

Business Impact Estimate

AMENDED 6-4-25

*This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and **must be posted on the Town's website no later than the time notice of the proposed ordinance is published in the newspaper.***

ORDINANCE 2025-50

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, ADOPTING THE TOWN OF MONTVERDE, FL DEVELOPMENT IMPACT FEE STUDY, DATED APRIL 2025, PREPARED BY WILLDAN; ADOPTING THE TOWN OF MONTERDE, FL WATER IMPACT FEE STUDY DATED APRIL 2025, BY WILLDAN; AMENDING CHAPTER 16 OF THE TOWN OF MONTVERDE CODE OF ORDINANCES; INCORPORATING LEGISLATIVE FINDINGS; ADOPTING UPDATED IMPACT FEES FOR TRANSPORTATION, PARKS AND RECREATION, AND ADMINISTRATIVE; ADOPTING UPDATED WATER CONNECTION FEES ALSO REFERRED TO AS WATER IMPACT FEES; PROVIDING FOR ANNUAL ADJUSTMENT OF FEES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the Town is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the Town is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is 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 the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or

¹ See Section 166.041(4)(c), Florida Statutes.

- ☐ The proposed ordinance is enacted to implement the following:
- a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the Town hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):The ordinance amends an existing code provisions imposing impact fees for funding transportation infrastructure, administrative infrastructure, parks and recreation infrastructure and water infrastructure necessitated by new growth. The ordinance ensures an important source of revenue is available to the Town to support capacity expansions required by development. The ordinance adopts impact fee studies that were prepared using the most recent and localized data available. Adoption of this ordinance protects the public welfare of the Town residents and businesses by ensuring growth pays for itself and does not burden existing taxpayers.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any: Increased impact fees for water, transportation and administration (see below list of existing vs. proposed impact fees).
 (a) An estimate of direct compliance costs that businesses may reasonably incur; No costs of compliance.
 (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible No new charge or fee is imposed by the ordinance; only an increased existing fee; and
 (c) An estimate of the [City's/Town's/Village's] regulatory costs, including estimated revenues from any new charges or fees to cover such costs. No regulatory costs are incurred. No revenues are generated as there are no new charge or fee being imposed by the ordinance. An administrative charge is authorized, but is adopted by resolution and may only cover the Town's cost for administering the impact fee ordinance.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: The Town has limited land available for businesses. It is difficult to estimate; however, it is expected no more than 10 future businesses in the Town will be affected.

4. Additional information the governing body deems useful (if any):
The proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated individuals as well as businesses and, therefore, to the extent it affects businesses, the proposed ordinance does not affect only businesses. The ordinance ensures growth pays for itself rather than burdening existing residents and businesses.

TOWN OF MONTVERDE IMPACT FEES

	EXISTING	PROPOSED	% INCREASE
WATER	\$5,550	\$6,150	10.8108%
PARKS AND TRAILS	S/F \$888 M/V \$888	S/F \$5,794 M/F \$5,289	552.54% 495.68%
TRANSPORTATION	S/F \$798 M/F \$798 COMM \$560 INST \$560	S/F \$6,049 M/F \$4,225 COMM \$4,534 INST \$1,925	658% 429% 710% 244%
ADMINISTRATION	S/F \$1,864 M/F \$1,864 COMM \$1,310 INST \$1,310	S/F \$3,063 M/F \$2,796 COMM \$1,637* INST \$ 331*	64% 50% 25% -75%

*Per 1,000 sq. ft (nonresidential)