

**Topic: Bear Gully Lake Lake Management Services Benefit Unit (MSBU)**

*In accordance with Section 2.2.D of the Seminole County Home Rule Charter, before the enactment of a proposed ordinance or resolution on a legislative action, the Board of County Commissioners shall prepare or cause to be prepared an economic impact estimate. Similarly, Section 125.66(3)(c), F.S., requires that before the enactment of a proposed ordinance, the County must prepare a business impact estimate in accordance with this subsection.*

**Describe Project/Proposal, including the Public Purpose. (Must be completed for all legislative actions by ordinance or resolution)**

- Summary of proposed ordinance or resolution.

- Statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the county. (Section 125.66(3)(a)1., F.S.)

The project is described as establishing a non-ad valorem assessment district referenced as the Bear Gully Lake Management Municipal Services Benefit Unit [MSBU] for providing and funding essential lake management services on behalf of Bear Gully Lake. Creation of this MSBU includes approval of essential public services that will be conducted in one phase as directed by the County and funded through specially benefiting non-ad valorem assessments levied against waterfront properties. The benefit boundary of the public services includes 101 properties in unincorporated Seminole County taxing jurisdiction. The municipal services associated with this MSBU will begin after March 01, 2025 and will be ongoing to maintain the aquatic conditions at Bear Gully Lake. The cost for the ongoing maintenance services is estimated to average \$30,000 per year based on a 5-year projected budget plan that includes the estimated cost of lake management services, administrative cost, reserve, and contingency funds.

**Question 1: Does the proposed legislative action have an economic cost to the public or taxpayers of Seminole County? (Seminole County Home Rule Charter Section 2.2.D.)**

- ☒ Yes.  
☐ No.

**Question 2: This question only applies to ordinances: Does the subject matter or purpose of the proposed ordinance fall into any of the following categories? Please check all that apply (Section 125.66(3)(c), F.S.):**

- ☒ Required for compliance with Federal or State law or regulation;  
☐ Relates to the issuance or refinancing of debt;  
☐ Relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;  
☐ 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;  
☐ Is an emergency ordinance;  
☐ Relates to procurement; or  
☐ Is being enacted to implement the following:  
    a. Development orders and development permits, as those terms are defined in s. 163.3164, F.S. and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243, F.S.;  
    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, F.S., regarding community development districts;  
    d. Section 553.73, F.S. relating to the Florida Building Code; or  
    e. Section 633.202, F.S. relating to the Florida Fire Prevention Code.

**If you answered NO to Question 1 and checked any boxes in Question 2 then STOP, this form is now complete.**

**If you answered YES to Question 1 and checked any boxes in Question 2 then complete Question 3.**

**If you answered YES to Question 1 and did not check boxes in Question 2 then complete Questions 3-5.**

**Question 3: What are the potential direct economic impacts (i.e. estimated costs/revenues to County, property owners, taxpayers, etc.) and indirect economic impacts (i.e. perceived positive/negative impacts on property values, etc.) of implementing the ordinance or resolution? (Seminole County Administrative Code Section 2.20)**

Phase II municipal services are ongoing and indefinite. The contracted services cost and herbicide products acquired in conjunction with County recommended lake management services will be funded by non-ad valorem assessments that may vary annually based on actual costs. The Phase II non-ad valorem assessment includes an administrative fee of 7% of the annual assessment revenue to cover financial management and assessment processing on an annual and continual basis as provided by the County's MSBU Program.

The governing ordinance sets forth the necessary provisions to establish the municipal services for Bear Gully Lake in a manner whereby each specially benefited property shares equitably in the allocated costs for Phase II services. The assessment boundary of the MSBU consists of 101 waterfront residential properties that are assigned a benefit unit each. The projected 5-year Phase II total assessment is \$1,485.15 per benefit unit. The annual installment for Phase II services is \$335.63. The governing ordinance includes a maximum allowable assessment and maximum allowable annual increase for the Phase II assessment. Future year assessments may vary depending on site conditions, responsiveness to treatments, and lake management requirements. Future Phase II assessments will be determined annually and subject to Board approval.

Positive impacts will be realized in the natural environmental qualities of Bear Gully Lake as lake management services yield improved aquatic conditions that are maintained and protected through on-going efforts.

**Question 4: What is the estimated direct economic impact of the proposed ordinance on private, for profit businesses in the County, including the following, if any (Section 125.66(3)(a)2., F.S.):**

- **An estimate of direct compliance costs that businesses may reasonably incur if the proposed ordinance is enacted.**
- **Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.**

**An estimate of the County's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.**

**Question 5: Provide a good faith estimate of the number of businesses likely to be impacted by the ordinance. (Section 125.66(3)(a)3., F.S.):**