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: Ordinance 2026-06 for CPA25-0005 - An Ordinance of the Board of County Commissioners of Osceola County, Florida, adopting a large-scale comprehensive plan amendment, CPA25-0005, to change the Future Land Use Map (FLUM) designation on certain real properties within Osceola County from Low Density Residential (LDR) to Institutional (IN) on certain real property generally located north of Philadelphia Circle, south of Dakota Point Court, east of Eaglet Lane, and west of and adjacent to South Bass Road and comprised of approximately 171.77 acres, more or less; providing for correction of scrivener's errors; providing for severability; providing for conflict; and providing for an effective date.

The County is of the view that the following exception(s) to the Business Impact Estimate requirement below do not 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 local government.
- 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. Section 553.73, *Florida Statues*, relating to the *Florida Building Code*; or
d. Section 633.202, *Florida Statues*, 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):** Bass Road Yard Waste Disposal Facility is government owned and operated. It serves Osceola County residents as a drop-off disposal facility for yard waste, tires, white goods (washers, dryers, appliance, etc), recyclables and household chemicals. The Institutional Land Use brings this property into compliance with the existing use on the property.

2. **Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the County:** There is no direct impact determinable, as this is an existing government facility. Change of land use to Institutional does not impact any private or for-profit business in the County.

3. **Any new charge or fee imposed on businesses by the proposed ordinance:** No new fees are imposed by the ordinance.

4. **Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:** There is no impact determinable, as this is an existing government owned yard waste disposal facility.

5. **Estimate of the County's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:** No new fees or revenues are proposed with this ordinance land use change to Institutional.

6. **Estimate of direct compliance costs that businesses may reasonably incur:** No compliance costs will be incurred by business as the site is owned and operated by Osceola County as a yard waste disposal facility. The change of land use to Institutional does not impact and businesses.

7. **Additional information the governing body deems useful (if any):** Ordinance 2026-06 was previously adopted on March 16, 2026. The adoption package was not received by FL COM and must be reheard. The adoption deadline was extended from June 29, 2026, to July 20, 2026.