

29 (2) The reenactment of existing law in this act shall not
 30 be construed to modify, amend, or alter any covenants,
 31 contracts, or other obligations of the district with respect to
 32 bonded indebtedness. Nothing pertaining to the reenactment of
 33 existing law in this act shall be construed to affect the
 34 ability of the district to levy and collect taxes, assessments,
 35 fees, or charges for the purpose of redeeming or servicing
 36 bonded indebtedness of the district.

37 Section 2. Chapters 89-502, 91-406, and 96-452, Laws of
 38 Florida, are codified, amended, reenacted, and repealed as
 39 herein provided.

40 Section 3. The North River Fire District is re-created,
 41 and the charter is re-created and reenacted to read:

42 Section 1. Incorporation.--Upon this act becoming a law,
 43 all of the unincorporated lands in Manatee County, as described
 44 in this act, and the City of Palmetto, shall become and be
 45 incorporated into an independent special fire district. Said
 46 special fire district shall become and be a public municipal
 47 corporation, having the powers and duties herein set forth under
 48 the name of North River Fire District.

49 Section 2. Jurisdiction.--The lands to be incorporated
 50 within the North River Fire District are located in Manatee
 51 County and are described as follows:

52
 53 All of Sections 1, 12, 13, 14, 21, 22, 23, 24, 25, 26,
 54 27, 28, 32, 33, 34, 35 and 36, all in Township 33
 55 South, Range 17 East; all of Sections 1, 2, 3, 4, 5,
 56 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19,

57 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32,
 58 33, 34, 35 and 36, all in Township 33 South, Range 18
 59 East; all of Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10,
 60 11, 12, 13, 14, 15, 16 and 17, and that part of
 61 Sections 18, 22, 23 and 24 North of North bulkhead
 62 line of the Manatee River, all in Township 34 South,
 63 Range 17 East; all of Sections 1, 2, 3, 4, 5, 6, 7, 8,
 64 9, 10, 11, 12, 17, 18, and 19, and that part of
 65 Section 16 lying North of North bulkhead line of the
 66 Manatee River, all in Township 34 South, Range 18
 67 East. Further including the full right of way of all
 68 abutting roads. Also, all islands and submerged lands
 69 within the limits of the established bulkhead line
 70 abutting the specified Sections, more particularly
 71 described as follows:

72
 73 Begin at the intersection of the established or to be
 74 established bulkhead line along the North bank of the
 75 Manatee River with the West boundary of Section 7,
 76 Township 34 South, Range 17 East; thence Easterly
 77 along the established or to be established bulkhead
 78 line of the Manatee River to the East boundary of
 79 Section 12, Township 34 South, Range 18 East; thence
 80 Northerly along the East boundary of Township 34
 81 South, Range 18 East to the Manatee County
 82 Hillsborough County boundary line; thence Westerly
 83 along the Manatee County Hillsborough County boundary
 84 line to the established or to be established bulkhead

85 line of the East shore of Tampa Bay; thence Southerly
86 and Westerly along the established or to be
87 established bulkhead line of Tampa Bay and Terra Ceia
88 Bay to the established or to be established bulkhead
89 line on the North bank of the Manatee River to the
90 West boundary of Section 7, Township 34 South, Range
91 17 East and the Point of Beginning.

92
93 Section 3. Board of fire commissioners.--The business and
94 affairs of the district shall be conducted and administered by a
95 board of seven commissioners, who shall be elected as provided
96 for in section 4. Upon their election annually in January, the
97 commissioners shall organize by electing from their number a
98 chair and a vice chair. The commissioners shall appoint or
99 employ a qualified person or persons for the positions of
100 secretary or treasurer or the position of secretary/treasurer.
101 The positions of secretary, treasurer, or secretary/treasurer
102 may be held by one commissioner or the commission may, in lieu
103 of electing a secretary and/or treasurer from its number, employ
104 a qualified person or persons who are not commissioners to
105 perform the duties of secretary, treasurer, or
106 secretary/treasurer and may compensate such person or persons
107 from funds of the district for the services rendered. If the
108 commissioners do employ such qualified person or persons to
109 perform the duties of secretary, treasurer, or
110 secretary/treasurer, said performance shall be subject to the
111 supervision of the board of fire commissioners. The
112 commissioners may each be paid a salary or honorarium, to be

