



Business Impact Estimate

This form should be included in agenda packet for the item under which the proposed ordinance is to be considered, and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: Ordinance 25-05: FLU Amendment – Neighborhood Residential

This Business Impact Estimate is provided in accordance with Section 166.041(4), *Florida Statutes*. If one or more of the boxes are checked below, the checked exception(s) to the Business Impact Estimate requirement apply to the above-referenced proposed ordinance, although, the City is implementing the procedure otherwise required by law to ensure that no inadvertent procedural issue could impact the enactment of the 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
- 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*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the City 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):

The City has initiated a Comprehensive Plan amendment to change the future land use of 100.5 ± acres of property on the east side of the Historic East Winter Garden Neighborhood from Low Density Residential and Residential Neighborhood Commercial to Neighborhood Residential. This change is in conjunction with an associated Comprehensive Plan change that would add Neighborhood Residential as a new future land use element. This future land use amendment will ensure consistency with the City's East Winter Garden Plan and East Winter Garden Plan Update, which were adopted in 2018 and 2022, respectively. The FLU change will also ensure consistency with the forthcoming change to the City's Land Development Code to establish a new Historic East Winter Garden Neighborhood Overlay District. Adoption of this ordinance will ensure that the Historic East Winter Garden Neighborhood is developed and redeveloped in accordance with the community's vision and ensures the health, safety, and welfare of the neighborhood is preserved.

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City:

It is not anticipated that any private, for-profit businesses will be directly impacted by this Ordinance.

3. Estimate of direct compliance costs that businesses may reasonably incur:

No direct compliance costs will be incurred by any businesses as a result of this Ordinance.

4. Any new charge or fee imposed by the proposed ordinance:

No new fees or charges will be imposed by this Ordinance.

5. Estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

There will be no new regulatory costs created by this Ordinance.

6. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

It is not anticipated that any businesses will be impacted by this ordinance.

7. Additional information (if any, but may wish to include the methodology used to derive information for #1 and #2, above. For example: City staff solicited comments from businesses in the City as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on City website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses based on feedback from businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not impose costs only upon businesses.):

The FLU amendment will make it easier to develop affordable housing by establishing a density bonus system that did not exist previously in the area.