

**RESOLUTION 2017-01
NORTH RIVER FIRE DISTRICT**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NORTH RIVER FIRE DISTRICT ADOPTING FIRE ASSESSMENT RATES FOR 2017, AUTHORIZING REVIEW OF THE FIRE ASSESSMENT ROLL, DESIGNATING AN INDIVIDUAL TO REVIEW AND TRANSMIT FIRE ASSESSMENT ROLL TO THE MANATEE COUNTY PROPERTY APPRAISER; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the North River Fire District, is a tax supported special purpose district authorized under the provisions of Florida Statue Chapter 191 and Laws of FL Special Acts, Chapter 2007-280 and is empowered by the Florida Legislature to charge a fire assessment on all taxable real property; and,

WHEREAS, the Board of Fire Commissioners held a properly advertised public hearing on April 20, 2017, in accordance with Chapter 2007-280 and,

WHEREAS, the provisions of Chapter 2007-280 Laws of FL Special Acts, require that the Board of Fire Commissioners adopt by resolution the fire assessment rates to be charged to each category of taxable real property; and,

WHEREAS, the rates to be charged can exceed the maximum amounts as set forth within the enabling legislation, except as allowed by Chapter 191; and

WHEREAS, any parcel utilized for multiple hazard classifications may vary the assessment in accordance with actual categories;

NOW, THEREFORE, BE IT RESOLVED by the Board of Fire Commissioners of North River Fire District that the special fire assessment within North River Fire District for the 2017 tax year shall be as follows:

CATEGORY	TAX RATE	INCENTIVE RATE
<u>Residential:</u>		
<u>Vacant Platted Lot</u> 0000, 0001, 0040 (assessed as platted lot or un-subdivided acreage as applicable)	15.27	
<u>Vacant Unusable Tract</u> 0009, & 1009	0.00	
<u>Single Family Residential/Condominia</u>		
0100, 0105, 0108, 0164, 0410, 0464 & 7101	168.48	
<u>Residential Condominia</u>		
First & Second Floors (per unit) – 0400	168.48	
Third Floor (per unit) – FL3	252.74	
Fourth Floor (per unit) – FL4	336.99	
Fifth Floor (per unit) – FL5	421.30	
Sixth Floor and above (per unit) – FL6	505.48	

NOTE: A 25% improved hazard rating will be granted to residential buildings equipped with a non-required, complete internal fire suppression system as follows:

<u>Residential/Condominia with Non Required Sprinkler System</u>		
Single Family Sprinkled/1 st & 2 nd Floor Condo - SPC		126.37
Third Floor (per unit)		189.56

Resolution 2017-01

	TAX RATE	INCENTIVE RATE
Multi-Family Residential 0110, 0300, 0301, 0510, 0600, 0700, 0800, 0801, 0803, 0805, 0864, 7101 & 7400.	168.48	
Mobile Homes 0201, 0202, 0203, 0210, 0264, 0411, 0412, 0413, 0050, 0501, 0502, 0503 & 2802	168.48	
Travel Trailer Parks : Shall be assessed per dwelling unit or Available rental space, as applicable. 0002, 0055, 2805	84.24	

Residential Common Areas: 0900, 0901, 0910, 0940, 0941, 0950 & 1040

Common elements of a residential subdivision, as determined by the Property Appraiser, that are utilized exclusively for the benefit of the lot owners within the subdivision, regardless of ownership, shall have the non-ad valorem prorated and included in the assessment of all the lots within the residential subdivision pursuant to §193.0235, Florida Statutes. The assessment of the common elements of a residential subdivision shall be determined by the size of the lot and/or the size and type of buildings and structures pursuant to this assessment schedule.