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113 determined by the board, that shall not exceed \$500 per month
114 and may not be otherwise employed by the district on either a
115 full-time or part-time basis and receive compensation for such
116 employment, except as specifically provided for herein. The
117 board of fire commissioners is authorized to pay the
118 commissioner or commissioners who are elected secretary,
119 treasurer, or secretary/treasurer a reasonable sum for their
120 services as such. Each commissioner shall, before he or she
121 enters upon his or her duties as commissioner, execute to the
122 state, for the benefit of the district, a good and sufficient
123 bond approved by a Circuit Judge of Manatee County in the sum of
124 not less than \$5,000 with a qualified corporate surety,
125 conditioned to faithfully perform the duties of the office of
126 commissioner. All premiums for such surety on all such bonds
127 shall be paid from the funds of said district. The board of fire
128 commissioners shall have the authority and power to make and
129 enter into contracts with firms, individuals, and municipal
130 corporations relating to any and all of the purposes of the
131 district.

132 Section 4. Election of commissioners.--

133 (1) The board of fire commissioners of the district shall
134 consist of seven members who shall serve for 4-year terms and
135 shall be elected in a nonpartisan election as hereinafter set
136 forth. The seven-member board of fire commissioners shall
137 consist of one member elected by the entire fire district to
138 represent each of five fire commissioner districts of the North
139 River Fire District, plus two commissioners elected by the
140 entire fire district to hold seats at large. The boundaries of

141 the fire commissioner districts shall be established by the
142 board and shall be numerically designated as fire commissioner
143 districts 1, 2, 3, 4, and 5. The fire commissioner seats on the
144 board shall be identified as seats 1, 2, 3, 4, and 5,
145 corresponding to the numerical designation of each fire
146 commissioner district, respectively, and the at-large seats
147 shall be identified as seats 6 and 7. In addition to
148 requirements of candidates for election under general law, in
149 order to qualify for such election or for maintaining such a
150 position, a candidate or elected commissioner shall reside
151 within his or her respective district.

152 (2) Four members of the board of fire commissioners
153 (district seats 2, 4, and 5 and at-large seat 6) shall be
154 elected at the general election during each United States
155 presidential election year. The remaining three members of the
156 board (district seats 1 and 3 and at-large seat 7) shall be
157 elected at the general election during each Florida
158 gubernatorial election year.

159 (3) Each elected commissioner shall hold office until his
160 or her successor is elected and qualified, or until such
161 commissioner ceases to qualify as a commissioner or is removed
162 from office.

163 (4) Each elected member shall assume office on the third
164 Thursday following the election.

165 (5) If a vacancy occurs on the board, the remaining
166 members may appoint a qualified person to fill the seat until
167 the next general election that is held at least 3 months after

168 the date the vacancy occurs, at which time an election shall be
 169 held to fill the vacancy.

170 Section 5. Authority to levy non-ad valorem assessments.--

171 (1) The district shall have the right, power, and
 172 authority to levy non-ad valorem assessments against the taxable
 173 real estate lying within its territorial bounds, as well as to
 174 assess an additional charge for hazardous or emergency
 175 conditions, in order to provide funds for the purpose of the
 176 district. The rate of such assessments shall be fixed by a
 177 resolution of the board of fire commissioners but shall in no
 178 event exceed the amounts set forth in section 15.

179 (2) The board of fire commissioners is authorized to
 180 provide a reasonable schedule of charges for emergency services,
 181 including, but not limited to, firefighting occurring in or to
 182 motor vehicles, marine vessels including live-aboards, aircraft,
 183 or rail cars including engines or as a result of the operation
 184 of such motor vehicles, marine vessels including live-aboards,
 185 aircraft, or rail cars including engines to which the North
 186 River Fire District is called to render such emergency service,
 187 and to charge a fee for the services rendered in accordance with
 188 said schedule. The North River Fire District shall have a lien
 189 upon said motor vehicles, marine vessels including live-aboards,
 190 aircraft, or rail cars including engines for the charges so
 191 assessed. The board of fire commissioners is authorized to enter
 192 into contracts for firefighting duties that provide a reasonable
 193 remuneration to the district for such firefighting activities.

