

RESOLUTION NO. 07-2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEMINOLE, FLORIDA; ESTABLISHING THE STORMWATER UTILITY RATE RANGE AND APPROVING THE FISCAL YEAR 2026 NON-AD VALOREM ASSESSMENT ROLL FOR STORMWATER SERVICES; DIRECTING CERTIFICATION OF THE ASSESSMENT ROLL TO THE PINELLAS COUNTY TAX COLLECTOR; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Seminole has established a Stormwater Utility in accordance with Florida Statute (F.S.) § 403.0893 to collect stormwater utility fees for the maintenance, planning, design, construction, regulation, surveying, inspection, and enforcement, as they relate to stormwater management facilities within the City of Seminole via Ordinance No. 03-2025; and

WHEREAS, the City of Seminole wishes to utilize the uniform method of collection as authorized in F.S. § 197.3632 to collect those stormwater utility fees; and

WHEREAS, the City Council wishes to establish an annual non-ad valorem assessment rate range of \$140 to \$225 per Equivalent Residential Unit; and

WHEREAS, the Stormwater Utility Assessment Roll has been made available for inspection by the public, as required by F.S. § 197.3632 and City Ordinance No. 03-2025; and

WHEREAS, notice of a public hearing has been published and mailed as required by F.S. § 197.3632 and City Ordinance No. 03-2025, which provides notice to all interested parties of an opportunity to be heard; and

WHEREAS, a public hearing was held on September 8, 2025, and comments and objections of all interested parties have been heard and considered as required by F.S. § 197.3632 and City Ordinance No. 03-2025; and

WHEREAS, the City Council wishes to hereby confirm and approve the Stormwater Utility Assessment Roll and to direct certification of same to the Pinellas County Tax Collector for collection of the Stormwater Utility Assessment in November 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEMINOLE, FLORIDA, AS FOLLOWS:

SECTION 1. AUTHORITY. This Resolution of the City Council of the City of Seminole, Florida (the "City") is adopted pursuant to Section 43-24 of City Ordinance No. 03-2025 (the "Stormwater Utility Ordinance"), Florida Statutes, and other applicable provisions of law.

SECTION 2. DEFINITIONS. All capitalized terms not otherwise defined in this Resolution shall have the meanings set forth in the Stormwater Utility Ordinance, passed and adopted on June 24, 2025.

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

(A) Through adoption of the Stormwater Utility Ordinance, the City Council provided for the annual imposition of stormwater fees to fund stormwater services providing a special benefit to the real property located within the City.

(B) The Stormwater Utility Ordinance has established the Stormwater Utility fees should apply to all developed properties within the City that are benefited by the system including those properties owned or occupied by a nonexempt governmental or nonprofit entity that are otherwise tax-exempt for ad valorem tax purposes.

(C) The Stormwater Utility Ordinance has established an Equivalent Residential Unit (ERU) as equal to 3,500 square feet of impervious area for billing purposes.

(D) The Stormwater Utility Ordinance has established that each single family residential parcel shall be billed the annual rate for 1 ERU.

(E) The Stormwater Utility Ordinance has established that Total ERUs for all Non-Single Family Residential (NSFR) parcels will be calculated by dividing measured IA by the ERU value then rounding up to the nearest whole number. The NSFR parcel shall then be billed for the total ERU multiplied by the annual rate.

(F) The City Council wishes to hereby confirm and approve a rate range of \$140 to \$225, with a Stormwater Utility rate of \$140/ERU for Fiscal Year 2026.

(G) Pursuant to F.S. § 197.3632 4(a), the City Council is required to adopt an Annual Assessment Resolution approving the Stormwater Assessment Roll when the non-ad valorem assessment is levied for the first time.

(H) The City Council wishes to hereby confirm and approve the Stormwater Assessment Roll and to direct certification of same to the Tax Collector for collection of the Assessments in November 2025.

(I) The City Council conducted a public hearing on September 8, 2025, to consider approval and adoption of the Stormwater Assessment Roll for Fiscal Year 2026 and to receive comments from the owners of real property subject to the Stormwater Service Assessments, as required by F.S. § 197.3632. During such public hearing, the objections and comments of all interested persons were heard and considered.

(J) Notice of such public hearing has been provided in accordance with the requirements of F.S. § 197.3632 and City Ordinance No. 03-2025. Proof of publication is attached hereto as Appendix A and a copy of the public notice mailing is attached hereto as Appendix B.

(K) The Stormwater Assessment Roll for Fiscal Year 2026 has heretofore been made available for inspection by the public.

(L) The Assessments are imposed by the City, not the Property Appraiser or Tax Collector. Any activity of the Property Appraiser or Tax Collector under the provisions of this Resolution shall be construed solely as ministerial.

SECTION 4. APPROVAL AND CERTIFICATION OF ASSESSMENT ROLL.

(A) The Stormwater Assessment Roll for Fiscal Year 2026, a copy of which is on file with the City Clerk and incorporated herein by reference, totals \$1,885,982, prior to application of credit reductions, and is hereby confirmed and approved.

(B) The assessment roll as delivered to the Pinellas County Tax Collector shall be accompanied by a Certificate to Non-Ad Valorem Assessment Roll provided by the Tax Collector.

SECTION 5. CONFLICTS. All Resolutions or parts of Resolutions, insofar as they are inconsistent or in conflict with the provisions of this Resolution, are hereby repealed to the extent of any conflict.

SECTION 6. SEVERABILITY. In the event that any portion or section of this Resolution is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this Resolution on which shall remain in full force and effect.


SECTION 7. EFFECTIVE DATE. This Resolution shall take effect immediately upon its final passage and adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SEMINOLE, FLORIDA, THIS 8 DAY OF September, 2025.



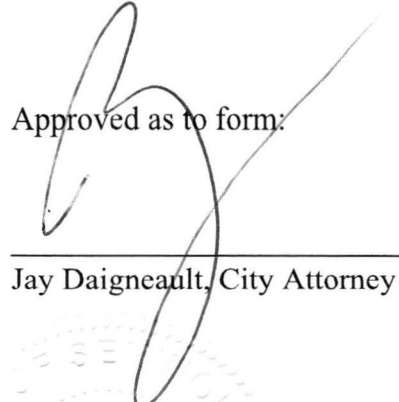
Leslie Waters, Mayor

ATTEST:



Ann Marie Mancuso, City Clerk

Approved as to form:



Jay Daigneault, City Attorney

