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**CITY OF TAMPA, FLORIDA**

**INITIAL STORMWATER RESOLUTION**

**CENTRAL AND LOWER BASIN IMPROVEMENT AREA**

**ADOPTED JUNE 25, 2015**

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A RESOLUTION OF THE CITY OF TAMPA, FLORIDA RELATING TO THE CITY'S STORMWATER UTILITY AND STORMWATER CAPITAL IMPROVEMENT PLAN; ESTIMATING THE PROJECT COST OF THE STORMWATER IMPROVEMENTS IN THE CENTRAL AND LOWER BASIN IMPROVEMENT AREA; DETERMINING THAT CERTAIN REAL PROPERTY WILL BE SPECIALLY BENEFITED BY THE STORMWATER IMPROVEMENTS; ESTABLISHING THE METHOD OF ASSESSING THE PROJECT COST OF THE STORMWATER IMPROVEMENTS AGAINST THE REAL PROPERTY THAT WILL BE SPECIALLY BENEFITED THEREBY; AUTHORIZING THE DIRECTOR TO PREPARE A TENTATIVE STORMWATER ROLL FOR THE STORMWATER IMPROVEMENT ASSESSMENTS BASED UPON THE METHODOLOGY SET FORTH HEREIN; PROVIDING FOR AN APPEAL PROCESS; ESTABLISHING A PUBLIC HEARING FOR THE PROPOSED STORMWATER IMPROVEMENT ASSESSMENTS AND DIRECTING THE PROVISION OF NOTICE IN CONNECTION THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

## **ARTICLE I DEFINITIONS**

**SECTION 1.01. DEFINITIONS.** This Resolution constitutes the Initial Stormwater Resolution as defined in Section 21-4 of the City Code (as defined below). Unless otherwise defined below, capitalized terms used in this Resolution shall have the meaning ascribed to them in 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.

**"Capital Cost"** shall have the meaning ascribed thereto in Section 21-4 of the City Code.

**"Central and Lower Basin Improvement Area"** means the geographical area described in APPENDIX A attached hereto which constitutes a "Stormwater Improvement Area" within the meaning of Section 21-4 of the City Code.

**"City Code"** means the City of Tampa Code of Ordinances.

**"Collection Cost"** means the estimated internal and external cost to be incurred by the City during any Fiscal Year in connection with the collection of Stormwater Improvement Assessments including, but not limited to, fees and expenses of the Tax Collector and Property Appraiser related to using the Uniform Assessment Collection Act.

**"Community Development District"** means a local unit of special-purpose government as more particularly defined in section 190.003(6), Florida Statutes, as 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), the taxable value of which has been attributed to either a Condominium Residential Unit Parcel or a Condominium Non-Residential Unit Parcel by the Property Appraiser.

**"Condominium Non-Residential Unit Parcel"** means a Tax Parcel of Developed Property constituting a Condominium "unit" (as defined in Section 718.103, Florida Statutes) to which the Property Appraiser has assigned a DOR Code of 1199, 1799, 1999 and 4899, as may be amended from time to time.

**"Condominium Residential Unit Parcel"** means a Tax Parcel of Developed Property constituting a Condominium "unit" (as defined in Section 718.103, Florida Statutes) to which the Property Appraiser has assigned a DOR Code of 0400, 0403, 0404, 0500 and 0508, as may be amended from time to time.

**"Council"** means the City Council of the City of Tampa, Florida.

**"Developed Property"** shall have the meaning ascribed thereto in Section 21-4 of the City Code.

**"Director"** shall have the meaning ascribed thereto in Section 21-4 of the City Code.

**"DOR Code"** means those Florida Department of Revenue codes classifying land use as established in Rule 12D-8.008, Florida Administrative Code, as applied by the Property Appraiser, and as may be amended from time to time.

**"Dwelling Units"** shall have the meaning ascribed thereto in Section 21-4 of the City Code.

**"ESU"** means "equivalent stormwater unit" (also referred to as an "ESFIA" or equivalent square footage of impervious surface) the standard unit used to express the Stormwater burden expected to be generated by each parcel of property.

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

**"Final Stormwater Resolution"** means the resolution described in Section 21-128 of the City Code, which shall confirm, modify or repeal this Resolution and which shall be the final proceeding for the imposition of Stormwater Improvement Assessments within the Central and Lower Basin Improvement Area.

**"Fiscal Year"** shall have the meaning ascribed thereto in Section 21-4 of the City Code.

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

**"Government Property"** shall have the meaning ascribed thereto in Section 21-4 of the City Code.

**"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.

**"Impervious Area"** shall have the meaning ascribed thereto in Section 21-4 of the City Code.

**"Interim Obligations"** means a series of bonds or other evidence of indebtedness including but not limited to, notes, commercial paper, capital leases or any other obligations of the City issued or incurred to finance any portion of the Project Cost of the Stormwater Improvements issued or incurred with the intent to provide interim funding for the Project Cost of the Stormwater Improvements prior to the issuance of Permanent Obligations.

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



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

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

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

**"Mitigation Credit"** means generally a Mitigation Credit as defined in Section 21-4 of the City Code, and specifically a credit applied to a Stormwater Improvement Assessment for a Developed Property in consideration of the on-site management of the Stormwater burden as a consequence of the location of a Mitigation Facility or in consideration of discharge to a non-City stormwater system or for the conveyance and/or treatment of City Stormwater, 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 Section 3.02 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 D.

**"Mitigation Facility"** shall have the meaning ascribed thereto in Section 21-4 of the City Code.

**"Mixed-Use Condominium Parcels"** means a Tax Parcel that contains both Condominium Residential Unit Parcels and Condominium Non-Residential Unit Parcels.

**"Multi-Family Parcel"** means a Tax Parcel of Developed Property to which the Property Appraiser has assigned a DOR Code of 0800, 0801 and 0802, as may be amended from time to time, and which contains no more than two buildings with no more than four (4) Dwelling Units per building.

**"Net ESU"** means the standard unit used to express the Stormwater burden expected to be generated by each parcel of property, after taking into consideration any approved Mitigation Credits.

**"Obligations"** means generally Obligations as defined in Section 21-4 of the City Code, including Interim Obligations and Permanent Obligations.

**"Permanent Obligations"** means generally Permanent Obligations as defined in Section 21-4 of the City Code, including a series of bonds or other evidence of indebtedness including but not limited to, notes, commercial paper, capital leases or any other obligations of the City issued or incurred to finance any portion of the Project Cost of the Stormwater Improvements or to repay Interim Obligations, issued or incurred with the intent to provide permanent funding.

**"Project Cost"** means generally the Project Costs as defined in Section 21-4 of the City Code, including but not limited to (1) the Capital Cost of the Stormwater Improvements, (2) the Transaction Cost associated with the Obligations to finance and

refinance the Stormwater Improvement, (3) interest accruing on such Obligations for such period of time as the City deems appropriate, (4) the debt service reserve fund or account, if any, established for the Obligations which financed the Stormwater Improvement, (5) a reasonable required coverage amount each Fiscal Year to ensure marketability of the Obligations, and (6) any other costs or expenses related thereto.

**"Property Appraiser"** means the Property Appraiser for Hillsborough County, Florida.

**"Single Family Parcel"** means a Tax Parcel of Developed Property to which the Property Appraiser has assigned a DOR Code of 0100, 0102, 0106, 0110 and 0200, as may be amended from time to time.

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

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

**"State"** means the State of Florida.

**"Stormwater"** means the flow of water which results from, and which occurs following, a rainfall event.

**"Stormwater Capital Improvement Plan"** means the City's Stormwater Utility Capital Improvement Plan attached hereto as APPENDIX C.

**"Stormwater Improvements"** means generally the Stormwater Improvements described in Section 21-4 of the City Code, as more particularly described for the Central and Lower Basin Improvement Area in APPENDIX B attached hereto.

**"Stormwater Improvement Assessments"** means generally Stormwater Improvement Assessments as defined in Section 21-4 of the City Code, and specifically the annual special assessment to be imposed by the City for each Fiscal Year against Developed Property within the Central and Lower Basin Improvement Area to pay the Project Cost and related expenses of the Stormwater Improvements, computed each Fiscal Year in accordance with Section 4.01 hereof.

**"Stormwater Roll"** shall have the meaning ascribed thereto in Section 21-4 of the City Code.

**"Stormwater Service Area"** shall have the meaning ascribed thereto in Section 21-4 of the City Code.

**"Stormwater Utility"** means the entity established by Section 21-117 of the City Code to implement the Stormwater management program of the City.

