

**CITY OF MIRAMAR  
PROPOSED CITY COMMISSION AGENDA ITEM**

**Meeting Date:** July 7, 2021

**Presenter's Name and Title:** Anthony Collins, Director of Public Works on behalf of Public Works Department

**Prepared By:** Kristy Gilbert, Assistant Public Works Director

**Temp. Reso. Number:** 7438

**Item Description:** Temp. Reso. #R7438, relating to the provision of Stormwater Management Services in the City of Miramar, Florida; establishing the preliminary stormwater assessment rate for Stormwater Management Services for the Fiscal Year beginning October 1, 2021; directing the preparation of an assessment roll; authorizing a public hearing and directing the provision of notice thereof (*Anthony Collins, Director of Public Works*).

Consent ☐ Resolution ☒ Ordinance ☐ Quasi-Judicial ☐ Public Hearing ☐

**Instructions for the Office of the City Clerk:** Need 3 certified copies of Resolution signed on the dais.

**Public Notice** – As required by the Sec. \_\_\_\_ of the City Code and/or Sec. \_\_\_\_, Florida Statutes, public notice for this item was provided as follows: on \_\_\_\_\_ in a \_\_\_\_\_ ad in the \_\_\_\_\_; by the posting the property on \_\_\_\_\_ and/or by sending mailed notice to property owners within \_\_\_\_ feet of the property on \_\_\_\_\_  
(fill in all that apply)

**Special Voting Requirement** – As required by Sec. \_\_\_\_\_, of the City Code and/or Sec. \_\_\_\_\_, Florida Statutes, approval of this item requires a \_\_\_\_\_ (unanimous, 4/5ths etc.) vote by the City Commission.

**Fiscal Impact:** Yes ☒ No ☐

**REMARKS:** Stormwater Management Assessment revenue in the estimated amount of \$5,571,809 will be included in the FY2022 budget in Revenue Account No. 415-50-000-000-000-325205 entitled “Stormwater Assessment”.

**Content:**

- Agenda Item Memo from the City Manager to City Commission
- Resolution TR7438
  - Exhibit A: Sample Notice by Publication Form
  - Exhibit B: Sample Notice by Mail Form



**CITY OF MIRAMAR  
INTEROFFICE MEMORANDUM**

**TO:** Mayor, Vice Mayor, & City Commissioners

**FROM:** *W/E* Vernon E. Hargray, City Manager *V.E.H.*

**BY:** Anthony Collins, Director of Public Works

**DATE:** July 1, 2021

**RE:** Temp. Reso. No. 7438, approving the preliminary stormwater management assessment rate for Tax Year 2021

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**RECOMMENDATION:** The City Manager recommends approval of Temp. Reso. No. 7438, approving the preliminary Fiscal Year 2022 ("FY22") and setting the time, date, and location for a public hearing for approval of the final FY22 Stormwater Assessment Rate. Revenues from this assessment will be collected in the City's Fiscal Year 2022.

**ISSUE:** As required by Florida Law and City Ordinance No. 14-17, the City must adopt a Preliminary Rate Resolution each year to direct the re-imposition of Service Assessments pursuant to an Annual Rate Resolution that establishes the rate at which a Service Assessment for a specific year will be computed. The Preliminary Rate Resolution initiates the annual process for updating the Assessment Roll and setting the public hearing to consider imposition of the proposed stormwater assessments set forth in the Preliminary Rate Resolution.

**BACKGROUND:** On July 2, 2014, the City Commission approved Ord. No. 14-17 (the "Assessment Ordinance"), authorizing the imposition of service assessments against Assessed Property located within the City for services, facilities and programs providing a special benefit to such properties, which includes the City's provision of stormwater management services. The Ordinance provided for the use of the tax bill collection method for service assessments.

This revenue source is used to exclusively fund stormwater operations, existing debt service and capital needs required to maintain the stormwater system in compliance with regulatory mandates. The assessment rate is based on the total number of Equivalent Residential Units ("ERUs"). There is a total of 56,901.64 ERUs citywide for FY2022. A

preliminary annual assessment rate of \$102 per ERU is proposed to fund stormwater management services to the City for FY 2022. This rate is the same as the approved Assessment Rate for FY 2021.

