
RESOLUTION NO. 2017 – 002

MANATEE COUNTY, FLORIDA

**FY2017 - 2018 INITIAL RATE RESOLUTION
FOR THE SOUTHERN MANATEE FIRE & RESCUE DISTRICT**

ADOPTED: MAY 18, 2017

SOUTHERN MANATEE FIRE & RESCUE DISTRICT

RESOLUTION 2017-002

Non-Ad Valorem Fire Assessment 2017 – 2018 Rate Schedule

WHEREAS, the Southern Manatee Fire & Rescue District (“District”) is a tax-supported special purpose district authorized under the provisions of Chapters 189 and 191, Florida Statutes (Fla. Stat.), and Chapter 2000-402, Laws of Florida to levy special assessments and establish a schedule of maximum special assessments above which non-ad valorem fire assessments for the District may not exceed; and,

WHEREAS, the District is required to utilize the uniform method of collecting its authorized non-ad valorem fire assessments and the Board of Fire Commissioners for the District, in accordance with the provisions of Section 197.3632, Fla. Stat., did properly designate that the District will utilize the uniform method; and,

WHEREAS, the Board of Fire Commissioners for the District, on behalf of the District, held a properly advertised public hearing on May 18, 2017, in accordance with applicable law including the provisions contained within Section 5 of Chapter 2000-402, Laws of Florida; and,

WHEREAS, applicable Florida law requires that the District’s Board of Fire Commissioners adopt by resolution the non-ad valorem fire assessment rates to be charged to each category of taxable real property prior to June 1 of the tax year for which the assessment is to be levied; and,

WHEREAS, pursuant to Section 191.009(2), Fla. Stat., the rates to be charged may exceed the maximum rates established within Chapter 2000-402, Laws of Florida, in an amount not to exceed the average annual growth rate in Florida personal income over the previous five (5) years; and,

WHEREAS, on April 8, 2015, the District’s Board of Fire Commissioners at a public hearing adopted Resolution 2015-01, which adopted the methodology of using the data provided by the United States Department of Commerce’s Bureau of Economic Analysis (BEA) in determining the annual growth rate in Florida personal income to determine increases in non-ad valorem fire assessments charges within the District on an annual basis;

NOW THEREFORE BE IT RESOLVED by the Board of Fire Commissioners of the Southern Manatee Fire & Rescue District that:

1. In accordance with the adopted methodology of using the BEA data to determine increases in non-ad valorem fire assessments charges, it is hereby determined that for the 2017-2018 tax year, the average annual growth rate in Florida personal income over the previous five (5) years is 4.10%,

2. Based on the determination set forth in Section 1, the following rates for non-ad valorem fire assessment charges within the Southern Manatee Fire & Rescue District for the 2017 - 2018 tax year shall be as follows:

<u>CATEGORY – LOTS / ACREAGE</u>	<u>RATES</u>
Vacant Platted Lot (per lot) – 0000, 0001, 0008, 0009, 0040, 0050, 0055,	\$ 7.5184
Vacant Unplatted less than 10 acres – 0010 (per acre)	\$ 3.7633
Vacant Commercial and Industrial Parcels, Per Lot or Parcel – 1000, 1001, 1004, 1009, 1033, 1040, 1240, 4000, 7000	\$ 7.5184
Unsubdivided Acreage- (per acre) 5000 series through 6901 series & 9401, 9700, 9900, 9902, 9908, 9909.....	\$ 3.7633
Except that not more than \$ 250.00 shall be assessed against any one parcel.	

<u>CATEGORY – RESIDENTIAL</u>	<u>RATES</u>
Single Family Residential – 0100, 0101, 0108 Base rate for the first 1,000 square feet.....	\$ 107.5603
In addition, for each square foot above the first 1,000 square feet.....	\$ 0.0658
Single Family Residential 10 acres or more – 0105, 0210 (per acre).....	\$ 3.7633
Plus the base rate for the first 1,000 sq. ft	\$107.5603
For each sq. ft. above 1000 sq. ft.	\$0.0658
Condominia Residential - 0400, 0408, 0409, 0410, 0464, 510 Per dwelling unit.....	\$ 161.3322
Mobile Homes/Lots - 0002, 0201, 0202, 0203, 0264, 0411, 0412, 0413 0501, 0502, 0503, 2802, 2805, 2832 Per dwelling unit or available space.....	\$ 150.5841
Multi-Family Residential – 0110, 0300, 0301, 0510, 0600, 0700, 0710, 0800 0801, 0803, 0805, 0864 Per dwelling unit.....	\$ 161.3322
Per dwelling unit or bedroom (group quarters).....	\$ 161.3322

CATEGORY – RESIDENTIAL AMENITIES (common areas) RATES

The assessment of common elements shall be determined by the Property Appraiser and prorated in accordance with Florida Statutes 193.0235. To the extent applicable, common elements shall be assessed based upon the size and type of the lot, building or structure pursuant to this assessment schedule.