**"Tax Collector"** means the Tax Collector for Hillsborough County, Florida.

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

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

**"Transaction Cost"** shall have the meaning ascribed thereto in Section 21-4 of the City Code.

**"Uniform Assessment Collection Act"** shall have the meaning ascribed thereto in Section 21-4 of the City Code.

**"Very Large Single Family Parcels"** 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. LEGISLATIVE FINDINGS.** It is hereby ascertained, determined and declared that:

(A) This Resolution is adopted pursuant to the provisions of Chapter 21-124 of the City Code and other applicable provisions of law, and is the Initial Stormwater Resolution as defined in the City Code.

(B) The City is responsible for the management, maintenance and improvement of the City's Stormwater Utility for the purpose of collection, storage, treatment and conveyance of Stormwater.

(C) The Stormwater Utility is required to comply with federal and State policies and mandates with respect to its operation and administration.

(D) Pursuant to Article VIII, Section 2(b), Florida Constitution, and Sections 166.021 and 166.041, Florida Statutes, the City has all powers of local self-government to perform municipal functions and to render municipal services except when prohibited by law, and such power may be exercised by the enactment of legislation.

(E) Pursuant to Section 403.0891, Florida Statutes, the City has the responsibility and authority to create a Stormwater Utility and provide for a stormwater management program that is compatible with the goals of the State.

(F) Pursuant to Section 403.0893, Florida Statutes, the City has the authority to fund construction, operation, maintenance and administration of the Stormwater Utility. That statutory provision is an additional and supplemental authority to the constitutional and statutory power of self-government granted to a municipality.

(G) Pursuant to its powers of self-government, the City enacted Ordinance No. 2003-0200 providing for a Stormwater Utility and the imposition and collection of Stormwater Improvement Assessments, as codified in Chapter 21 of the City Code.

(H) The legislative determinations ascertained and declared in City Ordinance No. 2003-0200, as codified in Section 21-2 of the City Code, are hereby ratified and confirmed.

(I) The City's existing Stormwater system is aging and, as a result, property owners are experiencing an increase in the amount of standing water following a rain event and during the rainy season, and several components within the Stormwater Utility are failing, requiring complete rehabilitation in some cases.

(J) The policy represented by the City's Stormwater Capital Improvement Plan attached hereto as APPENDIX C, as may be further amended or revised from time to time, is adopted by this Resolution and shall constitute the current version of the City's Stormwater Basin Plan as defined in Section 21-4 of the City Code, and is intended to correct existing deficiencies with respect to a specific level of service and provide a

consistent level of Stormwater management in the areas of the City described for each project.

(K) The construction, reconstruction or installation of the Stormwater Improvements described in the Stormwater Capital Improvement Plan and in APPENDIX B hereto will provide a number of special benefits including, but not limited to: (1) the availability and use of the Stormwater Improvements by the owners and occupants of Developed Property to properly and safely detain, retain, convey and treat Stormwater discharged from Developed Property; (2) reduction of real and personal property damage from flooding; (3) ensuring future compliance with federal and State permits to operate the Stormwater Utility; (4) stabilization of Developed Property values; (5) increased safety and better access to Developed Property including reduction of emergency evacuation route flooding; (6) improving appearance; (7) rendering Developed Property more adaptable to a current or reasonably foreseeable new and higher use; (8) alleviation of the burdens caused by Stormwater runoff and accumulation attendant with the use of Developed Property; (9) allowing the City to address water quantity, water quality and infrastructure replacement issues; (10) fostering the enhancement of environmentally responsible use and enjoyment of the natural resources within the benefitted area.

(L) The Council is establishing the geographic area depicted and described in APPENDIX A hereof as the "Central and Lower Basin Improvement Area." The Central and Lower Basin Improvement Area shall constitute a "Stormwater Improvement Area" within the meaning of Section 21-4 of the City Code and consists of those stormwater basins, or any portion or portions thereof, encompassing parcels of property that will

derive a special benefit from the construction, reconstruction or installation of all or any portion of the Stormwater Improvements.

(M) The Stormwater Improvement Assessments authorized by Section 21-121 of the City Code and this Resolution provide an equitable method of funding the Capital Cost or debt service and related costs of Obligations issued to finance the Project Cost of the Stormwater Improvements described in APPENDIX B attached hereto, by fairly and reasonably allocating the cost to specially benefited property on the basis of the Stormwater burden expected to be generated by the physical characteristics and use of such property. The Stormwater burden generated by Developed Property is generally proportional to the number of "equivalent stormwater units" or "ESUs" attributed to each Developed Property.

(N) The Stormwater Improvements are necessitated by the existence of Impervious Area. Accordingly, it is fair and reasonable to impose the Stormwater Improvement Assessments only against Developed Property containing at least 100 square feet of Impervious Area.

(O) Any shortfall in the expected proceeds from the Stormwater Improvement Assessments due to any reduction or exemption from payment of the Stormwater Improvement Assessments required by law or authorized by the Council shall be supplemented by any legally available funds, or combination of such funds. 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 Improvement Assessments imposed for this Fiscal Year, the sole and exclusive remedy shall be the



imposition of a Stormwater Improvement Assessment upon each affected Tax Parcel in the amount of the Stormwater Improvement Assessment that would have been otherwise imposed save for such reduction or exemption afforded to such Tax Parcel.

(P) The Council hereby finds and determines that the Stormwater Improvement Assessments to be imposed in accordance with this Resolution provide an equitable method of funding the Stormwater Improvements by fairly and reasonably allocating the Project Cost to specially benefitted property, based upon the number of ESUs attributable to each Developed Property or classification of property in the manner described in Article III and IV hereof.

**ARTICLE II  
STORMWATER IMPROVEMENT AREA AND  
STORMWATER CHARGES**

**SECTION 2.01. STORMWATER IMPROVEMENT AREA; PROJECT COST.**

(A) This Resolution will initiate the process for imposition of Stormwater Improvement Assessments to finance acquisition and construction of the Stormwater Improvements described in APPENDIX B attached hereto. The Council hereby establishes the geographic area depicted and described in APPENDIX A attached hereto as the "Central and Lower Basin Improvement Area." The Central and Lower Basin Improvement Area shall constitute a "Stormwater Improvement Area" within the meaning of Section 21-4 of the City Code.

(B) The Central and Lower Basin Improvement Area consists of those stormwater basins, or any portion or portions thereof, encompassing parcels of property that will derive a special benefit from the construction, reconstruction or installation of all or any portion of the facilities described in the City's Stormwater Capital Improvement Plan attached hereto as APPENDIX C. The policy represented by the City's Stormwater Capital Improvement Plan is hereby adopted and shall constitute the current version of the City's Stormwater Basin Plan as defined in Section 21-4 of the City Code and is intended to correct existing deficiencies with respect to a specific level of service and provide a consistent level of Stormwater management in the areas of the City described in the Stormwater Capital Improvement Plan.

(C) The estimated Project Cost for the Stormwater Improvements is \$251,285,000. The Project Cost and related expenses of the Stormwater Improvements shall be funded through the imposition of Stormwater Improvement Assessments against property located in the Central and Lower Basin Improvement Area, in the manner set forth in Article II and Article IV hereof.

**SECTION 2.02. IMPOSITION OF ASSESSMENTS AGAINST NON-GOVERNMENTAL PROPERTY.**

(A) A Stormwater Improvement Assessment is hereby imposed against all non-Government Property that is Developed Property within the Central and Lower Basin Improvement Area. The Project Cost of the Stormwater Improvements attributable to non-Government Property shall be assessed against all Tax Parcels of non-Government Property that are Developed Property within the Central and Lower Basin Improvement Area at a rate of assessment based upon the number of Net ESUs attributable to each Tax Parcel or classification of such non-Government Property as described in Article III hereof and computed in a manner described in Section 4.01 hereof.

(B) The Stormwater Improvement Assessments shall be collected pursuant to the Uniform Assessment Collection Act.

**SECTION 2.03. REIMBURSEMENT TO CITY FROM GOVERNMENT PROPERTY.**

(A) The City shall contribute an amount each Fiscal Year equal to the assessment rate multiplied by the amount of Net ESUs attributable to Government Property. Such contribution shall come from any legally available funds, or combination

of such funds, and shall not be paid for by proceeds or funds derived from the Stormwater Improvement Assessments. Where legally permissible, the City shall impose fees to reimburse itself for expenses related such Government Property that is not owned by the City.

(B) The collection of such fees from Government Property shall be pursuant to Section 21-133 of the City Code.

