

**EXHIBIT 1 – Land Use Bill Class Formulas**

One ERU, or Equivalent Residential Unit, for the purpose of calculating service charge rates has been determined through engineering analysis to be 2,500 square feet of effective impervious area.

List of terms used in the rate calculation formulas

TERM	DEFINITION
G	Gross Area of Parcel in Square Feet
I	Impervious Area of Parcel in Square Feet
M	Mitigation Factor with a range of 0.2 to 1.0 and an increment of 0.01
N	Number of Dwelling Units or Hook-Ups
NI	Adjustment Factor for Alteration of Pervious Surfaces
0.20	Pervious Factor Coefficient
0.90	Impervious Factor Coefficient
0.03	Pervious Factor Coefficient for Agricultural, Vacant Altered, Industrial Use Only
0.40	Infiltration Factor for Agricultural Land Use Cover for Good Soil Conditions (same question as prevs)
0.60	Average Runoff Coefficient for Open Space for Average Soil Conditions
DF	Melbourne Tillman Drain Fee
RATE	Per ERU. This is set by the taxing authority. (County or city with inter-local agreement)
Billing	Stormwater assessment amount

BILL CLASS		CALCULATION FORMULA
A	Agricultural (same as Vacant Altered)	# ERU's = $G \times 0.03 \times 0.4 / 2,500$ sq. ft. Billing = [ #ERU's x RATE x M ] - DF
B	Condominium	Billing = [ 1 ERU x .50 x RATE x M ] - DF
D	Multiple Single Family Dwelling Units	Billing = [ 1 ERU x N x RATE x M ] - DF <i>(If number units is unavailable this defaults to calculating with 2.)</i>
E	Commercial	NI = I x 1.25 # ERU's Commercial = { [(NI - I) x 0.2] + (I x 0.9) } / 2,500 sq. ft. # ERU's Vacant Altered = [ (G - NI) x 0.03 x 0.40 ] / 2,500 sq. ft. <i>(If Vacant Altered LT 0 then this defaults to 0)</i> Billing = [ {(# ERU's Commercial x RATE) + (# ERU's Vacant Altered x RATE)} x M ] - DF
I	Industrial	NI = I x 1.25 # ERU's Commercial = { [(NI - I) x 0.2] + (I x 0.9) } / 2,500 sq. ft. # ERU's Vacant Improved = [ (G - NI) x 0.03 x 0.60 ] / 2,500 sq. ft. <i>(If Vacant Improved LT 0 then this defaults to 0)</i> Billing = [ {(# ERU's Commercial x RATE) + (# ERU's Vacant Improved x RATE)} x M ] - DF
M	Multifamily Dwelling	Billing = [ 1 ERU x 0.50 x N x RATE x M ] - DF
N	Non Billable	Billing = 0. No bills generated for these land uses
R	Mixed Use Residential	Billing = [ (Sum of S, M, B, D ERUs) x RATE x M ] - DF <i>Sum explained – Mixed Use Residential accounts will have more than one structure on the account. To each individual structure the Property Appraiser Office assigns a number of units and a use code. Each use code has a calculation factor of either 0.5 or 1.0. An amount for each structure is computed by multiplying the number of units times the calculation factor times the rate. The sum of these amounts for the account is then used in the Bill Class R calculation.</i>
S	Single Family Dwelling	Billing = [ 1 ERU x RATE x M ] - DF
T	Vacant Natural	Billing = 0. No bills generated for these land uses
V	Vacant Altered (same as agricultural)	# ERU's = $G \times 0.03 \times 0.4 / 2,500$ sq. ft. Billing = [ #ERU's x RATE x M ] - DF
Y	Vacant Improved	# ERU's = [ (G x 0.03 x 0.6) + (I x 0.9) ] / 2,500 sq. ft. Billing = [ #ERU's x RATE x M ] - DF
	Minimum Bill Amount	The minimum billing is set at \$5.00 per parcel