

ORDINANCE 2012-11

AN ORDINANCE OF THE CITY OF MINNEOLA, FLORIDA, PROVIDING FOR THE IMPLEMENTATION OF A FIRE ASSESSMENT; PROVIDING DEFINITIONS FOR THE PROPOSED FIRE ASSESSMENT; PROVIDING FOR THE COLLECTION METHOD; PROVIDING FOR INTERIM FIRE ASSESSMENT; PROVIDING FOR LEGISLATIVE DETERMINATIONS OF SPECIAL BENEFIT; PROVIDING FOR APPLICABILITY; PROVIDING FOR INITIAL PROCEEDINGS; DIRECTING IMPOSITION OF INITIAL ASSESSMENT ROLL; PROVIDING NOTICE BY PUBLICATION AND MAIL; PROVIDING FOR ADOPTION OF FINAL ASSESSMENT RESOLUTION; PROVIDING EFFECT OF FINAL ASSESSMENT RESOLUTION; PROVIDING ANNUAL ADOPTION PROCEDURES; PROVIDING LIEN OF FIRE PROTECTION ASSESSMENTS; PROVIDING FOR REVISIONS OF FIRE PROTECTION ASSESSMENTS; PROVIDING FOR PROCEDURAL IRREGULARITIES; PROVIDING FOR CORRECTION OF ERRORS AND OMISSIONS; AUTHORIZING EXEMPTIONS AND HARDSHIP ASSISTANCE; PROVIDING FOR AN ALTERNATIVE METHOD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII, section 2(b), Florida Constitution, and sections 166.021 and 166.041, Florida Statutes, the City Council of the City of Minneola has all powers of local self government to perform municipal functions and to render municipal services in a manner not inconsistent with law, and such power may be exercised by the enactment of city ordinances; and

WHEREAS, the City desires to provide procedures and standards for the imposition of citywide fire protection assessments under the general home rule powers of a municipality to impose special assessments; and

WHEREAS, the City authorizes a procedure for the funding of fire protection services, facilities, or programs providing special benefits to property within the City; and

WHEREAS, the annual fire protection assessments, to be imposed using the procedures provided in this Ordinance, shall constitute non-ad valorem assessments within the meaning and intent of the Uniform Assessment Collection Act.

NOW, THEREFORE, be it ordained by the City Council of the City of Minneola, Florida, as follows:

Section 1. Recitals. The foregoing recitals are true and correct and incorporated herein by reference.

Section 2. Definitions. As used in this Ordinance, the following words and terms shall have the following meanings, unless the context clearly otherwise requires:

Annual rate resolution means the resolution establishing the rate at which a fire protection assessment for a specific fiscal year will be computed. The final assessment resolution shall constitute the annual rate resolution for the initial fiscal year in which a fire protection assessment is imposed or reimposed.

Assessed property means all parcels of land included on the assessment roll that receive a special benefit from the delivery of the fire protection services, programs or facilities identified in the initial assessment resolution or a subsequent preliminary rate resolution.

Assessment roll means the special assessment roll relating to a fire protection assessment approved by a final assessment resolution or an annual rate resolution.

Building means any structure, whether temporary or permanent, built for support, shelter, or enclosure of persons, chattel, or property of any kind, including mobile homes. This term shall include the use of land in which lots or spaces are offered for use, rent, or lease for the placement of mobile homes, travel trailers, or the like for residential purposes.

Certificate of occupancy means the written certification issued by the city that a building is ready for occupancy for its intended use. For the purposes of this Ordinance, a set-up or tie-down permit or its equivalent issued for a mobile home shall be considered a certificate of occupancy.

City means the City of Minneola, Florida.

City Administrator means the City Manager or designee responsible for coordinating fire protection assessments.

City Clerk means the City Clerk of the City of Minneola, Florida.

City Council means the City Council of the City of Minneola, Florida.

County means Lake County, Florida.

Final assessment resolution means the resolution which shall confirm, modify, or repeal the initial assessment resolution and which shall be the final proceeding for the initial imposition of fire protection assessments.

Fire protection assessment means a special assessment lawfully imposed by the city council against assessed property to fund all or any portion of the cost of the provision of fire protection services, facilities, or programs providing a special benefit to property as a consequence of possessing a logical relationship to the value, use, or characteristics of the assessed property.