**ARTICLE III  
ASSIGNMENT OF EQUIVALENT  
STORMWATER UNITS**

**SECTION 3.01. CLASSIFICATION OF TAX PARCELS.** Each Tax Parcel located within the Central and Lower Basin Improvement 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 Parcel, Condominium Non-Residential Unit Parcel, Condominium Common Area Parcel, Mixed-Use Condominium Parcels, Small Multi-Family Parcels, Medium Multi-Family Parcels, Large Multi-Family Parcels, or General Parcels.

**SECTION 3.02. SINGLE FAMILY PARCELS.**

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

(1) Single Family Parcels constitute approximately 74.55 percent of the Developed Property located within the Central and Lower Basin Improvement 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) It is fair and reasonable to classify Single Family Parcels by size with Small Single Family Parcels constituting approximately 28.80 percent of the Single Family Parcels within the Central and Lower Basin Improvement Area, Medium Single Family Parcels constituting approximately 55.04 percent of the Single Family Parcels within the Central and Lower Basin Improvement Area,

Large Single Family Parcels constituting approximately 15.21 percent of the Single Family Parcels within the Central and Lower Basin Improvement Area, and Very Large Single Family Parcels constituting approximately 0.95 percent of the Single Family Parcels within the Central and Lower Basin Improvement Area.

(4) The City has compared the above-described percentages for each Single Family Parcel category within the Central and Lower Basin Improvement Area to the percentages for each Single Family Parcel category within the Stormwater Service Area and has determined that it is fair and reasonable to utilize the ESU Values calculated for the Stormwater Service Area for the Central and Lower Basin Improvement Area in order to avoid confusion among property owners as to how their assessments are calculated and efficiently calculate and administer the assessments. Accordingly, the City will use the ESU Value (3,310 square feet) similar to 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.

(B) Determination of ESUs and Net ESUs. Based on the above findings, the Council hereby assigns ESUs and Net ESUs to each category of Single Family Parcels as follows:

(1) The City has computed a Building Footprint of 1,667 square feet for a typical Medium Single Family Parcel. Accordingly, the number of Net ESUs

attributable to each Medium Single Family Parcel shall be computed by multiplying one 1.0 ESU by the appropriate Mitigation Credit Factor.

(2) The City has computed a Building Footprint of 1,023 square feet for a typical Small Single Family Parcel. The number of ESUs 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 ESUs attributable to each Small Single Family Parcel shall be computed by multiplying 0.61 ESUs by the appropriate Mitigation Credit Factor.

(3) The City has computed a Building Footprint of 2,762 square feet for a typical Large Single Family Parcel. The number of ESUs 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 ESUs attributable to each Large Single Family Parcel shall be computed by multiplying 1.66 ESUs by the appropriate Mitigation Credit Factor.

(4) The City has computed a Building Footprint of 4,701 square feet for a typical Very Large Single Family Parcel. The number of ESUs 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 ESUs attributable to each Very Large Single Family Parcel shall be computed by multiplying 2.82 ESUs by the appropriate Mitigation Credit Factor.

**SECTION 3.03. MULTI-FAMILY PARCELS.**

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

(1) Multi-Family Parcels constitute approximately 2.98 percent of the Developed Property located within the Central and Lower Basin Improvement 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) It is fair and reasonable to classify Multi-Family Parcels by size with Small Multi-Family Parcels constituting approximately 8.12 percent of the Multi-Family Parcels within the Central and Lower Basin Improvement Area, Medium Multi-Family Parcels constituting approximately 87.18 percent of the Multi-Family Parcels within the Central and Lower Basin Improvement Area and Large Multi-Family Parcels constitute approximately 4.70 percent of the Multi-Family Parcels within the Central and Lower Basin Improvement Area.

(4) The City has compared the above-described percentages for each Multi-Family Parcel category within the Central and Lower Basin Improvement Area to the percentages for each Multi-Family Parcel category within the Stormwater Service Area and has determined that it is fair and reasonable to utilize the ESU Values calculated for the Stormwater Service Area for the Central



and Lower Basin Improvement Area in order to avoid confusion among property owners as to how their assessments are calculated and efficiently calculate and administer the assessments. Accordingly, one ESU of Impervious Area equates to a Building Footprint of 1,667 square feet.

(B) Determination of ESUs and Net ESUs. Based on the above findings, the Council hereby assigns ESUs and Net ESUs to each category of Multi-Family Parcels as follows:

(1) The City has computed a Building Footprint of 727 square feet for a typical Small Multi-Family Parcel. The number of ESUs 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 ESUs attributable to each Small Multi-Family Parcel shall be computed by multiplying 0.44 ESUs by the appropriate Mitigation Credit Factor.

(2) The City has computed a Building Footprint of 1,685 square feet for a typical Medium Multi-Family Parcel. The number of ESUs 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 ESUs attributable to each Medium Multi-Family Parcel shall be computed by multiplying 1.01 ESUs by the appropriate Mitigation Credit Factor.

(3) The City has computed a Building Footprint of 3,744 square feet for a typical Large Multi-Family Parcel. The number of ESUs 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 ESUs attributable to each Large Multi-Family Parcel shall be computed by multiplying 2.25 ESUs by the appropriate Mitigation Credit Factor.

**SECTION 3.04. RESIDENTIAL CONDOMINIUM PARCELS.**

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

(1) Condominiums constitute approximately 13.6 percent of the Developed Property located within the Central and Lower Basin Improvement Area, of which approximately 95.8 percent are Condominium Residential Parcel Units.

(2) 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.

(3) 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) Determination of ESUs and Net ESUs. Based on the above findings, the number of Net ESUs attributable to each Condominium Residential Unit Parcel shall be equal to the sum of the following:

- (1) the product of multiplying:
  - (a) the quotient of dividing:
    - (i) the Impervious Area of the Condominium on which the Condominium Residential Unit Parcel is located, by
    - (ii) the ESU Value (3,310 square feet), and further 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 product of multiplying:
  - (a) the quotient of dividing:
    - (i) the Impervious Area of the Condominium on which the Condominium Common Area Parcel appurtenant to the Condominium Residential Unit Parcel, by
    - (ii) the ESU Value (3,310 square feet), and further 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 3.05. NON-RESIDENTIAL CONDOMINIUM PARCELS.**

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

(1) Condominiums constitute approximately 13.6 percent of the Developed Property located within the Central and Lower Basin Improvement Area, of which approximately 4.2 percent are Condominium Non-Residential Parcel Units.

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

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

(B) Determination of ESUs and Net ESUs. Based on the above findings, the number of Net ESUs attributable to each Condominium Non-Residential Unit Parcel shall be equal to the sum of the following:

(1) the product of multiplying:

(a) the product of multiplying:

(i) the quotient of dividing:

(Y) the Impervious Area of the Condominium on which the Condominium Non-Residential Unit Parcel is located, by

- (Z) the ESU Value (3,310 square feet), by
    - (ii) the quotient of dividing:
      - (Y) the square feet of the Condominium Non-Residential Unit Parcel, by
      - (Z) the total square feet of all Condominium Non-Residential Unit Parcels located on such Condominium, by
  - (b) the appropriate Mitigation Credit Factor; and
- (2) the product of multiplying:
- (a) the product of multiplying:
    - (i) the quotient of dividing:
      - (Y) the Impervious Area of the Condominium on which the Condominium Common Area Parcel is located, by
      - (Z) the ESU Value (3,310 square feet), by
    - (ii) the quotient of dividing:
      - (Y) the square feet of the Condominium Non-Residential Unit Parcel, by
      - (Z) the total square feet of all Condominium Non-Residential Unit Parcels located on such Condominium, by
  - (b) the appropriate Mitigation Credit Factor.

**SECTION 3.06. MIXED-USE CONDOMINIUM PARCELS.**

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

(1) Mixed-Use Condominium Parcels contain both Condominium Residential Unit Parcels and Condominium Non-Residential Unit Parcels.

(2) It is fair and reasonable to compute Stormwater Improvement Assessments for Mixed-Use Condominium Parcels by treating each Mixed-Use Condominium Parcel as two separate parcels based on the relative Impervious Area attributable to each use.

(B) Determination of ESUs and Net ESUs. Based on the above findings, the number of Net ESUs attributable to each Mixed-Use Condominium Parcel shall be computed as the sum of:

(1) the amount determined by using the Impervious Area of such Mixed-Use Condominium Parcel attributable to Condominium Residential Unit Parcels and determining the Net ESUs attributable to that portion in accordance with Section 3.04(B) hereof, and

(2) the amount determined by using the Impervious Area of such Mixed-Use Condominium Parcel attributable to Condominium Non-Residential Unit Parcels and determining the Net ESUs attributable to that portion in accordance with Section 3.05(B) hereof.

