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CS/HB 895

2016 Legislature

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 2 An act relating to the West Manatee Fire and Rescue
 3 District, Manatee County; amending chapter 2000-401,
 4 as amended; revising provisions related to the terms
 5 of the members of the district's board of
 6 commissioners; deleting obsolete provisions relating
 7 to the initial board of commissioners; providing for
 8 continuation of the staggered terms of commissioners;
 9 confirming certain non-ad valorem assessment rates
 10 adopted by the district on a specified date;
 11 specifying that the district may amend the non-ad
 12 valorem assessment rates as authorized by the
 13 district's enabling legislation as provided by general
 14 law; providing an effective date.

15
 16 Be It Enacted by the Legislature of the State of Florida:

17
 18 Section 1. Sections 4 and 13 of section 2 of chapter 2000-
 19 401, as amended by chapter 2001-334, Laws of Florida, are
 20 amended to read:

21 Section 4. District board of commissioners; membership,
 22 terms of office, officers, meetings.—The district board of
 23 commissioners shall conduct and administer the business affairs
 24 of the district through a five-member board which shall be
 25 elected in nonpartisan elections by the electors of the district
 26 for a term of 4 ~~four~~ (4) years, and each member shall serve

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27 | until the member's successor assumes office. A member of the
28 | board shall be a resident of the district and a citizen of the
29 | United States. No district board member shall be a paid employee
30 | of the district, and each board member shall continue to meet
31 | all qualifications to hold office continually through his or her
32 | term. Members of the district board shall take office at the
33 | same time as do county officers, being the second Tuesday
34 | following the general election in November. The board of
35 | commissioners shall be established and elected, and shall
36 | operate, organize and function in accordance with the provisions
37 | of section 191.005, Florida Statutes. The office of each member
38 | of the board is designated as being a seat, distinguished from
39 | each of the other seats of the board by a numeral; 1, 2, 3, 4,
40 | or 5. The numerical seat designation does not reflect a
41 | geographical subdistrict or area of the district, but each
42 | candidate for a seat on the board shall designate, at the time
43 | the candidate qualifies, the seat for which the candidate is
44 | qualifying. The election for each seat shall be at-large within
45 | the district. ~~The initial board of commissioners, until~~
46 | ~~successors are elected and assume office, shall consist of the~~
47 | ~~officials who are then holding elected office as a district~~
48 | ~~board member for seats 1, 4 and 5 on the West Side Fire Control~~
49 | ~~District and seats 2 and 3 on the Anna Maria Fire Control~~
50 | ~~District as of the date immediately preceding the effective day~~
51 | ~~of this act. The commissioners holding seat 1 and 5 from West~~
52 | ~~Side Fire Control District and the commissioner hold seat 2 from~~

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53 | ~~the Anna Maria Fire Control District shall have initial terms of~~
54 | ~~four (4) years, with their terms expiring in November, 2004, as~~
55 | ~~provided in this section. The commissioner holding seat 4 from~~
56 | ~~the West Side Fire Control District and the commissioner holding~~
57 | ~~seat 3 from the Anna Maria Fire Control District shall have~~
58 | ~~initial terms of two (2) years, with their terms expiring in~~
59 | ~~November, 2002, as provided in this section. The foregoing~~
60 | ~~provisions establish an initial board having three (3)~~
61 | ~~commissioners, each with a 4-year ~~four (4) year~~ term, and two~~
62 | ~~(2) commissioners, each with a 2-year ~~two (2) year~~ term, thereby~~
63 | ~~establishing staggered terms for the board on the effective date~~
64 | ~~of this act. The terms of the current members of the board are~~
65 | ~~confirmed. Beginning in 2016, seats 1 and 5 shall be elected to~~
66 | ~~4-year terms. Beginning in 2018, seats 2, 3, and 4 shall be~~
67 | ~~elected to 4-year terms.~~

68 | Section 13. Schedule of special assessments.—The
69 | provisions regarding assessment procedures as set forth above,
70 | represents the method to be followed by the district regarding
71 | any subsequent establishment or increase in special assessments
72 | for the district. The non-ad valorem assessment rates that the
73 | district currently charges pursuant to West Manatee Fire and
74 | Rescue District Resolution 2015-03, adopted July 16, 2015, are
75 | confirmed. The board may amend its assessment rates in
76 | accordance with s. 191.009, Florida Statutes, or as otherwise
77 | provided by general law. ~~Upon the effective date of this act,~~
78 | ~~but in no way limiting the ability of the district board to~~