Fire protection assessed cost means the amount determined by the city council to be assessed in any fiscal year to fund all or any portion of the cost of the provision of fire protection services, facilities, or programs which provide a special benefit to assessed property, and shall include, but not be limited to, the following components:

1. The cost of physical construction, reconstruction, or completion of any required facility or improvement;
The costs incurred in any required acquisition or purchase;
3. The cost of all labor, materials, machinery and equipment;
4. The cost of fuel, parts, supplies, maintenance, repairs, and utilities;
5. The cost of computer services, data processing, and communications;
6. The cost of all lands and interest therein, leases, property rights, easements, and franchises of any nature whatsoever;
7. The cost of any indemnity or surety bonds and premiums for insurance;
8. The cost of salaries, volunteer pay, workers' compensation insurance, or other employment benefits;
9. The cost of uniforms, training, travel, and per diem;
10. The cost of construction plans and specifications, surveys, and estimates of costs;
11. The cost of engineering, financial, legal, and other professional services;
12. The costs of compliance with any contracts or agreements entered into by the city to provide fire protection services;
13. All costs associated with the structure, implementation, collection, and enforcement of the fire protection assessments, including any service charges of the tax collector, or property appraiser and amounts necessary to offset discounts received for early payment of fire protection assessments pursuant to the Uniform Assessment Collection Act or for early payment of fire protection assessments collected;
14. All other costs and expenses necessary or incidental to the acquisition, provision, or construction of fire protection services, facilities, or programs, and such other expenses as may be necessary or incidental to any related financing authorized by the city council by subsequent resolution;
15. A portion of costs and expenses associated with dispatch for fire related calls.
16. A reasonable amount for contingency and anticipated delinquencies and uncollectible fire protection assessments;
17. Reimbursement to the city or any other person for any moneys advanced for any costs incurred by the city or such person in connection with any of the foregoing components of fire protection assessed cost. The fire protection assessed cost shall not include costs attributable to capital improvements necessitated by new growth or development that will be paid by impact fees imposed upon new

growth or development for fire protection related capital improvements. The fire protection assessed cost shall not include costs for the provision of emergency medical services by the city.

Fiscal year means that period commencing October 1 of each year and continuing through the next succeeding September 30, or such other period as may be prescribed by law as the fiscal year for the city.

Government property means property owned by the United States of America or any agency thereof, a sovereign state or nation, the State of Florida or any agency thereof, a county, a special district, or a municipal corporation.

Initial assessment resolution means the resolution which shall be the initial proceeding for the identification of the fire protection assessed cost for which an assessment is to be made and for the imposition of a fire protection assessment.

Maximum assessment rate means the highest rate of a fire protection assessment established by the city council in an initial assessment resolution or preliminary rate resolution and confirmed by the city council in the final assessment resolution or annual rate resolution.

Ordinance means this fire protection assessment ordinance.

Owner means the person reflected as the owner of assessed property on the tax roll.

Person means any individual, partnership, firm, organization, corporation, association, or any other legal entity, whether singular or plural, masculine or feminine, as the context may require.

Preliminary rate resolution means the resolution initiating the annual process for updating the assessment roll and directing the reimposition of fire protection assessments pursuant to an annual rate resolution.

Property Appraiser means the Lake County Property Appraiser.

Tax Collector means the Lake County Tax Collector.

Tax roll means the real property ad valorem tax assessment roll maintained by the property appraiser for the purpose of the levy and collection of ad valorem taxes.

Uniform Assessment Collection Act means sections 197.3632 and 197.3635, Florida Statutes, or any successor statutes authorizing the collection of non-ad valorem assessments on the same bill as ad valorem taxes, and any applicable regulations promulgated hereunder.

Section 1. Interpretation.

Unless the context indicates otherwise, words importing the singular number include the plural number, and vice versa; the terms "hereof," "hereby," "herein," "hereto," "hereunder" and similar terms refer to this article; and the term "hereafter"

means after, and the term "heretofore" means before, the effective date of this article. Words of any gender include the correlative words of the other genders, unless the sense indicates otherwise.

Section 2. General Findings.

It is hereby ascertained, determined, and declared that:

