



Business Impact Estimate

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

ORDINANCE 1553-25: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE ALFRED, FLORIDA, UPDATING AND AMENDING THE CITY OF LAKE ALFRED UNIFIED LAND DEVELOPMENT CODE IN THE FORM ATTACHED HERETO AS EXHIBIT "A"; AMENDING ARTICLE 2 "DISTRICT STANDARDS," ARTICLE 3 "USE PROVISIONS," ARTICLE 7 "RESOURCE PROTECTION STANDARDS," AND ARTICLE 10 "DEFINITIONS"; UPDATING AND AMENDING APPLICABLE CROSS-REFERENCES, THE TABLE OF USE(S), MAPS AND ASSOCIATED TEXT; TRANSMITTING SAID AMENDMENT TO THE FLORIDA DEPARTMENT OF COMMERCE; PROVING FOR THE INCORPORATION OF FACTUAL RECITALS; PROVIDING FOR AUTHORITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND RESOLUTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR CODIFICATION; PROVIDING BUSINESS IMPACT ESTIMATE; AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means Lake Alfred is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance. If no boxes are checked, the Business Impact Estimate Requirements Section will be completed. Lake Alfred may, in its own discretion, determine to perform a Business Impact Estimate for ordinances exempted per Florida Statutes. This Business Impact Estimate may be revised following its initial posting.

REASON EXEMPTED FROM BUSINESS IMPACT ESTIMATE REQUIREMENTS

- 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:

¹ See Section 166.041(4)(c), Florida Statutes.

- a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
- b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
- c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

BUSINESS IMPACT ESTIMATE REQUIREMENTS

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, Lake Alfred hereby publishes the following information:

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

Following the adoption of the new Unified Land Development Code in 2020, lessons are constantly being learned when applying the code. Additionally, the City periodically reviews the Unified Land Development Code for improvements, best practices, and corrections based on its application. Earlier this year, the City Commission adopted changes recommended by the Planning & Zoning Board to the ULDC pertaining to residential development standards, accessory structures, dark sky lighting standards, and other sections of the code that were similarly designed to improve processes and outcomes in the application of the code.

Certain sections and issues previously identified were left for future amendments, including a cleanup of the table of uses and the addition of a Mobile Home Park zoning designation, and are being proposed for consideration in the proposed text amendment. Other issues have since been identified and are also being presented for consideration.

The proposed amendments will serve the public purpose. In summary, the following text amendments are being proposed;

- Establishment of the “Mobile Home Park” zoning designation and associated standards:
- Cleanup of Overlay Districts in the Table of Uses to provide clarity.
- Cleanup of Table of Uses
- Clearing vegetation from the Lake Frontage to be consistent with Florida Fish and Wildlife guidelines
- Added reference to “transfer switch” requirement from Florida Statutes on gas stations which allows them to be run on emergency generator power.
- Added Residential Neighborhood 2 (RN-2), Mobile Home Park (MHP), and Urban Residential (UR) to the list of zoning districts prohibited in the Green Swamp consistent with the residential density restrictions and the waste recovery uses. Proposed removing the education facility prohibition (schools in the area to serve the population make sense and schools tend to have large amounts of open space).

- 2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in Lake Alfred, if any:**
- (a) An estimate of direct compliance costs that businesses may reasonably incur;**
 - (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and**
 - (c) An estimate of Lake Alfred’s regulatory costs, including estimated revenues from any new charges or fees to cover such costs.**

There is no anticipated direct compliance costs for businesses as a result of this ordinance. No new fees will be charged. Lake Alfred does not anticipate any additional regulatory costs resulting from the proposed changes in this ordinance.

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

Lake Alfred does not estimate any businesses being impacted by the proposed ordinance as the ordinance language works to clarify language and make some language consistent with existing state requirements.

- 4. Additional information the governing body deems useful (if any):**
[You may wish to include in this section the methodology or data used to prepare the Business Impact Estimate. For example: Lake Alfred’s staff solicited comments from businesses in Lake Alfred 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 Lake Alfred’s website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on 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 affect only businesses].

No additional information provided.