



Agenda Item Cover Sheet

Agenda Item N^o: D-2

Meeting Date February 15, 2017

- Consent Section
 Regular Section
 Public Hearing

Subject:
Public Hearing to Approve Final Impact Fee Assessment Unit Resolution

Department Name: Public Utilities

Contact Person: George Cassady (MLH) Contact Phone: 964-2723

Sign-Off Approvals:

Lucia Garsys 02/03/2017
Assistant County Administrator Date

George Cassady 02/02/2017
Department Director Date

Tom Fesler 02/03/2017
Management and Budget – Approved as to Financial Impact Accuracy Date

Hank Ennis 02/02/2017
County Attorney – Approved as to Legal Sufficiency Date

Staff's Recommended Board Motion:

Approve the Final Assessment Resolution and assessment roll to create water and wastewater Impact Fee Assessment Unit 17101. This action will allow the property owners to pay impact fees over a 20-year period. It is estimated that the County will collect a total of \$13,615,618.60 over the 20-year period from assessments imposed against the thirty (30) properties in this unit. The collection from the assessments is included in the FY17 adopted budget for the Water Enterprise Fund.

Financial Impact Statement:

Upon approval of the Final Impact Fee Assessment Resolution, It is estimated that the County will collect a total of \$13,615,618.60 over the 20-year period from assessments imposed against the thirty (30) properties in this unit, consisting of 2,586.01 water and 2,671.87 wastewater equivalent residential connections, commencing with the ad-valorem tax bill issued in November 2017. The collection from the assessments is included in the FY17 adopted budget for the Water Enterprise Fund.

Background:

Hillsborough County Code, Chapter 106, provides for the establishment of Impact Fee Assessment Units through approval of Final Resolutions by the Board of County Commissioners, and provides for the payment of the Assessable Impact Fees against properties located within the units. The establishment of the unit listed has been initiated through application by individuals, builders and

developers (owners of record for the subject properties). The Initial Impact Fee Assessment Resolution was approved by the BOCC on January 19, 2017, for the properties listed in the attached resolution. Impact fee assessments will be collected pursuant to the Uniform Assessment Collection Act as provided for in Hillsborough County Code, Chapter 106.

List Attachments:

1 Resolution and Appendix A-D

RESOLUTION NO. R17-_____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, RELATING TO THE IMPOSITION OF IMPACT FEE ASSESSMENTS PURSUANT TO CHAPTER 106, HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS; IMPACT FEE ASSESSMENT UNIT 17101; AMENDING AND CONFIRMING THE INITIAL IMPACT ASSESSMENT RESOLUTION; ESTABLISHING THE ANNUAL IMPACT FEE ASSESSMENT AMOUNT; IMPOSING IMPACT FEE ASSESSMENTS AGAINST PROPERTY WITHIN THE IMPACT FEE ASSESSMENT UNIT 17101; APPROVING THE IMPACT FEE ASSESSMENT ROLL; PROVIDING FOR COLLECTION OF THE IMPACT FEE ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

UPON MOTION BY COMMISSIONER _____, SECONDED BY COMMISSIONER _____, THE FOLLOWING RESOLUTION WAS ADOPTED BY A VOTE OF ___ TO ___; COMMISSIONER(S) _____, _____, VOTING "NO."

WHEREAS, the Board of County Commissioners (the "Board") of Hillsborough County, Florida, enacted Chapter 106 of the Hillsborough County Code of Ordinances and Laws (the Code), to provide for the creation of municipal service benefit units and authorize the imposition of special assessments to fund Assessable Impact Fees (as defined in the Code); and

WHEREAS, the Board has adopted Resolution No. R17-013, the Initial Impact Fee Assessment Resolution, proposing creation of the Impact Fee Assessment Unit 17101 (the "Impact Fee Assessment Unit"), establishing the method of computing the Assessable Impact Fees and annual Impact Fee Assessments (as defined in the Code), and directing preparation of the tentative Impact Fee Assessment Roll and provision of the notices required by the Code; and