This Resolution is requesting City Commission approval of the preliminary annual stormwater Assessment Rate of \$102 per ERU. The Final Annual Rate Resolution for FY 2022 will be considered at a Public Hearing on Monday, September 13, 2021.

The Project Manager for the Stormwater Assessment is Alcia Allen, Fiscal Operations Manager.

**DISCUSSION:** Annual adoption of the Stormwater Assessment revenue is required each year during the budget process so Broward County Property Appraiser can place the assessment on the annual property tax bill. The proposed stormwater assessment rate established by this Resolution cannot be increased at a later date without prior written notification to each property owner prior to a later public hearing; however, it can be decreased. No change is being proposed to the assessment rate for FY22. In FY21, the City engaged a consultant to initiate a rate study checkup of the 2016 rate study and the final report is pending completion by the consultant. Anticipated rate increases in the stormwater assessment rate are recommended in future fiscal years and are heavily dependent on amounts borrowed for the Historic Miramar Drainage Improvement Phase V and VI projects.

**ANALYSIS:** Stormwater Management Assessment revenue in the estimated amount of \$5,571,809 is included in the FY2022 budget in Revenue Account No. 415-50-000-000-000-325205 entitled "Stormwater Assessment".

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**CITY OF MIRAMAR  
MIRAMAR, FLORIDA**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA, RELATING TO THE PROVISION OF STORMWATER MANAGEMENT SERVICES IN THE CITY OF MIRAMAR, FLORIDA; ESTABLISHING THE PRELIMINARY STORMWATER ASSESSMENT RATE FOR STORMWATER MANAGEMENT SERVICES FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021; DIRECTING THE PREPARATION OF AN ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on July 2, 2014, the City Commission approved Ord. No. 14-17 (the “Ordinance”), which authorized the imposition of service assessments against Assessed Property located within the City for services, facilities and programs providing a special benefit to property located within the City, which includes the City’s provision of stormwater management services; and

**WHEREAS**, the imposition of a Stormwater Service Assessment for stormwater management services, facilities, and programs each fiscal year is an equitable and efficient method of allocating and apportioning the Stormwater Management Service Assessed Cost among parcels of Assessed Property; and

**WHEREAS**, the City Manager recommends approving the preliminary annual Stormwater assessment rate of \$102 per ERU commencing October 1, 2021; and

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**WHEREAS**, the City Commission desires to impose the Stormwater Service Assessment in the City in accordance with the procedures provided in the Ordinance, including the tax bill collection method, for the fiscal year beginning on October 1, 2021.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA AS FOLLOWS:**

**Section 1:** That the foregoing “**WHEREAS**” clauses are ratified and confirmed as being true and correct and are made a specific part of this Resolution.

#### **ARTICLE I**

**Section 1.01: AUTHORITY.** This Resolution is adopted pursuant to the provisions of Resolution No. 14-80, Ordinance No. 14-17 (the “Assessment Ordinance”), Sections 166.021 and 166.041, Florida Statutes, and other applicable provisions of law.

**Section 1.02: DEFINITIONS.** This Resolution constitutes the Preliminary Rate Resolution for FY 2022, as defined in the Assessment Ordinance; it initiates the annual process for updating the Assessment Roll and directs the imposition of Stormwater Assessments for the Fiscal Year beginning October 1, 2021. All capitalized words and terms not otherwise defined herein shall have the meanings set forth in the Assessment Ordinance. Unless the context indicates otherwise, words imparting the singular number include the plural number and vice versa. The following capitalized terms shall have the following meanings:

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**"Assessed Property"** means all parcels of real property included in the Stormwater Assessment Roll that receive a special benefit from Stormwater Management Services.

**"Assessment Ordinance"** means Ordinance No. 14-17, approved by the City Commission on July 2, 2014, as may be amended from time to time, or its successor in function.