194 (3) The board of fire commissioners is authorized to
 195 provide a reasonable schedule of charges for the fighting of

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196 fires occurring in or at refuse dumps or as a result of an
197 illegal burn, which fire, dump, or burn is not authorized by
198 general or special law of the state, rule, regulation, order, or
199 ordinance, to which the district is called to fight or
200 extinguish. The fee charged in accordance with said schedule
201 shall constitute a lien upon the real property where said fire
202 or burn is located.

203 (4) The district shall provide to the county property
204 appraiser a notice of fire assessment rates as adopted by
205 resolution not later than June 1 of each year. The county
206 property appraiser shall then furnish to the commissioners of
207 the district a tax roll covering all taxable properties with the
208 assessment rate levy placed on each parcel of property by July
209 1, which tax roll is consistent with and set forth by section
210 193.1142, Florida Statutes. Not later than 21 days after receipt
211 of the tax roll from the county property appraiser, the district
212 shall return the tax roll, having first checked and noted any
213 corrections or adjustments to the fire assessment levy against
214 each parcel of property.

215 (5) Prior to adopting a rate of assessment as required in
216 subsection (4), the board of fire commissioners shall properly
217 advertise and hold a public hearing with respect to the proposed
218 rate of assessment. At such hearing, any property owner in the
219 district shall have the right to file a written objection and
220 testify at such hearing regarding the proposed rate of
221 assessment. After due consideration of all comments or protests,
222 the board of fire commissioners shall adopt a resolution
223 specifying the rate of assessment on all taxable property.

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224 (6) The board of fire commissioners shall, not earlier
225 than 30 days nor later than 45 days after the mailing of the
226 notice of proposed property taxes as required by section
227 194.011(1), Florida Statutes, hold a properly advertised public
228 hearing to hear appeals from any property owner in the district
229 with respect to the method of calculation or the amounts of fire
230 assessment levied against a parcel of land. Within 20 calendar
231 days after the conclusion of the public hearing to hear appeals,
232 the board of fire commissioners shall notify all concerned
233 parties and the county property appraiser in writing of its
234 decision. The decision shall include reasons for granting or
235 denying the appeal.

236 (7) The county property appraiser shall then include the
237 assessments thus made by the board of fire commissioners of the
238 district in the Manatee County tax roll and the same shall be
239 collected in the manner and form as is provided for the
240 collection of county taxes and paid over by the county tax
241 collector to the board of fire commissioners.

242 (8) Such non-ad valorem assessments shall be a lien upon
243 the land so assessed along with the county taxes assessed
244 against the same until said assessments have been paid and, if
245 the same become delinquent, shall be considered a part of the
246 county tax subject to the same penalties, fees, and remedies for
247 enforcement and collections and shall be enforced and collected
248 as provided by the laws of the state for the collection of such
249 taxes.

250 Section 6. Deposit of funds.--All proceeds of assessments
251 and other funds of the district shall be deposited in the name

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252 of the district in a financial institution designated under the
253 provisions of chapter 280, Florida Statutes, as a qualified
254 public depository. The approved financial institution shall be
255 designated by a resolution of the board of fire commissioners.
256 No funds of the district shall be paid out or disbursed except
257 by check.

258 Section 7. Use of funds.--Funds of the district shall not
259 be used for any purpose other than for the administration of the
260 affairs and business of the district; the acquisition,
261 construction, care, maintenance, upkeep, and operation of sites
262 for fire stations; fire station and firefighting and rescue
263 equipment; the employment of qualified personnel as provided for
264 herein and payment of the essential personnel benefits such as
265 health, life, disability, and workers' compensation insurance;
266 retirement programs and other associated costs designed to
267 further the purpose of the district; and legal expenses incurred
268 for the operation, enforcement, and furtherance of the
269 district's affairs and business.

270 Section 8. Borrowing power.--The board of fire
271 commissioners shall have the power and authority to borrow money
272 for the purpose of the district and to mortgage the real and
273 personal property of the district or to pledge future
274 assessments and liens as security for such loans. The limits of
275 such authority shall be that the amount borrowed shall not
276 exceed three times the total assessments in the fiscal year the
277 loan is contracted; however, the district commissioners shall
278 not create any indebtedness or incur obligations for any amount
279 that it is unable to pay out of the district's funds. Neither

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280 the district commissioners as a body nor any one of them as an
281 individual shall be personally or individually liable for the
282 repayment of such loan or loans. In addition, the board of fire
283 commissioners shall have the power and authority to make
284 purchases of equipment on an installment basis as necessary, if
285 funds are available for the payment of the current year's
286 installment on such equipment plus the amount due in that year
287 on any other installment or other indebtedness.