Base rate for the first 1,000 square feet **\$ 376.5004**
 plus a per square foot amount for each square foot above 1,000 square feet as per the following table:

Vacant Residential Common Areas (per acre) – 0900, 0910, 0940, 0941, 0950.....	\$ 3.7633
Improved Residential Common Areas – 0901	\$ 0.1319
Residential Related Amenities – 0130.....	\$ 3.7633
Residential Amenities on more than 10 acres – 0131 (per acre).....	\$ 3.7633

CATEGORY – NON RESIDENTIAL RATES

All Other Buildings or Structures
 Base rate for the first 1,000 square feet **\$ 376.5004**
 plus a per square foot amount for each square foot
 above 1,000 square feet as per the following table:

CATEGORY – NON RESIDENTIAL USE CODES RATES

Mercantile	1100, 1101, 1102, 1103, 1104, 1105, 1110, 1114, 1200 1205, 1230, 1233, 1264, 1300, 1400, 1500, 1600, 1604 and 2900	\$ 0.1012
Business (B)	1700, 1704, 1800, 1900, 1904, 2200, 2300, 2500 2600, 3000, 3600.....	\$ 0.1012
Assembly (A)	2100, 3100, 3200, 3300, 3400, 3410, 3500, 3510, 3700 3800, 3901, 3902, 3903, 7600, 7601, 7602, 7700, 7900	\$ 0.1319
Factory/Industrial (F)	4100, 4104, 4400, 4500, 4600, 4700, and 9100...	\$ 0.1593
Storage (S)	2000, 2003, 2700, 2710, 2720, 2730, 2740 2750, 2800, 3810 and 4900	\$ 0.1593
Hazardous (H)	4200, 4300, 4800, 4801, 4803, 4804 and 4805.....	\$ 0.1921
Institutional (I)	7200, 7210, 7300, 7400, 7500, and 7800.....	\$ 0.1173

Leasehold Interest, Government Owned (9000 & 9002) with or without buildings and structures are **not exempt** and shall be assessed according to the proper category of residential, commercial/industrial, or acreage/ agriculture.

The following use codes are hereby exempted from the non-ad valorem fire assessment unless; the property, building(s) or any portion thereof is used by any person(s) or purpose(s) other than expressly identified in these exemptions.

<u>CATEGORY - EXEMPTED</u>	<u>USE CODES</u>	<u>RATES</u>
Forest, Parks, Recreation Area –	8081, 8082, 8200	\$ 0.00
Public Schools, Colleges, Hospitals –	8083, 8084, 8085, 8300, 8400, 8500	\$ 0.00
County, State, Federal, Municipal –	8086, 8087, 8088, 8089, 8100, 8600, 8700, 8800, 8900, 9600, 9800.....	\$ 0.00
Subsurface Rights & Rights-of-Way –	9300 & 9400.....	\$ 0.00
Rivers, Lakes, & Submerged Lands –	9500.....	\$ 0.00

Notwithstanding the schedule provided above entitled “all other buildings or structures” the District finds that within the District’s jurisdictional boundaries there is one (1) industrial complex under single ownership that has more than 2.3 million square feet of structures on a site of contiguous parcels or a site of parcels that would be contiguous except that they are dissected by one or more transportation rights-of-way. The District finds that said industrial complex possesses self-contained, internal fire suppression facilities within its buildings and structures that improve the industrial complex’s hazard classification such that the complex receives less of a special benefit from the District’s fire protection service. Therefore, in consideration of the internal fire suppression facilities contained within the industrial complex, the above referenced industrial complex’s non-ad valorem fire assessment shall be assessed at one-half the rate for factory/industrial, regardless of the actual use of the building.

3. The Board of Fire Commissioners hereby authorizes the Fire Chief, to review the non-ad valorem fire assessment rolls and note any corrections and/or adjustments to the assessment levy against each parcel of property within the District. Such authorization includes the authority and direction for the Fire Chief to transmit the non-ad valorem fire assessment roll, including corrections and/or adjustments to the Manatee County Property Appraiser for the purpose of placing such levy on the tax roll.

Adopted with a quorum present, this 18th day of May, 2017.


SOUTHERN MANATEE FIRE & RESCUE DISTRICT

ATTEST:


Melanie A. Marken, Secretary

Absent
Charles A. Durant, Chairman


Dan Center, Vice Chairman


Anthony C. Evans, Treasurer


Jim Cena, Commissioner