**SECTION 3.07. GENERAL PARCELS.**

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

(1) General Parcels constitute approximately 8.86 percent of the Developed Property located within the Central and Lower Basin Improvement Area.

(2) It is fair and reasonable to compute Stormwater Improvement Assessments for General Parcels by determining the actual number of ESUs attributable to each General Parcel within the Central and Lower Basin Improvement Area.

(B) Determination of ESUs and Net ESUs. Based on the above findings, the number of Net ESUs attributable to each General Parcel shall be computed by multiplying:

- (1) the quotient of dividing:
  - (a) the Impervious Area of such General Parcel, by
  - (b) the ESU Value (3,310 square feet), by
- (2) the appropriate Mitigation Credit Factor.

**SECTION 3.08. MITIGATION CREDIT POLICY.**

(A) The Council hereby finds that the Mitigation Credit Policy is fair and reasonable and, therefore, approves the Mitigation Credit Policy attached hereto as APPENDIX D.

(B) 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 ESUs 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 Improvement Assessment.

(C) 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. The City may charge a fee to review such drawings to ensure compliance with appropriate standards.

(D) No Mitigation Credit shall be granted to a parcel whose mitigation is provided by a Mitigation Facility constructed or maintained with City funds.

(E) Based on the Council's legislative findings in Section 1.03 hereof with respect to the proposed methodology of apportioning the Stormwater Improvement Assessments and confirmed by the findings of fact described in Section 3.02 hereof, all Mitigation Credits approved and applied to properties within the Stormwater Service Area that are located within the proposed Central and Lower Basin Improvement Area as of the date of this Resolution shall be automatically applied by the Director without the need to reapply pursuant to the procedures set forth in this Section.

**SECTION 3.09. ADJUSTMENT OF NET ESUs.**

(A) Petitions for review of the number of Net ESUs 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 this 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 thirty days of the notice required by Section 21-127 of the City Code and shall be reviewed within thirty days of the filing date. Filing of a petition shall not extend the time for payment of any Stormwater Improvement Assessment or affect the amount of any discount for early payment. If the number of Net ESUs is adjusted for any Tax Parcel, the Stormwater Improvement Assessment shall be corrected in accordance with Section 21-137 of the City Code. If the Stormwater Improvement Assessment has been paid prior to adjustment of the number of Net ESUs, the Tax Collector shall refund the amount by which the Stormwater Improvement Assessment has been reduced, adjusted for any early payment discount taken by the owner.

(4) The petitioner shall 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 will result in the denial of the petition.

(5) If the petitioner provides supplemental information regarding a permitted private stormwater management system constructed on the Tax Parcel, then the petitioner must further submit information demonstrating levels of pollutant and flood control reduction based upon field measurements to prove actual flow rate reductions from a permitted private stormwater management system. Failure to provide such information will result in the denial of the petition.

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

(B) The Director may initiate adjustments to the number of Net ESUs attributed to any Tax Parcel including, but not limited to, adjustments resulting from improvements made to vacant property such that it then constitutes Developed Property. If the number of Net ESUs is reduced for any Tax Parcel, the Stormwater Improvement Assessment shall be corrected in accordance with Section 21-137 of the City Code. In such event, if the Stormwater Improvement Assessment has been paid prior to adjustment of the number of Net ESUs, the Tax Collector shall refund the amount by which the Stormwater Improvement Assessment has been reduced, adjusted for any early payment discount taken by the owner. If the number of Net ESUs is increased for any Tax Parcel, the adjustment shall become effective for Stormwater Improvement Assessments in subsequent Fiscal Years after the required notice and hearing process is completed pursuant to Section 21-137 of the City Code and the Uniform Assessment Collection Act.

**ARTICLE IV  
COMPUTATION OF ASSESSMENTS; PRELIMINARY  
STORMWATER ROLL; USE OF FUNDS**

**SECTION 4.01. COMPUTATION OF ASSESSMENTS.**

(A) The Council expects to issue Interim Obligations and Permanent Obligations to finance the Project Cost of the Stormwater Improvements for the Central and Lower Basin Improvement Area. Stormwater Improvement Assessments shall be imposed within the Central and Lower Basin Improvement Area for each Fiscal Year in which Obligations remain outstanding. When imposed, the Stormwater Improvement Assessments shall constitute a lien upon the Tax Parcels listed on the Stormwater Roll, pursuant to City Code.

(B) The Stormwater Improvement Assessments against property located within the Central and Lower Basin Improvement Area for any Stormwater Roll that will be certified for collection prior to the issuance of Permanent Obligations shall be computed and applied as follows:

(1) The annual installment of the Stormwater Improvement Assessment for each Net ESU shall be the quotient of dividing:

(a) the quotient of dividing:

(i) the Central and Lower Basin Improvement Area pro forma debt service, together with the expected Collection Costs, by

(ii) the total number of Net ESUs attributable to property located within the Central and Lower Basin Improvement Area, by

(b) the amount allowed by law as the maximum discount for early payment of ad valorem taxes and non-ad valorem assessments (0.96).

The annual installment of the Stormwater Improvement Assessment for each Tax Parcel shall then be computed by multiplying the Stormwater Improvement Assessment for each Net ESU (determined above each Fiscal Year) by the number of Net ESUs attributable to such Tax Parcel.

(2) Proceeds from the Stormwater Improvement Assessments received during each Fiscal Year from the Central and Lower Basin Improvement Area shall be applied by the City as follows: (a) payment of Collection Costs; (b) payment of the actual debt service on Interim Obligations attributable to the Stormwater Improvements becoming due during such Fiscal Year; (c) payment of the Capital Cost for the Stormwater Improvements, if deemed necessary; and (d) prepayment of the Interim Obligations attributable to the Stormwater Improvements.

(C) The Stormwater Improvement Assessments against property located within the Central and Lower Basin Improvement Area for any Stormwater Roll that will be certified for collection after the issuance of Permanent Obligations shall be computed and applied as follows:

(1) The annual installment of the Stormwater Improvement Assessment for each Net ESU shall be the quotient of dividing:

(a) the quotient of dividing:

(i) the Central and Lower Basin Improvement Area actual debt service, together with the expected Collection Costs, by

(ii) the total number of Net ESUs attributable to property located within the Central and Lower Basin Improvement Area, by

(b) the amount allowed by law as the maximum discount for early payment of ad valorem taxes and non-ad valorem assessments (0.96).

The annual installment of the Stormwater Improvement Assessment for each Tax Parcel shall then be computed by multiplying the Stormwater Improvement Assessment for each Net ESU (determined above each Fiscal Year) by the number of Net ESUs attributable to such Tax Parcel.

(2) Proceeds from the Stormwater Improvement Assessments received during each Fiscal Year from the Central and Lower Basin Improvement Area shall be applied by the City as follows: (a) payment of Collection Costs; (b) payment of the actual debt service on Permanent Obligations attributable to the Stormwater Improvements becoming due during such Fiscal Year; (c) payment of the Capital Cost for the Stormwater Improvements, if deemed necessary; and (d) prepayment of the Permanent Obligations attributable to the Stormwater Improvements.

(D) For purposes of the notices mailed to the property owners pursuant to Section 4.03 hereof, the estimated maximum rate of \$8.17 per ESU/month (\$98.04 per ESU/annually) will be used, together with the assumption that the first of thirty (30) annual payments will be placed on the ad valorem tax bill mailed in November 2016.

The maximum Stormwater Improvement Assessment will be set forth in the Final Stormwater Resolution.

**SECTION 4.02. STORMWATER ROLL.** The Director is hereby directed to prepare, or direct the preparation of, (A) the final estimate of the Project Cost of the Stormwater Improvements, and (B) the preliminary Stormwater Roll in the manner provided in the City Code. The Director shall apportion the final estimated Project Cost for the Stormwater Improvements in the manner set forth in this Resolution. A copy of this Resolution, the final estimate for Project Cost and the preliminary Stormwater Roll shall be maintained on file in the office of the City Clerk and open to public inspection. The foregoing shall not be construed to require that the Stormwater Roll be in printed form if the amount of the Stormwater Improvement Assessment for each Tax Parcel can be determined by use of an available computer terminal.

**SECTION 4.03. INSUFFICIENT AND EXCESS FUNDS.**

(A) If for any reason the net proceeds of the Obligations are insufficient to pay the Project Cost for the Stormwater Improvements within the Central and Lower Basin Improvement Area, the City, at its option, shall either (1) elect to impose additional Stormwater Improvement Assessments within the Central and Lower Basin Improvement Area, or (2) fund the difference from any legally available revenue source.