- (a) Pursuant to Article VIII, section 2(b), Florida Constitution, and sections 166.021 and 166.041, Florida Statutes, the city council has all powers of local self government to perform municipal functions and to render municipal services in a manner not inconsistent with law, and such power may be exercised by the enactment of city ordinances.
- (b) The city council may exercise any governmental, corporate, or proprietary power for a municipal purpose except when expressly prohibited by law, and the city council may legislate on any subject matter on which the Florida Legislature may act, except those subjects described in (a), (b), (c), and (d) of section 166.021(3), Florida Statutes. The subject matter of paragraphs (a), (b), (c), and (d) of section 166.021(3), Florida Statutes, are not relevant to the imposition of assessments related to fire protection services, facilities or programs of the city.
- (c) The purpose of this article is to:
 - (1) Provide procedures and standards for the imposition of citywide fire protection assessments under the general home rule powers of a municipality to impose special assessments;
 - (2) Authorize a procedure for the funding of fire protection services, facilities, or programs providing special benefits to property within the city; and
 - (3) Legislatively determine the special benefit provided to assessed property from the provision of the city's fire protection services.
- (d) The annual fire protection assessments, to be imposed using the procedures provided in this article, shall constitute non-ad valorem assessments within the meaning and intent of the Uniform Assessment Collection Act.
- (e) The fire protection assessments to be imposed using the procedures provided in this article are imposed by the city council, not the Lake County Board of County Commissioners, the property appraiser or the tax collector. The duties of the property appraiser and tax collector under the provisions of this article and the Uniform Assessment Collection Act are ministerial.

Section 3. Legislative Determinations of Special Benefit.

It is hereby ascertained and declared that the City's fire protection services, facilities, and programs provide a special benefit to property because fire protection

services possess a logical relationship to the use and enjoyment of improved property by:

1. Protecting the value and integrity of the improvements and structures through the provision of available fire protection services;
2. Protecting the life and safety of intended occupants in the use and enjoyment of property;
3. Lowering the cost of fire insurance by the presence of a professional and comprehensive fire protection program within the city; and
4. Containing the spread of fire incidents occurring on vacant property with the potential to spread and endanger the structures and occupants of improved property.

Section 4. General Authority.

- (a) The city council is hereby authorized to impose an annual fire protection assessment to fund all or any portion of the fire protection assessed cost upon benefited property at a rate of assessment based on the special benefit accruing to such property from the city's provision of fire protection services, facilities, or programs. All fire protection assessments shall be imposed in conformity with the procedures set forth in this ordinance.
- (b) The amount of the fire protection assessment imposed in a fiscal year against a parcel of assessed property shall be determined pursuant to an apportionment methodology based upon a classification of property designed to provide a fair and reasonable apportionment of the fire protection assessed cost among properties on a basis reasonably related to the special benefit provided by fire protection services, facilities, or programs funded with assessment proceeds.
- (c) Nothing contained in this article shall be construed to require the imposition of fire protection assessments against government property.

Section 5. Applicability.

This article and the city council's authority to impose assessment pursuant to this ordinance shall be applicable throughout the city.

Section 6. Alternative method.

1. This Ordinance shall be deemed to provide an additional and alternative method for the doing of the things authorized hereby and shall be regarded as supplemental and additional to powers conferred by other laws, and shall not be regarded as in derogation of any powers now existing or which may hereafter come into existence. This Section, being necessary for the welfare of the inhabitants of the city, shall be liberally construed to effect the purposes hereof.

Nothing herein shall preclude the city council from directing and authorizing, by resolution, the combination with each other of:

- a. Any supplemental or additional notice deemed proper, necessary, or convenient by the city;
- b. Any notice required by this Section; or
- c. Any notice required by law, including the Uniform Assessment Collection Act.

Section 7. Initial Proceedings.

The initial proceedings for the imposition of a fire protection assessment shall be the adoption of an initial assessment resolution by the City Council:

1. Containing a brief and general description of the fire protection services, facilities, or programs to be provided;

Determining the fire protection assessment cost to be assessed;
3. Describing the method of apportioning the fire protection assessed cost and the computation of the fire protection assessment for specific properties;
4. Establishing an estimated assessment rate for the applicable fiscal year;
5. Establishing a maximum assessment rate, if desired by the City Council; and
6. Directing the City Administrator to:
 - a. Prepare the initial assessment roll, as required by Section 8 hereof;
 - b. Publish the notice required by Section 9 hereof; and
 - c. Mail the notice required by Section 10 hereof using information then available from the tax roll.

Section 8. Initial Assessment Roll.

1. The City Administrator shall prepare, or direct the preparation of, the initial assessment roll, which shall contain the following:
 - a. A summary description of all assessed property conforming to the description contained on the tax roll.
 - b. The name of the owner of the assessed property.
 - c. The amount of the fire protection assessment to be imposed against each such parcel of assessed property.
 - d. The initial assessment roll shall be retained by the City Administrator and shall be open to public inspection. The foregoing shall not be construed to require that the assessment roll be in printed form if the amount of the

fire protection assessment for each parcel of property can be determined by use of a computer terminal available to the public.

Section 9. Notice by Publication.

