

By Senator Fasano

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1                                   A bill to be entitled  
2           An act relating to the Spring Hill Fire Rescue and  
3           Emergency Medical Services District, Hernando County;  
4           creating a special district; providing definitions;  
5           providing for creation, status, charter amendments,  
6           boundaries, and purposes; providing for a board of  
7           commissioners; providing for election and terms of  
8           commissioners; providing for employment of district  
9           personnel; providing for election of board officers;  
10          providing for compensation, oath, and bonds of  
11          commissioners; providing for powers, duties, and  
12          responsibilities of the board; providing for ad  
13          valorem taxes; providing a cap on the rate of  
14          taxation; providing for user charges; providing for  
15          impact fees; providing for authority to disburse  
16          funds; authorizing the board to borrow money;  
17          providing for use of district funds; requiring a  
18          record of all board meetings; authorizing the board to  
19          adopt policies and regulations; providing for the  
20          board to make an annual budget; requiring an annual  
21          report; authorizing the board to enact fire prevention  
22          ordinances; authorizing the district to appoint a fire  
23          marshal; authorizing the district to conduct  
24          inspections and establish and operate fire, rescue,  
25          and emergency medical services; providing for district  
26          authority upon annexation of district lands; providing  
27          for dissolution; providing immunity from tort  
28          liability for officers, agents, and employees;  
29          providing for district expansion; providing for

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30 construction and effect; providing for an exclusive  
31 charter; requiring a referendum; providing an  
32 effective date.

33  
34 Be It Enacted by the Legislature of the State of Florida:

35  
36 Section 1. Definitions.—As used in this act, unless  
37 otherwise specified:

38 (1) "Board" means the board of fire commissioners created  
39 pursuant to this act and chapter 191, Florida Statutes.

40 (2) "Fire commissioner" means a member of the Board of Fire  
41 Commissioners of the Spring Hill Fire Rescue and Emergency  
42 Medical Services District.

43 (3) "District" means the Spring Hill Fire Rescue and  
44 Emergency Medical Services District.

45 (4) "Board of directors" means the existing policymaking  
46 and governing body of the Spring Hill Fire Rescue and Emergency  
47 Services District of Hernando County.

48 (5) "Director" means a member of the board of fire  
49 commissioners.

50 (6) "Residence" means one single-family dwelling, including  
51 one single-apartment dwelling unit; one single-condominium  
52 dwelling unit; one single duplex, triplex, or other attached  
53 dwelling unit; one single-family detached dwelling unit; or one  
54 single mobile or modular home dwelling unit.

55 (7) "Business" means motels, apartments, or rental  
56 dwelling, along with other standard commercial or industrial  
57 businesses such as gasoline stations, stores, marinas, and  
58 similar establishments, as authorized pursuant to the applicable

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59 local government comprehensive plan, whether or not such  
60 businesses are required to pay or collect sales taxes.

61 Section 2. Creation; status; charter amendments;  
62 boundaries; district purposes.-

63 (1) There is hereby created an independent special fire  
64 control district incorporating lands in Hernando County  
65 described in subsection (2), which shall be a public corporation  
66 having the powers, duties, obligations, and immunities herein  
67 set forth under the name of the Spring Hill Fire Rescue and  
68 Emergency Medical Services District. The district is organized  
69 and exists for all purposes and shall hold all powers set forth  
70 in this act and chapters 189 and 191, Florida Statutes.

71 (2) The lands to be included within the district are the  
72 following described lands of Spring Hill, in Hernando County, to  
73 wit:

74 For a Point of Beginning (P.O.B.), commence at the  
75 intersection of the East Section line of Section 34,  
76 Township 23, Range 18 East projected South and the  
77 Centerline of the Right-of-Way of County Line Road.

78  
79 Thence; Go Northerly along the aforementioned East  
80 Section line of Section 34, Township 23, Range 18  
81 East, Section 27, Township 23, Range 18 East.

82  
83 Thence; East along the North Section line of Section  
84 26, Township 23, Range 18 East, terminating at the  
85 North East corner of the West V2 of Section 26,  
86 Township 23, Range 18 East.

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88 Thence; Northerly along the East Section line of the  
89 West 1/2 of Section 23, Township 23, Range 18 East  
90 terminating at the intersection of that line and the  
91 centerline of the Right-of-Way of Spring Hill Drive.

92  
93 Thence; Easterly along the centerline of the Right-of-  
94 Way of Spring Hill Drive to a point of intersection  
95 constructed by extending the East boundary of Candy  
96 Road, in a Southerly direction.

97  
98 Thence; Northerly along the Eastern boundary of Candy  
99 Lane to the limits of the plat of Quail Meadows, Phase  
100 I.

101  
102 Thence; Southwesterly along the rear property lines of  
103 Lots 13-22 inclusive of Quail Meadows, Phase I, to the  
104 Northern boundary of Atwater Drive.

105  
106 Thence; Westerly along said Northern boundary of  
107 Atwater Drive to the limits of the plat of Quail  
108 Meadows, Phase I, said point being the West Section  
109 line of Section 13, Township 23 South, Range 18 East.