(B) Prior to the completion of the Stormwater Improvements, proceeds of the Stormwater Improvement Assessments for any Fiscal Year shall be used in accordance with Sections 4.01(B)(2) and 4.01(C)(2) hereof.

(C) Promptly upon completion of the Stormwater Improvements and after paying or making provision for the payment of all unpaid items of the Project Cost for the Stormwater Improvements, the City shall use any remaining net proceeds from the Permanent Obligations to pay interest on or redeem Permanent Obligations.

**ARTICLE V**  
**NOTICE AND PUBLIC HEARING**

**SECTION 5.01. PUBLIC HEARING.** A public hearing will be conducted by the City Council on August 27, 2015 at 9:30 a.m., or as soon thereafter as the matter may be heard, in Council Chambers, Third Floor, City Hall, 315 East Kennedy Boulevard, Tampa, Florida, (or if it is determined that such location has insufficient seating, such other location as the Director shall determine), to consider imposition of the Stormwater Improvement Assessments and their collection pursuant to the Uniform Assessment Collection Act.

**SECTION 5.02. NOTICE BY PUBLICATION.** The Director shall publish a notice of the public hearing authorized by Section 5.01 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 E and shall be published no later than August 7, 2015.

**SECTION 5.03. 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 5.01 hereof to each property owner proposed to be assessed at the address indicated on the Stormwater Improvement Assessment Roll. The mailed notice shall be in substantially the form attached hereto as APPENDIX F and shall be mailed no later than August 7, 2015.



**ARTICLE VI  
GENERAL PROVISIONS**

**SECTION 6.01. METHOD OF COLLECTION.** The Stormwater Improvement Assessments described herein shall be collected pursuant to the Uniform Assessment Collection Act.

**SECTION 6.02. INTENT FOR REIMBURSEMENT FROM BOND PROCEEDS.** The City is hereby authorized to temporarily advance funds for the payment of Project Cost of the Stormwater Improvements, such advances to be reimbursed from proceeds of tax-exempt Obligations. This is a Declaration of Official Intent under U.S. Treasury Regulations for purposes of Sections 103 and 141 to 150 of the Internal Revenue Code of 1986, as amended (the "Internal Revenue Code"). The City declares that it reasonably expects that all or a portion of the Project Cost for the Stormwater Improvements will be paid from the City's general fund or other legally available funds and accounts and will be reimbursed with the proceeds of bonds (as defined in Section 150 of the Internal Revenue Code). The maximum principal amount of Obligations expected to be issued for the Project Cost of the Stormwater Improvements is \$251,285,000.

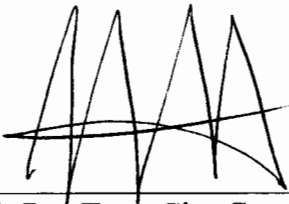
**SECTION 6.03. SEVERABILITY.** The provisions of this Resolution are severable; and if any section, subsection, sentence, clause or provision is held invalid by any court of competent jurisdiction, the remaining provisions of this Resolution shall not be affected thereby.

**SECTION 6.04. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA, ON JUNE 25, 2015.**

**ATTEST:**

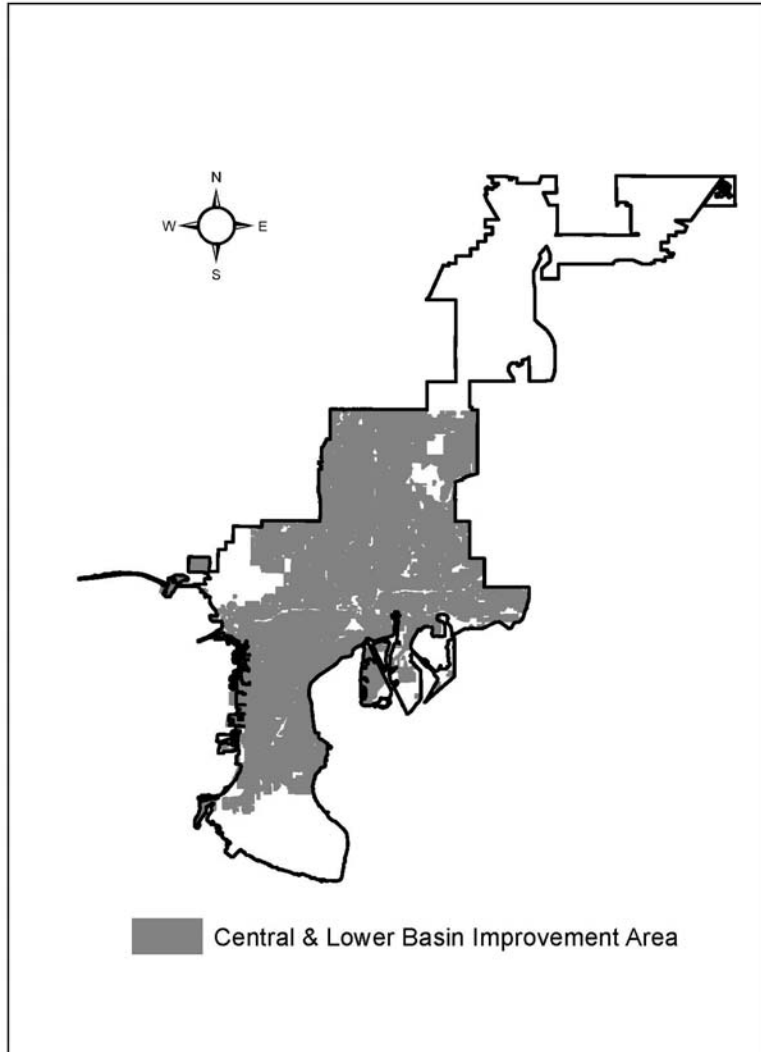
  
City Clerk/Deputy City Clerk

  
\_\_\_\_\_  
Chair/Chair Pro-Tem, City Council

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Janice M. McLean  
Assistant City Attorney

**APPENDIX A**  
**DESCRIPTION AND MAP OF THE CENTRAL AND LOWER BASIN**  
**IMPROVEMENT AREA**



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  $54^{\circ}15'10''$  East, a distance of 505.58 feet; thence South  $25^{\circ}54'38''$  West, a distance of 764.27 feet; thence South  $64^{\circ}05'22''$  East, a distance of 330.60 feet; thence North  $25^{\circ}54'38''$  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 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; thence Easterly to a point lying 200 feet North of and 100 feet West of the Southeast corner of Section 9, Township 28 South, Range 19 East; thence Easterly along a 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.



**APPENDIX B**  
**DESCRIPTION OF THE STORMWATER IMPROVEMENTS**

## FISCAL YEAR 2016

***Upper Peninsula Flooding Relief, PH II (Vasconia Construction):*** Construction of a major outfall pipe system to alleviate structural, street and yard flooding. Flooding on Manhattan Avenue will be relieved which is an arterial street. The scope includes sediment and trash collecting devices to reduce the pollutant loading to Old Tampa Bay.

***43rd Street Outfall Regional Drainage Improvements, PH II:*** Construction of a major outfall pipe system to alleviate street and business property flooding. Water quality treatment will be attained with the construction of a pond to reduce the pollutant loading to McKay Bay.

***Lower Peninsula Watershed Plan:*** Perform stormwater modeling to develop a regional watershed plan which will provide a flooding relief master plan for new outfalls and identify properties suitable for ponds and other water quality treatment devices.

***East River Hills Flooding Relief:*** Construction of an additional outfall and upgraded conveyance system to alleviate structural, street and yard flooding. The scope includes a sediment and trash collecting device to reduce the pollutant loading to the Hillsborough River.

***Ditch Rehabilitation:*** Reconstruction of failing and undersized ditch systems to alleviate structural, street, and yard flooding. Ditches and associated drainage features under this program require engineered solutions beyond routine maintenance.

***Howard: Swann to Morrison Flooding Relief:*** Construction of a new stormwater system to reduce flooding in travel lines and the intersection of Swann and Morrison avenues. The project is comprised of pipes, inlets, and roadway re-grading to improve drainage.

***Annual C.I.P.P. Rehabilitation:*** Rehabilitation of failing pipes utilizing a cured-in-place pipe liner. The benefit of the program is that existing pipes can be rehabilitated without requiring excavation or replacement.

***Box Culvert Rehabilitation PH II:*** Rehabilitation of failing box culverts.

***Seneca Pump Station Demolition:*** Pump station is no longer necessary since the construction of Curiosity Creek Pump Station. The pump station is an aging facility with ongoing maintenance concerns.