WHEREAS, pursuant to the provisions of the Code, the County is required to confirm or repeal the Initial Impact Fee Assessment Resolution, with such amendments as the Board deems appropriate, after hearing comments and receiving objections of all interested parties; and

WHEREAS, the Assessment Roll has heretofore been filed with the office of the County Administrator, as required by the Code; and

WHEREAS, as required by the terms of the Code, notice of a public hearing has been published and mailed to each property owner proposed to be assessed notifying such property owner of the opportunity to be heard; the proof of publication and an affidavit of mailing are attached hereto as Appendices A and B respectively; and

WHEREAS, a public hearing has been duly held and comments and objections of all interested persons have been heard and considered as required by the terms of the Code;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1. AUTHORITY. This Resolution is adopted pursuant to Chapter 106, Hillsborough County Code of Ordinances and Laws; Chapter 125, Florida Statutes and other applicable provisions of law.

SECTION 2. DEFINITIONS. This Resolution is the Final Impact Fee Assessment Resolution as defined in the Code. All capitalized terms in this Resolution shall have the meanings defined in the Code and the Initial Impact Fee Assessment Resolution.

SECTION 3. CREATION OF IMPACT FEE ASSESSMENT UNIT. The Impact Fee Assessment Unit 17101 is hereby created to include the property described in

Appendix D hereto. The Impact Fee Assessment Unit is created for the purpose of improving the use and enjoyment of property located therein by reducing the amount otherwise payable prior to issuance of a certificate of occupancy in exchange for Impact Fee Assessments and to permit the Assessable Impact Fee to be paid over a period of years, thus reducing the immediate cash development cost of property located within the Impact Fee Assessment Unit. Following adoption of the Initial Impact Fee Assessment Resolution it was determined that certain of the Tax Parcels described in Appendix A thereto have already received building permits or for other reasons should not be included within the Impact Fee Assessment Unit. Appendix D hereto has been corrected to exclude the Tax Parcels inappropriately included in Appendix A to the Initial Impact Fee Assessment Resolution.

SECTION 4. CONFIRMATION OF INITIAL IMPACT FEE ASSESSMENT RESOLUTION. The Initial Impact Fee Assessment Resolution is hereby ratified and confirmed, as modified herein.

SECTION 5. APPROVAL OF IMPACT FEE ASSESSMENT ROLL. The Assessment Roll, a copy of which is on file in the office of the Utility Director, is hereby approved.

SECTION 6. ASSESSMENTS.

(A) The Tax Parcels located within the Impact Fee Assessment Unit are hereby found to be specially benefited by reducing the amount otherwise payable upon issuance of a certificate of occupancy in exchange for Impact Fee Assessments and to permit the Assessable Impact Fee to be paid over a period of years, thus reducing the immediate cash development cost of property located within the Impact Fee

Assessment Unit. The methodology for computing annual Impact Fee Assessments described in the Initial Impact Fee Assessment Resolution, is hereby approved. Annual Impact Fee Assessments computed in the manner described in the Initial Impact Fee Assessment Resolution, as amended, are hereby levied and imposed on all Tax Parcels located within the Impact Fee Assessment Unit for a period of twenty years, commencing with the ad valorem tax bill to be issued in November 2018, at an annual rate of \$290.01 (water= \$144.61 and wastewater= \$145.40) for each equivalent residential connection (ERC). The annual rate for all other parcels of property and for property for which a building permit has been issued for construction prior to the establishment of the Assessment Unit shall be as set forth in the Impact Fee Assessment Roll on file in the office of the Utility Director.

(B) Subject to the provisions of Section 4.01(B) of the Initial Impact Fee Assessment Resolution and upon adoption of the Annual Impact Fee Assessment Resolution for each Fiscal Year, the Impact Fee Assessments 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 shall be deemed perfected upon adoption by the Board of the Annual Impact Fee Assessment Resolution and shall attach to the property included on the Impact Fee Assessment Roll as of the prior January 1, the lien date for ad valorem taxes.

SECTION 7. COLLECTION OF ASSESSMENTS. Subject to the provisions of Section 4.01(B) of the Initial Impact Fee Assessment Resolution, the Impact Fee Assessments shall be collected pursuant to the Uniform Assessment Collection Act.

