property.

Further, the recommended assessment methodology is based on the impervious area located on each developed parcel. The methodology assigns rate classes based on the parcel's assignment of use by the County Property Appraiser. The vast majority of the impervious area data for the City has been compiled for each parcel using the ad valorem tax roll database, the GIS files and the aerials of the parcels. Therefore, the advantages of using the ad valorem tax bill collection method, which already correlates the impervious area information to the parcel identification number, far outweighs any of the other collection methods and is recommended as the billing and collection method for the City of Tampa.

### **ENGINEERING SCOPE OF WORK**

Engineering services will be fundamental to the successful implementation of the stormwater utility program. The following summary provides the major components of the scope of work for outside engineers, but does not provide a detailed work plan.

**Stormwater utility program assistance** - Assist in the development of the stormwater rate study including such tasks as:

- Development of the apportionment methodology
- Analysis of the operations and maintenance levels of service to support a uniform charge citywide
- Development of a credits and adjustments policy to address existing facilities
- Assistance in acquiring deficient data such as the impervious area information

**Development of a Comprehensive Stormwater Master Plan** - The City of Tampa has developed and has been utilizing a process for recognizing stormwater needs and prioritizing those needs to be addressed in the stormwater program. This process has produced a list of projects based on criteria developed by City staff. It is recommended that the City engage engineers to develop a comprehensive stormwater master plan. However, in recognition of the work already completed for several basins, this Master Plan would incorporate the existing Basin Studies and continue the work on the remaining Basin Studies. The Master Plan would also include these components:

- Level of service standards
- Prioritization criteria
- Capital improvement plan
  - Major capital projects
  - Extraordinary maintenance
- Basin Studies
- Basin-Specific Water Quality Improvement Evaluations

The Master Plan should also address these known deficiencies in the system or areas of concern:

- Legal/engineering assessment of the issue of pipes under houses – liabilities and opportunities
- Review of permitting criteria
- Review and update of the Public and Private Standards Manual with recommendations
- New draft NPDES Permit – water quality basin assessments and monitoring needs
- Formulation of TMDL master plan
- Maintenance needs evaluations
- Survey of old stormwater systems and development of a retirement/replacement plan

**Miscellaneous Engineering Services** - Other miscellaneous services that should be provided by engineering consultants include:

- Updates to the inventories of the stormwater facilities with primary attention to private ponds (could be included in the Stormwater Master Plan)
- Assistance in the development of a GIS effort for the City that would include an integrated GIS approach for stormwater management services such as GIS layers of the existing stormwater facilities

**Canal Dredging Projects** - Although the canal dredging projects could be appropriately included within the Stormwater Master Plan, in recognition of the critical concerns related to the canals, it is recommended that the City undertake a program to address the canal dredging concerns. The City should engage engineers to assist in the development of a program to identify the canal concerns (on a canal basis, since not all of the concerns are similar), develop project costs to correct the canal problems and develop a methodology to properly apportion the costs of the projects between the benefited properties (including the City, County, State and Federal agencies, if applicable) and the property owners.

## IMPLEMENTATION

### IMPLEMENTATION PROCEDURES

To use the tax bill collection process, a local government must follow the strict procedures provided in section 197.3632, Florida Statutes (Uniform Method). A local government must initiate the process almost a year before it intends to begin using the Uniform Method to collect the assessments. The process begins with the passage of a resolution of intent prior to January 1 or, if the property appraiser, tax collector, and local government agree, March 1. The adoption of a resolution of intent does not obligate the local government to use the method or to impose a special assessment, but it is a prerequisite to using the Uniform Method.

The local government must publish notice of its intent to consider a resolution to use the Uniform Method weekly for four consecutive weeks prior to a public hearing on the matter. If the resolution is adopted, the governing board must send a copy of it to the property appraiser, the tax collector, and the Florida Department of Revenue by January 10 or, if the property appraiser, tax collector, and local government agree, March 10. The City has complied with this requirement by adopting a resolution of intent and timely notifying the Hillsborough County Property Appraiser, the Hillsborough County Tax Collector and the Florida Department of Revenue.

Pursuant to the ordinance expected to be adopted in August 2003, an initial assessment resolution to be adopted by the City will be required. Such initial assessment resolution should, among other things, briefly describe the stormwater assessment program, the method of apportionment, adopt the preliminary assessment rates, set a public hearing date for final consideration, and direct and authorize the mailed and published notifications to those property owners included on an initial assessment roll. The amount (rate) established in the initial assessment resolution and provided on the first class notices cannot be increased without additional notice to the property owners. However, the preliminary rates can be decreased at the final public hearing. This process is similar to the millage adoption process for ad valorem taxes in that once the preliminary millage rate has been adopted, the City cannot increase the millage rate for that fiscal year without additional notice to the property owners.

Statutory requirements to use the tax bill collection method provide that a service assessment roll must be adopted at a public hearing between June 1 and September 15 so the tax collector can merge it with the ad valorem tax roll and mail a single bill for the combined collection of assessments and ad valorem taxes. At least 20 days prior to the public hearing, a local government must publish notice of the hearing in a newspaper of general circulation within the government's boundaries and by individual first class United States mail to the owners of property subject to the assessment.

The mailed notice can either be a separate notice or the City may have the option to use the Truth-In-Millage (TRIM) notice to notify property owners of their respective stormwater

assessment amount. The use of TRIM is dependent upon the agreement of the property appraiser. However, the TRIM option is not available to the City this year due to time constraints. In future years, if the City expects to employ the use of the TRIM notice, it is imperative to begin coordinating with the property appraiser early in the calendar year if it expects to use the TRIM notice.

The advantages to using the TRIM notice is that the property owner receives a combined notice of the full amount proposed to be collected on the ad valorem tax bill in November. It is also less costly to include the assessment on the TRIM notice instead of a separate mailing.

The disadvantages to using the TRIM notice is that there are certain items of information that are required by the Florida Statutes to be included in any notice to the property owner. The format and size of the TRIM notice may preclude the ability to include all of these items on the TRIM notice and the City would not be in compliance with the Florida Statutes requirements. The other major disadvantage of the TRIM notice is the timing issue. Property Appraisers typically do not mail the TRIM notices until the third week in August. This mailing window prevents the City from meeting the 20-day statutory notice requirement. Finally, the use of the TRIM notice requires coordination with the Property Appraiser's office and transfer of the assessment information to be included on the TRIM notice, which may require significant computer programming changes.

To minimize any confusion to the property owners and ensure the successful implementation of the assessment program, the first class notice package should include the following components:

- A public information brochure to be inserted in the first class notice package, which provides a user-friendly explanation of the program and its benefits and provides answers to the "most frequently asked questions."
- A correction postcard that can be used by the property owner to notify the City of corrections to the information included on the first class notice such as the property owner name and address, the classification of the property or the amount of impervious area.

Additional recommendations that would assist in the successful implementation of the assessment program include:

- A phone bank staffed by City staff and/or temporary staff, who have been trained regarding the proposed assessment program and types of questions or issues that might be raised by the property owners. A series of phone numbers to provide ample access to the phone bank would also be helpful in minimizing property owner frustration (i.e., busy signals on the phone lines).

- The incorporation of follow-up forms for senior City staff to use to provide additional assistance or information to property owners with more complicated requests or problems.
- A log of all telephone requests so that City staff can prepare a summary of the types of questions or issues that have been raised by the property owners and provide it to the City Council.

If there are errors on the first class notices, these errors will be researched by the City staff and will be corrected administratively (pursuant to the procedures outlined in the ordinance). Administrative corrections can still be made to the assessment roll until the date when the assessment roll must be readied to be certified to the Hillsborough County Tax Collector.

At the scheduled public hearing that was advertised in the first class notice, the City will adopt a final assessment resolution, which will articulate the assessment rates, approve the assessment roll with any existing and proposed corrections, and direct and authorize the method of collection.

Once the final assessment resolution is adopted, the roll must be certified to the Hillsborough County Tax Collector no later than September 15 and is merged with the ad valorem tax roll. Any minor modifications, corrections or errors related to the assessment roll must be made in accordance with the procedures applicable to the correction of errors on the tax roll, upon administrative written direction from the City to the Hillsborough County Tax Collector. These procedures require an "error and insolvency" form to be prepared by the City and signed by the Mayor, Stormwater Director or their designee and forward to the Tax Collector. The Tax Collector will then make the necessary changes to the assessment amounts and send corrected tax bills.

Collection of the special assessments and ad valorem taxes begins in November. Failure to pay the assessments and taxes result in the issuance of a tax certificate and may result in the sale of a tax deed.

**CRITICAL EVENTS  
SCHEDULE**

Table 6 provides a general overview of the tasks/events related to the remaining critical events schedule.

**TABLE 6  
CRITICAL EVENTS SCHEDULE**

<b>EVENT</b>	<b>DATE</b>
Development of Preliminary Assessment Roll	July - August, 2003
First Reading of the Ordinance	July 24, 2003
City advertises Ordinance	July 25, 2003
Public Hearing to adopt Ordinance authorizing imposition of non-valorem assessments (Second Reading)	August 7, 2003
City Council adopts Initial Assessment Resolution	August 7, 2003
GSG Prints and stuffs First Class Notices and Public Information Brochures	August 8-20, 2003
Publish Notice of Public Hearing to adopt Final Assessment Resolution	August 21, 2003
GSG Mails First Class Notices/Brochures to affected property owners	August 21, 2003
Phone Bank Open	August 22 - September 11, 2003
Errors and Corrections Researched and Assessment Roll Corrected	August 22 - September 11, 2003
Public Hearing to adopt Final Assessment Resolution	September 11, 2003
Test tape of Non-Ad Valorem Assessment Roll to Hillsborough County Tax Collector	By September 12, 2003
City certifies Non-Ad Valorem Assessment Roll to Hillsborough County Tax Collector	By September 15, 2003
E&I forms prepared for additional corrections	After September 15, 2003
Ad Valorem Tax Bills (including Stormwater Assessments) Mailed	Approximately November 1, 2003

**PHASE II SCOPE  
OF SERVICES**

Based on the information gathered in the Phase I analysis, the following provides a scope of services for Phase II of the project, which is to develop and implement a stormwater assessment program using the tax bill collection method.

**Task 1: Identify Full Costs (Revenue Requirements) of the Stormwater Program for Fiscal Year 2003-04**

Evaluate the full cost of the proposed stormwater services using the City's most current financial information. This full cost analysis will include (i) the costs of maintaining and operating the City's stormwater system based on the identified service requirement scenarios, (ii) indirect and/or administrative costs and (iii) billing and collection costs associated with the tax bill collection method.

**Task 2: Provide a Detailed Scope of Services for Engineering Services to be Provided to Assist in the Implementation of the Stormwater Program for Fiscal Year 2003-04**

Provide the City with a detailed scope of services to be used to acquire the necessary engineering services to assist the City in the implementation of the stormwater assessment program for Fiscal Year 2003-04.

**Task 3: Develop a Method of Apportioning the Costs**

Using the current ad valorem tax roll, the stormwater services data, and the identified benefit areas, develop a method of apportioning the costs. The methodology will also include a credit and adjustment policy to meet specific stormwater characteristics of the City. Review and revise the assessment methodology for legal sufficiency and compatibility with the tax bill method of collection.

**Task 4: Determine Actual Base Billing Units**

Calculate the billing units for the stormwater rate calculations and identify the number of such units in the City.

**Task 5: Generate Preliminary Billing Data**

Develop a billing database from the Hillsborough County Property Appraiser's records and other data that the City may provide and that is available in a timely manner, in electronic form.

**Task 6: Develop Pro Forma Rates**

Calculate pro forma rates or proforma revenue generation, based on data collected through the execution of Task 5. Pro forma rates will be determined by dividing the number of billing units in the City into the various program budget scenarios developed in Task 1 based on the apportionment methodology in Task 3.

**Task 7: Draft/Revise the Stormwater Assessment Ordinance**

Draft a stormwater assessment ordinance, which provides the City with the flexibility to impose and collect stormwater assessments using the tax bill collection method.

**Task 8: Draft Initial Assessment Resolution**

Draft an initial assessment resolution that conforms to the stormwater assessment ordinance to impose the stormwater assessment to implement the City's policy decisions and proposed methodology.

**Task 9: Draft Final Assessment Resolution**

Draft a final assessment resolution that conforms to the stormwater assessment ordinance to impose the stormwater assessment and adopt final assessment rates.

**Task 10: Assist with Rate Adoption Process**

Advise and assist with the legal requirements for the adoption of the final assessment rate resolution in conformance with section 197.3632, Florida Statutes, including: (a) the development of the first class notices, (b) publication of the public hearing, (c) development of a public information sheet, and (d) attendance at the public hearing.

**Task 11: Prepare Certified Assessment Roll for the Hillsborough County Tax Collector**

Make all corrections to the assessment roll resulting from postcards, telephone calls or other inquiries. Prepare the certified final assessment roll. Coordinate with Tax Collector's Office to ensure that the stormwater assessment roll is certified in conformance with section 197.3632, Florida Statutes.

**Task 12: Provide Scope of Services and Fees for Ongoing Annual Maintenance or Identify and Cost In-House Resource Needs**

Upon implementation of the assessment program, GSG will prepare a scope of services and fee for ongoing annual assessment services and additional customer service options available to the City that will address in-house resource needs or outsourcing of the assessment maintenance services. This will address:

- Ongoing and annual update of the assessment roll
- Data requirements
- Report requirements
- Accessibility and interface
- Public information program

**PHASE II  
HOURS AND FEES  
MATRIX**

Table 7 is provided to document the hours and fees associated with the proposed Phase II work effort for both GSG and NG&N. The matrix does not include the hours and fees for any contemplated engineering services associated with the implementation of the stormwater assessment program.

**TABLE 7  
HOURS AND FEES MATRIX**

Tasks	Total Hours	Total Fees
<b>Task 1 - Identify Full Costs</b>		
GSG	32	\$ 4,800
NG&N	4	\$ 700
<b>Task Total</b>	<b>36</b>	<b>\$ 5,500</b>
<b>Task 2 - Engineering Scope of Services</b>		
GSG	8	\$ 1,200
NG&N	-	\$ -
<b>Task Total</b>	<b>8</b>	<b>\$ 1,200</b>
<b>Task 3 - Develop Apportionment Method</b>		
GSG	40	\$ 6,000
NG&N	16	\$ 2,800
<b>Task Total</b>	<b>56</b>	<b>\$ 8,800</b>
<b>Task 4 - Determine Billing Units</b>		
GSG	40	\$ 6,000
NG&N	4	\$ 700
<b>Task Total</b>	<b>44</b>	<b>\$ 6,700</b>
<b>Task 5 - Generate Preliminary Billing Data</b>		
GSG	40	\$ 6,000
NG&N	4	\$ 700
<b>Task Total</b>	<b>44</b>	<b>\$ 6,700</b>

TABLE 7 (cont.)

Tasks	Total Hours	Total Fees
<b>Task 6 - Develop Proforma Rates</b>		
GSG	40	\$ 6,000
NG&N	4	\$ 700
<b>Task Total</b>	<b>44</b>	<b>\$ 6,700</b>
<b>Task 7 - Draft Ordinance</b>		
GSG	8	\$ 1,200
NG&N	40	\$ 7,000
<b>Task Total</b>	<b>48</b>	<b>\$ 8,200</b>
<b>Task 8 - Draft Initial Assessment Resolution</b>		
GSG	8	\$ 1,200
NG&N	32	\$ 5,600
<b>Task Total</b>	<b>40</b>	<b>\$ 6,800</b>
<b>Task 9 - Draft Final Assessment Resolution</b>		
GSG	4	\$ 600
NG&N	24	\$ 4,200
<b>Task Total</b>	<b>28</b>	<b>\$ 4,800</b>
<b>Task 10 - Assist with Rate Adoption</b>		
GSG	32	\$ 4,800
NG&N	8	\$ 1,400
<b>Task Total</b>	<b>40</b>	<b>\$ 6,200</b>
<b>Task 11 - Prepare and Certify Assessment Roll</b>		
GSG	32	\$ 4,800
NG&N	-	\$ -
<b>Task Total</b>	<b>32</b>	<b>\$ 4,800</b>
<b>Task 12 - Provide Scope for Annual Maintenance</b>		
GSG	16	\$ 2,400
NG&N	-	\$ -
<b>Task Total</b>	<b>16</b>	<b>\$ 2,400</b>

TABLE 7 (cont.)

Tasks	Total Hours	Total Fees
GSG	300	\$ 45,000
NG&N	136	\$ 23,800
<b>GSGING&amp;N FEES FOR STORMWATER ASSESSMENT PROGRAM</b>	<b>436</b>	<b>\$ 68,800</b>
Plus travel and related expenses		\$ 10,320
<b>TOTAL LUMP SUM FEE FOR STORMWATER ASSESSMENT PROGRAM</b>		<b>\$ 79,120</b>

**Special Note:**

The lump sum fee does not include the costs of producing and mailing the statutorily required first class notices for Fiscal Year 2003-04. These costs depend on the number of assessable parcels of property within the City. However, mailing and production costs are \$1.25 per parcel, with the amount due and payable at the time of the adoption of the initial assessment resolution.

**APPENDIX A**  
**LIST OF SOURCE DOCUMENTS**

**APPENDIX A**  
**LIST OF SOURCE DOCUMENTS**

1. City of Tampa FAACS Assets by Location Report (5/14/03)
2. Full Cost Allocation Plan for the City of Tampa, Florida (by Maximus)
3. Stormwater Management In House Support Summary (9/30/02)
4. Capital Costs Reimbursement and Overhead Stormwater (11/19/02)
5. City of Tampa Salary Projection Report (4/11/03)
6. City of Tampa Recommended Capital Improvement Budget FY2003
7. City of Tampa Recommended Annual Budget FY2003
8. Draft Stormwater Utility Ordinance (Tampa)
9. Tampa Comprehensive Plan: Stormwater Management (Adopted by Tampa City Council 1/29/98)
10. City of Tampa Code: Chapter 21 Stormwater
11. Stormwater Flooding Relief Projects (5/03)
12. State of Florida Municipal Separate Storm Sewer System Permit (draft)
13. City of Tampa Stormwater Technical Standards Manual for Private Development
14. City of Tampa Stormwater Technical Standards Manual for Public Development
15. Residential Canal Dredging Manual (prepared by GEE & Jenson E-A-P, Inc. 5/00)
16. Lake Kipling/Dundee Canal Maintenance Dredging Sediment Volume/Source Report (Boyle Engineering, 8/02)
17. Spring Lake Canal Maintenance Dredging Sediment Volume/Source Report (Boyle Engineering, 8/02)
18. Neptune Canal Maintenance Dredging Sediment Volume/Source Report (Boyle Engineering, 8/02)

**APPENDIX B**  
**STORMWATER FLOODING RELIEF PROJECTS**

**APPENDIX B  
STORMWATER FLOODING RELIEF PROJECTS**

PRIORITY	PROJECT NAME	ATLAS PAGE (FILE NO.)	BENEFIT INDEX (BI)	COST ESTIMATE (COST)	ADJUSTED COST (AC)	PRIORITIZATION INDEX BI/AC x 100
1	BAYSHORE & CARDY	I-12 (2)	165	\$40,000	781.620	21.110
2	GENESEE ST E / 3915	F-15 (1)	111	\$30,000	601.620	18.450
3	FOREST HILLS DR N 11513	B-11 (3)	160	\$45,000	871.620	18.357
4	CLIFTON ST W 2117	E-11 (1)	125	\$35,000	691.620	18.074
5	MOODY AVE S / STROUD AVE W	J-11 (1)	135	\$40,000	781.620	17.272
6	N 17TH ST & ANNONA AVE	B-13 (8)	132	\$45,000	871.620	15.144
7	HIGHLAND AVE N 7209	D-12 (1)	88	\$30,000	601.620	14.627
8	47TH AND FRIERSON	F-15 (2)	152	\$55,000	1051.620	14.454
9	RIO VISTA AVE W 1711	E-11 (2)	123	\$45,000	871.620	14.112
10	HOLLAND ST E 1417	B-13 (3)	88	\$35,000	691.620	12.724
11	COURT DR	N-10 (5)	151	\$84,000	1573.620	9.596
12	LANTANA AVE N 10502	B-13 (6)	106	\$60,000	1141.620	9.285
13	MACDILL AVE S 6807	N-10 (6)	72	\$40,000	781.620	9.212
14	LEMON ST W 3904	I-09 (1)	88	\$50,000	961.620	9.151
15	OREGON AVE N 11012	B-11 (2)	129	\$75,000	1411.620	9.138
16	ROLAND STREET	I-09 (3)	127	\$75,000	1411.620	8.997
17	WALL ST S 6824	N-08 (2)	97	\$60,000	1141.620	8.497
18	HAMILTON AVE E 914	D-13 (2)	115	\$75,000	1411.620	8.147
19	TEMPLE HEIGHTS RD E 4822	C-15 (1)	105	\$75,000	1411.620	7.438
20	HIMES AVE S 6418	N-10 (3)	98	\$70,000	1321.620	7.415
21	TAMPA BAY BLVD / GOMEZ AVE	G-10 (1)	91	\$65,000	1231.620	7.389
22	NORFOLK ST W 1808	D-11 (4)	88	\$65,000	1231.620	7.145
23	50TH / ACLINE (UPS)	H-16 (1)	155	\$119,550	2213.520	7.002
24	COLUMBUS DR W 2946 (KINGS MANOR)	H-10 (1)	153	\$120,000	2221.620	6.887
25	4223 RIVER HILLS DR (VAN DYKE)	D-15 (1)	150	\$124,000	2293.620	6.540
26	TECO R/W	BB-17/CC-17	180	\$150,000	2761.620	6.518
27	INTERBAY AVE 6203	N-10 (2)	80	\$65,000	1231.620	6.496
28	BIRD ST W 2135	D-11 (1)	103	\$85,000	1591.620	6.471
29	SUNSET BLVD W / WESTSHORE BLVD S	K-08 (3)	88	\$75,000	1411.620	6.234
30	HOLLAND ST E 1013	B-13 (2)	109	\$95,000	1771.620	6.153
31	FERN ST W 3006	E-14 (2)	94	\$85,000	1591.620	5.906
32	WOODLYNNE AVE N 507	I-10 (2)	94	\$85,000	1591.620	5.906

PRIORITY	PROJECT NAME	ATLAS PAGE (FILE NO.)	BENEFIT INDEX (BI)	COST ESTIMATE (COST)	ADJUSTED COST (AC)	PRIORITIZATION INDEX BI/AC x 100
33	NEBRASKA: EMMA NORTH OF MLK	F-12,13 (17)	180	\$170,000	3121.620	5.766
34	TAMPANIA AVE (WEST TAMPA ELEMENTARY SCHOOL)	H-10 (2)	216	\$205,287	3756.786	5.750
35	CHURCH AVE S 6325	N-09 (1)	62	\$60,000	1141.620	5.431
36	COMANCHE AVE W 2905,2907	E-10 (1)	106	\$120,000	2221.620	4.771
37	23RD ST N 6115	E-14 (1)	88	\$100,000	1861.620	4.727
38	ALTHEA AVE E 305	B-12 (1)	88	\$100,000	1861.620	4.727
39	DIANA ST E / JULIE AVE	E-13 (1)	109	\$125,000	2311.620	4.715
40	ARMENIA AVE N / MARQUETTE AVE W	D-10 (1)	147	\$180,000	3301.620	4.452
41	7TH AVE E 3604	H-14 (1)	121	\$150,000	2761.620	4.381
42	BALLAST POINT BLVD W / WESTSHORE BLVD S	M-08 (1)	95	\$120,000	2221.620	4.276
43	10TH ST N / BIRD ST E	D-13 (1)	115	\$150,000	2761.620	4.164
44	HAMILTON AVE W / HOWARD	D-11 (3)	117	\$157,500	2896.620	4.039
45	CREST AVE W / HABANA AVE N	F-10 (1)	153	\$225,000	4111.620	3.721
46	NORTH B W 2906 / GOMEZ	I-10 (3)	84	\$125,000	2311.620	3.634
47	MARY AVE N 9313	C-13 (1)	111	\$175,000	3211.620	3.456
48	6TH ST S 5802	M-10 (5)	93	\$150,000	2761.620	3.368
49	CASTLE CT S / NEBRASKA AVE	C-12 (1)	107	\$175,000	3211.620	3.332
50	EL PORTAL DR N / SITKA AVE W	D-11 (2)	135	\$225,000	4111.620	3.283
51	FOREST HILLS DR / NEWPORT CIR	B-11 (1)	102	\$177,500	3256.620	3.132
52	CONNECHESETT RD N 10414	B-15 (1)	137	\$250,000	4561.620	3.003
53	HYALEAH RD N 8708	C-15 (2)	123	\$225,000	4111.620	2.992
54	HYACINTH AVE N 10016	B-13 (4)	102	\$195,000	3571.620	2.856
55	OAKWOOD AVE E / 20TH ST	I-13 (1)	127	\$250,000	4561.620	2.784
56	KRENTAL AVE	I-09 (4)	152	\$305,000	5551.620	2.738
57	INTERBAY BLVD / INTERBAY AVE	N-10 (1)	86	\$176,000	3229.620	2.663
58	NAPOLEON AVE W 3311	N-10 (4)	80	\$170,000	3121.620	2.563
59	CHILKOOT / MYRTLE	B-16 (1)	115	\$265,080	4833.060	2.379
60	ANNETTE AVE N / 109TH AVE	B-12 (2)	139	\$360,000	6541.620	2.125
61	60TH ST N / 10TH AVE E (60TH ST DITCH)	H-16 (1)	190	\$500,000	9061.620	2.097
62	JASMINE AVE N / LINEBAUGH AVE E	B-13 (5)	102	\$275,000	5011.620	2.035
63	FLORIDA AVE & BROAD ST	D-12 (13)	205	\$562,000	10177.620	2.014
64	LANCASTER / FAUL / SHERRILL	N-08 (1)	90	\$250,000	4561.620	1.973
65	GIDDENS AVE / 30TH ST N	F-14 (1)	115	\$350,000	6361.620	1.808

PRIORITY	PROJECT NAME	ATLAS PAGE (FILE NO.)	BENEFIT INDEX (BI)	COST ESTIMATE (COST)	ADJUSTED COST (AC)	PRIORITIZATION INDEX BI/AC x 100
66	WESTSHORE / LONGFELLOW / DUNDEE	K-08 (1)	108	\$340,000	6181.620	1.747
67	PAXTON & 6TH AVE	M-10 (2)	131	\$415,000	7531.620	1.739
68	SANDERS DR N 2703	N-10 (7)	195	\$665,000	12031.620	1.621
69	ARMENIA AVE & KIRBY ST	D-10,11 (29)	176	\$600,000	10861.620	1.620
70	POINSETTIA AVE E 1202	B-13 (7)	103	\$350,000	6361.620	1.619
71	PEARL AVE W 4518	M-08 (2)	72	\$247,000	4507.620	1.597
72	EUCLID AVE & MANHATTAN AVE	K-09,L-09 (8)	202	\$700,000	12661.620	1.595
73	PEARL / DALE MABRY / GRADY	M-09 (1)	132	\$550,000	9961.620	1.325
74	SEVILLA CIR / LEONA ST W	K-08 (2)	103	\$435,000	7891.620	1.305
75	WESTSHORE AVE FROM CYPRESS TO I-275 (BYPASS)	I-08 (10)	211	\$1,000,000	18061.620	1.168
76	HIMES AVE S / PALMIRA TO SAN LUIS	K-10 (1)	161	\$1,160,000	20941.620	0.769
77	111TH AVE E / 26TH ST N (DUCK POND)	B-14 (1)	206	\$1,500,000	27061.620	0.761
78	HILLSBOROUGH & 30TH. ST.	E-14,F-14 (24)	165	\$1,500,000	27061.620	0.610
79	FLORIDA AVE (from Palm Ave. to M.L.K.)	G-12,H-12 (27)	209	\$2,500,000	45061.620	0.464
80	CENTRO YBOR	H-13 (1)	230	\$2,800,000	50461.620	0.456
81	ASHLEY DR N / AZALEA	B-12 (3)	97	\$1,230,000	22201.620	0.437
82	109TH EAST OF NORTH BLVD. (CURIOSITY PROJECT)	B-12 (23)	224	\$3,000,000	54061.620	0.414
83	22ND ST IN PALMETTO BEACH	I-13,14 (12)	168	\$3,000,000	54061.620	0.311
84	KENNEDY & FIRESTONE BLDG, RAMP	I-12 (1)	172	\$3,500,000	63061.620	0.273
85	HENDERSON BLVD & S DALE MABRY HWY	J-09 (1)	245	\$7,500,000	135061.620	0.181
86	CLARK AVE S 117 (CLEVELAND ST. UPGRADE)	I-09 (2)	98	\$3,000,000	54061.620	0.181
87	IOWA AVE W / 6TH ST S	M-10 (3)	135	\$5,375,000	96811.620	0.139
88	DREW PARK	F-08 (1)	212	\$9,000,000	162061.620	0.131
89	HABANA AVE S / AZEELE ST W	I-10 (1)	120	\$5,500,000	99061.620	0.121
90	ELLIOTT / INGRAHAM / MORTON	O-08 (1)	141	\$6,500,000	117061.620	0.120
91	1ST ST S / INTERBAY / GANDY	M-10 (1)	164	\$7,915,000	142531.620	0.115
92	KENNEDY & ROME (SPANISH TOWN CREEK)	I-11 (19)	179	\$10,200,000	183661.620	0.097
	I-4: EAST OF 50TH. ST.	G-16 (21)				
	CLEVELAND ST. & LOIS AVE.	I-09 (11)				
	S. DALE MABRY HWY. & NEPTUNE AVE.	J-09,10 (15)				
	MANHATTAN AVE. S. OF HENDERSON	K-08,09;L08,09 (16)				
<b>TOTAL COST ESTIMATE</b>				<b>\$89,702,917</b>		

**APPENDIX C**  
**HILLSBOROUGH COUNTY DOR CODES**

**APPENDIX C  
HILLSBOROUGH COUNTY DOR CODES**

<b>DOR Code</b>	<b>Description</b>
00	VACANT RESIDENTIAL
01	SINGLE FAMILY IMPROVED
02	MOBILE HOME
03	MULTI FAMILY 10 OR MORE UNITS
04	CONDOMINIUM
05	COOPERATIVES
06	RETIREMENT HOMES
07	MISCELLANEOUS RESIDENTIAL
08	MULTI FAMILY LESS THAN 10 UNITS
09	UNDEFINED
10	VACANT COMMERCIAL
11	STORES 1 STORY
12	MIXED USE STORE/OFFICE/SFR
13	DEPARTMENT STORES
14	SUPERMARKETS
15	REGIONAL SHOPPING CTRS
16	COMMUNITY SHOPPING CTR
17	OFFICE 1 STORY
18	OFFICE MULTI-STORY
19	PROFESSIONAL SERVICES
20	AIRPORTS
21	RESTAURANTS
22	DRIVE-IN RESTAURANT
23	FINANCIAL INSTITUTIONS
24	INSURANCE COMPANIES
25	REPAIRS SVC
26	SERVICE STATIONS
27	AUTO SALES/SERVICE/RENTAL
28	PARKING LOTS
29	WHOLESALE OUTLETS
30	FLORIST/GREENHOUSE
31	DRIVE-IN THEATERS, STADIUMS
32	THEATER/AUDITORIUM (ENCL)
33	NIGHTCLUBS
34	BOWLING ALLEY, SKATING RINK
35	TOURIST ATTRACTION
36	CAMPS/CAMPGROUNDS
37	RACE TRACK; HORSE/DOG/AUTO

<b>DOR Code</b>	<b>Description</b>
38	GOLF COURSE, DRIVING RANGE
39	HOTELS/MOTELS
40	VACANT INDUSTRIAL
41	LT MFG/SM MACH SHOP/PRINT
42	HEAVY IND
43	LUMBER YARD
44	PACK PLANT
45	CANNERIES
46	FOOD PROCESSING
47	MINERAL PROCESSING
48	WAREHOUSING
49	OPEN STORAGE
50	IMPROVED AGRICULTURAL
51	CROPLAND
52	CROPLAND
53	CROPLANDS
54	TIMBERLAND
55	TIMBERLAND
56	TIMBERLAND
57	TIMBERLAND
58	TIMBERLAND
59	TIMBERLAND
60	GRAZING LAND
61	PASTURES NATIVE
62	PASTURES SEMI-IMPROVED
63	GRAZING LAND
64	PASTURES HORSES
65	PASTURES SWINE-SHEEP-GOATS
66	ORCHARD GROVES, CITRUS
67	POULTRY, BEES, TROPICAL FISH
68	DAIRIES
69	ORNAMENTALS, NURSERIES
70	VACANT INSTITUTIONAL
71	CHURCHES
72	PRIVATE SCHOOLS & COLLEGE
73	PRIVATE HOSPITALS
74	HOMES FOR THE AGED
75	ORPHANAGES
76	MORTUARIES/CEMETERIES
77	CLUBS, LODGES, UNION HALLS
78	SANITARIUMS

DOR Code	Description
79	CULTURAL ORGANIZATIONS
80	UNDEFINED
81	MILITARY
82	FOREST/PARKS/RECREATIONAL
83	PUBLIC COUNTY SCHOOLS
84	COLLEGES
85	HOSPITALS
86	COUNTY
87	STATE
88	FEDERAL
89	MUNICIPAL NOT PARKS
90	LEASEHOLD INTERESTS
91	UTILITIES
92	MINING LANDS
93	SUBSURFACE RIGHTS
94	RIGHT-OF-WAY, STREETS, ROADS, DITCHES, ETC
95	RIVERS & LAKES, SUBMERGED
96	SEWAGE DISP, BORROW PITS
97	OUTDOOR REC OR PARK
98	CENTRALLY ASSESSED
99	ACREAGE NON AGRICULTURAL

**APPENDIX D**  
**HILLSBOROUGH COUNTY BUILDING IMPROVEMENT CODES**

**APPENDIX D  
HILLSBOROUGH COUNTY BUILDING IMPROVEMENT CODES**

Code	Description
00	NOT CALCULATING
01	SINGLE FAMILY
02	SFR MFG HOUSING
06	RENTAL UNIT
08	MOBILE HOME
09	EXCEPTIONAL RES
10	SPECIAL SFR
17	DORMITORY
22	M-FAM <4 STORY
23	M-FAM >3 STORY
24	M-FAM TOWN HSE
25	M-FAM ROW HOUSE
27	DUPLEX
28	TRIPLEX/QUADPLX
35	STORE RETAIL
36	STORE DISCOUNT
37	STORE DEPT
38	SH CTR NBRHD
39	SH CTR COMMITY
40	SH CTR REGIONAL
41	SH CTR SUPREGNL
42	SUPERMARKET
43	SUPMKT NBRHD/CV
44	HOTEL (LIMITED SERVICE)
45	HOTEL (FULL SERVICE)
46	MOTEL <4 STORY
47	MOTEL >3 STORY
48	BROADCASTING FACILITY
49	OFFICE <3 STORY
50	OFFICE >2 STORY
51	OFFICE CONDO
52	MEDICAL OFFICE
53	HOSPITAL
54	NURS/CONV HOME
56	RESTAURANT
57	REST FAST FOOD
58	BOWLING ALLEY
59	ARENA
60	AUDITORIUM
61	THEATER
62	BANK
63	BRANCH BANK
64	SERV STATION

Code	Description
65	GARAGE
66	VEH SLS/REPAIR
67	SERVICE SHOP
68	MORTUARY
69	CLUBHOUSE
70	COLD STRG/PCKG
71	TRANSPOR TERMNL
72	DAY CARE CENTER
73	FITNESS CENTER
77	EXCEP OFFICE
78	EXCEP STORE
79	EXCEP COMMERC
80	MFG LIGHT
81	MFG HEAVY
82	WRHSE DISTRIB
83	WRHSE MINI
84	WRHSE - STORAGE
85	AIRCRAFT HANGAR
86	BARNS
87	PREFAB MTL BLD
88	FLEX WAREHOUSE
89	EXCEP INDUST
90	SCHOOL
91	CHURCH
92	EDU/RELIG MISC
93	GOVMENTAL BLDG
94	PARKING GARAGE

**CITY OF TAMPA**

**STORMWATER FUNDING PROGRAM**

**PHASE II REPORT**

**AUGUST 2003**

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**CITY OF TAMPA  
STORMWATER FUNDING PROGRAM  
PHASE II REPORT**

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## EXECUTIVE SUMMARY

### INTRODUCTION

Government Services Group, Inc. (GSG) specializes in government finance and taxation issues, in working with cities, counties, special districts, and state agencies, to develop unique funding and service delivery solutions for critical infrastructure and service needs. Nabors, Giblin & Nickerson, P.A. (NG&N) is a law firm dedicated to the representation of local governments on issues of finance and taxation. Both firms have developed extensive experience in structuring and implementing alternative revenue sources in Florida.

The City of Tampa (City) has entered into a professional services agreement with GSG and NG&N to provide specialized services in the development and implementation of an alternative revenue source funding program to fund stormwater services within the incorporated area of the City (Stormwater Funding Project). Phase I of the project was completed in July 2003 and a Phase I Memorandum was presented to the City Council on July 24, 2003. The Phase I project included the following objectives:

- Clarify City Objectives
- Evaluate Existing Data and Information to Determine Utilization
- Identify Engineering Scope of Work
- Identify Data Needs: (Impervious Area)
- Identify Billing and Collection Mechanisms
- Proposed Phase II Scope of Work

The objective of Phase II of the Stormwater Funding Project is to develop and implement a stormwater assessment program to fund the City's provision of stormwater services to non-government property commencing Fiscal Year 2003-04 that will be collected on the tax bill in November 2003 (Stormwater Assessment), and develop and implement a stormwater utility fee to fund the City's provision of stormwater services to government property commencing Fiscal Year 2003-04 that will be collected pursuant to a separate billing mechanism (Stormwater Fee; collectively the Stormwater Assessment and Stormwater Fee will be referred to as Stormwater Charges). This document is the Phase II Stormwater Funding Report (Funding Report), which is one of the project deliverables specified in the scope of services that is incorporated in the professional services agreement between the City and GSG/NG&N.

The work effort, documented by this Funding Report, focused on the calculation of assessment and fee rates and classifications required to fully fund the identified costs to provide stormwater services within the City for Fiscal Year 2003-04. However, the City has the choice of funding all or only a portion of these costs based on policy direction. In addition, the work effort recorded in this Report required the identification of the full costs of stormwater services (minus all revenues) and the allocation of those costs to properties that specially benefit from the provision of such stormwater services or demand such stormwater services from the City.

In early 2003, the City of Tampa (City) had initiated the process of developing and implementing a stormwater assessment program for Fiscal Year 2003-04 based on the assessment methodology currently used by Hillsborough County and intended to collect the proposed stormwater assessment on the ad valorem tax bill to be mailed in November 2003. A first reading of an ordinance creating a mechanism for a non-ad valorem assessment or other fees to partially fund the stormwater management system was held in March 2003. In late April 2003, the newly installed City administration determined that the City staff and elected officials needed to clarify its goals and directives regarding the proposed stormwater management program (Stormwater Program) prior to the proposed implementation in Fiscal Year 2003-04. Consequently, the second reading of the stormwater ordinance was not held.

As a result, the City entered into an agreement with NG&N and GSG to conduct an analysis of the City of Tampa's proposed Stormwater Program in Phase I of this project. The Phase I Memorandum recommended that the City should move forward with implementing an alternative funding program to fund all or a portion of the Fiscal Year 2003-04 operations and maintenance costs of the existing stormwater facilities.

## **OBJECTIVES**

Accordingly, the City retained GSG and NG&N to develop an annual recurring special assessment program for non-government property and a corresponding stormwater fee program that together are capable of funding all of the properly attributable costs associated with providing stormwater services, commencing Fiscal Year 2003-04. Additionally, the stormwater assessment must be capable of being collected using the ad valorem collection process provided in section 197.3632, Florida Statutes (Uniform Method).

The Uniform Method requires the use of data that is available on the ad valorem tax roll. Accordingly, the challenge for the City is to develop a non-ad valorem assessment program which uses property information that is or will be on the ad valorem tax roll. To this end, GSG and NG&N have been charged to fully cost the services to be provided by the City to non-government property, develop a fair and reasonable apportionment methodology for such assessable costs, and determine assessment rates and parcel classifications that are accurate, fair and reasonable.

The stormwater non-ad valorem assessments must meet the Florida case law requirements for a valid special assessment. These requirements are:

- The service provided must confer a special benefit to the property being assessed and,
- The costs assessed must be fairly and reasonably apportioned among the properties that receive the special benefit.

The Stormwater Fees imposed against government property must meet the Florida case law for a valid stormwater utility fee. A stormwater utility may charge for the services and products it provides to its users, provided the charge must be reasonably related to the cost of the service or product and must be just and equitable. At the City's discretion, stormwater utility fees can be designed to recover both operations and maintenance costs and costs for anticipated future capital outlay that are properly attributable to government property within the City.

The work effort of this project required the evaluation of data obtained from the City to develop a stormwater funding program that focuses upon the proposed Fiscal Year 2003-04 cost calculations.

The objectives of this initial effort were to:

- Provide an inventory of the stormwater services that the City provides and will provide in the future.
- Determine the full costs of providing stormwater services within the incorporated area of the City.
- Review such final cost determination with the City to determine which elements provide the requisite special benefit to the assessed properties.
- Determine the relative benefit anticipated to be derived by properties within the City from the delivery of stormwater services.
- Recommend the fair and reasonable apportionment of costs among government and non-government properties.
- Recommend the fair and reasonable apportionment of costs among both government and non-government parcels that are benefited.
- Calculate assessment rates and parcel classifications for Fiscal Year 2003-04 based on the proposed Fiscal Year 2003-04 cost calculations.
- Calculate fee rates for Fiscal Year 2003-04 based on the proposed Fiscal Year 2003-04 cost calculations.
- Ensure that the recommended assessment rates and parcel classifications conform to the statutory requirements of the Uniform Method.

<b>APPORTIONMENT METHODOLOGY</b>
--------------------------------------

NG&N has had substantial involvement in the development, review and analysis of the proposed apportionment methodology and deliverables relative to the legal tests required in Florida for a valid special assessment that is to be collected under the Uniform Method and a valid stormwater utility fee.

Because of the nature of stormwater and the types of stormwater management services provided by the City, the methodology to develop a Stormwater Assessment for non-government property and the methodology to develop an equitable Stormwater Fee for government property is identical. The impervious area methodology is a valid means of determining both the special benefit provided to property and a valid means of demonstrating a reasonable relationship between government property and the cost of stormwater management services provided thereto. Accordingly, this Stormwater Funding Report recommends an identical methodology to develop both Stormwater Charges.

The recommended stormwater services apportionment methodology allocates costs on the basis of the anticipated demand for stormwater services by categories of real property use as identified on the real property assessment roll prepared for the levy of ad valorem taxes. The stormwater costs are allocated among real property use categories based upon the impervious area of the properties.

Accumulating runoff from developed property must be managed in an organized manner if owners are to enjoy the full use of their property. The burden of managing this cumulating stormwater falls to the community. Stormwater facilities must be maintained, replaced or constructed to reduce the impact of runoff. Each developed or altered parcel that is connected to the stormwater system benefits from this investment. The group of parcels receiving a benefit, or having an expectation of receiving a benefit from the City's stormwater program comprise the City's stormwater service area. A special assessment is a charge placed on non-government property in the stormwater service area to recover the cost to the community of treating the stormwater runoff generated by that parcel. Similarly, a stormwater utility fee is a charge imposed against government property to pay for the stormwater services provided to said property.

