



CITY OF WINTER SPRINGS, FLORIDA

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BUSINESS IMPACT ESTIMATE PURSUANT TO F.S. 166.041(4)

This form should be included in the agenda packet with the proposed ordinance to be considered. It must be posted on the City's website by the time notice of the proposed ordinance is published.

City Commission Meeting Dates: March 25, 2024 & April 08, 2024

Ordinance Number: 2024-04

Posted To Webpage: March 14, 2024

This Business Impact Estimate is given as it relates to the proposed ordinance titled:

ORDINANCE NO. 2024-04

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS, FLORIDA, ANNEXING ONE (1) PARCEL OF LAND OWNED BY YODALI INVESTMENTS, LLC, KIRA WOODS, AND KADO INVESTMENTS, LLC, AND COMPRISING APPROXIMATELY 8.17 GROSS ACRES, MORE OR LESS, CURRENTLY WITHIN SEMINOLE COUNTY, FLORIDA, AND GENERALLY LOCATED AT 4301 SR 419 AT THE INTERSECTION OF SR 419 AND SR 434; SAID PARCEL BEING MORE PARTICULARLY DEPICTED AND DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR THE AMENDMENT OF WINTER SPRINGS CHARTER, ARTICLE II, BOUNDARIES, TO INCORPORATE THE REAL PROPERTY INTO THE CITY BOUNDARIES; PROVIDING FOR THE FILING OF THE REVISED WINTER SPRINGS CHARTER WITH APPROPRIATE AGENCIES UPON SAID APPROVAL; PROVIDING FOR REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

Parts I-IV below are not required to be completed if the ordinance involves any one of the following types of exemptions. Please check if applicable:

- 1. Ordinances required for compliance with federal or state law or regulation;
- 2. Ordinances relating to the issuance or refinancing of debt;
- 3. Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- 4. Ordinances required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by a municipal government;
- 5. Emergency ordinances;
- 6. Ordinances relating to procurement; or
- 7. Ordinances enacted to implement the following:
 - a. Part II of chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits;

This Business Impact Estimate may be revised following its initial posting.

__ b. Sections 190.005 and 190.046

__ c. Section 553.73, relating to the Florida Building Code; or

__ d. Section 633.202, relating to the Florida Fire Prevention Code.

Part I.

Summary of the proposed ordinance and statement of public purpose:

Ordinance 2024-04 proposes to annex real property to the boundaries of the City of Winter Springs. The proposed annexation is a voluntary annexation pursuant to petition by the private property owner. The statutory criteria for annexation are met as the property is contiguous to surrounding parcels of land that are currently all incorporated within the City of Winter Springs, is compact, eliminates the existing enclave, and is both currently used and anticipated to be used for urban purposes. The proposed land use will add to the commercial tax base of the City of Winter Springs. The elimination of enclaves is consistent with and furthers Policy 1.8.2 of the City's Comprehensive Plan, Land Use Element, which provides that the City shall annex all enclaves, where feasible, in order to reduce land use conflicts and provide efficient public service.

Part II.

Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Winter Springs: (fill out subsections a-c as applicable, if not applicable write "not applicable")

(a) Estimate of direct compliance costs that businesses may reasonably incur if the proposed ordinance is enacted:

The affected property owner will be subject to City of Winter Springs annual business tax receipt to the extent a business is located on the property and City of Winter Springs adopted millage rates for property taxes

(b) Identification of any new charges or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

Not applicable.

(c) An estimate of the City of Winter Springs' regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

Not applicable.

Part III.

Good faith estimate of the number of businesses likely to be impacted by the ordinance:

Only the petitioning property owner will be affected.

Part IV.

Additional Information the City Commission may find useful (if any):

The annexation adds to the City's jurisdictional boundary, eliminates an enclave, and potentially increases the local commercial tax base provided a commercial future land use and zoning district is applied to the property. the intended service of outdoor recreational parking of boats and recreational vehicles (RVs).