**"City Code"** means the Code of Ordinances of the City of Miramar, Florida.

**"Class Code"** means the class or usage code assigned to each Tax Parcel by the Property Appraiser or by the City Manager after verification and/or field research.

**"Developed Property"** means Tax Parcels that are developed entirely or in part with Impervious Area.

**"Development"** means the process or result of construction, reconstruction, site improvement, installation of improvements, establishment of a temporary or accessory use or structure, or other modification to land or a body of water.

**"Equivalent Residential Unit" or "ERU"** means the Assessment Unit described in Section 3.03 hereof. The ERU is the standard unit used to express the stormwater burden generated or special benefit received by Assessed Property through the provision of Stormwater Management Services.

**"Exempt Property"** means property expressly exempted from Stormwater Assessments by this Resolution.

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

**"General Parcels"** means Tax Parcels other than Single Family Residential Parcels.

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

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**"Impervious Area"** means hard surfaced areas resulting from Development which either prevent or severely restrict the entry of water into the soil mantle and/or cause water to run off the surface in greater quantities or at an increased rate of flow from that present under natural conditions prior to Development. Impervious Areas include, but are not limited to, rooftops, sidewalks, walkways, patio areas, driveways, parking lots, tennis courts, athletic courts, swimming pools with impervious bottoms, storage areas, and other surfaces which similarly affect the natural infiltration and runoff pattern which existed prior to Development.

**"NPDES"** means the National Pollution Discharge Elimination System.

**"Residential Parcels"** means Tax Parcels assigned a Class Code of 01, 02, 03, 04 or 08, including single family residential parcels, mobile home parcels, multi-family parcels and condominium parcels.

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

**"Stormwater Improvement"** means land, capital facilities, and improvements acquired or provided to detain, retain, convey, or treat stormwater.

**"Stormwater Management Service"** means (A) management and administration of the Stormwater System, including applying for, maintaining and renewing NPDES or other applicable permits; (B) stormwater program engineering; (C) development, modification and implementation of any stormwater master plan; (D) Stormwater Improvements anticipated to be acquired or constructed during a single Fiscal Year; (E) operating and maintaining of the City's capital facilities and programs for stormwater management, including extraordinary maintenance; (F) equipment and consumables; (G) billing and collection of Stormwater Service Assessments, including customer information services and reserves for statutory discounts; (H) permitting, inspecting, and reviewing of plans; and (I) legal, engineering, and other consultant services.

**"Stormwater Service Assessment"** or **"Assessment"** means a special assessment (sometimes characterized as a non-ad valorem assessment) levied by the City Commission to fund the Stormwater Management Service Cost.

**"Stormwater Service Assessment Roll"** means the roll created pursuant to Section 2.03 of the Assessment Ordinance and described in Section 2.02 hereof that

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includes a summary description of each Tax Parcel subject to Stormwater Service Assessments, the name of the owner of each Tax Parcel as shown on the Tax Roll, and the number of Equivalent Residential Units attributable to each Tax Parcel.

**"Stormwater Management Service Cost"** means the estimated amount for any Fiscal Year of all expenditures and reasonable reserves that are properly attributable to Stormwater Management Service provided under generally accepted accounting principles. In the event the City also imposes an impact fee upon new growth or development for stormwater related capital improvements, the Stormwater Management Service Cost shall not include costs attributable to capital improvements necessitated by new growth or development which were included in the computation of such impact fee or which are otherwise funded by such impact fee.

**"Stormwater System"** means the appurtenances, facilities, equipment, and services, including Stormwater Management Service and Stormwater Improvements, necessary for the collection, treatment, storage, and conveyance of storm and surface waters.

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

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

**"Undeveloped Property"** means Tax Parcels which contain no Impervious Area.

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

**Section 1.03: 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



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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 gender.

**Section 1.04: FINDINGS.** It is hereby ascertained, determined, and declared that:

(A) The City is authorized by Article VIII, Section 2 of the State Constitution, Section 166.021, Florida Statutes, the Assessment Ordinance, the Uniform Assessment Collection Act, and other applicable provisions of law, to provide for the imposition and collection of charges in the form of Assessments.