The amount of runoff generated by a parcel and sent to the stormwater system represents that parcel's proportionate share of the burden of creating and maintaining the stormwater system. The amount of runoff from a parcel is largely determined by the amount of impervious area (hard surfaces through which water does not easily pass) contained on a parcel – the more the impervious area, the more the runoff, the more the cost of treatment, and the more charged to the parcel.

A base-billing unit, called an Equivalent Square Feet of Impervious Area (ESFIA), is used to determine the stormwater charges. An ESFIA is the amount of impervious area associated with the typical single-family residence. The ad valorem tax roll information and data collection efforts by the City indicated that the ESFIA value is 3,310 square feet.

A reduction, in the form of a mitigation credit, is available to properties that have privately maintained stormwater facilities that perform as originally designed and permitted. The City Council will set the stormwater rate in terms of dollars per ESFIA per year. A bill is calculated by multiplying the number of ESFIAs on the parcel by the rate per ESFIA.

The apportionment methodology for both the stormwater assessment and the stormwater fee recommended by GSG and NG&N includes the following components:

- The use of impervious area in the calculation of relative runoff;
- The incorporation of the following rate classes: single family residential, multi-family residential parcels, condominiums, and general parcels;
- Within the single family residential rate class, the incorporation of rate tiers to be assigned to single family residential properties based on the footprint square footage of the dwelling units located on the property (i.e., small, medium, large and very large residential parcels);
- Within the multi-family residential rate class (for duplexes, tri-plexes and quadraplexes with two or less buildings), the incorporation of rate tiers based on the footprint square footage located on the property (i.e., small, medium and large multi-family parcels);
- For all other multi-family properties, treatment as a general parcel, with actual impervious area calculated for each parcel of property;
- For condominium parcels, the impervious area of the condominium complex will be divided by the equivalent residential unit value and then further divided by the total number of condominium parcels.
- For general parcels (all other parcels not classified above), the impervious area of the parcel will be divided by the equivalent residential unit value.
- The incorporation of mitigation credits for stormwater facilities that: 1) perform to original design standards, and 2) are maintained by entities other than the City; and,
- The incorporation of a review procedure, providing for a systematic, consistently applied, timely, case-by-case review of the calculation of billing units on specific parcels at the request of the property owner.

**PRELIMINARY RATES  
AND CLASSIFICATIONS**

This section of the Executive Summary includes the recommended parcel classifications and preliminary rates as calculated within this Funding Report.

The City Stormwater cost calculations in this Report are primarily based on information supplied by the City. The cost projections developed by GSG are designed to forecast preliminary assessment and fee rates for Fiscal Year 2003-04.

Proceeds from a stormwater special assessment and fee program can only be used for stormwater management purposes. If the City elects to impose an assessment or fee, it may at its discretion:

- Fund 100 percent of the full stormwater management program operating costs (including overhead costs),
- Fund any portion of any eligible cost element.

The stormwater charge may be estimated to recover 100 percent of the stormwater operational and maintenance costs, or it may be estimated to supplement to any extent desired, the existing funding sources.

Table 1 details the estimated billing units allocated to each rate category, based on an equivalent square feet of impervious area. The Equivalent Square Feet of Impervious Area (ESFIA) is the amount of impervious area (hard surface through which water does not readily percolate) associated with the median single-family residence in Tampa. The ESFIA value was determined from ad valorem tax roll data and from digitizing a randomly selected set of single-family residential properties. The estimate of the total number of ESFIAs in the City is also based on Property Appraiser data and supplemental data collection.

**TABLE 1  
TOTAL NUMBER OF ESFIAs  
BY RATE CLASS**

Rate Class	Total Number of Parcels	Total Number of ESFIAs
Single Family Residential		
<i>Small</i>	26,509	16,170
<i>Medium</i>	41,355	41,355
<i>Large</i>	12,283	20,390
<i>Very Large</i>	1,311	3,697
Multi-Family Residential**		
<i>Small</i>	514	226
<i>Medium</i>	2,190	2,212
<i>Large</i>	292	657
Condominiums	[TO BE DETERMINED]	[TO BE DETERMINED]
General Parcels (including other multi-family parcels)	[TO BE DETERMINED]	134,248
<b>Total</b>	<b>84,454</b>	<b>218,955</b>

\*\*Multi-Family Residential means a parcel with a DOR code of 08, which contains no more than two buildings with no more than four dwelling units per building

Source: City of Tampa Preliminary Assessment Roll

Preliminary analysis indicates that approximately 120,000 improved parcels are located in the stormwater service area. This analysis is the result of the number of parcels in the City's stormwater service area that have been determined to contain an impervious area value exceeding 100 square feet, according to current Property Appraiser records.

The stormwater service area includes only those parcels that are hydrologically connected to the City's stormwater system. The service area extends throughout the entire City.

Table 2 depicts the proposed assessment and fee rates for Fiscal Year 2003-04 based on 100 percent of the cost calculations and the total number of ESFIAs within the City.

**TABLE 2  
PRELIMINARY RATES  
FISCAL YEAR 2003-04  
100% OF COSTS = \$13,726,568**

	Fiscal Year 2003-04 Budget
<b>Total Assessment Funding Requirement</b>	\$13,726,568
<b>Total Number of ESFIAs</b>	218,955
<b>Annual Rate Per ESFIA</b>	\$ 62.69
<b>Monthly Rate Per ESFIA</b>	\$ 5.22

Source: City of Tampa Preliminary Assessment Roll

Table 3 depicts the proposed rates for Fiscal Year 2003-04, if the City Council decides to charge \$1 per month per ESFIA (or \$12 per year) for the medium single-family residential properties. These rates generate approximately 19 percent of the cost calculations.

**TABLE 3  
PRELIMINARY RATES  
FISCAL YEAR 2003-04  
19% OF COSTS = \$2,627,460**

	Fiscal Year 2003-04 Budget
<b>Total Assessment Funding Requirement</b>	\$ 2,627,460
<b>Total Number of ESFIAs</b>	218,955
<b>Annual Rate Per ESFIA</b>	\$ 12.00
<b>Monthly Rate Per ESFIA</b>	\$ 1.00

Source: City of Tampa Preliminary Assessment Roll

Table 4 illustrates representative examples of stormwater charges for various types of properties based on the rates shown in Tables 2 and 3.

**TABLE 4  
REPRESENTATIVE STORMWATER CHARGES FOR RATE CLASSES**

Rate Class	Total Number of ESFIAs	Annual Assessment Amounts @ 100%	Annual Assessment Amounts @ 19%
Single Family Residential			
<i>Small</i>	0.61	\$ 38.24	\$ 7.32
<i>Medium</i>	1.00	\$ 62.69	\$ 12.00
<i>Large</i>	1.66	\$ 104.07	\$ 19.92
<i>Very Large</i>	2.82	\$ 176.79	\$ 33.84
Multi-Family Residential**			
<i>Small</i>	0.44	\$ 27.58	\$ 5.28
<i>Medium</i>	1.01	\$ 63.32	\$ 12.12
<i>Large</i>	2.25	\$ 141.05	\$ 27.00
Condominiums	[TO BE DETERMINED]	[TO BE DETERMINED]	[TO BE DETERMINED]
General Parcels			
<i>Impervious Area = 1,000 sq ft</i>	0.30	\$ 18.94	\$ 3.63
<i>Impervious Area = 5,000 sq ft</i>	1.51	\$ 94.70	\$ 18.13
<i>Impervious Area = 10,000 sq ft</i>	3.02	\$ 189.40	\$ 36.25
<i>Impervious Area = 50,000 sq ft</i>	15.11	\$ 946.98	\$ 181.27
<i>Impervious Area = 100,000 sq ft</i>	30.21	\$ 1,893.96	\$ 362.54

\*\*Multi-Family Residential means a parcel with a DOR code of 08, which contains no more than two buildings with no more than four dwelling units per building

<b>REMAINING ISSUES</b>
-------------------------

GSG and NG&N have identified the following issues that require further consideration with respect to the preliminary rates that are developed and presented in this Funding Report.

**Issue 1: Collection of Assessments from Governmental Property**

A special assessment can be imposed against governmental property to pay for the benefits that such property receives. However, as to each level of government, differing concepts of immunity and other statutory provisions or case law may prevent collection or frustrate special assessment imposition. In addition, Florida case law is clear that the payment of such assessments cannot be enforced by a lien against the public property. Rather, the enforcement remedy would be a judicial action to compel payment. A collateral issue in enforcing payment is the legislative authorization of the public agency to pay the charge or special assessment imposed. Thus, the law establishing the expenditure authority of the specific governmental or public agency or its appropriation

discretion must be examined to determine whether the governmental unit has the authority to pay a charge or assessment for stormwater services provided by the City.

From a collection standpoint, there are two methods to bill governmental property. Each governmental unit should either be sent a separate bill or the stormwater charge could be collected on the City's utility bill. In either case, no attempt should be made to collect the special assessment using the Uniform Method.

If the stormwater charge is to be collected on the utility bill or by a separate billing mechanism, it may be structured as a fee and the stormwater demand for all governmental property and for each owner will need to be analyzed. The proportionate share of the billable costs for each owner of governmental property will then be applied to the total billable costs attributed to the government property classification to determine the stormwater fee for each owner.

***Issue 2: Mitigation Credits and Net Revenue***

Mitigation credits may apply to parcels that have provided on-site, man-made stormwater management facilities. They may be applied as simple factors multiplied against the ESFIAs. Any mitigation credits granted by the City will result in a decrease in the amount of the total revenue generated by the City. No estimate of the impact of the mitigation credits has been included within this Funding Report.

***Issue 3: Impervious Area Data Collection for Condominium Parcels and General Parcels***

A majority of the information used for the development of the stormwater charges was provided by the Property Appraiser's office by agreement with the City. Because of the accelerated timeframe for developing the revised stormwater funding program in time for collection on the ad valorem tax bill for Fiscal Year 2003-04, the analysis of the Condominium Parcels and a small percentage of the General Parcels has not been completed at this time and could not be included in the Funding Report. However, this data will be developed prior to the issuance of the first class notices on August 21, 2003 and these parcels will be included in the funding program. The development of this data may result in modifications to the preliminary information provided within this Funding Report.

## STORMWATER SERVICES FUNDING REPORT

### INTRODUCTION

Government Services Group, Inc. (GSG) specializes in government finance and taxation issues, in working with cities, counties, special districts, and state agencies, to develop unique funding and service delivery solutions for critical infrastructure and service needs. Nabors, Giblin & Nickerson, P.A. (NG&N), a law firm dedicated to the representation of local governments on issues of finance and taxation. Both firms have developed extensive experience in structuring and implementing alternative revenue sources in Florida.

The City of Tampa (City) has entered into a professional services agreement with GSG and NG&N to provide specialized services in the development and implementation of an alternative revenue source funding program to fund stormwater services within the City (Stormwater Funding Project).

Also as part of this project, GSG and NG&N were assisted by Ksinger Campo & Associates Corporation (KCA). KCA provided an analysis of the benefits derived by properties from the provision of stormwater services. KCA also assisted the City in developing the credit mitigation policy and procedures.

The objective of the Stormwater Funding Project was to develop and implement a stormwater assessment program to fund the City's provision of stormwater services to non-government property commencing Fiscal Year 2003-04 that will be collected on the tax bill in November 2003 (Stormwater Assessment), and develop and implement a stormwater utility fee to fund the City's provision of stormwater services to government property commencing Fiscal Year 2003-04 that will be collected pursuant to a separate billing mechanism (Stormwater Fee; collectively the Stormwater Assessment and Stormwater Fee will be referred to as Stormwater Charges). This document is the Phase II Stormwater Funding Report (Funding Report), which is one of the project deliverables specified in the scope of services that is incorporated in the professional services agreement between the City and GSG/NG&N.

The development of the methodology contained within this Funding Report for calculating the stormwater charges for each property use category included the following steps:

- The full costs to provide stormwater services were functionalized and identified.
- A parcel apportionment methodology was developed based on the amount of impervious area per parcel.
- Rates per ESFIA were calculated.

The goals of this study were as follows:

- To use the City's adopted budget for Fiscal Year 2002-03 and the proposed budget for Fiscal Year 2003-04 to determine the costs for stormwater services for Fiscal Year 2003-04.
- To determine a consistent, feasible and legally sufficient special assessment methodology and calculate special assessments that are capable of collection as a non-ad valorem assessment using the ad valorem collection process provided in the Uniform Method.
- To determine a consistent, equitable and legally sufficient utility fee to recover the cost of stormwater services provided to government property.
- To apply the methodology and develop preliminary rates.

#### **OBJECTIVES**

In order to achieve the study goals, a number of objectives were accomplished as follows:

- Provide an inventory of the stormwater services that the City provides and will provide in the future.
- Determine the full costs of providing stormwater services within the incorporated area of the City.
- Review such final cost determination with the City to determine which elements provide the requisite special benefit to the assessed properties.
- Determine the relative benefit anticipated to be derived by properties within the City from the delivery of stormwater services.
- Recommend the fair and reasonable apportionment of costs among government and non-government properties.
- Recommend the fair and reasonable apportionment of costs among both government and non-government parcels that are benefited.
- Calculate assessment rates and parcel classifications for Fiscal Year 2003-04 based on the proposed Fiscal Year 2003-04 cost calculations.
- Calculate fee rates for Fiscal Year 2003-04 based on the proposed Fiscal Year 2003-04 cost calculations.
- Ensure that the recommended assessment rates and parcel classifications conform to the statutory requirements of the Uniform Method.

## **STUDY METHODOLOGY**

GSG performed the following tasks in accomplishing the project objectives in Phase I and II of the project:

- Undertook extensive data collection and a detailed research process to identify the operations and funding of stormwater services within the City;
- Conducted extensive interviews with City staff to identify all services and costs in the City Stormwater Department;
- Prepared a Phase I Memorandum with recommendations for Phase II;
- Analyzed the proposed Fiscal Year 2003-04 cost calculations, both expenditures and revenues;
- Compared the expenditure requirement with anticipated revenues to develop a funding requirement line item for the Fiscal Year 2003-04 budgets.
- Identified the stormwater billing database requirements and determined the actual base billing units; and
- Distributed the funding requirement for Fiscal Year 2003-04 based upon the recommended parcel apportionment to determine preliminary assessment rates for stormwater services against non-government property and preliminary Stormwater Fee rates to recover the cost of stormwater services provided to government property in the City for Fiscal Year 2003-04.

## **RESEARCH AND ANALYSIS**

The recommendations found in this Funding Report were formulated after a study of the unique stormwater issues faced by the City of Tampa. Resources used by GSG and NG&N include:

- Meetings with City staff and members of GSG/NG&N;
- City of Tampa FAACS Assets by Location Report (5/14/03)
- Full Cost Allocation Plan for the City of Tampa, Florida (by Maximus)
- Stormwater Management In House Support Summary (9/30/02)
- Capital Costs Reimbursement and Overhead Stormwater (11/19/02)
- City of Tampa Salary Projection Report (4/11/03)
- City of Tampa Recommended Capital Improvement Budget FY2003
- City of Tampa Recommended Annual Budget FY2003
- Draft Stormwater Utility Ordinance (Tampa)
- Tampa Comprehensive Plan: Stormwater Management (Adopted by Tampa City Council 1/29/98)
- City of Tampa Code: Chapter 21 Stormwater
- Stormwater Flooding Relief Projects (5/03)

- State of Florida Municipal Separate Storm Sewer System Permit (draft)
- City of Tampa Stormwater Technical Standards Manual for Private Development
- City of Tampa Stormwater Technical Standards Manual for Public Development
- Residential Canal Dredging Manual (prepared by GEE & Jenson E-A-P, Inc. 5/00)
- Lake Kipling/Dundee Canal Maintenance Dredging Sediment Volume/Source Report (Boyle Engineering, 8/02)
- Spring Lake Canal Maintenance Dredging Sediment Volume/Source Report (Boyle Engineering, 8/02)
- Neptune Canal Maintenance Dredging Sediment Volume/Source Report (Boyle Engineering, 8/02)

NG&N has had substantial involvement in the development, review and analysis of the proposed apportionment methodology and deliverables relative to the legal tests required in Florida for a valid special assessment that is to be collected under the Uniform Method and a valid stormwater utility fee.

**SERVICE DESCRIPTION AND COST CALCULATIONS**

**OVERVIEW OF CITY'S  
STORMWATER SYSTEM**

The City of Tampa stormwater system serves 103 square miles in the City and extends into Hillsborough County. Areas outside of the City include Curiosity Creek Basin, Duck Pond Basin, the area upstream of the New Tampa area and the area within the vicinity of Interstate 4 in the eastern portion of the City. In some instances, the City and Hillsborough County may share a portion of the costs associated with projects in these areas. The City's stormwater system includes 365 miles of stormwater mains, 180 miles of ditches, 104 retention ponds and 21,000 curb miles of annual street sweeping.

The City is divided into five major basins determined by the area's primary receiving water. These five basins are further divided into thirty-nine sub-areas. These sub-areas have been further divided because most have more than one outfall. Table 5 illustrates the major basins and their respective sub-areas.

**TABLE 5  
STORMWATER BASINS AND SUB AREAS**

Hillsborough Bay Basin	<b>01 – Ybor City</b> 02 – Davis Islands 03 – Palma Ceia 04 – Upper Bayshore 05 – Lower Bayshore 06 – Ballast Point <b>07 – Interbay South</b> <b>08 – Spanish Town Creek</b>
McKay Bay Basin	<b>09 – 29<sup>th</sup> Street Outfall</b> 10 – 43 <sup>rd</sup> Street Outfall
Old Tampa Bay Basin	<b>11 – Horizon Park</b> <b>12 – Drew Park</b> <b>13 – Lemon Street</b> <b>14 – Cleveland Street</b> 15 – Dundee River 16 – Westshore 17 – Gandy Boulevard 18 – Port Tampa
Upper Hillsborough River	<b>19 – River Grove</b> 20 – Temple Crest <b>21 – Takomah Trail</b> <b>22 – Duck Pond</b>

TABLE 5 (cont.)

Lower Hillsborough River	23 – North Tampa <b>24 – Forest Hills</b> 25 – Northwest Tampa <b>26 – Sulphur Springs</b> <b>27 – Kirby Creek</b> 28 – Oak Grove 29 – Wellswood 30 – St. Joseph's <b>31 – West Tampa</b> 32 – Downtown 33 – Tampa Heights 34 – University of Tampa 35 – Sunshine Park <b>36 – Hillsborough Avenue</b> 37 – River Bend 38 – Seminole Heights 39 – Seaboard Coastline
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*A stormwater study has been performed for portions of the sub areas highlighted above*

Source: City of Tampa

**OVERVIEW OF CITY'S  
STORMWATER  
DEPARTMENT**

Until May 2003, various divisions within the Wastewater Department provided the City's stormwater management services. Stormwater personnel were responsible for the planning, design, construction, operations and maintenance of the City's stormwater system. The Wastewater Department historically provided approximately \$500,000 annually in support services for the Stormwater Department; these support services consisted of in-house design, inspection and drafting for the Capital Improvement Program (approximately \$325,000) and administrative, planning and project management support (approximately \$175,000). The Stormwater Department also historically provided approximately \$200,000 annually in similar support for wastewater capital projects and other services. In addition, personnel located at Business and Housing Development provided permitting and inspection duties that support stormwater goals. For Fiscal Year 2002-03, there were 91 budgeted positions in the Stormwater Department within the following five areas:

- Accounting (2)
- Planning (3)
- Operations (74)
- Engineering (4)
- Construction Services (8)

Table 6 illustrates the City's organizational structure.

**TABLE 6  
CITY ORGANIZATIONAL CHART**

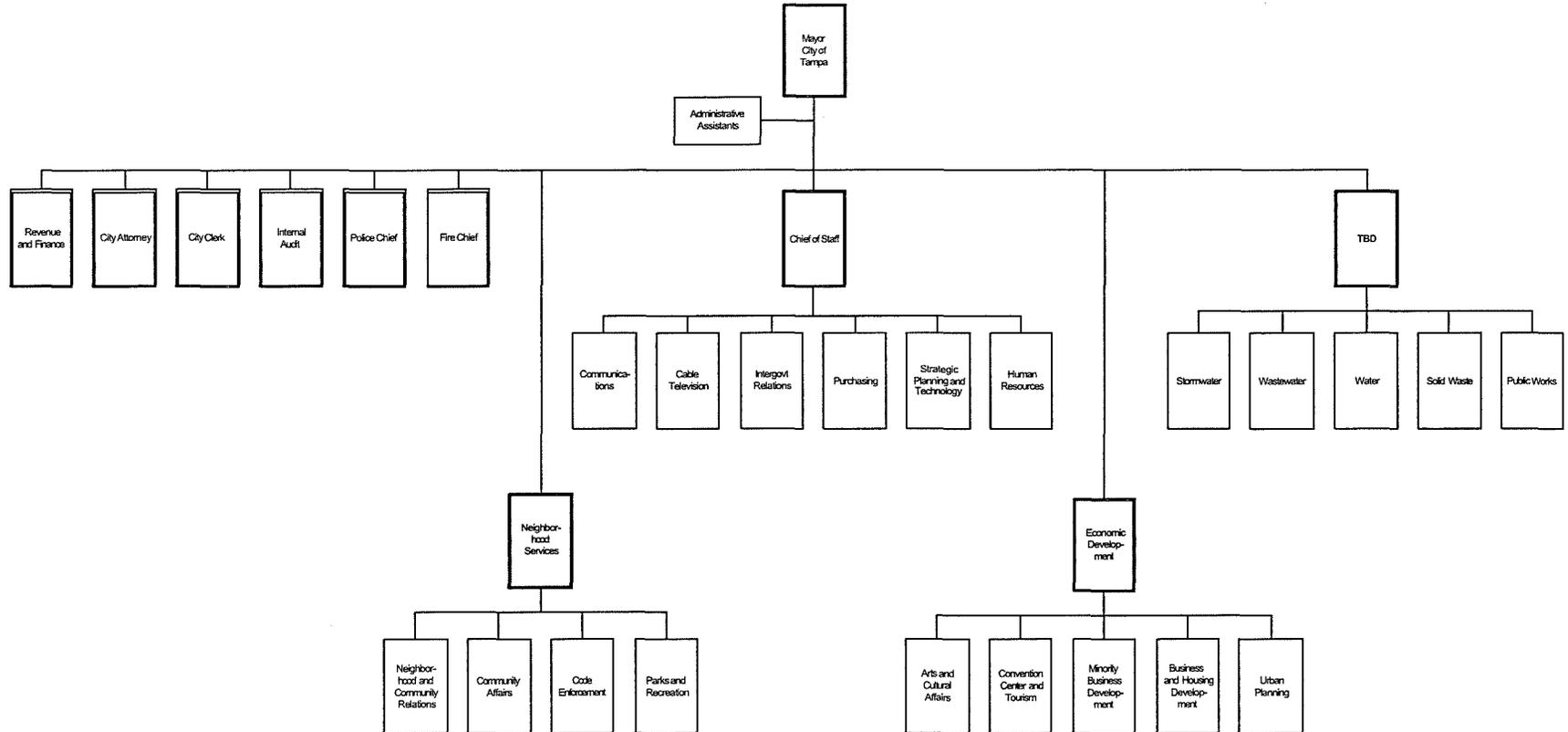
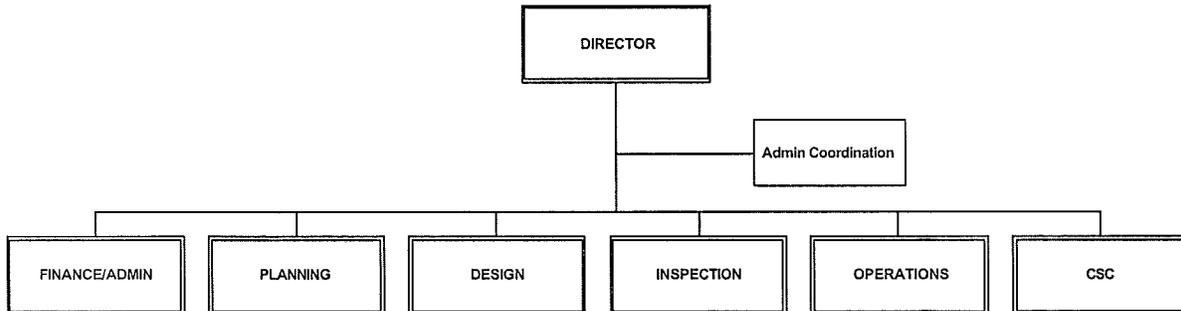


Table 7 illustrates the organizational chart for the Stormwater Department.

**TABLE 7  
STORMWATER DEPARTMENT  
ORGANIZATIONAL CHART**



Source: City of Tampa

Historically, the City's approach to achieving its stormwater management goals has been guided by a combination of regulatory and capital improvements initiatives. In 1988, the City Council adopted the Stormwater Management Ordinance, which was codified as Chapter 21 of the City Code, to administer earthwork and drainage systems. Among other items, the ordinance includes permit requirements and authorizes the establishment of a Technical Standards Manual to set the requirements necessary for the issuance of a stormwater permit.

The original Technical Standards Manual was adopted in 1988. Those portions regulating public improvements are still in use, though not formally adopted. The City adopted a new Technical Standards Manual for Private Development in 1996. Both manuals include the requirements for the development of a comprehensive site drainage plan, required calculations and necessary agency and environmental approvals to be obtained for public and private developments. Also addressed in the manuals are design standards, construction methodology and permit requirements for detention/retention ponds and other types of excavations.

In 1998, the City Council adopted the current Stormwater Management Element (Element) of the Tampa Comprehensive Plan to address stormwater quantity, water quality, system maintenance and finance concerns through the Comprehensive Plan process mandated by the Growth Management Act.

There is a classification system based on three levels of stormwater protection during a five-year storm event. This classification system includes:

Service Level A – This is the most advanced level of stormwater protection available and comprises the complete removal of stormwater from street surfaces during the design rainfall event.

Service Level B – Level B is the next level of protection and comprises the prevention of significant levels of yard flooding but includes some flooding of street and yard areas. The impacts on residents in Level B service areas are primarily nuisance flooding problems related to temporary impassability of streets. There is no flooding of structures.

Service Level C – The Level of Service C standard is the minimum level of stormwater protection that can be provided and comprises the prevention of flooding in structures or appurtenant components of residential, commercial or institutional structures. This level of service allows for temporary ponding in streets and yards, but precludes the flooding of structures.

The long-term goal and objective of the Stormwater Management Element is to provide a minimum of Level of Service C flood protection to the citizens of Tampa through the implementation of an intensive capital improvement program emphasizing infrastructure rehabilitation and maintenance, as well as the construction of new systems.

Currently, over 94 percent of the City is at Level C or better; the City's goal is that by 2015, approximately 98 percent of the City will be at a minimum of Level C. The Stormwater Management Element also recommends that the fully funded Capital Improvement Plan include the implementation of master basin plans, a rehabilitation and maintenance program and an on-going capital improvements projects program. The Element recommends the exploration of assessment districts, basin fees, tax increment financing and a stormwater utility to fund stormwater management services.

The City has developed a methodology to determine and prioritize stormwater drainage needs. Stormwater concerns are brought to the Stormwater Division's attention and are first investigated by personnel. Concerns that can be addressed by maintenance of existing facilities are referred to operations. Concerns that require structural improvements are further evaluated in-house by stormwater personnel and preliminary project solutions are developed. These solutions are evaluated based on the level of engineering and costs. Problems that can be resolved in an immediate timeframe and with minimum expenditures are placed and prioritized within the minor capital improvement program.

The projects that require large expenditures usually lead to master basin plans to determine the best solution. This process analyzes the drainage system for a large basin in detail and identifies the projects that will resolve the problems. The projects identified in the master basin plan are then evaluated and incorporated into the major capital improvement project list.

From these master plans, proposed projects are defined and included in the City's Capital Improvement Plan. Each of these capital projects is evaluated in relation to other projects on the list to determine the ability of the project to alleviate the problems. The evaluation is based on issues such as sequencing difficulties of the improvements

in the basin, funding sources and their timing, system failure, land acquisition constraints and improvements by outside agencies.

The stormwater Capital Improvement Plan can be divided into two components: the capital program and the ongoing programs. The capital program addresses the implementation of the master basin plan improvements and site-specific improvements for localized problems that require a capital expenditure. The ongoing programs address those areas that have long-term stormwater needs such as stormwater projects that require limited funds but immediate action. The ongoing programs also contain the maintenance programs such as storm sewer rehabilitation, retention pond reconstruction and other projects that maintain the efficiency of the existing stormwater systems.

**ASSESSABLE COST  
CALCULATIONS**

Historically, funding for the ongoing annual operations and maintenance services was provided by the General Fund. Table 8 provides the actual and budgeted allocations for stormwater services for Fiscal Years 1999-2000 through 2002-03.

**TABLE 8  
STORMWATER BUDGETS  
FISCAL YEARS 1999-2000 THROUGH 2002-03**

<b>Resources</b>	<b>Actual FY 2000</b>	<b>Actual FY 2001</b>	<b>Budgeted FY 2002</b>	<b>Projected FY 2002</b>	<b>Adopted FY 2003</b>
Personnel	\$ 3,719,742	\$3,906,574	\$ 4,212,006	\$ 4,176,325	\$4,381,421
Operating	3,432,601	3,670,972	2,693,772	2,667,240	1,981,304
<b>Total Operating Budget</b>	<b>7,152,343</b>	<b>7,577,546</b>	<b>6,905,778</b>	<b>6,843,565</b>	<b>6,362,725</b>
Capital	45,895	91,824	41,748	41,405	41,405
<b>Total Budget</b>	<b>\$ 7,198,238</b>	<b>\$7,669,370</b>	<b>\$ 6,947,526</b>	<b>\$ 6,884,970</b>	<b>\$6,404,130</b>

Source: City of Tampa FY 2002-03 Operating Budget

In addition to the annual operating budget, the following projects illustrated in Table 9 were included in the Fiscal Year 2002-03 budget and were funded by the Utility Tax Fund.

**TABLE 9  
STORMWATER UTILITY TAX PROJECTS  
FISCAL YEAR 2002-03**

Project	Cost
Stormwater Improvements	\$ 1,685,000
Hamilton Avenue Ditch Replacement	\$ 1,025,000
Rowlett Park Ditch Rehabilitation	\$ 350,000
Rome Avenue: Cypress Street to Laural Street Pipe Rehabilitation	\$ 295,000
Sediment Processing Pilot Projects	\$ 200,000
Ojus/Takomah Trail Retention Pond Reconstruction	\$ 170,000
109th and North Boulevard Tank Replacement	\$ 100,000
<b>Total</b>	<b>\$ 3,825,000</b>

Source: City of Tampa FY 2002-03 Operating Budget

Based on the Fiscal Year 2002-03 adopted budget and the Fiscal Year 2003-04 proposed budget, Table 10 shows the projection of the full cost of the Stormwater Funding Program for Fiscal Year 2003-04.

**TABLE 10  
COST CALCULATIONS  
CITY OF TAMPA STORMWATER DEPARTMENT  
FISCAL YEAR 2003-04**

DESCRIPTION	REQUESTED FY2004	ASSESSABLE COSTS	REMAINING COSTS
<b>OPERATING BUDGET</b>			
Total Personnel	\$ 4,721,441	\$ 4,721,441	\$ -
Total Operating	2,110,530	2,110,530	-
Total Capital	41,405	41,405	-
<b>TOTAL OPERATING BUDGET</b>	<b>\$ 6,873,376</b>	<b>\$ 6,873,376</b>	<b>\$ -</b>
<b>BUDGET ENHANCEMENTS</b>			
Administrative Costs	\$ 855,000	\$ 855,000	\$ -
Canal, NPDES and Environmental Projects	850,000	850,000	-
Capital Operations Projects	1,695,000	1,695,000	-
Relocation of Pipes Under Structures	100,000	100,000	-
<b>TOTAL BUDGET ENHANCEMENTS</b>	<b>\$ 3,500,000</b>	<b>\$ 3,500,000</b>	<b>\$ -</b>

TABLE 10 (cont.)

DESCRIPTION	REQUESTED FY2004	ASSESSABLE COSTS	REMAINING COSTS
<b>UTILITY TAX PROJECTS</b>			
Stormwater Improvements	\$ 955,000	\$ 955,000	\$ -
Forest Hills Drainage Improvements	175,000	0	175,000
South Court Drive	135,000	0	135,000
Acline Drive at 50th Street	200,000	0	200,000
2946 West Columbus Drive	200,000	0	200,000
Flooding Relief Projects	1,285,000	1,285,000	-
Bayside Drive: Idlewood to Swann	123,000	0	123,000
Ybor Outfall Flood Control	400,000	0	400,000
21st Avenue: 42nd Street to 46th Street	310,000	0	310,000
<b>TOTAL UTILITY TAX PROJECTS</b>	<b>\$ 3,783,000</b>	<b>\$ 2,240,000</b>	<b>\$ 1,543,000</b>
<b>TOTAL STORMWATER SERVICES BUDGET</b>	<b>\$ 14,156,376</b>	<b>\$ 12,613,376</b>	<b>\$ 1,543,000</b>
<b>PROGRAM COSTS</b>			
Annual Program Maintenance		40,000	
Notification Costs		150,000	
Statutory Discount		654,044	
Collection Costs		269,148	
<b>TOTAL PROGRAM COSTS</b>		<b>\$ 1,113,192</b>	
<b>TOTAL COSTS</b>		<b>\$ 13,726,568</b>	

Source: City of Tampa

The cost calculations contain assumptions for the purpose of this Funding Report.

- The total operating budget for the Stormwater Department provides services to all geographic areas of the City.
- The “Budget Enhancements” section of the budget illustrates the proposed additional stormwater services that will be provided to all geographic areas of the City because of the new, dedicated funding source.

These enhancements include the following:

- Additional administrative costs, the addition of new program staff (Assistant City Attorney, engineer, drafting technicians), planning and prioritization for capital and environmental programs, Wastewater Department support costs and miscellaneous contract services.

- National Pollutant Discharge Elimination System (NPDES) program and permitting requirements, environmental programs, the pilot installation of filtration devices at identified outfalls, stormwater retrofit projects, matching City funding for environmental grants and canal improvements and the addition of one environmental engineer.
- Construction of capital operations projects to rehabilitate and replace conveyance systems.
- Relocation of stormwater pipes under residential structures. The majority of these pipes were constructed in the City's peninsula prior to annexation in 1953. They were installed without the benefit of as-built plans, easements or future development considerations. These pipe systems potentially threaten foundations due to age and structural deficiencies, are difficult to maintain, and are inadequately sized for current requirements. Plans call for removal of these pipes where possible, grouting those pipes that can't be removed to prevent future collapse, and relocation of these systems to easements to facilitate ease of maintenance.
- The "Utility Tax Projects" section of the budget allocates the costs of those projects that are deemed to benefit the entire geographic area of the City. Costs associated with specific projects that benefit areas less than citywide must be funded from other legally available revenue sources.
  - Within the "Stormwater Improvements" section of the Utility Tax Projects, these revenues provide for planning, design and construction of capital improvement projects to rehabilitate and retrofit storm sewers. Funding also provides for pond fencing and beautification, consulting and testing services, and concrete structures and curbing. Minor stormwater improvements are an integral part of the City of Tampa's drainage system. Improving these systems is a crucial part of the City's master drainage plan.
  - Within the "Flooding Relief Projects" section of the Utility Tax Projects, flooding problems at various locations throughout the City are addressed. Eighteen of the less costly solutions to isolated flooding are combined into one contract, thus benefiting from the economy of scale. Plans will be developed and bid to a contractor, who will construct them sequentially. All of the problems to be addressed by this project are high on the Stormwater Department's list of priority flooding-relief locations.

Within the "Program Costs" section of the budget, the following assumptions were made:

- The line item "Annual Program Maintenance" reflects the costs for the City to engage outside consultants to assist in updating the stormwater roll each year. The City may decide to use City staff to conduct the update.
- The line item "Notification Costs" are the costs associated with the first class mailed notices for affected property owners and are based on a cost of \$1.25 per parcel.
- The line item "Statutory Discount" reflects the 95 percent collection of the stormwater revenues. The five percent discount also provides the funds to cover the statutory discount allowed by the tax bill collection method.
- The line item "Collection Costs" reflects the two percent fee for the Tax Collector to collect the assessments on the tax bill and a two percent fee to recover the costs associated with the separate billing of the stormwater fees.

## **DETERMINATION OF STORMWATER SERVICES DEMAND**

### **SPECIAL BENEFIT ASSUMPTIONS**

The following assumptions support a finding that the stormwater services provided by the City provide a special benefit to the assessed parcels.

- The provision of stormwater management services and the availability and use of facilities or improvements by owners and occupants of such property to properly and safely detain, retain, convey or treat stormwater discharged from such property;
- Stabilization of or the increase of property values;
- Increased safety and better access to property;
- Improved appearance;
- Rendering property more adaptable to a current or reasonably foreseeable new and higher use;
- Alleviation of the burdens caused by stormwater runoff and accumulation attendant with the present or projected use of property; and
- Fostering the enhancement of environmentally responsible use and enjoyment of the natural resources within the City.

KCA has conducted an analysis of the benefits derived by properties from the provision of stormwater services. For all property uses, KCA analyzed whether stormwater services such as those provided within the City of Tampa would have a beneficial impact on properties in the area. The results of this analysis are documented in correspondence to the City dated August 2003, and provided as Appendix A.

To answer the question as to whether or not such services have a beneficial impact on properties in the area, KCA reviewed the proposed special benefit assumptions described within this Report. Investigations were made into other areas with and without stormwater services.

From this analysis, it was concluded that having stormwater services, such as those provided in the City of Tampa, enhances and strengthens the relationship of such services to the use and enjoyment of the parcels of property in the area and, ultimately, the property values within the area. However, KCA did not attempt to quantify such an impact. Instead, KCA concluded that there appears to be a positive and certain influence on properties in areas where such stormwater services are provided.

**GOVERNMENT FEE  
ASSUMPTIONS**

The following assumptions support a finding that government property within the City demands and uses the stormwater services provided by the City.

- The City's stormwater utility provides services and facilities to improved government property by treating and controlling contaminated stormwater generated by improvements constructed on government property.
- Government property creates a stormwater burden that must be managed by the City through the collection, storage, control, treatment, and conveyance of stormwater generated by such improved government property.
- The stormwater fee charged to government property as calculated pursuant to the methodology presented in this Funding Report bears a reasonable relationship to the City's cost of providing stormwater services to government property and is fair and equitable.

KCA also conducted an analysis of whether or not such stormwater fees bear a reasonable relationship to the City's cost of providing stormwater services to government properties in the area. However, KCA did not attempt to quantify such an impact. Instead, KCA concluded that there appears to be a reasonable relationship between the stormwater fees and the City's cost of providing stormwater services to government properties in the area.

**COST APPORTIONMENT  
ASSUMPTIONS**

The cost apportionment exercise addresses two fundamental questions:

- Who pays?
- For what services?

Defining the benefit or service area is a geographically precise process. Using the hydrologic connection test, the City staff, GSG and KCA evaluated a map of the City and determined, at the parcel level of detail, which parcels are served by stormwater management services and which are not. Based on the evaluation, it was determined that the entire geographic area of the City benefits from the stormwater management services.

**PARCEL  
APPORTIONMENT  
ASSUMPTIONS**

Parcel apportionment focuses on the question, "How is each parcel's share of recoverable costs to be determined?" The following assumptions support findings that the recommended parcel apportionment is fair, reasonable, and equitable.

- The amount of runoff generated by a parcel and sent to the stormwater system represents that parcel's proportionate share of the burden of creating and maintaining the stormwater system. The amount of runoff from a parcel is largely determined by the amount of impervious area (hard surfaces through which water does not easily pass) contained on a parcel – the more the impervious area, the more the runoff, the more the cost of treatment and the more the charge to the parcel.
- The value of the parcel does not determine the scope of the required stormwater management services. The potential demand for stormwater services by developed property is driven by the amount of impervious area located on the parcel.
- Apportioning the costs for stormwater services attributable to Government Property based on the amount of impervious area contained on each parcel of Government Property is a fair and reasonable method of determining a reasonable and equitable fee for the stormwater services provided to and demanded by government property.
- Apportioning the assessed costs for stormwater services attributable to the single family residential property use category on a per ESFIA basis within tiers is required to avoid cost inefficiency and unnecessary administration and is a fair and reasonable method of parcel apportionment based upon statistical data.
- Apportioning the assessed costs for stormwater services attributable to duplexes, triplexes and quadraplexes with two or less buildings on a per ESFIA basis within tiers is required to avoid cost inefficiency and unnecessary administration and is a fair and reasonable method of parcel apportionment based upon statistical data.
- The building footprint of each single-family parcel constitutes a reasonable proxy for impervious area. It has been determined that one ESFIA of impervious area equates to a building footprint of approximately 1,667 square feet.

**PARCEL  
APPORTIONMENT**

Parcel apportionment is accomplished through the development of a base-billing unit, called an Equivalent Square Feet of Impervious Area (ESFIA). An ESFIA is a measure that serves as a common index to compare runoff generated by different sized properties with different stormwater generation characteristics. It is the stormwater billing unit equivalent of a kilowatt-hour.

The base-billing unit is defined as the runoff generated by the "typical" single-family residence in the community, measured in terms of the median square feet of impervious area. The ad valorem tax roll information and data collection efforts by the City indicated that the ESFIA value is 3,310 square feet of impervious area. For Tampa, four rate tiers for single-family residences were used. In addition, three rate tiers were used for all multi-family properties with DOR code 08, which contain no more than two buildings with no more than four dwelling units.

**RATE  
CLASSES**

Using the data from the most recent working files on the real property tax roll, there are approximately 120,000 parcels to be assessed within the incorporated area of the City on the real property ad valorem tax roll.

Each property use within the City on the ad valorem tax roll was assigned to a rate class based on its assignment of use by the Hillsborough County Property Appraiser or verification of use obtained through field research. The number used by the Property Appraiser assigns four digits based on the Florida Department of Revenue (DOR) property use codes reflected in Rule 12D-8.008, Florida Administrative Code; however, GSG used the first two digits to determine property use. A listing of DOR codes and associated property use categories is provided as Appendix B.

Using the DOR codes, the specific methodology for the parcel apportionment within each category of property use is generally described below.

Single Family Parcels – Single-family residential parcels are parcels to which the Property Appraiser has assigned a DOR code 01. The City has computed the ESFIA value of 3,310 as the impervious area for the median single-family parcel within the City. However, since it is impossible to measure all of the single-family parcels within the City, the City has determined that an average single-family parcel with 3,310 square of impervious area typically has a building footprint of 1,667 square feet. Accordingly, the number of ESFIAs attributable to each Medium Single Family Parcel is one (1) ESFIA.

Single-family residential parcels can be categorized into one of four residential billing tiers based on the estimated amount of impervious area associated with each parcel (imputed by using the building footprint of the parcel).

