

Resolution 2017-07

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA ESTABLISHING THE RATE OF STORMWATER SERVICE ASSESSMENTS; APPROVING STORMWATER SERVICE NON-AD VALOREM ASSESSMENT ROLLS; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA:

SECTION 1. AUTHORITY. This Annual Assessment Resolution of the City of St. Pete Beach, Florida (the "City") is adopted pursuant to Chapter 166, Florida Statutes, City Ordinance No. 2009-30 (the "Assessment Ordinance"), City Resolutions Nos. 2010-07, 2010-08, 2011-18 and 2011-19, as amended and supplemented (collectively, the "Stormwater Resolutions"), and other applicable provisions of law.

SECTION 2. DEFINITIONS. All capitalized terms used in this Annual Assessment Resolution shall have the meanings defined in the Assessment Ordinance and Stormwater Resolutions.

SECTION 3. FINDINGS. It is hereby ascertained, determined and declared as follows:

(A) Pursuant to the Assessment Ordinance, the City adopted the Stormwater Resolutions imposing Stormwater Service Assessments against real property burdening the City's Stormwater System, and thus specially benefited by, the City's Stormwater Management Services.

(B) The imposition of a Stormwater Service Assessment is an equitable and efficient method of allocating and apportioning the cost of the City's Stormwater Management Service among parcels of property that are burdening the City's Stormwater System and thus specially benefited by provision of the Stormwater Management Service.

(C) At a public hearing held on September 9, 2015, the City adopted Resolution 2015-11, which imposed Stormwater Service Assessments rates for the Fiscal Year beginning October 1, 2015 through and including the Fiscal Year beginning October 1, 2019. The maximum rate imposed during that time will be \$62.45 per Tax Parcel for Tier 1 plus \$111.62 per equivalent residential unit for Tier 2.

(D) The City desires to reimpose the Stormwater Service Assessments using the tax bill method for Fiscal Years beginning on or after October 1, 2017.

(E) In order to reimpose Stormwater Service Assessments for the Fiscal Year beginning October 1, 2017, the Assessment Ordinance requires the City to adopt an Annual Stormwater Resolution during its budget adoption process for each Fiscal Year, which establishes the rate of Stormwater Service Assessments and approves the Stormwater Service Assessment Rolls for the upcoming Fiscal Year, with such amendments as the City deems appropriate, after hearing comments and objections from all interested parties.

(F) The updated Stormwater Service Assessment Rolls have heretofore been made available for inspection by the public, as required by the Assessment Ordinance.

(G) As required by the terms of the Assessment Ordinance, notice of a public hearing has been published and mailed to each property owner whose Stormwater Service Assessment has been increased or which will be charged for the first time and notifying such property owner of the opportunity to be heard. The proof of publication and an affidavit of mailing are attached hereto as EXHIBIT A and B, respectively.

(H) A public hearing has been duly held on September 5, 2017, and comments and objections from all interested persons have been heard and considered as required by the terms of the Assessment Ordinance.

(I) The Stormwater Service Assessments contemplated hereunder are imposed by the City, not the Pinellas County Property Appraiser or the Pinellas County Tax Collector. Any activity of the Pinellas County Property Appraiser or the Pinellas County Tax Collector under the provisions of this Annual Assessment Resolution shall be construed solely as ministerial.

(J) The legislative determinations and findings set forth in the Stormwater Resolutions are hereby ratified, confirmed and incorporated herein by reference.

SECTION 4. REIMPOSITION OF STORMWATER SERVICE ASSESSMENTS; APPROVAL OF STORMWATER SERVICE ASSESSMENT ROLLS. The Tax Parcels of Assessed Property described in the Stormwater Service Assessment Rolls, as updated, are hereby found to be specially benefited by the City's Stormwater Management Services in the amount of the Stormwater Service Assessments, copies of which were present or available for inspection at the above referenced public hearing and are incorporated herein by reference, and are hereby approved. The table below describes the rate of Stormwater Service Assessments that was previously approved for Fiscal Year 2018.

Description	Fiscal Year Beginning October 1, 2017
Tier 1 (fixed) per tax parcel	\$58.86
Tier 2 (variable) per ERU	\$90.19

It is hereby ascertained, determined and declared that the estimated revenue to be derived for Fiscal Year 2018 from the imposition of Stormwater Service Assessments at the rates shown above does not exceed the budgeted Stormwater Management Services, which includes a pro rata share of collection and administration costs and amounts necessary to account for the maximum discount for early payment of non-ad valorem assessments on the same bill as ad valorem taxes. Stormwater Service Assessments in the amounts set forth in the Stormwater Service Assessment Rolls are hereby levied and reimposed on all Tax Parcels described in the Stormwater Service Assessment Rolls. Adoption of this Annual Stormwater Resolution constitutes a legislative determination that all parcels charged derive a special benefit in a manner consistent with the legislative declarations, determinations and findings as set forth in the Stormwater Resolutions from the City's Stormwater Management Services, and that the Stormwater Service Assessments are fairly and reasonably apportioned among the properties that burden the Stormwater System and thus receive the special benefit.

