Agenda Item 22 / 2025-9-4 Public Hearing

Proposed Change to Mitigation Credit Calculations

The stormwater tax ordinance includes the following option:

> *"Mitigation credits may be offered for properties that reduce the burden to the County system, including redevelopment proposals that reduce impervious services"*

Our firm routinely prepares stormwater mitigation credit reports for property owners that have installed retention facilities which serve to decrease stormwater flows leaving the site to pre-development levels

The credit process uses a 100 year design as the standard instead of a 25 year design.

This needs to be changed to a 25 year design for all properties in an "open" basin since that was the regulatory standard (Pinellas County and SWFWMD) that the properties were originally told to design to.

This change will encourage more property owners to apply for an exemption and encourage the maintenance of pre-1984 facilities which are currently unregulated and not routinely inspected.

John C. Landon, P.E.

Landon, Moree & Associates, Inc.

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To: BCC Agenda Comments
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David W Robinson
PArcel Number: 08-28-16-48770-010-0170
September 4, 2025

RE: Objection to Surface Water Assessment
Given the egregious level of property tax in
Pinellas County - as an example, below is a comparison of two properties (for FL and MA) in 2024* - *ANY* further increase to property taxes for *ANY* reason is 100% unjustified, as further increases continue to negate homestead and other assessment reductions, and, appears as an "administrator/'politeer' money grab".
At the VERY least this assessment should be tied only to those households which use in excess of 10,000 gallons of water per billing period.

~ ~ ~

* FL: bought 3/2024: 1983 built, single level, 2 bedroom, 1 bath, small kitchen, living room, approximately 985 s.f. bungalow, on a cement slab "foundation" (barely 6 in. above ground) with a very small 1 car garage, with large back yard with unenclosed brick patio and above it a detached unenclosed brick fire pit (useless due to large oaks overhanging and nearby and county ordinances), and large front yard, with trash collection having to be paid by the property owner at $30/month minimum, in the Lake St. George sub-suburban neighborhood of Palm Harbor, Pinellas county. Interior newly "renovated" (corners cut, work needed) and *quite* plain, vaulted ceilings in K and BA.

MA: sold 3/2024: Historically Designated, 1909, 4-square colonial, approximately 1950 s.f., single family, 3 level, 4 bedroom, study/den, dining room, pantry, Kitchen, front Hall, front Foyer, back hall, livable finished 3rd floor, walk-in attic storage space,1 bath, full basement with cement floor and huge granite block foundation (rising 4 ft above ground) and covered front porch walled with same granite blocks, pea stone (short however) 2 car driveway, with very small South side yard with common walkway (shared by neighbor to back, small back yard, medium North side yard, little frontage as the house sits just back from the walkway, with trash collection at no charge to the owner, in the Historic Hawthorn St. neighborhood of New Bedford MA.
The interior had things such as: leaded glass windows, hardwood (oak and maple) floors, crown mouldings, all wood staircase (maple treads, oak spindles & railings), 2 fireplaces (rare yellow brick), yellow brick pillars support front porch roof, 2 sets of triple bow windows, all

windows and doors framed by 6 inch oak boards and "king topped" crown moulding.

For 2024, both properties were taxed at close to the same amount for the year: ~$4900.! Keep in mind, Massachusetts is ranked as having the SECOND HIGHEST cost of living in the U.S. behind only Hawaii.

Now include the *VAST* difference in hurricane risk, quality of construction, ornate beauty of the exteriors and interiors of the two houses, and it appears that this level of taxation in Pinellas County FL is far beyond ridiculous and arrogant; it is an *obscene middle finger to private, noncorporate, middle, working income and retired homeowners.*

Thank you for your time and consideration.