(B) The Stormwater Management Services contemplated herein are Essential Services which possess a logical relationship to the use and enjoyment of, and relieve a burden created by and provide a special benefit to Developed Property by treating and controlling Stormwater generated or contaminated by improvements constructed on Developed Property which resulted in the alteration of such property from its natural state, and the costs associated with such services may be recovered, in whole or in part, through the imposition and collection of Stormwater Service Assessments.

(C) Stormwater Management Services provide for the proper and safe collection, storage, control, management, treatment, and conveyance of the Stormwater burden generated by the Development of Developed Property.

(D) The special benefit conveyed to Developed Property by Stormwater Management Services includes but is not limited to:

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(1) The proper and safe collection, storage, control, management, treatment, and conveyance of the Stormwater burden generated by the Development of Developed Property.

- (2) Stabilization of or the increase of property value.
- (3) Increased safety and better access to property.
- (4) Improved appearance.
- (5) Rendering property more adaptable to a current or reasonably foreseeable new and higher use.
- (6) Alleviation of the burdens caused by Stormwater runoff and accumulation attendant with the present or projected use of property.
- (7) Fostering the enhancement of environmentally responsible use and enjoyment of the natural resources within the City.

(E) The Stormwater runoff generated by Developed Property and sent to the Stormwater System represents that property's proportionate share of the burden of creating and maintaining the Stormwater System. The amount of runoff from a given Tax Parcel is largely determined by the amount of Impervious Area contained on that parcel, and the greater the runoff, the greater the cost of treatment.

(F) The value of a given Tax Parcel does not determine the scope of the required Stormwater Management Services. The potential demand for Stormwater Management Services by Developed Property is driven by the amount of Impervious Area located on such property.

(G) Accordingly, the apportionment of Stormwater Service Assessments on the basis of ERUs premised upon Impervious Area is a fair and reasonable method for

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allocating potential demand for Stormwater Management Services and the special benefit conveyed thereby among Developed Property.

(H) Substantially all of the Stormwater that is physically managed, controlled, and treated by the Stormwater System is generated by Developed Property, and the amount of stormwater generated by Undeveloped Property that is managed, controlled, and treated by the Stormwater System is inconsequential and not substantial.

(I) Residential Parcels constitute approximately 95% of the approximately 38,976 Developed Properties located within the Stormwater Service Area. The cost of measuring or verifying the Impervious Area for each individual Residential Parcel greatly exceeds any benefit to be derived from individual measurement and verification. Apportioning the Stormwater Management Service Costs attributable to Residential Parcels on a per dwelling unit basis is a fair and reasonable method of apportionment.

(J) The updated Rate Study completed in Fiscal Year 2016 has been considered by the City Commission in adopting this Resolution. The apportionment methodology and rate classification system described in the Rate Study and based upon Impervious Area is reasonable and equitable, and will continue to be so as properties within the City develop and change; and it is also manageable and capable of being fairly implemented from year to year without wasteful or extraordinary consumption of resources which could better be expended to address stormwater related issues.

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(K) The apportionment method described in the Rate Study and adopted in Section 3.03 hereof bears a reasonable relationship to the cost of providing Stormwater Management Services, including stormwater generated by Government Property.

(L) It is fair and reasonable to impose Stormwater Service Assessments upon Developed Property, apportioned in the manner set forth in Section 3.03 hereof, to fund the Stormwater Management Service Cost.

## ARTICLE II

### NOTICE AND PUBLIC HEARING

#### **Section 2.01. ESTIMATED STORMWATER MANAGEMENT SERVICE COST.**

(A) The estimated Stormwater Management Service Cost to be recovered through Stormwater Service Assessments for the Fiscal Year commencing October 1, 2021 is \$5,571,809. The Stormwater Management Service Cost will be funded through the imposition of Stormwater Service Assessments, as provided herein.