Commercial/Industrial:

Vacant Platted Lot 1000, 1001, 1004 , 4000 (assessed as platted lot or un-subdivided acreage as applicable)	15.27
--	-------

Commercial /Industrial

Commercial/Industrial parcels shall include all other developed parcels that are not included in the residential category. The base assessment for all commercial and Industrial buildings and structures shall be \$306.03 for the first 1000 square feet on a parcel. The schedule for over 1000 square feet is in accordance with the following schedule and hazard classification.

Category	Use Code(s)	<u>Over 1000 S.F. Assessment:</u>	
		S.F. assessment	Incentive S.F. assessment
Mercantile – 1100, 1101, 1102, 1103, 1104, 1110, 1114, 1200, 1205, 1230, 1300, 1400, 1500, 1600, & 1604		0.155	0.116
Business – 1264, 1700, 1704, 1800, 1900, 1904, 2200, 2300, 2500, 2600, 2700, 2710, 2720, 2730, 2740, 2750, 2900, 3000 & 9002		0.155	0.116
Assembly – 0710, 2100, 3100, 3200, 3300, 3400, 3410, 3500, 3510, 3600, 3700, 3800, 3810, 3901, 3902, 3903, 7600, 7601, 7602, 7700, & 7900		0.170	0.128
Factory/Industrial – 4100, 4104, 4200, 4400, 4500, 4600, 4700, 4800, 4803, 4804, 4805, 9000 & 9100		0.170	0.128
Storage – 2000, 2002, 2003, 2004, 2800, 4801 & 4900		0.155	0.116
Hazardous – 1105, 4300, & 9200		0.344	0.258
Institutional – 7210, 7300, 7500, & 7800		0.155	0.116

Resolution 2017-01

Commercial/Industrial with Non-Required Sprinkler Systems 3

The base and square footage assessment for commercial and industrial buildings and structures that are protected by a total, non-required, compliant sprinkler system shall receive a 25% improved hazard rating. The following buildings and structures granted this incentive based on NFPA 101/Life Safety Code and Local Ordinance 29. The base assessment shall be \$229.53 for the first 1000 square feet on a parcel. The schedule for all square footage above 1000 square feet shall be assessed per square foot based on the use code assigned; however, the district may grant an improved hazard rating to all or part of the building or structure if equipped with complete internal fire suppression facilities.

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.

CATEGORY TAX RATE

Acreage/Agricultural:

Per acre with total not to exceed \$1529.04 on any one parcel.

Un-subdivided Acreage 0008, 1009, 0010, 0130, 0131, 1033, 5000, 5100, 5200, 5220, 5300, 5350, 5375, 5400, 5500, 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6606, 6610, 6700, 6800, 6900, 9600, 9700 & 9900 Per Acre 8.31

Un-subdivided Acreage with improvements

1233, 5001, 5101, 5201, 5301, 5351, 5376, 5401, 5501, 5601, 5701, 5801, 5901, 6001, 6101, 6201, 6301, 6401, 6501, 6601, 6701, 6801, 6901 & 9902 Per Acre 8.31

The base assessment for residential buildings and structures on un-subdivided acreage shall be \$168.48 plus the acreage.

The following parcels are hereby exempted from the non-advalorem fire assessment

7000,7100, 7200, 8081, 8082, 8083, 8084, 8085, 8086, 8087, 8088, 8089, 8100, 8200, 8300, 8400, 8500, 8600, 8700, 8800, 8900, 9002, 9300, 9400, 9500, & 9800 0.00

Shade house structures Sq. Ft. 0.038

BE IT FURTHER RESOLVED, the Board of Fire Commissioners hereby authorize Michael S. Rampino, Chief, or his designee, to review the fire assessment roll and note any corrections and or adjustments to the fire assessment roll against each parcel of property within the District. Such authorization includes the authority to transmit the fire assessment roll, including corrections and adjustments, to the Manatee County Property Appraiser for the purpose of placing it on the tax roll.

ADOPTED by the North River Fire District Board of Commissioners, meeting in regular session this 20th day of April 2017.

ATTEST:

CHAIRMAN, PAUL J. PITCHER

SECRETARY