1. Upon complete of the initial assessment roll, the City Administrator shall publish, or direct the publication of, once in a newspaper of general circulation within the City of Minneola, a notice stating that at a meeting of the City Council on a certain day and hour, not earlier than 20 calendar days from such publication, which meeting shall be a regular, adjourned, or special meeting, the City Council will hear objections of all interested persons to the final assessment resolution which shall establish the rate of assessment and approve the aforementioned initial assessment roll.

The published notice shall conform to the requirements set forth in the Uniform Assessment Collection Act. Such notice shall include:

- a. A geographic depiction of the property subject to the fire protection assessment;
- b. A brief and general description of the fire protection services, facilities, or programs to be provided;
- c. The rate of assessment including a maximum assessment rate in the event one was adopted;
- d. The procedure for objecting provided in Section 11 hereof;
- e. The method by which the fire protection assessment will be collected; and
- f. A statement that the initial assessment roll is available for inspection at the office of the City Administrator and all interested persons may ascertain the amount to be assessed against a parcel of assessed property at the office of the City Administrator.

Section 10. Notice of Mail.

1. In addition to the published notice required by Section 9, the City Administrator shall provide notice, or direct the provision of notice, of the proposed fire protection assessment by first class mail to the owner of each parcel of property subject to the fire protection assessment.

Such notice shall include:

- a. The purpose of the fire protection assessment;
- b. The rate of assessment to be levied against each parcel of property, including a maximum assessment rate in the event one was adopted.

- c. The unit of measurement applied to determine the fire protection assessment;
 - d. The number of such units contained in each parcel of property;
 - e. The total revenue to be collected by the City from the fire protection assessment;
 - f. A statement that failure to pay the fire protection assessment will cause a tax certificate to be issued against the property or foreclosure proceedings to be instituted, either of which may result in a loss of title to the property;
 - g. A statement that all affected owners have a right to appear at the hearing and to file written objections with the City Council within 20 days of the notice; and
 - h. The date, time, and place of the hearing.
3. The mailed notice shall conform to the requirements set forth in the Uniform Assessment Collection Act. Notice shall be mailed at least 20 calendar days prior to the hearing to each owner at such address as is shown on the tax roll. Notice shall be deemed mailed upon delivery thereof to the possession of the United States Postal Service. The City Administrator may provide proof of such notice by affidavit. Failure of the owner to receive such notice due to mistake or inadvertence shall not affect the validity of the assessment roll nor release or discharge any obligation for payment of a fire protection assessment imposed by the City Council pursuant to this Section.

Section 11. Adoption of Final Assessment Resolution.

- 1. At the public hearing or to which an adjournment or continuance may be taken by the City Council, the City Council shall receive any oral or written objections of interested persons and may then, or at any subsequent meeting of the City Council, adopt the fire assessment resolution which shall:
 - a. Confirm, modify, or repeal the initial assessment resolution with such amendments, if any, as may be deemed appropriate by the City Council;
 - b. Establish the rate of assessment to be imposed in the upcoming fiscal year;
 - c. Establish a maximum assessment rate that may be imposed in the event such rate was adopted;
 - d. Approve the initial assessment roll, with such amendments as it deems just and right; and
 - e. Determine the method of collection.

The adoption of the final assessment resolution by the City Council shall constitute a legislative determination that all parcels assessed derive a special benefit from the fire protection services, facilities, or programs to be provided or constructed and a legislative determination that the fire protection assessments are fairly and reasonably apportioned among the properties that receive the special benefit.

3. All written objections to the final assessment resolution shall be filed with the City Administrator at or before the time or adjourned time of such hearing. The final assessment resolution shall constitute the annual rate resolution for the initial fiscal year in which fire protection assessments are imposed or reimposed hereunder.

Section 12. Effect of Final Assessment Resolution.

The fire protection assessments for the initial fiscal year shall be established upon adoption of the final assessment resolution. The adoption of the final assessment resolution shall be the final adjudication of the issues presented (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property; the method of apportionment and assessment; the initial rate of assessment; the maximum assessment rate, if any; the initial assessment roll; and the levy and lien of the fire protection assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 20 days from the date of the City Council action on the final assessment resolution. The initial assessment roll, as approved by the final assessment resolution, shall be delivered to the tax collector, as required by the Uniform Assessment Collection Act, or if the alternative method described in Section 21 hereof is used to collect the fire protection assessments, such other official as the City Council by resolution shall designate.

Section 13. Annual Adoption Procedures.

1. Annually, during the budget adoption process, the City Council shall determine whether to impose the fire protection assessment for the upcoming fiscal year. If the City Council elects to reimpose the fire protection assessment, the procedures in this Section shall apply.