110  
111 Thence; Northerly along said West Section line to the  
112 North.

113  
114 Thence; Northerly along the aforementioned West  
115 Section line to a point of intersection with the  
116 centerline of Powell Road and said Section line.

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Thence; Westerly along Powell Rd. to a point of intersection with the East line of the West 1/2 of Section 10, Township 23 South, Range 18 East.

Thence; Northerly along aforementioned Section line commencing at the North line of said Section 10, Township 23 South, Range 18 East.

Thence; Westerly along the North Section line of Section 10, Township 23 South, Range 18 East continuing Westerly along the South Section line of Section 4, Township 23 South, Range 18 East; terminating at a point, constructed by the intersection of said Section line and the East Boundary line of Spring Hill Unit 18-2; Plat Book 17, Page 30, sheet 2 of 6 as recorded in the Public Records of Hernando County;

Thence; Northerly along the East Boundary line of the aforementioned Plat Book 17, Page 30;

Thence; Northerly along the East Boundary line of Plat Book #17, Page 69 as recorded in Hernando County Public Record. (To PB9-65-80)

Thence: Northerly along the East Boundary line as shown in Plat Book 9, Page 69, Spring Hill Unit 20.

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146 Thence; Easterly along the South Boundary line as  
147 shown in Plat Book 9, Sheet 9, of Spring Hill Unit 20.

148  
149 Thence; Run Northerly along the West Right-of-Way line  
150 of the Florida Power Corporation Easement as shown on  
151 Sheet 9, Sheet 10, and Sheet 12, Plat Book 9; Spring  
152 Hill Unit 20, as recorded in Hernando County Public  
153 Records.

154  
155 Thence; Run S89°38'00"W, a distance of 377.25 feet  
156 from the North East corner of the Platted Boundary as  
157 recorded in Plat Book 9, Page 76.

158  
159 Thence; N00°07'10"W, a distance of 944.51 feet.

160  
161 Thence; N89°44'10"W, a distance of 1,324.27 feet.

162  
163 Thence; N00°06'12"E; 942.14 feet along the East line  
164 of the West 1/2 of Section 33, Township 22 South,  
165 Range 18 East.

166  
167 Thence; N00°05'42"W, 1,848.49 feet to the South Right-  
168 of-Way line of State Road #50.

169  
170 Thence; Westerly along the South Right-of-Way line of  
171 State Road #50; S89°31'17"W a distance of 1,322.86  
172 feet.

173  
174 Thence; S00°02'58"E, a distance of 916.82 feet;

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175 S89°50'34"W, a distance of 1,323.56 feet; S00°00'12"E,  
176 a distance of 909.40 feet to the Centerline of the  
177 Florida Power Corp. Right-of-way.

178  
179 Thence; Westerly along the South centerline of a  
180 Florida Power Right-of-Way line as described in O.R.  
181 Book #713, Pages 20 & 22. (Attached)

182  
183 Thence; Northerly along the West Boundary line of  
184 aforementioned O.R. Book #713, to the South Right-of-  
185 Way line of State Road #50.

186  
187 Thence; Approximately 1,015.00 feet, Westerly along  
188 the South Right-of-Way line of State Road #50.

189  
190 Thence; South approximately 750.00 feet.

191  
192 Thence; West approximately 2,500.00 feet.

193  
194 Thence; North approximately 750 feet to the South  
195 Right-of-Way line of State Road #50.

196  
197 Thence; In a Westerly direction follow the South  
198 Right-of-Way line of State Road #50 to the  
199 intersection of said line and the East Section line of  
200 Section 2, Township 23 South, Range 17 East.

201  
202 Thence; Run Southerly along the aforementioned East  
203 Section line to the North Boundary line of Spring Hill

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204 Unit 22, Replat, Block 1484, Plat Book 12, Page 81, as  
205 recorded in Hernando County Public Records.

206  
207 Thence; Westerly along the aforementioned Boundary  
208 line to the East Right-of-Way line of U.S. 19.

209  
210 Thence; Southerly along the East Right of Way line of  
211 U.S. 19, to the Centerline of the Right-of-Way of  
212 Northcliffe Boulevard.

213  
214 Thence; Southerly along the centerline of the Right-  
215 of-Way of Northcliffe Boulevard to the West Boundary  
216 line of Spring Hill Unit #26.

217  
218 Thence; Southerly along the West Boundary line of  
219 Spring Hill Unit #26, commencing at the South Section  
220 line of Section 10, Township 23 South, Range 117 East.

221  
222 Thence; West along the aforementioned South Section  
223 line, Westerly to the centerline of the Right-of-Way  
224 of U.S. 19.

225  
226 Thence; South along the centerline of the Right-of-Way  
227 of U.S. 19 to a point, constructed by extending the  
228 Centerline of Greenleaf Way and the aforementioned  
229 centerline of Right-of-Way of U.S. 19.