- Small Single Family Parcel – means a single-family parcel with a building footprint between 100 and 1,300 square feet (inclusive). The City has computed an average building footprint of 1,023 square feet for the typical small single-family parcel within the City. The number of ESFIAs attributable to each Small Single Family Parcel is computed by dividing the average building footprint of a typical small single-family parcel (1,023 square feet) by the average building footprint of all single-family parcels (1,667 square feet). Therefore, the number of ESFIAs attributable to each Small Single Family Parcel is 0.61 ESFIAs.
- Medium Single Family Parcel – means a single-family parcel with a building footprint area between 1,301 and 2,200 square feet (inclusive). The number of ESFIAs attributable to each Medium Single Family Parcel is 1.0 ESFIA.
- Large Single Family Parcel – means a single-family parcel with a building footprint between 2,201 and 4,000 square feet (inclusive). The City has computed an average building footprint of 2,762 square feet for the typical large single-family

parcel within the City. The number of ESFIAs attributable to each Large Single Family Parcel is computed by dividing the average building footprint of a typical large single-family parcel (2,762 square feet) by the average building footprint of all single-family parcels (1,667 square feet). Therefore, the number of ESFIAs attributable to each Large Single Family Parcel is 1.66 ESFIAs.

- Very Large Single Family Parcel – means a single-family parcel with a building footprint area greater than 4000 square feet. The City has computed an average building footprint of 4,701 square feet for the typical very large single-family parcel within the City. The number of ESFIAs attributable to each Very Large Single Family Parcel is computed by dividing the average building footprint of a typical very large single-family parcel (4,701 square feet) by the average building footprint of all single-family parcels (1,667 square feet). Therefore, the number of ESFIAs attributable to each Large Single Family Parcel is 2.82 ESFIAs.

Multi-Family Parcels – Multi-family residential parcels are parcels to which the Property Appraiser has assigned a DOR code 08 which contain no more than two buildings with no more than four dwelling units per building. However, it is impossible to measure all of the multi-family parcels within the City. Accordingly, the number of ESFIAs attributable to each Multi-Family Parcel will be based on the building footprint of the parcel.

Multi-family residential parcels can be categorized into one of three billing tiers based on the estimated amount of impervious area associated with each parcel (imputed by using the building footprint of the parcel).

- Small Multi-Family Parcel – means a multi-family parcel with a building footprint between 100 and 1,000 square feet (inclusive). The City has computed an average building footprint of 727 square feet for the typical small multi-family parcel within the City. The number of ESFIAs attributable to each Small Multi-Family Parcel is computed by dividing the average building footprint of a typical small multi-family parcel (727 square feet) by the average building footprint of all single-family parcels (1,667 square feet). Therefore, the number of ESFIAs attributable to each Small Multi-Family Parcel is 0.44 ESFIAs.
- Medium Multi-Family Parcel – means a multi-family parcel with a building footprint between 1,001 and 3,000 square feet (inclusive). The City has computed an average building footprint of 1,685 square feet for the typical medium multi-family parcel within the City. The number of ESFIAs attributable to each Medium Multi-Family Parcel is computed by dividing the average building footprint of a typical medium multi-family parcel (1,685 square feet) by the average building footprint of all single-family parcels (1,667 square feet). Therefore, the number of ESFIAs attributable to each Medium Multi-Family Parcel is 1.01 ESFIAs.

- Large Multi-Family Parcel – means a multi-family parcel with a building footprint greater than 3,001 square feet (inclusive). The City has computed an average building footprint of 3,744 square feet for the typical large multi-family parcel within the City. The number of ESFIAs attributable to each Large Multi-family Parcel is computed by dividing the average building footprint of a typical large multi-family parcel (3,744 square feet) by the average building footprint of all single-family parcels (1,667 square feet). Therefore, the number of ESFIAs attributable to each Large Multi-family Parcel is 2.25 ESFIAs.

The remaining Multi-Family Parcels (i.e., all other parcels to which the Property Appraiser has assigned a DOR code 03 or 08, and not described above) will be treated as General Parcels in the manner described subsequently.

Condominium Parcels - Condominium parcels are parcels to which the Property Appraiser has assigned a DOR code of 04 or 05. The number of ESFIAs attributable to each Condominium Parcel is determined by dividing the impervious area of the condominium complex by the ESFIA value and dividing the result by the total number of Condominium Parcels.

General Parcels - General parcels are all other parcels not classified as (1) single family residential, (2) duplexes, triplexes or quadraplexes with two or less buildings, or (3) condominium parcels. General parcels include other multi-family properties not previously described. The number of ESFIAs attributable to each General Parcel is determined by dividing the impervious area of the General Parcel by the ESFIA value.

Based on the foregoing methodology, Table 11 provides the total number of ESFIAs by rate class.

**TABLE 11  
TOTAL NUMBER OF ESFIAs BY RATE CLASS**

<b>Rate Class</b>	<b>Total Number of Parcels</b>	<b>Total Number of ESFIAs</b>
Single Family Residential		
<i>Small</i>	26,509	16,170
<i>Medium</i>	41,355	41,355
<i>Large</i>	12,283	20,390
<i>Very Large</i>	1,311	3,697
Multi-Family Residential**		
<i>Small</i>	514	226
<i>Medium</i>	2,190	2,212
<i>Large</i>	292	657
Condominiums	[TO BE DETERMINED]	[TO BE DETERMINED]
General Parcels (including other multi-family parcels)	[TO BE DETERMINED]	134,248
<b>Total</b>	<b>84,454</b>	<b>218,955</b>

\*\*Multi-Family Residential means a parcel with a DOR code of 08, which contains no more than two buildings with no more than four dwelling units per building

Source: City of Tampa and Preliminary Assessment Roll

<b>PRELIMINARY RATES</b>
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Based on the costs of providing stormwater services and the number of ESFIAs, Table 12 summarizes the recommended stormwater rates after application of the proposed stormwater methodology for Fiscal Year 2003-04 at 100 percent of the costs.

**TABLE 12  
PRELIMINARY RATES  
FISCAL YEAR 2003-04  
100% OF COSTS = \$13,726,568**

	<b>Fiscal Year 2003-04 Budget</b>
<b>Total Assessment Funding Requirement</b>	\$13,726,568
<b>Total Number of ESFIAs</b>	218,955
<b>Annual Rate Per ESFIA</b>	\$ 62.69
<b>Monthly Rate Per ESFIA</b>	\$ 5.22

Source: City of Tampa and Preliminary Assessment Roll

Table 13 depicts the proposed stormwater rates for Fiscal Year 2003-04, if the City Council decides to charge \$1 per month per ESFIA (or \$12 per year) for the medium single-family residential properties. These rates generate approximately 19 percent of the cost calculations.

**TABLE 13  
PRELIMINARY RATES  
FISCAL YEAR 2003-04  
19% OF COSTS = \$2,627,460**

	Fiscal Year 2003-04 Budget
<b>Total Assessment Funding Requirement</b>	\$ 2,627,460
<b>Total Number of ESFIAs</b>	218,955
<b>Annual Rate Per ESFIA</b>	\$ 12.00
<b>Monthly Rate Per ESFIA</b>	\$ 1.00

Source: City of Tampa and Preliminary Assessment Roll

Table 14 illustrates representative examples of stormwater charges for various types of properties based on the rates shown in Tables 12 and 13.

**TABLE 14  
REPRESENTATIVE STORMWATER CHARGES FOR RATE CLASSES**

Rate Class	Total Number of ESFIAs	Annual Assessment Amounts @ 100%	Annual Assessment Amounts @ 19%
Single Family Residential			
<i>Small</i>	0.61	\$ 38.24	\$ 7.32
<i>Medium</i>	1.00	\$ 62.69	\$ 12.00
<i>Large</i>	1.66	\$ 104.07	\$ 19.92
<i>Very Large</i>	2.82	\$ 176.79	\$ 33.84
Multi-Family Residential**			
<i>Small</i>	0.44	\$ 27.58	\$ 5.28
<i>Medium</i>	1.01	\$ 63.32	\$ 12.12
<i>Large</i>	2.25	\$ 141.05	\$ 27.00
Condominiums	<b>[TO BE DETERMINED]</b>	<b>[TO BE DETERMINED]</b>	<b>[TO BE DETERMINED]</b>
General Parcels			
<i>Impervious Area = 1,000 sq ft</i>	0.30	\$ 18.94	\$ 3.63
<i>Impervious Area = 5,000 sq ft</i>	1.51	\$ 94.70	\$ 18.13
<i>Impervious Area = 10,000 sq ft</i>	3.02	\$ 189.40	\$ 36.25
<i>Impervious Area = 50,000 sq ft</i>	15.11	\$ 946.98	\$ 181.27
<i>Impervious Area = 100,000 sq ft</i>	30.21	\$ 1,893.96	\$ 362.54

\*\*Multi-Family Residential means a parcel with a DOR code of 08, which contains no more than two buildings with no more than four dwelling units per building

## **COMPUTATION OF STORMWATER CHARGES**

Parcel charges are calculated on a two-step basis:

- ESFIA - The amount of impervious area relative to the base-billing unit is calculated by dividing the impervious area on a parcel by the constant base billing unit amount; and
- Mitigation credits - This may be necessary where simple impervious area does not adequately account for relative runoff for a given parcel. It is applied as simple factors multiplied against the ESFIAs.

### **Mitigation Credit**

Mitigation credits reflect the fact that given two identically situated parcels with identical improvements, the parcel with on-site private stormwater treatment facilities will generate less volume of runoff, will generate runoff at a slower rate and/or less polluted runoff than the parcel without comparable facilities.

### **Eligibility:**

Parcels subject to a stormwater charge may be granted a mitigation credit based on one of the following factors:

1. No portion of the parcel drains to City right-of-way or any part of a stormwater system over which the City has maintenance responsibility.
2. Owner of parcel contributes monetarily to a Community Development District, Civic Association (Homeowners Association or Property Owners Association), or Special District which provides maintenance to non-City owned stormwater management facilities which accept drainage from City rights-of-way.
3. Parcel has a properly maintained and functional onsite stormwater management system which treats and/or attenuates stormwater prior to discharge to the City right-of-way or stormwater system. Proof of proper operation and maintenance may be required on a periodic basis.

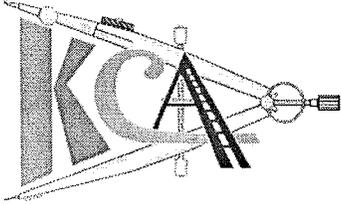
### **Rationale:**

Mitigation credits may be granted to parcels whose offsite stormwater impacts on the City system are non-existent, are mitigated by a properly functioning and permitted stormwater system, or the parcel owner contributes to the maintenance of a private system which provides stormwater treatment and attenuation for runoff from public right-of-way. The basis for these credits is as follows:

1. Parcels which do not discharge to the City system do not impose direct stormwater maintenance burdens on the City's system.
2. Parcel owners which contribute to the maintenance of privately held stormwater management facilities that manage runoff from public rights-of-way offset some costs which might otherwise be borne by the City.
3. The City and the receiving waters receive benefits from privately-owned and maintained stormwater management facilities.
4. It is in the City's interest to encourage the proper operation and maintenance and continued existence of onsite stormwater management facilities.

A complete description of the City's mitigation policy will be provided in the Initial Assessment Resolution.

**APPENDIX A**  
**LETTER FROM KCA**



## Kisinger Campo & Associates Corp.

*25 Years*

engineering • inspection • planning

Allen Kisinger  
1904-1981

August 4, 2003

Mr. R. Michael Salmon, P.E.  
Director of Stormwater  
City of Tampa, City Hall  
306 E. Jackson Street, 6E  
Tampa, FL 33605

Re: Review of Stormwater Charges

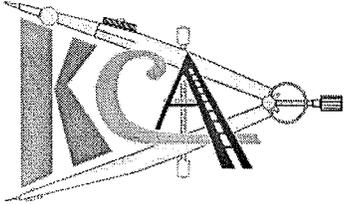
Dear Mr. Salmon and City Council Members:

Kisinger Campo and Associates (KCA) is a local civil engineering consulting firm with our corporate headquarters in the City of Tampa since our inception over 27 years ago. KCA has provided a wide range of engineering consulting services to the private sector, municipalities, and other governmental agencies throughout Florida. Our expertise includes bridge inspection, civil engineering, construction engineering inspection, environmental services, sanitary sewer and water utility design, roadway and transportation design, and stormwater and drainage design.

KCA was requested to review the rationale for the Stormwater Charges that have been proposed for the City of Tampa by Government Services Group, Inc. (GSG) and Nabors, Giblin, and Nickerson, P.A. (NG&N). In the performance of this task, we have reviewed the Phase 1 Stormwater Assessment Program and Phase 2 Stormwater Funding Program Reports prepared by GSG, attended meetings with GSG and City Staff, reviewed stormwater management strategies in other Florida communities, and analyzed the overall approach proposed for the City of Tampa.

As local residents and members of the Tampa business community, KCA commends the City of Tampa for taking the first step in establishing a "user fee" utility system to optimize the operation, maintenance, and management of stormwater services. Local governments must address the cumulative impacts from the era in which previous stormwater systems were designed and built, coupled with the effects of steady population growth and development, and begin the arduous task of upgrades and rehabilitation. Municipalities are obligated to meet the stormwater management mandates of Florida and federal law, but are required to fund these improvements locally. Organizations accountable for, and specifically organized, to manage stormwater systems tend to deliver those services better than one charged with a variety of public work tasks.

Our professional opinion rendered herein is limited to the reasonableness regarding the accrual of benefits to real property owners resulting from the proposed stormwater assessment program, along with the methodology in which the property owners are asked to pay for these stormwater management services. The City of Tampa Stormwater Charges will provide for the funding of annual operation, maintenance, and management expenses that serves all property classifications within the City. A well maintained stormwater program will provide economic, public health, safety, and environmental benefits to property owners, occupants, residents, and others doing business in the City. A list of these potential benefits is attached.



25 Years

We have not attempted to quantify the financial benefits of the listed benefits to the citizens of Tampa at this time, as it is a complex assignment and subject to many assumptions. The initial approach recommended by GSG and NG&N for the City of Tampa's inaugural fiscal year is based upon an equitable sharing of the costs among properties which contribute to the need for stormwater management services, and correspondingly receive benefits from the efficient delivery of those services. This approach takes into account the varying degrees that commercial, industrial, and residential properties contribute to the need for stormwater maintenance services, which are directly related to the quantity, rate of discharge, and quality of the stormwater.

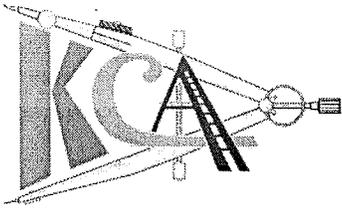
While the range of possible rate structures is virtually unlimited, the initial Stormwater Charges proposed for the City of Tampa are properly assigned and fairly distributed. For residential properties, the fees are based upon a defensible position of improved and impervious surface areas. The proposed tiers for small, medium, large, and very large residential parcels provides a reasonable solution to the wide variety of building and lot sizes that currently exist within the City, in relationship to their contribution to the amount of stormwater discharged to City maintained systems.

In our professional opinion, the initial Stormwater Assessment Program proposed for the City of Tampa by Government Services Group and Nabors, Giblin, and Nickerson fairly assigns the cost of the stormwater utility to the proper beneficiaries, based on their relative impacts to the City maintained stormwater system. Upon future development of an expanded data base, including the addition of accurate stormwater quality data, and the anticipated optimization of the stormwater utility functions, a refinement of the initial rate structure may be warranted sometime in the future.

Please do not hesitate to contact me at (813) 871-5331 if you have questions on these matters.

Sincerely,

Paul Hauck, P.E.  
Manager, Special Projects



*25 Years*

## **Stormwater Program Benefits**

A well managed stormwater program ensures that stormwater discharged from developed properties will be safely detained, retained, conveyed, and treated. The benefits are numerous, and include economic, health and safety, and environmental benefits to property owners and residents, including:

### **Health and Safety**

- Maintains the availability and safe use of facilities by the owners and occupants by reducing the potential for flooding; and
- Increases the safety and accessibility to the local transportation systems by reducing the potential for flooding.

### **Economic Benefits**

- Alleviates the financial burden on downstream developed properties caused by stormwater runoff and the accumulation of sediment and debris;
- Improves the function and aesthetics of drainage ditches, swales, culverts, and ponds, which help maintain, or potentially increase, property values;
- Increases the potential for developed properties to be integrated into future, higher use, community based plans, thereby increasing property values;
- Reduces potential for damage and repairs to public owned infrastructure, including roads, bridges, other transportation system assets, and utilities;
- Improves efficiency of stormwater maintenance staff and use of equipment due to planned regular maintenance, with reduced emergency and unscheduled maintenance activities; and
- Extends the life cycles of stormwater system components, reduces frequency of major repairs, and minimizes the stormwater utility costs borne by property owners and citizens of Tampa.

### **Environmental Benefits**

- Maintains the quality of surface water resources within the stormwater service area, including bays, canals, estuaries, lakes, ponds, rivers, springs, and streams, for recreational use and enjoyment;
- Improves the quality of raw water supplied to potable water treatment plants which draw from local surface waters (Hillsborough River, Alafia River, Tampa Bypass Canal, and Tampa Bay); and
- Improves the quantity and quality of surface water which recharges the local surficial aquifer.

**APPENDIX B**  
**HILLSBOROUGH COUNTY DEPARTMENT OF REVENUE USE CODES**

DOR Code	Description
00	VACANT RESIDENTIAL
01	SINGLE FAMILY IMPROVED
02	MOBILE HOME
03	MULTI FAMILY 10 OR MORE UNITS
04	CONDOMINIUM
05	COOPERATIVES
06	RETIREMENT HOMES
07	MISCELLANEOUS RESIDENTIAL
08	MULTI FAMILY LESS THAN 10 UNITS
09	UNDEFINED
10	VACANT COMMERCIAL
11	STORES 1 STORY
12	MIXED USE STORE/OFFICE/SFR
13	DEPARTMENT STORES
14	SUPERMARKETS
15	REGIONAL SHOPPING CTRS
16	COMMUNITY SHOPPING CTR
17	OFFICE 1 STORY
18	OFFICE MULTI-STORY
19	PROFESSIONAL SERVICES
20	AIRPORTS
21	RESTAURANTS
22	DRIVE-IN RESTAURANT
23	FINANCIAL INSTITUTIONS
24	INSURANCE COMPANIES
25	REPAIRS SVC
26	SERVICE STATIONS
27	AUTO SALES/SERVICE/RENTAL
28	PARKING LOTS
29	WHOLESALE OUTLETS
30	FLORIST/GREENHOUSE
31	DRIVE-IN THEATERS, STADIUMS
32	THEATER/AUDITORIUM (ENCL)
33	NIGHTCLUBS
34	BOWLING ALLEY, SKATING RINK
35	TOURIST ATTRACTION
36	CAMPS/CAMPGROUNDS
37	RACE TRACK; HORSE/DOG/AUTO
38	GOLF COURSE, DRIVING RANGE
39	HOTELS/MOTELS
40	VACANT INDUSTRIAL
41	LT MFG/SM MACH SHOP/PRINT
42	HEAVY IND
43	LUMBER YARD

DOR Code	Description
44	PACK PLANT
45	CANNERIES
46	FOOD PROCESSING
47	MINERAL PROCESSING
48	WAREHOUSING
49	OPEN STORAGE
50	IMPROVED AGRICULTURAL
51	CROPLAND
52	CROPLAND
53	CROPLANDS
54	TIMBERLAND
55	TIMBERLAND
56	TIMBERLAND
57	TIMBERLAND
58	TIMBERLAND
59	TIMBERLAND
60	GRAZING LAND
61	PASTURES NATIVE
62	PASTURES SEMI-IMPROVED
63	GRAZING LAND
64	PASTURES HORSES
65	PASTURES SWINE -SHEEP-GOATS
66	ORCHARD GROVES, CITRUS
67	POULTRY, BEES, TROPICAL FISH
68	DAIRIES
69	ORNAMENTALS, NURSERIES
70	VACANT INSTITUTIONAL
71	CHURCHES
72	PRIVATE SCHOOLS & COLLEGE
73	PRIVATE HOSPITALS
74	HOMES FOR THE AGED
75	ORPHANAGES
76	MORTUARIES/CEMETERIES
77	CLUBS, LODGES, UNION HALLS
78	SANITARIUMS
79	CULTURAL ORGANIZATIONS
80	UNDEFINED
81	MILITARY
82	FOREST/PARKS/RECREATIONAL
83	PUBLIC COUNTY SCHOOLS
84	COLLEGES
85	HOSPITALS
86	COUNTY
87	STATE

DOR Code	Description
88	FEDERAL
89	MUNICIPAL NOT PARKS
90	LEASEHOLD INTERESTS
91	UTILITIES
92	MINING LANDS
93	SUBSURFACE RIGHTS
94	RIGHT-OF-WAY, STREETS, ROADS, DITCHES, ETC
95	RIVERS & LAKES, SUBMERGED
96	SEWAGE DISP, BORROW PITS
97	OUTDOOR REC OR PARK
98	CENTRALLY ASSESSED
99	ACREAGE NON AGRICULTURAL

ORDINANCE NO. 2003- 0200

1  
2  
3 AN ORDINANCE OF THE CITY OF TAMPA MAKING COMPREHENSIVE CHANGES  
4 TO CHAPTER 21, CITY OF TAMPA CODE RELATING TO STORMWATER  
5 MANAGEMENT; AMENDING SECTION 21-2 BY ESTABLISHING LEGISLATIVE  
6 FINDINGS; AMENDING SECTION 21-4 DEFINITIONS; AMENDING SECTION 21-5  
7 PROVIDING ADMINISTRATIVE AUTHORITY; AMENDING SECTION 21-9 THE  
8 PROTECTION OF PUBLIC DRAINAGE SYSTEMS; AMENDING SECTIONS 21-46  
9 AND 21-47 PERTAINING TO FEES AND ASSESSMENTS; ENACTING ARTICLE IV,  
10 SECTIONS 21-117-21-139; PROVIDING FOR THE CREATION OF A STORMWATER  
11 UTILITY; PROVIDING FOR THE IMPOSITION AND COLLECTION OF  
12 STORMWATER CHARGES, INCLUDING STORMWATER SERVICE ASSESSMENTS,  
13 STORMWATER IMPROVEMENT ASSESSMENTS AND STORMWATER FEES;  
14 PROVIDING FOR MITIGATION CREDITS; PROVIDING PROCEDURES FOR  
15 ADOPTION, COLLECTION, AND CORRECTION AND REVISION FOR  
16 STORMWATER CHARGES, AUTHORIZING LIENS AGAINST ASSESSED  
17 PROPERTY, AUTHORIZING THE ISSUANCE OF OBLIGATIONS, CREATING A  
18 STORMWATER UTILITY FUND, PROVIDING FOR THE REPEAL OF ALL  
19 ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY, PROVIDING AN  
20 EFFECTIVE DATE.

21  
22 WHEREAS, the City of Tampa (City) is responsible for the management and maintenance  
23 of the City Stormwater Management System which has been developed for the purpose of collection,  
24 storage, treatment, and conveyance of stormwater; and  
25

26 WHEREAS, the City has, pursuant to Chapter 163, *Florida Statutes*, adopted the  
27 Stormwater Management Element of the Tampa Comprehensive Plan which sets forth goals that  
28 make it necessary and essential to construct improvements and extensions to the existing Stormwater  
29 system so the collection, storage, treatment, and conveyance of Stormwater within the City  
30 adequately protects the health, safety, and welfare of the citizens of the City; and  
31

32 WHEREAS, the creation and maintenance of the Stormwater Utility is designed to  
33 implement the Stormwater Management Element and other municipal, federal and state policies  
34 mandating Stormwater management programs by local governments; and  
35

36 WHEREAS, the Stormwater Management Element sets forth goals which make it  
37 necessary and essential to construct improvements and extensions to the existing system so the  
38 collection, storage, treatment, and conveyance of stormwater within the City adequately protects  
39 the health, safety, and welfare of the citizens of the City of Tampa; and  
40

41 WHEREAS, the Federal Clean Water Act (33 USC 1251 et seq.) requires political entities  
42 having populations of 250,000 or more to implement stormwater management programs; and



1 BE IT ORDAINED BY THE CITY COUNCIL  
2 OF THE CITY OF TAMPA, FLORIDA:

3  
4 **Section 1.** That Section 21-2, Purpose, shall be amended by adding the underlined language  
5 and deleting the stricken language as follows:

6  
7 **“Sec. 21-2. Legislative findings, intent, and Purpose.**

- 8  
9 (a) The purposes of this chapter is are to
- 10 (1) protect the health, safety, and welfare of the general public through the administration  
11 and regulation of earthwork and drainage;
  - 12 (2) provide procedures and standards for the imposition of Stormwater Charges under the  
13 constitutional and statutory power of the City;
  - 14 (3) authorize a procedure for the funding of Stormwater Management Services and  
15 Stormwater Charges within a Stormwater Service Area;
  - 16 (4) provide procedures and standards for the funding of Stormwater Improvements within  
17 a Stormwater Improvement Area; and
  - 18 (5) provide procedures and standards to determine the fair, equitable, and reasonable  
19 charge for the Stormwater Fees charged to Government Property to fund the regulation  
20 of Stormwater Management Services provided to such property.
- 21
- 22 (b) The Stormwater Utility, the Stormwater Management Services and the Stormwater  
23 Improvements provide a special benefit to Assessed Property or Government Property  
24 based upon the following legislative findings:
- 25
  - 26 (1) The Stormwater Utility possesses a logical relationship to the use and enjoyment of all  
27 Developed Property by treating and controlling contaminated Stormwater generated by  
28 improvements constructed on Developed Property, which resulted in the alteration of  
29 such property from its natural state.
  - 30 (2) The special benefit received or burden created by Assessed Property or the reasonable  
31 relationship to the benefit received or burden created by Government Property is the  
32 collection, storage, control, management, treatment, and conveyance of the Stormwater  
33 burden generated by the improvements on Developed Property.
  - 34 (3) Substantially all of the Stormwater burden managed, controlled and treated by the  
35 Stormwater Utility is generated by Developed Property and the amount of Stormwater  
36 generated by property in its natural state that is managed, controlled and treated by the  
37 Stormwater Utility is inconsequential.
  - 38 (4) The Stormwater Fee as authorized to be calculated herein and charged to Government  
39 Property bears a reasonable relationship to the cost of providing Stormwater

1 Management Services, including of Stormwater generated by Government Property as  
2 Developed Property.

3 (5) The Whereas clauses are hereby incorporated herein by reference.”

4  
5 **Section 2.** That Section 21-4, Definitions, shall be amended by adding the underlined language  
6 and deleting the stricken language as follows:

7  
8 **“Sec. 21-4. Definitions.**

9  
10 For the purpose of this chapter, certain abbreviations, terms, phrases, words and their derivatives  
11 shall have the following meanings:

12  
13 Annual Stormwater Resolution means the resolution described in Sec. 21-129 hereof, approving a  
14 Stormwater Roll for a specific Fiscal Year.

15  
16 Assessed Property means all parcels of real property included on the Stormwater Roll that receive  
17 a special benefit from the Stormwater Improvements and Stormwater Management Services  
18 identified in a Final or Annual Stormwater Resolution.

19  
20 Borrow pits means the excavation and off-site hauling (to the site of another property owner) of  
21 sand, soil, peat, clay, stone, shell and the like in quantities of more than ten thousand (10,000)  
22 cubic yards.

23  
24 Capital Cost means the cost associated with the construction, acquisition, installation,  
25 reconstruction, renewal or replacement of Stormwater Improvements including without limitation:  
26 (a) the cost of physical construction, reconstruction, renewal, replacement or completion; (b) the  
27 costs of acquisition and installation; (c) the cost of all labor, materials, machinery and equipment,  
28 including costs associated with the acquisition thereof; (d) the cost of all lands and interest therein,  
29 property rights, and easements of any nature whatsoever, including costs associated with the  
30 acquisition thereof; (e) the cost of any indemnity or surety bonds and premiums for insurance during  
31 construction; (f) the cost of construction plans and specifications, surveys and estimates of costs; (g)  
32 the cost of engineering, legal and other consultant services; (h) reasonable contingencies for  
33 construction cost increases and change orders; and (i) all other expenses that are properly attributable  
34 to such acquisition or construction under generally accepted accounting principles; and including  
35 reimbursement to the City or to a landowner or developer as authorized by any other City ordinance  
36 for any moneys heretofore or hereafter advanced for Capital Cost and interest on any interfund loan  
37 for such purposes.

38  
39 Clerk means the City Clerk, or such other person as may be duly authorized to act on such person's  
40 behalf.

41  
42 Comprehensive Plan means the comprehensive plan adopted by the City pursuant to Chapter 163,

1 Part II, Florida Statutes.

2  
3 *Department* means the Stormwater department ~~of sanitary sewers~~ having jurisdiction and  
4 cognizance over the stormwater management division therein and its matters relating to the use,  
5 management, operation and maintenance of the Stormwater Services and system.

6 *Department of Revenue (DOR) code* means those Florida Department of Revenue codes classifying  
7 land use as defined by Rule 12D-8-008(2)(a) F.A.C., as may be amended from time to time.

8  
9 *Detention pond* means a stormwater facility designed to capture and limit stormwater flow (by  
10 releasing it at a reduced rate) in order to reduce downstream impacts or improve its quality.

11  
12 ~~*Detention storage* means storm runoff collected and stored for a short period of time, then released~~  
13 ~~at a rate much less than the inflow rate.~~

14  
15 *Developed Property* means property that has been developed with Impervious Area.

16  
17 ~~*Director* means the director of the city department of sanitary sewers, who shall be responsible for~~  
18 ~~the management of the affairs of such department.~~

19  
20 *Director* means the director of the city Stormwater Department, including the utility therein, who  
21 shall be responsible for the management of the affairs of such department, or his designee.

22  
23 *Drainage system* means the surface and subsurface system for the removal of water from or control  
24 of water on the land, including both the natural elements of streams, marshes, swales and ponds,  
25 whether of an intermittent or continuous nature, and manmade elements which include culverts,  
26 ditches, channels, piping and storage facilities. The storm sewer system may be referred to as  
27 stormwater management facilities, conveyance system, etc.

28  
29 ~~*Dwelling unit* means a single unit or apartment providing complete, independent living facilities~~  
30 ~~for one or more persons including permanent provisions for living, sleeping, eating, cooking, and~~  
31 ~~sanitation room or group of rooms forming a single independent habitable unit used for or intended~~  
32 ~~to be used for living, sleeping, sanitation, cooking and eating purposes by one (1) family only; for~~  
33 ~~owner occupancy or for rental, lease or other occupancy on a weekly or longer basis; and~~  
34 ~~containing independent kitchen, sanitary and sleeping facilities.~~

35  
36 *ESFIA* means "equivalent square footage of impervious surface," (also known as an "ESU" or an  
37 "Equivalent Stormwater Unit") the standard unit used to express the Stormwater burden expected  
38 to be generated by each parcel of property, after taking into consideration any mitigation of the  
39 Stormwater burden that results from privately maintained Stormwater Mitigation Facilities and other  
40 factors affecting the quantity, quality, or rate of Stormwater runoff.

1 Excavation means the action or process of creating a depression or hole in the ground of two (2) feet  
2 or greater in depth by moving and/or removing the soil.

3  
4 Final Stormwater Resolution means the resolution described in Sec. 21-128 hereof, which shall  
5 confirm, modify or repeal the Initial Stormwater Resolution and which shall be the final proceeding  
6 for the imposition of the initial Stormwater Charges.

7  
8 Fiscal Year means the period commencing on October 1 of each year and continuing through the  
9 next succeeding September 30, or such other period as may be prescribed by law as the fiscal year  
10 for the City.

11  
12 Government Property means property owned by the United States of America, the State of Florida,  
13 a sovereign state or nation, a county, a special district, a municipal corporation, or any of their  
14 respective agencies or political subdivisions.

15  
16 Grading means the action or process of changing the elevation contour of property.

17  
18 Impervious Area means hard surfaced areas which either prevent or severely restrict the entry of  
19 water into the soil mantle and/or cause water to run off the surface in greater quantities or at an  
20 increased rate of flow from that present under natural conditions prior to development. Common  
21 impervious surfaces include, but are not limited to, rooftops, sidewalks, walkways, patio areas,  
22 driveways, parking lots, storage areas and other surfaces which similarly affect the natural infiltration  
23 or runoff patterns which existed prior to development.

24  
25 Initial Stormwater Resolution means the resolution described in Sec. 21-124 hereof, which shall be  
26 the initial proceeding for the imposition of the Stormwater Charges.

27  
28 Mine means a pit or excavation in the earth from which minerals or earthen products are taken for  
29 use elsewhere.

30  
31 Mitigation Credit means a credit applied to a Stormwater Charge for a Developed Property in  
32 consideration of the on-site management of the Stormwater burden as a consequence of the location  
33 of a Mitigation Facility or in consideration of discharge to a non-City stormwater system or for the  
34 conveyance and/or treatment of City Stormwater.

35  
36 Mitigation Facility means a manmade facility or structure on the site of a Developed Property which,  
37 by its design and function, retains Stormwater on-site and thus generates less volume of Stormwater  
38 from the site or produces Stormwater runoff at a lower rate or with less pollutants than would be the  
39 case in the absence of such facilities or structure.

40  
41 Obligations means a series of bonds or other evidence of indebtedness including but not limited to,  
42 notes, commercial paper, capital leases or any other obligations of the City issued or incurred to

1 finance any portion of the Capital Cost of a Stormwater Improvement and secured, in whole or in  
2 part, by proceeds of the Stormwater Improvement Assessments.

3  
4 *Owner, tenant, occupant* shall include the heirs, personal representatives, successors and assigns  
5 of the person referred to, and the covenants and agreements contained in any contract between the  
6 department and its consumers should be binding upon and inure to the benefit of the heirs, personal  
7 representatives, successors or assigns of the respective persons thereto.

8  
9 *Pledged Revenue* means as to any series of Obligations, (a) the proceeds of such Obligations,  
10 including investment earnings, (b) proceeds of the Stormwater Improvement Assessments pledged  
11 to secure the payment of such Obligations, and (c) any other legally available non-ad valorem  
12 revenue pledged to secure the payment of such Obligations, as specified by the resolution authorizing  
13 such Obligations.

14  
15 *Project Cost* means (a) the Capital Cost of a Stormwater Improvement which may or may not  
16 include the following, (b) the Transaction Cost associated with the Obligations to finance the  
17 Stormwater Improvement, (c) interest accruing on such Obligations for such period of time as the  
18 City deems appropriate, (d) the debt service reserve fund or account, if any, established for the  
19 Obligations which financed the Stormwater Improvement, and (e) any other costs or expenses related  
20 thereto.

21  
22 *Property Appraiser* means the Hillsborough County Property Appraiser.

23  
24 *Public drainage system* means drainage systems located in and/or draining water from public  
25 rights-of way or easements.

26  
27 ~~*Retention/detention pond* means any excavation or contour of earth designated or intended for the~~  
28 ~~retention or detention of stormwater or any natural contour which retains or detains stormwater.~~

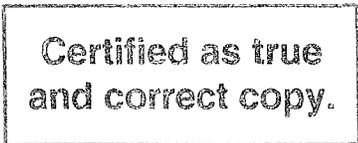
29  
30 *Retention Pond* means a stormwater facility that has no structural outfall and the discharge from  
31 which is limited to percolation, evaporation, and evapo-transpiration.

32  
33 *Retention storage* means storm runoff collected and stored with no release other than evaporation  
34 or infiltration to the ground.

35  
36 *Service area* means the corporate limits of the city.

37  
38 *Stockpile, permanent* means the storage of soil or earthen products as a business function,  
39 unrelated to any one (1) special site and with no foreseen end in accordance with a site earthwork  
40 and drainage plan.

41  
42 *Stockpile, temporary* means the short-term storage of soil or earthen products during construction



1 activities of a specific site in accordance with a site earthwork and drainage plan.

2  
3 Stormwater means the flow of water which results from, and which occurs following, a rainfall  
4 event.

5  
6 Stormwater Assessment means either a Stormwater Improvement Assessment, a Stormwater Service  
7 Assessment, or both.

8  
9 Stormwater Basin means a part of the earth's surface that contributes Stormwater runoff to a drainage  
10 system, which consists of diffuse surface waters, together with all natural or artificial tributary  
11 surface streams and/or bodies of impounded surface water.

12  
13 Stormwater Basin Plan means a policy document that is adopted by the Council for each Stormwater  
14 Basin or hydrologic subarea thereof in which Stormwater Improvements are proposed and that  
15 provides for implementation of the Stormwater Master Plan.

16  
17 Stormwater Charge means the Stormwater Assessments and/or the Stormwater Fee.

18  
19 Stormwater Fee means a fee reasonably related to service provided by the City to Government  
20 Property to fund all or any portion of the Stormwater Service Cost for Government Property at a just,  
21 fair, reasonable, and equitable rate based upon such property's Stormwater burden, the reasonable  
22 relationship to benefits received, and the reasonable cost of providing Stormwater Management  
23 Services to such property. The Stormwater Fee imposed against Government Property is not a special  
24 assessment; it is a regulatory fee imposed for the Stormwater Management Service provided to  
25 Government Property as Developed Property by the City's Stormwater Utility.

26  
27 Stormwater Improvement means land, capital facilities and improvements acquired or provided to  
28 detain, retain, convey or treat Stormwater.

29  
30 Stormwater Improvement Area means one or more Stormwater Basins, or any portion or portions  
31 thereof, as identified in the Initial Stormwater Resolution, encompassing those parcels of property  
32 specially benefited by the construction, reconstruction or installation of all or any portion of a  
33 Stormwater Improvement that removes, detains, retains or treats, in whole or in part, the Stormwater  
34 burden expected to be generated by the physical characteristics and use of the Assessed Property.  
35 Each Stormwater Improvement Area will include either (a) the property which is hydrologically  
36 connected, directly or indirectly, to a Stormwater Improvement, or (b) all property located within a  
37 hydrologically defined area in which the City constructs one or more Stormwater Improvements  
38 pursuant to a Stormwater Basin Plan to correct existing deficiencies with respect to a specific level  
39 of service and provide a consistent level of Stormwater management.  
40

1 Stormwater Improvement Assessment means a special assessment imposed by the City within a  
2 Stormwater Improvement Area to fund the Capital Cost or the debt service and related cost of  
3 Obligations issued to finance the Project Cost of a Stormwater Improvement.

4  
5 Stormwater Management Service means (a) management and administration of the City's  
6 Stormwater Utility; (b) Stormwater program engineering; (c) Stormwater Basin planning; (d)  
7 Stormwater Improvements to be acquired or constructed during a single Fiscal Year without the  
8 issuance of any Obligations, except that budgeted and funded projects may overlap fiscal years; (e)  
9 operating and maintaining the City's capital facilities for Stormwater management, including  
10 extraordinary maintenance; (f) billing and collection of Stormwater Charges, including customer  
11 information services and reserves for statutory discounts; (g) permitting, inspecting and reviewing  
12 of plans; and (h) legal, engineering and other consultant services.

13  
14 Stormwater Roll means the roll created that includes all parcels within the City and their assigned  
15 Stormwater Charge relating to Stormwater Improvements or Stormwater Management Services  
16 approved by a Final Stormwater Resolution or an Annual Stormwater Resolution pursuant to Secs.  
17 21-128 and 21-129 hereof.

18  
19 Stormwater Service Area means the geographic area described in the Initial Stormwater Resolution  
20 that encompasses all parcels within the City which specially benefit from the Stormwater  
21 Management Service and all parcels to which Stormwater Management Services are provided.

22  
23 Stormwater Service Assessment means a special assessment imposed by the City within the  
24 Stormwater Service Area to fund the Stormwater Service Cost.

25  
26 Stormwater Service Cost means the estimated amount for any Fiscal Year of all expenditures and  
27 reasonable reserves that are properly attributable to the Stormwater Management Service provided  
28 within the Stormwater Service Area under generally accepted accounting principles.

29  
30 Stormwater system means the appurtenances, facilities, equipment and services necessary for the  
31 collection, treatment, storage and conveyance of storm and surface waters.

32  
33 Stormwater Utility means the entity established by Sec. 21-117 hereof to implement the Stormwater  
34 management program of the City.

35  
36 Tax Collector means the Hillsborough County Tax Collector.

37  
38 Tax Roll means the real property ad valorem tax assessment roll maintained by the Property  
39 Appraiser for the purpose of the levy and collection of ad valorem taxes.

40  
41 Transaction Cost means the costs, fees and expenses incurred by the City in connection with the  
42 issuance and sale of any series of Obligations, including but not limited to (a) rating agency and other

1 financing fees; (b) the fees and disbursements of bond counsel; (c) the underwriters' discount; (4)  
2 the fees and disbursements of the City's financial advisor; (d) the costs of preparing or printing the  
3 Obligations and the documentation supporting issuance of the Obligations; (e) the fees payable in  
4 respect of any municipal bond insurance policy; and (f) any other costs of a similar nature incurred  
5 in connection with issuance of such Obligations.

6  
7 Uniform Assessment Collection Act means sections 197.3632 and 197.3635, Florida Statutes, or any  
8 successor statutes authorizing the collection of non-ad valorem assessments on the same bill as ad  
9 valorem taxes, and any applicable regulations promulgated thereunder.

10  
11 Year means calendar year from January 1, to December 31.”  
12

13  
14 **Section 3.** That Section 21-5, Administrative Authority, shall be amended by adding the  
15 underlined language and deleting the stricken language as follows:

16  
17 **“Section 21-5, Administrative Authority.**

18  
19 The provisions of this chapter shall be administered and enforced by the official. For purposes of  
20 administration of the provisions of this chapter, the official’s designee shall be the director of the  
21 ~~sanitary sewer department~~ Stormwater Department. This Ordinance shall be deemed to provide  
22 an additional and alternative method for the doing of the things authorized hereby and shall be  
23 regarded as supplemental and additional to powers conferred by other laws, and shall not be  
24 regarded as in derogation of any powers now existing or which may hereafter come into existence.  
25 This Ordinance, being necessary for the welfare of the inhabitants of the City, shall be liberally  
26 construed to effect the purposes hereof.”  
27

28  
29 **Section 4.** That Section 21-9, Protection of public drainage systems, shall be amended by  
30 adding the underlined language and deleting the stricken language as follows:

31  
32 **“Sec. 21-9. Protection of public drainage systems.**

33  
34 It is unlawful to introduce any foreign matter (including, but not limited to, trash, leaves, grass  
35 clippings, debris, garbage, fill, construction materials, organic or inorganic pollutants, acids, and  
36 petroleum products), whether by action or inaction, to any public drainage system including but  
37 not limited to streets. It is a public nuisance for any person to damage, obstruct or interfere with  
38 the operation of any public drainage system, whether by action or inaction.”

39  
40 **Section 5.** That Section 21-46, Fees – City Council to establish, shall be amended by adding  
41 the underlined language and deleting the stricken language as follows:  
42

1 **“Sec. 21-46. Fees and assessments – City council to establish.**

2  
3 The city council shall have the authority to set fees and assessments by resolution. The city council  
4 may follow the provisions set forth in Florida Statutes Chapter 197.3632, as may be amended from  
5 time to time, to establish assessments by resolution.”

6  
7 **Section 6.** That Section 21-47, Same – types enumerated, shall be amended by adding the  
8 underlined language:

9  
10 **“Sec. 21-47. Same--Types enumerated.**

11  
12 (a) Fees may be charged for the following:

- 13  
14 (1) Residential drainage and earthwork permit fee;  
15 (2) Commercial drainage and earthwork permit fee;  
16 (3) Miscellaneous drainage and earthwork permit fee;  
17 (4) Special excavation and earthwork fee;  
18 (5) Inspection fee;  
19 (6) Re-inspection fee;  
20 (7) Culvert design fee;  
21 (8) Stormwater Fees for government property;

22  
23 (b) Stormwater Assessments may be charged for the following:

- 24  
25 (1) Non-government developed property.”