The initial proceedings for the reimposition of an annual fire protection assessment shall be the adoption of a preliminary rate resolution by the City Council:

- a. Containing a brief and general description of the fire protection services, facilities, or programs to be provided;
- b. Determining the fire protection assessed cost to be assessed for the upcoming fiscal year;
- c. Establishing the estimated assessment rate for the upcoming fiscal year;
- d. Establishing or increasing a maximum assessment rate, if desired by the City Council;

- e. Authorizing the date, time, and place of a public hearing to receive and consider comments from the public and consider the adoption of the annual rate resolution for the upcoming fiscal year; and
 - f. Directing the City Administrator to:
 - i. Update the assessment roll;
 - ii. Provide notice by publication and first class mail to affected owners in the event circumstances described in subsection (f) of this Section so require; and
 - iii. Directing and authorizing any supplemental or additional notice deemed proper, necessary or convenient by the City.
3. At the public hearing established in the preliminary rate resolution or to which an adjournment or continuance may be taken by the City Council, the City Council shall receive any oral or written objections of interested persons and may then, or at any subsequent meeting of the City Council, adopt the annual rate resolution, which shall:
- a. Establish the rate of assessment to be imposed in the upcoming fiscal year; and
 - b. Approve the assessment roll for the upcoming fiscal year with such adjustments as the City Council deems just and right. The assessment roll shall be prepared in accordance with the method of apportionment set forth in the initial assessment resolution, or any subsequent preliminary rate resolution, together with modifications, if any, that are provided and confirmed in the final assessment resolution or any subsequent annual rate resolution.
4. Nothing herein shall preclude the City Council from providing annual notification to all owners of assessed property in the manner provided in Sections 9 and 10 hereof or any other method as provided by law.
5. The City Council may establish or increase a maximum assessment rate in an initial assessment resolution or preliminary rate resolution and confirm such maximum assessment rate in the annual rate resolution in the event notice of such maximum rate assessment has been included in the notices required by Section 9 and/or 10 hereof.
6. In the event:
- a. The proposed fire protection assessment for any fiscal year exceeds the rates of assessment adopted by the City Council including a maximum assessment rate, if any, that were listed in the notices previously provided to the owners of assessed property pursuant to Section 9 and 10 hereof;

- b. The purpose for which the fire protection assessment is imposed or the use of the revenue from the fire protection assessment is substantially changed from that represented by notice previously provided to the owners of assessed property pursuant to Sections 9 and 10 hereof;
 - c. Assessed property is reclassified or the method of apportionment is revised or altered resulting in an increased fire protection assessment from that represented by notice previously provided to the owners of assessed property pursuant to Sections 9 and 10 hereof; or
 - d. An assessment roll contains assessed property that was not included on the assessment roll approved for the prior fiscal year, notice shall be provided by publication and first class mail to the owners of such assessed property as provided by law. Such notice shall substantially conform with the notice requirements set forth in Sections 9 and 10 hereof and inform the owner of the date, time, and place for the adoption of the annual rate resolution. The failure of the owner to receive such notice due to mistake or inadvertence, shall not affect the validity of the assessment roll nor release or discharge any obligation for payment of a fire protection assessment imposed by the City Council pursuant to this Section.
7. As to any assessed property not included on an assessment roll approved by the adoption of the final assessment resolution or prior year's annual rate resolution, the adoption of the succeeding annual rate resolution shall be the final adjudication of the issues presented as to such assessed property (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment and assessment, the rate of assessment, the establishment or increase of a maximum assessment rate, the assessment roll, and the levy and lien of the fire protection assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 20 days from the date of the City Council action on the annual rate resolution. Nothing contained herein shall be construed or interpreted to affect the finality of any fire protection assessment not challenged within the required 20-day period for those fire protection assessments previously imposed against assessed property by the inclusion of the assessed property on an assessment roll approved in the final assessment resolution or any subsequent annual rate resolution.
8. The assessment roll, as approved by the annual rate resolution, shall be delivered to the tax collector as required by the Uniform Assessment Collection Act, or if the alternative method described herein used to collect the fire protection assessments, such other official as the City Council by resolution shall designate. If the fire protection assessment against any property shall be sustained, reduced, or abated by the court, an adjustment shall be made on the assessment roll.

Section 14. Lien of Fire Protection Assessments.

Upon the adoption of the assessment roll, all fire protection assessments shall constitute a lien against assessed property equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other prior liens, mortgages, titles, and claims, until paid. The lien for a fire protection assessment shall be deemed perfected upon the City Council's adoption of the final assessment resolution or the annual rate resolution, whichever is applicable. The lien for a fire protection assessment collected under the Uniform Assessment Collection Act shall attach to the property included on the assessment roll as of the prior January 1, the lien date for ad valorem taxes imposed under the tax roll. The lien for a fire protection assessment collected under the alternative method of collection shall be deemed perfected upon the City Council's adoption of the final assessment resolution or the annual rate resolution, whichever is applicable, and shall attach to the property on such date of adoption.

