

**HOUSE OF REPRESENTATIVES LOCAL BILL STAFF ANALYSIS**

**BILL #:** HB 967 Northern Palm Beach County Improvement District, Palm Beach County

**SPONSOR(S):** Domino

**TIED BILLS:** **IDEN./SIM. BILLS:**

---

	<b>REFERENCE</b>	<b>ACTION</b>	<b>ANALYST</b>	<b>STAFF DIRECTOR</b>
1)	Military & Local Affairs Policy Committee	14 Y, 0 N	Fudge	Hoagland
2)	Economic Development & Community Affairs Policy Council		Fudge	Tinker
3)	Finance & Tax Council			
4)				
5)				

---

**SUMMARY ANALYSIS**

The Northern Palm Beach County Improvement District is an independent special district located in Palm Beach County. The district is governed by a five member board of supervisors. The district has the authority to assess water control and maintenance taxes and special assessments.

In 2008, the boundaries of the Indian Trail Improvement District, which also has water control and maintenance responsibilities, were amended to add three parcels owned by two separate owners. However, during the consideration of the bill, the engineer for the Indian Trail Improvement District confirmed that the annexed land was part of the Northern Palm Beach County Improvement District.

HB 967 amends district boundaries to remove the three parcels from the Northern Palm Beach County Improvement District.

## HOUSE PRINCIPLES

Members are encouraged to evaluate proposed legislation in light of the following guiding principles of the House of Representatives

- Balance the state budget.
- Create a legal and regulatory environment that fosters economic growth and job creation.
- Lower the tax burden on families and businesses.
- Reverse or restrain the growth of government.
- Promote public safety.
- Promote educational accountability, excellence, and choice.
- Foster respect for the family and for innocent human life.
- Protect Florida's natural beauty.

## FULL ANALYSIS

### I. SUBSTANTIVE ANALYSIS

#### A. EFFECT OF PROPOSED CHANGES:

##### **Current Situation**

The Northern Palm Beach County Improvement District is an independent special district located in Palm Beach County. The district is governed by a five member board of supervisors. The district has the authority to assess water control and maintenance taxes and special assessments.

In 2008, the boundaries of the Indian Trail Improvement District, which has water control and maintenance responsibilities, were amended to add three parcels owned by two separate owners. Parcel A and B consist of two lots which total 10.8 acres owned by W&W IX, LLC and LAKE WELLINGTON PROFESSIONAL CENTER, INC., as equal tenants in common. Parcel C consists of four platted lots owned by NORTHLAKE 20, LLC, which total 17.893 acres. However, during the consideration of the bill, the engineer for the Indian Trail Improvement District confirmed that the annexed land was part of the Northern Palm Beach County Improvement District. The landowners were notified that if added into the Indian Trail Improvement District, they would be responsible for assessments on their property by both water control districts. Nevertheless, the landowners indicated their continued desire to be included within Indian Trail.

On November 19, 2008, the Northern Palm Beach County Improvement District passed Resolution No. 2008-16 to remove those three parcels from the district.

##### District Boundary Modification

Section 298.301, F.S., provides that when a water control district is created, or its authorities or boundaries amended, by special act, lands may be added to or deleted only through legislative modification of the special act.

##### **Effect of Proposed Changes**

HB 967 amends district boundaries to exclude the three parcels from the Northern Palm Beach County Improvement District.

#### B. SECTION DIRECTORY:

Section 1: Amends the boundaries of the district.

Section 2: Provides an effective date of upon becoming law.

## II. NOTICE/REFERENDUM AND OTHER REQUIREMENTS

A. NOTICE PUBLISHED? Yes  No

IF YES, WHEN? January 19, 2009.

WHERE? In the *Palm Beach Post*, a daily and Sunday newspaper published in Palm Beach County, Florida.

B. REFERENDUM(S) REQUIRED? Yes  No

IF YES, WHEN?

C. LOCAL BILL CERTIFICATION FILED? Yes, attached  No

D. ECONOMIC IMPACT STATEMENT FILED? Yes, attached  No

## III. COMMENTS

A. CONSTITUTIONAL ISSUES:

None.

B. RULE-MAKING AUTHORITY:

None.

C. DRAFTING ISSUES OR OTHER COMMENTS:

None.

## IV. AMENDMENTS/COUNCIL OR COMMITTEE SUBSTITUTE CHANGES

None.