



Business Impact Estimate Form

This Business Impact Estimate Form is provided to document compliance with and exemption from the requirements of Sec. 166.041(4), Fla. Stat. If one or more boxes are checked below under “Applicable Exemptions”, this indicates that the Village of Indiantown has determined that Sec. 166.041(4), Fla. Stat., does not apply to the proposed ordinance and that a business impact estimate is not required by law. If no exemption is identified, a business impact estimate required by Sec. 166.041(4), Fla. Stat. will be provided in the “Business Impact Estimate” section below. In addition, even if one or more exemptions are identified, the Village of Indiantown may nevertheless choose to provide information concerning the proposed ordinance in the “Business Impact Estimate” section below. This Business Impact Estimate Form may be revised following its initial posting.

Proposed ordinance’s title/reference:

AN ORDINANCE OF THE VILLAGE OF INDIANTOWN, FLORIDA, AMENDING CHAPTER 40, “UTILITIES”, ARTICLE VII, “WATER AND WASTEWATER CAPITAL CONNECTION FEES”, OF THE VILLAGE OF INDIANTOWN CODE OF ORDINANCES; ADOPTING EQUIVALENT RESIDENTIAL CONNECTIONS FACTORS FOR MULTI-FAMILY RESIDENTIAL DWELLING UNITS; AND PROVIDING FOR FINDINGS, CODIFICATION, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

Applicable Exemptions:

- ☐ 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
- ☒ The proposed ordinance is enacted to implement the following:
 - ☒ Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits;
 - ☐ Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - ☐ Section 553.73, Florida Statutes, relating to the Florida Building Code; or

- ☐ Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Business Impact Estimate:

The Village of Indiantown hereby publishes the following information:

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

On March 23, 2023, the Village Council adopted Ordinance No. 01-2023, which established revised water and wastewater capital connection fees, based on the 2022 Water and Wastewater Capital Connection Fee Study dated September 27, 2022, as supplemented by the Supplemental Technical Memorandum dated March 16, 2023, and Table dated March 8, 2023 (collectively, the "Raftelis Study") commissioned by the Village and performed by Raftelis Financial Consultants, Inc. ("Raftelis").

Since the adoption of the Raftelis Study, the Village has received inquiries concerning the application of water and wastewater capital connection fee structures to new multi-family residential development, resulting in the Village requesting from Raftelis an equivalent residential connection ("ERC") analysis for multi-family development water and wastewater capital connection fees.

In response to this request, Raftelis has prepared and submitted to the Village a technical memorandum dated October 27, 2023, providing an equivalent residential connection ("ERC") analysis for multi-family development water and wastewater capital connection fees (the "Multi-Family Residential ERC Technical Memorandum"), in which Raftelis provided a recommended approach to multi-family residential ERC calculations based on numerous factors set forth in the technical memorandum, including Chapter 64-E, Florida Administrative Code.

The proposed ordinance implements Raftelis's recommended approach to multi-family residential ERC calculations. Put in simple terms, new multi-family residential units that have fewer than 3 bedrooms AND are less than 1,201 square feet would be subject to payment for only 0.5 ERCs per unit. New multi-family residential units that have 3 or more 3 bedrooms OR are greater than 1,200 square feet would continue to be subject to payment for 1.0 ERCs per unit.

- 2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the municipality, including the following, if any:**

- (a) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted:**

None. The ordinance reduces water and wastewater capital connection fees for

certain new multi-family residential dwelling units.

- (b) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible:**

None. The ordinance reduces water and wastewater capital connection fees for certain new multi-family residential dwelling units.

- (c) An estimate of the municipality's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs:**

Negligible.

- 3. A good faith estimate of the number of businesses likely to be impacted by the ordinance:**

Businesses impacted would be certain new multi-family residential development, which will vary with future development patterns.

- 4. Additional information the governing body determines may be useful (if any):**

Note: The Village's provision of information in the Business Impact Estimate section above, notwithstanding an applicable exemption, shall not constitute a waiver of the exemption or an admission that a business impact estimate is required by law for the proposed ordinance. The Village's failure to check one or more exemptions below shall not constitute a waiver of the omitted exemption or an admission that the omitted exemption does not apply to the proposed ordinance under Sec. 166.041(4), Fla. Stat., Sec. 166.0411, Fla. Stat., or any other relevant provision of law.