

# **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 the City's website by the time notice of the proposed ordinance is published.*

## **ORDINANCE NO. 2025-133**

**An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 0.66 acres of property generally located at 1542 West University Avenue, as more specifically described in this ordinance, from Urban 8 (U8) to Planned Development (PD); providing land development regulations; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing 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 the City is of the view that a business impact estimate is not required by state law<sup>1</sup> for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ 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:
  - a. Development orders and development permits, as those terms are defined in section 163.3164, F.S., and development agreements, as authorized under sections 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 City;
  - 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.

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<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

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 a statement of the public purpose, such as serving the public health, safety, morals and welfare):

This ordinance is a rezoning from Urban 8 (U8) zoning to Planned Development (PD) zoning, which will increase the allowable residential density at the site and provide affordable housing. The Planned Development (PD) zoning will allow a maximum of 240 dwelling units and 750 bedrooms, with 40% of the provided units being affordable at different rates (a mixture of units at 80% Area Median Income and 120% Area Median Income). This ordinance is connected to Goal 3 of the City's Strategic Plan, "A Great Place to Live and Experience" which has objectives to increase affordable housing, increase quality of life, attracting new businesses, and more.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the [City/Town/Village], 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 the [City's/Town's/Village's] regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

This ordinance will not have any direct economic impacts on private, for-profit businesses in the City. There are no new direct compliance costs that businesses will incur, no new charges or fees imposed by this ordinance, and no regulatory costs or revenues since no new fees or charges are proposed.

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

This ordinance will not have any direct economic impacts on private, for-profit businesses in the City.

4. Additional information the governing body deems useful (if any):

The proposed ordinance is a generally-applicable ordinance that does not affect only businesses and applies to all persons similarly situated (individuals as well as businesses).