SECTION 5. CONFIRMATION OF STORMWATER RESOLUTIONS. The Stormwater Resolutions are hereby ratified and confirmed.

SECTION 6. COLLECTION OF STORMWATER SERVICE ASSESSMENTS. The Stormwater Service Assessments shall be collected pursuant to the Uniform Assessment Collection Act, as provided in the Assessment Ordinance and the Stormwater Resolutions. The City Manager is hereby authorized and directed to certify and deliver, or cause the certification and delivery of, the Stormwater Service Assessment Rolls for the Stormwater Service Assessments to the Tax Collector by September 15, 2017, in the manner prescribed by the Uniform Assessment Collection Act. The Stormwater Service Assessment Rolls for the Stormwater Service Assessments, as delivered to the Tax Collector, shall be accompanied by a Certificate to Non-Ad Valorem Assessment Roll in substantially the same form as attached hereto as EXHIBIT C.

SECTION 7. STORMWATER SERVICE ASSESSMENT LIENS. Such Stormwater Service Assessments imposed within the City listed on the Stormwater Service Assessments Rolls described in Section 4 hereof shall constitute a lien against assessed property equal in rank and dignity with the liens of all state, county, district or municipal taxes and other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles and claims until paid.

The lien for Stormwater Service Assessments shall be deemed perfected upon adoption of this Annual Stormwater Resolution. Upon perfection, the lien for Stormwater Service Assessments collected under the Uniform Assessment Collection Act shall attach to the property included on the Stormwater Service Assessments Rolls as of January 1, 2016, the lien date for ad valorem taxes.

SECTION 8. EFFECT OF ADOPTION OF ANNUAL STORMWATER RESOLUTION. The adoption of this Annual Stormwater Resolution shall be the final adjudication of the issues presented herein (including, but not limited to, the apportionment methodology, the rate of the special assessments and the adoption of the Stormwater Service Assessments Rolls), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 20 days from the effective date of this Annual Stormwater Resolution.

SECTION 9. CONFLICTS. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

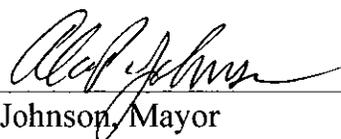
SECTION 10. SEVERABILITY. If any clause, section, other part or application of this Annual Stormwater Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or by application, it shall not affect the validity of the remaining portions or applications of this Annual Stormwater Resolution.

SECTION 11. EFFECTIVE DATE. This Annual Stormwater Resolution shall become effective immediately upon its adoption.

DULY ADOPTED this 19th day of September, 2017.

CITY OF ST. PETE BEACH, FLORIDA

(SEAL)

By: 
Alan Johnson, Mayor

ATTEST:

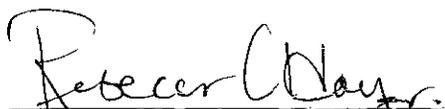

Rebecca C. Haynes, City Clerk

EXHIBIT A

PROOF OF PUBLICATION

**NOTICE OF HEARING TO IMPOSE
AND PROVIDE FOR COLLECTION OF
STORMWATER RELATED NON-AD
VALOREM SPECIAL ASSESSMENTS
IN THE
CITY OF ST. PETE BEACH**

The City Commission (the "Commission") of the City of St. Pete Beach (the "City") is considering adoption of an Annual Assessment Resolution for Fiscal Year 2018 pertaining to an increase in the annual special assessments against tax parcels within the City limits to fund costs associated with the City's stormwater system. The special assessment for each parcel of property consists of two tiers: (1) a per parcel amount imposed to fund the fixed costs associated with the City's stormwater system, and (2) an amount based upon the amount of impervious area attributable to each parcel as measured by "Equivalent Residential Units" (ERUs) imposed to fund the variable costs associated with the City's stormwater system. A more specific description of the stormwater assessments are the method of computing the assessment for each tax parcel, together with a mitigation credit procedure providing for limited reduction in the amount of the assessment for property owners with certain private stormwater mitigation facilities, are set forth in City Resolution No. 2010-07, 2010-08, 2011-18, and 2011-19, as amended and supplemented (collectively, the "Stormwater Resolutions").

The Commission will hold public hearings at 6:00p.m., or as soon thereafter as the matter may be heard, on September 5, 2017 and September 19, 2017, in the City Commission Chambers at City Hall, 155 Corey Avenue, St. Pete Beach, Florida for the purposes of receiving public comment on the proposed increased assessments and considering a resolution approving stormwater non-ad valorem assessment rolls. If imposed, the stormwater assessments for Fiscal Year 2018 and each fiscal year thereafter will be collected on the annual property tax bill issued each November by the Pinellas County Tax Collector in which case failure to pay the stormwater assessment will cause a tax certificate to be issued against the property which may result in a loss of title.