Upon adoption of the Annual Impact Fee Assessment Resolution for each Fiscal Year, the Utility Director shall cause the certification and delivery of the Impact Fee Assessment Roll to the Tax Collector by September 15, in the manner prescribed by the Uniform Assessment Collection Act.

SECTION 8. EFFECT OF FINAL IMPACT FEE ASSESSMENT RESOLUTION.

The adoption of this Final Impact Fee Assessment Resolution shall be the final adjudication of the issues presented herein and in the Initial Impact Fee Assessment Resolution (including, but not limited to, the amount of the Impact Fee Assessments, the adoption of the Impact Fee Assessment Roll and the levy and lien of the Impact Fee Assessments) unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of Board action on this Final Impact Fee Assessment Resolution.

SECTION 9. ASSESSMENT NOTICE. The Utility Director is hereby directed to record a general notice of the Impact Fee Assessments in the Official Records Book in the office of the Hillsborough County Clerk of Courts. Such notice shall be in substantially the form attached as Appendix C. The preliminary Impact Fee Assessment Roll and each annual Impact Fee Assessment Roll shall be retained by the Utility Director and shall be available for public inspection.

SECTION 10. DISTRIBUTION OF THE FINAL IMPACT FEE ASSESSMENT RESOLUTION. A copy of the Final Impact Fee Assessment Resolution shall be sent certified mail to the Florida Department of Revenue, the Hillsborough County Tax Collector's Office and the Hillsborough County Property Appraiser's Office.

SECTION 11. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

STATE OF FLORIDA)
)
COUNTY OF HILLSBOROUGH)

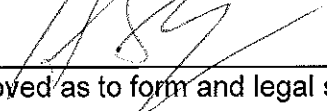
I, PAT FRANK, Clerk of the Circuit Court and Ex Officio Clerk of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of a Resolution adopted by the Board at its meeting of _____, as the same appears of record in Minute Book _____, of the Public Records of Hillsborough County, Florida

WITNESS my hand and official seal this ____ day of February, 2017.

PAT FRANK, CLERK

By: _____
Deputy Clerk

APPROVED BY COUNTY ATTORNEY

By: 
Approved as to form and legal sufficiency

APPENDIX A
PROOF OF PUBLICATION

LEGAL NOTICE

LEGAL NOTICE

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

Notice is hereby given that the Board of County Commissioners of Hillsborough County, Florida, will conduct a public hearing to consider creation of the Hillsborough County Water and/or Wastewater Impact Fee Assessment Unit 17461, which includes subdivisions in the listed subdivisions, and to impose Impact Fee Assessments against the property located therein. The hearing will be held at 10:00 a.m., on February 15, 2017, in the County Commissioner's Chambers of the Hillsborough County Administration Building at 501 East Kennedy Boulevard, Tampa, Florida. All meeting facilities are Americans with Disabilities Act compliant. In accordance with the Americans with Disabilities Act (ADA), persons with special accommodations to participate in these proceedings, and also those seeking an interpreter, should contact the Citizen's Action Center at Telephone Number (813) 277-5900 not later than 48 hours prior to the proceedings. All affected property owners have a right to appear at the hearing and to file written objections with the Board of County Commissioners within 30 days of the notice. IF A PERSON OBJECTS TO ANY DECISION MADE BY THE BOARD OF COUNTY COMMISSIONERS WITH RESPECT TO ANY MATTER CONSIDERED AT THE PUBLIC HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