(B) The estimated Stormwater Service Assessments established in this Preliminary Rate Resolution shall be the estimated assessment rates applied by the City Manager in the preparation of the preliminary Stormwater Service Assessment Roll as provided in Section 2.02 of this Preliminary Rate Resolution.

**Section 2.02. STORMWATER ASSESSMENT ROLL.** The City Manager is hereby directed to prepare, or cause to be prepared, a preliminary Stormwater Service

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Assessment Roll for the Fiscal Year commencing October 1, 2021, in the manner provided in Sections 2.03 and 2.04 of the Assessment Ordinance. The Stormwater Service Assessment Roll shall include all Tax Parcels within the City which are not otherwise exempted from payment of the Stormwater Service Assessments hereunder. The City Manager shall apportion the estimated Stormwater Management Service Cost to be recovered through Stormwater Service Assessments in the manner set forth in this Preliminary Rate Resolution. A copy of this Preliminary Rate Resolution, the Rate Study which summarizes information and analysis related to the estimated amount of the Stormwater Assessed Cost to be recovered through the imposition of Stormwater Service Assessments, and the preliminary Stormwater Service Assessment 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 preliminary Stormwater Service Assessment Roll be in printed form if the amount of the Stormwater Service Assessment for each parcel of property can be determined by the use of a computer terminal or internet access available to the public.

**Section 2.03. PUBLIC HEARING.** There is hereby established a public hearing to be held at 6:00 p.m. on September 13, 2021 in City Commission Chambers of City Hall, 2300 Civic Center Place, Miramar, Florida, at which time the Commission will receive and consider any comments on the Stormwater Service Assessments from the public and

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affected property owners and consider imposing Stormwater Service Assessments and authorizing an alternative manner of collection.

**Section 2.04. NOTICE BY PUBLICATION.** The City Manager shall direct the publication of a notice of the public hearing authorized by Section 2.03 hereof in the manner and time provided in Section 2.04 of the Ordinance. The notice shall be published no later than August 23, 2021, in substantially the form attached hereto as Exhibit "A".

**Section 2.05. NOTICE BY MAIL.** The City Manager shall direct the mailing of notice of the public hearing authorized by Section 2.03 hereof in the manner and time provided in Section 2.05 of the Ordinance. The notice shall be mailed no later than August 23, 2021, in substantially the form attached hereto as Exhibit "B".

### **ARTICLE III**

#### **ASSESSMENTS**

**Section 3.01. STORMWATER ASSESSMENTS TO BE IMPOSED THROUGHOUT CITY.** Pursuant to the Assessment Ordinance, Stormwater Service Assessments are to be imposed throughout the entire area within the boundaries of the City.

**Section 3.02. IMPOSITION OF ASSESSMENTS.** Stormwater Service Assessments shall be imposed against property located within the City, the annual amount of which shall be computed for each Tax Parcel in accordance with this Article III.

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When imposed, the Assessment for each Fiscal Year shall constitute a lien upon the Tax Parcels located within the City pursuant to the Assessment Ordinance.

**Section 3.03. APPORTIONMENT APPROACH; DETERMINATION OF EQUIVALENT RESIDENTIAL UNITS.**

(A) The apportionment method based upon Impervious Area and Equivalent Residential Units as described in the Rate Study is fair and reasonable and is hereby approved and adopted as the apportionment method for the Stormwater Service Assessments.

(B) As described in the Rate Study, the typical single family Impervious Area identified in the Rate Study is 3,619 square feet, which shall constitute one (1) ERU (one ERU = 3,619 square feet) for purposes of calculating the Assessment for each Tax Parcel and preparing the annual Stormwater Service Assessment Roll.

(C) Each Residential Parcel shall be assigned one (1) ERU per dwelling unit.

(D) The number of ERU's attributed to each General Parcel shall be calculated as follows:

$$\frac{\text{Total Impervious Area (in sq. ft.)}}{1 \text{ ERU (in sq. ft.)}} = \text{Number of ERU's}$$

(E) The Assessment rate of \$102.00 per ERU shall be utilized by the City Manager in preparing the Stormwater Service Assessment Roll.