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79 ~~increase special assessments as necessary in keeping with this~~
80 ~~charter, for assessment purposes, all property within the~~
81 ~~district is divided into three general classifications: vacant~~
82 ~~parcels, residential parcels, and commercial/industrial parcels.~~
83 ~~The rates set forth in the schedule of non-ad valorem special~~
84 ~~assessments provided by this section are caps on the district's~~
85 ~~non-ad valorem assessment rates that may be levied without~~
86 ~~approval of the Legislature.~~

87 ~~(1) Vacant parcels shall include all parcels which are~~
88 ~~essentially undeveloped. The annual assessment for these parcels~~
89 ~~shall be as follows:~~

90 ~~(a) A vacant platted lot, \$25 per lot.~~

91 ~~(b) Unsubdivided acreage, \$25 per acre or fraction~~
92 ~~thereof; and,~~

93 ~~(c) A vacant commercial and industrial parcel shall be~~
94 ~~assessed as a platted lot or unsubdivided acreage, as~~
95 ~~applicable. Whenever a residential unit is located on a parcel~~
96 ~~defined herein as vacant, the residential plot shall be~~
97 ~~considered as one lot or one acre, with the balance of the~~
98 ~~parcel being assessed as vacant land in accordance with the~~
99 ~~schedule herein. When an agricultural or commercial building~~
100 ~~or structure is located on a parcel defined herein as vacant,~~
101 ~~the building or structure shall be assessed in accordance with~~
102 ~~the schedule of commercial/industrial assessments.~~

103 ~~(2) Residential parcels include all parcels which are~~
104 ~~developed for residential purposes. All residential parcels~~

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105 ~~shall be assessed by the number and square-footage size of~~
106 ~~dwelling units per parcel. Surcharges may be assigned by the~~
107 ~~district for dwelling units located on the third or higher~~
108 ~~floors. The annual assessment for these parcels shall be as~~
109 ~~follows:~~

110 ~~(a) A single family residential parcel shall be assessed~~
111 ~~on a square footage basis for each dwelling unit at \$125 for the~~
112 ~~first 1,000 square feet in the dwelling unit, and all square~~
113 ~~footage above 1,000 square feet shall be charged at a rate of~~
114 ~~\$0.075 per additional square foot.~~

115 ~~(b) A parcel for residential condominium use shall be~~
116 ~~assessed on a square-footage basis for each dwelling unit at~~
117 ~~\$125 for the first 1,000 square feet in the dwelling unit, and~~
118 ~~all square-footage above 1,000 square feet shall be charged at a~~
119 ~~rate of \$0.075 per additional square foot.~~

120 ~~(c) A mobile home shall be assessed at \$125 per dwelling~~
121 ~~unit;~~

122 ~~(d) A duplex, multi-family residential, cooperative,~~
123 ~~retirement home and any miscellaneous residential use parcel~~
124 ~~shall be assessed on a square-footage basis for each dwelling~~
125 ~~unit at \$125 for the first 1,000 square feet in the dwelling~~
126 ~~unit, and all square-footage above 1,000 square feet shall be~~
127 ~~charged at a rate of \$0.075 per additional square foot.~~

128 ~~(e) Any other residential unit, including, but not~~
129 ~~limited, to the residential portions of mixed-use parcels and~~

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130 ~~travel trailer units or parks shall be assessed \$125 per~~
 131 ~~dwelling unit or available rental space, as applicable.~~

132 ~~(3) Commercial/industrial parcels shall include all other~~
 133 ~~developed parcels which are not included in the residential~~
 134 ~~categories as defined in subsection (2). Each~~
 135 ~~commercial/industrial parcel shall be assessed on a square~~
 136 ~~footage basis for each building and structure in accordance with~~
 137 ~~the following schedule:~~

138 ~~(a) The base assessment for each building or structure~~
 139 ~~shall be \$300 for the first 1,000 square feet and all square~~
 140 ~~footage above 1,000 square feet, shall be charged at a rate of~~
 141 ~~\$0.125 per additional square foot.~~

142 ~~(b) Whenever a parcel is classified for multiple hazard~~
 143 ~~use, the district may vary the assessment in accordance with~~
 144 ~~actual categories.~~

145 Section 2. This act shall take effect upon becoming a law.