288 Section 9. Authority and power to acquire.--The North
289 River Fire District shall have all of the corporate powers of a
290 Florida municipal corporation as provided by general law,
291 including, but not limited to, the right to sue and to be sued;
292 to lease, own, possess, and convey real and personal property
293 necessary to carry out the purpose of this act; and to acquire
294 such property by grant, gift, purchase, devise, or eminent
295 domain or any means whatsoever.

296 Section 10. Duties of officers and authority of
297 commissioners.--The officers of the board of fire commissioners
298 shall have the duties usually pertaining to, vested in, and
299 incumbent upon like officers. A record shall be kept of all
300 meetings of said board of fire commissioners, and, in such
301 meetings, concurrence of a majority of said commissioners at the
302 meeting consisting of a quorum shall be necessary for any
303 affirmative actions by said board. The board of fire
304 commissioners of said district shall have the authority to adopt
305 ordinances and rules and regulations for fire safety and
306 protection, including, but not limited to, those standards set
307 out in section 633.025, Florida Statutes.

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308 Section 11. Authority to employ qualified personnel.--The
309 board of fire commissioners shall have the authority to employ
310 personnel as required to carry out the purpose of the district.
311 Such personnel may, in addition to others, include a fire chief,
312 who shall reside in the district, one or more firefighters or
313 inspectors, and administrative or maintenance personnel as the
314 board of fire commissioners deems necessary to carry out the
315 purpose of the district and shall have authority to provide all
316 things necessary for the prevention, extinguishment, and control
317 of fires in the district.

318 Section 12. Financial reporting.--The board of fire
319 commissioners shall comply with all appropriate reporting
320 requirements for units of local government, including, but not
321 limited to, sections 11.45, 189.416, 189.417, 189.418, 218.32,
322 and 218.38, Florida Statutes. These requirements as referenced
323 herein include the filing on or before September 1 of each year
324 of the district's estimated budget for the fiscal year beginning
325 October 1, the filing of financial statements and audits for the
326 fiscal year ending each September 30 within the timeframes
327 identified, and other reporting requirements specified.

328 Section 13. Existence.--The North River Fire District
329 shall exist until dissolved by law.

330 Section 14. Definitions.--The term "district" means the
331 North River Fire District, and the terms "board" and "board of
332 fire commissioners" mean the Board of Fire Commissioners of the
333 North River Fire District, unless otherwise specified.

334 Section 15. Schedule of non-ad valorem assessments.--The
335 assessment procedures and amounts, as set forth herein,

336 represent the manner to be followed and the maximum allowable
337 rates that shall be charged by the district, if needed. For
338 assessment purposes, all property within the district shall be
339 divided into three general classifications: vacant parcels,
340 residential parcels, and commercial/industrial parcels.

341 (1) Vacant parcels shall include all parcels that are
342 essentially undeveloped and are usually classified by the
343 property appraiser as Use Code types "0000," "0004," "1000,"
344 "4000," "9800," "9900," and "5000" through "7000." The maximum
345 annual assessment for these parcels shall be:

346 (a) Vacant residential lots (Use Code 0000): \$8.90 per
347 lot.

348 (b) Vacant condominium lots (Use Code 0004): \$8.90 per
349 lot.

350 (c) Unsubdivided acreage (Use Codes 5000 through 7000,
351 9800, 9900, and 9901): \$4.85 per acre or fraction thereof,
352 except that not more than \$890 shall be assessed against any one
353 parcel.

354 (d) Vacant commercial and industrial parcels (Use Codes
355 1000 and 4000): assessed as a platted lot or unsubdivided
356 acreage as applicable. Whenever a residential unit is located on
357 a parcel classified as vacant, the residential plot shall be
358 considered as one lot or one acre with the balance of the parcel
359 being assessed as vacant land in accordance with the schedule of
360 commercial/industrial assessments. Whenever an agricultural or
361 commercial building or structure is located on a parcel
362 classified as vacant, the building or structure shall be

363 assessed in accordance with the schedule of
364 commercial/industrial assessments.