***Anita Subdivision:*** The subdivision has inadequate drainage due to the cumulative impact of ditches being filled and driveway culverts being improperly constructed. The project will restore the relic ditch system.

***2<sup>nd</sup> Street: Interbay Blvd to Bay Ave:*** The Street experiences severe flooding. A new drainage system will be constructed to connect to an existing box culvert along Bay Avenue.

***Bradley Flooding Relief:*** The existing stormwater system is undersized. The project will re-establish ditches and improve conveyance.

***North River Highlands Flooding Relief:*** North River Highlands at East River Hills Drive experiences severe flooding. The project will model and design a new stormwater system to relieve flooding.

***North Street and Packwood Pond:*** The property is in a low area and experiences repeated structural flooding. The property was acquired and a pond with side drains will be constructed.

***Forest Hills Flooding Relief:*** Area near North Forest Hills Drive and Country Club Drive experiences flooding. The project consists of the construction of a new stormwater system to convey flow to Lake Eckles.

***Himes Avenue - Paxton to Tyson Ditch:*** Intersection experiences flooding due pavement overlay and lack of a drainage system. The project is comprised of constructing inlets and pipes to connect to the existing system to the south and a culvert upgrade at the Tyson ditch crossing of Himes Avenue.

***Alley behind Hills and Richardson:*** Improper grading in the alley causes structural flooding. The project will improve drainage by re-grading the alley to drain away from the buildings.

***Micro-Projects:*** Construction of small projects by City crews. This is an efficient utilization of resources to improve drainage in between large City crew constructions projects.

***North Tampa Closed Basin Flooding Relief:*** Properties in this area experience frequent severe flooding due to the lack of positive outfall. Properties are targeted for acquisition for future stormwater ponds.

***Other Fiscal Year 2016 Projects:*** To the extent required based on the refinement of the above projects and determined to benefit property within the Central and Lower Basin Improvement Area.

## **FISCAL YEAR 2017**

***Upper Peninsula Flooding Relief, PH IIA (Dale Mabry-Henderson):*** See FISCAL YEAR 2016

***Cypress Street Outfall Phase II:*** Construction of a major trunk line connecting to the Cypress Outfall. The project will serve future lateral connections to relief flooding the area.

***North Tampa Closed Basin Flooding Relief:*** See FISCAL YEAR 2016

***Ditch Rehabilitation PH II:*** See FISCAL YEAR 2016

***Poinsettia Pump Station and Force Main Replacement:*** Pump station will be replaced with more efficient pumping equipment and the new force main divert the flow further downstream in the 72 inch Outfall pipe in 30<sup>th</sup> St.

***Box Culvert Rehabilitation PH III:*** See FISCAL YEAR 2016

***Robles Park Pump Station Replacement:*** Pump station will be replaced. This is an aging facility with ongoing maintenance concerns.

***Mary Sink Rehabilitation:*** The sink drains a large drainage basin in the North Tampa Closed Basin area which experiences severe flooding. The project will ensure that the sink capacity is maximized to reduce flooding.

***Annual C.I.P.P. Rehabilitation:*** See FISCAL YEAR 2016

***Annie and 21<sup>st</sup> Street Pond:*** Acquisition of abutting flooded properties and construction of a pond.

***Ashley Pond Expansion:*** Acquisition of flooded properties that abut and existing pond and expansion of the pond.

***17th and Annona:*** Construction of a new stormwater system from 17<sup>th</sup> and Annona to the existing system in Limbaugh Avenue at 17<sup>th</sup> Street.

***15th Street at Ellicott:*** Construct a lateral on 15<sup>th</sup> St. between Ellicott and Caracas and convey to the existing stormwater system.

***Chelsea flooding relief:*** Construct improvement to relieve garage flooding near and along Chelsea, just east of Nebraska. Part of the Southeast Seminole Heights drainage area.

***Euclid: West Shore to Renellie Circle:*** Construction of an upgraded conveyance system to relieve street flooding.

***Other Fiscal Year 2017 Projects:*** To the extent required based on the refinement of the above projects and determined to benefit property within the Central and Lower Basin Improvement Area.

## FISCAL YEAR 2018

***Upper Peninsula Flooding Relief, PH IIB (Dale Mabry-Henderson):*** See FISCAL YEAR 2016

***43rd St. Outfall Ph. III:*** See FISCAL YEAR 2016

**Lower Peninsula Flooding Relief PH I:** Commence construction of projects identified by Lower Peninsula Study

**Broadway and 56th St. Flooding relief:** Project entails upsizing pipe across Broadway at 56th St and tying into existing 36" private pipe, obtaining an easement from Allen Auto parts and accepting private pipe. An alternate solution would be to convey water east along Broadway to Kimmins Property and using existing easement south.

**Eastridge P.S Rehabilitation:** Rehabilitation of existing pump station at 109<sup>th</sup> and North Boulevard. Aging facility with ongoing maintenance concerns.

**North Tampa Closed Basin Flooding Relief:** See FISCAL YEAR 2016

**Annual C.I.P.P. Rehabilitation:** See FISCAL YEAR 2016

**Box Culvert Rehabilitation PH IV:** See FISCAL YEAR 2016

**30th St. FM Extension, PH I:** Extension of the shared force main to discharge directly to Hillsborough River. The project will increase capacity of the Donut/Duck shared force main by providing a direct outfall. The capacity of the existing 72-inch outfall pipe in 30<sup>th</sup> Street will be increased.

**Annette & Bougainvillea:** Construct a lateral to FDOT pond to relieve flooding.

**North B and 2906 W. Gomez** This project addresses inadequate drainage on Gomez Avenue between Douglas and Tampa Bay Boulevard. The project consists of the construction of additional pipes and inlets to convey runoff to an existing system.

**Howard and North B St. Flooding Relief:** Re-profile the intersection to correct poor drainage.

**Misc. City Crew projects/Micro Projects:** See FISCAL YEAR 2016

**Other Fiscal Year 2018 Projects:** To the extent required based on the refinement of the above projects and determined to benefit property within the Central and Lower Basin Improvement Area.

## **FISCAL YEAR 2019**

**Upper Peninsula Flooding Relief, PH IIC (Dale Mabry-Henderson):** See FISCAL YEAR 2016

**Cypress St. Outfall, PH III:** See FISCAL YEAR 2016

**Lower Peninsula Flooding Relief PH II:** See FISCAL YEAR 2018

**Annual C.I.P.P. Rehabilitation:** See FISCAL YEAR 2016

**99th Ave. Pumping Station:** Construction of a new pump station and force main from 99<sup>th</sup> and Elmer Pond to discharge to the existing 72-inch outfall pipe in 30<sup>th</sup> Street.

**Box Culvert Rehabilitation PH V:** See FISCAL YEAR 2016

**30th St. FM Extension, PH II:** See FISCAL YEAR 2018

**City Construction Crew projects:** See FISCAL YEAR 2016

**Other Fiscal Year 2019 Projects:** To the extent required based on the refinement of the above projects and determined to benefit property within the Central and Lower Basin Improvement Area.

### **FISCAL YEAR 2020**

**Upper Peninsula flooding relief, PH IID (Dale Mabry-Henderson):** See FISCAL YEAR 2016

**Cypress St. Outfall PH IV:** See FISCAL YEAR 2016

**S.E. Seminole Heights Flooding Relief:** Commence construction of projects identified by S.E. Seminole Heights Study.

**Lower Peninsula Flooding Relief PH III:** See FISCAL YEAR 2018

**North Tampa Closed basin Flooding Relief:** See FISCAL YEAR 2018

**FISCAL YEAR20 Annual C.I.P.P. rehabilitation:** See FISCAL YEAR 2016

**Box Culvert Rehabilitation PH VI:** See FISCAL YEAR 2016

**30th St. FM Extension, PH III:** See FISCAL YEAR 2018

**City Construction Crew projects:** See FISCAL YEAR 2016

**Other Fiscal Year 2020 Projects:** To the extent required based on the refinement of the above projects and determined to benefit property within the Central and Lower Basin Improvement Area.

