



## **Business Impact Estimate**

In accordance with Section 125.66(3)(a), F.S., a Business Impact Estimate (BIE) is required to be: 1) prepared before enacting certain ordinances and 2) posted on Osceola County's website no later than the date the notice of proposed enactment/notice of intent to consider the proposed ordinance, is advertised in the newspaper (which, per Section 125.69, F.S., is ten (10) days before the Public Hearing).

### **Proposed ordinance's title/reference:**

An Ordinance of the Board of County Commissioners of Osceola County, Florida Relating to Funding and Construction of Conference Center Facilities; Amending Section 3.01 of Ordinance No. 08-33 to Extend the Termination Date for Payment of the Special Assessment Imposed for Construction of a Conference Center; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

The County is of the view that the following exception(s) to the Business Impact Estimate requirement apply that are checked off in a box below apply to the above-referenced proposed ordinance:

- 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 County.
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- 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 county;

- c. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
- d. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
- e. 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 County hereby publishes the following information:

**1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):**

The proposed amendment will extend the termination date for payment of the special assessment imposed for construction of a conference center designed to increase the number of business travelers to the County and boost local economic growth. The public-private partnership was implemented initially in 2008 to provide a voluntarily assessed funding source to pay debt service payments on proceeds secured to assist with the construction of a conference center. Through the partnership, the hotel assesses a 1% special assessment on hotel rooms / short-term rentals with funds remitted to the County on a monthly basis. The revenue is utilized to pay the debt service payments.

The actual special assessment revenue realized is not sufficient to pay the annual debt service payments, however, so the County's 5<sup>th</sup> Cent Tourist Development Tax revenues have been subsidizing the payments. The amendment to the ordinance seeks to remedy this by extending the termination date of the voluntary special assessment.

**2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the County:**

Adoption of the Ordinance will not impact private, for-profit businesses in the County beyond the three entities (Rida Associates Limited Partnership, Omni-ChampionsGate Resort Hotel, LLC, and ChampionsGate Rental manager, I, LP) that have voluntarily agreed to the special assessment.

**3. Estimate of direct compliance costs that businesses may reasonably incur:**

No direct compliance costs.

**4. Any new charge or fee imposed on businesses by the proposed ordinance:**

The Special Assessment is not new but would extend the period for collection and payment of the special assessment to recover the difference between the debt service paid and special assessment proceeds. This change has been voluntarily agreed to by the three entities that are a part of this public-private partnership.

**5. Estimate of the County's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:**

Not applicable.

**6. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:**

The existing three entities will continue to be voluntarily assessed as a part of the ongoing public-private partnership.

**7. Additional information the governing body deems useful (if any):**

Not applicable