230  
231 Thence; Westerly from said point to the West Boundary  
232 line of Weeki Wachee Woodlands Unit 2, Plat Book #7,



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233 Page 10.

234

235 Thence; Southerly along the said West Boundary line to  
236 the North Boundary line of Weeki Wachee Acres Unit 2,  
237 Plat Book 6; Page 46;

238

239 Thence; Westerly along aforementioned North Boundary  
240 line;

241

242 Thence; Southerly along the West Boundary line of  
243 aforementioned Weeki Wachee Acres Unit 2;

244

245 Thence; 240.00 feet East, to the centerline of the  
246 Right-of-Way of U.S. 19.

247

248 Thence; South along the centerline of the Right-of-Way  
249 of U.S. 19 to the Intersection of said Right-of-Way  
250 and Trenton Avenue.

251

252 Thence; Southerly along Trenton Avenue to a point on  
253 the South Section line of Section 20, Township 23  
254 South, Range 17 East;

255

256 Thence; Westerly along said Section line to the  
257 centerline of the Right-of-Way of U.S. 19.

258

259 Thence; South along the centerline of the Right-of-Way  
260 of U.S. 19, to a point of Intersection with the North  
261 Boundary line of South Hernando U.S. 19, Commerce

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262       Center; Plat Book #17, Pages 11 through 15.  
263  
264       Thence; West from the aforementioned point; to the  
265       West Boundary line of South Hernando U.S. 19, Commerce  
266       Center.  
267  
268       Thence; Southerly along the West Boundary line, to the  
269       S.W. corner of aforementioned Plat;  
270  
271       Thence: Easterly to the centerline of the Right-of-Way  
272       of U.S. 19.  
273  
274       Thence; South along the centerline of the Right-of-Way  
275       of U.S. 19, to a point of intersection with the North  
276       Boundary of South Hernando U.S. 19 Commerce Center  
277       Plat Book #17, Pages 11 thru 16.  
278  
279       Thence; Westerly from said point, along the North  
280       Boundary line.  
281  
282       Thence; Southerly along the West Boundary line of the  
283       aforementioned Plat;  
284  
285       Thence; Easterly along the South Boundary line of said  
286       Plat terminating at the centerline of the Right-of-Way  
287       of U.S. #19.  
288  
289       Thence; Southerly along the centerline of the Right-  
290       of-Way of U.S. 19 terminating at the Intersection of

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291 said Right-of-Way and the centerline of the Right-of-  
292 Way of County Line Road.

293

294 Thence; Easterly from aforementioned said point along  
295 the centerline of the Right-of-Way of County Line  
296 Road.

297

298 Thence; Easterly, from the aforementioned terminus,  
299 along the centerline of the Right-of-Way of County  
300 Line Road, to a point of Intersection of the West  
301 Boundary line of Arkays Park Subdivision.

302

303 Thence; Northerly along the aforementioned West  
304 Boundary line.

305

306 Thence; Easterly along the aforementioned North  
307 Boundary line.

308

309 Thence; Southerly along the East Boundary line of the  
310 aforementioned Plat terminating at the intersection of  
311 that line and the centerline of the Right-of-Way of  
312 County Line Road.

313

314 Thence; Easterly, from that terminus point, along the  
315 centerline of the Right-of-Way of County Line Road and  
316 returning to the Point of Beginning. P.O.B.

317

318 LESS:

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320 West 11.5A of Northwest 1/4 of Northwest 1/4 Section  
321 4, Township 23, Range 8.

322  
323 Southwest 1/4 of Southwest 1/4 less North 292 feet of  
324 East 825 feet, Section 29, Township 23, Range 17.

325  
326 5 acres in Northwest 1/4 of Northeast 1/4 of Section  
327 32, Township 23, Range 17.

328  
329 (3) The Spring Hill Fire Rescue and Emergency Medical  
330 Services District is organized and exists for all purposes set  
331 forth in this act and chapter 191, Florida Statutes, including,  
332 but not limited to, providing fire protection and firefighting  
333 services, rescue services, and emergency medical services. Such  
334 emergency medical services shall not be the primary function of  
335 the district. The district shall have all other powers necessary  
336 to carry out these purposes, including the authority to contract  
337 with the Spring Hill Fire Rescue District, which currently  
338 provides fire, rescue, and emergency medical services within the  
339 district boundaries; to purchase all necessary real and personal  
340 property; to purchase and carry standard insurance policies on  
341 all such equipment; to employ such personnel as may be necessary  
342 to carry out the purpose of said fire district; to provide  
343 adequate insurance for said employees; to purchase and carry  
344 appropriate insurance for the protection of all firefighters and  
345 personnel as well as all equipment and personal property on loan  
346 to the district; to sell surplus real and personal property in  
347 the same manner and subject to the same restrictions as provided  
348 for such sales by counties; and to enter into contracts with

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349 qualified service providers to carry out the purposes of the  
350 district.

351 (4) Nothing herein shall prevent the district from  
352 cooperating with the state or other local governments to render  
353 such services to communities adjacent to the land described in  
354 this section as evidenced by an executed agreement between the  
355 cooperating agencies as approved by the board.