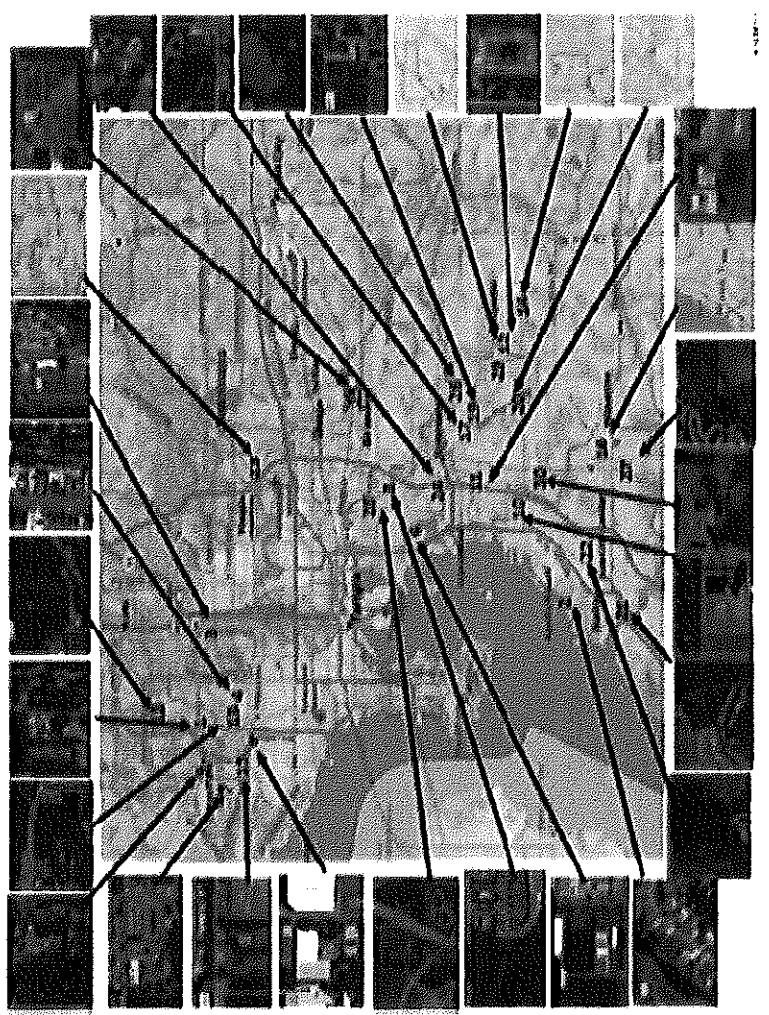
The Impact Fee Assessments have been proposed to fund a portion of the County's water and/or wastewater system. The Assessable Impact Fee for each Tax Parcel will be determined by deducting the Buffer Payment to be made to assure a percentage of occupancy from the sum of the Impact Fee otherwise payable. The Impact Fee Assessment will be equal to the amount necessary to amortize the Assessable Impact Fee over twenty years with interest at the rate of 5.00 percent per annum, plus collection costs and an amount equal to the available statutory discount. A more detailed description is set forth in the initial Impact Fee Assessment Resolution adopted by the County Commission on January 19, 2017. Copies of the initial Impact Fee Assessment Resolution and the preliminary Impact Fee Assessment Roll are available for inspection at the Public Utilities Department office located at 925 E. Twiggs Street, Tampa, Florida.

The County intends to collect the Impact Fee Assessments on the ad valorem tax bill, collected by the tax collector, as authorized by Section 197.16(2), Florida Statutes. Future annual Impact Fee Assessments may be prepared at the option of the property owner. Annual Impact Fee Assessments will be payable for a period of twenty years, commencing with the tax bill to be mailed in November 2018. Failure to pay the Impact Fee Assessment will create a tax certificate to be issued against the property which may result in a lien of title.

To obtain detailed information about the location in the ad valorem tax bill, contact our website at <http://www.hillsboroughcounty.org/calendars/055publicmeetings/2017/12/05/2017-5-5-public-meeting> or contact Mary Lee Hubner, with the Hillsborough County Public Utilities Department at (813) 956-2725.

