

**HOUSE OF REPRESENTATIVES  
LOCAL BILL ECONOMIC IMPACT STATEMENT FORM**

**\*Read all instructions carefully.\***

**House local bill policy prohibits a local bill from being considered by a committee or subcommittee without an Economic Impact Statement. This form must be prepared by an individual who is qualified to establish fiscal data and impacts and has personal knowledge of the information given (for example, a chief financial officer of a particular local government) and include information for the first two full fiscal years after the effective date of the local bill. Please file this completed form with the Clerk of the House as soon as possible after a bill is filed. Additional pages may be attached as necessary.**

**BILL #:** HB 867  
**SPONSOR(S):** Rep. Will Robinson  
**RELATING TO:** Expansion of the North River Ranch Improvement Stewardship District  
[Indicate Area Affected (City, County or Special District) and Subject]

**Check if this is a revised Economic Impact Statement**

**I. REVENUES:**

These figures are new revenues that would not exist but for the passage of the bill. The term "revenue" contemplates, but is not limited to, taxes, fees, and special assessments. For example, license plate fees may be a revenue source. If the bill will add or remove property or individuals from the tax base, include this information as well.

	<u>First FY</u>	<u>Second FY</u>
Revenue decrease due to bill:	\$ _____	\$ _____
Revenue increase due to bill:	\$ _____	\$ <u>500,000.00</u>

**II. COST:**

Include all costs, both direct and indirect, including start-up costs. If the bill repeals the existence of a certain entity, state the related costs, such as satisfying liabilities and distributing assets.

Expenditures for Implementation, Administration, and Enforcement:

	<u>First FY</u>	<u>Second FY</u>
	\$ _____	\$ <u>500,000.00</u>

Please include explanations and calculations regarding how each dollar figure was determined in reaching total cost.

The District plans a net expansion of its boundaries by +/- 112 acres. The property will be developed similarly to prior phases of the NRRISD.

The District typically issues bonds to fund the infrastructure supported by special assessments imposed exclusively on the benefiting properties.

The estimated revenues and costs are based on data from the District's experience of managing existing District operations.

The expansion of the District has minimal impact to other local government's revenues and expenses other than the District.

**III. FUNDING SOURCE(S):**

State the specific sources from which funding will be received, for example, license plate fees, state funds, borrowed funds, or special assessments.

If certain funding changes are anticipated to occur beyond the following two fiscal years, explain the change and at what rate taxes, fees, or assessments will be collected in those years.

	<u>First FY</u>	<u>Second FY</u>
Local:	\$ _____	\$ 500,000
State:	\$ _____	\$ _____
Federal:	\$ _____	\$ _____

**IV. ECONOMIC IMPACT:**

**Potential Advantages:**

Include all possible outcomes linked to the bill, such as increased efficiencies, and positive or negative changes to tax revenue. If an act is being repealed or an entity dissolved, include the increased or decreased efficiencies caused thereby. Include specific figures for anticipated job growth.

1. Advantages to Individuals: Opportunity to live and work in NRRISD.  
Transparency of costs. Increased Employment  
and housing options.
2. Advantages to Businesses: Opportunity to bid on work in NRRISD.  
Opportunity to serve new demand from  
development in the expansion area.
3. Advantages to Government: NRRISD is self-governing and self-funding.  
The District installs and maintains public  
infrastructure at no cost to other local units of gov't.

**Potential Disadvantages:**

Include all possible outcomes linked to the bill, such as inefficiencies, shortages, or market changes anticipated. Include reduced business opportunities, such as reduced access to capital or training. State any decreases in tax revenue as a result of the bill.

1. Disadvantages to Individuals: None. See attached Statement of Estimated  
Regulatory Cost for more information.
2. Disadvantages to Businesses: None. See attached Statement of Estimated

Regulatory Cost for more information.  
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3. Disadvantages to Government: None. See attached Statement of Estimated  
Regulatory Cost for more information.  
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**V. DESCRIBE THE POTENTIAL IMPACT OF THE BILL ON PRESENT GOVERNMENTAL SERVICES:**

None. See attached Statement of Estimated Regulatory Cost for more information.  
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**VI. SPECIFIC DATA USED IN REACHING ESTIMATES:**

Include the type(s) and source(s) of data used, percentages, dollar figures, all assumptions made, history of the industry/issue affected by the bill, and any audits.

See attached Statement of Estimated Regulatory Cost for more information. The

analysis is based on the experience of the NRRISD over the past decade.  
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**VII. CERTIFICATION BY PREPARER**

I hereby certify I am qualified to establish fiscal data and impacts and have personal knowledge of the information given. I have reviewed all available financial information applicable to the substance of the above-stated local bill and confirm the foregoing

Economic Impact Statement is a true and accurate estimate of the economic impact of the bill.