Section 15. Revisions to Fire Protection Assessments.

If any fire protection assessment made under the provisions of this Section is either in whole or in part annulled, vacated, or set aside by the judgment of any court, or if the City Council is satisfied that any such fire protection assessment is so irregular or defective that the same cannot be enforced or collected, or if the City Council has failed to include or omitted any property on the assessment roll, which property should have been so included, the City Council may take all necessary steps to impose a new fire protection assessment against any property benefited by the fire protection assessed costs, following as nearly as may be practicable, the provisions of this Section and in case such second fire protection assessment is annulled, vacated, or set aside, the City Council may obtain and impose other fire protection assessments until a valid fire protection assessment is imposed.

Section 16. Procedural Irregularities.

Any informality or irregularity in the proceedings in connection with the levy of any fire protection assessment under the provisions of this Section shall not affect the validity of the same after the approval thereof, and any fire protection assessment as finally approved shall be competent and sufficient evidence that such fire protection assessment was duly levied, that the fire protection assessment was duly made and adopted, and that all other proceedings adequate to such fire protection assessment were duly had, taken, and performed as required by this Section; and no variance from the directions hereunder shall be held material unless it be clearly shown that the party objecting was materially injured thereby.

Section 17. Correction of Errors and Omissions.

1. No act of error or omission on the part of the property appraiser, tax collector, City Administrator, City Council, or their deputies or employees, shall operate to release or discharge any obligation for payment of a fire protection assessment imposed by the City Council under the provision of this Section.

When it shall appear that any fire protection assessment should have been imposed under this Section against a parcel of property specially benefited by the provision of fire protection services, facilities, or programs, but that such property was omitted from the assessment roll; or such property was erroneously assessed; or was not listed on the tax roll as a individual parcel of property as of the effective date of the assessment roll approved by the annual rate resolution for any upcoming fiscal year, the City Council may, upon provision of a notice by mail provided to the owner of the omitted or erroneously assessed parcel in the manner and form provided in Section 10, impose the applicable fire protection assessment for the fiscal year in which such error or omission is discovered, in addition to the applicable fire protection assessment due for the prior two fiscal years. Such fire protection assessment shall constitute a lien against assessed property equal in rank and dignity with the liens of all state, county, district, or municipal taxes and special assessments, and superior in rank and dignity to all other prior liens, mortgages, titles, and claims in and to or against the real property involved, shall collected as provided in Section 3 hereof, and shall be deemed perfected on the date of adoption of the resolution imposing the omitted or delinquent assessments.

3. Prior to the delivery of the assessment roll to the tax collector in accordance with the Uniform Assessment Collection Act, the City Administrator shall have the authority at any time, upon his or her own initiative or in response to a timely filed petition from the owner of the property subject to a fire protection assessment, to reclassify property based upon presentation of competent and substantial evidence, and correct any error in applying the fire protection assessment apportionment method to any particular parcel of property not otherwise requiring the provision of notice pursuant to the Uniform Assessment Collection Act. Any such correction shall be considered valid ab initio and shall in no way affect the enforcement of the fire protection assessment imposed under the provision of this Section. All requests from affected property owners for any such changes, modifications or corrections shall be referred to, and processed by, the City Administrator and not the property appraiser or tax collector.
4. After the assessment roll has been delivered to the tax collector in accordance with the Uniform Assessment Collection Act, any changes, modifications, or corrections thereto shall be made in accordance with the procedures applicable to correcting errors and insolvencies on the tax roll upon a timely written request and direction the City Administrator.

Section 18. Authorization for Exemptions and Hardship Assistance.

1. The City Council, in its sole discretion, shall determine on an annual basis whether to provide exemptions from payment of the fire protection assessment for government property or institutional property whose use is exempt from ad valorem taxation under Florida law.

The City Council, in its sole discretion, shall determine on an annual basis whether to provide a program of hardship assistance to city residents who are

living below or close to the poverty level and are at risk of losing title to their homes as a result of the imposition of the fire protection assessments.