HILLSBOROUGH COUNTY

POLY NO.	HILLSBOROUGH COUNTY WATER AND/OR WASTEWATER IMPACT FEE ASSESSMENT UNIT 17461	ANNUAL ASSESSMENT AMOUNT (\$/YR)
1	010228-0150 Orange Lakeside of Tampa Bay (7800 Sq. Ft. 1.986)	\$29,001
2	032062-0020 SFR at Apollo Beach Unit 536, Lot 56, Blk 35	\$29,001
3	018959-0126 Van Dyke Commons Quaintest D Rowal	\$1,015.57
4	019420-0010 Tampa Medical Division 32,000 Sq. Ft. Med Off Bldg	\$1,135.09
5	027127-5520 Corcoran Bldg. Wm Owyll, MD/SC, FLSMB	\$1,176.25
6	048956-0010 Madison Bldg. Park 50-33 Lots, NW Driv	\$1,701.43
7	004017-5020 The Retreat At Citrus Park 15 Lots	\$1,740.05
8	070124-8014 Comm. Prop. for Children of Brandon	\$1,833.05
9	010005-0020 Camille Estates (121) Lots	\$4,223.49
10	077597-0034 Summerfield Crossing Villa Town 2 Bn 2155, Lot 2	\$6,640.15
11	077433-0020 Lucerne Lake Club Townhome Ph 1 Flr 2 Total 150 MMN	\$6,344.20
12	048396-0016 Executive At Boyette Subd. Phase 2 (22) Lots	\$6,340.22
13	039428-0020 The Sanctuary At Rocky Creek - South (22) Lots	\$6,670.22
14	076823-0120 Fairway South West Phase 4B 22 Lots	\$9,280.32
15	004017-2020 Green Subdivision (42) Lots	\$12,180.42
16	078011-0020 Sereno Phase 46 (88) Lots	\$13,920.48
17	076434-0020 Georgetown Drive Mixed Use (95) MM Units	\$16,711.68
18	014533-0120 Van Dyke Lakeshore (100) MM Units	\$27,756.16
19	077687-5020 The Retreat At Proserpio Phase 1 (77) Lots	\$18,850.65
20	054045-0020 Verdano North Pk 2A PHIB Combined 181 Lots	\$21,170.74
21	054745-5120 Cypress Creek Subd. Ph 5A (85)	\$23,490.81
22	061366-0020 Freedom Ridge Subd. (32) Lots	\$26,680.92
24	049101-1924 Eagle Palm Phase 1 (179) MM Units	\$21,160.32
25	060162-0120 Dover Road Subd. (123) Lots	\$38,571.33
26	077693-0120 Triple Creek Village ED + EB Combined (207) Lots	\$60,082.07
27	079626-0020 Sunrise Village Phase 1A & C (115) Lots	\$62,357.15
28	048819-0126 Vagabond Park Apartments Asslt Apts (366) MM Units	\$63,773.28
29	077581-0020 Triple Creek Pk 3 Vol 1 + 2 + 6 Total of (248) Lots	\$71,921.48
30	077551-5356 Apennine Glen PHB + P+3C Total of (451) Lots	\$130,794.51



APPENDIX B
AFFIDAVIT OF MAILING

AFFIDAVIT OF MAILING

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

BEFORE ME, the undersigned authority, personally appeared, Mary Lee Hubner who, after being duly sworn, deposes and says:

1. I, Mary Lee Hubner, have been designated by the Utility Director of Hillsborough County, Florida, to mail the notices required by Section 2.04 of Resolution No. R17-013, adopted by the Board of County Commissioners of Hillsborough County, Florida, on January 19, 2017.
2. On or before January 20, 2017, I mailed, or directed the mailing of a notice in accordance with Section 2.04 of Resolution No. R17-013, adopted by the Board of County Commissioners of Hillsborough County, Florida, on January 19, 2017, by first class mail, to each owner of property within the Hillsborough County Impact Fee Assessment Unit 17101 in conformance with the requirements of Chapter 106, Hillsborough County Code of Ordinances and Laws; at the address shown on the real property assessment tax roll maintained by the Hillsborough County Property Appraiser for the purpose of the levy and collection of ad valorem taxes.

FURTHER AFFIANT SAYETH NOT.

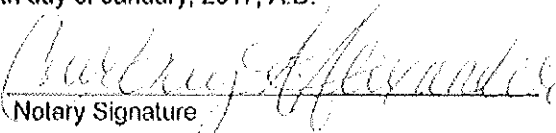


 Affiant

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged by me this 27th day of January, 2017, by Mary Lee Hubner, who is personally known to me and who did not take oath.