26  
27 **Section 7.** That Article IV entitled "Creation of Stormwater Utility, Imposition and Collection  
28 of Stormwater Charges," Sections 21-117 through Section 21-139 is hereby created as follows:

29  
30 **"ARTICLE IV. CREATION OF STORMWATER UTILITY, IMPOSITION AND**  
31 **COLLECTION OF STORMWATER CHARGES.**

32  
33 **DIVISION I. CREATION OF STORMWATER UTILITY**

34  
35 **Sec. 21-117. Creation of Stormwater Utility**

36  
37 There is hereby established a Stormwater Utility, which shall be a portion of the operational means  
38 of implementing and performing the functional requirements of the City’s Stormwater management  
39 system to construct or acquire Stormwater Improvements and provide Stormwater Management  
40 Services. The Stormwater Utility shall provide administration and management services in: the  
41 operation and maintenance of Stormwater Management Services; the preparation of Stormwater  
42 studies and the implementation of the Stormwater Utility; the regulation of Stormwater Basins; and

1 the repair, replacement, improvement and extension, of the City's capital facilities for Stormwater  
2 management.

3  
4 **Sec. 21-118. Stormwater Utility Fund.**

5  
6 There shall be established a Stormwater Utility Fund as a "special revenue fund" because a periodic  
7 determination of revenues earned and expenses incurred in connection with the provision of services  
8 and capital facilities for Stormwater management will enhance accountability and management  
9 control of the City's Stormwater Utility. Proceeds of the Stormwater Service Assessment and  
10 Stormwater Fees shall be used for payment of Stormwater Management Services.

11  
12  
13 DIVISION II. IMPOSITION OF STORMWATER CHARGES

14  
15 **Sec. 21-119. Stormwater Charges.**

16  
17 Stormwater Charges are composed of Stormwater Assessments, (which includes Stormwater Service  
18 Assessments and /or Stormwater Improvement Assessments) and Stormwater Fees.

19  
20 **Sec. 21-120. Imposition of Stormwater Service Assessments.**

21  
22 (a) The Stormwater Service Cost may be assessed against Developed Property located within  
23 the Stormwater Service Area at a rate of assessment based upon the special benefit accruing to such  
24 property from the Stormwater Management Service provided by the City, measured by the number  
25 of ESFIAs attributable to each parcel or classification of property.

26  
27 (b) Notwithstanding the foregoing, if the Council specifically determines that any portion of the  
28 Stormwater Service Area receives a distinct special benefit from any component of the Stormwater  
29 Management Service that is materially different in kind or degree from the special benefit received  
30 by other portions of the Stormwater Service Area, the Stormwater Service Cost related to such  
31 component shall be assessed against the portion of the Stormwater Service Area receiving the  
32 distinct special benefit.

33  
34 **Sec. 21-121. Imposition of Stormwater Improvement Assessments.**

35  
36 (a) Stormwater Improvement Assessments may be imposed to fund all or any portion of the  
37 Capital Cost or the debt service and related cost of Obligations issued to finance the Project Cost of  
38 a Stormwater Improvement identified in any Stormwater Basin Plan. Stormwater Improvement  
39 Assessments to fund the Capital Cost or the debt service and related cost of Obligations issued to  
40 finance the Project Cost of each Stormwater Improvement may be imposed against all parcels of  
41 property within the Stormwater Improvement Area at a rate of assessment based upon the special

1 benefit accruing to such property from the Stormwater Improvement, measured by the number of  
2 ESFIAs attributable to each parcel or classification of property.

3  
4 (b) If Stormwater Improvement Assessments are imposed to fund the debt service and related  
5 cost of Obligations issued to finance the Project Cost of a Stormwater Improvement, the Stormwater  
6 Improvement Assessment may include the amount required to fund any amounts withdrawn during  
7 the prior Fiscal Year from any debt service reserve account established for Obligations and the  
8 amount of any principal of and interest on Obligations that has become due and remains unpaid.

9  
10 **Sec. 21-122. Imposition of Stormwater Fees.** A Stormwater Fee may be levied on and collected  
11 from all Government Property that is Developed Property within the Stormwater Service Area to  
12 fund all or any portion of the Stormwater Service Cost for Government Property at a just, fair,  
13 reasonable, and equitable rate based upon such property's Stormwater burden and the reasonable cost  
14 of providing Stormwater Management Services to such property. The rate of the Stormwater Fee  
15 for each classification of Government Property shall be determined based upon each property's  
16 individual number of ESFIAs based upon that property's amount of Impervious Area.

17  
18 **Sec. 21-123. Mitigation Credit.** The Council may, by separate resolution, or in any Initial  
19 Stormwater Resolution or any Annual Stormwater Resolution, establish a Mitigation Credit for a  
20 Stormwater Charge. The calculation of a mitigation credit may be based upon, but not limited to, the  
21 following factors: onsite Mitigation Facilities; discharge to a system other than the City's; and the  
22 receipt, treatment and collection of City Stormwater. In order to qualify for a mitigation credit the  
23 property owner shall provide the City with an engineering study that demonstrates the extent of the  
24 mitigation within 60 days of when the property owner receives notice of the proposed assessment  
25 or fee. Any reduction which may be necessary after the Stormwater Roll has been adopted will be  
26 refunded to the property owner.

27  
28  
29 DIVISION II. PROCEDURES FOR ADOPTION AND COLLECTION  
30 OF STORMWATER CHARGES  
31

32 **Sec. 21-124. Initial Stormwater Resolution.** The initial proceeding for imposition of the  
33 Stormwater Charges may be the Council's adoption of an Initial Stormwater Resolution. The Initial  
34 Stormwater Resolution shall (a) describe the Stormwater Improvement or Stormwater Management  
35 Service proposed for funding from the proceeds of the Stormwater Assessments and Stormwater  
36 Fees; (b) estimate the Capital Cost or Stormwater Service Cost; (c) describe with particularity the  
37 proposed method of apportioning the Capital Cost or Stormwater Service Cost among the parcels  
38 of property located within the Stormwater Improvement Area or Stormwater Service Area, as  
39 applicable, such that the owner of any parcel of property can objectively determine the amount of  
40 the Stormwater Assessments, based upon its value, use or physical characteristics; (d) include  
41 specific legislative findings that recognize the equity provided by the apportionment methodology  
42 and specific legislative findings that recognize the special benefit provided by the Stormwater

1 Improvement or Stormwater Management Service;(e) describe with particularity the proposed  
2 method of determining the amount each parcel of Government Property located within the  
3 Stormwater Service Area should be charged as a Stormwater Fee based upon such property's  
4 Stormwater burden and the reasonable cost of providing Stormwater Management Services to such  
5 property; and (f) include specific legislative findings that recognize the fairness, equity and  
6 reasonableness of the Stormwater Fee. At its option, the Council may adopt separate Initial  
7 Stormwater Resolutions for the Stormwater Service Assessment, each Stormwater Improvement  
8 Assessment, and the Stormwater Fee.

9  
10  
11 **Sec. 21-125. Stormwater Roll.**

12  
13 (a) The Director of the Stormwater Department shall prepare, or direct the preparation of, a  
14 preliminary Stormwater Roll that contains the following information:

15  
16 (1) a summary description of each parcel of property (conforming to the description  
17 contained on the Tax Roll) subject to the Stormwater Assessment and a summary description of each  
18 parcel of Government Property to be charged a Stormwater Fee for service;

19  
20 (2) the name of the owner of record of each parcel as shown on the Tax Roll;

21  
22 (3) the number of ESFIAs attributable to each parcel ;

23  
24 (4) the estimated maximum Stormwater Improvement Assessment to become due in the  
25 ensuing Fiscal Year for each ESFIA;

26  
27 (5) the estimated maximum Stormwater Improvement Assessment to become due in any  
28 Fiscal Year for each parcel;

29  
30 (6) the estimated maximum Stormwater Fee to become due in the ensuing Fiscal Year  
31 for each parcel of Government Property; and

32  
33  
34 (b) Copies of the Initial Stormwater Resolution and the preliminary Stormwater Roll shall be on  
35 file in the office of the Director of the Stormwater Department and open to public inspection and  
36 copying pursuant to the Public Records Act.

37  
38 **Sec. 21-126. Notice By Publication.** After filing the Stormwater Roll in the office of the Director  
39 of the Stormwater Department, as required by Sec. 21-125 hereof, the Director shall publish once  
40 in a newspaper of general circulation within the County a notice stating that a public hearing of the  
41 Council will be held on a certain day and hour, not earlier than 20 calendar days from such  
42 publication, at which hearing the Council will receive written comments and hear testimony from

1 all interested persons regarding adoption of the Final Stormwater Resolution and approval of the  
2 Stormwater Roll. The published notice shall conform to the requirements set forth in the Uniform  
3 Assessment Collection Act for purposes of the Stormwater Assessments.

4  
5 **Sec. 21-127. Notice By Mail.** In addition to the published notice required by Sec. 21-126, the  
6 Director of the Stormwater Department shall provide notice of the proposed Stormwater Charges by  
7 first class mail to the owner of each parcel of property subject to the Stormwater Charges. For  
8 purposes of the Stormwater Assessments, the mailed notice shall conform to the requirements set  
9 forth in the Uniform Assessment Collection Act. Notice shall be mailed at least 20 calendar days  
10 prior to the hearing to each property owner at such address as is shown on the Tax Roll on the  
11 twentieth calendar day prior to the date of mailing. Notice shall be deemed mailed upon delivery  
12 thereof to the possession of the U.S. Postal Service. The Director of the Stormwater Department  
13 shall provide proof of such notice by affidavit. Failure of the owner to receive such notice due to  
14 mistake or inadvertence shall not affect the validity of the Stormwater Roll nor release or discharge  
15 any obligation for the payment of a Stormwater Charge imposed by the Council pursuant to this  
16 Ordinance.

17  
18 **Sec. 21-128. Final Stormwater Resolution.** At the time named in such notice, or such time to  
19 which an adjournment or continuance may be taken, the Council shall receive written objections and  
20 hear testimony of interested persons and may then adopt the Final Stormwater Resolution prior to  
21 the adjournment of said hearing which shall (a) confirm, modify or repeal the Initial Stormwater  
22 Resolution with such amendments, if any, as may be deemed appropriate by the Council; (b) approve  
23 the Stormwater Roll, with such amendments as it deems just and right; and (c) determine the method  
24 of collection. All objections to adoption of the Final Stormwater Resolution shall be made in writing,  
25 and filed with the Clerk at or before the time or adjourned time of such hearing.

26  
27 **Sec. 21-129. Annual Stormwater Resolution.** During its budget adoption process, the Council  
28 may adopt an Annual Stormwater Resolution for each Fiscal Year following adoption of the Final  
29 Stormwater Resolution. The Final Stormwater Resolution shall constitute the Annual Stormwater  
30 Resolution for the initial Fiscal Year. The Annual Stormwater Resolution, if adopted, shall approve  
31 the Stormwater Roll for such Fiscal Year. The Stormwater Roll shall be prepared in accordance with  
32 the Initial Assessment Resolution, if adopted, as confirmed or amended by the Final Stormwater  
33 Resolution. If the proposed Stormwater Charge for any parcel of Developed Property exceeds the  
34 maximum amount established in the Final Stormwater Resolution or if a Stormwater Charge is  
35 imposed against property not previously subject thereto, the Council shall provide notice to the  
36 owner of such property in accordance with Secs. 21-126 and 21-127 hereof and conduct a public  
37 hearing prior to adoption of the Annual Stormwater Resolution. Failure to adopt an Annual  
38 Stormwater Resolution during the budget adoption process for a Fiscal Year may be cured at any  
39 time.

40  
41 **Sec. 21-130. Effect Of Stormwater Resolutions.** The adoption of the Final Stormwater  
42 Resolution or Annual Stormwater Resolution shall be the final adjudication of the issues presented

1 (including, but not limited to, the apportionment methodology, the rate of the fee for service to  
2 Government Property, the rate of assessment, the adoption of the Stormwater Roll and the levy and  
3 lien of the Stormwater Charges), unless proper steps are initiated in a court of competent jurisdiction  
4 to secure relief within 20 days from the date of Council adoption of the Final Stormwater Resolution.  
5 The Stormwater Charges for each Fiscal Year shall be established upon adoption of the Annual  
6 Stormwater Resolution. The Stormwater Roll, as approved by the Final Stormwater Resolution or  
7 Annual Stormwater Resolution, shall be delivered to the Tax Collector, or such other official as the  
8 Council, by resolution, deems appropriate.  
9

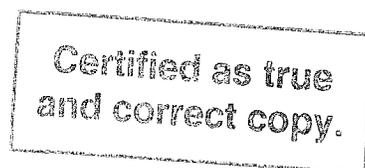
10 **Sec. 21-131. Lien of Stormwater Assessments.** Upon adoption of the Annual Stormwater  
11 Resolution for each Fiscal Year, Stormwater Assessments to be collected under the Uniform  
12 Assessment Collection Act shall constitute a lien against Assessed Property equal in rank and dignity  
13 with the liens of all state, county, district or municipal taxes and other non-ad valorem assessments.  
14 Except as otherwise provided by law, such lien shall be superior in dignity to all other prior liens,  
15 titles and claims, until paid. The lien shall be deemed perfected upon adoption by the Council of the  
16 Annual Stormwater Resolution and shall attach to the property included on the Stormwater Roll as  
17 of the prior January 1, the lien date for ad valorem taxes.  
18

19 **Sec. 21-132. Method of Collection of Stormwater Assessments.** Unless directed otherwise by  
20 the Council, Stormwater Assessments shall be collected pursuant to the Uniform Assessment  
21 Collection Act, and the City shall comply with all applicable provisions thereof. Any hearing or  
22 notice required by this Ordinance may be combined with any other hearing or notice required by the  
23 Uniform Assessment Collection Act.  
24  
25

26 **Sec. 21-133. Method of Collection of Stormwater Fees.**  
27

28 (a) Unless directed otherwise by the Council, Stormwater Fee bills will be mailed by first class  
29 mail to the owner of each affected parcel of Government Property. The bill or accompanying  
30 explanatory material shall include (1) a brief explanation of the Stormwater Fee, (2) a description  
31 of the ESFIAs used to determine the amount of the Stormwater Fee, (3) the number of ESFIAs  
32 attributed to the parcel, (4) the total amount of the parcel's Stormwater Fee for the appropriate period,  
33 (5) the location at which payment will be accepted, and (6) the date on which the Stormwater Fee  
34 is due.  
35

36 (b) A Stormwater Fee shall become delinquent if it is not paid within 30 days from the date any  
37 installment is due. The City shall notify the owner of any Government Property that is delinquent  
38 in payment of its Stormwater Fee within 60 days from the date the Stormwater Fee was due. Such  
39 notice shall state in effect that the City will initiate a mandamus or other appropriate judicial action  
40 to compel payment.  
41



1 (c) All costs, fees and expenses, including reasonable attorney fees and title search expenses,  
2 related to any mandamus or other action as described herein shall be included in any judgment or  
3 decree rendered therein. All delinquent owners of Government Property against which a mandamus  
4 or other appropriate action is filed shall be liable for an apportioned amount of reasonable costs and  
5 expenses incurred by the City, including reasonable attorney fees, in collection of such delinquent  
6 Stormwater Fees and any other costs incurred by the City as a result of such delinquent Stormwater  
7 Fees including, but not limited to, costs paid for draws on a credit facility and the same shall be  
8 collectible as a part of or in addition to, the costs of the action.  
9

10 **Sec. 21-134. Responsibility for Enforcement.** The City and its agent, if any, shall maintain the  
11 duty to enforce the prompt collection of Stormwater Charges by any and all legal means. The duties  
12 related to collection of Stormwater Assessments may be enforced at the suit of any holder of  
13 Obligations in a court of competent jurisdiction by mandamus or other appropriate proceedings or  
14 actions.  
15

16 **Sec. 21-135. Revisions to Stormwater Charges.** If any Stormwater Charge made under the  
17 provisions of this Ordinance is either in whole or in part annulled, vacated or set aside by the  
18 judgment of any court, or if the Council is satisfied that any such Stormwater Charge is so irregular  
19 or defective that the same cannot be enforced or collected, or if the Council has failed to include any  
20 property on the Stormwater Roll that should have been so included, the Council may take all  
21 necessary steps to impose a new Stormwater Charge against any such property, following as nearly  
22 as may be practicable, the provisions of this Ordinance and in case such second Stormwater Charge  
23 is annulled, the Council may obtain and impose other Stormwater Charges until a valid Stormwater  
24 Charge is imposed.  
25

26 **Sec. 21-136. Procedural Irregularities.** Any irregularity in the proceedings in connection with  
27 the levy of any Stormwater Charge under the provisions of this Ordinance shall not affect the validity  
28 of the same after the approval thereof, and any Stormwater Charge as finally approved shall be  
29 competent and sufficient evidence that such Stormwater Charge was duly levied, that the Stormwater  
30 Charge was duly made and adopted, and that all other proceedings adequate to such Stormwater  
31 Charge were duly had, taken and performed as required by this Ordinance; and no variance from the  
32 directions hereunder shall be held material unless it be clearly shown that the party objecting was  
33 materially injured thereby. Notwithstanding the provisions of this Sec. 21-136, any party objecting  
34 to a Stormwater Charge imposed pursuant to this Ordinance must file an objection with a court of  
35 competent jurisdiction within the time periods prescribed in Sec. 21-130 of this Ordinance.  
36

37 **Sec. 21-137. Correction of Errors and Omissions.**  
38

39 (a) No act of error or omission on the part of the Council, Director of the Stormwater  
40 Department, Property Appraiser, Tax Collector, Clerk, or their respective deputies, employees or  
41 designees, shall operate to release or discharge any obligation for payment of any Stormwater Charge  
42 imposed by the Council under the provisions of this Ordinance.

1  
2 (b) The Director of the Stormwater Department may correct the number of ESFIAs or Mitigation  
3 Credit attributed to a parcel of property at any time. Any such correction which reduces a Stormwater  
4 Charge shall be considered valid from the date on which the Stormwater Charge was imposed and  
5 shall in no way affect the enforcement of the Stormwater Charge imposed under the provisions of  
6 this Ordinance. Any such correction which increases a Stormwater Charge or imposes a Stormwater  
7 Charge on omitted property shall first require notice to the affected owner in the manner described  
8 in Sec. 21-127 hereof, providing the date, time and place that the Council will consider confirming  
9 the correction and offering the owner an opportunity to be heard.

10  
11 (c) After the Stormwater Roll has been delivered to the Tax Collector in the case of Stormwater  
12 Assessments, any changes, modifications or corrections thereto shall be made in accordance with  
13 the procedures applicable to errors and insolvencies for ad valorem taxes.  
14  
15

### 16 DIVISION III. ISSUANCE OF OBLIGATIONS

17  
18 **Sec. 21-138. General Authority.** Upon adoption of the Final Stormwater Resolution imposing  
19 Stormwater Improvement Assessments or at any time thereafter, the Council shall have the power  
20 and is hereby authorized to provide by ordinance or resolution, at one time or from time to time in  
21 series, for the issuance of Obligations of the City to fund the Project Cost thereof and any amounts  
22 to be paid or accrued in connection with issuance of such Obligations, including, but not limited to  
23 capitalized interest, Transaction Costs and reserve account deposits.  
24  
25

26 **Sec. 21-139. Taxing Power Not Pledged.** Obligations issued under the provisions of this  
27 Ordinance shall not be deemed to constitute a pledge of the faith and credit of the City, but such  
28 Obligations shall be payable only from Pledged Revenue and, if applicable, proceeds of the  
29 Stormwater Assessments, in the manner provided herein and by the ordinance or resolution  
30 authorizing the Obligations. The issuance of Obligations under the provisions of this Ordinance shall  
31 not directly or indirectly obligate the City to levy or to pledge any form of ad valorem taxation  
32 whatever therefor. No holder of any such Obligations shall ever have the right to compel any  
33 exercise of the ad valorem taxing power on the part of the City to pay any such Obligations or the  
34 interest thereon or to enforce payment of such Obligations or the interest thereon against any  
35 property of the City, nor shall such Obligations constitute a charge, lien or encumbrance, legal or  
36 equitable, upon any property of the City, except the Pledged Revenue.  
37  
38

39 **Section 8. Severability.** The provisions of this Ordinance are severable; and if any section,  
40 subsection, sentence, clause or provision is held invalid by any court of competent jurisdiction, the  
41 remaining provisions of this Ordinance shall not be affected thereby.  
42

1  
2 **Section 9. Conflicts.** All ordinances or parts of ordinances in conflict herewith are hereby  
3 repealed to the extent of such conflict.  
4

5  
6 **Section 10. Effective Date.** This Ordinance shall take effect immediately upon its passage and  
7 adoption on second reading by the City Council.  
8

9 **PASSED AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAMPA,**  
10 **FLORIDA ON AUG 07 2003, 2003.**

11  
12   
13 \_\_\_\_\_  
14 LINDA SAUL-SENA  
15 CHAIRMAN, CITY COUNCIL  
16

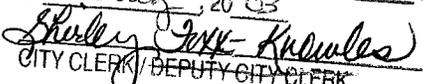
17  
18 ATTEST:

19   
20 \_\_\_\_\_  
21 SHIRLEY FOXX-KNOWLES  
22 CITY CLERK  
23

24 APPROVED BY ME ON AUG 11 2003  
25   
26 \_\_\_\_\_  
27 PAM IORIO, MAYOR  
28

29  
30 APPROVED AS TO FORM:

31   
32 \_\_\_\_\_  
33 ASSISTANT CITY ATTORNEY  
34

35 State of Florida  
36 County of Hillsborough  
37 This is to certify that the foregoing is a  
38 true and correct copy of Ordinance 2003-0200  
39 on file on my office  
40 Witness my hand and official seal this 25<sup>th</sup> day  
41 of Aug, 20 03  
42   
CITY CLERK / DEPUTY CITY CLERK

Certified as true  
and correct copy.

RESOLUTION NO. 2003-000937

CITY OF TAMPA, FLORIDA

INITIAL STORMWATER RESOLUTION

ADOPTED AUGUST 7, 2003

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and correct copy.

E2003-8CH21

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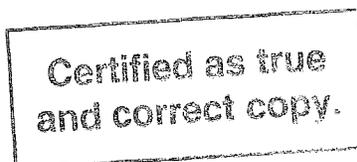
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and correct copy.

**RESOLUTION NO. ~~2003~~ 00937**

A RESOLUTION OF THE CITY OF TAMPA, FLORIDA, ESTIMATING THE COST OF STORMWATER MANAGEMENT SERVICES PROVIDED BY THE CITY'S STORMWATER UTILITY; PROVIDING CERTAIN FINDINGS; DETERMINING THAT CERTAIN REAL PROPERTY WILL BE SPECIALLY BENEFITED THEREBY; ESTABLISHING THE METHOD OF ASSESSING THE COST OF STORMWATER MANAGEMENT SERVICE AGAINST THE REAL PROPERTY THAT WILL BE SPECIALLY BENEFITED THEREBY; DETERMINING THAT CERTAIN GOVERNMENT PROPERTY DEMANDS STORMWATER MANAGEMENT SERVICES FROM THE CITY'S STORMWATER UTILITY; ESTABLISHING THE METHOD OF CHARGING GOVERNMENT PROPERTY A FEE FOR SAID SERVICES; PROVIDING FOR MITIGATION CREDITS; DIRECTING THE STORMWATER UTILITY DIRECTOR TO PREPARE OR DIRECT THE PREPARATION OF A TENTATIVE STORMWATER ROLL BASED UPON THE METHODOLOGY SET FORTH HEREIN; ESTABLISHING A PUBLIC HEARING AT THE TAMPA CONVENTION CENTER, BALLROOM D, 333 S. FRANKLIN STREET, TAMPA FLORIDA AT 7:30 P.M. ON SEPT 11, 2003 FOR THE PROPOSED STORMWATER CHARGES AND DIRECTING THE PROVISION OF NOTICE IN CONNECTION THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the purpose of this initial resolution is to evidence the City Council of the City of Tampa's intent to establish a preliminary rate for the purpose of notifying the public prior to their consideration of the final resolution, which is to be considered on September 11, 2003.

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA, THAT:**

**ARTICLE I**

**DEFINITIONS AND CONSTRUCTION**

Certified as true  
and correct copy.

**SECTION 1.01. PURPOSE AND DEFINITIONS.** This resolution constitutes the Initial Stormwater Resolution as defined in Section 21-4 of the City Code. As used in this resolution, the following terms shall have the following meanings, unless the context hereof otherwise requires:

**"Building Footprint"** means the actual square footage of a Building as reflected on the Tax Roll, divided by the number of levels or floors within the Building.

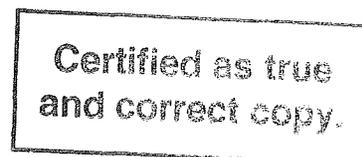
**"Community Development District"** means a local unit of special-purpose government as more particularly defined in section 190.003(6), Florida Statutes, as it may be amended from time to time.

**"Condominium"** means a condominium created by a declaration of condominium pursuant to Chapter 718, Florida Statutes.

**"Condominium Common Area Parcel"** means a Tax Parcel including one or more "common elements" of a Condominium, as defined in Section 718.103, Florida Statutes, to which the Property Appraiser has assigned a DOR Code of 04 or 05, the taxable value of which has been attributed to Condominium Residential Unit Parcels by the Property Appraiser.

**"Condominium Residential Unit Parcel"** means a Tax Parcel constituting a Condominium "unit" (as defined in Section 718.103, Florida Statutes) to which the Property Appraiser has assigned a DOR Code of 04 or 05.

**"DOR Code"** means the first two digits of the property use codes as defined in Section 21-4 of the City Code, which are attached hereto as Appendix D.



**"ESFIA Value"** means the Impervious Area for a typical Single Family Parcel within the Stormwater Service Area. Based upon a median Impervious Area derived from a statistically valid sample of Single Family Parcels, the City has computed an "ESFIA Value" of 3,310 square feet, which shall be used to calculate the number of ESFIAs attributable to each Tax Parcel.

**"General Parcel"** means a Tax Parcel of Developed Property that is not a Single Family Parcel, a Condominium Common Area Parcel, a Condominium Residential Unit Parcel, or a Multi-Family Parcel.

**"Government Property"** means property owned by the United States of America, the State of Florida, a sovereign state or nation, a county, a special district, a municipal corporation, or any of their respective agencies or political subdivisions.

**"Homeowners' Association"** means a Florida corporation responsible for the operation of a community or a mobile home subdivision in which the voting membership is made up of parcel owners or their agents, or a combination thereof, and in which membership is a mandatory condition of parcel ownership, and which is authorized to impose assessments that, if unpaid, may become a lien on the parcel. The term "Homeowners' Association" does not include a Community Development District or other similar special taxing district created pursuant to statute.

**"Large Multi-Family Parcel"** means a Multi-Family Parcel with a Building Footprint greater than 3,001 (inclusive) square feet.

**"Large Single Family Parcel"** means a Single Family Parcel with a Building Footprint between 2,201 and 4,000 (inclusive) square feet.

**"Medium Multi-Family Parcel"** means a Multi-Family Parcel with a Building Footprint between 1,001 and 3,000 (inclusive) square feet.

**"Medium Single Family Parcel"** means a Single Family Parcel with a Building Footprint between 1,301 and 2,200 (inclusive) square feet.

**"Mitigation Credit"** means a Mitigation Credit as defined in Section 21-4 of the City Code and more specifically defined for any Tax Parcel of Developed Property as a number between 0.0 and 1.0 representing a reduction in the Stormwater burden expected to be generated by such Tax Parcel attributable to privately maintained Mitigation Facilities and other factors affecting the quantity or quality of Stormwater runoff. The Mitigation Credit for each Tax Parcel shall be determined in accordance with Sections 3.06 and 3.07 hereof.

**"Mitigation Credit Factor"** means the figure computed by subtracting the Mitigation Credit from 1.00.

**"Mitigation Credit Policy"** means the City of Tampa Stormwater Utility Mitigation Credit Policy attached hereto as Appendix A.

**"Multi-Family Parcel"** means a Tax Parcel of Developed Property to which the Property Appraiser has assigned a DOR Code of 08 and which contains no more than two Buildings with no more four (4) Dwelling Units per Building.

**"Net ESFIA"** means the standard unit used to express the Stormwater burden expected to be generated by each parcel of property, after taking into consideration any mitigation of the Stormwater burden that results from privately maintained Stormwater

Mitigation Facilities and other factors affecting the quantity, quality, or rate of Stormwater runoff.

**"Single Family Parcel"** means a Tax Parcel of Developed Property to which the Property Appraiser has assigned a DOR Code of 01 or 02.

**"Small Multi-Family Parcel"** means a Multi-Family Parcel with a Building Footprint between 100 and 1,000 (inclusive) square feet.

**"Small Single Family Parcel"** means a Single Family Parcel with a Building Footprint between 100 and 1,300 (inclusive) square feet.

**"Tax Parcel"** means a parcel of property which the Property Appraiser has assigned a distinct ad valorem property tax identification number.

**"Very Large Single Family Parcel"** means a Single Family Parcel with a Building Footprint greater than 4,000 square feet.

**SECTION 1.02. INTERPRETATION.** Unless the context indicates otherwise, words importing the singular number include the plural number, and vice versa; the terms "hereof," "hereby," "herein," "hereto," "hereunder" and similar terms refer to this resolution; and the term "hereafter" means after, and the term "heretofore" means before, the effective date of this resolution. Words of any gender include the correlative words of the other genders, unless the sense indicates otherwise.

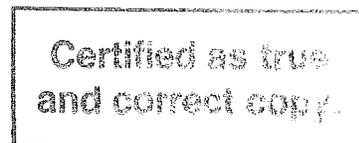
**SECTION 1.03. FINDINGS.** It is hereby ascertained, determined and declared that:

Certified as true  
and correct copy.

(A) Upon the adoption of this Initial Stormwater Resolution determining the Stormwater Service Cost and imposing Stormwater Service Assessments and Stormwater Fees, the legislative determinations ascertained and declared in Section 21-2 of the City Code are hereby ratified and confirmed.

(B) Upon the adoption of this Initial Stormwater Resolution that certain report entitled "City of Tampa, Stormwater Funding Program, Phase II Report," dated as of August 2003 and prepared by Government Services Group, Inc. and Nabors, Giblin & Nickerson, P.A., is hereby adopted and incorporated herein by reference, including the assumptions, conclusions, and findings in such study as to the determination of the Stormwater Service Assessments and Stormwater Fees.

(C) The special benefits provided by the Stormwater Management Services to all Developed Property located within the Stormwater Service Area include, but are not limited to: (1) the provision of Stormwater Management Services and the availability and use of facilities and improvements by the owners and occupants of Developed Property to properly and safely detain, retain, convey and treat Stormwater discharged from Developed Property; (2) stabilization of or the increase of Developed Property values; (3) increased safety and better access to Developed Property; (4) improved appearance; (5) rendering Developed Property more adaptable to a current or reasonably foreseeable new and higher use; (6) alleviation of the burdens caused by Stormwater runoff and accumulation attendant with the use of Developed Property; and (7) fostering the enhancement of environmentally responsible use and enjoyment of the natural resources within the Stormwater Service Area.



(D) The City's Stormwater Management Services are necessitated by the existence of Impervious Area. Accordingly, it is fair and reasonable to impose Stormwater Charges only against Developed Property containing at least 100 square feet of Impervious Area.

(E) The Stormwater Service Assessments authorized by Section 21-120 of the City Code and this Initial Stormwater Resolution provide an equitable method of funding the Stormwater Service Cost attributed to non-Government Property by fairly and reasonably allocating the Stormwater Service Cost to specially benefited non-Government Property that is Developed Property classified on the basis of the Stormwater burden expected to be generated by the physical characteristics and use of such property.

(F) The Stormwater Fees authorized by Section 21-121 of the City Code and this Initial Stormwater Resolution provide a reasonable method of funding the Stormwater Service Cost attributed to Government Property that is Developed Property because such costs provide a reasonable estimation of the costs of providing Stormwater Management Services to such Government Property and managing the Stormwater burden generated by the use of such Government Property as individually classified on the basis of the Stormwater burden expected to be generated by the physical characteristics of such property.

(G) Any shortfall in the expected proceeds from the Stormwater Charges due to any reduction or exemption from payment of the Stormwater Charge required by law or authorized by the Council shall be supplemented by any legally available funds, or combination of such funds, and shall not be paid for by proceeds or funds derived from the

Stormwater Charges. In the event a court of competent jurisdiction determines any exemption or reduction by the Council is improper or otherwise adversely affects the validity of the Stormwater Charges imposed for this Fiscal Year, the sole and exclusive remedy shall be the imposition of a Stormwater Charge upon each affected Tax Parcel in the amount of the Stormwater Charge that would have been otherwise imposed save for such reduction or exemption afforded to such Tax Parcel.

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and correct copy.

## ARTICLE II

### STORMWATER CHARGES

#### SECTION 2.01. STORMWATER SERVICE AREA.

(A) The Council hereby establishes the entire incorporated area of the City as the Stormwater Service Area.

(B) The Stormwater Utility shall provide Stormwater Management Services to all Developed Property within the Stormwater Service Area. All or any portion of the Stormwater Service Cost may be funded from the proceeds of the Stormwater Charges.

(C) The Stormwater Utility may also acquire and construct capital facilities to assist and facilitate the provision of Stormwater Management Services within the Stormwater Service Area.

#### SECTION 2.02. IMPOSITION AND COMPUTATION OF STORMWATER SERVICE ASSESSMENTS AGAINST NON-GOVERNMENT PROPERTY.

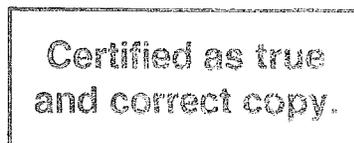
(A) A Stormwater Service Assessment is hereby imposed against all non-Government Property that is Developed Property within the Stormwater Service Area. The Stormwater Service Cost attributable to non-Government Properties shall be assessed against all Tax Parcels of non-Government Property that are Developed Property within the Stormwater Service Area at a rate of assessment based upon the special benefit accruing to such Developed Property from the City's provision of Stormwater Management Services, measured by the number of ESFIAs attributable to each Tax Parcel or classification of such non-Government Property.

(B) The Stormwater Service Assessment will be computed for each Tax Parcel of non-Government Property that is Developed Property located within the Stormwater Service Area by multiplying the number of Net ESFIAs attributable thereto by \$12.00; provided however, that the \$12.00 rate per Net ESFIA shall be reduced, if necessary, to ensure that the aggregate Stormwater Fees and Stormwater Service Assessments within the Stormwater Service Area do not exceed the Stormwater Service Cost.

**SECTION 2.03 IMPOSITION AND COMPUTATION OF STORMWATER FEES AGAINST GOVERNMENT PROPERTY.**

(A) A Stormwater Fee is hereby imposed against all Government Property that is Developed Property within the Stormwater Service Area. The Stormwater Service Cost attributable to Government Property shall be assessed against all Tax Parcels of Government Property that are Developed Property within the Stormwater Service Area at a rate based upon such properties demand for service from the Stormwater Utility and the Stormwater burden created by such properties, measured by the number of ESFIAs attributable to each Tax Parcel or classification of such Government Property.

(B) The Stormwater Fee will be computed for each Tax Parcel of Government Property that is Developed Property located within the Stormwater Service Area by multiplying the number of Net ESFIAs attributable thereto by \$12.00; provided however, that the \$12.00 rate per Net ESFIA shall be reduced, if necessary, to ensure that the aggregate Stormwater Fees and Stormwater Service Assessments within the Stormwater Service Area do not exceed the Stormwater Service Cost.



**SECTION 2.04. STORMWATER ROLL.** The Director is hereby directed to prepare, or direct the preparation of, the preliminary Stormwater Roll for the Stormwater Service Assessments and the Stormwater Roll for the Stormwater Fees in the manner provided in Section 21-125 of the City Code. A copy of this Initial Stormwater Resolution and the preliminary Stormwater Roll for the Stormwater Service Assessment and Stormwater Fees shall be maintained on file in the office of the City Clerk and open to public inspection and copying.

**SECTION 2.04. METHOD OF COLLECTION.**

(A) The Stormwater Service Assessments shall be collected from all non-Government Assessed Property pursuant to the Uniform Assessment Collection Act as provided in Section 21-132 of the City Code.

(B) The Stormwater Fees shall be collected from all Government Property in the manner provided in Section 21-133 of the City Code.

Certified as true  
and correct copy.

**ARTICLE III**

**DETERMINATION OF NET ESFIAs**

**SECTION 3.01. CLASSIFICATION OF TAX PARCELS.** Each Tax Parcel located within the Stormwater Service Area shall be assigned to one of the following classifications: Small Single Family Parcels, Medium Single Family Parcels, Large Single Family Parcels, Very Large Single Family Parcels, Condominium Residential Unit Parcels, Condominium Common Area Parcels, Small Multi-Family Parcels, Medium Multi-Family Parcels, Large Multi-Family Parcels, or General Parcels.

**SECTION 3.02. SINGLE FAMILY PARCELS.**

(A) The Council hereby finds and determines as follows:

(1) Single Family Parcels constitute approximately 68 percent of the approximately 120,000 properties located within the Stormwater Service Area.

(2) The cost of measuring or verifying the Impervious Area for each individual Single Family Parcel greatly exceeds any benefit to be derived from individual measurement and verification.

(3) The Building Footprint of each Single Family Parcel constitutes a reasonable proxy for Impervious Area. It has been determined that one ESFIA of Impervious Area equates to a Building Footprint of approximately 1,667 square feet.

(4) Small Single Family Parcels (those with Building Footprints between 100 and 1,300 [inclusive] square feet) constitute approximately 32.6 percent of the Single Family Parcels within the Stormwater Service Area.

(5) Medium Single Family Parcels (those with Building Footprints between 1,301 and 2,200 [inclusive] square feet) constitute approximately 50.8 percent of Single Family Parcels within the Stormwater Service Area.

(6) Large Single Family Parcels (those with Building Footprints between 2,201 and 4,000 [inclusive] square feet) constitute approximately 15 percent of Single Family Parcels within the Stormwater Service Area.

(7) Very Large Single Family Parcels (those with Building Footprints greater than 4,000 square feet) constitute approximately 1.6 percent of the Single Family Parcels within the Stormwater Service Area.

(B) The City has computed the ESFIA Value (3,310 square feet) as the Impervious Area for the median Single Family Parcel within the Stormwater Service Area. The City has determined that a Single Family Parcel with 3,310 square feet of Impervious Area typically has a Building Footprint of 1,667 square feet. Parcels with building

(C) The City has computed a Building Footprint of 1,667 square feet for a typical Medium Single Family Parcel. Accordingly, the number of Net ESFIAs attributable to each Medium Single Family Parcel shall be computed by multiplying one 1.0 ESFIA by the appropriate Mitigation Credit Factor.

(D) The City has computed a Building Footprint of 1,023 square feet for a typical Small Single Family Parcel. The number of ESFIAs attributable to each Small Single Family Parcel was computed by dividing the Building Footprint of the typical Small Single Family Parcel by the Building Footprint of the typical Medium Single Family Parcel (1,667 square feet). Accordingly, the number of Net ESFIAs attributable to each Small Single

Family Parcel shall be computed by multiplying 0.61 ESFIAs by the appropriate Mitigation Credit Factor.

(E) The City has computed a Building Footprint of 2,762 square feet for a typical Large Single Family Parcel. The number of ESFIAs attributable to each Large Single Family Parcel was computed by dividing the Building Footprint of the typical Large Single Family Parcel by the Building Footprint of the typical Medium Single Family Parcel (1,667 square feet). Accordingly, the number of Net ESFIAs attributable to each Large Single Family Parcel shall be computed by multiplying 1.66 ESFIAs by the appropriate Mitigation Credit Factor.

(F) The City has computed a Building Footprint of 4,701 square feet for a typical Very Large Single Family Parcel. The number of ESFIAs attributable to each Very Large Single Family Parcel was computed by dividing the Building Footprint of the typical Very Large Single Family Parcel by the Building Footprint of the typical Medium Single Family Parcel (1,667 square feet). Accordingly, the number of Net ESFIAs attributable to each Very Large Single Family Parcel shall be computed by multiplying 2.82 ESFIAs by the appropriate Mitigation Credit Factor.

**SECTION 3.03. RESIDENTIAL CONDOMINIUM PARCELS.**

(A) The Council hereby finds and determines as follows:

(1) A residential Condominium constitutes a unique form of real property ownership comprised of Condominium Residential Unit Parcels, to which there may be an appurtenant undivided share in Condominium Common Area Parcels.

(2) It is fair and reasonable to attribute the Impervious Area of Condominium Common Area Parcels to the Condominium Residential Unit Parcels to which such Condominium Common Area Parcels are appurtenant.

(B) The number of Net ESFIAs attributable to each Condominium Residential Unit Parcel in a residential Condominium shall be equal to the sum of the following:

(1) the amount computed by multiplying (a) the amount calculated by (i) dividing the Impervious Area of the Condominium on which the Condominium Residential Unit Parcel is located by the ESFIA Value (3,310 square feet), and (ii) dividing the result by the total number of Condominium Residential Unit Parcels located on such Condominium, by (b) the appropriate Mitigation Credit Factor; and

(2) the amount computed by multiplying (a) the amount calculated by (i) dividing the Impervious Area of the Condominium on which the Condominium Common Area Parcel appurtenant to the Condominium Residential Unit Parcel by the ESFIA Value (3,310 square feet), and (ii) dividing the result by the total number of Condominium Residential Unit Parcels to which the Condominium Common Area Parcel is appurtenant, by (b) the appropriate Mitigation Credit Factor.

**SECTION 3.04. MULTI-FAMILY PARCELS.**

(A) The Council hereby finds and determines as follows:

(1) Multi-Family Parcels constitute approximately 2.6 percent of the approximately 120,000 properties located within the Stormwater Service Area.

(2) The cost of measuring or verifying the Impervious Area for each individual Multi-Family Parcel greatly exceeds any benefit to be derived from individual measurement and verification.

(3) The Building Footprint of each Multi-Family Parcel constitutes a reasonable proxy for Impervious Area. It has been determined that one ESFIA of Impervious Area equates to a Building Footprint of approximately 1,667 square feet.

(4) Small Multi-Family Parcels constitute approximately 17 percent of the Multi-Family Parcels within the Stormwater Service Area.

(5) Medium Multi-Family Parcels constitute approximately 73 percent of the Multi-Family Parcels within the Stormwater Service Area.

(6) Large Multi-Family Parcels constitute approximately 10 percent of the Multi-Family Parcels within the Stormwater Service Area.

(B) The City has computed a Building Footprint of 727 square feet for a typical Small Multi-Family Parcel. The number of Net ESFIAs attributable to each Small Multi-Family Parcel was computed by dividing the Building Footprint of the typical Small Multi-Family Parcel by the Building Footprint of the typical Medium Single Family Parcel (1,667 square feet). Accordingly, the number of Net ESFIAs attributable to each Small Multi-Family Parcel shall be computed by multiplying 0.44 ESFIAs by the appropriate Mitigation Credit Factor.