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(F) Unless and until determined otherwise by the City Commission, Undeveloped Property shall not be subject to Stormwater Service Assessments. The determination of whether a Tax Parcel is Developed Property or Undeveloped Property shall be made using best available data prior to adoption of the Annual Assessment Resolution (e.g. Property Appraiser information, aerial images or data deemed reliable by the City or its consultants.)

(G) It is hereby ascertained, determined, and declared that the method of determining the Stormwater Service Assessments as set forth in this Preliminary Rate Resolution is a fair and reasonable method of apportioning the Stormwater Management Service Cost among Assessed Property.

**Section 3.04. APPLICATION OF ASSESSMENT PROCEEDS.** Proceeds derived by the City from the Stormwater Service Assessments shall be utilized for the provision of Stormwater Management Services. In the event there is any fund balance remaining at the end of the Fiscal Year, such balance shall be carried forward and used only to fund stormwater related services, facilities, improvements, and programs.

**Section 3.05. COLLECTION OF ASSESSMENTS.** Stormwater Service Assessments shall be collected pursuant to the Uniform Assessment Collection Act unless otherwise determined by the City Commission.

**Section 3.06. EXEMPTION.** The following are Exempt Properties and not subject to the Stormwater Service Assessment:

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(A) Public rights-of-way.

(B) Lakes, submerged land, and other naturally occurring water bodies with  
pervious soil bottoms.

## **ARTICLE IV**

### **GENERAL PROVISIONS**

**Section 4.01. CONFLICTS.** All resolutions or parts of resolutions in conflict  
herewith are hereby repealed to the extent of such conflict.

**Section 4.02. SEVERABILITY.** If any provision of this Resolution or the  
application thereof to any person or circumstance is held invalid, such invalidity shall not  
affect other provisions or applications of this Resolution that can be given effect without  
the invalid provision or application, and to this end the provisions of this Resolution are  
declared to be severable.

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**Section 4.03. EFFECTIVE DATE.** This Preliminary Rate Resolution shall take effect immediately upon its passage and adoption.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Mayor, Wayne M. Messam

\_\_\_\_\_  
Vice Mayor, Yvette Colbourne

ATTEST:

\_\_\_\_\_  
City Clerk, Denise A. Gibbs

I HEREBY CERTIFY that I have approved  
this RESOLUTION as to form:

\_\_\_\_\_  
City Attorney,  
Austin Pamies Norris Weeks Powell, PLLC

<b><u>Requested by Administration</u></b>	<b><u>Voted</u></b>
Commissioner Winston F. Barnes	_____
Commissioner Maxwell B. Chambers	_____
Vice Mayor Yvette Colbourne	_____
Commissioner Alexandra P. Davis	_____
Mayor Wayne M. Messam	_____

Reso. No. \_\_\_\_\_

## **EXHIBIT “A”**

**FORM OF NOTICE TO BE PUBLISHED**

To Be Published by August 23, 2021

**NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF  
STORMWATER SERVICE SPECIAL ASSESSMENTS**

Notice is hereby given that the City Commission of the City of Miramar will conduct a public hearing to consider the approval of an annual stormwater service special assessment for the provision of stormwater management services within the municipal boundaries of the City of Miramar for the Fiscal Year beginning October 1, 2021.

The hearing will be held at 6:00 p.m. on September 13, 2021, in the Commission Chambers of City Hall, 2300 Civic Center Place, Miramar, Florida, for the purpose of receiving public comment on the proposed assessment. All affected property owners have a right to appear at the hearing and to file written objections with the City Commission within 20 days of this notice. If a person decides to appeal any decision made by the City Commission with respect to any matter considered at the hearing, such person 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, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk's Office at (954)602-3011, at least two days prior to the date of the hearing.

