

House Bill No. 449

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.

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

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

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

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

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

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

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

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

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

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

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

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

Category Assessment	Use Codes	Maximum Square Foot Assessment
Mercantile (M)	1100, 1200, 1300, 1400, 1500, 1600, and 2900.	<u>up to \$0.25</u> \$0.10 per square foot
Business (B)	1700, 1800, 1900, 2200, 2300, 2400, 2500, 2600, 3000, and 3600.	<u>up to \$0.25</u> \$0.10 per square foot
Assembly (A)	2100, 3100, 3200, 3300, 3400, 3500, 3700, 3800, 3900, 7600, 7700, and 7900.	<u>up to \$0.25</u> \$0.10 per square foot

Category Assessment	Use Codes	Maximum Square Foot Assessment
Factory/Industrial (F)	4100, 4400, 4500, 4600, and 4700.	<u>up to \$0.25</u> \$0.10 per square foot
Storage (S)	2000, 2700, 2800, and 4900.	<u>up to \$0.25</u> \$0.10 per square foot
Hazardous (H)	4200, 4300, and 4800.	<u>up to \$0.25</u> \$0.10 per square foot
Institutional (I)	7000, 7300, 7400, 7500, and 7800.	<u>up to \$0.25</u> \$0.10 per square foot

Whenever a parcel is utilized for multiple hazard classifications, the district may vary the assessment in accordance with actual categories. No increases in the new schedule provided for in this section are applicable until approved by a majority vote of the Board of Commissioners of this District.

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

Section 16.

(2) No person shall issue or obtain a building permit for new residential dwelling units or new commercial or industrial structures within the district, or issue or obtain construction plan approval for new mobile home developments located within the district, until the developer thereof shall have paid the applicable impact fee to the district, according to a schedule determined annually by the board, as follows: For each new residential dwelling unit, a fee that shall ~~not exceed~~ be up to \$500 ~~\$400~~ per unit; new commercial or industrial structures, up to \$500 ~~\$400~~ for the first 5,000 square feet of gross floor area and up to \$0.25 ~~\$0.05~~ per square foot thereafter; new recreational or travel trailer park developments, \$25 per lot or permitted space. Trailers, manufactured homes, mobile homes, with or without cabanas, carports, or utility rooms shall be construed as homes. No increases in the new schedule provided for in this section are applicable until approved by a majority vote of the Board of Commissioners of this District.

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

Became a law without the Governor's approval April 21, 2002.

Filed in Office Secretary of State April 19, 2002.