

By Senator Miller

21-1527-02

See HB 449

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A bill to be entitled

An act relating to the Parrish Fire Control District, Manatee County; amending section 15 and subsection (2) of section 16 of chapter 85-451, Laws of Florida, as amended by chapter 95-501, Laws of Florida; increasing the rates for special assessments; increasing impact fees; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 15 of chapter 85-451, Laws of Florida, as amended by chapter 95-501, Laws of Florida, is amended to read:

Section 15. Schedule of Special Assessments: The assessment procedures and amounts, as set forth herein, represent the manner to be followed and the maximum allowable rates which shall be charged by the District, if needed. For assessment purposes, all property within the District shall be divided into three general classifications: vacant parcels, residential parcels, and commercial/industrial parcels.

(1) Vacant parcels shall include all parcels which are essentially undeveloped and are usually classified by the property appraiser as use code types 0000, 1000, 4000, 9900 and 5000 through 6900. The maximum annual assessment for these parcels shall be:

(a) Vacant platted lot (use code 0000) \$10 per lot.

(b) Unsubdivided acreage (use codes 5000 through 6900 and 9900), not more than \$3.50 per acre or fraction thereof, but not more than \$850 shall be assessed against any one parcel.

1 (c) Vacant commercial and industrial parcels (use
2 codes 1000 and 4000) shall be assessed as a platted lot or
3 unsubdivided acreage as applicable.

4 Whenever a residential unit is located on a parcel
5 defined herein as vacant, the residential plot shall be
6 considered as one lot or 1 acre, with the balance of the
7 parcel being assessed as vacant land in accordance with the
8 schedule herein.

9 Whenever an agricultural or commercial building or
10 structure is located on a parcel defined herein as vacant, the
11 building and/or structure shall be assessed in accordance with
12 the schedule of commercial/industrial assessments.

13 (2) Residential parcels shall include all parcels
14 which are developed for residential purposes and are usually
15 classified by the property appraiser as use code types 0100
16 through 0800 and 2800. All residential parcels shall be
17 assessed by the number of dwelling units per parcel.
18 Surcharges may be assigned by the District for dwelling units
19 located on the third or higher floors. The maximum annual
20 assessment for these parcels shall be:

21 (a) Single family residential (use code 0100) shall
22 have a maximum assessment of \$150~~\$100~~ per dwelling unit. If
23 said dwelling unit is located on a parcel of land not in
24 excess of one (1) lot or one (1) acre, no additional
25 assessment shall be made for the land upon which said dwelling
26 unit is located. If the land upon which said dwelling unit is
27 located exceeds one (1) lot or one (1) acre, an additional
28 assessment may be made in accordance with paragraph 1 of this
29 section.

30 (b) Condominium residential (use code 0400) shall have
31 a maximum assessment of \$150~~\$100~~ per dwelling unit.

1 (c) Mobile homes (use code 0200) shall be assessed not
2 more than \$150~~\$100~~ per dwelling unit.

3 (d) Multi-family ~~Multi-family~~ residential (use codes
4 0300 and 0800), cooperatives (use code 0500), retirement homes
5 (use code 0600), and miscellaneous residential uses (use code
6 0700) shall be assessed not more than \$150~~\$100~~ per dwelling
7 unit.

8 (e) Any other residential unit, including, but not
9 limited to, the residential portions of mixed uses (use code
10 1200) and travel trailer parks (use code 2800) shall be
11 assessed not more than \$20 per dwelling unit or available
12 rental space, as applicable.

13 (3) Commercial/industrial parcels shall include all
14 other developed parcels which are not included in the
15 residential category as defined above.

16 All commercial/industrial parcels shall be assessed on
17 a square footage basis for all buildings and structures in
18 accordance with the following schedule and hazard
19 classification. The district may or may not vary the
20 assessment by hazard classifications as set forth herein.

21 The base assessment for all buildings and structures
22 shall be not more than \$150~~\$100~~ for the first 1,000 square
23 feet on a parcel. The schedule for all square footage above
24 1,000 square feet is as follows, provided, however, that the
25 District may grant an improved hazard rating to all or part of
26 the buildings and structures if they are equipped with
27 complete internal fire suppression facilities.

28
29 Category Use Codes Maximum Square Foot
30 Assessment Assessment

1	Mercantile (M)	1100, 1200, 1300,	<u>\$0.50</u> \$0.10 per
2		1400, 1500, 1600,	square foot
3		and 2900.	
4	Business (B)	1700, 1800, 1900,	<u>\$0.50</u> \$0.10 per
5		2200, 2300, 2400,	square foot
6		2500, 2600, 3000,	
7		and 3600.	
8	Assembly (A)	2100, 3100, 3200,	<u>\$0.50</u> \$0.10 per
9		3300, 3400, 3500,	square foot
10		3700, 3800, 3900,	
11		7600, 7700, and	
12		7900.	
13	Factory/ Industrial (F)	4100, 4400, 4500,	<u>\$0.50</u> \$0.10 per
14		4600, and 4700.	square foot
15	Storage (S)	2000, 2700, 2800,	<u>\$0.50</u> \$0.10 per
16		and 4900.	square foot
17	Hazardous (H)	4200, 4300, and	<u>\$0.50</u> \$0.10 per
18		4800.	square foot
19	Institutional (I)	7000, 7300, 7400,	<u>\$0.50</u> \$0.10 per
20		7500, and 7800.	square foot

22 Whenever a parcel is utilized for multiple hazard
23 classifications, the district may vary the assessment in
24 accordance with actual categories.

25 Section 2. Subsection (2) of section 16 of chapter
26 85-451, Laws of Florida, as amended by chapter 95-501, Laws of
27 Florida, is amended to read:

28 Section 16.

29 (2) No person shall issue or obtain a building permit
30 for new residential dwelling units or new commercial or
31 industrial structures within the district, or issue or obtain

1 construction plan approval for new mobile home developments
2 located within the district, until the developer thereof shall
3 have paid the applicable impact fee to the district, according
4 to a schedule determined annually by the board, as follows:
5 For each new residential dwelling unit, a fee that shall not
6 exceed \$500~~\$400~~ per unit; new commercial or industrial
7 structures, \$500~~\$400~~ for the first 5,000 square feet of gross
8 floor area and \$0.50~~\$0.05~~ per square foot thereafter; new
9 recreational or travel trailer park developments, \$25 per lot
10 or permitted space. Trailers, manufactured homes, mobile
11 homes, with or without cabanas, carports, or utility rooms
12 shall be construed as homes.

13 Section 3. This act shall take effect upon becoming a
14 law.

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