(C) The City has computed a Building Footprint of 1,685 square feet for a typical Medium Multi-Family Parcel. The number of Net ESFIAs attributable to each Medium Multi-Family Parcel was computed by dividing the Building Footprint of the typical Medium

Multi-Family Parcel by the Building Footprint of the typical Medium Single Family Parcel (1,667 square feet). Accordingly, the number of Net ESFIAs attributable to each Medium Multi-Family Parcel shall be computed by multiplying 1.01 ESFIAs by the appropriate Mitigation Credit Factor.

(D) The City has computed a Building Footprint of 3,744 square feet for a typical Large Multi-Family Parcel. The number of Net ESFIAs attributable to each Large Multi-Family Parcel was computed by dividing the Building Footprint of the typical Large Multi-Family Parcel by the Building Footprint of the typical Medium Single Family Parcel (1,667 square feet). Accordingly, the number of Net ESFIAs attributable to each Large Multi-Family Parcel shall be computed by multiplying 2.25 ESFIAs by the appropriate Mitigation Credit Factor.

**SECTION 3.05. GENERAL PARCELS.** The number of Net ESFIAs attributable to each General Parcel shall be determined by (1) dividing the Impervious Area of the General Parcel by the ESFIA Value (3,310 square feet), and (2) multiplying the result by the appropriate Mitigation Credit Factor.

**SECTION 3.06. APPROVAL OF MITIGATION POLICY.** The Council hereby finds that the Mitigation Credit Policy is fair and reasonable and, therefore, approves the Mitigation Credit Policy attached hereto as Appendix A.

Certified as true  
and correct copy.

**SECTION 3.07. PRIVATE MITIGATION FACILITIES.**

(A) The Council recognizes the benefits provided by privately maintained Mitigation Facilities. Properties supporting private Mitigation Facilities should be credited for the public benefits they provide. Accordingly, the charges based on the number of ESFIAs otherwise attributable to such property may be adjusted by a Mitigation Credit determined in accordance with the Mitigation Credit Policy. No Mitigation Credit shall exceed the amount of the Tax Parcel's Stormwater Charge.

(B) In order to receive a Mitigation Credit for which property is eligible, a non-residential property owner shall be required to provide the Director with "as built" drawings of the Mitigation Facilities sealed by a Florida registered professional engineer, a certification from a Florida registered professional engineer as to the standards of retention and detention achieved by the Mitigation Facilities, or such other reasonable requirements as may be necessary to effectuate the purposes of this section. Applicants for residential mitigation credits may include property owners, Homeowners' Associations and Community Development Districts and shall provide sufficient information to adequately evaluate the basis for said credit.

(C) No Mitigation Credit shall be applied for service provided to property by a Mitigation Facility constructed or maintained with public funds. However, a Mitigation Credit shall be applied for service provided to property by a regional Mitigation Facility if the developer of the property provided a capital contribution to the regional facility in lieu of constructing on-site facilities.

Certified as true  
and correct copy.

**ARTICLE IV**

**NOTICE AND PUBLIC HEARING**

**SECTION 4.01. PUBLIC HEARING.** A public hearing will be conducted by the Council on September 11, 2003 in the Tampa Convention Center, Ballroom D, 333 S. Franklin Street, Tampa, Florida, at 7:30 p.m. to consider imposition of the Stormwater Service Assessments and their collection pursuant to the Uniform Assessment Collection Act and imposition and collection of the Stormwater Fees.

**SECTION 4.02. NOTICE BY PUBLICATION.** The Director shall publish a notice of the public hearing authorized by Section 4.01 hereof in the manner and the time provided in Section 21-126 of the City Code. The published notice shall be in substantially the form attached hereto as Appendix B and shall be published no later than August 21, 2003.

**SECTION 4.03. NOTICE BY MAIL.** The Director shall, at the time and in the manner specified in Section 21-127 of the City Code, provide first class mailed notice of the public hearing authorized by Section 4.01 hereof to each property owner proposed to be charged at the address indicated on the Tax Roll. The mailed notice shall be in substantially the form attached hereto as Appendix C and be mailed no later than August 21, 2003.

Certified as true  
and correct copy.

## ARTICLE V

### GENERAL PROVISIONS

#### SECTION 5.01. ADJUSTMENT OF NET ESFIAs.

(A) Petitions for review of the number of Net ESFIAs attributed to any Tax Parcel shall be submitted to the Director, who shall have authority to correct any errors made in applying the provisions of Article III hereof to the Tax Parcel. The following procedures shall apply to all petitions.

(1) Each petition shall be made to the Director by the owner of the Tax Parcel or such owner's authorized agent.

(2) The petition shall be in writing and set forth, in detail, the grounds upon which adjustment is sought.

(3) The petition must be filed with the Director within 30 days of the notice required by Section 21-127 of the City Code and shall be reviewed within 30 days of the filing date. Filing of a petition shall not extend the time for payment of any Stormwater Charge or affect the amount of any discount for early payment. If the number of Net ESFIAs is adjusted for any Tax Parcel, the Stormwater Charge shall be corrected in accordance with Section 21-137 of the City Code. If a Stormwater Service Assessment has been paid prior to adjustment of the number of Net ESFIAs, the Tax Collector shall refund the amount by which the Stormwater Service Assessment has been reduced, adjusted for any early payment discount taken by the owner.

(4) The petitioner may be required, at petitioner's own cost, to provide supplemental information to the Director including, but not limited to, survey data

approved by a professional land surveyor and/or engineering reports approved by a professional engineer. Failure to provide such information may result in the denial of the petition.

(5) The Director shall respond to each petition in writing.

(B) The Director may initiate adjustments to the number of Net ESFIAs attributed to any Tax Parcel if it is determined that any errors were made in applying the provisions of Article III hereof to the Tax Parcel. If the number of Net ESFIAs is reduced for any Tax Parcel, the Stormwater Charge shall be corrected in accordance with Section 21-137 of the City Code. In such event, if a Stormwater Service Assessment has been paid prior to adjustment of the number of Net ESFIAs, the Tax Collector shall refund the amount by which the Stormwater Service Assessment has been reduced, adjusted for any early payment discount taken by the owner. If the number of Net ESFIAs is increased for any Tax Parcel, the adjustment shall become effective for Stormwater Charge in subsequent Fiscal Years.

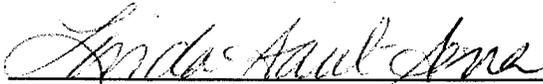
**SECTION 5.02. SEVERABILITY.** The provisions of this Initial Stormwater Resolution are severable; and if any section, subsection, sentence, clause or provision is held invalid by any court of competent jurisdiction, the remaining provisions of this Initial Stormwater Resolution shall not be affected thereby.

**SECTION 5.03. EFFECTIVE DATE.** This resolution shall take effect immediately upon its adoption.

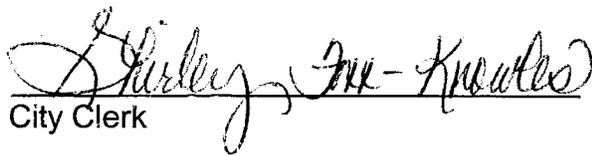
Certified as true  
and correct copy.

DULY ADOPTED this 7<sup>th</sup> day of August, 2003.

CITY OF TAMPA, FLORIDA

  
Linda Saul-Sena, Chairman, City Council

ATTEST:

  
City Clerk

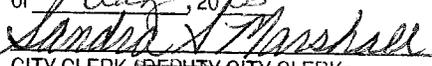
APPROVED AS TO FORM:

  
Assistant City Attorney

State of Florida  
County of Hillsborough

This is to certify that the foregoing is a  
true and correct copy of Resolution 2003-0937  
on file on my office

Witness my hand and official seal this 28<sup>th</sup> day  
of Aug, 2003

  
Deputy  
CITY CLERK / DEPUTY CITY CLERK

**APPENDIX A**  
**CITY OF TAMPA**  
**STORMWATER UTILITY MITIGATION CREDIT POLICY**

**Certified as true  
and correct copy.**

**Appendix A**  
**City of Tampa Stormwater Utility Mitigation Policy**

Eligibility

Parcels subject to a stormwater charge may be granted a mitigation credit based on one of the following factors:

1. No portion of the parcel drains to City right-of-way or any part of a stormwater system over which the City has maintenance responsibility.
2. Owner of parcel contributes monetarily to a Community Development District, Civic Association (Homeowners Association or Property Owners Association), or Special District which provides maintenance to non-City owned stormwater management facilities which accept drainage from City rights-of-way.
3. Parcel has a properly maintained and functional onsite stormwater management system which treats and/or attenuates stormwater prior to discharge to the City right-of-way or stormwater system. Proof of proper operation and maintenance may be required on a periodic basis.

Rationale

Mitigation credits may be granted to parcels whose offsite stormwater impacts on the City system are non-existent, are mitigated by a properly functioning and permitted stormwater system, or the parcel owner contributes to the maintenance of a private system which provides stormwater treatment and attenuation for runoff from public right-of-way. The basis for these credits is as follows:

1. Parcels which do not discharge to the City system do not impose direct stormwater maintenance burdens on the City's system.
2. Parcel owners which contribute to the maintenance of privately held stormwater management facilities that manage runoff from public rights-of-way offset some costs which might otherwise be borne by the City.
3. The City and the receiving waters receive benefits from privately-owned and maintained stormwater management facilities.
4. It is in the City's interest to encourage the proper operation and maintenance and continued existence of onsite stormwater management facilities.

Mitigation Credits

**Condition**

**Mitigation Credit**

- |  |     |
|--|-----|
| 1. Parcels With No Offsite Discharge of Stormwater to City System:<br>The credit for such parcels will be 100% since the City bears no expense in managing the offsite discharge of the site's flow. | 1.0 |
|--|-----|

2. Parcel Owner Contributes to Maintenance of Private System: 0.10  
The credit for such parcels will be based upon the percentage of the City's stormwater operation and maintenance (O&M) budget providing for maintenance of stormwater ponds but in no case shall this be less than 10%. The O&M Budget does not include funds devoted to capital projects addressing conveyance system extension and capacity upgrades.
  
3. Parcels With Properly Functioning On-site Treatment and Attenuation: 0.10  
The credit for such parcels will be based upon the percentage of the City's stormwater operation and maintenance (O&M) budget providing for maintenance of stormwater ponds but in no case shall this be less than 10%. The O&M Budget does not include funds devoted to capital projects addressing conveyance system extension and system upgrades.

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**APPENDIX B**

**FORM OF NOTICE TO BE PUBLISHED**

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and correct copy.

To Be Published by August 21, 2003

[MAP OF CITY]

**NOTICE OF HEARING TO IMPOSE AND  
PROVIDE FOR COLLECTION OF NON-AD VALOREM ASSESSMENTS**

Notice is hereby given that the City Council of the City of Tampa, Florida, will conduct a public hearing to consider imposing Stormwater Service Assessments and Stormwater Fees in the area receiving Stormwater Management Services from the City, as shown above. The hearing will be held at 7:30 p.m. in the Tampa Convention Center, Ballroom D, 333 S. Franklin Street, Tampa, Florida. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk at (813) 274-8211 at least 72 hours prior to the date of the hearing. If hearing impaired, telephone the Florida Relay Service Numbers, 8 50-435-1666 (TDD) or 8 50-435-1603 (Voice), for assistance. All affected property owners have a right to appear at the hearing and to file written objections with the City Council. All written objections to the non-ad valorem assessments and fees must be filed with the City Council of Tampa within twenty (20) days of this notice. Please include your name, parcel number, and the reason you object to the assessment on all written objections. Address all written objections as follows: Director of Stormwater Department; Objections to Non-ad Valorem Assessment; 315 E. Kennedy Boulevard, Tampa, Florida 33602. Any person wishing to appeal any decision of the City Council with respect to any matter considered will need a record of the proceedings and may wish to ensure that a verbatim record of the proceedings is made.

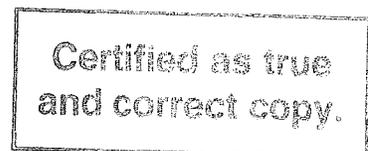
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The Stormwater Service Assessments and Stormwater Fees have been proposed to fund the City's cost to provide Stormwater Management Services in the area shown above. The Stormwater Service Assessments and Stormwater Fees are based upon the estimated amount of stormwater runoff generated by impervious surfaces on the property. Impervious surfaces include the roof top, patios, driveways, parking lots and similar areas. The City has determined that the median single-family residence in the City includes 3,310 square feet of impervious surface, which is defined as the "equivalent stormwater unit value" or "ESFIA Value." The annual Stormwater Service Assessment rate for the upcoming Fiscal Year will be \$12.00 for each ESFIA. The annual Stormwater Fee rate for the upcoming Fiscal Year will be \$12.00 for each ESFIA on government property.

Generally, the number of ESFIAs were calculated individually for each parcel of property by dividing the impervious surface area by 3,310 square feet. Credit for privately maintained Stormwater management facilities and other factors affecting the quantity or quality of Stormwater runoff may also have been applied, resulting in an assignment of Net ESFIAs. A more specific description is set forth in the Initial Stormwater Resolution adopted by the City Council on August 7, 2003. Copies of Chapter 21 of the City Code relating to Stormwater Management, the Initial Stormwater Resolution and the preliminary stormwater roll are available for inspection at City Clerk's Office 315 E. Kennedy Boulevard, Tampa, Florida.

The Stormwater Service Assessments will be collected by the Hillsborough County Tax Collector and failure to pay the Stormwater Service Assessment will cause a tax



certificate to be issued against the assessed property which may result in a loss of title to your property.

If you have any questions, please contact the Director of the Stormwater Department at (813) 274-8211.

**THE CITY OF TAMPA, FLORIDA**

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**APPENDIX C**

**FORM OF NOTICE TO BE MAILED**

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and correct copy.

**City of Tampa**  
**315 E. Kennedy Blvd.**  
**Tampa, Florida 33602**

CITY OF TAMPA, FLORIDA  
NOTICE OF HEARING FOR ADOPTION OF STORMWATER  
SERVICE ASSESSMENTS AND STORMWATER FEES  
NOTICE DATE: AUGUST 21, 2003

\*\*\*\*\* THIS IS NOT A BILL \*\*\*\*\*

«OwnerName»  
«ProjectName»  
«OwnerAdd1»  
«OwnerAdd2»  
«City», «State» «Zip»

*Property ID# ILN«ProjectName»*

Dear City of Tampa Property Owner:

The past decade has brought increasing recognition of environmental and other problems associated with stormwater runoff from developed property, including degradation of our surface waters and standing water on our streets and other property. The City of Tampa (the "City") has actively pursued solutions to these problems by developing a comprehensive Stormwater Utility. In addition, the City's Comprehensive Plan and recent federal regulations mandate improvements to the City's stormwater management infrastructure. This will require additional expenditures both for capital facilities (land and structures) and operation and maintenance (for example, cleaning and correcting erosion problems in ditches and culverts).

As a result, the City Council has enacted an ordinance to create a Stormwater Utility and provide dedicated funding sources for stormwater management. The City Council has also adopted an Initial Stormwater Resolution, which identifies the area receiving stormwater management services from the City and specifically describes the method of determining the stormwater service assessment for each parcel of non-governmental property and the stormwater fee for each parcel of government property. It is estimated that the City will collect \$2,627,460.00 from the Stormwater Service Assessments and Stormwater Fees for Fiscal Year 2003-04. The area receiving stormwater management services from the City includes your property.

The Stormwater Service Assessments and Stormwater Fees are based upon the estimated amount of stormwater runoff generated by impervious surface on the property. Impervious surfaces include the roof top, patios, driveways, parking lots and similar areas. The City has determined that the median single-family residence in the City includes 3,310 square feet of impervious surface, which is the value of one unit of "equivalent square footage of impervious area" or "ESFIA Value." The annual Stormwater Service Assessment rate for the upcoming Fiscal Year and for future Fiscal Years will be \$12.00 for each ESFIA. The annual Stormwater Fee rate for the upcoming Fiscal Year and for future fiscal years will be \$12.00 for each ESFIA on government property.

Generally, the number of ESFIAs has been calculated individually for each parcel of property by dividing the impervious surface area by 3,310 square feet. A more specific description is set forth in the Initial Stormwater Resolution adopted by the City Council on August 7, 2003. Copies of Chapter 21 of the City Code relating to Stormwater Management, the Initial Stormwater Resolution and the preliminary stormwater roll are available for inspection at City Clerk's Office, 315 E. Kennedy Boulevard, Tampa, Florida.

Information related to credits for stormwater mitigation facilities is provided on the accompanying brochure. The following provides information about the above parcel:

The number of Net ESFIAs on the above parcel is \_\_\_\_\_.  
The Annual Stormwater Assessment for the above parcel for Fiscal Year 2003-04 and future fiscal years is \$\_\_\_\_\_.

The City Council will hold a public hearing at 7:30 p.m. on September 11, 2003, in the Tampa Convention Center, Ballroom D, 333 S. Franklin Street, Tampa, Florida, to receive comments on the proposed Stormwater Service Assessments, including their collection on the ad valorem tax bill, and the Stormwater Fees imposed against government property. You are invited to attend and participate in the hearing. You may also file written objections with the City Council within twenty (20) days of the date of this notice. Please include your name, parcel number,

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and the reason for your objection on all written objections as follows: Director of Stormwater Department; Objections to Non-ad Valorem Assessments; 315 E. Kennedy Boulevard, Tampa, Florida 33602. If you decide to appeal any decision made by the City Council with respect to any matter considered at the hearing, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, if you need a special accommodation or an interpreter to participate in this proceeding, please contact the City Clerk at (813) 274-8211 at least 72 hours prior to the date of the hearing. If hearing impaired, telephone the Florida Relay Service Numbers, (850) 435-1666 (TDD) or (850) 435-1603 (Voice), for assistance.

Because the Stormwater Service Assessment will be collected by the Tax Collector of Hillsborough County, pursuant to Chapter 197, Florida Statutes, failure to pay the Stormwater Service Assessment will cause a tax certificate to be issued against the assessed property, which may result in a loss of title to your property.

If you have any questions regarding the number of ESFIAs assigned to your property or the amount of the Stormwater Service Assessment or Stormwater Fee, please contact the Director of the Stormwater Department by telephone at (813) 274-8211.

**APPENDIX D**

**DOR CODES**

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## APPENDIX D

### DOR CODES

DOR Code	Description
00	VACANT RESIDENTIAL
01	SINGLE FAMILY IMPROVED
02	MOBILE HOME
03	MULTI FAMILY 10 OR MORE UNITS
04	CONDOMINIUM
05	COOPERATIVES
06	RETIREMENT HOMES
07	MISCELLANEOUS RESIDENTIAL
08	MULTI FAMILY LESS THAN 10 UNITS
09	UNDEFINED
10	VACANT COMMERCIAL
11	STORES 1 STORY
12	MIXED USE STORE/OFFICE/SFR
13	DEPARTMENT STORES
14	SUPERMARKETS
15	REGIONAL SHOPPING CTRS
16	COMMUNITY SHOPPING CTR
17	OFFICE 1 STORY
18	OFFICE MULTI-STORY
19	PROFESSIONAL SERVICES
20	AIRPORTS
21	RESTAURANTS
22	DRIVE-IN RESTAURANT
23	FINANCIAL INSTITUTIONS
24	INSURANCE COMPANIES
25	REPAIRS SVC
26	SERVICE STATIONS
27	AUTO SALES/SERVICE/RENTAL
28	PARKING LOTS
29	WHOLESALE OUTLETS
30	FLORIST/GREENHOUSE
31	DRIVE-IN THEATERS, STADIUMS
32	THEATER/AUDITORIUM (ENCL)
33	NIGHTCLUBS
34	BOWLING ALLEY, SKATING RINK
35	TOURIST ATTRACTION
36	CAMPS/CAMPGROUNDS
37	RACE TRACK; HORSE/DOG/AUTO

DOR Code	Description
38	GOLF COURSE, DRIVING RANGE
39	HOTELS/MOTELS
40	VACANT INDUSTRIAL
41	LT MFG/SM MACH SHOP/PRINT
42	HEAVY IND
43	LUMBER YARD
44	PACK PLANT
45	CANNERIES
46	FOOD PROCESSING
47	MINERAL PROCESSING
48	WAREHOUSING
49	OPEN STORAGE
50	IMPROVED AGRICULTURAL
51	CROPLAND
52	CROPLAND
53	CROPLANDS
54	TIMBERLAND
55	TIMBERLAND
56	TIMBERLAND
57	TIMBERLAND
58	TIMBERLAND
59	TIMBERLAND
60	GRAZING LAND
61	PASTURES NATIVE
62	PASTURES SEMI-IMPROVED
63	GRAZING LAND
64	PASTURES HORSES
65	PASTURES SWINE-SHEEP-GOATS
66	ORCHARD GROVES, CITRUS
67	POULTRY, BEES, TROPICAL FISH
68	DAIRIES
69	ORNAMENTALS, NURSERIES
70	VACANT INSTITUTIONAL
71	CHURCHES
72	PRIVATE SCHOOLS & COLLEGE
73	PRIVATE HOSPITALS
74	HOMES FOR THE AGED
75	ORPHANAGES
76	MORTUARIES/CEMETERIES
77	CLUBS, LODGES, UNION HALLS
78	SANITARIUMS
79	CULTURAL ORGANIZATIONS

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DOR Code	Description
80	UNDEFINED
81	MILITARY
82	FOREST/PARKS/RECREATIONAL
83	PUBLIC COUNTY SCHOOLS
84	COLLEGES
85	HOSPITALS
86	COUNTY
87	STATE
88	FEDERAL
89	MUNICIPAL NOT PARKS
90	LEASEHOLD INTERESTS
91	UTILITIES
92	MINING LANDS
93	SUBSURFACE RIGHTS
94	RIGHT-OF-WAY, STREETS, ROADS, DITCHES, ETC
95	RIVERS & LAKES, SUBMERGED
96	SEWAGE DISP, BORROW PITS
97	OUTDOOR REC OR PARK
98	CENTRALLY ASSESSED
99	ACREAGE NON AGRICULTURAL

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**THE TAMPA TRIBUNE**  
**Published Daily**  
**Tampa, Hillsborough County, Florida**

State of Florida            )  
County of Hillsborough } ss.

Before the undersigned authority personally appeared C. Pugh, who on oath says that she is Advertising Billing Supervisor of The Tampa Tribune, a daily newspaper published at Tampa in Hillsborough County, Florida; that the attached copy of advertisement being a

LEGAL NOTICE

in the matter of RESO. NO. 2003-0937

was published in said newspaper in the issues of AUGUST 15, 2003

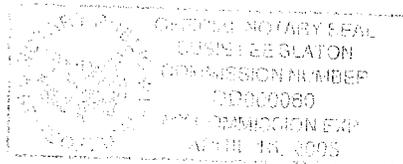
Affiant further says that the said The Tampa Tribune is a newspaper published at Tampa in said Hillsborough County, Florida, and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as second class mail matter at the post office in Tampa, in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, this advertisement for publication in the said newspaper.

*C. Pugh*

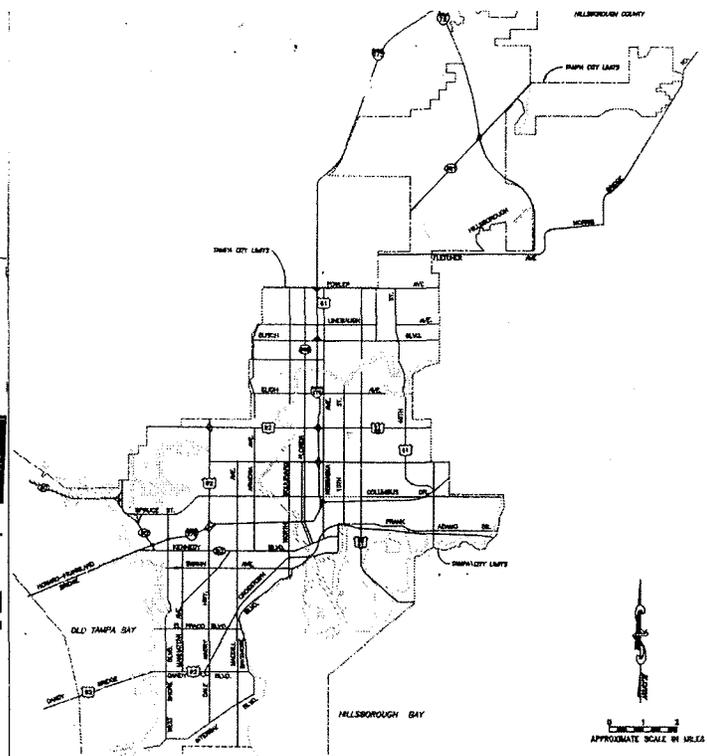
Sworn to and subscribed by me, this 18 day  
of AUGUST, A.D. 2003

Personally Known  or Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

*Shirley Lee Blanton*



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and correct copy.**



## Reso. No. 2003-0937

# Aviso De Audiencia Para Imponer Y Disponer El Cobro De Tasaciones De Aguas Pluviales, Así Como Cargos De Aguas Pluviales

El jueves 11 de septiembre de 2003 a las 7:30 p.m., o a la hora más temprana posible después de dicha hora, el Consejo Municipal de la Ciudad de Tampa, Florida, llevará a cabo una audiencia pública en el Salón de Baile D del Centro de Convenciones de Tampa, ubicado en 333 S. Franklin Street, Tampa, Florida cuyo objeto es considerar la imposición de Tasaciones por Servicios de Aguas Pluviales así como Cargos de Aguas Pluviales para financiar los Servicios de Administración de Aguas Pluviales que son brindados por la Ciudad dentro de todos los linderos municipales de la Ciudad de Tampa, tal como aparece en el mapa anterior. De conformidad con la Ley de Protección de los Derechos de las Personas con Discapacidades [Americans with Disabilities Act], las personas que necesitan alguna ayuda o arreglo especial o un intérprete para participar en este proceso deberán comunicarse con el Secretario de la Ciudad [City Clerk] al (813) 274-8396, con una antelación de al menos 72 horas de la fecha de la audiencia. Si usted tiene problemas auditivos, llame a los números telefónicos Florida Relay Service, 850-435-1666 (TDD) o al 1-800-955-8771 (Voz), para que lo atiendan debidamente. Para recibir esta información en español, sírvase llamar al (813) 276-6910.

Todos los propietarios de terrenos afectados tienen el derecho de comparecer a la audiencia y de presentar objeciones por escrito ante el Consejo Municipal. Todas las objeciones por escrito a las tasaciones no ad valorem y a los cargos deberán presentarse ante el Consejo Municipal de Tampa dentro de un plazo de veinte (20) días a partir de la publicación del presente aviso. Sírvase incluir en todas las objeciones por escrito su nombre, número de lote de terreno y la razón por la cual usted se opone a la tasación o cargo. Dichas objeciones deben dirigirse a la siguiente persona como se indica a continuación: Director of Stormwater Department; Objections to Non-Ad valorem Assessment or Fee; 306 E. Jackson Street, 7th Floor East TMOB, Tampa, Florida 33602. Toda persona que desee apelar cualquier decisión tomada por el Consejo Municipal con respecto a cualquier asunto bajo consideración, necesitará asegurarse de que se elabore un acta literal del proceso, la cual deberá incluir el testimonio y la evidencia sobre los cuales se ha de basar la apelación.

Las Tasaciones por Servicios de Aguas Pluviales y los Cargos de Aguas Pluviales han sido propuestos para financiar el costo incurrido por la Ciudad para brindar Servicios de Administración de Aguas Pluviales en el área indicada anteriormente. Las Tasaciones por Servicios de Aguas Pluviales y los Cargos de Aguas Pluviales están basados en la cantidad estimada de aflujo de aguas pluviales generada por superficies impermeables en la propiedad. Entre las superficies impermeables se encuentran el techo de la casa, los patios, los caminos particulares para autos, los lotes de estacionamiento y demás similares. La Ciudad ha determinado que la residencia promedio unifamiliar en la Ciudad comprende 3,310 pies cuadrados de superficies impermeables, lo cual se define como el "valor unitario equivalente de aguas pluviales" o "Valor ESFIA." La tasa anual de la Tasación por Servicios de Aguas Pluviales correspondiente al próximo Año Fiscal será de \$12.00 por cada valor unitario ESFIA.

Por lo general, el número de ESFIA se calcula individualmente para cada lote de terreno, dividiendo el área de superficies impermeables entre 3,310 pies cuadrados.

El número de ESFIA Netos atribuibles a cada Lote de Terreno Unifamiliar Mediano (aquellos que cuenten con una Edificación que mide entre 1,301 y 2,200 pies cuadrados [inclusive] será computado multiplicando un (1.0) ESFIA por el correspondiente Factor de Crédito de Mitigación.

El número de ESFIA Netos atribuibles a cada Lote de Terreno Unifamiliar Pequeño (aquellos que cuenten con una Edificación que mide entre 100 y 1,300 pies cuadrados [inclusive]) será computado multiplicando 0.61 ESFIA por el correspondiente Factor de Crédito de Mitigación.

El número de ESFIA Netos atribuibles a cada Lote de Terreno Unifamiliar Grande (aquellos que cuenten con una Edificación que mide entre 2,201 y 4,000 pies cuadrados [inclusive]) será computado multiplicando 1.65 ESFIA por el correspondiente Factor de Crédito de Mitigación.

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El número de ESFIA Netos atribuibles a cada Lote de Terreno Unifamiliar Muy Grande (aquellos que cuenten con una Edificación que mide más de 4,000 pies cuadrados) será computado multiplicando 2.82 ESFIA por el correspondiente Factor de Crédito de Mitigación.

El número de ESFIA Netos atribuibles a cada Lote de Terreno de Unidad Residencial de Condominio en un edificio Condominio residencial será equivalente a la suma de los montos siguientes:

- (1) el monto computado multiplicando (a) el monto calculado al (i) dividir el Área Impermeable del Condominio en que se encuentra ubicado el Lote de Terreno de la Unidad Residencial de Condominio, entre el Valor ESFIA (3,310 pies cuadrados), y (ii) dividir el resultado entre el número total de Lotes de Terreno de Unidades Residenciales de Condominio en dicho edificio Condominio, por (b) el correspondiente Factor de Crédito de Mitigación; y
- (2) El monto computado multiplicando (a) el monto calculado al (i) dividir el Área Impermeable del Condominio en que se encuentra ubicado el Lote de Terreno del Área Común del Condominio que pertenece al Lote de Terreno de la Unidad Residencial de Condominio, entre el Valor ESFIA (3,310 pies cuadrados), y (ii) dividir el resultado entre el número total de Lotes de Terreno de Unidades Residenciales de Condominio a los que pertenece el Lote de Terreno del Área Común del Condominio, por (b) el correspondiente Factor de Crédito de Mitigación.

El número de ESFIA Netos atribuibles a cada Lote de Terreno Multifamiliar Pequeño (con una Edificación que mide entre 100 y 1,000 pies cuadrados [inclusive]) será computado multiplicando 0.44 ESFIA por el correspondiente Factor de Crédito de Mitigación.

El número de ESFIA Netos atribuibles a cada Lote de Terreno Multifamiliar Mediano (con una Edificación que mide entre 1,001 y 3,000 pies cuadrados [inclusive]) será computado multiplicando 1.01 ESFIA por el correspondiente Factor de Crédito de Mitigación.

El número de ESFIA Netos atribuibles a cada Lote de Terreno Multifamiliar Grande (con una Edificación que mide más de 3,001 pies cuadrados) será computado multiplicando 2.25 ESFIA por el correspondiente Factor de Crédito de Mitigación.

El número de ESFIA Netos atribuibles a cada Lote de Terreno General (un Lote de Terreno Impositivo de Propiedades Desarrolladas que no sea un Lote de Terreno Unifamiliar, un Lote de Terreno de Área Común de Condominio, un Lote de Terreno de Unidad Residencial de Condominio, o bien un Lote de Terreno Multifamiliar) será determinado al (1) dividir el Área Impermeable del Lote de Terreno General entre el Valor ESFIA (3,310 pies cuadrados), y (2) multiplicar el resultado por el correspondiente Factor de Crédito de Mitigación.

La tasa anual del Cargo de Aguas Pluviales correspondiente al próximo Año Fiscal será de \$12.00 por cada ESFIA en propiedad gubernamental. El Cargo de Aguas Pluviales será computado para cada Lote de Terreno Impositivo de Propiedad Gubernamental que sea una Propiedad Desarrollada ubicada dentro del Área de los Servicios de Aguas Pluviales, al multiplicar el número de ESFIA Netos atribuibles al mismo por \$12.00; siempre y cuando la tasa de \$12.00 por ESFIA Neto sea reducida, de ser necesario, para garantizar que los Cargos de Aguas Pluviales y las Tasaciones por Servicios de Aguas Pluviales, en su conjunto, no excedan el costo de los Servicios de Aguas Pluviales.

Podrá aplicarse un crédito por instalaciones de administración de Aguas Pluviales mantenidas de forma privada, así como otros factores que afecten la cantidad o calidad del aflujo de Aguas Pluviales, de acuerdo con la siguiente tabla:

Condición	Crédito de Mitigación
1. de Terreno sin Ninguna Descarga, Fuera del Local, de Aguas Pluviales al Sistema de la Ciudad:	1.0
El crédito por dichos lotes de terreno será del 100% ya que la Ciudad no incurre ningún gasto en la administración de la descarga fuera de local del flujo del local.	
2. El Propietario del Lote de Terreno Contribuye al Mantenimiento de un Sistema Privado:	0.10
El crédito por dichos lotes de terreno se basará en el porcentaje del presupuesto de la Ciudad para operaciones y mantenimiento (O&M) de aguas pluviales que dispone el mantenimiento de estanques de aguas pluviales, pero en ningún caso será menos del 10%. El Presupuesto de O&M no incluye fondos destinados a proyectos de infraestructura con respecto a la extensión y mejoras de capacidad de sistemas de provisión.	
3. Lotes de Terreno con Tratamiento y Atenuación en el Local que Funcionan Debidamente:	0.10
El crédito por dichos lotes de terreno se basará en el porcentaje del presupuesto de la Ciudad para operaciones y mantenimiento (O&M) de aguas pluviales que dispone el mantenimiento de estanques de aguas pluviales, pero en ningún caso será menos del 10%. El Presupuesto de O&M no incluye fondos destinados a proyectos de infraestructura con respecto a la extensión de sistemas de provisión y mejoras de sistemas.	

Se establece una descripción más específica en la Resolución Inicial de Aguas Pluviales adoptada por el Consejo Municipal el 7 de agosto de 2003. Copias del Capítulo 21 del Código de la Ciudad de Tampa en relación con la Administración de Aguas Pluviales, la Resolución Inicial de Aguas Pluviales y la lista preliminar de aguas pluviales están disponibles para su inspección en la oficina del Secretario de la Ciudad: City Clerk's Office, 315 E. Kennedy Boulevard, 3rd Floor Old City Hall,

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**THE TAMPA TRIBUNE**  
**Published Daily**  
**Tampa, Hillsborough County, Florida**

State of Florida            }  
County of Hillsborough } ss.

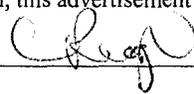
Before the undersigned authority personally appeared C. Pugh, who on oath says that she is Advertising Billing Supervisor of The Tampa Tribune, a daily newspaper published at Tampa in Hillsborough County, Florida; that the attached copy of advertisement being a

LEGAL NOTICE

in the matter of RESO. NO. 2003-0937

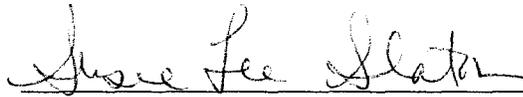
was published in said newspaper in the issues of AUGUST 15, 2003

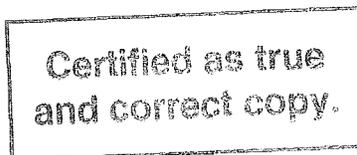
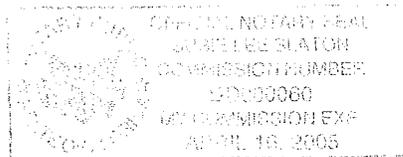
Affiant further says that the said The Tampa Tribune is a newspaper published at Tampa in said Hillsborough County, Florida, and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as second class mail matter at the post office in Tampa, in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, this advertisement for publication in the said newspaper.

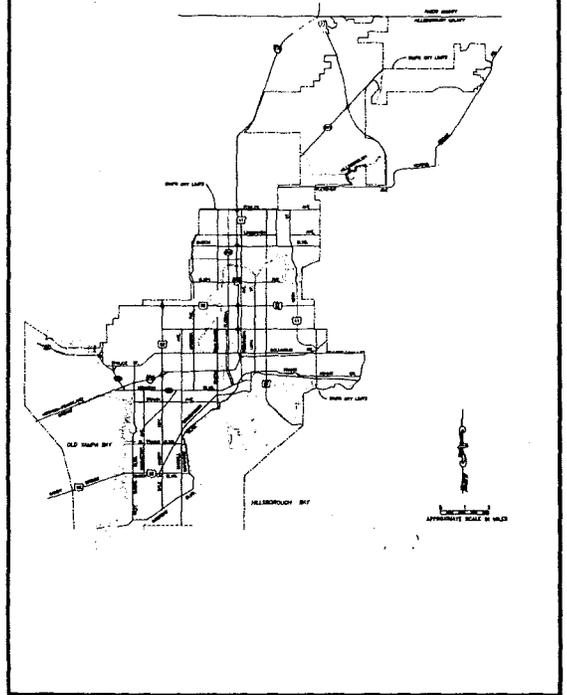


Sworn to and subscribed by me, this 18 day  
of AUGUST, A.D. 20 03

Personally Known  or Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_







## **RESO. NO. 2003-0937 NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF NON-AD VALOREM STORMWATER ASSESSMENTS AND STORMWATER FEES**

On Thursday, September 11, 2003 at 7:30 p.m., or as soon thereafter as practicable, the City Council of the City of Tampa, Florida, shall conduct a public hearing in Ballroom D of the Tampa Convention Center, 333 S. Franklin Street, Tampa, Florida to consider imposing Stormwater Service Assessments and Stormwater Fees to fund Stormwater Management Services which are provided by the City in the entire City limits of the City of Tampa, as shown in the map above. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk at (813) 274-8396 at least 72 hours prior to the date of the hearing. If hearing impaired, telephone the Florida Relay Service Numbers, 850-435-1666 (TDD) or 1-800-955-8771 (Voice), for assistance. Para recibir esta informacion en Espanol sirvese llamar a (813) 276-6910.

All affected property owners have a right to appear at the hearing and to file written objections with the City Council. All written objections to the non-ad valorem assessments and fees must be filed with the City Council of Tampa within twenty (20) days of the publication of this notice. Please include your name, parcel number, and the reason you object to the assessment or fee on all written objections. Address all written objections as follows: Director of Stormwater Department; Objections to Non-Ad valorem Assessment or Fee; 306 E. Jackson Street, 7th Floor East TMOB, Tampa, Florida 33602. Any person wishing to appeal any decision of the City Council, with respect to any matter considered, will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The Stormwater Service Assessments and Stormwater Fees have been proposed to fund the City's cost to provide Stormwater Management Services in the area shown above. The Stormwater Service Assessments and Stormwater Fees are based upon the estimated amount of stormwater runoff generated by impervious surfaces on the property. Impervious surfaces include the roof top, patios, driveways, parking lots and similar areas. The City has determined that the median single-family residence in the City includes 3,310 square feet of impervious surface, which is defined as the "equivalent stormwater unit value" or "ESFIA Value." The annual Stormwater Service Assessment rate for the upcoming Fiscal Year will be \$12.00 for each ESFIA. Generally, the number of ESFIAs were calculated individually for each parcel of property by dividing the impervious surface area by 3,310 square feet.

The number of Net ESFIAs attributable to each Medium Single Family Parcel (those with Building Footprints between 1,301 and 2,200 [inclusive] square feet) shall be computed by multiplying one 1.0 ESFIA by the appropriate Mitigation Credit Factor.

The number of Net ESFIAs attributable to each Small Single Family Parcel (those with Building Footprints between 100 and 1,300 [inclusive] square feet) shall be computed by multiplying 0.61 ESFIAs by the appropriate Mitigation Credit Factor.

The number of Net ESFIAs attributable to each Large Single Family Parcel (those with Building Footprints between 2,201 and 4,000 [inclusive] square feet) shall be computed by multiplying 1.66 ESFIAs by the appropriate Mitigation Credit Factor.

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Parcel (those with Building Footprints greater than 4,000 square feet) shall be computed by multiplying 2.82 ESFIAs by the appropriate Mitigation Credit Factor.

The number of Net ESFIAs attributable to each Condominium Residential Unit Parcel in a residential Condominium shall be equal to the sum of the following:

(1) the amount computed by multiplying (a) the amount calculated by (i) dividing the Impervious Area of the Condominium on which the Condominium Residential Unit Parcel is located by the ESFIA Value (3,310 square feet), and (ii) dividing the result by the total number of Condominium Residential Unit Parcels located on such Condominium, by (b) the appropriate Mitigation Credit Factor; and

(2) the amount computed by multiplying (a) the amount calculated by (i) dividing the Impervious Area of the Condominium on which the Condominium Common Area Parcel appurtenant to the Condominium Residential Unit Parcel by the ESFIA Value (3,310 square feet), and (ii) dividing the result by the total number of Condominium Residential Unit Parcels to which the Condominium Common Area Parcel is appurtenant, by (b) the appropriate Mitigation Credit Factor.

The number of Net ESFIAs attributable to each Small Multi-Family Parcel (with a Building Footprint between 100 and 1,000 (inclusive) square feet) shall be computed by multiplying 0.44 ESFIAs by the appropriate Mitigation Credit Factor.

The number of Net ESFIAs attributable to each Medium Multi-Family Parcel (with a Building Footprint between 1,001 and 3,000 (inclusive) square feet) shall be computed by multiplying 1.01 ESFIAs by the appropriate Mitigation Credit Factor.

The number of Net ESFIAs attributable to each Large Multi-Family Parcel (with a Building Footprint greater than 3,001 square feet) shall be computed by multiplying 2.25 ESFIAs by the appropriate Mitigation Credit Factor.

The number of Net ESFIAs attributable to each General Parcel (a Tax Parcel of Developed Property that is not a Single Family Parcel, a Condominium Common Area Parcel, a Condominium Residential Unit Parcel, or a Multi-Family Parcel) shall be determined by (1) dividing the Impervious Area of the General Parcel by the ESFIA Value (3,310 square feet), and (2) multiplying the result by the appropriate Mitigation Credit Factor.

The annual Stormwater Fee rate for the upcoming Fiscal Year will be \$12.00 for each ESFIA on government property. The Stormwater Fee will be computed for each Tax Parcel of Government Property that is Developed Property located within the Stormwater Service Area by multiplying the number of Net ESFIAs attributable thereto by \$12.00; provided however, that the \$12.00 rate per Net ESFIA shall be reduced, if necessary, to ensure that the aggregate Stormwater Fees and Stormwater Service Assessments within the Stormwater Service Area do not exceed the Stormwater Service Cost.