**APPENDIX C**  
**STORMWATER CAPITAL IMPROVEMENT PLAN**

City of Tampa  
 Budget Office  
 Stormwater Capital Improvement Plan FY2015 - FY2027\*

CIP Project	FY2015		FY2016		FY2017		FY2018		FY2019		FY2020		FY2021		FY2022		FY2023 - 2027		Total FY2015 - FY2027
	Submitted CIP	SWFWMD	Submitted CIP	SWFWMD	Submitted CIP	SWFWMD	Submitted CIP	SWFWMD	Submitted CIP	SWFWMD	Submitted CIP	SWFWMD	Submitted CIP	SWFWMD	Submitted CIP	SWFWMD	Submitted CIP	SWFWMD	
Upper Peninsula Flooding	\$ 2,900,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,312,500	\$ 2,312,500	\$ 2,312,500	\$ 2,312,500	\$ 2,312,500	\$ 2,312,500	\$ 2,312,500	\$ 2,312,500	\$ 2,500,000	\$ 2,500,000	\$ 3,500,000				\$ 37,400,000
North Tampa Closed Basin Flooding Relief			\$ 1,000,000		\$ 1,000,000		\$ 1,000,000		\$ 1,000,000		\$ 1,000,000								\$ 5,000,000
Cypress Street Outfall Extension					\$ 2,500,000	\$ 2,500,000	\$ 10,000,000		\$ 10,000,000		\$ 10,000,000		\$ 5,000,000						\$ 40,000,000
Southeast Seminole Hghts. Flood Rif.									\$ -		\$ 10,000,000		\$ 10,000,000		\$ 7,000,000				\$ 27,000,000
Lower Peninsula Flooding Relief			\$ 650,000				\$ 1,000,000		\$ 7,500,000		\$ 7,500,000		\$ 7,500,000		\$ 7,000,000		\$ 45,000,000		\$ 76,150,000
43rd Street Outfall	\$ 2,900,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000			\$ 2,500,000	\$ 2,500,000											\$ 15,400,000
Box Culvert Rehabilitation	\$ 675,000		\$ 650,000		\$ 500,000		\$ 600,000		\$ 1,000,000		\$ 1,000,000								\$ 4,425,000
Consultant and Land Acquisition	\$ 1,753,000		\$ 1,700,000		\$ 1,700,000		\$ 1,700,000		\$ 1,700,000		\$ 1,700,000								\$ 10,253,000
Cypress Street Outfall Ph I	\$ 8,900,000	\$ 750,000																	\$ 9,650,000
Failed Pipe CIPP and Replacement	\$ 432,000		\$ 400,000		\$ 400,000		\$ 400,000		\$ 600,000		\$ 600,000								\$ 2,832,000
Failed Pipe Replacement (Micro & In-house projects)	\$ 1,100,000		\$ 1,600,000		\$ 1,200,000		\$ 1,200,000		\$ 1,200,000		\$ 1,200,000								\$ 7,500,000
East River Hills Flooding Relief			\$ 1,000,000																\$ 1,000,000
Howard: Swann to Morrison Flooding Relief			\$ 300,000																\$ 300,000
Poinsettia Pump Station and Forcemain Replacement					\$ 1,400,000														\$ 1,400,000
Mary Sinkhole Rehabilitation					\$ 300,000														\$ 300,000
Citywide Ditch Rehabilitation			\$ 1,000,000		\$ 1,000,000														\$ 2,000,000
Robles Park Pump Station Replacement					\$ 500,000														\$ 500,000
Watrous Ditch	\$ 2,160,000	\$ 375,000																	\$ 2,535,000
Edison Avenue	\$ 600,000																		\$ 600,000
Marjory Avenue	\$ 600,000																		\$ 600,000
Kensington Avenue	\$ 800,000																		\$ 800,000
Neptune Lagoon	\$ 540,000																		\$ 540,000
Broadway and 56th Street Flooding Relief							\$ 500,000												\$ 500,000
Eastridge Pump Station Rehabilitation							\$ 600,000												\$ 600,000
30th Street Force main Extension							\$ 1,000,000		\$ 1,500,000		\$ 1,500,000								\$ 4,000,000
99th Avenue Pumping Station																			\$ -
<b>Total</b>	<b>\$ 23,360,000</b>	<b>\$ 6,125,000</b>	<b>\$ 13,300,000</b>	<b>\$ 5,000,000</b>	<b>\$ 12,812,500</b>	<b>\$ 4,812,500</b>	<b>\$ 22,812,500</b>	<b>\$ 4,812,500</b>	<b>\$ 26,812,500</b>	<b>\$ 2,312,500</b>	<b>\$ 36,812,500</b>	<b>\$ 2,312,500</b>	<b>\$ 25,000,000</b>	<b>\$ 2,500,000</b>	<b>\$ 17,500,000</b>	<b>\$ -</b>	<b>\$ 45,000,000</b>	<b>\$ -</b>	<b>\$ 251,285,000</b>
		<b>\$ 29,485,000</b>		<b>\$ 18,300,000</b>		<b>\$ 17,625,000</b>		<b>\$ 27,625,000</b>		<b>\$ 29,125,000</b>		<b>\$ 39,125,000</b>		<b>\$ 27,500,000</b>		<b>\$ 17,500,000</b>		<b>\$ 45,000,000</b>	<b>\$ 251,285,000</b>
																			Pay-go \$ 223,410,000
																			Grants \$ 27,875,000
																			\$ 251,285,000

\* Subject to change based on refinement of estimates and the needs of the Central and Lower Basin Improvement Area.



**APPENDIX D**  
**MITIGATION CREDIT POLICY**

**Appendix D**  
**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.

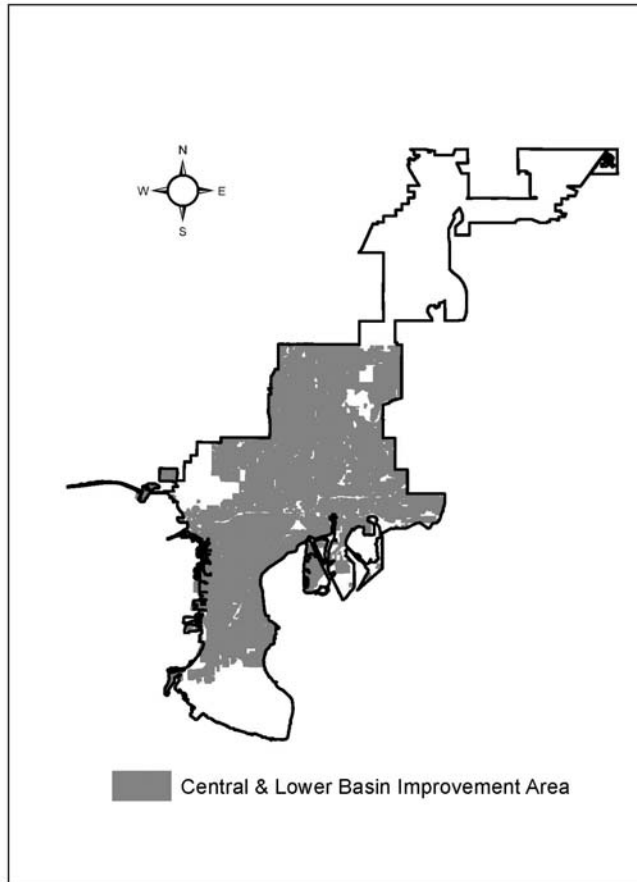
Mitigation Credits

<b>Condition</b>	<b>Mitigation Credit</b>
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

**APPENDIX E**  
**FORM OF NOTICE TO BE PUBLISHED**

[To Be Published after June 25, 2015, but before August 6, 2015]

**NOTICE OF HEARING TO IMPOSE A STORMWATER IMPROVEMENT ASSESSMENT WITHIN THE PROPOSED CENTRAL AND LOWER BASIN IMPROVEMENT AREA AND PROVIDE FOR COLLECTION OF NON-AD VALOREM ASSESSMENT**



Notice is hereby given that, pursuant to Section 21-126 of the City of Tampa Code, the City Council of the City of Tampa, Florida, will conduct a public hearing to receive written comments and hear testimony from all interested persons regarding adoption of the Final Stormwater Improvement Assessment Resolution for the Central and Lower Basin Improvement Area depicted in the map above. The hearing will be held at 9:30 A.M., or as soon thereafter as possible, August 27, 2015, in [the Tampa

City Council Chambers located at 315 E Kennedy Blvd., Tampa, Florida, 33602] [other location].

**Note that the Stormwater Improvement Assessment is proposed to pay for costs related to the construction and financing of the City's Stormwater Capital Improvement Plan in the Central and Lower Basin Improvement Area. The Stormwater Capital Improvement Plan involves constructing the projects necessary to address ongoing stormwater issues such as flooding and water quality within the Central and Lower Basin Improvement Area. This Stormwater Improvement Assessment is to be imposed in addition to the City-wide Stormwater Service Assessment (which funds Stormwater Management Services City-wide). The Stormwater Improvement Assessment is proposed to be in place for a period of thirty years commencing with the property tax bill mailed in November 2016.**

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 850-435-1603 (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 Stormwater Improvement Assessments must be filed with the City Council of Tampa within twenty (20) days of this notice. Please include your name, folio number, and the reason you object to the Stormwater Improvement Assessments on all written objections. Address all written objections as follows: Director of Transportation

and Stormwater Services; Attention Chief Engineer, Stormwater Division, Department of Transportation and Stormwater Services RE: Objections to Stormwater Improvement Assessments; 306 E Jackson Street, Sixth floor North, 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.