The assessment for each parcel of property will be based upon each parcel's classification, impervious area and the total number of Equivalent Residential Units (ERU's). One ERU = 3,619 square feet for the purposes of calculating the assessment for each Tax Parcel. Impervious Area means hard surfaced areas resulting from Development

which either prevent or severely restrict the entry of water into the soil mantle and/or cause water to run off the surface in greater quantities or at an increased rate of flow from that present under natural conditions prior to Development. The proposed stormwater assessment rate is \$102.00 per ERU.

**STORMWATER SERVICE ASSESSMENTS  
FISCAL YEAR 2021-2022**

Copies of the Master Service Assessment Ordinance, the Preliminary Assessment Resolution, and the Preliminary Assessment Roll are available for inspection at the City Manager's Office, City Hall, located at 2300 Civic Center Place, Miramar, Florida.

The stormwater service non-ad valorem assessment will be collected on the ad valorem tax bill to be mailed in November 2021, as authorized by Section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

If you have any questions, please contact the City's Public Works Department at (954) 883-6815, Monday through Thursday between 8:00 a.m. and 6:00 p.m.

**[INSERT MAP OF THE CITY OF MIRAMAR]**

**CITY COMMISSION  
CITY OF MIRAMAR, FLORIDA**

**EXHIBIT B**

**FORM OF NOTICE TO BE MAILED**

**FORM OF NOTICE TO BE MAILED**

**\* \* \* \* \* NOTICE TO PROPERTY OWNER \* \* \* \* \***

City of Miramar  
2300 Civic Center Place  
Miramar, Florida 33025

Owner Name  
Address  
City, State Zip

CITY OF MIRAMAR, FLORIDA
NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF STORMWATER SERVICE NON-AD VALOREM ASSESSMENTS
NOTICE DATED: AUGUST 23, 2021

Tax Parcel # \_\_\_\_\_  
Legal Description: \_\_\_\_\_

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As required by Section 197.3632, Florida Statutes, and at the direction of the City Commission, notice is given by the City of Miramar that an annual assessment for stormwater management services using the tax bill collection method, may be levied on your property for the fiscal year October 1, 2021 - September 30, 2022. The use of an annual special assessment to fund stormwater management services benefiting improved property located within the City of Miramar has proven to be fair, efficient and effective. The total annual stormwater service assessment revenue to be collected within the City of Miramar is estimated to be \$5,571,809. The annual stormwater assessment is based on each parcel's classification, impervious area and number of Equivalent Residential Units (ERU's). One ERU = 3,619 square feet for the purposes of calculating the assessment for each Tax Parcel. Impervious Area means hard surfaced areas resulting from Development which either prevent or severely restrict the entry of water into the soil mantle and/or cause water to run off the surface in greater quantities or at an increased rate of flow from that present under natural conditions prior to Development.

The above parcel is classified as\_\_\_\_\_.

The total number ERU's for the above parcel is\_\_\_\_\_.

The annual stormwater service assessment for the above parcel is \$\_\_\_\_\_.

A public hearing will be held at 6:00 p.m. on September 13, 2021, in the City Commission Chambers, City Hall, 2300 Civic Center Place, Miramar, Florida for the purpose of receiving public comment on the proposed assessments. You and all other affected property owners

have a right to appear at the hearing and to file written objections with the City Commission within 20 days of this notice. If you decide to appeal any decision made by the City Commission 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, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the Clerk's Office at (954)602-3012, at least two days prior to the date of the hearing.

Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of City Commission action at the above hearing (including the method of apportionment, the rate of assessment and the imposition of assessments), such action shall be the final adjudication of the issues presented.

Copies of the Master Assessment Ordinance, the Preliminary Assessment Resolution and the preliminary assessment roll for the upcoming Fiscal Year are available for inspection at the City Manager's office, located at City Hall, 2300 Civic Center Place, Miramar, Florida.

Both the stormwater service non-ad valorem assessment amount shown on this notice and the ad valorem taxes for the above parcel will be collected on the ad valorem tax bill mailed in November. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

If there is a mistake on this notice, it will be corrected. If you have any questions regarding your stormwater assessment, please contact the City's Public Works Department at (954) 883-6815, Monday through Thursday between 8:00 a.m. and 6:00 p.m.

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