356 (5) The district charter may be amended only by special act  
357 of the Legislature.

358 Section 3. Board of fire commissioners.-

359 (1) Pursuant to chapter 191, Florida Statutes, the business  
360 and affairs of the district shall be governed and administered  
361 by a board of five fire commissioners, who shall be qualified  
362 electors residing within the district and shall be elected by  
363 the qualified electors residing within the district, subject to  
364 the provisions of chapters 189 and 191, Florida Statutes, and  
365 this act. Each commissioner shall hold office until his or her  
366 successor is elected and qualified under the provisions of this  
367 act. The procedures for conducting district elections and for  
368 qualification of candidates and electors shall be pursuant to  
369 chapters 189 and 191, Florida Statutes. The members of the board  
370 shall serve on a nonpartisan basis.

371 (2) The five fire commissioners shall hold their respective  
372 seats on the Board of Fire Commissioners of the Spring Hill Fire  
373 Rescue and Emergency Medical Services District for terms of 4  
374 years each and shall be elected by a majority vote of the  
375 qualified electors of the district voting at a general election,  
376 provided that the fire commissioners holding seats on the  
377 effective date of this act shall continue to hold their

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378 respective seats for the remainder of their terms or until their  
379 successors are elected and qualified, whichever occurs first.  
380 Any commissioner may be a candidate to succeed himself or  
381 herself.

382 (3) Vacancies in office shall be filled by election, said  
383 election to be held coincidental with the next countywide  
384 general election to fill the remaining term of the seat vacated.  
385 The board of fire commissioners may appoint a qualified elector  
386 of the district to act as fire commissioner until the vacancy is  
387 filled by election. A fire commissioner may be removed from  
388 office as provided by chapter 191, Florida Statutes, or for any  
389 reason that a state or county officer may be removed.

390 (4) All elections shall be noticed, called, and held  
391 pursuant to the provisions of the general laws of the state. The  
392 board shall, to the extent possible, coordinate all elections  
393 with countywide general or special elections in order to  
394 minimize cost. Elections shall be called through the adoption of  
395 an appropriate resolution of the district directed to the Board  
396 of County Commissioners of Hernando County, the Supervisor of  
397 Elections of Hernando County, and other appropriate officers of  
398 the county. The district shall reimburse county government for  
399 the actual cost of district elections. No fire commissioner  
400 shall be a paid employee of the district while holding said  
401 position.

402 (5) The board may employ such personnel as deemed necessary  
403 for the proper function and operation of the district.

404 (6) The salaries of district personnel and any other wages  
405 shall be determined by the board.

406 Section 4. Officers; board compensation; bond.-

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407 (1) In accordance with chapter 191, Florida Statutes, each  
408 electd member of the board shall assume office 10 days after  
409 the member's election. Within 60 days after election of new  
410 members of said board as herein provided, the newly elected  
411 members shall organize by electing from their number a chair,  
412 vice chair, secretary, and treasurer. However, the same member  
413 may be both secretary and treasurer, in accordance with chapter  
414 191, Florida Statutes.

415 (2) Three members of the board shall constitute a quorum. A  
416 quorum shall be necessary for the transaction of business.

417 (3) The fire commissioners may receive reimbursement for  
418 actual expenses incurred while performing the duties of their  
419 offices in accordance with general law governing per diem for  
420 public officials. Each fire commissioner may receive from the  
421 funds of the district compensation for his or her services in  
422 accordance with chapter 191, Florida Statutes.

423 (4) Each fire commissioner upon taking office shall take  
424 and subscribe to the oath of office prescribed by s. 5(b), Art.  
425 II of the State Constitution and general law. Upon taking office  
426 and in accordance with chapters 189 and 191, Florida Statutes,  
427 each fire commissioner shall execute to the Governor, for the  
428 benefit of the district, a bond of \$5,000 with a qualified  
429 personal or corporate surety, conditioned upon the faithful  
430 performance of the duties of the fire commissioner's office and  
431 upon an accounting for all funds that come into his or her hands  
432 as fire commissioner. The premium for such bonds shall be paid  
433 from district funds.

434 Section 5. Powers; duties; responsibilities.-

435 (1) The district shall have and the board may exercise by

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436 majority vote all of the powers and comply with the duties set  
437 forth in this act and chapters 189, 191, and 197, Florida  
438 Statutes, including, but not limited to, ad valorem taxation,  
439 special assessments, bond issuance, and other revenue  
440 capabilities; budget preparation and approval; liens and  
441 foreclosure of liens; use of tax deeds and tax certificates as  
442 appropriate from non-ad valorem assessments; contractual  
443 agreements; and the adoption of ordinances and resolutions that  
444 are necessary to conduct district business if such ordinances do  
445 not conflict with any ordinance of a local general-purpose  
446 government within whose jurisdiction the district is located.

