



Business Impact Estimate

This Business Impact Estimate is provided in accordance with Florida Statutes Section 166.041(4).

ORDINANCE NO. 2024-08

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, ANNEXING ± 1.7716 ACRES OF REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF SARASOTA COUNTY, FLORIDA AND CONTIGUOUS TO THE EXISTING CITY LIMITS OF THE CITY OF NORTH PORT, FLORIDA; REDEFINING THE BOUNDARY LINES OF THE CITY OF NORTH PORT TO INCLUDE THIS PROPERTY; PROVIDING FOR FINDINGS; PROVIDING FOR ANNEXATION; AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR ASSESSMENT AND TAXATION; PROVIDING FOR FILING OF DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

1. Summary of the proposed ordinance

This ordinance proposes the voluntary annexation of approximately 1.7716 acres of certain contiguous real property into the corporate limits of the City of North Port, Florida, by Florida Statutes Chapter 171 and the Unified Land Development Code Section 53-22.

The public purpose of the ordinance is to serve the public health, safety, morals, and welfare of the citizens of the City of North Port, Florida. The property subject to this annexation request is a hotel currently experiencing septic system failure. Annexation of the property is required for connection to the City's water and wastewater utility. Providing utility services to this business that serves the public ensures public health will be maintained. Annexation of the property into the City limits enhances and diversifies the City's tax base. Diversifying the tax base helps minimize the tax burden on residential property owners. Increased ad-valorem revenue to the City will supplement capital improvement projects to serve the community.

2. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any, including:

- (a) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted;**
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and,**
- (c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.**

This proposed ordinance imposes no direct compliance costs on businesses and imposes no new charges or fees on those businesses.

Regulatory costs to the annexation property include initiation fees for connecting to City water and sewer services of approximately \$103,287.00. The fees associated with connecting to City services may change at the time the actual connection is made, as these are subject to the Code of the City of North Port, Chapter 78-60 Utilities. The estimated monthly base facility charge for water is \$131.25, and \$200.02 for wastewater, for a total monthly base cost of \$331.27. These charges do not include the monthly consumption rate of \$6.16 per 1,000 gallons up to 20,000 gallons for water and \$8.70 per 1,000 gallons for sewer, as those figures are based on usage and vary. The estimated increase in ad-valorem taxes impacting the business is approximately \$4,236.00, based on the Sarasota County Property Appraiser assessed value of \$1,124,695.00 and the City of North Port's current millage rate of 3.7667.

The total estimated revenues are as follows:

- One-time connection fee of \$103,287.00 for water and sewer.
 - An estimated annual revenue of \$3,975.24 for the water and sewer base facility charge and \$4,236.00 in ad-valorem taxes for an additional annual revenue of \$8,211.24.
3. **The City's good faith estimate of the number of businesses likely to be impacted by the proposed ordinance.**

One; this ordinance will only impact one business owner (petitioner) and does not directly impact surrounding businesses.

4. **Additional information the governing body deems useful, if any**

None.