3. On an annual basis, the City Council shall designate the funds available to provide any exemptions or hardship assistance. The provision of an exemption or hardship assistance in any one year shall in no way establish a right or entitlement to such exemption or assistance in any subsequent year and the provision of funds in any year may be limited to the extent funds are available and appropriated by the City Council. Any funds designated for exemptions or hardship assistance shall be paid by the City from funds other than those generated by the fire protection assessment.
4. Any shortfall in the expected fire protection assessments proceeds due to any hardship assistance or exemption from payment of the fire protection assessments required by law or authorized by the City Council shall be supplemented by any legally available funds, or combination of such funds, and shall not be paid for by proceeds or funds derived from the fire protection assessments. In the event a court of competent jurisdiction determines any exemption or reduction by the City Council is improper or otherwise adversely affects the validity of the fire protection assessment imposed for any fiscal year, the sole and exclusive remedy shall be the imposition of a fire protection assessment upon each affected tax parcel in the amount of the fire protection assessment that would have been otherwise imposed save for such reduction or exemption afforded to such tax parcel by the City Council.

Section 19. Interim Fire Assessment.

1. An interim Fire Protection Assessment may be imposed against all property for which a Certificate of Occupancy is issued after the adoption of the Annual Rate Resolution. The amount of the interim Fire Protection Assessment shall be calculated upon a monthly rate, which shall be one-twelfth of the annual rate for such property computed in accordance with the Annual Rate Resolution for the Fiscal Year for which the interim Fire Protection Assessment is being imposed. Such monthly rate shall be imposed for each full calendar month remaining in the Fiscal Year. In addition to the monthly rate, the interim Fire Protection Assessment may also include an estimate of the subsequent Fiscal Year's Fire Protection Assessment.

Issuance of the Certificate of Occupancy without the payment in full of the interim Fire Protection Assessment shall not relieve the Owner of such property of the obligation of fully payment. Any interim Fire Protection Assessment not collected prior to the issuance of the Certificate of Occupancy may be collected pursuant to the Uniform Assessment Collection Act as provided in this Ordinance, under the alternative collection method or by any other method authorized by law.

3. Any interim Fire Protection Assessment shall be deemed due and payable on the date the Certificate of Occupancy was issued and shall constitute a lien against such property as of that date. Said lien shall be equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments, and

superior in rank and dignity to all other liens, encumbrances, titles and claims in and to or against the real property involved and shall be deemed perfected upon the issuance of the Certificate of Occupancy.

Section 20. Collection of Fire Assessment.

- (a) Unless otherwise directed by the city council, the fire protection assessments shall be collected pursuant to the uniform method provided in the Uniform Assessment Collection Act, and the city shall comply with all applicable provisions of the Uniform Assessment Collection Act. Any hearing or notice required by this article may be combined with any other hearing or notice required by the Uniform Assessment Collection Act or other provision of law.
- (b) The amount of a fire protection assessment to be collected using the uniform method pursuant to the Uniform Assessment Collection Act for any specific parcel of benefitted property may include an amount equivalent to the payment delinquency, delinquency fees and recording costs for a prior year's assessment for a comparable service, facility, or program provided:
 - (1) The collection method used in connection with the prior year's assessment did not employ the use of the uniform method of collection authorized by the Uniform Assessment Collection Act;
 - (2) Notice is provided to the owner as required under the Uniform Assessment Collection Act; and
 - (3) Any lien on the affected parcel for the prior year's assessment is supplanted and transferred to such fire protection assessment upon certification of a non-ad valorem roll to the tax collector by the city.

Section 21. Alternative Method of Collection.

In lieu of using the Uniform Assessment Collection Act, the city council may elect to collect the fire protection assessments by any other method which is authorized by law or under the alternative collection method provided by this section:

- (a) The city council shall provide fire protection assessment bills by first class mail to the owner of each affected parcel of property that is subject to the fire protection assessment. The bill or accompanying explanatory material shall include:
 - (1) A brief explanation of the fire protection assessment;
 - (2) A description of the unit of measurement used to determine the amount of the fire protection assessment;
 - (3) The number of units contained within the parcel;