447 (2) The board shall have the right, power, and authority to  
448 levy annually ad valorem taxes against the taxable property  
449 within the district to provide funds for the purposes of the  
450 district in an amount not to exceed the limit provided in  
451 chapter 191, Florida Statutes.

452 (3) The methods for assessing and collecting ad valorem  
453 taxes, special assessment fees, services charges, impact fees,  
454 or user charges shall be as set forth in this act and chapter  
455 170, chapter 189, chapter 191, chapter 197, or chapter 200,  
456 Florida Statutes.

457 (4) The district shall levy and collect special assessments  
458 in accordance with chapter 200, Florida Statutes.

459 (5) The district's planning requirements shall be as set  
460 forth in this act and chapters 189 and 191, Florida Statutes.

461 (6) Requirements for financial disclosure, meeting notices,  
462 reporting, public records maintenance, and per diem expenses for  
463 officers and employees shall be as set forth in this act and  
464 chapters 112, 119, 189, 191, and 286, Florida Statutes.



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465 Section 6. Ad valorem taxes.—

466 (1) The board shall have the authority to levy ad valorem  
467 taxes annually against all taxable property within the district  
468 to provide funds for the purposes of the district only upon the  
469 approval by a majority vote of those qualified electors of the  
470 district voting in a referendum election authorizing the use of  
471 ad valorem taxation not to exceed 2.5 mills.

472 (2) A referendum election of the electors of the district  
473 to authorize the use of ad valorem taxation not to exceed 2.5  
474 mills shall be held by the supervisor of elections at the next  
475 available general election immediately after the adoption of  
476 this act in accordance with the provisions of general law  
477 relating to elections.

478 (3) Upon the approval of a majority of the electors voting  
479 at the initial election or at an election called by the board,  
480 the rate of taxation shall thereafter be fixed annually by  
481 resolution of the board without further approval by the  
482 electors, provided the rate of taxation shall not exceed 2.5  
483 mills. The board shall have the authority to increase the  
484 millage rate above 2.5 mills only if a majority of the electors  
485 voting in a referendum election approve the increased millage  
486 rate in an amount not to exceed the limit provided in chapter  
487 191, Florida Statutes.

488 (4) The levy and collection of ad valorem taxes shall  
489 proceed pursuant to general law.

490 Section 7. User charges.—The board shall have the authority  
491 to provide a reasonable schedule of charges for providing the  
492 following services:

493 (1) Special emergency services, including firefighting

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494 occurring in or to structures outside the district, motor  
495 vehicles, marine vessels, or aircraft or as a result of the  
496 operation of such motor vessels or marine vessels to which the  
497 district is called to render such emergency service.

498 (2) Fighting fires occurring in or at refuse dumps or as a  
499 result of an illegal burn, which fire, dump, or burn is not  
500 authorized by general or special law, rule, regulation, order,  
501 or ordinance and which the district is called upon to fight or  
502 extinguish.

503 (3) Responding to or assisting or mitigating emergencies  
504 that either threaten or could threaten the health and safety of  
505 persons, property, or the environment to which the district has  
506 been called, including charges for responding to false alarms.

507 (4) Inspecting structures, plans, and equipment to  
508 determine compliance with fire safety codes.

509 Section 8. Impact fees.—

510 (1) Pursuant to section 191.009(4), Florida Statutes, it is  
511 hereby declared that the cost of new facilities should be borne  
512 by new users of the district's services to the extent new  
513 construction requires new facilities, but only to that extent.  
514 It is the legislative intent of this section to transfer to the  
515 new users of the district's fire protection and emergency  
516 services a fair share of the costs that new users impose on the  
517 district for new facilities. This shall only apply in the event  
518 that the general-purpose local government in which the district  
519 is located has not adopted an impact fee for fire services that  
520 is distributed to the district for construction within its  
521 jurisdictional boundaries.

522 (2) The impact fees collected by the district pursuant to

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523 this section shall be kept as a separate fund from other  
524 revenues of the district and shall be used exclusively for the  
525 acquisition, purchase, or construction of new facilities or  
526 portions thereof required to provide fire protection and  
527 emergency services to new construction. "New facilities" means  
528 land, buildings, and capital equipment, including, but not  
529 limited to, fire and emergency vehicles and radio telemetry  
530 equipment. The fees shall not be used for the acquisition,  
531 purchase, or construction of facilities that must be obtained in  
532 any event, regardless of growth within the district. The board  
533 of fire commissioners shall maintain adequate records to ensure  
534 that impact fees are expended only for permissible new  
535 facilities.

536 Section 9. Special assessments.—

537 (1) The board shall have the right, power, and authority to  
538 levy special assessments against the taxable real estate within  
539 the district, including homestead property otherwise exempt from  
540 taxation, to provide funds for the purpose of the district. In  
541 so doing, the district shall establish a schedule of land-use  
542 classifications and a special assessment for each land use  
543 classified. The schedule of land-use classifications shall be  
544 established in the manner prescribed in subsection (2).