Credit for privately maintained Stormwater management facilities and other factors affecting the quantity or quality of Stormwater runoff may be applied, pursuant to the following schedule:

Mitigation Credits

Condition	Mitigation Credit
1. Parcels With No Offsite Discharge of Stormwater to City System: The credit for such parcels will be 100% since the City bears no expense in managing the offsite discharge of the site's flow.	1.0
2. Parcel Owner Contributes to Maintenance of Private System: The credit for such parcels will be based upon the percentage of the City's stormwater operation and maintenance (O&M) budget providing for maintenance of stormwater ponds but in no case shall this be less than 10%. The O&M Budget does not include funds devoted to capital projects addressing conveyance system extension and capacity upgrades.	0.10
3. Parcels With Properly Functioning On-site Treatment and Attenuation: The credit for such parcels will be based upon the percentage of the City's stormwater operation and maintenance (O&M) budget providing for maintenance of stormwater ponds but in no case shall this be less than 10%. The O&M Budget does not include funds devoted to capital projects addressing conveyance system extension and system upgrades.	0.10

A more specific description is set forth in the Initial Stormwater Resolution adopted by the City Council on August 7, 2003. Copies of Chapter 21 of the City of Tampa Code relating to Stormwater Management, the Initial Stormwater Resolution and the preliminary stormwater roll are available for inspection at the City Clerk's Office, 315 E. Kennedy Boulevard, 3rd Floor Old City Hall, Tampa, Florida.

The Stormwater Service Assessments will be collected by the Hillsborough County Tax Collector and failure to pay the Stormwater Service Assessment will cause a tax certificate to be issued against the assessed property which may result in a loss of title to your property.

If you have any questions, please contact the Stormwater Department at (813) 276-6905.

Para recibir esta informacion en Espanol sirvese llamar a (813) 276-6910.

The City Council Of The City Of Tampa, Florida  
By Linda Saul-Sena  
Chairman, Tampa City Council

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and correct copy.

As Others Vow To Fight It  
Governor Ok's Malpractice Bill

City of Tampa  
5 E. Kennedy Blvd.  
Tampa, Florida 33602

CITY OF TAMPA, FLORIDA  
NOTICE OF HEARING FOR ADOPTION OF  
STORMWATER SERVICE ASSESSMENTS AND  
STORMWATER FEES  
NOTICE DATE: AUGUST 21, 2003

8

\*\*\*\*\* THIS IS NOT A BILL \*\*\*\*\*

OwnerName»  
ProjectName»  
OwnerAdd1»  
OwnerAdd2»  
City, «State» «Zip»

Property ID# ILN«ProjectName»

Dear City of Tampa Property Owner:

The past decade has brought increasing recognition of environmental and other problems associated with stormwater runoff from developed property, including degradation of our surface waters and standing water on our streets and other property. The City of Tampa (the "City") has actively pursued solutions to these problems by developing a comprehensive Stormwater Utility. Para recibir esta informacion en Espanol sirverse a llamar a (813) 276-6910.

In addition, the City's Comprehensive Plan and recent federal regulations mandate improvements to the City's stormwater management infrastructure. This will require additional expenditures both for capital facilities (land and structures) and operation and maintenance (for example, cleaning and correcting erosion problems in ditches and culverts).

As a result, the City Council has enacted an ordinance to create a Stormwater Utility and provide dedicated funding sources for stormwater management. The City Council has also adopted an Initial Stormwater Resolution, which identifies the area receiving stormwater management services from the City and specifically describes the method of determining the stormwater service assessment for each parcel of non-governmental property and the stormwater fee for each parcel of government property. It is estimated that the City will collect \$2,625,000 from the Stormwater Service Assessments and Stormwater Fees for Fiscal Year 2003-04. The area receiving stormwater management services from the City includes your property.

The Stormwater Service Assessments and Stormwater Fees are based upon the estimated amount of stormwater runoff generated by impervious surface on the property. Impervious surfaces include the roof top, patios, driveways, parking lots and similar areas. The City has determined that the median single-family residence in the City includes 3,310 square feet of impervious surface, which is the value of one unit of "equivalent square footage of impervious area" or "ESFIA Value." The annual Stormwater Service Assessment rate for the upcoming Fiscal Year and for future Fiscal Years will be \$12.00 for each ESFIA. The annual Stormwater Fee rate for the upcoming Fiscal Year and for future Fiscal Years will be \$12.00 for each ESFIA on government property.

Generally, the number of ESFIAs has been calculated individually for each parcel of property by dividing the impervious surface area by 3,310 square feet.

Information related to credits for stormwater mitigation facilities is provided on the accompanying brochure. The following provides information about the above parcel.

Number of ESFIAs «PID»  
Annual Stormwater Assessment or Fee: «Legal»

The City Council will hold a public hearing at 7:30 p.m. on September 11, 2003, in the Tampa Convention Center, Ballroom D located at 333 S. Franklin Street, Tampa, Florida, to receive comments on the proposed Stormwater Service Assessments, including their collection on the ad valorem tax bill, and the Stormwater Fees imposed against government property. You are invited to attend and participate in the hearing. You may also file written objections with the City Council within twenty (20) days of the date of this notice. Please include your name, parcel number, and the reason for your objection on all written objections as follows: Director of Stormwater Department, Objections to Non-ad Valorem Assessments; 306 E. Jackson Street, 7<sup>th</sup> Floor E., Tampa, Florida 33602. If you decide to appeal any decision made by the City Council with respect to any matter considered at the hearing, you will need a verbatim record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, if you need a special accommodation or an interpreter to participate in this proceeding, please contact the City Clerk at (813) 274-8396 least 72 hours prior to the date of the hearing. If hearing impaired, please call the Florida Relay Service Number at (800) 955-8771(TDD) for assistance.

Because the Stormwater Service Assessment will be collected by the Tax Collector of Hillsborough County, pursuant to Chapter 197, Florida Statutes, failure to pay the Stormwater Service Assessment will cause a tax certificate to be issued against the assessed property, which may result in a loss of title to your property.

If you have any questions regarding the number of ESFIAs assigned to your property or the amount of the Stormwater Service Assessment or Stormwater Fee, please contact the Stormwater Department by telephone at (813) 276-6905.

**CITY OF TAMPA  
STORMWATER FUNDING PROGRAM  
INFORMATION BROCHURE  
FISCAL YEAR 2003-2004**

If you have additional questions, please call (813) 276-6905 between the hours of 8:00 a.m. - 6:00 p.m. from August 22, 2003 - September 12, 2003. Para recibir esta informacion en Espanol sirvase llamar a (813) 276-6910.

This brochure has been prepared to clarify the information in the accompanying legal notices and to answer some of the questions you may have regarding your City's stormwater funding program.

**What is the purpose of the stormwater charges?**

The stormwater charges will be used to pay for street sweeping, maintenance of existing facilities, and planning and stormwater environmental projects in the City.

**Will the revenue go into the City's general fund?**

No. Revenue from the stormwater charges will go into a separate fund that may only be used for stormwater services.

**How much money will the City collect from the stormwater charge if it is approved?**

It is estimated that \$2.6 million will be collected.

**What is an 'ESFIA'? (Equivalent Square Feet of Impervious Area)**

The ESFIA is a billing unit (similar to a kilowatt hour that is the billing unit used to measure electric consumption). It is the median amount of impervious area found on a residential site. In Tampa, each ESFIA represents 3,310 square feet of impervious surface and will be charged \$12.00 per unit annually.

**What is "impervious surface"?**

It is the area on a property that is covered by buildings, driveways, parking areas, and other hard surfaces that prevent runoff from being absorbed into the soil.

**How was the stormwater charge for residential property determined?**

Single family home sites are charged based on the footprint of their residence within a tier. The tier footprint ranges are as follows:

Small = Building footprint  $\geq 100$  and  $\leq 1,320$  sq. ft.

Medium = Building footprint  $\geq 1,321$  and  $\leq 2,200$  sq. ft.

Large = Building footprint  $\geq 2,201$  and  $\leq 4,000$  sq. ft.

Very Large = Building footprint  $> 4,000$  sq. ft.

The tiers all pay some portion or multiple portions of an ESFIA based on a study which related impervious area on a site, to the building footprints within that tier.

Small = .61 ESFIA

Medium = 1.0 ESFIA

Large = 1.66 ESFIA

Very Large = 2.82 ESFIA



**How much will non-residential properties pay?**

All developed parcels (parcels with impervious areas greater than or equal to 100 sq. ft.) will be charged. Non-residential properties (commercial, industrial, governmental, etc.) will be charged based on the impervious area associated with their property. The calculation will consider the total amount of impervious surfaces (building footprint, parking lot, sidewalks and other paved surfaces) divided by the billing unit value of 3,310 and then will be multiplied by the rate per ESFIA, or \$12.00 annually. **In some cases, a reduction to the bill amount will be granted if the property has a privately maintained drainage facility in place.** The initial non-residential bills are based on digitization of aerial photographs.

**What are mitigation credits?**

Mitigation credits reflect the fact that given two identically situated parcels with identical improvements, the parcel with on-site private stormwater treatment facilities will generate less volume of runoff, will generate runoff at a slower rate and/or less polluted runoff than the parcel without comparable facilities.

**Who is eligible for a mitigation credit?**

Parcels subject to a stormwater charge may be granted a mitigation credit based on one of the following factors:

No portion of the parcel drains to City right-of-way or any part of a stormwater system over which the City has maintenance responsibility.

Owner of parcel contributes monetarily to a Community Development District, Civic Association (Homeowners Association or Property Owners Association), or Special District which provides maintenance to non-City owned stormwater management facilities which accept drainage from City rights-of-way.

Parcel has a properly maintained and functional onsite stormwater management system which treats and/or attenuates stormwater prior to discharge to the City right-of-way or stormwater system. Proof of proper operation and maintenance may be required on a periodic basis.

**How can I get additional information on the City's Mitigation Credit and Adjustment Policy?**

Additional information or a copy of the adopted policy may be requested by contacting the City's Stormwater Department at (813) 276-6905.



**Q. I think my parcel should receive a mitigation credit. How can I have it reviewed?**

A. Please contact the City by telephone at (813) 276-6905 and provide your name, address, phone number, the best time for someone to reach you and, most importantly, the **Parcel Identification Number** found on the **Notice of Public Hearing**.

**Q. What if the information regarding my parcel or the impervious area contained on the notice is incorrect? How do I get it corrected?**

A. If information on the notice is incorrect, please contact the City of Tampa. Corrections will be made to the stormwater charges prior to their placement on the tax bill. City staff will process the appropriate forms and forward them to the Tax Collector for his correction of the tax bill. You may alternatively use the enclosed postcard correction form to notify the City of any corrections to the

information on the enclosed notice.

**What if I am billed incorrectly on the tax bill in November? How do I get it corrected?**

If information on the tax bill is incorrect, you will be provided a contact phone number to arrange to have your parcel information corrected.

**What period of time does the stormwater charge cover and when will the stormwater charge be payable?**

The stormwater charge is re-imposed annually and is payable, as part of your tax bill, each year between November 1 and March 31.

**Why is the City using the tax bill collection method to collect the stormwater charge?**

"Piggy-backing" the collection method on the annual property tax bill (1) saves money for everyone by reducing the administrative costs of the program, (2) results in a stable revenue source to fund stormwater services, and (3) is more fair to property owners who pay on time as well as those who may be delinquent in their payments.

**I don't pay taxes now due to homestead exemption. Will I have to pay the stormwater charge?**

Yes. Stormwater charges are different than ad valorem taxes and the stormwater charge applies to all residential property uses regardless of homestead exemption.

**What if I am concerned that I cannot pay the full stormwater charge at one time?**

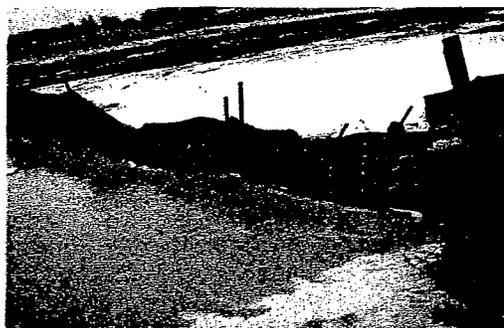
If you make monthly mortgage payments, it is likely that your mortgage holder will escrow the stormwater charge amount, much like property taxes, and your monthly payment will include this stormwater charge. Alternatively, if you would like to make installment payments, you might wish to contact the Hillsborough County Tax Collector's Office at (813) 635-5200 to arrange to participate in the quarterly installment program for the payment of taxes and stormwater charges.

**I received a discount for early payment of my taxes. Will I receive the same discount for my stormwater charge?**

Yes. The same discounts and penalties applicable to ad valorem taxes will also apply to stormwater charges collected on the tax bill.

**I currently claim a deduction for property taxes on my income tax return each year; can I claim a deduction for this stormwater charge?**

This is a question for your tax adviser. However, generally a stormwater charge against your residence is not a valid income tax deduction. However, if you own rental property or a business, the stormwater charge may be deductible when computing your income taxes. Please contact your accountant or income tax preparer for information regarding your specific situation.



**I have a tenant in my house. Should the tenant pay the stormwater charge or will I have to pay it as the property owner?**

Like property taxes, stormwater charges are billed to property owners only; each property owner or landlord will have to determine how the tenants should share in the stormwater charge costs.

**Is the accompanying notice a bill?**

No, this is preliminary notice of the stormwater charge that will appear as an additional line item on your property tax bill in November.

**What will happen at the public hearing scheduled for September 11, 2003?**

At the public hearing on September 11, 2003, the City Council will hear comments from the public regarding the proposed rates established for these revenue sources. After receiving comments, the City Council will finalize its decision.

**Where can I get more information?**

If you have a question regarding the stormwater charge, you may contact the City Stormwater Department at (813) 276-6905, Monday through Friday between 8:00 a.m. - 6:00 p.m. This information line will be in service from August 22, 2003 to September 12, 2003.

cc: HJE  
CPT  
BSG  
9-17-03  
Sb

**CITY OF TAMPA, FLORIDA**

**FINAL STORMWATER RESOLUTION**

**ADOPTED SEPTEMBER 11, 2003**

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**Certified as true  
and correct copy.**

CITY OF TAMPA, FLORIDA

FINAL STORMWATER RESOLUTION

ADOPTED SEPTEMBER 11, 2003

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and correct copy.

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and correct copy.

RESOLUTION NO. 2003-1111

**A RESOLUTION OF THE CITY OF TAMPA, FLORIDA, RELATING TO THE PROVISION OF STORMWATER SERVICES; AMENDING THE INITIAL STORMWATER RESOLUTION NO. 2003-000937; IMPOSING STORMWATER SERVICE ASSESSMENTS AND STORMWATER FEES AGAINST CERTAIN REAL PROPERTY WITHIN THE CITY OF TAMPA; APPROVING THE STORMWATER ROLL FOR STORMWATER SERVICE ASSESSMENTS AND THE STORMWATER FEES; CONFIRMING THE INITIAL STORMWATER RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Tampa, Florida, has enacted Chapter 21 of the City of Tampa Code ("City Code") relating to Stormwater Management, which authorizes the imposition of Stormwater Service Assessments against real property specially benefited by the City's Stormwater Management Services and the imposition of Stormwater Fees against Government Property that demands and receives Stormwater Management Services from the City; and

**WHEREAS**, the imposition of a Stormwater Service Assessment and a Stormwater Fee are equitable and efficient methods of allocating and apportioning the cost of the City's Stormwater Management Service among parcels of property that are specially benefited thereby and those parcels of Government Property that demand and receive Stormwater Management Services from the City; and

**WHEREAS**, the City Council adopted Resolution No. 2003-000937, the Initial Stormwater Resolution, as amended herein, geographically identifying the area within which the City provides Stormwater Management Services and those properties to be specially benefited by the City's Stormwater Management Services (the "Stormwater Service Area"), describing the method of assessing the cost of the City's Stormwater Management Services (the "Stormwater Service Cost") against the non-Government Property that is Developed Property located within the Stormwater Service Area, describing the method of assessing the cost of the City's Stormwater Management Services against Government Property that is Developed Property located within the Stormwater Service Area, directing the preparation of the tentative Stormwater Roll for Stormwater Service Assessments and the Stormwater Fees, and directing the provision of the notices required by the Sections 21-126 and 21-127 of the City Code; and

**WHEREAS**, pursuant to the provisions of the Section 21-128 of the City Code, the City is required to confirm or repeal the Initial Stormwater Resolution, with such amendments as the City Council deems appropriate, after hearing comments and receiving objections of all interested parties; and

**WHEREAS**, the Stormwater Roll has heretofore been filed with the office of the Director of the Stormwater Department, as provided in Section 21-125 of the City Code; and

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and correct copy.

**WHEREAS**, as required by the terms of Sections 21-126 and 21-127 of the City Code, notice of a public hearing has been published and mailed to each property owner proposed to be charged a Stormwater Charge, notifying such property owner of the opportunity to be heard; the proof of publication and an affidavit of mailing are attached hereto as Appendices A and B respectively; and

**WHEREAS**, a public hearing has been duly held and comments and objections of all interested persons have been heard and considered as required by the Section 21-128 of the City Code.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF TAMPA, FLORIDA, AS FOLLOWS:**

**SECTION 1. AUTHORITY.** This resolution is adopted pursuant to the provisions of Chapter 21 of the City Code, the Initial Stormwater Resolution (Resolution No. 2003-000937), as amended herein, sections 166.021 and 166.041, Florida Statutes, and other applicable provisions of law.

**SECTION 2. DEFINITIONS.** This resolution is the Final Stormwater Resolution for the imposition of Stormwater Service Assessments and Stormwater Fees. All capitalized terms in this resolution shall have the meanings defined in Chapter 21 of the City Code and the Initial Stormwater Resolution, as amended herein.

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and correct copy.

**SECTION 3. INITIAL STORMWATER RESOLUTION AMENDED.**

(A) Section 3.07 of the Initial Stormwater Resolution concerning the Mitigation Credits available for properties supporting private Mitigation Facilities is hereby amended as follows for the purposes of clarification:

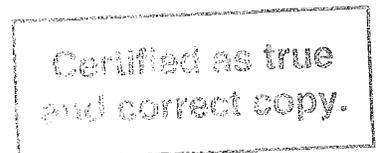
(A) The Council recognizes the benefits provided by privately maintained Mitigation Facilities. Properties supporting private Mitigation Facilities should be credited for the public benefits they provide. Accordingly, the charges based on the number of ESFIAs otherwise attributable to such property may be adjusted by a Mitigation Credit determined in accordance with the Mitigation Credit Policy. No Mitigation Credit shall exceed the amount of the Tax Parcel's Stormwater Charge.

(B) In order to receive a Mitigation Credit for which property is eligible, a non-residential property owner shall be required to provide the Director with "as built" drawings of the Mitigation Facilities sealed by a Florida registered professional engineer, a certification from a Florida registered professional engineer as to the standards of retention and detention achieved by the Mitigation Facilities, or such other reasonable requirements as may be necessary to effectuate the purposes of this section. Applicants for residential mitigation credits may include property owners, Homeowners' Associations and Community Development Districts and shall provide sufficient information to adequately evaluate the basis for said credit.

(C) ~~No Mitigation Credit shall be applied for service provided to property granted to a parcel whose mitigation is provided by a Mitigation Facility constructed or maintained with City public funds. However, a Mitigation Credit shall be applied for service provided to property by a regional Mitigation Facility if the developer of the property provided a capital contribution to the regional facility in lieu of constructing on-site facilities.~~

[~~strikethrough~~ indicates deletions; underscore indicates additions.]

(B) Except as modified, amended, and supplemented herein, the Initial Stormwater Resolution shall remain in full force and effect.



**SECTION 4. CONFIRMATION OF INITIAL STORMWATER RESOLUTION.** The Initial Stormwater Assessment Resolution, as modified, amended, and supplemented herein, is hereby confirmed.

**SECTION 5. APPROVAL OF STORMWATER ROLL.** The Stormwater Roll, which is currently on file in the office of the Director of the Stormwater Department and incorporated herein by reference, is hereby approved.

**SECTION 6. STORMWATER CHARGES.**

(A) The Tax Parcels of non-Government Property that are Developed Property described in the Stormwater Roll are hereby found to be specially benefited by the City's Stormwater Management Services in the amount of the Stormwater Service Assessment set forth in the Stormwater Roll.

(B) The Tax Parcels of Government Property that are Developed Property described in the Stormwater Roll are hereby found to be charged at a rate that is reasonably related and based upon such properties demand for Stormwater Management Services from the Stormwater Utility and the Stormwater burden created by such properties.

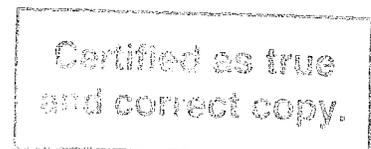
(C) It is hereby found and determined that the estimated revenue to be derived from the imposition of Stormwater Charges at the rate of \$12.00 per Net ESFIA does not exceed the budgeted Stormwater Service Cost. Stormwater Charges in the amounts set forth in the Stormwater Roll (based upon the rate of

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and correct copy.

\$12.00 per Net ESFIA), are hereby levied and imposed on all Tax Parcels described in the Stormwater Roll. Such Stormwater Charges shall constitute a lien upon the Tax Parcels so assessed equal in rank and dignity with the liens of all state, county, district or municipal taxes and non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles and claims, until paid. The lien for Stormwater Charges shall be deemed perfected upon adoption by the City Council of this Final Stormwater Resolution. Upon perfection, the lien for Stormwater Service Assessments collected under the Uniform Assessment Collection Act shall attach to the property included on the roll as of the prior January 1, the lien date for ad valorem taxes.

**SECTION 7. COLLECTION OF STORMWATER CHARGES.**

(A) The Stormwater Service Assessments shall be collected pursuant to the Uniform Assessment Collection Act, as provided in Section 21-132 of the City Code. The Director of the Stormwater Department is hereby authorized and directed to certify and deliver or cause the certification and delivery of the Stormwater Roll for the Stormwater Service Assessments to the Tax Collector by September 15, in the manner prescribed by section 197.3632, Florida Statutes. The Stormwater Roll for the Stormwater Service Assessments, as delivered to the Tax Collector, shall be accompanied by a Certificate to Non-Ad Valorem Assessment Roll in substantially the form attached hereto as Appendix C.



(B) The Stormwater Fees against Government Property included on the Stormwater Roll for Stormwater Fees shall be collected by a separate bill sent to each owner of Government Property by first class mail, as provided in Section 21-133 of the City Code. The Director of the Stormwater Department is hereby authorized and directed to prepare and mail or cause the preparation and mailing of the separate bill for Stormwater Fees to Government Property. The separate bills for Stormwater Fees shall be mailed no later than November 1, 2003.

**SECTION 8. EFFECT OF ADOPTION OF RESOLUTION.** The adoption of this Final Stormwater Resolution shall be the final adjudication of the issues presented herein (including, but not limited to, the apportionment methodology, the rate of the fee for service to Government Property, the rate of assessment, the adoption of the Stormwater Roll and the levy and lien of the Stormwater Charges), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 20 days from the date of this Final Stormwater Resolution.

**SECTION 9. EFFECTIVE DATE.** This resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** this 11<sup>th</sup> day of September, 2003.

**CITY OF TAMPA, FLORIDA**

*Linda Saul-Sena*

\_\_\_\_\_  
Linda Saul-Sena, Chairman, City Council

ATTEST:

*Shirley Ann Knowles*

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

*Russ M. F.*  
\_\_\_\_\_  
Assistant City Attorney

State of Florida  
County of Hillsborough

This is to certify that the foregoing is a true and correct copy of Resolution 2003-1111 on file on my office

Witness my hand and official seal this 15<sup>th</sup> day of Sept., 20 03

*Shirley Ann Knowles*  
\_\_\_\_\_  
CITY CLERK / DEPUTY CITY CLERK

**APPENDIX A**

**PROOF OF PUBLICATION**

Certified as true  
and correct copy.



**THE TAMPA TRIBUNE**  
**Published Daily**  
**Tampa, Hillsborough County, Florida**

State of Florida            }  
County of Hillsborough } ss.

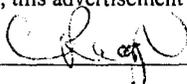
Before the undersigned authority personally appeared C. Pugh, who on oath says that she is Advertising Billing Supervisor of The Tampa Tribune, a daily newspaper published at Tampa in Hillsborough County, Florida; that the attached copy of advertisement being a

LEGAL NOTICE

in the matter of RESO. NO. 2003-0937

was published in said newspaper in the issues of AUGUST 15, 2003

Affiant further says that the said The Tampa Tribune is a newspaper published at Tampa in said Hillsborough County, Florida, and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as second class mail matter at the post office in Tampa, in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, this advertisement for publication in the said newspaper.



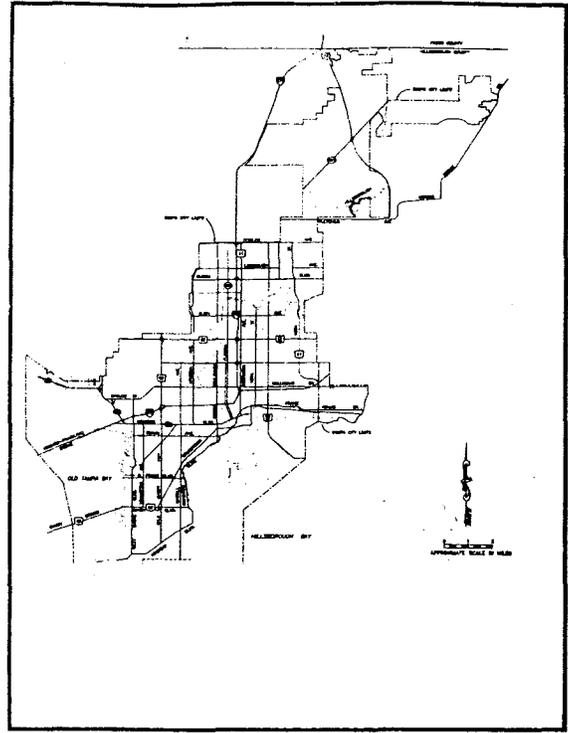
Sworn to and subscribed by me, this 18 day  
of AUGUST, A.D. 20 03

Personally Known  or Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_





**Certified as true  
and correct copy.**



**RESO. NO. 2003-0937  
NOTICE OF HEARING TO  
IMPOSE AND PROVIDE FOR  
COLLECTION OF NON-AD  
VALOREM STORMWATER  
ASSESSMENTS AND  
STORMWATER FEES**

On Thursday, September 11, 2003 at 7:30 p.m., or as soon thereafter as practicable, the City Council of the City of Tampa, Florida, shall conduct a public hearing in Ballroom D of the Tampa Convention Center, 333 S. Franklin Street, Tampa, Florida to consider imposing Stormwater Service Assessments and Stormwater Fees to fund Stormwater Management Services which are provided by the City in the entire City limits of the City of Tampa, as shown in the map above. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk at (813) 274-8396 at least 72 hours prior to the date of the hearing. If hearing impaired, telephone the Florida Relay Service Numbers, 850-435-1666 (TDD) or 1-800-955-8771 (Voice), for assistance. Para recibir esta informacion en Espanol silrvse llamar a (813) 276-6910.

All affected property owners have a right to appear at the hearing and to file written objections with the City Council. All written objections to the non-ad valorem assessments and fees must be filed with the City Council of Tampa within twenty (20) days of the publication of this notice. Please include your name, parcel number, and the reason you object to the assessment or fee on all written objections. Address all written objections as follows: Director of Stormwater Department; Objections to Non-Ad valorem Assessment or Fee; 306 E. Jackson Street, 7th Floor East TMOB, Tampa, Florida 33602. Any person wishing to appeal any decision of the City Council, with respect to any matter considered, will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The Stormwater Service Assessments and Stormwater Fees have been proposed to fund the City's cost to provide Stormwater Management Services in the area shown above. The Stormwater Service Assessments and Stormwater Fees are based upon the estimated amount of stormwater runoff generated by impervious surfaces on the property. Impervious surfaces include the roof top, patios, driveways, parking lots and similar areas. The City has determined that the median single-family residence in the City includes 3,310 square feet of impervious surface, which is defined as the "equivalent stormwater unit value" or "ESFIA Value." The annual Stormwater Service Assessment rate for the upcoming Fiscal Year will be \$12.00 for each ESFIA. Generally, the number of ESFIAs were calculated individually for each parcel of property by dividing the impervious surface area by 3,310 square feet.

The number of Net ESFIAs attributable to each Medium Single Family Parcel (those with Building Footprints between 1,301 and 2,200 [inclusive] square feet) shall be computed by multiplying one 1.0 ESFIA by the appropriate Mitigation Credit Factor.

The number of Net ESFIAs attributable to each Small Single Family Parcel (those with Building Footprints between 100 and 1,300 [inclusive] square feet) shall be computed by multiplying 0.61 ESFIAs by the appropriate Mitigation Credit Factor.

The number of Net ESFIAs attributable to each Large Single Family

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and correct copy.**

The number of Net ESFIAs attributable to each Large Single Family Parcel (those with Building Footprints between 2,201 and 4,000 [inclusive] square feet) shall be computed by multiplying 1.66 ESFIAs by the appropriate Mitigation Credit Factor.

The number of Net ESFIAs attributable to each Very Large Single Family Parcel (those with Building Footprints greater than 4,000 square feet) shall be computed by multiplying 2.82 ESFIAs by the appropriate Mitigation Credit Factor.

The number of Net ESFIAs attributable to each Condominium Residential Unit Parcel in a residential Condominium shall be equal to the sum of the following:

(1) the amount computed by multiplying (a) the amount calculated by (i) dividing the Impervious Area of the Condominium on which the Condominium Residential Unit Parcel is located by the ESFIA Value (3,310 square feet), and (ii) dividing the result by the total number of Condominium Residential Unit Parcels located on such Condominium, by (b) the appropriate Mitigation Credit Factor; and

(2) the amount computed by multiplying (a) the amount calculated by (i) dividing the Impervious Area of the Condominium on which the Condominium Common Area Parcel appurtenant to the Condominium Residential Unit Parcel by the ESFIA Value (3,310 square feet), and (ii) dividing the result by the total number of Condominium Residential Unit Parcels to which the Condominium Common Area Parcel is appurtenant, by (b) the appropriate Mitigation Credit Factor.

The number of Net ESFIAs attributable to each Small Multi-Family Parcel (with a Building Footprint between 100 and 1,000 [inclusive] square feet) shall be computed by multiplying 0.44 ESFIAs by the appropriate Mitigation Credit Factor.

The number of Net ESFIAs attributable to each Medium Multi-Family Parcel (with a Building Footprint between 1,001 and 3,000 [inclusive] square feet) shall be computed by multiplying 1.01 ESFIAs by the appropriate Mitigation Credit Factor.

The number of Net ESFIAs attributable to each Large Multi-Family Parcel (with a Building Footprint greater than 3,001 square feet) shall be computed by multiplying 2.25 ESFIAs by the appropriate Mitigation Credit Factor.

The number of Net ESFIAs attributable to each General Parcel (a Tax Parcel of Developed Property that is not a Single Family Parcel, a Condominium Common Area Parcel, a Condominium Residential Unit Parcel, or a Multi-Family Parcel) shall be determined by (1) dividing the Impervious Area of the General Parcel by the ESFIA Value (3,310 square feet), and (2) multiplying the result by the appropriate Mitigation Credit Factor.

The annual Stormwater Fee rate for the upcoming Fiscal Year will be \$12.00 for each ESFIA on government property. The Stormwater Fee will be computed for each Tax Parcel of Government Property that is Developed Property located within the Stormwater Service Area by multiplying the number of Net ESFIAs attributable thereto by \$12.00; provided however, that the \$12.00 rate per Net ESFIA shall be reduced, if necessary, to ensure that the aggregate Stormwater Fees and Stormwater Service Assessments within the Stormwater Service Area do not exceed the Stormwater Service Cost.

Credit for privately maintained Stormwater management facilities and other factors affecting the quantity or quality of Stormwater runoff may be applied, pursuant to the following schedule:

Mitigation Credits

Condition	Mitigation Credit
1. Parcels With No Offsite Discharge of Stormwater to City System: The credit for such parcels will be 100% since the City bears no expense in managing the offsite discharge of the site's flow.	1.0
2. Parcel Owner Contributes to Maintenance of Private System: The credit for such parcels will be based upon the percentage of the City's stormwater operation and maintenance (O&M) budget providing for maintenance of stormwater ponds but in no case shall this be less than 10%. The O&M Budget does not include funds devoted to capital projects addressing conveyance system extension and capacity upgrades.	0.10
3. Parcels With Properly Functioning On-site Treatment and Attenuation: The credit for such parcels will be based upon the percentage of the City's stormwater operation and maintenance (O&M) budget providing for maintenance of stormwater ponds but in no case shall this be less than 10%. The O&M Budget does not include funds devoted to capital projects addressing conveyance system extension and system upgrades.	0.10

A more specific description is set forth in the Initial Stormwater Resolution adopted by the City Council on August 7, 2003. Copies of Chapter 21 of the City of Tampa Code relating to Stormwater Management, the Initial Stormwater Resolution and the preliminary stormwater roll are available for inspection at the City Clerk's Office, 315 E. Kennedy Boulevard, 3rd Floor Old City Hall, Tampa, Florida.

The Stormwater Service Assessments will be collected by the Hillsborough County Tax Collector and failure to pay the Stormwater Service Assessment will cause a tax certificate to be issued against the assessed property which may result in a loss of title to your property.

If you have any questions, please contact the Stormwater Department at (813) 276-6905.

Para recibir esta informacion en Espanol sirvese llamar a (813) 276-6910.

The City Council Of The City Of Tampa, Florida  
By Linda Saul-Sena  
Chairman, Tampa City Council

Certified as true  
and correct copy.



STATE OF FLORIDA)  
 ) CITY OF TAMPA  
COUNTY OF HILLSBOROUGH)

**CLERK'S CERTIFICATE**

I, Shirley Foxx-Knowles, the duly appointed and qualified City Clerk of the City of Tampa, Florida, do hereby certify, to the best of my knowledge, that the attached document is a true and correct copy of the official affidavit from the Tampa Tribune of the Spanish version of the notice for Resolution 2003-0937, which set the public hearing on the stormwater assessment issue on September 11, 2003, at 7:30 p.m.

Said document is on file in the City Clerk's Office.

Witness my hand and the official Seal of the City of Tampa on this the 4th day of September, 2003.

*Shirley Foxx-Knowles*  
\_\_\_\_\_  
Shirley Foxx-Knowles  
City Clerk

Certified as true  
and correct copy.

**THE TAMPA TRIBUNE**  
**Published Daily**  
**Tampa, Hillsborough County, Florida**

State of Florida            }  
County of Hillsborough } ss.

Before the undersigned authority personally appeared C. Pugh, who on oath says that she is Advertising Billing Supervisor of The Tampa Tribune, a daily newspaper published at Tampa in Hillsborough County, Florida; that the attached copy of advertisement being a

LEGAL NOTICE

in the matter of \_\_\_\_\_ RESO. NO. 2003-0937

was published in said newspaper in the issues of \_\_\_\_\_ AUGUST 15, 2003

Affiant further says that the said The Tampa Tribune is a newspaper published at Tampa in said Hillsborough County, Florida, and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as second class mail matter at the post office in Tampa, in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, this advertisement for publication in the said newspaper.

*C. Pugh*

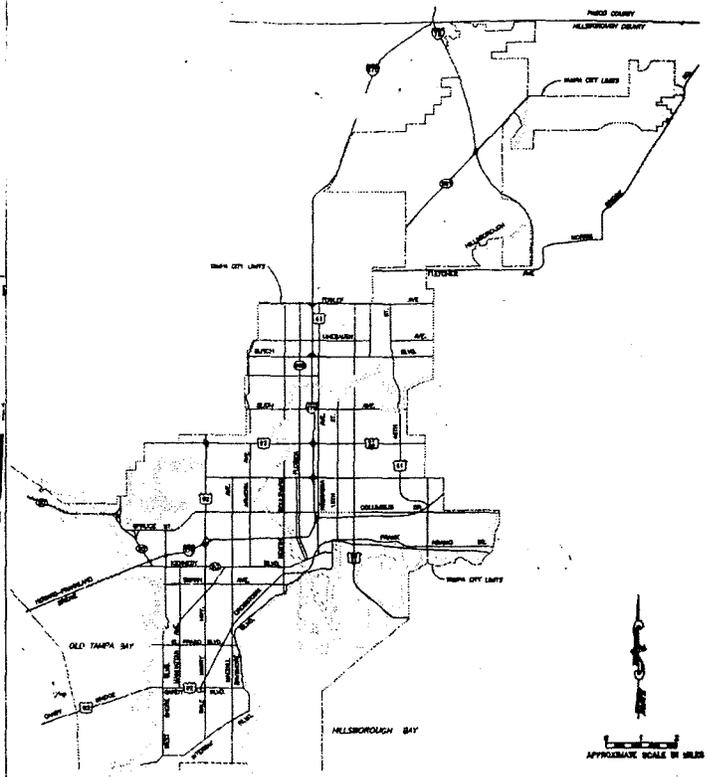
Sworn to and subscribed by me, this \_\_\_\_\_ 18 \_\_\_\_\_ day  
of \_\_\_\_\_ AUGUST \_\_\_\_\_, A.D. 20 03

Personally Known  or Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

*Shirley Lee Blanton*



**Certified as true  
and correct copy.**



**Reso. No. 2003-0937**  
**Aviso De Audiencia Para Imponer**  
**Y Disponer El Cobro De Tasaciones**  
**De Aguas Pluviales, Así Como**  
**Cargos De Aguas Pluviales**

El jueves 11 de septiembre de 2003 a las 7:30 p.m., o a la hora más temprana posible después de dicha hora, el Consejo Municipal de la Ciudad de Tampa, Florida, llevará a cabo una audiencia pública en el Salón de Baile D del Centro de Convenciones de Tampa, ubicado en 333 S. Franklin Street, Tampa, Florida cuyo objeto es considerar la imposición de Tasaciones por Servicios de Aguas Pluviales así como Cargos de Aguas Pluviales para financiar los Servicios de Administración de Aguas Pluviales que son brindados por la Ciudad dentro de todos los linderos municipales de la Ciudad de Tampa, tal como aparece en el mapa anterior. De conformidad con la Ley de Protección de los Derechos de las Personas con Discapacidades [Americans with Disabilities Act], las personas que necesitan alguna ayuda o arreglo especial o un intérprete para participar en este proceso deberán comunicarse con el Secretario de la Ciudad [City Clerk] al (813) 274-8396, con una antelación de al menos 72 horas de la fecha de la audiencia. Si usted tiene problemas auditivos, llame a los números telefónicos Florida Relay Service, 850-435-1666 (TDD) o al 1-800-955-8771 (Voz), para que lo atiendan debidamente. Para recibir esta información en español, sírvase llamar al (813) 276-6910.

Todos los propietarios de terrenos afectados tienen el derecho de comparecer a la audiencia y de presentar objeciones por escrito ante el Consejo Municipal. Todas las objeciones por escrito a las tasaciones no ad valorem y a los cargos deberán presentarse ante el Consejo Municipal de Tampa dentro de un plazo de veinte (20) días a partir de la publicación del presente aviso. Sírvase incluir en todas las objeciones por escrito su nombre, número de lote de terreno y la razón por la cual usted se opone a la tasación o cargo. Dichas objeciones deben dirigirse a la siguiente persona como se indica a continuación: Director of Stormwater Department; Objections to Non-Ad valorem Assessment or Fee; 306 E. Jackson Street, 7th Floor East TMOB, Tampa, Florida 33602. Toda persona que desee apelar cualquier decisión tomada por el Consejo Municipal con respecto a cualquier asunto bajo consideración, necesitará asegurarse de que se elabore un acta literal del proceso, la cual deberá incluir el testimonio y la evidencia sobre los cuales se ha de basar la apelación.

Las Tasaciones por Servicios de Aguas Pluviales y los Cargos de Aguas Pluviales han sido propuestos para financiar el costo incurrido por la Ciudad para brindar Servicios de Administración de Aguas Pluviales en el área indicada anteriormente. Las Tasaciones por Servicios de Aguas Pluviales y los Cargos de Aguas Pluviales están basados en la cantidad estimada de flujo de aguas pluviales generada por superficies impermeables en la propiedad. Entre las superficies impermeables se encuentran el techo de la casa, los patios, los caminos particulares para autos, los lotes de estacionamiento y demás similares. La Ciudad ha determinado que la residencia promedio unifamiliar en la Ciudad comprende 3,310 pies cuadrados de superficies impermeables, lo cual se define como el "valor unitario equivalente de aguas pluviales" o "Valor ESFIA." La tasa anual de la Tasación por Servicios de Aguas Pluviales correspondiente al próximo Año Fiscal será de \$12.00 por cada valor unitario ESFIA.

Por lo general, el número de ESFIA se calculaba individualmente para cada lote de terreno, dividiendo el área de superficies impermeables entre 3,310 pies cuadrados.

El número de ESFIA Netos atribuibles a cada Lote de Terreno Unifamiliar Mediano (aquellos que cuentan con una Edificación que mide entre 1,301 y 2,200 pies cuadrados [inclusive]) será computado multiplicando un (1.0) ESFIA por el correspondiente Factor de Crédito de Mitigación.

El número de ESFIA Netos atribuibles a cada Lote de Terreno Unifamiliar Pequeño (aquellos que cuentan con una Edificación que mide entre 100 y 1,300 pies cuadrados [inclusive]) será computado multiplicando 0.61 ESFIA por el correspondiente Factor de Crédito de Mitigación.

El número de ESFIA Netos atribuibles a cada Lote de Terreno Unifamiliar Grande (aquellos que

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 and correct copy.**

El número de ESFIA Netos atribuibles a cada Lote de Terreno Unifamiliar Grande (aquellos que cuenten con una Edificación que mide entre 2,201 y 4,000 pies cuadrados [inclusive]) será computado multiplicando 1.66 ESFIA por el correspondiente Factor de Crédito de Mitigación.

El número de ESFIA Netos atribuibles a cada Lote de Terreno Unifamiliar Muy Grande (aquellos que cuenten con una Edificación que mide más de 4,000 pies cuadrados) será computado multiplicando 2.82 ESFIA por el correspondiente Factor de Crédito de Mitigación.

El número de ESFIA Netos atribuibles a cada Lote de Terreno de Unidad Residencial de Condominio en un edificio Condominio residencial será equivalente a la suma de los montos siguientes:

(1) el monto computado multiplicando (a) el monto calculado al (i) dividir el Área Impermeable del Condominio en que se encuentra ubicado el Lote de Terreno de la Unidad Residencial de Condominio, entre el Valor ESFIA (3,310 pies cuadrados), y (ii) dividir el resultado entre el número total de Lotes de Terreno de Unidades Residenciales de Condominio en dicho edificio Condominio, por (b) el correspondiente Factor de Crédito de Mitigación; y

(2) El monto computado multiplicando (a) el monto calculado al (i) dividir el Área Impermeable del Condominio en que se encuentra ubicado el Lote de Terreno del Área Común del Condominio que pertenece al Lote de Terreno de la Unidad Residencial de Condominio, entre el Valor ESFIA (3,310 pies cuadrados), y (ii) dividir el resultado entre el número total de Lotes de Terreno de Unidades Residenciales de Condominio a los que pertenece el Lote de Terreno del Área Común del Condominio, por (b) el correspondiente Factor de Crédito de Mitigación.

El número de ESFIA Netos atribuibles a cada Lote de Terreno Multifamiliar Pequeño (con una Edificación que mide entre 100 y 1,000 pies cuadrados [inclusive]) será computado multiplicando 0.44 ESFIA por el correspondiente Factor de Crédito de Mitigación.

El número de ESFIA Netos atribuibles a cada Lote de Terreno Multifamiliar Mediano (con una Edificación que mide entre 1,001 y 3,000 pies cuadrados [inclusive]) será computado multiplicando 1.01 ESFIA por el correspondiente Factor de Crédito de Mitigación.

