



### **BUSINESS IMPACT ESTIMATE**

Before the enactment of a proposed ordinance, the County shall prepare or cause to be prepared a business impact estimate in accordance with Section 125.66(3), Florida Statutes.

**BOCC Meeting Dates:** Permission to Advertise requested on May 7, 2024, for a public hearing to be held on June 4, 2024 at 6:00 p.m.

#### **Proposed Ordinance Title/Reference:**

AN ORDINANCE RELATING TO ST. LUCIE COUNTY, FLORIDA, TO ENCOURAGE ECONOMIC DEVELOPMENT IN THE COUNTY; ESTABLISHING AN EXEMPTION FROM CERTAIN REAL AND PERSONAL PROPERTY AD VALOREM TAXATION FOR CHENEY BROTHERS INC., 1 CHENEY EXPRESS WAY, PORT ST LUCIE, FL, 34987 FOR A NEW BUSINESS; PROVIDING THE AMOUNT OF REVENUE AVAILABLE FROM AD VALOREM TAX SOURCES FOR THE CURRENT FISCAL YEAR AND THE AMOUNT OF ESTIMATED REVENUE FROM THE CURRENT FISCAL YEAR WHICH WOULD BE LOST BECAUSE OF THE EXEMPTION GRANTED TO CHENEY BROTHERS INC., PROVIDING AN EXPIRATION DATE OF THE EXEMPTION; PROVIDING A FINDING THAT CHENEY BROTHERS INC., MEETS THE DEFINITION OF A NEW BUSINESS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

#### **The Proposed Ordinance does does not fall under one of the following enumerated exceptions:<sup>1</sup>**

- 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 government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
  - a. 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;
  - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

A business impact estimate is not required for the above exceptions.

#### **Summary of Proposed Ordinance and Statement of Public Purpose to be Served:**

Cheney Brothers Inc. has applied for a real and personal property economic development ad valorem exemption related to 365,000 square feet of new distribution space located at 1 Cheney Express Way, Port St. Lucie FL, 34987. As a result, the company has added 275 new jobs to its workforce. The Property Appraiser has reviewed the application and determined the company is eligible for the exemption.

If approved, the company would receive the exemption on a sliding scale for no more than a ten (10) year period. The estimated taxable value of the improvements to the real property is \$51,383,200. The estimated taxable value of the additional personal property is \$9,776,136.00. The value of the real property itself would not be subject to the exemption.

The Board of County Commissioners finds that Cheney Brothers Inc., is a new business as defined by the St. Lucie County Ordinance No. 92-24 and Section 196.012(14), Florida Statutes.

<sup>1</sup> F.S. 125.66(3)(c)(2023)

**Estimate of Direct Economic Impact on Private/For Profit Businesses:**

- a. Estimate of Direct Business Compliance Costs: Minimal direct compliance costs. The business will have expenses related to the time and effort to provide evidence of improvements to real property and tangible personal property due to the company's expansion. This will include but is not limited to providing the County and the St. Lucie County Property Appraiser with proof of expense reports due to the expansion of the existing business.
- b. New Charges/Fees on Businesses Impacted: None. The qualifying business will benefit from a reduction in the County portion of their ad valorem taxes.
- c. Estimate of Regulatory Costs: No additional costs to businesses or revenue to the County are contemplated.

**Good Faith Estimate of Number of Businesses Likely Impacted:** One (1) business impacted. Cheney Brothers Inc.

**Any Additional Information:** The purpose of this ordinance is to implement Section 196.1995, Florida Statutes by allowing ad valorem tax deferral for Cheney Brothers Inc. which is a new business as defined by the St. Lucie County Ordinance No. 92-24 and Section 196.012(14), Florida Statutes.