545 (2) The Board of Fire Commissioners of the Spring Hill Fire  
546 Rescue and Emergency Medical Services District shall fix an  
547 assessment schedule indicating land-use classifications and the  
548 applicable assessment rate for each land use classified, by  
549 resolution, subsequent to April 1 of each year. If the  
550 assessment schedule contains no new land-use classification and  
551 no increases in the rate of assessment, the assessment shall be

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552 effective for the next calendar year after the passage of the  
553 resolution without the necessity of a referendum. If, however,  
554 the assessment schedule contains any new land-use classification  
555 or any increase in the assessment rate of any land use  
556 classified, the board of fire commissioners shall submit their  
557 resolution to the electors residing in the district in  
558 accordance with law and if a majority of electors voting in such  
559 a referendum election approve, the assessment schedule shall be  
560 effective for the next calendar year subsequent to the  
561 referendum.

562 (3) The board of fire commissioners of the district shall,  
563 on or before September 10 of each year, prepare and complete a  
564 special assessment roll showing the assessment rate for each  
565 parcel of real estate situated in the district.

566 (4) The board of fire commissioners may, in any year, by  
567 resolution, change the date on which the assessment schedule is  
568 to be fixed and the date on which the final assessment roll is  
569 to be adopted, provided that, in the event of any such change of  
570 date, the board shall cause a notice to be published in a  
571 newspaper in Hernando County, one time, said notice to be  
572 published at least 10 days prior to the date on which it is  
573 proposed to fix the rate of assessment.

574 (5) Any property owner in the district may, during the  
575 period between November 5 and November 15 of any year, file a  
576 protest in writing with the board of fire commissioners against  
577 the assessment paid by him or her and appear before the board in  
578 support of such protest. The board shall hold such meeting as  
579 may be necessary after said period to consider any such protest  
580 and to make any such adjustment, refund, or denial as it may

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581 determine fair, equitable, and proper.

582 Section 10. Property appraiser.—

583 (1) The Hernando County Property Appraiser shall furnish  
584 the commissioners a tax roll covering all taxable properties  
585 within the district on or before July 1 of each year.

586 (2) The Hernando County Property Appraiser shall include in  
587 the Hernando County tax roll the assessments made by the board,  
588 and the same shall be collected in the nature as provided for by  
589 this act and paid over by the Hernando County Tax Collector to  
590 the board.

591 (3) The Hernando County Property Appraiser shall be  
592 reimbursed for assessing such special assessments in the manner  
593 and amount authorized by general law, and the Hernando County  
594 Tax Collector shall receive a commission or fee of 3 percent for  
595 collection of such special assessments.

596 Section 11. Special assessment as a lien.—The special  
597 assessment levied and assessed by the district shall be a lien  
598 upon the property so assessed along with the county taxes  
599 assessed against such property until said assessments and taxes  
600 have been paid, and if the special assessment levied by the  
601 district becomes delinquent, such special assessment shall be  
602 considered a part of the county tax subject to the same  
603 penalties, charges, fees, and remedies for enforcement and  
604 collection of such taxes.

605 Section 12. Deposit of special assessments; fees; authority  
606 to disburse funds.—

607 (1) The proceeds of the assessments and funds of the  
608 district shall be deposited in qualified public depositories, in  
609 accordance with chapters 191 and 280, Florida Statutes, in the

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610 name of the district in a bank authorized to receive deposits of  
611 district funds. The bank shall be designated by a resolution of  
612 the board.

613 (2) All warrants for the payment of labor, equipment, and  
614 other expenses of the board, and in carrying into effect this  
615 act and the purpose thereof, shall be payable by the treasurer  
616 of the board on accounts and vouchers approved and authorized by  
617 the board. No funds of the district shall be paid out or  
618 disbursed except by check signed by the treasurer of the board  
619 and either the chair or vice chair of the board.

620 Section 13. Authority to borrow money.-

621 (1) The board of fire commissioners shall have the power  
622 and authority to borrow money or issue other evidences of  
623 indebtedness for the purposes of the district in accordance with  
624 chapters 189 and 191, Florida Statutes, provided, however, that  
625 the total payments in any 1 year, including principal and  
626 interest, on any indebtedness incurred by the district shall not  
627 exceed 50 percent of the total annual budgeted revenues of the  
628 district.

629 (2) The board of fire commissioners as a body, or any of  
630 the members of the board as individuals, shall not be personally  
631 or individually liable for the repayment of such loan. Such  
632 repayment shall be made out of the receipts of the district,  
633 except as provided in this subsection. The fire commissioners  
634 shall not create any indebtedness or incur obligations for any  
635 sum or amount that they are unable to repay out of district  
636 funds available to them at that time, except as otherwise  
637 provided in this act, provided, however, that the fire  
638 commissioners may make purchases of equipment on an installment

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639 basis as necessary if funds are available for the payment of the  
640 current year's installment on such equipment plus the amount due  
641 in that year on any other installments and the repayment of any  
642 bank loan or other existing indebtedness that may be due that  
643 year.