The Stormwater Improvement Assessments will be collected by the Hillsborough County Tax Collector and failure to pay the Stormwater Improvement 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 Chief Engineer, Stormwater Division or his designee at (813) 274-7491.

THE CITY OF TAMPA, FLORIDA

**APPENDIX F**  
**FORM OF NOTICE TO BE MAILED**

**City of Tampa  
City Council Chambers  
3<sup>rd</sup> Floor  
315 E. Kennedy Blvd.  
Tampa, Florida 33602**

CITY OF TAMPA, FLORIDA  
**NOTICE OF HEARING FOR ADOPTION OF STORMWATER  
IMPROVEMENT ASSESSMENT**  
**HEARING DATE: AUGUST 27, 2015**

**THIS IS A NOTICE FOR A PUBLIC HEARING FOR A  
PROPOSED STORMWATER IMPROVEMENT ASSESSMENT  
IN THE CENTRAL & LOWER BASIN IMPROVEMENT AREA**

«OwnerName»

*Property ID#*

«OwnerAdd1»

*Folio #*

«City», «State» «Zip»

Dear Property Owner:

In 2003, the City Council enacted an ordinance to create a Stormwater Utility and provide a dedicated funding source for stormwater management for the City's stormwater system. However, those funds are for the operation and maintenance of the system not for certain capital improvement projects which can help resolve larger and continuing stormwater issues.

This notice is to advise you that the City Council is proposing to implement a Stormwater Improvement Assessment which was authorized when the Stormwater Utility was created in 2003, but has never been imposed to date. A Stormwater Improvement Assessment will allow the City to construct the necessary projects sooner by financing the construction and related costs up front and paying the debt with proceeds of the Stormwater Improvement Assessments. Without this financing ability the projects would be delayed and stormwater issues will continue.

The Stormwater Service Assessment (described on the reverse side of this letter) has been imposed since 2003 on all improved property that utilizes the City's system. The Stormwater Service Assessment has been included on the property tax bill mailed each November for private property. The Stormwater Improvement Assessment would also be collected annually on the property tax bill. The Stormwater Service Assessments and the proposed Stormwater Improvement Assessments are based on the estimated amount of stormwater runoff generated by impervious surface, such as roof tops, driveways, patios, parking lots, etc. on a property. 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 Stormwater Unit" or "ESU Value." Generally, the number of ESUs has been calculated individually for each parcel of property by dividing the impervious surface area by 3,310 square feet. Because the Stormwater Improvement Assessment will be collected by the Tax Collector of Hillsborough County, pursuant to Chapter 197, Florida Statutes, failure to pay the Stormwater Improvement Assessment will cause a tax certificate to be issued against the assessed property, which may result in a lien on the title to your property.

**You are receiving this notification because you own property within the proposed Central and Lower Basin Improvement Area of the City. This area has been determined to be affected by stormwater issues which require the construction of projects to resolve the issues. The methodology to determine the Improvement Assessment rate is the same as the service assessment but imposed only within the Central and Lower Basin Improvement Area. The proposed maximum rate will be \$98.04 for each ESU annually for the Stormwater Improvement Assessment if approved and it would not be placed on the property tax bill until November 2016. The estimated funds to be collected by the City annually (\$ \_\_\_\_\_) will be used for projects only within the Central and Lower Basin Improvement Area.**

The following provides information about the above parcel:

**Number of ESUs:** [insert]

**Maximum Annual Stormwater Improvement Assessment:** [insert]

**You have an opportunity to provide comments on the Improvement Assessment for City Council consideration at a public hearing at 9:30 a.m., or as soon thereafter as possible, on August 27, 2015, in [the Tampa City Council Chambers in Old City Hall 3<sup>rd</sup> floor, located at 315 E. Kennedy Blvd., Tampa, Florida,] [or insert other location].** 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, on all correspondence and address as follows: Stormwater Division; Comments 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) 274-8397 at least 72 hours prior to the date of the hearing. If hearing impaired, telephone the Florida Relay Service Numbers, 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice), for assistance. If you have any questions regarding the number of ESUs assigned to your property or the amount of the Stormwater Improvement Assessment, please contact the Stormwater Division by telephone at (813) 274-XXX. Information related to credits for stormwater mitigation can be obtained by calling (813) 274-XXX.





PH

File E2015-8 CH21  
JUN 25 2015  
2015-557

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Part 192

**City of Tampa  
Agenda Item Request**  
Department: City Attorneys Office

**Council Regular**

**Submittal Date:** 6/16/2015  
**Requested Meeting Date:** 6/25/2015  
**Type of Request:** Resolution  
**Contact:** Mandy Pricher x8412

**Subject** Initial Resolution to establish a Stormwater Improvement Assessment and to set a time for public hearing and authorize notice and publication of the public hearing for consideration of the proposed assessment. Part 1 of 2

**Resolution / Ordinance Title** A Resolution of the City of Tampa, Florida relating to the City's Stormwater Utility and Stormwater Capital Improvement Plan; estimating the project cost of the Stormwater improvements in the central and lower basin improvement area; determining that certain real property will be specially benefited by the Stormwater improvements; establishing the method of assessing the project cost of the Stormwater improvements against the real property that will be specially benefited thereby; authorizing the Director to prepare a tentative Stormwater roll for the Stormwater improvement assessments based upon the methodology set forth herein; providing for an appeal process; establishing a public hearing for the proposed Stormwater improvement assessments and directing the provision of notice in connection therewith; providing for severability; and providing an effective date.

**RECOMMENDATION:**  
Approval by City Council

**BACKGROUND:**  
The City created a Stormwater Utility in 2003 to provide partial funding for the operation and maintenance of the City's stormwater system. This initial resolution proposes the establishment of a Stormwater Improvement Assessment which will provide funding for the City's stormwater capital improvement plan and the ability to finance the plan. This assessment is in addition to although separate from the Stormwater Service Assessment. This resolution must be adopted to establish the findings of fact, the proposed maximum rate and provide supporting documentation for the assessment. This item also contains the notice and publication forms for the public hearing scheduled for August 27th to consider final adoption of the resolution. This is the first of two parts of this agenda item. The second part of the item is a financial resolution allocating the funds for the notice and publication costs upon adoption of the Initial Resolution. This resolution is the necessary first step in the process to consider establishing the Stormwater Improvement Assessment.

**FISCAL IMPACT:** Yes

**FISCAL IMPACT STATEMENT:**

Adoption of the Initial Stormwater Resolution for the Central and Lower Basin Improvement Area would provide approximately \$16.8 million starting in FY2017. The funds will be used to fund the proposed \$251.9 million in stormwater capital improvement projects and administrative charges such as Tax Collector fees and notice mailings. Funding will be used to pay for Stormwater Capital Project costs directly or for the associated debt service.

**PROJECTED COSTS:** The accounting structure will be established prior to FY2017 in a fund to separately account for the Stormwater Improvement Assessment revenues and expenditures.

Item Sign Off:

Mandy Pricher - 6/16/2015 1:13:26 PM (Originator Review)  
Heather Herlein - 6/16/2015 1:16:24 PM (Department Head)  
Jean Duncan - 6/16/2015 1:41:30 PM (Department 1)  
Heather Herlein - 6/16/2015 1:45:08 PM (Atty Coordinator)  
Jan McLean - 6/16/2015 1:47:21 PM (Assistant Attorney)  
Julia Mandell - 6/16/2015 1:51:28 PM (City Attorney)  
Brad Baird - 6/16/2015 1:56:55 PM (Administrator 2)  
David Vance - 6/16/2015 1:59:20 PM (Finance Coordinator)  
Phil Rice - 6/16/2015 2:31:34 PM (Finance Fiscal and Lead Analyst)  
Peggy Curtin - 6/16/2015 3:10:16 PM (Budget Operating Mgr)  
Michael Perry - 6/16/2015 3:42:26 PM (Budget Officer)  
Sonya Little - 6/17/2015 12:11:42 PM (CFO)  
Dennis Rogero - 6/18/2015 10:39:55 AM (Chief of Staff)  
Bridgett McCormick - 6/18/2015 3:13:36 PM (For Mayor Bob Buckhorn)