

Business Impact Estimate

Proposed ordinance's title/reference: **ORDINANCE 67-24**

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL AMENDING THE CITY OF CAPE CORAL, FLORIDA, LAND DEVELOPMENT CODE, ARTICLE 4, ZONING DISTRICTS, CHAPTER 1, GENERAL PROVISIONS, SECTION 4.1.6., USES BY ZONING DISTRICT – USE HIERARCHY, TABLE 4.1.6, USE TABLE, REGARDING THE SELF-STORAGE FACILITIES USE; AMENDING ARTICLE 5, DEVELOPMENT STANDARDS, CHAPTER 10, SPECIFIC USE REGULATIONS (P* USES IN TABLE 4.4), BY ELIMINATING SECTION 5.10.16. – SELF-SERVICE STORAGE FACILITY, IN ITS ENTIRETY; AMENDING ARTICLE 5, DEVELOPMENT STANDARDS, CHAPTER 11, CONDITIONAL USES, BY CREATING SECTION 5.11.18., SELF-SERVICE STORAGE FACILITY, ESTABLISHING CONDITIONS FOR SELF-SERVICE STORAGE FACILITIES; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes.

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

The public purpose of this ordinance is to modify existing regulations and create new regulations governing the development of Self-Service Storage Facilities within the City Limits. The legislative modifications will enhance the public health, safety, and welfare by establishing sound locational guidelines, development standards, and operational standards for the Self-Service Storage Facility use, thereby lessening the development impact on surrounding low intensity uses, conserving prime commercial land use opportunities for future development, and ensuring a balanced of diversified economic uses.

The proposed changes effect the following sections:

- 1. Table 4.1.6. Use Table**
- 2. Section 5.10.16 Self-Service Storage Facility (Removed)**
- 3. Section 5.11.18 Self-Service Storage Facility (New)**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Cape Coral, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur;

Non-Quantifiable.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and

Not Applicable, no new charges or fees other than those already established within the Land Development Code.

(c) An estimate of the City of Cape Coral's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

Not Applicable, no new charges, fees, or associated costs other than those already established within, and associated with implementation of, the Land Development Code.

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

Non-Quantifiable. As the City contains a number of undeveloped Commercial lots which may construct these facilities, and where such facilities can be developed in conjunction with the applicable regulations, the City has no ability to determine where, when and in what amount such future development may occur. As this information is indeterminable, the good faith estimate for impact is non-quantifiable.

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

The proposed regulations are a response to ORD15-24, a moratorium on Self-Service Storage Facilities in the City of Cape Coral.