- (4) The total amount of the fire protection assessment imposed against the parcel for the appropriate period;
 - (5) The location at which payment will be accepted;
 - (6) The date on which the fire protection assessment is due; and
 - (7) A statement that the fire protection assessment constitutes a lien against assessed property equal in rank and dignity with the liens of all state, county, district or municipal taxes and other non-ad valorem assessments.
- (b) A general notice of the lien resulting from imposition of the fire protection assessments shall be recorded in the official records of the city. Nothing herein shall be construed to require that individual liens or releases be filed in the official records.
- (c) The city council shall have the right to foreclose and collect all delinquent fire protection assessments in the manner provided by law for the foreclosure of mortgages on real property or appoint or retain an agent to institute such foreclosure and collection proceedings. A fire protection assessment shall become delinquent if it is not paid within 30 days from the date payment was due, as identified in accordance with paragraph (a)(6) of this section. The city council or its agent shall notify any property owner who is delinquent in payment of his or her fire protection assessment within 60 days from the date such assessment was due. Such notice shall state in effect that the city council or its agent will either:
 - (1) Initiate a foreclosure action or suit in equity and cause the foreclosure of such property subject to a delinquent fire protection assessment in a method now or hereafter provided by law for foreclosure of mortgages on real property; or
 - (2) Cause an amount equivalent to the delinquent fire protection assessment, not previously subject to collection using the uniform method under the Uniform Assessment Collection Act, to be collected on the tax bill for a subsequent year.
- (d) All costs, fees and expenses, including reasonable attorney fees and title search expenses, related to any foreclosure action as described herein shall be included in any judgment or decree rendered therein. At the sale pursuant to decree in any such action, the city may be the purchaser to the same extent as any person. The city council or its agent may join in one foreclosure action the collection of fire protection assessments against any or all property assessed in accordance with the provisions hereof. All delinquent owners whose property is foreclosed shall be liable for an apportioned amount of reasonable costs and expenses incurred by the city council and its agents, including reasonable attorney fees, in collection of such delinquent fire protection assessments and any other costs incurred by the city council as a result of such delinquent fire protection assessments and the same shall be collectible as a part of or in addition to, the costs of the action.

- (e) In lieu of foreclosure, any delinquent fire protection assessment and the costs, fees and expenses attributable thereto, may be collected pursuant to the Uniform Assessment Collection Act; provided however, that:
 - (1) Notice is provided to the owner in the manner required by the Uniform Assessment Collection Act and this article; and
 - (2) Any existing lien of record on the affected parcel for the delinquent fire protection assessment is supplanted by the lien resulting from certification of the assessment roll, as applicable, to the tax collector.
- (f) Notwithstanding the city council's use of an alternative method of collection, the city administrator shall have the same power and authority to correct errors and omissions as provided to him or other city officials in Section 17 hereof.
- (g) Any city council action required in the collection of fire protection assessments may be by resolution.

Section 22. Government Property.

In the event fire protection assessments are imposed against government property, the city council shall provide fire protection assessment bills by first class mail to the owner of each affected parcel of government property. The bill or accompanying explanatory material shall include:

- (1) A brief explanation of the fire protection assessment;
 - (2) A description of the unit of measurement used to determine the amount of the fire protection assessment;
 - (3) The number of units contained within the parcel;
 - (4) The total amount of the parcel's fire protection assessment for the appropriate period;
 - (5) The location at which payment will be accepted; and
 - (6) The date on which the fire protection assessment is due.
- (b) Fire protection assessments imposed against government property shall be due on the same date as all other fire protection assessments and, if applicable, shall be subject to the same discounts for early payment.
 - (c) A fire protection assessment shall become delinquent if it is not paid within 30 days from the date payment was due, as identified in paragraph (a)(6) of this section. The city council shall notify the owner of any government property that is delinquent in payment of its fire protection assessment within 60 days from the date such assessment was due. Such notice shall state that the city council will initiate a mandamus or other appropriate judicial action to compel payment.

- (d) All costs, fees and expenses, including reasonable attorney fees and title search expenses, related to any mandamus or other action as described herein shall be included in any judgment or decree rendered therein. All delinquent owners of government property against which a mandamus or other appropriate action is filed shall be liable for an apportioned amount of reasonable costs and expenses incurred by the city, including reasonable attorney fees, in collection of such delinquent fire protection assessments and any other costs incurred by the city council as a result of such delinquent fire protection assessments and the same shall be collectible as a part of or in addition to, the costs of the action.
- (e) As an alternative to the foregoing, a fire protection assessment imposed against government property may be collected as a surcharge on a utility bill provided to such government property in periodic installments with a remedy of a mandamus action in the event of nonpayment. The city council may contract for such billing services with any utility, whether or not such utility is owned by the city.

Section 23. Severability.

The provisions of this Section are severable; and if any section, subsection, sentence, clause, or provision is held invalid by any court of competent jurisdiction, the remaining provisions of this Section shall not be affected thereby.

This Ordinance shall take effect immediately upon adoption.

PASSED AND ORDAINED this 17th day of July, 2012, by the City Council of the City of Minneola, Florida.

ATTEST:

Mayor Pat Kelley

Jan McDaniel, City Clerk

Approved as to form:

Scott A. Gerken, City Attorney

Passed First Reading: 6/19/2012
Passed Second Reading: 7/17/2012