644 Section 14. Use of district funds.—No funds of the district  
645 shall be used for any purposes other than the administration of  
646 the affairs and business of the district; the payment of  
647 salaries and expenses to fire commissioners; the construction,  
648 care, maintenance, upkeep, operation, and purchase of  
649 firefighting and rescue equipment or a fire station or emergency  
650 medical station; the payment of public utilities; the payment of  
651 salaries of district personnel; the payment of expenses of  
652 volunteers; the payment to the Spring Hill Fire Rescue District;  
653 and such other payment and expenses as the board may from time  
654 to time determine to be necessary for the operations and  
655 effectiveness of the district.

656 Section 15. Record of board meetings; authority to adopt  
657 rules and regulations; annual reports; budget.—

658 (1) A record shall be kept of all meetings of the board,  
659 and in such meetings concurrence of a majority of the fire  
660 commissioners present shall be necessary to any affirmative  
661 action by the board.

662 (2) The board shall have the authority to adopt and amend  
663 policies and regulations for the administration of the affairs  
664 of the district under the terms of this act and chapters 189 and  
665 191, Florida Statutes, which shall include, but not be limited  
666 to, the authority to adopt the necessary rules and regulations  
667 for the administration and supervision of the property and

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668 personnel of the district; for the prevention of fires, fire  
669 control, fire hydrant placement, and flow testing in accordance  
670 with current NFPA rules; and for rescue work within the  
671 district.

672 (3) The board of fire commissioners shall have the  
673 authority to adopt uniform fire prevention ordinances. Such  
674 ordinances shall be signed, dated, and recorded with the Clerk  
675 of the Court of Hernando County and published as provided by  
676 state law. Ordinances shall be effective after publication,  
677 which constitutes legal notice of same.

678 (4) The board shall, on or before November 1, make an  
679 annual report of its actions and accounting of its funds as of  
680 September of that year and shall file said report in the office  
681 of the Clerk of the Circuit Court of Hernando County, whose duty  
682 it shall be to receive and file said report and hold and keep  
683 the same as a public record.

684 (5) For the purposes of carrying into effect this act, the  
685 board shall annually prepare, consider, and adopt a district  
686 budget pursuant to the applicable requirements of chapters 189  
687 and 191, Florida Statutes. The board shall, at the same time as  
688 it makes its annual report, file its estimated budget for the  
689 fiscal year beginning October 1, which budget shall show the  
690 estimated revenue to be received by the district and the  
691 estimated expenditures to be incurred by the district in  
692 carrying out its operations. The fire commissioners shall adopt  
693 a fiscal year for said fire district, which shall be October 1  
694 to September 30.

695 Section 16. Authority to enact fire prevention ordinances  
696 and enter land; authority to provide fire, rescue, and emergency



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697 medical services.-

698 (1) The board of fire commissioners shall have the right  
699 and power to enact fire prevention ordinances as provided by  
700 general law. When the provisions of such fire prevention  
701 ordinances are determined by the board to be violated, the  
702 office of the state attorney, upon written notice of such  
703 violation issued by the board, is authorized to prosecute such  
704 person or persons held to be in violation thereof. Any person  
705 found guilty of a violation may be punished as provided in  
706 chapter 775, Florida Statutes, as a misdemeanor of the second  
707 degree. The cost of such prosecution shall be paid out of the  
708 district funds, unless otherwise provided by law. The district  
709 shall have the authority to appoint a fire marshal, who may be a  
710 member of the Spring Hill Fire Rescue and Emergency Medical  
711 Services District, to carry out the responsibilities of the  
712 district fire marshal.

713 (2) The fire marshal or duly authorized inspector shall be  
714 authorized to enter, at all reasonable hours, any building or  
715 premises for the purpose of making any inspection or  
716 investigation which the State Fire Marshal is authorized to make  
717 pursuant to state law and regulation. The owner, lessee,  
718 manager, or operator of any building or premises shall permit  
719 the district fire marshal or duly authorized inspector to enter  
720 and inspect the building or premises at all reasonable hours.  
721 The fire marshal or duly authorized inspector shall report any  
722 violations of state fire safety laws or regulations to the  
723 appropriate officials.

724 (3) The district is authorized to establish and maintain  
725 emergency medical and rescue response services and acquire and

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726 maintain rescue, medical, and other emergency equipment, subject  
727 to the provisions of chapter 401, Florida Statutes.

728 Section 17. Annexations.—If any municipality or other fire  
729 control district annexes any land included in the district, such  
730 annexation shall follow the procedures set forth in section  
731 171.093, Florida Statutes.

732 Section 18. Dissolution.—The district shall exist until  
733 dissolved in the same manner as it was created.

734 Section 19. Immunity from tort liability.—

735 (1) The district and its officers, agents, and employees  
736 shall have the same immunity from tort liability as other  
737 agencies and subdivisions of the state. The provisions of  
738 chapter 768, Florida Statutes, shall apply to all claims  
739 asserted against the district.

740 (2) The district fire commissioners and all officers,  
741 agents, and employees of the district shall have the same  
742 immunity and exemption from personal liability as is provided by  
743 chapter 768, Florida Statutes.