PREPARED BY:

  
[Must be signed by Preparer]

Print preparer's name:

Kevin Plenzler / D. Brent Wilder

12/14/23

Date

TITLE (such as Executive Director, Actuary, Chief Accountant, or Budget Director):

Financial Advisor

REPRESENTING:

LAKENWOOD RANCHO STEWARDSHIP DISTRICT

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# **STATEMENT OF ESTIMATED REGULATORY COSTS, EXPANSION OF THE DISTRICT'S BOUNDARIES**

## **NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT**

**November 2023**

Prepared on November 16, 2023

**PFM Financial Advisors LLC**  
3501 Quadrangle Boulevard, Ste 270  
Orlando, FL 32817



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## STATEMENT OF ESTIMATED REGULATORY COSTS

### NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

November 16, 2023

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#### 1.0 Introduction

##### 1.1 Purpose

The North River Ranch Improvement Stewardship District ("District") is a local unit of special-purpose government of the State of Florida created pursuant to the North River Ranch Improvement Stewardship District Act, Chapter 2005-338, Laws of Florida as amended (the "Act"). The District consists of 2,001+/- acres located within Manatee County. The District is petitioning to expand its boundary to include approximately 112.1+/- acres (net of adding 142.1 +/- acres and removing 30.0+/- acres) of land in Manatee County ("Expansion Parcels"). The Expansion Parcels are expected to be planned for the development of master-planned, mixed-use development consistent with the development pattern in the District. This statement of estimated regulatory costs ("SERC") analyzes the cost impacts of the District's petition to expand its boundaries.

##### 1.2 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S. defines the elements that a statement of estimated regulatory costs must contain:

- a) An economic analysis showing whether the rule directly or indirectly:
  - a. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;
  - b. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implantation of the rule; or
  - c. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.



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- b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.
  - c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.
  - d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting.
  - e) An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.
  - f) Any additional information that the agency determines may be useful.
  - g) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1) (a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

## **2.0 Economic Analysis of the Proposed Act**

- 2.1 Is the proposed Act likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the Act;

*No. The proposal to expand the District's boundaries will not have any adverse impacts on economic growth, employment or investment. To the contrary, the expansion will require additional investment to support the development of the +/- 112.1 acres Expansion Parcels. Development of the Expansion Parcels will accommodate an estimated 289 new homes and their residents will increase the demand for goods and services supporting additional permanent economic benefits.*

- 2.2 Is the proposed Act likely to have an adverse impact on business competitiveness, including the ability of person doing business in the state to compete the persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the Act;



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*No. As discussed above, the expansion will stimulate economic growth. Concerning competitive impacts, the District must comply with all of Florida's regulations concerning competitive bidding of the infrastructure work along with all other District expenditures. There will be no adverse impact on the competitive position of Floridians nor will there be any adverse impact on productivity or innovation.*

- 2.3 Is the proposed Act likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the Act;

*Yes. If the boundary expansion is approved, the District will include the development of the Expansion Parcels associated with the estimated 289 residential units. The District imposes special assessments to fund the debt service for its capital improvements on the properties that specially benefit from the improvements as necessary. Since the District uses special assessments to fund its debt service obligations, the District will have to prove that the increase in regulatory costs is more than offset by the special benefits (measured in terms of increased market value) of the capital improvements, which is a threshold test typically met as part of District development.*

### **3.0 Analysis of the Regulatory Cost of the Proposed Act**

- 3.1 A good faith estimate of the number of individuals and entities likely to be required to comply with the Act, together with a general description of the types of individuals likely to be affected by the Act.

*The expansion of the District's boundaries will directly affect the ultimate owners of the Expansion Parcel. Prior to the development and sale of the land, the landowner will be obligated to pay the assessments.*

- 3.2 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed Act, and any anticipated effect on state and local revenues.

*The only governmental agency affected by the proposed expansion of the District's boundaries is the District. There will be no negative impact on state or local revenues with a potential positive impact from increased taxable value.*

- 3.3 A good faith estimate of the number of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the Act. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the Act, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the Act.





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*The proposed expansion of the District will result in increased transactional costs for the ultimate landowners in the Expansion Parcels. As noted above, these landowners will be subject to special assessments that the District will impose to fund the costs for the installation of the infrastructure necessary to support development in the Expansion Parcels as needed. However, before imposing the special assessments the District must prove that the special benefits created in the Expansion Parcels from the infrastructure will exceed the special assessments imposed to pay for the improvements.*

- 3.4 An analysis of the impact on small businesses as defined by a s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses.

*The proposed Act will benefit small businesses, because the District, as a unit of local government, must comply with all public bidding requirements of the State of Florida. As compared to the private development of the land in the Expansion Parcels, the District's sponsorship of a necessary capital improvement plan provides new opportunities for small businesses to bid and to participate in the program. (The property is in Manatee County, which is not a small county). There are no alternatives to the proposed Act that would reduce adverse impacts on small businesses, because there are none.*

- 3.5 Any additional information that the agency determines may be useful.

*None.*

- 3.6 In the statements or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternatives or a statement of the reasons for rejecting the alternative in favor of the proposed Act.

*None.*