WITNESS, my hand and Official Seal this 27th day of January, 2017, A.D.



 Notary Signature

COURTNEY ALEXANDER

 Notary Printed Name

My Commission Expires: 2/16/2018

SEAL



APPENDIX C
FORM OF ASSESSMENT NOTICE

NOTICE OF ASSESSMENTS

On January 19, 2017, the Board of County Commissioners of Hillsborough County, Florida, adopted Resolution No. R17-013 which imposed special assessments against property located within the Hillsborough County Water and/or Wastewater Impact Fee Assessment Unit 17101, as described in the attached Exhibit A. The annual Impact Fee Assessment for each property will be payable for a period of twenty years, commencing with the 2018 tax year, at an annual rate as described in the attached Exhibit A. The annual Impact Fee Assessment will be billed on the property tax bill as a Non-Ad Valorem assessment. The method of computing the annual Impact Fee Assessment is set forth in Resolution No. R17-013. The purpose of the assessment is to fund a portion of impact fees and/or accrued guaranteed revenue fees otherwise payable upon connection to the County's water and/or wastewater system. The Impact Fee Assessment Roll for the Hillsborough County Water and/or Wastewater Impact Fee Assessment Unit 17101 is on file in the office of the County Utility Director and is open to public inspection.

This notice is recorded to provide constructive notice of the annual Impact Fee Assessment to purchasers of property located within the Hillsborough County Water and/or Wastewater Impact Fee Assessment Unit 17101. The Board will adopt an Annual Impact Fee Assessment Resolution for each fiscal year. Upon adoption of each Annual Impact Fee Assessment Resolution, Impact Fee Assessments 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. The lien shall be deemed perfected upon adoption of each Annual Impact Fee Assessment Resolution and shall attach to the property included on the Impact Fee Assessment Roll as of the prior January 1, the lien date for ad valorem taxes. This notice does not and shall not be construed to require that individual liens or releases be filed in the Official Records.

By: _____
Troy MacDonald, Operations Manager
Public Utilities Department

The foregoing instrument was acknowledged by me
this ____ day of February, 2017, by Troy MacDonald,
who is personally known to me, and who did not take oath.