365 (2) Residential parcels shall include all parcels that are
366 developed for residential purposes and are usually classified by
367 the property appraiser as Use Code types "0100," "0104," "0200,"
368 "0204," "0300," "0400," "0500," "0600," "0700," "0800," "0801,"
369 "0803," "1200," "2800," and "2802." Surcharges may be assigned
370 by the district for dwelling units located on the second, third,
371 fourth, fifth, or higher floors. The maximum annual assessment
372 for these parcels shall be:

373 (a) Use Codes "0100" and "0104" shall be \$98.00 per
374 single-family residence. If said residence is located on a
375 parcel of land not in excess of one lot or one acre, no
376 additional assessment shall be made for the land on which said
377 residence is located. If the land upon which said residence is
378 located exceeds one lot or one acre, an additional assessment
379 may be made in accordance with subsection (1).

380 (b) Use Codes "0300," "0800," "0801," and "0803,"
381 multifamily residences, shall be \$98 per unit. If said residence
382 is located on a parcel of land not in excess of one lot or one
383 acre, no additional assessment shall be made for the land on
384 which said residence is located. If the land upon which said
385 residence is located exceeds one lot or one acre, an additional
386 assessment may be made in accordance with subsection (1).

387 (c) Use Code "0400," condominium/apartments and
388 residential, shall be \$98 per dwelling unit for any condominium
389 or apartment units located on the first and second floors; \$147
390 per unit for any condominium or apartment units located on the

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391 third floor; \$196 per unit for any condominium or apartment
392 units located on the fourth floor; \$245 per unit for any
393 condominium or apartment units located on the fifth floor; and
394 \$294 per unit for any condominium or apartment units located on
395 a floor above the fifth floor.

396 (d) Use Codes "0200," "0204," and "2802," mobile homes,
397 mobile homes/condominiums and mobile home parks, residential,
398 shall be \$98 per dwelling unit.

399 (e) Use Codes "0500," "0600," and "0700," cooperatives,
400 retirement homes, miscellaneous, migrant camps, etc., shall be
401 assessed \$98 per dwelling unit.

402 (f) Any other residential units, including, but not
403 limited to, the residential portion of mixed uses (Use Code
404 1200), shall be assessed \$98 per dwelling unit.

405 (g) Travel trailer parks (Use Code 2800) shall be assessed
406 \$49 per dwelling unit or available rental space, as applicable.

407 (3) Commercial/industrial parcels shall include all other
408 developed parcels that are not included in the residential
409 category in subsection (2). All commercial/industrial parcels
410 shall be assessed on a square footage basis for all buildings
411 and structures in accordance with the following schedule and
412 hazard classification. The district may or may not vary the
413 assessment by hazard classifications as set forth herein, based
414 on guidelines to be approved by the board of fire commissioners.
415 The base assessment for all buildings and structures shall be
416 \$178 for the first 1,000 square feet on a parcel. The schedule
417 for all square footage above 1,000 square feet is as follows;
418 however, the district may grant an improved hazard rating to all

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419 or part of the building or structures if they are equipped with
 420 complete internal fire suppression facilities:

421	<u>Category</u>	<u>Use Codes</u>	<u>Square Foot Assessment</u>
422	Mercantile (M)	<u>1100, 1200, 1300,</u> <u>1400, 1500, 1600</u> <u>1604, 2900</u>	<u>\$0.09 per square foot</u>
423	Business (B)	<u>1700, 1704, 1800,</u> <u>1900, 1904, 2200,</u> <u>2300, 2400, 2500,</u> <u>2600, 3000, 3600</u>	<u>\$0.09 per square foot</u>
424	Assembly (A)	<u>2100, 3100, 3200,</u> <u>3300, 3400, 3500,</u> <u>3700, 3800, 3900,</u> <u>7600, 7700, 7900</u>	<u>\$0.10 per square foot</u>
425	<u>Factory/</u> Industrial (F)	<u>4100, 4104, 4400,</u> <u>4500, 4600, 4700,</u> <u>9100</u>	<u>\$0.10 per square foot</u>
426	Storage (S)	<u>2000, 2700, 2800,</u> <u>4900</u>	<u>\$0.09 per square foot</u>
427	Hazardous (H)	<u>4200, 4300, 4800,</u>	