El número de ESFIA Netos atribuibles a cada Lote de Terreno Multifamiliar Grande (con una Edificación que mide más de 3,001 pies cuadrados) será computado multiplicando 2.25 ESFIA por el correspondiente Factor de Crédito de Mitigación.

El número de ESFIA Netos atribuibles a cada Lote de Terreno General (un Lote de Terreno Impositivo de Propiedades Desarrolladas que no sea un Lote de Terreno Unifamiliar, un Lote de Terreno de Área Común de Condominio, un Lote de Terreno de Unidad Residencial de Condominio, o bien un Lote de Terreno Multifamiliar) será determinado al (1) dividir el Área Impermeable del Lote de Terreno General entre el Valor ESFIA (3,310 pies cuadrados), y (2) multiplicar el resultado por el correspondiente Factor de Crédito de Mitigación.

La tasa anual del Cargo de Aguas Pluviales correspondiente al próximo Año Fiscal será de \$12.00 por cada ESFIA en propiedad gubernamental. El Cargo de Aguas Pluviales será computado para cada Lote de Terreno Impositivo de Propiedad Gubernamental que sea una Propiedad Desarrollada ubicada dentro del Área de los Servicios de Aguas Pluviales, al multiplicar el número de ESFIA Netos atribuibles al mismo por \$12.00; siempre y cuando la tasa de \$12.00 por ESFIA Neto sea reducida, de ser necesario, para garantizar que los Cargos de Aguas Pluviales y las Tasaciones por Servicios de Aguas Pluviales, en su conjunto, no excedan el costo de los Servicios de Aguas Pluviales.

Podrá aplicarse un crédito por instalaciones de administración de Aguas Pluviales mantenidas de forma privada, así como otros factores que afecten la cantidad o calidad del flujo de Aguas Pluviales, de acuerdo con la siguiente tabla:

Créditos de Mitigación

Condición	Crédito de Mitigación
1. de Terreno sin Ninguna Descarga, Fuera del Local, de Aguas Pluviales al Sistema de la Ciudad: El crédito por dichos lotes de terreno será del 100% ya que la Ciudad no incurre ningún gasto en la administración de la descarga fuera de local del flujo del local.	1.0
2. El Propietario del Lote de Terreno Contribuye al Mantenimiento de un Sistema Privado: El crédito por dichos lotes de terreno se basará en el porcentaje del presupuesto de la Ciudad para operaciones y mantenimiento (O&M) de aguas pluviales que dispone el mantenimiento de estanques de aguas pluviales, pero en ningún caso será menos del 10%. El Presupuesto de O&M no incluye fondos destinados a proyectos de infraestructura con respecto a la extensión y mejoras de capacidad de sistemas de provisión.	0.10
3. Lotes de Terreno con Tratamiento y Atenuación en el Local que Funcionan Debidamente: El crédito por dichos lotes de terreno se basará en el porcentaje del presupuesto de la Ciudad para operaciones y mantenimiento (O&M) de aguas pluviales que dispone el mantenimiento de estanques de aguas pluviales, pero en ningún caso será menos del 10%. El Presupuesto de O&M no incluye fondos destinados a proyectos de infraestructura con respecto a la extensión de sistemas de provisión y mejoras de sistemas.	0.10

Se establece una descripción más específica en la Resolución Inicial de Aguas Pluviales adoptada por el Consejo Municipal el 7 de agosto de 2003. Copias del Capítulo 21 del Código de la Ciudad de Tampa en relación con la Administración de Aguas Pluviales, la Resolución Inicial de Aguas Pluviales y la lista preliminar de aguas pluviales están disponibles para su inspección en la oficina del Secretario de la Ciudad: City Clerk's Office, 315 E. Kennedy Boulevard, 3rd Floor Old City Hall, Tampa, Florida.

Las Tasaciones por Servicios de Aguas Pluviales serán cobradas por el Recaudado de Impuestos del Condado de Hillsborough (Hillsborough County Tax Collector) y el no pagar la Tasación por Servicios de Aguas Pluviales causará que un certificado fiscal sea emitido contra la propiedad tasada, lo cual puede resultar en la pérdida del título de su propiedad.

Si usted tiene alguna pregunta, no dude en comunicarse con el Departamento de Aguas Pluviales al (813) 276-6905.

Para recibir esta información en español, sírvase llamar al (813) 276-6910.

**El Consejo Municipal De La Ciudad De Tampa, Florida**

**Por Linda Saul-Sena,**

**Presidenta del Consejo Municipal de Tampa**

Certified as true  
and correct copy.



# Publisher's Affidavit

## Florida Sentinel-Bulletin

**PUBLISHED SEMI-WEEKLY**  
Tampa, Hillsborough County, Florida

State of Florida  
County of Hillsborough, ss.

Before me the undersigned authority personally appeared S. A. WELLS.....  
who on oath says she is Publisher of the Florida Sentinel-Bulletin, a semi-weekly  
newspaper published in Tampa, in Hillsborough County, Florida; that the attached  
copy of advertisement,

being an NOTICE OF HEARING.....

.....  
in the matter of CITY OF TAMPA.....

.....  
in the.....

.....  
Court, was published in said newspaper in the issues of 8/15/03.....

.....  
Affiant further says that the said Florida Sentinel-Bulletin is a newspaper published  
in Tampa, in Said Hillsborough County, Florida, and that the said newspaper has  
heretofore been continuously published in said Hillsborough County, Florida, twice  
each week and has been entered as second class mail matter at the post office in  
Tampa, in said Hillsborough County, Florida, for a period of one year next pre-  
ceding the first publication of the attached copy of advertisement; and affiant  
further says that she neither paid nor promised any person, firm, or cor-3 any  
discount, rebate, commission or refund for the purpose of securing this advertise-  
ment for publication in the said newspaper.

*S. A. Wells*

*Betty J. Dawkins*

Sworn to and subscribed before me, this.. 15th...day

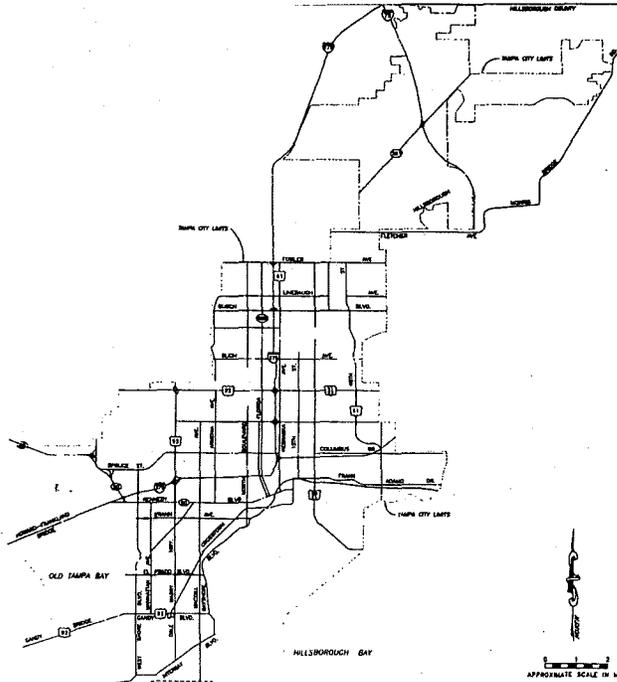
of ...August....A.D. 2003

Seal



Betty J. Dawkins  
Commission # DD 640783  
Expires Aug. 23, 2005  
Bonded Thru  
Atlantic Bonding Co., Inc.

**Certified as true  
and correct copy.**



Reso. No. 2003 - 0937

## NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF NON-AD VALOREM STORMWATER ASSESSMENTS AND STORMWATER FEES

On Thursday, September 11, 2003 at 7:30 p.m., or as soon thereafter as practicable, the City Council of the City of Tampa, Florida, shall conduct a public hearing in Ballroom D of the Tampa Convention Center, 333 S. Franklin Street, Tampa, Florida to consider imposing Stormwater Service Assessments and Stormwater Fees to fund Stormwater Management Services which are provided by the City in the entire City limits of the City of Tampa, as shown in the map above. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk at (813) 274-3356 at least 72 hours prior to the date of the hearing. If hearing impaired, telephone the Florida Relay Service Numbers 1-800-365-8771 (TDD), for assistance. Para recibir esta información en Español sírvase llamar a (813) 276-6910.

All affected property owners have a right to appear at the hearing and to file written objections with the City Council. All written objections to the non-ad valorem assessments and fees must be filed with the City Council of Tampa within twenty (20) days of the publication of this notice. Please include your name, parcel number, and the reason you object to the assessment or fee on all written objections. Address all written objections as follows: Director of Stormwater Department, Objections to Non-Ad Valorem Assessment or Fee, 306 E. Jackson Street, 7th Floor East TMOB, Tampa, Florida 33602. Any person wishing to appeal any decision of the City Council, with respect to any matter considered, will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The Stormwater Service Assessments and Stormwater Fees have been proposed to fund the City's cost to provide Stormwater Management Services in the area shown above. The Stormwater Service Assessments and Stormwater Fees are based upon the estimated amount of stormwater runoff generated by impervious surfaces on the property. Impervious surfaces include the roof top, patios, driveways, parking lots and similar areas. The City has determined that the median single-family residence in the City includes 3,310 square feet of impervious surface, which is defined as the "equivalent stormwater unit value" or "ESFIA Value." The annual Stormwater Service Assessment rate for the upcoming Fiscal Year will be \$12.00 for each ESFIA. Generally, the number of ESFIAs are calculated individually for each parcel of property by dividing the impervious surface area by 3,310 square feet.

The number of Net ESFIAs attributable to each Medium Single Family Parcel (those with Building Footprints between 1,301 and 2,200 [inclusive] square feet) shall be computed by multiplying one (1) ESFIA by the appropriate Mitigation Credit Factor.

The number of Net ESFIAs attributable to each Small Single Family Parcel (those with Building Footprints between 100 and 1,300 [inclusive] square feet) shall be computed by multiplying 0.51 ESFIAs by the appropriate Mitigation Credit Factor.

The number of Net ESFIAs attributable to each Large Single Family Parcel (those with Building Footprints between 2,201 and 4,000 [inclusive] square feet) shall be computed by multiplying 1.66 ESFIAs by the appropriate Mitigation Credit Factor.

The number of Net ESFIAs attributable to each Very Large Single Family Parcel (those with Building Footprints greater than 4,000 square feet) shall be computed by multiplying 2.82 ESFIAs by the appropriate Mitigation Credit Factor.

The number of Net ESFIAs attributable to each Condominium Residential Unit Parcel in a residential Condominium shall be equal to the sum of the following:  
 (1) the amount computed by multiplying (a) the amount calculated by (i) dividing the Impervious Area of the Condominium Residential Unit Parcel located by the ESFIA Value (3,310 square feet), and (ii) dividing the result by the total number of Condominium Residential Unit Parcels located on such Condominium, by (b) the appropriate Mitigation Credit Factor, and  
 (2) the amount computed by multiplying (a) the amount calculated by (i) dividing the Impervious Area of the Condominium Common Area Parcel appurtenant to the Condominium Residential Unit Parcel by the ESFIA Value (3,310 square feet), and (ii) dividing the result by the total number of Condominium Residential Unit Parcels to which the Condominium Common Area Parcel is appurtenant, by (b) the appropriate Mitigation Credit Factor.

The number of Net ESFIAs attributable to each Small Multi-Family Parcel (with a Building Footprint between 100 and 1,000 [inclusive] square feet) shall be computed by multiplying 0.44 ESFIAs by the appropriate Mitigation Credit Factor.

The number of Net ESFIAs attributable to each Medium Multi-Family Parcel (with a Building Footprint between 1,001 and 3,000 [inclusive] square feet) shall be computed by multiplying 1.01 ESFIAs by the appropriate Mitigation Credit Factor.

The number of Net ESFIAs attributable to each Large Multi-Family Parcel (with a Building Footprint greater than 3,001 square feet) shall be computed by multiplying 2.25 ESFIAs by the appropriate Mitigation Credit Factor.

The number of Net ESFIAs attributable to each General Parcel (a Tax Parcel of Developed Property that is not a Single Family Parcel, a Condominium Common Area Parcel, a Condominium Residential Unit Parcel, or a Multi-Family Parcel) shall be determined by (1) dividing the Impervious Area of the General Parcel by the ESFIA Value (3,310 square feet), and (2) multiplying the result by the appropriate Mitigation Credit Factor.

The annual Stormwater Fee rate for the upcoming Fiscal Year will be \$12.00 for each ESFIA on government property. The Stormwater Fee will be computed for each Tax Parcel of Government Property that is Developed Property located within the Stormwater Service Area by multiplying the number of Net ESFIAs attributable thereto by \$12.00, provided however, that the \$12.00 rate per Net ESFIA shall be reduced, if necessary, to ensure that the aggregate Stormwater Fees and Stormwater Service Assessments within the Stormwater Service Area do not exceed the Stormwater Service Cost.

Credit for privately maintained stormwater management facilities and other factors affecting the quantity or quality of stormwater runoff may be applied, pursuant to the following schedule:

Condition	Mitigation Credits	Mitigation Credit
1. Parcels With No Offsite Discharge of Stormwater to City System: The credit for such parcels will be 100% since the City bears no expense in managing the offsite discharge of the site's flow.		1.0
2. Parcel Owner Contributes to Maintenance of Private System: The credit for such parcels will be based upon the percentage of the City's stormwater operation and maintenance (O&M) budget providing for maintenance of stormwater ponds but in no case shall this be less than 10%. The O&M Budget does not include funds devoted to capital projects addressing conveyance system extension and capacity upgrades.		0.10
3. Parcels With Properly Functioning On-site Treatment and Attenuation: The credit for such parcels will be based upon the percentage of the City's stormwater operation and maintenance (O&M) budget providing for maintenance of stormwater ponds but in no case shall this be less than 10%. The O&M Budget does not include funds devoted to capital projects addressing conveyance system extension and system upgrades.		0.10

Certified as true and correct copy.

A more specific description is set forth in the Initial Stormwater Resolution adopted by the City Council on August 7, 2003. Copies of Chapter 21 of the City of Tampa Code relating to Stormwater Management, the Initial Stormwater Resolution and the preliminary stormwater roll are available for inspection at the City Clerk's Office, 315 E. Kennedy Boulevard, 3rd Floor Old City Hall, Tampa, Florida.

The Stormwater Service Assessments will be collected by the Hillsborough County Tax Collector and billed to you by the Stormwater Service Department.



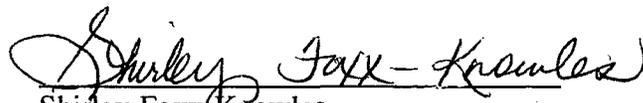
STATE OF FLORIDA)  
 ) CITY OF TAMPA  
COUNTY OF HILLSBOROUGH)

**CLERK'S CERTIFICATE**

I, Shirley Foxx-Knowles, the duly appointed and qualified City Clerk of the City of Tampa, Florida, do hereby certify, to the best of my knowledge, that the attached document is a true and correct copy of the official affidavit from the Florida Sentinel-Bulletin of the Spanish version of the notice for Resolution 2003-0937, which set the public hearing on the stormwater assessment issue on September 11, 2003, at 7:30 p.m.

Said document is on file in the City Clerk's Office.

Witness my hand and the official Seal of the City of Tampa on this the 4th day of September, 2003.

  
Shirley Foxx-Knowles  
City Clerk

Certified as true  
and correct copy.

**Publisher's Affidavit**  
**Florida Sentinel-Bulletin**  
**PUBLISHED SEMI-WEEKLY**  
Tampa, Hillsborough County, Florida

State of Florida  
County of Hillsborough, ss.

Before me the undersigned authority personally appeared S. A. WELLS.....  
who on oath says she is Publisher of the Florida Sentinel-Bulletin, a semi-weekly  
newspaper published in Tampa, in Hillsborough County, Florida; that the attached  
copy of advertisement,

being an NOTICE OF HEARING (SPANISH VERSION).....

.....  
in the matter of CITY OF TAMPA.....

.....  
in the.....

Court, was published in said newspaper in the issues of 8/15/03.....

.....  
Affiant further says that the said Florida Sentinel-Bulletin is a newspaper published  
in Tampa, in Said Hillsborough County, Florida, and that the said newspaper has  
heretofore been continuously published in said Hillsborough County, Florida, twice  
each week and has been entered as second class mail matter at the post office in  
Tampa, in said Hillsborough County, Florida, for a period of one year next pre-  
ceding the first publication of the attached copy of advertisement; and affiant  
further says that she neither paid nor promised any person, firm, or cor-3 any  
discount, rebate, commission or refund for the purpose of securing this advertise-  
ment for publication in the said newspaper.

*[Handwritten Signature]*  
.....  
.....

Sworn to and subscribed before me, this.. 15th...day

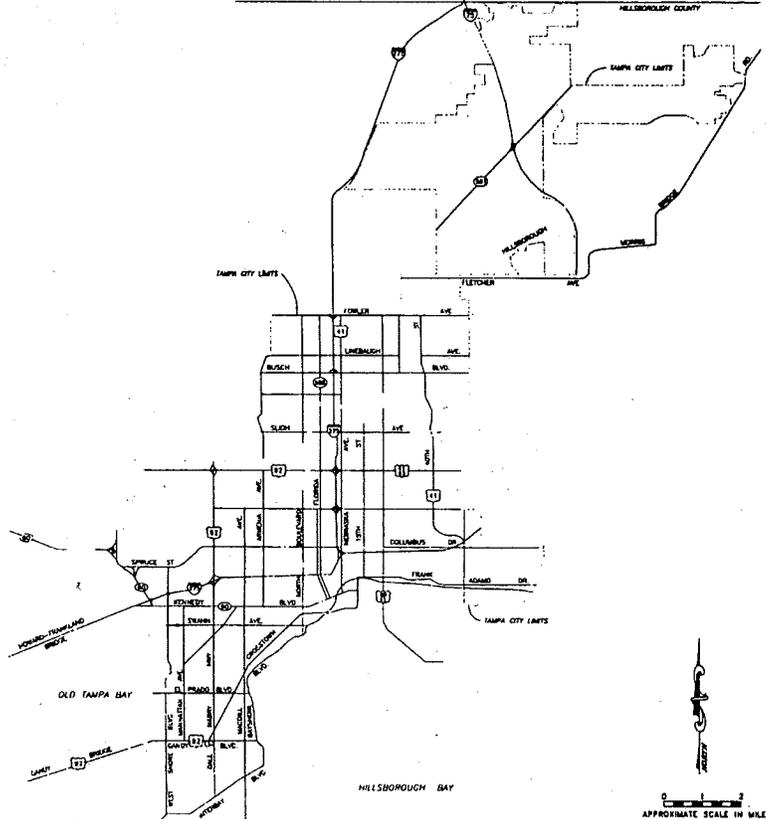
of ...August...A.D. 2003

Seal



Betty J. Dawkins  
Commission # DD 040783  
Expires Aug. 23, 2005  
Bonded Thru  
Atlantic Bonding Co., Inc.

**Certified as true  
and correct copy.**



RESO NO 2003-0937

## AVISO DE AUDIENCIA PARA IMPONER Y DISPONER EL COBRO DE TASACIONES DE AGUAS PLUVIALES, ASI COMO CARGOS DE AGUAS PLUVIALES

El jueves 11 de septiembre de 2003 a las 7:30 p.m. a la hora más temprana posible después de dicha hora, el Consejo Municipal de la Ciudad de Tampa, Florida, llevará a cabo una audiencia pública en el Salón de Bateo del Centro de Convenciones de Tampa, ubicado en 333 S. Franklin Street, Tampa, Florida cuyo objeto es considerar la imposición de Tasaciones por Servicios de Aguas Pluviales así como Cargos de Aguas Pluviales para financiar los Servicios de Administración de Aguas Pluviales que son brindados por la Ciudad dentro de todos los límites municipales de la Ciudad de Tampa, tal como aparece en el mapa anterior. De conformidad con la Ley de Protección de los Derechos de las Personas con Discapacidades (Americans with Disabilities Act), las personas que necesitan alguna ayuda o arreglo especial o un intérprete para participar en este proceso deberán comunicarse con el Secretario de la Ciudad (City Clerk) al (813) 274-8396, con una antelación de al menos 72 horas de la fecha de la audiencia. Si usted tiene problemas auditivos, llame a los números telefónicos Florida Relay Service, 800-955-8771 (TDD) para que lo atiendan debidamente. Para recibir esta información en español, sírvase llamar al (813) 276-6910.

Todos los propietarios de terrenos afectados tienen el derecho de comparecer a la audiencia y de presentar objeciones por escrito ante el Consejo Municipal. Todas las objeciones por escrito a las tasaciones no valdorem y a los cargos deberán presentarse ante el Consejo Municipal de Tampa dentro de un plazo de veinte (20) días a partir de la publicación del presente aviso. Sírvase incluir en todas las objeciones por escrito su nombre, número de lote de terreno y la razón por la cual usted se opone a la tasación o cargo. Dichas objeciones deben dirigirse a la siguiente persona como se indica a continuación: Director of Stormwater Department, Objections to Non-Ad Valorem Assessments or Fees, 306 E. Jackson Street, 7th Floor East TMOB, Tampa, Florida 33602. Toda persona que desee apelar cualquier decisión tomada por el Consejo Municipal con respecto a cualquier asunto bajo consideración, necesitará asegurarse de que se elabore un acta literal del proceso, la cual deberá incluir el testimonio y la evidencia sobre los cuales se ha de basar la apelación.

Las Tasaciones por Servicios de Aguas Pluviales y los Cargos de Aguas Pluviales han sido propuestos para financiar el costo incurrido por la Ciudad para brindar Servicios de Administración de Aguas Pluviales en el área indicada anteriormente. Las Tasaciones por Servicios de Aguas Pluviales y los Cargos de Aguas Pluviales están basados en la cantidad estimada de alujo de aguas pluviales generada por superficies impermeables en la propiedad. Entre las superficies impermeables se encuentran el techo de la casa, los patios, los caminos particulares para autos, los lotes de estacionamiento y demás áreas similares. La Ciudad ha determinado que la residencia promedio unifamiliar en la Ciudad comprende 3,310 pies cuadrados de superficies impermeables, lo cual se define como el "valor unitario equivalente de aguas pluviales" o "Valor ESFIA". La tasa anual de la Tasación por Servicios de Aguas Pluviales correspondiente al próximo Año Fiscal será de \$12.00 por cada valor unitario ESFIA.

Por lo general, el número de ESFIA se calculaba individualmente para cada lote de terreno, dividiendo el área de superficies impermeables entre 3,310 pies cuadrados.

El número de ESFIA Netos atribuidos a cada Lote de Terreno Unifamiliar Mediano (aquellos que cuenten con una Edificación que mide entre 1,301 y 2,200 pies cuadrados (inclusive)) será computado multiplicando un (1) 0 ESFIA por el correspondiente Factor de Crédito de Mitigación.

El número de ESFIA Netos atribuidos a cada Lote de Terreno Unifamiliar Pequeño (aquellos que cuenten con una Edificación que mide entre 100 y 1,300 pies cuadrados (inclusive)) será computado multiplicando 0.61 ESFIA por el correspondiente Factor de Crédito de Mitigación.

El número de ESFIA Netos atribuidos a cada Lote de Terreno Unifamiliar Grande (aquellos que cuenten con una Edificación que mide entre 2,201 y 4,000 pies cuadrados (inclusive)) será computado multiplicando 1.66 ESFIA por el correspondiente Factor de Crédito de Mitigación.

El número de ESFIA Netos atribuidos a cada Lote de Terreno Unifamiliar Muy Grande (aquellos que cuenten con una Edificación que mide más de 4,000 pies cuadrados) será computado multiplicando 2.82 ESFIA por el correspondiente Factor de Crédito de Mitigación.

El número de ESFIA Netos atribuidos a cada Lote de Terreno de Unidad Residencial de Condominio en un edificio Condominio residencial será equivalente a la suma de los montos siguientes: (1) el monto computado multiplicando (a) el monto calculado al (i) dividir el Área Impermeable del Condominio en que se encuentra ubicado el Lote de Terreno de Unidad Residencial de Condominio, entre el Valor ESFIA (3,310 pies cuadrados), y (ii) dividir el resultado entre el número total de Lotes de Terreno de Unidades Residenciales de Condominio en dicho edificio Condominio, por (b) el correspondiente Factor de Crédito de Mitigación, y

(2) El monto computado multiplicando (a) el monto calculado al (i) dividir el Área Impermeable del Condominio en que se encuentra ubicado el Lote de Terreno del Área Común del Condominio que pertenece al Lote de Terreno de la Unidad Residencial de Condominio, entre el Valor ESFIA (3,310 pies cuadrados), y (ii) dividir el resultado entre el número total de Lotes de Terreno de Unidades Residenciales de Condominio a los que pertenece el Lote de Terreno del Área Común del Condominio, por (b) el correspondiente Factor de Crédito de Mitigación.

El número de ESFIA Netos atribuidos a cada Lote de Terreno Multifamiliar Pequeño (con una Edificación que mide entre 100 y 1,000 pies cuadrados (inclusive)) será computado multiplicando 0.44 ESFIA por el correspondiente Factor de Crédito de Mitigación.

El número de ESFIA Netos atribuidos a cada Lote de Terreno Multifamiliar Mediano (con una Edificación que mide entre 1,001 y 3,000 pies cuadrados (inclusive)) será computado multiplicando 1.01 ESFIA por el correspondiente Factor de Crédito de Mitigación.

El número de ESFIA Netos atribuidos a cada Lote de Terreno Multifamiliar Grande (con una Edificación que mide más de 3,001 pies cuadrados) será computado multiplicando 2.25 ESFIA por el correspondiente Factor de Crédito de Mitigación.

El número de ESFIA Netos atribuidos a cada Lote de Terreno General (un Lote de Terreno Imposible de Propiedades Desarrolladas que no sea un Lote de Terreno Unifamiliar, un Lote de Terreno de Área Común de Condominio, un Lote de Terreno de Unidad Residencial de Condominio, o bien un Lote de Terreno Multifamiliar) será determinado al (1) dividir el Área Impermeable del Lote de Terreno General entre el Valor ESFIA (3,310 pies cuadrados), y (2) multiplicar el resultado por el correspondiente Factor de Crédito de Mitigación.

La tasa anual del Cargo de Aguas Pluviales correspondiente al próximo Año Fiscal será de \$12.00 por cada ESFIA en propiedad gubernamental. El Cargo de Aguas Pluviales será computado para cada Lote de Terreno Imposible de Propiedad Gubernamental que sea una Propiedad Desarrollada ubicada dentro del Área de los Servicios de Aguas Pluviales, al multiplicar el número de ESFIA Netos atribuidos al mismo por \$12.00, siempre y cuando la tasa de \$12.00 por ESFIA Neto sea reducida, de ser necesario, para garantizar que los Cargos de Aguas Pluviales y las Tasaciones por Servicios de Aguas Pluviales, en su conjunto, no excedan el costo de los Servicios de Aguas Pluviales.

Podrá aplicarse un crédito por instalaciones de administración de Aguas Pluviales mantenidas de forma privada, así como otros factores que afecten la cantidad o calidad del alujo de Aguas Pluviales, de acuerdo con la siguiente tabla:

Condición	Credito de Mitigación
1. Lotes de Terreno sin Ninguna Descarga, Fuera del Local, de Aguas Pluviales al Sistema de la Ciudad. El crédito por dichos lotes de terreno será del 100% ya que la Ciudad no incurre ningún gasto en la administración de la descarga fuera de local del flujo del local.	1.0
2. El Propietario del Lote de Terreno Contribuye al Mantenimiento de un Sistema Privado: El crédito por dichos lotes de terreno se basará en el porcentaje del presupuesto de la Ciudad para operaciones y mantenimiento (O&M) de aguas pluviales que dispone el mantenimiento de estanques de aguas pluviales, pero en ningún caso será menos del 10%. El Presupuesto de O&M no incluye fondos destinados a proyectos de infraestructura con respecto a la extensión y mejoras de capacidad de sistemas de provisión.	0.10
3. Lotes de Terreno con Tratamiento y Atenuación en el Local que Funcionan Debidamente: El crédito por dichos lotes de terreno se basará en el porcentaje del presupuesto de la Ciudad para operaciones y mantenimiento (O&M) de aguas pluviales que dispone el mantenimiento de estanques de aguas pluviales, pero en ningún caso será menos del 10%. El Presupuesto de O&M no incluye fondos destinados a proyectos de infraestructura con respecto a la extensión de sistemas de provisión y mejoras de sistemas.	0.10

Certified as true and correct copy.

Se establece una descripción más específica en la Resolución Inicial de Aguas Pluviales adoptada por el Consejo Municipal el 7 de agosto de 2003. Copias del Capítulo 21 del Código de la Ciudad de Tampa en relación con la Administración de Aguas Pluviales, la Resolución Inicial de Aguas Pluviales y la lista preliminar de aguas pluviales están disponibles para su inspección en el oficina del Secretario de la Ciudad, City Clerk's Office, 315 E. Washington Boulevard, 4th Floor Old City Hall, Tampa, Florida.



# Publisher's Affidavit

## LA GACETA

PUBLISHED WEEKLY

Tampa, Hillsborough County, Florida

State of Florida

County of Hillsborough, ss.

Before the undersigned authority personally appeared

Patrick Manteiga

who under oath says he is Publisher of La Gaceta, a weekly newspaper published at Tampa, in Hillsborough County, Florida; that the attached copy of advertisement,

being a NOTICE OF HEARING

in the matter of STORMWATER ASSESSMENTS  
NOTICE OF HEARING 9/11/03  
resolution no 2003-0937

in the \_\_\_\_\_ Court,

was published in said newspaper in the issues of 8/15/03

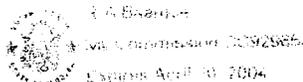
Affiant further says that the said La Gaceta is a newspaper published at Tampa, in said Hillsborough County, Florida, and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each week and has been entered as second class mail matter at the post office in Tampa, in said Hillsborough County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

[Signature]

personally known \_\_\_\_\_ Sworn to and subscribed  
before me, this 15th day of Aug, A.D. 20 03

(SEAL)

[Signature]



Certified as true  
and correct copy.

**LEGAL ADVERTISEMENT** **LEGAL ADVERTISEMENT**  
**RESO. NO. 2003-0937**  
**NOTICE OF HEARING TO IMPOSE AND**  
**PROVIDE FOR COLLECTION OF NON-**  
**AD VALOREM STORMWATER ASSES-**  
**MENTS AND STORMWATER FEES**

On Thursday, September 11, 2003 at 7:30 p.m., or as soon thereafter as practicable, the City Council of the City of Tampa, Florida, shall conduct a public hearing in Ballroom D of the Tampa Convention Center, 333 S. Franklin Street, Tampa, Florida to consider imposing Stormwater Service Assessments and Stormwater Fees to fund Stormwater Management Services which are provided by the City in the entire City limits of the City of Tampa, as shown in the map above. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk at (813) 274-8396 at least 72 hours prior to the date of the hearing. If hearing impaired, telephone the Florida Relay Service Numbers, 1-800-955-4877 (TDD) or 850-435-1603 (Voice), for assistance. Para recibir esta información en Español sírvase llamar a (813) 276-6910.

All affected property owners have a right to appear at the hearing and to file written objections with the City Council. All written objections to the non-ad valorem assessments and fees must be filed with the City Council of Tampa within twenty (20) days of the publication of this notice. Please include your name, parcel number, and the reason you object to the assessment or fee on all written objections. Address all written objections as follows: Director of Stormwater Department; Objections to Non-Ad Valorem Assessment or Fee: 306 E. Jackson Street, 7th Floor East TMOB, Tampa, Florida 33602. Any person wishing to appeal any decision of the City Council, with respect to any matter considered, will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The Stormwater Service Assessments and Stormwater Fees have been proposed to fund the City's cost to provide Stormwater Management Services in the area shown above. The Stormwater Service Assessments and Stormwater Fees are based upon the estimated amount of stormwater runoff generated by impervious surfaces on the property. Impervious surfaces include the roof top, patios, driveways, parking lots and similar areas. The City has determined that the median single-family residence in the City includes 3,310 square feet of impervious surface, which is defined as the "equivalent stormwater unit value" or "ESFIA Value." The annual Stormwater Service Assessment rate for the upcoming Fiscal Year will be \$12.00 for each ESFIA.

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The number of Net ESFIAs attributable to each Very Large Single Family Parcel (those with Building Footprints greater than 4,000 square feet) shall be computed by multiplying 2.82 ESFIAs by the appropriate Mitigation Credit Factor.

The number of Net ESFIAs attributable to each Condominium Residential Unit Parcel in a residential Condominium shall be equal to the sum of the following:

(1) the amount computed by multiplying (a) the amount calculated by (i) dividing the Impervious Area of the Condominium on which the Condominium Residential Unit Parcel is located by the ESFIA Value (3,310 square feet), and (ii) dividing the result by the total number of Condominium Residential Unit Parcels located in the Condominium, by (b) the appropriate Mitigation Credit Factor; and

(2) the amount computed by multiplying (a) the amount calculated by (i) dividing the Impervious Area of the Condominium on which the Condominium Common Area Parcel appurtenant to the Condominium Residential Unit Parcel by the ESFIA Value (3,310 square feet), and (ii) dividing the result by the total number of Condominium Residential Unit Parcels to which the Condominium Common Area Parcel is appurtenant, by (b) the appropriate Mitigation Credit Factor.

The number of Net ESFIAs attributable to each Small Multi-Family Parcel (with a Building Footprint between 100 and 1,000 (inclusive) square feet) shall be computed by multiplying 0.44 ESFIAs by the appropriate Mitigation Credit Factor.

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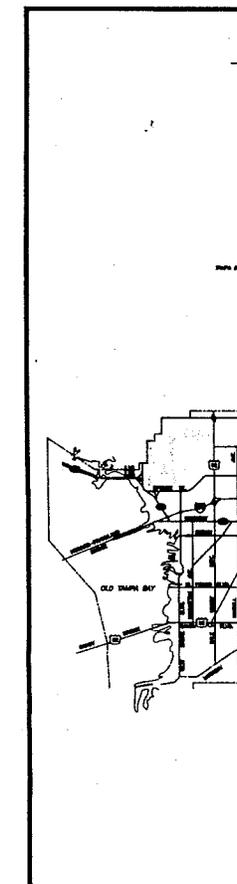
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The number of Net ESFIAs attributable to each General Parcel (a Tax Exempt or Developed Property that is not a Single Family Parcel, a Condominium Common Area Parcel, a Condominium Residential Unit Parcel, or a Multi-Family Parcel) shall be determined by (1) dividing the Impervious Area of the General Parcel by the ESFIA Value (3,310 square feet), and (2) multiplying the result by the appropriate Mitigation Credit Factor.

The annual Stormwater Fee rate for the upcoming Fiscal Year will be \$12.00 for each ESFIA on government property. The Stormwater Fee will be computed for each Tax Parcel of Government Property that is De-

veloped Property located within the Stormwater Service Area by multiplying the number of Net ESFIAs attributable thereto by \$12.00; provided however, that the \$12.00 rate per Net ESFIA shall be reduced, if necessary, to ensure that the aggregate Stormwater Fees and Stormwater Service Assessments within the Stormwater Service Area do not exceed the Stormwater Service Cost.

Credit for privately maintained Stormwater management facilities and other factors affecting the quantity or quality of Stormwater runoff may be applied, pursuant to the



following schedule:

Mitigation Credits

**Condition** **Mitigation Credit**  
 1. Parcels With No Offsite Discharge of Stormwater to City System: 1.0  
 The credit for such parcels will be 100% since the City bears no expense in managing the offsite discharge of the site's flow.

2. Parcel Owner Contributes to Maintenance of Private System: 0.10  
 The credit for such parcels will be based upon the percentage of the City's stormwater operation and maintenance (O&M) budget provided for maintenance of stormwater ponds but in no case shall this be less than 10%. The O&M Budget does not include funds devoted to capital projects addressing conveyance system extension and capacity upgrades.

3. Parcels With Properly Functioning On-site Treatment and Attenuation: 0.10  
 The credit for such parcels will be based upon the percentage of the City's stormwater operation and maintenance (O&M) budget provided for maintenance of stormwater ponds but in no case shall this be less than 10%. The O&M Budget does not include funds devoted to capital projects addressing conveyance system extension and system upgrades.

A more specific description is set forth in the Initial Stormwater Resolution adopted by the City Council on August 7, 2003. Copies of Chapter 21 of the City of Tampa Code relating to Stormwater Management, the Initial Stormwater Resolution and the preliminary stormwater roll are available for inspection at the City Clerk's Office, 315 E. Kennedy Boulevard, 3rd Floor Old City Hall, Tampa, Florida.

The Stormwater Service Assessments will be collected by the Hillsborough County Tax Collector and failure to pay the Stormwater Service Assessment will cause a tax certificate to be issued against the assessed property which may result in a loss of title to your property.

If you have any questions, please contact the Stormwater Department at (813)276-6905.  
 Para recibir esta información en Español sírvase llamar a (813) 276-6910.

THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA  
 By Linda Saul-Sena, Chairman, Tampa City Council.

**LEGAL ADVERTISEMENT** **LEGAL ADVERTISEMENT** **LEGAL ADVERTISEMENT** **LEGAL ADVERTISEMENT**  
**RESO. NO. 2003-0937**  
**AVISO DE AUDIENCIA PARA IMPONER Y DISPONER**  
**EL COBRO DE TASACIONES DE AGUAS PLUVIALES,**  
**ASÍ COMO CARGOS DE AGUAS PLUVIALES**

El jueves 11 de septiembre de 2003 a las 7:30 p.m., o a la hora más temprana posible después de dicha hora, el Consejo Municipal de la Ciudad de Tampa, Florida, llevará a cabo una audiencia pública en el Salón de Baile D del Centro de Convenciones de Tampa, ubicado en 333 S. Franklin Street, Tampa, Florida cuyo objeto es considerar la imposición de Tasaciones por Servicios de Aguas Pluviales así como Cargos de Aguas Pluviales para financiar los Servicios de Administración de Aguas Pluviales que son brindados por la Ciudad dentro de todos los límites municipales de la Ciudad de Tampa, tal como aparecen en el mapa anterior. De conformidad con la

prende 3,310 pies cuadrados de superficies impermeables, lo cual se define como el "valor unitario equivalente de aguas pluviales" o "Valor ESFIA". La tasa anual de la Tasación por Servicios de Aguas Pluviales correspondiente al próximo Año Fiscal será de \$12.00 por cada valor unitario ESFIA.

Por lo general, el número de ESFIA se calcula individualmente para cada lote de terreno, dividiendo el área de superficies impermeables entre 3,310 pies cuadrados.

El número de ESFIA Netos atribuibles a cada Lote de Terreno Unifamiliar Mediano (aquellos que cuentan con una Edificación

(con una Edificación que mide entre 100 y 1,000 pies cuadrados (inclusive)) será computado multiplicando 0.44 ESFIA por el correspondiente Factor de Crédito de Mitigación.

El número de ESFIA Netos atribuibles a cada Lote de Terreno Multifamiliar Mediano (con una Edificación que mide entre 1,001 y 3,000 pies cuadrados (inclusive)) será computado multiplicando 1.01 ESFIA por el correspondiente Factor de Crédito de Mitigación.

El número de ESFIA Netos atribuibles a cada Lote de Terreno Unifamiliar Grande (con una Edificación que mide más de 3,001 pies cuadrados) será computado multiplicando 2.25 ESFIA por el correspondiente Factor de Crédito de Mitigación.

El número de ESFIA Netos atribuibles a cada Lote de Terreno General (un Lote de Terreno Impositivo de Propiedades Desarrolladas que no sea un Lote de Terreno Unifamiliar, un Lote de Terreno de Área Común de Condominio, un Lote de Terreno de Unidad Residencial de Condominio, o bien un Lote de Terreno Multifamiliar) será determinado al (1) dividir el Área Impermeable del Lote de Terreno por el Valor ESFIA (3,310 pies cuadrados), y (2) multiplicar el resultado por el correspondiente Factor de Crédito de Mitigación.

La tasa anual del Cargo de Aguas Pluviales correspondiente al próximo Año Fiscal será de \$12.00 por cada ESFIA en propiedad gubernamental. El Cargo de Aguas Pluviales será computado para cada Lote de Terreno Impositivo de Propiedad Gubernamental que sea una Propiedad Desarrollada ubicada dentro del Área de los Servicios de Aguas Pluviales, al multiplicar el número de ESFIA Netos atribuibles al mismo por \$12.00; siempre y cuando la tasa de \$12.00 por ESFIA Neto sea reducida, cuando sea necesario, para garantizar que los Cargos de Aguas Pluviales y las Tasaciones por Servicios de Aguas Pluviales, en su conjunto, no excedan el costo de los Servicios de Aguas Pluviales.

Podrá aplicarse un crédito por instalaciones de administración de Aguas Pluviales mantenidas de forma privada, así como otros factores que afecten la cantidad o calidad del flujo de Aguas Pluviales, de acuerdo con la siguiente tabla:

Créditos de Mitigación

**Condición** **Crédito de Mitigación**

1. Lotes de Terreno sin Ninguna Descarga de Aguas Pluviales al Sistema de la Ciudad: 1.0

El crédito por dichos lotes de terreno será del 100% ya que la Ciudad no incurre ningún gasto en la administración de la descarga fuera de local del lote de local.

2. El Proprietario del Lote de Terreno Contribuye al Mantenimiento de un Sistema Privado: 0.10

El crédito por dichos lotes de terreno se basará en el porcentaje del presupuesto de la Ciudad para operaciones y mantenimiento (O&M) de aguas pluviales que dispone el mantenimiento de estanques de aguas pluviales, pero en ningún caso será menor del 10%. El Presupuesto de O&M para el mantenimiento de estanques de aguas pluviales, pero en ningún caso será menor del 10%. El Presupuesto de O&M no incluye fondos destinados a proyectos de infraestructura con respecto a la extensión y mejoras de capacidad de sistemas de provisión.

3. Lotes de Terreno con Tratamiento y Atenuación en el Local que Funcionan Debidamente: 0.10

El crédito por dichos lotes de terreno se basará en el porcentaje del presupuesto de la Ciudad para operaciones y mantenimiento (O&M) de aguas pluviales que dispone el mantenimiento de estanques de aguas pluviales, pero en ningún caso será menor del 10%. El Presupuesto de O&M no incluye fondos destinados a proyectos de infraestructura con respecto a la extensión y mejoras de capacidad de sistemas de provisión.

Se establece una descripción más específica en la Resolución Inicial de Aguas Pluviales adoptada por el Consejo Municipal el 7 de agosto de 2003. Copias del Capítulo 21 del Código de la Ciudad de Tampa en relación con la Administración de Aguas Pluviales, la Resolución Inicial de Aguas Pluviales y la lista preliminar de aguas pluviales están disponibles para su inspección en la oficina del Secretario de la Ciudad: City Clerk's Office, 315 E. Kennedy Boulevard, 3rd Floor Old City Hall, Tampa, Florida.