All affected property owners are invited to attend and participate in the September 5, 2017 and September 19, 2017 public hearings and may also file written objections with the City Commission prior to or during the hearings. Anyone wishing to appeal a decision made by the Commission with respect to any matter considered at the hearing 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 made.

The stormwater assessment will be imposed at a maximum rate of \$62.45 per tax parcel for tier 1 plus \$111.62 per equivalent residential unit or "ERU" for tier 2 as part of a five-year overall rate increase. Such amounts include a pro rata share of administrative and collection costs associated with the stormwater assessments (including fees imposed by the property appraiser and tax collector) and have been increased to account for the maximum discount for early payment of non-ad valorem assessments on the same bill as ad valorem taxes. The stormwater assessment is an annual assessment which will continue from year to year. Until paid, the stormwater assessment will constitute a lien against assessed property equal in rank and dignity with the liens of all state, county, district, or municipal taxes and other non-ad valorem assessments.

Copies of the Stormwater Resolutions, the Annual Assessment Resolution and the preliminary stormwater non-ad valorem assessment roll are available for inspection at the Finance Office, located at City Hall, 155 Corey Avenue, St. Pete Beach, Florida.

Questions concerning the proposed assessment should be directed to the City's Finance Department at (727) 363-9250.

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY CLERK'S OFFICE AT LEAST 48 HOURS IN ADVANCE OF THE MEETINGS AT (727) 363-9220.

CITY OF ST. PETE BEACH, FLORIDA

Prepared by: Vincent Tenaglia, Administrative Services Director

Submitted by: Rebecca Haynes, City Clerk

8/22/17

08/25/2017

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EXHIBIT B

AFFIDAVIT OF MAILING

AFFIDAVIT OF MAILING

BEFORE ME, personally appeared the undersigned affiant, who after being duly sworn depose and say:

(1) Camilla Augustine is Project Director of Ennead, LLC ("Ennead").

(2) Ennead was engaged by the City of St. Pete Beach, Florida (the "City") to prepare the non-ad valorem assessment rolls pertaining to the City's stormwater system for the fiscal year commencing October 1, 2017.

(3) Ennead worked with the Pinellas County Property Appraiser to facilitate inclusion of notice of the City's September 5, 2017 public hearing to consider such assessment rolls on the TRIM notice required by section 200.069, Florida Statutes, as authorized by section 197.3632(6), Florida Statutes, in accordance with Section 2.06 of City Ordinance No. 2009-30.

(4) An exemplary form of such notice is attached hereto.

FURTHER AFFIANT SAYETH NAUGHT.

Camilla Augustine
Camilla Augustine, affiant

STATE OF FLORIDA
LEON COUNTY

The foregoing Affidavit of Mailing was sworn to and subscribed before me this 29th day of August, 2017, by Camilla Augustine. She is personally known to me or has produced FL.D.C. as identification and did take an oath.

(SEAL)

Ramsey Richmond
Printed/Typed Name: Ramsey Richmond
Notary Public-State of Florida
Commission Expires: April 22 2018

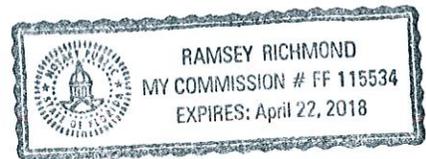


EXHIBIT C

FORM OF CERTIFICATE TO NON-AD VALOREM ASSESSMENT ROLL

**CERTIFICATE
TO
NON-AD VALOREM ASSESSMENT ROLL**

I HEREBY CERTIFY that, I am the City Manager of the City Commission of the City of St. Pete Beach, Florida (the "City"); as such I have satisfied myself that all property included or includable on the non ad valorem assessment roll for stormwater management services (the "Non-Ad Valorem Assessment Roll") for the City is properly assessed so far as I have been able to ascertain; and that all required extensions on the above described roll to show the non-ad valorem assessments attributable to the property listed therein have been made pursuant to law.

I FURTHER CERTIFY that, in accordance with the Uniform Assessment Collection Act, this certificate and the herein described Non-Ad Valorem Assessment Roll will be delivered to the Pinellas County Tax Collector by September 15, 2017.

IN WITNESS WHEREOF, I have subscribed this certificate and directed the same to be delivered to the Pinellas County Tax Collector and made part of the above-described Non-Ad Valorem Assessment Roll this 12th day of September, 2017.

**CITY OF ST. PETE BEACH,
FLORIDA**

By: 
Wayne Saunders, City Manager