Notary Public

SEAL

HILLSBOROUGH COUNTY WATER AND/OR WASTEWATER
 IMPACT FEE ASSESSMENT UNIT 17101
 Exhibit A

OWNER	FOLIO#	SYR	BOOK/PAGE	LEGAL DESCRIPTION	ANNUAL AMT	ASSESSED AMT
SANITARY PROPERTIES & ROCKY CREEK	003628.0000	122817		ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS FOLIO# CAN BE FOUND AT (http://www.hcpafl.org)	\$6,670.23	\$76,475.00
KB HOME TAMPA LLC	004017.2000	152817		ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS FOLIO# CAN BE FOUND AT (http://www.hcpafl.org)	\$12,180.42	\$139,650.00
BEAZER HOMES LLC	004017.6000	152817		ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS FOLIO# CAN BE FOUND AT (http://www.hcpafl.org)	\$1,740.06	\$19,950.00
MATTAMY TAMPA/SARASOTA LLC	014533.0100	172718		ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS FOLIO# CAN BE FOUND AT (http://www.hcpafl.org)	\$17,756.16	\$203,581.80
VAN DYKE COMMONS, LLC	014952.0126	222718	0105 0128	ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS FOLIO# CAN BE FOUND AT (http://www.hcpafl.org)	\$1,015.57	\$11,643.80
A-INVESTMENTS DEVELOPMENT	016005.0000	302718		ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS FOLIO# CAN BE FOUND AT (http://www.hcpafl.org)	\$4,223.49	\$48,422.86
FRIENDS OF CHIABAD LUBAVITCH OF TAMPA	016228.0100	312718		ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS FOLIO# CAN BE FOUND AT (http://www.hcpafl.org)	\$290.01	\$3,325.00
MX DEVELOPMENT, LLC	019420.0000	092818		ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS FOLIO# CAN BE FOUND AT (http://www.hcpafl.org)	\$1,135.99	\$13,024.44
GREGORY WAKSMAN UNIFIED CREDIT	027327.5500	292818	0046 0029	ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS FOLIO# CAN BE FOUND AT (http://www.hcpafl.org)	\$1,176.25	\$13,486.03
TAMPA BRANDON APARTMENTS LP	048819.0106	063020	0112 0095	ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS FOLIO# CAN BE FOUND AT (http://www.hcpafl.org)	\$63,713.28	\$730,499.40
MADISON BUSINESS PARK, LLLP	048936.0210	033019	0114 0199	ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS FOLIO# CAN BE FOUND AT (http://www.hcpafl.org)	\$1,701.13	\$19,503.90
D.R. HORTON INC	049102.1914	123019	0115 0241	ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS FOLIO# CAN BE FOUND AT (http://www.hcpafl.org)	\$31,160.32	\$357,266.10
THOMAS M. FLYNN OF FLORIDA, LLC	052262.0000	203119	37 68	AFOLLO BEACH UNIT SIX LOT 56 BLOCK 35	\$290.01	\$3,325.00
MILLER FLORIDA HOMES	054245.0700	023219		ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS FOLIO# CAN BE FOUND AT (http://www.hcpafl.org)	\$23,490.81	\$269,325.00
CYPRESS CREEK 2 LLC	054245.5100	353119		ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS FOLIO# CAN BE FOUND AT (http://www.hcpafl.org)	\$24,650.85	\$282,625.00
KB HOME TAMPA LLC	061366.0000	192820		ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS FOLIO# CAN BE FOUND AT (http://www.hcpafl.org)	\$26,680.92	\$305,900.00
BLOOMINGDALE PLAZA LLC	074124.8014	083020	0090 0061	ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS FOLIO# CAN BE FOUND AT (http://www.hcpafl.org)	\$1,933.95	\$22,173.14
GIBSONTON LAND PARTNERS LLC	076438.0000	203020		ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS FOLIO# CAN BE FOUND AT (http://www.hcpafl.org)	\$16,711.68	\$191,606.40
NIIP IV-LAKE HUTTO LLC	076828.0100	253020		ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS FOLIO# CAN BE FOUND AT (http://www.hcpafl.org)	\$9,280.32	\$106,400.00
KB HOME TAMPA LLC	077160.0000	293020	0010 0030	ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS FOLIO# CAN BE FOUND AT (http://www.hcpafl.org)	\$18,850.65	\$216,125.00
OK RHODINE ROAD LLC	077433.0000	043120		ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS FOLIO# CAN BE FOUND AT (http://www.hcpafl.org)	\$6,344.70	\$259,467.00
US HOME CORPORATION	077667.0054	083120		ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS FOLIO# CAN BE FOUND AT (http://www.hcpafl.org)	\$4,640.16	\$53,200.00
BEAZER HOMES LLC	077687.5000	103120		ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS FOLIO# CAN BE FOUND AT (http://www.hcpafl.org)	\$21,170.73	\$242,725.00
TCI VENTURE I LLC	077693.0000	123120		ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS FOLIO# CAN BE FOUND AT (http://www.hcpafl.org)	\$71,922.48	\$824,600.00
MATTAMY TAMPA LLC	077693.0100	123120		ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS FOLIO# CAN BE FOUND AT (http://www.hcpafl.org)	\$60,032.07	\$688,275.00
HIGHWAY 301 INVESTORS LLC	077952.6356	293120	0111 0166	ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS FOLIO# CAN BE FOUND AT (http://www.hcpafl.org)	\$130,794.51	\$1,499,575.00
GTIS METRO DG LLC	078011.0125	053220		ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS FOLIO# CAN BE FOUND AT (http://www.hcpafl.org)	\$13,920.48	\$159,600.00
LENNAR HOMES LLC	078826.0000	183220	0041 0002	ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS FOLIO# CAN BE FOUND AT (http://www.hcpafl.org)	\$62,352.15	\$714,875.00
LENNAR HOMES, LLC	086142.0100	282921		ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS FOLIO# CAN BE FOUND AT (http://www.hcpafl.org)	\$38,571.33	\$442,225.00
LENNAR HOMES LLC	088396.0016	313021	0127 0181	ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS FOLIO# CAN BE FOUND AT (http://www.hcpafl.org)	\$6,380.22	\$73,150.00