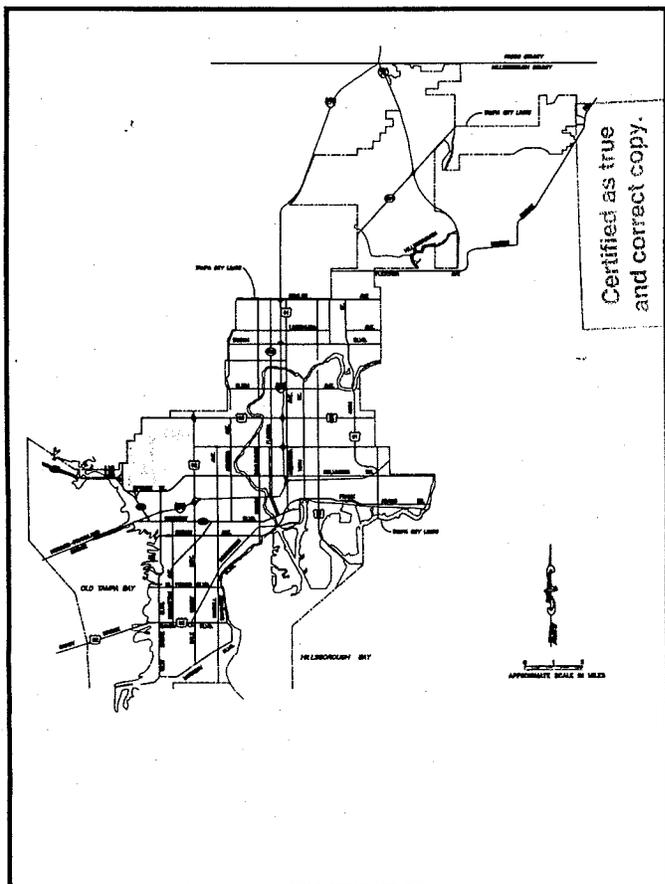
Las Tasaciones por Servicios de Aguas Pluviales serán cobradas por el Recaudador de Impuestos del Condado de Hillsborough (Hillsborough County Tax Collector) y el pagar la tasación por Servicios de Aguas Pluviales causará que un certificado fiscal sea emitido contra la propiedad tasada, lo cual puede resultar en la pérdida del título de su propiedad.

Si usted tiene alguna pregunta, no dude en comunicarse con el Departamento de Aguas Pluviales al (813)276-6905.

Para recibir esta información en español, sírvase llamar al (813) 276-6910.

EL CONSEJO MUNICIPAL DE LA CIUDAD DE TAMPA, FLORIDA

Por Linda Saul-Sena, Presidente del Consejo Municipal de Tampa



Certified as true and correct copy.

Ley de Protección de los Derechos de las Personas con Discapacidades (Americans with Disabilities Act), las personas que necesitan alguna ayuda o arreglo especial o un intérprete para participar en este proceso deberán comunicarse con el Secretario de la Ciudad (City Clerk) al (813) 274-8396, con una anticipación de al menos 72 horas de la fecha de la audiencia. Si usted tiene problemas auditivos, llame a los números telefónicos Florida Relay Service, 1-800-955-8771 (TDD) o al 850-435-1603 (Voz), para que lo atiendan debidamente. Para recibir esta información en español, sírvase llamar al (813) 276-6910.

Todos los propietarios de terrenos afectados tienen el derecho de comparecer a la audiencia y de presentar objeciones por escrito ante el Consejo Municipal. Todas las objeciones por escrito a las tasaciones no ad valorem y a los cargos deberán presentarse ante el Consejo Municipal de Tampa dentro de un plazo de veinte (20) días a partir de la publicación del presente aviso. Sírvase incluir en todas las objeciones por escrito su nombre, número de lote de terreno y la razón por la cual usted se opone a la tasación o cargo. Dichas objeciones deberán dirigirse a la siguiente persona con asistencia a continuación: Director of Stormwater Department; Objections to Non-Ad Valorem Assessment or Fee: 306 E. Jackson Street, 7th Floor East TMOB, Tampa, Florida 33602. Toda persona que desee apelar cualquier decisión tomada por el Consejo Municipal con respecto a cualquier aspecto de esta propiedad, deberá dirigirse a la siguiente persona con asistencia a continuación: Director of Stormwater Department; Objections to Non-Ad Valorem Assessment or Fee: 306 E. Jackson Street, 7th Floor East TMOB, Tampa, Florida 33602. Toda persona que desee apelar cualquier decisión tomada por el Consejo Municipal con respecto a cualquier aspecto de esta propiedad, deberá dirigirse a la siguiente persona con asistencia a continuación: Director of Stormwater Department; Objections to Non-Ad Valorem Assessment or Fee: 306 E. Jackson Street, 7th Floor East TMOB, Tampa, Florida 33602.

El número de ESFIA Netos atribuibles a cada Lote de Terreno Unifamiliar Grande (aquellos que cuentan con una Edificación que mide entre 2,201 y 4,000 pies cuadrados) será computado multiplicando 1.66 ESFIA por el correspondiente Factor de Crédito de Mitigación.

El número de ESFIA Netos atribuibles a cada Lote de Terreno Unifamiliar Muy Grande (aquellos que cuentan con una Edificación que mide más de 4,000 pies cuadrados) será computado multiplicando 2.82 ESFIA por el correspondiente Factor de Crédito de Mitigación.

que mide entre 1,301 y 2,200 pies cuadrados (inclusive)) será computado multiplicando un (1.0) ESFIA por el correspondiente Factor de Crédito de Mitigación.

El número de ESFIA Netos atribuibles a cada Lote de Terreno Unifamiliar Pequeño (aquellos que cuentan con una Edificación que mide entre 100 y 1,300 pies cuadrados (inclusive)) será computado multiplicando 0.61 ESFIA por el correspondiente Factor de Crédito de Mitigación.

El número de ESFIA Netos atribuibles a cada Lote de Terreno Unifamiliar Grande (aquellos que cuentan con una Edificación que mide entre 2,201 y 4,000 pies cuadrados) será computado multiplicando 1.66 ESFIA por el correspondiente Factor de Crédito de Mitigación.

El número de ESFIA Netos atribuibles a cada Lote de Terreno Unifamiliar Muy Grande (aquellos que cuentan con una Edificación que mide más de 4,000 pies cuadrados) será computado multiplicando 2.82 ESFIA por el correspondiente Factor de Crédito de Mitigación.

El número de ESFIA Netos atribuibles a cada Lote de Terreno de Unidad Residencial de Condominio, entre el Valor ESFIA (3,310 pies cuadrados), y (ii) dividir el resultado entre el número total de Lotes de Terreno de Unidades Residenciales de Condominio en dicho edificio de Condominio, por (b) el correspondiente Factor de Crédito de Mitigación; y

(2) el monto computado multiplicando (a) el monto calculado al (i) dividir el Área Impermeable del Lote de Terreno de la Unidad Residencial de Condominio, entre el Valor ESFIA (3,310 pies cuadrados), y (ii) dividir el resultado entre el número total de Lotes de Terreno de Unidades Residenciales de Condominio en dicho edificio de Condominio, por (b) el correspondiente Factor de Crédito de Mitigación; y

(2) el monto computado multiplicando (a) el monto calculado al (i) dividir el Área Impermeable del Lote de Terreno de la Unidad Residencial de Condominio que pertenece al Lote de Terreno de la Unidad Residencial de Condominio, entre el Valor ESFIA (3,310 pies cuadrados), y (ii) dividir el resultado entre el número total de Lotes de Terreno de Unidades Residenciales de Condominio a los que pertenece el Lote de Terreno del Área Común del Condominio, por (b) el correspondiente Factor de Crédito de Mitigación.

El número de ESFIA Netos atribuibles a cada Lote de Terreno Multifamiliar Pequeño

Certified as true and correct copy.

American Heart Association. Fighting Heart Disease and Stroke. If you are what you eat why not cut back on fat?

**APPENDIX B**

**AFFIDAVIT OF MAILING**

Certified as true  
and correct copy.

## AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, personally appeared R. Michael Salmon, Camille P. Tharpe, and Kevin Butler, who, after being duly sworn, depose and say:

1. R. Michael Salmon, as the Director of the Stormwater Department of the City of Tampa, Florida ("City"), as defined in Chapter 21 of the City of Tampa Code, pursuant to that certain notice to proceed for Phase II involving Government Services Group, Inc. ("GSG") dated August 28, 2003, and pursuant to the authority and direction received from the City Council, timely directed the preparation of the Stormwater Roll and the preparation, mailing, and publication of notices in accordance with the Sections 21-126 and 21-127 of the City of Tampa Code and in conformance with the Initial Stormwater Resolution adopted by the City Council on August 7, 2003 (the "Initial Stormwater Resolution").

2. Camille P. Tharpe, is Vice President of GSG. GSG has caused the notices required by Section 21-127 of the City of Tampa Code to be prepared in conformance with the Initial Stormwater Resolution. An exemplary form of such notice is attached hereto. GSG has caused such individual notices for each affected property owner to be prepared and each notice included the following information: the purpose of the assessment or fee; the total amount proposed to be levied against each parcel; the unit of measurement to be applied against each parcel to determine the assessment or fee; the number of such units contained within each

parcel; the total revenue the City expects to collect by the Stormwater Charges; a statement that failure to pay the Stormwater Service Assessment will cause a tax certificate to be issued against the property which may result in a loss of title; a statement that all affected property owners have a right to appear at the hearing and to file written objections with the local governing board within 20 days of the notice; and the date, time, and place of the hearing.

3. On or before August 21, 2003, GSG delivered and directed the mailing of the above-referenced notices by Mail Master of Tallahassee, Inc. ("Mail Master"), in accordance with Chapter 21 of the City of Tampa Code and the Initial Stormwater Resolution by First Class Mail to each affected owner, at the addresses then shown on the real property assessment tax roll database maintained by the Hillsborough County Property Appraiser for the purpose of the levy and collection of ad valorem taxes. Notices to property owners receiving multiple individual notices were mailed, or caused to be mailed by GSG on or before August 21, 2003.

4. Kevin Butler is President of Mail Master. As directed above, Mail Master, mailed or caused to be mailed on or before August 21, 2003, the above-referenced notices delivered to Mail Master by GSG.

FURTHER AFFIANTS SAYETH NOT.

R. Michael Salmon  
R. Michael Salmon, affiant

Camille P. Tharpe  
Camille P. Tharpe, affiant

Kevin Butler  
Kevin Butler, affiant

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing Affidavit of Mailing was sworn to and subscribed before me this 2 day of Sept., 2003 by R. Michael Salmon, Director of the Stormwater Department, City of Tampa, Florida. He is personally known to me or has produced \_\_\_\_\_ as identification and did take an oath.

MICHELLE Y. RIVERA  
Notary Public, State of Florida  
My comm. exp. May 9, 2007  
Comm. No. DD 209054

Michelle Y. Rivera  
Printed Name: Michelle Y. Rivera  
Notary Public, State of Florida  
At Large  
My Commission Expires: 5/9/07  
Commission No.: DD 209054

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing Affidavit of Mailing was sworn to and subscribed before me this 28<sup>th</sup> day of August, 2003 by Camille P. Tharpe, Vice President, Government Services Group, Inc., a Florida corporation. She is personally known to me or has produced \_\_\_\_\_ as identification and did take an oath.

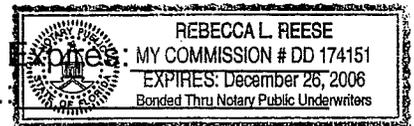
*Rebecca L. Reese*

Printed Name: Rebecca L. Reese

Notary Public, State of Florida

At Large

My Commission Expires: \_\_\_\_\_  
Commission No.: \_\_\_\_\_



STATE OF FLORIDA  
COUNTY OF LEON

The foregoing Affidavit of Mailing was sworn to and subscribed before me this 28<sup>th</sup> day of August, 2003 by Kevin Butler, President, Mail Master of Tallahassee, Inc., a Florida corporation. He is personally known to me or has produced \_\_\_\_\_ as identification and did take an oath.

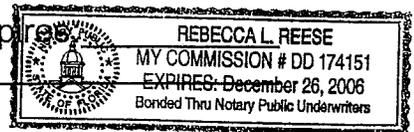
*Rebecca L. Reese*

Printed Name: Rebecca L. Reese

Notary Public, State of Florida

At Large

My Commission Expires: \_\_\_\_\_  
Commission No.: \_\_\_\_\_



Certified as true  
and correct copy.

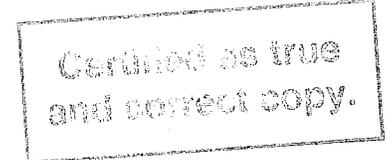
City of Tampa  
315 E. Kennedy Blvd.  
Tampa, Florida 33602

CITY OF TAMPA, FLORIDA  
NOTICE OF HEARING FOR ADOPTION OF  
STORMWATER SERVICE ASSESSMENTS AND  
STORMWATER FEES  
NOTICE DATE: AUGUST 21, 2003

\*\*\*\*\* THIS IS NOT A BILL \*\*\*\*\*

«OwnerName»  
«ProjectName»  
«OwnerAdd1»  
«OwnerAdd2»  
«City», «State» «Zip»

Property ID# ILN«ProjectName»



Dear City of Tampa Property Owner:

The past decade has brought increasing recognition of environmental and other problems associated with stormwater runoff from developed property, including degradation of our surface waters and standing water on our streets and other property. The City of Tampa (the "City") has actively pursued solutions to these problems by developing a comprehensive Stormwater Utility. Para recibir esta informacion en Espanol sirverse a llamar a (813) 276-6910.

In addition, the City's Comprehensive Plan and recent federal regulations mandate improvements to the City's stormwater management infrastructure. This will require additional expenditures both for capital facilities (land and structures) and operation and maintenance (for example, cleaning and correcting erosion problems in ditches and culverts).

As a result, the City Council has enacted an ordinance to create a Stormwater Utility and provide dedicated funding sources for stormwater management. The City Council has also adopted an Initial Stormwater Resolution, which identifies the area receiving stormwater management services from the City and specifically describes the method of determining the stormwater service assessment for each parcel of non-governmental property and the stormwater fee for each parcel of government property. It is estimated that the City will collect **\$2,625,000** from the Stormwater Service Assessments and Stormwater Fees for Fiscal Year 2003-04. The area receiving stormwater management services from the City includes your property.

The Stormwater Service Assessments and Stormwater Fees are based upon the estimated amount of stormwater runoff generated by impervious surface on the property. Impervious surfaces include the roof top, patios, driveways, parking lots and similar areas. The City has determined that the median single-family residence in the City includes **3,310** square feet of impervious surface, which is the value of one unit of "equivalent square footage of impervious area" or "ESFIA Value." The annual Stormwater Service Assessment rate for the upcoming Fiscal Year and for future Fiscal Years will be **\$12.00** for each ESFIA. The annual Stormwater Fee rate for the upcoming Fiscal Year and for future fiscal years will be **\$12.00** for each ESFIA on government property.

Generally, the number of ESFIAs has been calculated individually for each parcel of property by dividing the impervious surface area by **3,310** square feet.

Information related to credits for stormwater mitigation facilities is provided on the accompanying brochure. The following provides information about the above parcel:

*Number of ESFIAs «PID»*  
*Annual Stormwater Assessment or Fee: «Legal»*

**The City Council will hold a public hearing at 7:30 p.m. on September 11, 2003, in the Tampa Convention Center, Ballroom D located at 333 S. Franklin Street, Tampa, Florida, to receive comments on the proposed Stormwater Service Assessments, including their collection on the ad valorem tax bill, and the Stormwater Fees imposed against government property. You are invited to attend and participate in the hearing. You may also file written objections with the City Council within twenty (20) days of the date of this notice. Please include your name, parcel number, and the reason for your objection on all written objections as follows: Director of Stormwater Department, Objections to Non-ad Valorem Assessments; 306 E. Jackson Street, 7<sup>th</sup> Floor E., Tampa, Florida 33602. If you decide to appeal any decision made by the City Council with respect to any matter considered at the hearing, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, if you need a special accommodation or an interpreter to participate in this proceeding, please contact the City Clerk at (813) 274-8396 least 72 hours prior to the date of the hearing. If hearing impaired, please call the Florida Relay Service Number at (800) 955-8771(TDD) for assistance.**

Because the Stormwater Service Assessment will be collected by the Tax Collector of Hillsborough County, pursuant to Chapter 197, Florida Statutes, failure to pay the Stormwater Service Assessment will cause a tax certificate to be issued against the assessed property, which may result in a loss of title to your property.

If you have any questions regarding the number of ESFIAs assigned to your property or the amount of the Stormwater Service Assessment or Stormwater Fee, please contact the Stormwater Department by telephone at (813) 276-6905.

**APPENDIX C**

**FORM OF CERTIFICATE TO  
NON-AD VALOREM ASSESSMENT ROLL**

Certified as true  
and correct copy.

**CERTIFICATE  
TO  
NON-AD VALOREM ASSESSMENT ROLL**

I HEREBY CERTIFY that, I am the Chairman of the City Council of the City of Tampa, Florida (the "City"); as such I have satisfied myself that all property included or includable on the non-ad valorem assessment roll for stormwater management services (the "Non-Ad Valorem Assessment Roll") for the City is properly assessed so far as I have been able to ascertain; and that all required extensions on the above described roll to show the non-ad valorem assessments attributable to the property listed therein have been made pursuant to law.

I FURTHER CERTIFY that, in accordance with the Uniform Assessment Collection Act, this certificate and the herein described Non-Ad Valorem Assessment Roll will be delivered to the Hillsborough County Tax Collector by September 15, 2003.

IN WITNESS WHEREOF, I have subscribed this certificate and directed the same to be delivered to the Hillsborough County Tax Collector and made part of the above described Non-Ad Valorem Assessment Roll this 11<sup>th</sup> day of September, 2003.

**CITY OF TAMPA, FLORIDA**

*Linda Saul-Sena*

By: \_\_\_\_\_

Linda Saul-Sena  
Chairman, City Council

**[to be delivered to Tax Collector prior to September 15]**

Certified as true  
and correct copy.

**CERTIFICATE  
TO  
NON-AD VALOREM ASSESSMENT ROLL**

I HEREBY CERTIFY that, I am the Chairman of the City Council of the City of Tampa, Florida (the "City"); as such I have satisfied myself that all property included or includable on the non-ad valorem assessment roll for stormwater management services (the "Non-Ad Valorem Assessment Roll") for the City is properly assessed so far as I have been able to ascertain; and that all required extensions on the above described roll to show the non-ad valorem assessments attributable to the property listed therein have been made pursuant to law.

I FURTHER CERTIFY that, in accordance with the Uniform Assessment Collection Act, this certificate and the herein described Non-Ad Valorem Assessment Roll will be delivered to the Hillsborough County Tax Collector by September 15, 2003.

IN WITNESS WHEREOF, I have subscribed this certificate and directed the same to be delivered to the Hillsborough County Tax Collector and made part of the above described Non-Ad Valorem Assessment Roll this 11<sup>th</sup> day of September, 2003.

**CITY OF TAMPA, FLORIDA**

*Linda Saul-Sena*

By: \_\_\_\_\_

Linda Saul-Sena  
Chairman, City Council

**[to be delivered to Tax Collector prior to September 15]**

Certified as true  
and correct copy.

**Government Services Group, Inc.***Dedicated to solving funding and service delivery issues in the public sector*

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1500 Mahan Drive, Suite 250 • Tallahassee, FL 32308 • Phone (850) 681-3717 • Fax (850) 224-7206 • Email: [gsg@govserv.com](mailto:gsg@govserv.com)

October 1, 2003

**VIA FEDERAL EXPRESS**

Mr. R. Michael Salmon, P.E.  
City of Tampa  
306 East Jackson Street, 7E  
Tampa, Florida 33602

Re: City of Tampa (City): Stormwater Funding Program – Summary for Fiscal Year 2003-04 and Outline of Continuing Services Work Plan

Dear Mike:

Government Services Group, Inc. (GSG) in conjunction with Nabors, Giblin & Nickerson, P.A. (NG&N) recently completed its engagement with the City of Tampa to provide specialized services in the development and implementation of a stormwater funding program consisting of non-ad valorem assessments for non-governmental properties and stormwater fees for governmental properties to fund stormwater services within the City. The annual assessment is being collected by the property tax bill beginning in November 2003 (Uniform Method).

This letter is intended to:

- Summarize the results of our joint efforts on the project for Fiscal Year 2003-04;
- Suggest mechanisms to capture newly improved properties; and,
- To offer annual services for Fiscal Year 2004-05.

GSG works with cities, counties, special districts, and state agencies to develop unique funding and service delivery solutions for their service and capital needs. NG&N is a law firm dedicated to the representation of local governments on issues of finance and taxation.

## Summary of Fiscal Year 2003-04 Stormwater Funding Program

The following is a summary of the critical events involved in the development and implementation of the stormwater funding program for Fiscal Year 2003-04. The Phase I Stormwater Funding Program Report was delivered to the City in July 2003. The Phase II Stormwater Funding Program Report was delivered to the City in August 2003. On August 7, 2003, the City Council adopted Ordinance No. 2003-0200 that authorized the imposition and collection of stormwater charges within the incorporated area of the City and established the procedures for imposing stormwater assessments and stormwater fees.

In accordance with Ordinance No. 2003-0200, the City Council adopted Resolution No. 2003-000937 on August 7, 2003 (Initial Resolution) that described the method of charging stormwater costs against property within the City, directed the preparation of a roll and authorized a public hearing and provision of notice of the public hearing in accordance with the Uniform Method. Notice was mailed to each owner of improved property and published in the newspaper on or before August 21, 2003. The stormwater charges adopted in the Initial Resolution were \$12.00 per equivalent square feet of impervious area (ESFIA).

The City Council held a public hearing on September 11, 2003 and adopted Resolution No. 2003-1111 (Final Resolution) establishing the rate of the stormwater charge, imposing stormwater assessments against non-governmental property and stormwater fees against government property located within the City, and approving the assessment roll. The stormwater charges adopted in the Final Resolution were \$12.00 per ESFIA.

The Fiscal Year 2003-04 assessment roll was certified to the Hillsborough County Tax Collector on September 12, 2003. The certified assessment roll contained the following:

Total Number of Parcels	Total Assessment Revenue
98,448	\$2,002,004.40

The stormwater charges will be billed by a separate bill mailed by the City in November 2003.

Further corrections to the certified assessment roll which result in a decreased assessment amount must be administered by the City and a certificate of correction form (DR-409A) must be filed with the Tax Collector, Property Appraiser and the Florida Department of Revenue as provided within Rule 12D-18.006(2), Florida Administrative Code.

### **Development and Implementation of a Supplemental Roll**

The stormwater charge is to be levied against all improved property within the incorporated area of the City for Fiscal Year 2003-04. Each year the assessment will be collected through the annual ad valorem tax bill as a non-ad valorem assessment. Due to the data lag experienced between the improvement of the property and indication of the improvement on the ad valorem tax roll, there are some properties which were improved between January 1, 2003 and September 30, 2003 which were not shown as improved on the ad valorem tax roll for Fiscal Year 2003-04. These properties received a building permit or certificate of occupancy before the implementation of the stormwater funding program and therefore, were not subject to a charge upon their receipt of a building permit or certificate of occupancy. However, these improved properties will benefit from the provision of stormwater services and the City may wish to impose a supplemental charge against these newly improved properties based upon their proportionate share of the costs of stormwater services for Fiscal Year 2003-04.

To address this issue, the City may consider the inclusion of this group of newly improved properties on a supplemental stormwater roll for Fiscal Year 2003-04. These newly improved properties would be sent a separate bill by the City for the stormwater charge attributable to their new improvement. The newly improved parcels would then be added to the ad valorem tax roll for Fiscal Year 2004-05 by the property appraiser's normal procedures.

This process could also be used for any improved parcels omitted from the assessment roll certified to the Hillsborough County Tax Collector on September 15, 2003. These include the 2,923 remaining parcels that still require the development of impervious area information that were previously identified in our correspondence dated September 3, 2003.

To summarize the result of these various omissions from the assessment roll certified in September 2003, there are two groups of properties that could be included on the supplemental roll:

- (1) Properties improved after January 1; and
- (2) Properties omitted from the assessment roll certified on September 15, 2003 (as identified in the September 3, 2003 correspondence).

The City can create a supplemental stormwater roll that would include all properties in groups 1 and 2 that would be developed and adopted in November 2003.

This option provides for the billing and collection process of these charges in a timeframe not compatible with the tax bill collection method and, it requires one public hearing in November or December to adopt the stormwater supplemental roll.

Attached as Appendix A is a work plan which articulates anticipated consulting and special counsel services to be provided by GSG and NG&N to assist the City in developing and implementing the one-time supplemental program which specifically addresses the City's properties improved after January 1 and any corrections to the certified Fiscal Year 2003-04 assessment roll. This activity is to be accomplished in a manner that is conducive to the subsequent imposition and collection of the special assessments via the uniform method of collection in conformance with the provisions of Section 197.3632, Florida Statutes. Accordingly, the work plan has two distinct, but overlapping phases: the first phase deals with the imposition of the supplemental charges for the period after January 1, 2003 and the second phase addresses the transition to the implementation and imposition of a subsequent recurring annual charge to be collected on the tax bill beginning Fiscal Year 2004-05.

Please note that the development and implementation of a supplemental stormwater roll is a one-time activity that will not occur in subsequent years.

To accomplish the objectives of each of these project phases, we would focus on the following essential tasks: (i) development of the necessary legal and implementation documentation for both the supplemental and the recurring annual collection method; and, (ii) development of a stormwater roll conducive to collecting both the supplemental and recurring annual charges.

Appendix A provides a specific scope of services, fee estimate and critical events schedule to implement the supplemental program and assumes that the City will provide the necessary data to correlate parcels contained on the building permit file to the appropriate parcel identification number on the ad valorem tax roll.

### **Imposition of Interim Charges on Properties Improved Each Year and Prior to Their Addition to the Tax Roll**

As discussed previously, the stormwater charge is recurring and intended to be levied against all improved property in the City for Fiscal Year 2003-04. Each year the stormwater charge for non-governmental properties is to be collected through the annual ad valorem tax bill as a non-ad valorem assessment. Those properties (both residential and non-residential) that are newly improved are not yet on the tax roll, are not expected to be incorporated in the one-time supplemental process discussed in the previous section, and depending on their date of improvement, may not appear on the ad valorem tax roll for as many as 21 months from the time of improvement.

In order to address this issue, we recommend that the City consider an addition to the City Code that would authorize and provide procedures for collecting a charge at the time of the issuance of building permit or certificate of occupancy for properties in the City. The charge to be imposed would be formulated by a monthly base rate calculated at one-twelfth the annual rate. The amount is equal to the rate basis per month, per the number of billing units on the parcel multiplied by the number of months remaining until the improvement is listed and certified on the ad valorem tax roll.

Depending upon the date of the building permit or certificate of occupancy, a payment will be required for the months remaining in the current fiscal year (ending September 30 each year) together with the 12 months of the following fiscal year. At that time, the improvement will have been added to the tax roll and will be collected through the tax bill collection method.

To avoid missing newly improved properties, we recommend that the City focus upon the development of procedures to impose a charge upon the issuance of a building permit or certificate of occupancy for properties in the incorporated area.

The following are illustrations of how to calculate charges due for each particular month during the calendar year based upon an annual rate of \$12.00 per ESFIA. The amount due each month is in *italics*.

**2003**

JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11.00	\$ 10.00	\$ 9.00
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11.00	\$ 10.00	\$ 9.00

**2004**

JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC
\$ 8.00	\$ 7.00	\$ 6.00	\$ 6.00	\$ 4.00	\$ 3.00	\$ 2.00	\$ 1.00	\$ -	\$ 11.00	\$ 10.00	\$ 9.00
\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ -	\$ -	\$ -
\$ 20.00	\$ 19.00	\$ 18.00	\$ 18.00	\$ 16.00	\$ 15.00	\$ 14.00	\$ 13.00	\$ 12.00	\$ 11.00	\$ 10.00	\$ 9.00

Illustration 1: Property receives building permit or certificate of occupancy in December 2003. The interim stormwater charge is \$9.00 (9/12 of \$12.00) and the property will appear as improved on the Fiscal Year 2004-05 ad valorem tax roll.

Illustration 2: Property receives building permit or certificate of occupancy in January 2004. The interim stormwater charge is \$8.00 (8/12 of \$12.00) for the pro-rated charge for Fiscal Year 2003-04, plus \$12.00 for Fiscal Year 2004-05 for a total of \$20.00. The property will first appear on the ad valorem tax roll for Fiscal Year 2004-05. The interim stormwater charge for the remainder of 2003-04 plus the charge for 2004-05 will be collected by the City at building permit or certificate of occupancy.

Included in Appendix A, are tasks specifically related to assisting the City in developing and implementing an interim assessment program at building permit or certificate of occupancy including the provision of the necessary revisions to the City Code.

### **Annual Recurring Funding Program**

Whether the City decides to develop and implement the supplemental program or the interim assessment program, the City should develop procedures for updating and maintaining the annual recurring program. The procedures must: (i) update and maintain the existing stormwater roll to correlate with changes to the ad valorem tax roll; (ii) make corrections as they are identified by the property owner, City staff or the property appraiser; (iii) facilitate the public notice requirements of the tax bill collection method including notice to property owners with property use changes; (iv) monitor the apportionment methodology to ensure continued defensibility; and (v) be conducive to the creation of a new stormwater roll each year for certification to the Hillsborough County Tax Collector.

Attached, as Appendix B is a work plan and fee estimate, as well as a critical events schedule, which articulates the consulting and special counsel services required to assist the City in establishing the annual recurring program.

This scope of services is designed to accomplish the following:

- A web-based application will be available to City staff, enabling them to lookup general stormwater assessment/fee account information, as well as editing unit data and maintaining corrections for the duration of this scope of services.
- The database will be housed and maintained by GSG and a GSG web server will host the database application.
- GSG will prepare the annual assessment roll and export it to an electronic file in the format required by the Hillsborough County Tax Collector. Summary reports will be generated annually.

The primary components of this scope are:

- Development and Implementation of the Assessment/Fee Management Application
- Application support and hosting

R. Michael Salmon  
October 1, 2003  
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- Data storage and management
- Preparation and export of the Annual Assessment Roll
- Assistance in updating the annual recurring program including the preparation of any legal documents

### Summary

On behalf of GSG and NG&N, it has been a pleasure to work with you and other City officials and staff in facing the challenges of initiating a stormwater funding program. We believe the attached work plan is both fair and efficient and look forward to working with you during the next year. If you have any questions concerning this transmittal, please do not hesitate to call us.

Sincerely,



Camille P. Tharpe

CPT/br

Enclosures

cc: Heather Encinosa

**APPENDIX A**

**INTERIM AND SUPPLEMENTAL STORMWATER FUNDING PROGRAM**

## INTERIM AND SUPPLEMENTAL STORMWATER FUNDING PROGRAM SCOPE OF SERVICES

### Interim Program

- 1) Draft the ordinance that provides authorization for the City to impose an interim charge upon the issuance of a building permit/certificate of occupancy.
- 2) Assist the City in the development of procedures to impose an interim charge upon the issuance of a building permit/certificate of occupancy.
- 3) Correlate the newly improved properties subject to the interim stormwater charge upon the issuance of a building permit/certificate of occupancy to the Fiscal Year 2004-05 stormwater roll.

### Supplemental Program

- 1) Create a supplemental roll by merging the City's existing building permit files list with Hillsborough County's most recent ad valorem tax roll. Test the sufficiency of the roll by developing reports to access property use information. Correlate each building permit to a property identification number on the tax roll.
- 2) Using the apportionment methodology and billing algorithms developed in the annual program, calculate the stormwater charges.
- 3) Draft the implementing resolution that conforms to the stormwater ordinance to impose the stormwater charges (a) to implement the City's policy decisions and proposed methodology, (b) preserve the ability to collect delinquent or unpaid charges on the tax bill, and (c) adopt an approach conducive to the future use of the uniform method of collection.
- 4) Assist the City with the final rate adoption process for the supplemental program including (a) the legal requirements for any public hearings, (b) the development of and printing, stuffing and mailing of any notices or bills, and (c) the development of a public information sheet to be mailed with the bills or notices.
- 5) Develop/update the supplemental roll for use in the recurring annual program including the correlation of the supplemental roll with the Fiscal Year 2004-05 ad valorem tax roll and the identification of any unpaid or delinquent accounts.

### Fee and Costs

For services provided by GSG and NG&N, a lump sum fee for the proposed scope of services is \$6,500 for the interim program (GSG = \$4,000 and NG&N = \$2,500) and \$7,500 for the supplemental program (GSG = \$5,000 and NG&N = \$2,500).

The lump sum fee includes reimbursement for actual costs incurred, such as photocopies, long distance telephone charges, overnight delivery services. Reimbursement for the costs of producing, stuffing and mailing of both the supplemental year notices and bills will also be required. Mailing and production costs average approximately \$1.25 per parcel, and will be due and payable at the time of mailing the notices and bills.

The lump sum fee for professional services for the interim program includes one on-site visit to the City by GSG and/or NG&N staff. The intent of this meeting is to assist in the development of the interim program process. Meetings in excess of this meeting may be arranged at our standard hourly rates. Expenses related to additional meetings will be billed in conformance with section 112.061, Florida Statutes.

The lump sum fee for professional services for the supplemental program includes one on-site visit to the City by GSG and/or NG&N staff. The intent of this meeting is to assist in the supplemental resolution adoption process. Meetings in excess of this meeting may be arranged at our standard hourly rates. Expenses related to additional meetings will be billed in conformance with section 112.061, Florida Statutes.

In lieu of on-site visits by GSG & NG&N, both firms are available to participate in periodic, schedule telephone conference calls to discuss project status.

The lump sum fee will be due and payable on a monthly basis (assuming notice to proceed occurs by November 1, 2003) as follows:

<u>Payment</u>	<u>Schedule</u>
25% of lump sum fee	November 2003
25% of lump sum fee	December 2003
25% of lump sum fee	January 2004
25% of lump sum fee	February 2004

# INTERIM AND SUPPLEMENTAL STORMWATER FUNDING PROGRAM

## Critical Events Schedule

<u>Event</u>	<u>Schedule</u>
Notice to Proceed by the City	By November 1, 2003
Develop Interim Procedures	November 2003
Create Supplemental Roll	November - December 2003
Draft Supplemental Stormwater Resolution	November - December 2003
Mail Supplemental Stormwater Notices	November-December 2003
Public Hearing for Supplemental Roll and Ordinance Authorizing Interim Assessments	December 2003
Implement Interim Process	January 2004
Mail Supplemental Stormwater Bills	February 2004
Develop/Update Supplemental Stormwater funding Roll for Annual Recurring Program	June 2004

**APPENDIX B**

**ANNUAL STORMWATER FUNDING PROGRAM**

**ANNUAL STORMWATER FUNDING PROGRAM  
SCOPE OF SERVICES**

<b>ASSESSMENT/FEE MANAGEMENT APPLICATION</b>
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The assessment/fee management application will provide a common interface for the entry of parcel-level corrections, as well as general account information including parcel assessment/fee history. The application will provide the ability to:

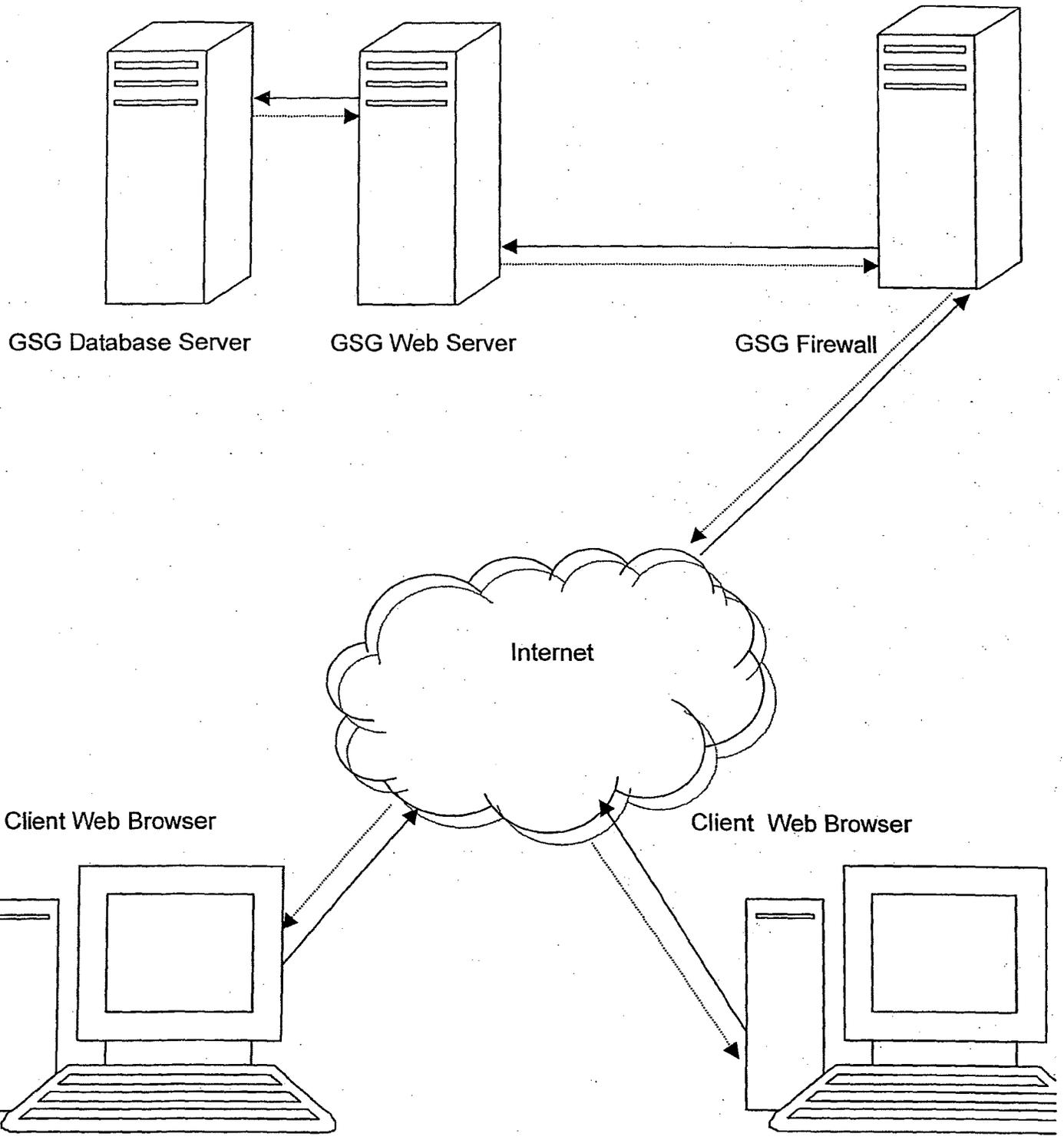
- Search the database for general assessment/fee information by parcel ID, owner name or alternate key
- View assessment/fee amounts, parcel use codes, corrections and assigned building units per parcel
- View assessment/fee history per parcel
- Edit parcel-level information and make corrections
- Flag parcels that require first class notices

To meet these requirements, a combination of back-end database and web browser front-end will be used. The data will be stored in a SQL Server database on a multi-processor server with redundant disk, power and network subsystems. The user interface for the application will be a web site built and hosted by GSG that uses ASP to interact with the back-end database. Benefits of this approach include reduction of development time, transparency to the end-user of upgrades and enhancements, as well as ease of implementation. Only an Internet connection and compatible browser will be needed by the client to operate the application. The diagram on the following page illustrates the proposed approach.

Once the application has been created and is in use, GSG will maintain the infrastructure, data and code. The client will need nothing but Internet connectivity and a compatible web browser to access the application while GSG is contracted for hosting. The access and use of this application will only be valid under the terms of this scope of services.

GSG will be responsible for maintaining the hardware, software and licensing used for the database component of the application. Regularly scheduled archives of the data, database consistency and performance checks will be performed on the back-end database. GSG will also maintain the hardware, software and licensing used for the web-based component of the application. Any code changes will be made on GSG's local servers, eliminating the need for intervention or upgrades at the client level. Nightly archives of the application will be conducted. Web site registration, hosting and bandwidth will be provided by GSG.

Application support will be provided by telephone Monday through Friday, between the hours of 9:00 a.m. & 5:00 p.m. Eastern Time, except for major holidays.



**ANNUAL  
ASSESSMENT  
PROCESS**

Under this scope of services, GSG and NG&N will perform the following tasks:

- 1) GSG will annually compile the assessment roll in an electronic format, as required by Hillsborough County Tax Collector.
- 2) NG&N will draft the implementing resolutions that conform to the stormwater-funding ordinance.
- 3) Both firms will be responsible in advising and assisting with the legal requirements for the adoption of the final rate resolution and certification of the assessment roll in accordance with Section 197.3632, Florida Statutes including:  
(a) the development of the first class notice or TRIM notice and its distribution to any affected property owners, (b) publication of the public hearing, (c) attendance at the public hearing, and (d) the certification of the assessment roll to the Hillsborough County Tax Collector.
- 4) Using the prior fiscal year's assessment roll, corrections maintained in the Assessment/Fee Management Application and the updated data from the Hillsborough County Property Appraiser, GSG will update the roll with any modifications provided by the City (e.g., splits or combinations of parcels, changes to the assessments for individual parcels).
- 5) Using the updated assessment/fee roll and the assessment rates adopted by the City, GSG will create the annual assessment roll. GSG will prepare summary reports to allow the City to verify the assessment/fee roll information. These reports may include a detailed parcel listing of all of the assessments/fees.
- 6) Prior to the certification of the assessment roll, GSG will provide a test file of the assessment roll to Hillsborough County Tax Collector or his agent to ensure electronic compatibility.

**Fees and Costs**

The lump sum fee for the scope of services described herein is \$50,000 (including start-up and development fees) for GSG and \$12,000 for NG&N for the first calendar year. The lump sum fee is \$25,000 for GSG and \$7,500 for NG&N each additional year, based on a commitment to a three-year contract with GSG and NG&N.

The lump sum fee will be due and payable on a quarterly basis (assuming notice to proceed occurs by November 1, 2003) as follows:

<u>Payment</u>	<u>Schedule</u>
25% of lump sum fee	December 2003
25% of lump sum fee	March 2004
25% of lump sum fee	June 2004
25% of lump sum fee	September 2004

The lump sum fee includes reimbursement for all actual costs incurred, including by way of example and not limitation, photocopies, long distance telephone charges, overnight delivery services except for the reimbursement for the costs of obtaining necessary Property Appraiser data or producing, stuffing and mailing of first class notices.

The lump sum fee for professional services includes three on-site visits by representatives of GSG and/or NG&N. Additional on-site meetings may be arranged at our standard hourly rates. Project status meetings may be arranged through scheduled telephone conferences in lieu of on-site visits.

*The lump sum fee does not include the costs of producing and mailing the statutorily required first class notices for FY 2004-05. These costs depend on the number of assessable parcels of property within the City. However, mailing and production costs are \$1.25 per parcel, due and payable at the time of adoption of the preliminary assessment resolution.*

## **Critical Events Schedule**

<b><u>Event</u></b>	<b><u>Schedule</u></b>
Notice to Proceed	November 2003
Basic Site and Database Work Complete	February 2004
Implementation and Training	March – April 2004
Update Fiscal Year 2003-04 Roll	June – July 2004
Calculate/Confirm Annual Rates	June – July 2004
Prepare Assessment Roll	June – August 2004
Preliminary Rate Resolution	July 2004
First Class Notices	July – August 2004
Published Notice	July – August 2004
Annual Rate Resolution	August – September 2004
Test Export to Tax Collector	September 2004
Certify Fiscal Year 2004-05 Assessment Roll	by September 15, 2004