744 (3) In accordance with chapter 768, Florida Statutes, the  
745 district shall defend all claims against the fire commissioners  
746 and officers, agents, and employees of the district which arise  
747 within the scope of employment or purposes of the district and  
748 shall pay all judgments against said persons, except where said  
749 persons acted in bad faith or with malicious purpose or in a  
750 manner exhibiting wanton and willful disregard of human rights,  
751 safety, or property.

752 Section 20. District expansion.—The corporate limits of the  
753 Spring Hill Fire Rescue and Emergency Medical Services District  
754 may be extended and enlarged from time to time pursuant to the

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755 following procedure:

756 (1) (a) A definitely described tract of land lying  
757 contiguous to the boundaries of the district described in  
758 section 1, or as the same may from time to time exist, or one or  
759 more tracts of land lying contiguous to the boundaries, or one  
760 or more tracts of land lying contiguous to each other with one  
761 of the tracts lying contiguous to the boundaries of the  
762 district, may be included in the district when a written  
763 petition for inclusion signed by a majority of the owners of the  
764 real property within the tract or tracts to be included in the  
765 district has been presented to the board of fire commissioners  
766 and the proposal has been approved by the affirmative vote of no  
767 fewer than three members of the board of fire commissioners at a  
768 regular meeting.

769 (b) The petition must contain the legal description of the  
770 property sought to be added to the district and the names and  
771 addresses of the owners of the property.

772 (2) If a proposal to add an area to the district as defined  
773 in subsection (1) is approved by the affirmative vote of no  
774 fewer than three members of the board of Fire Commissioners at a  
775 regular meeting, the board of Fire Commissioners shall  
776 thereafter adopt a resolution describing the lands to be  
777 included within the district and shall cause such resolution to  
778 be duly enrolled in the record of the meeting and a certified  
779 copy of the resolution to be recorded in the office of the Clerk  
780 of the Circuit Court in Hernando County.

781 (3) Upon adoption of the resolution by the board, the  
782 district shall, pursuant to chapter 191, Florida Statutes,  
783 request its legislative delegation to approve said addition and

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784 sponsor legislation amending the district boundary. Upon  
785 approval by the Legislature, the boundary shall be amended.

786 (4) In lieu of a petition from the property owners, the  
787 Board of County Commissioners of Hernando County by affirmative  
788 resolution and the Board of Commissioners of the Spring Hill  
789 Fire Rescue and Emergency Medical Services District by  
790 affirmative resolution may jointly request its legislative  
791 delegation to approve the addition of land lying contiguous to  
792 the boundaries of the district and sponsor legislation amending  
793 the district boundary. Upon approval by the Legislature, the  
794 boundary shall be amended.

795 Section 21. Construction.—This act shall be construed as  
796 remedial and shall be liberally construed to promote the purpose  
797 for which it is intended.

798 Section 22. Effect.—In the event that any part of this act  
799 should be held void for any reason, such holding shall not  
800 affect any other part thereof.

801 Section 23. Exclusive charter.—This act constitutes the  
802 exclusive charter of the Spring Hill Fire Rescue and Emergency  
803 Medical Services District.

804 Section 24. Referendum.—The provisions of section 6 that  
805 authorize the levy of ad valorem taxation shall take effect only  
806 upon the approval by a vote of the electors of the district as  
807 may be required by the State Constitution. The Board of County  
808 Commissioners of Hernando County shall call and the Supervisor  
809 of Elections of Hernando County shall conduct a referendum at  
810 the next election of the district or at a special election  
811 called by the board for that purpose at which referendum the  
812 qualified electors in the district shall approve or reject the

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813 authority of the district to levy ad valorem taxes provided in  
 814 this act. Any subsequent increase in said tax levy may only be  
 815 made with the approval of the electors of the district at a  
 816 special election called by the board and held for that purpose.

817  
 818 The ballot language of the title and question shall be as  
 819 follows:

820 SHALL LANDS WITHIN SPRING HILL BE SERVED BY THE SPRING  
 821 HILL INDEPENDENT FIRE DISTRICT?

822  
 823 The district may charge user fees, impact fees, special  
 824 assessments, and levy property taxes up to 2.5 mills on  
 825 jurisdictional lands, and shall provide one standard for fire  
 826 and rescue services to be provided by the closest responder,  
 827 regardless of municipal boundaries within its jurisdiction.

828  
 829 Yes  
 830 No

831  
 832 Section 25. This act shall take effect upon becoming a law,  
 833 except that the provisions of section 6 that authorize the levy  
 834 of ad valorem taxation shall take effect only upon express  
 835 approval by a majority vote of those qualified electors of the  
 836 Spring Hill Fire Rescue and Emergency Medical Services District,  
 837 as required by Section 9 of Article VII of the State  
 838 Constitution, voting in the referendum held pursuant to section  
 839 24. Such election shall be held in accordance with the  
 840 provisions of general law relating to elections.