APPENDIX D
DESCRIPTION OF
IMPACT FEE ASSESSMENT UNIT 17101

**THE WATER AND/OR WASTEWATER ASSESSMENT UNIT 17101 SHALL ENCOMPASS
THE PROPERTY REFERENCED BY THE FOLLOWING PARCEL NUMBERS ON THE
HILLSBOROUGH COUNTY AD VALOREM TAX ASSESSMENT ROLL AS OF THE
EFFECTIVE DATE OF THIS RESOLUTION**

**WATER AND WASTEWATER
IMPACT FEE ASSESSMENT UNIT 17101**

FOLIO #	LEGAL DESCRIPTION	
003628.0000	ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS	FOLIO# CAN BE FOUND AT (http://www.hcpaff.org)
004017.2000	ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS	FOLIO# CAN BE FOUND AT (http://www.hcpaff.org)
004017.6000	ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS	FOLIO# CAN BE FOUND AT (http://www.hcpaff.org)
014533.0100	ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS	FOLIO# CAN BE FOUND AT (http://www.hcpaff.org)
014952.0126	ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS	FOLIO# CAN BE FOUND AT (http://www.hcpaff.org)
016005.0000	ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS	FOLIO# CAN BE FOUND AT (http://www.hcpaff.org)
016228.0100	ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS	FOLIO# CAN BE FOUND AT (http://www.hcpaff.org)
019420.0000	ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS	FOLIO# CAN BE FOUND AT (http://www.hcpaff.org)
027327.5500	ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS	FOLIO# CAN BE FOUND AT (http://www.hcpaff.org)
048819.0106	ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS	FOLIO# CAN BE FOUND AT (http://www.hcpaff.org)
048936.0210	ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS	FOLIO# CAN BE FOUND AT (http://www.hcpaff.org)
049102.1914	ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS	FOLIO# CAN BE FOUND AT (http://www.hcpaff.org)
052262.0000	APOLLO BEACH UNIT SIX	LOT 56 BLOCK 35
054245.0700	ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS	FOLIO# CAN BE FOUND AT (http://www.hcpaff.org)
054245.5100	ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS	FOLIO# CAN BE FOUND AT (http://www.hcpaff.org)
061366.0000	ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS	FOLIO# CAN BE FOUND AT (http://www.hcpaff.org)
074124.9014	ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS	FOLIO# CAN BE FOUND AT (http://www.hcpaff.org)
076438.0000	ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS	FOLIO# CAN BE FOUND AT (http://www.hcpaff.org)
076828.0100	ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS	FOLIO# CAN BE FOUND AT (http://www.hcpaff.org)
077160.0000	ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS	FOLIO# CAN BE FOUND AT (http://www.hcpaff.org)
077433.0000	ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS	FOLIO# CAN BE FOUND AT (http://www.hcpaff.org)
077667.0054	ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS	FOLIO# CAN BE FOUND AT (http://www.hcpaff.org)
077687.5000	ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS	FOLIO# CAN BE FOUND AT (http://www.hcpaff.org)
077693.0000	ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS	FOLIO# CAN BE FOUND AT (http://www.hcpaff.org)
077693.0100	ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS	FOLIO# CAN BE FOUND AT (http://www.hcpaff.org)
077952.6356	ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS	FOLIO# CAN BE FOUND AT (http://www.hcpaff.org)
078011.0125	ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS	FOLIO# CAN BE FOUND AT (http://www.hcpaff.org)
078826.0000	ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS	FOLIO# CAN BE FOUND AT (http://www.hcpaff.org)
086142.0100	ADDITIONAL PARCEL DESCRIPTION INFORMATION FOR THIS	FOLIO# CAN BE FOUND AT (http://www.hcpaff.org)
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