428	<u>4804</u>	<u>\$0.20 per square foot</u>
	Institutional (I)	
	<u>7000, 7100, 7200,</u>	
	<u>7300, 7400, 7800,</u>	
	<u>8400, 8500, 9200</u>	<u>\$0.09 per square foot</u>

429

430 Whenever a parcel is utilized for multiple hazard
 431 classifications, the district may vary the assessment in
 432 accordance with actual categories.

433 Section 16. Impact fees.--

434 (1) (a) It is hereby found and determined that the district
 435 is located in one of the fastest growing areas of Manatee
 436 County, which is itself experiencing one of the highest growth
 437 rates in the nation. New construction and resulting population
 438 growth have placed a strain upon the capabilities of the
 439 district to continue providing the high level of professional
 440 fire protection and emergency services for which the residents
 441 of the district pay and that they deserve.

442 (b) It is hereby declared that the cost of new facilities
 443 for fire protection and emergency services should be borne by
 444 new users of the district services to the extent new
 445 construction requires new facilities, but only to that extent.
 446 It is the legislative intent of this section to transfer to the
 447 new user of the district's fire protection and emergency
 448 services a fair share of the costs that new users impose on the
 449 district for new facilities.

450 (c) It is hereby declared that the amount of any impact
 451 fees authorized in this section will be just, reasonable, and

452 equitable.

453 (2) No person shall issue or obtain a building permit for
 454 new residential dwelling units or new commercial or industrial
 455 structures within the district, or issue or obtain construction
 456 plan approval for new mobile home or recreational or travel
 457 trailer park developments located within the district, until the
 458 developer thereof has paid the applicable impact fee to the
 459 district, according to a schedule determined by the board
 460 pursuant to general law.

461 (3) The impact fees collected by the district pursuant to
 462 this section shall be kept as a separate fund from other
 463 revenues of the district and shall be used exclusively for the
 464 acquisition, purchase, or construction of new facilities or
 465 portions thereof required to provide fire protection and
 466 emergency services to new construction. "New facilities" means
 467 land, buildings, and capital equipment, including, but not
 468 limited to, fire and emergency vehicles and radio-telemetry
 469 equipment, and other firefighting or rescue equipment. Said fees
 470 shall not be used for the acquisition, purchase, or construction
 471 of facilities that must be obtained in any event, regardless of
 472 growth within the district. The board of fire commissioners
 473 shall maintain adequate records to ensure that impact fees are
 474 expended only for permissible new facilities or equipment.

475 (4) Any impact fees shall be authorized by resolution of
 476 the board of fire commissioners and shall comply with the
 477 requirements of sections 163.31801 and 191.009(4), Florida
 478 Statutes (2006), or any other applicable general law.

479 Section 17. Other district powers, functions, and

480 duties.--In addition to any powers set forth in this act, the
481 district shall hold all powers, functions, and duties set forth
482 in chapters 189, 191, and 197, Florida Statutes, including, but
483 not limited to, ad valorem taxation, bond issuance, other
484 revenue-raising capabilities, impact fees, budget preparation
485 and approval, liens and foreclosure of liens, use of tax deeds
486 and tax certificates as appropriate for non-ad valorem
487 assessments, and contractual agreements. The district may be
488 financed by any method established in this act, chapter 189,
489 Florida Statutes, chapter 191, Florida Statutes, or any other
490 applicable general or special law.

491 Section 4. Severability.--If any provision of this act or
492 the application thereof to any person or circumstance is held
493 invalid, the invalidity shall not affect other provisions or
494 applications of the act which can be given effect without the
495 invalid provision or application, and to this end the provisions
496 of this act are declared severable.

497 Section 5. Liberal interpretation.--The provisions of this
498 act shall be liberally construed in order to effectively carry
499 out the purpose of this act in the interest of the public and
500 safety.

501 Section 6. Chapters 89-502, 91-406, and 96-452, Laws of
502 Florida, are repealed.

503 Section 7. This act shall take effect upon becoming a law.