



**CITY OF BELLE ISLE, FLORIDA  
CITY COUNCIL AGENDA ITEM COVER SHEET**

**Meeting Date:** July 7, 2020

**To:** Honorable Mayor and City Council Members

**From:** B. Francis, City Manager

**Subject:** Budget Committee Recommendation to Assess Vacant Property

**Background:** The Budget Committee discussed vacant properties in the City are currently are not assessed a stormwater fee. That fee is currently \$110/year but will increase to \$120/year in October. This is added to the property tax bill as a non-ad valorem tax. There are 30 residential properties that are vacant and pay no assessment.

The purpose of the assessment is for the cost associated with the use of and discharge to the city's stormwater management system. Vacant land does not discharge to the system and therefore does not use the system. The justification for vacant properties not being assessed stormwater fees, is that vacant land is undeveloped and therefore, does not have impervious surfaces. Any stormwater just sinks into the ground and does not get into the stormwater system.

According to the BIMC, Section 10-124(b), For the purposes of imposing the fee, all developed property within the city shall be classified either as: (1) Residential developed property, or (2) Nonresidential developed property:

Section and 10-124(g), All vacant land separately taxed shall be exempt from the stormwater utility assessment fee.

Section 10-122 defines Developed property as any parcel which contains impervious areas.

A review of the City parcels 30 residential properties that are considered vacant. Property within an HOA that is vacant but owned by the HOA (lake lots, drainage areas, boat ramps, etc.) are considered common areas and are not subject to this assessment per F.S.193.0235

Also if the Council is going to consider assessing for stormwater, do they also want to consider assessing for garbage since vacant parcels have trees and vegetation that contribute to the waste stream?

**Staff Recommendation:** Council to discuss if they want to add vacant land to this assessment.

**Suggested Motion: I move we direct the City Attorney to prepare the ordinance that will allow for assessing the stormwater assessment to vacant parcels.**

**Alternatives:** Don't assess vacant parcels under the theory that vacant parcels contain no impervious surfaces and therefore stormwater from vacant parcels does not contribute to the system.

**Fiscal Impact:** \$3,600 added to the Stormwater revenues

**Attachments:** List of vacant property