

Business Impact Estimate

Proposed ordinance's title/reference:

Ordinance 81-24 an ordinance of the mayor and City Council of the City of Cape Coral, Florida, that amends the City of Cape Coral, Florida official zoning district map of all the property within the limits of the City of Cape Coral, Florida, by rezoning property described as lots 46 and 47, Block 3623, Unit 49, Cape Coral Subdivision, from Commercial Corridor (CC) to Single-Family Residential (R1) Zone; property is located at 1011 SW 4th Terrace; 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):

Analysis: The request would allow for a single-family residence to be built onsite. While the addition of another single-family residence provides minimal benefit to the City, the area of the site makes it unsuitable for commercial development.

The rezone would also align and correct the current inconsistency between the zoning and future land use classification.

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;

Analysis: The property owner will not incur any new fees associated with this rezoning.,

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

Analysis: No new charges or fees.

(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.

Analysis: The administration of this ordinance will not impose any new costs on the City.

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

Analysis: This rezone will directly affect one property owner.

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

This ordinance follows an earlier action by the City Council to amend the future land use of the site. This zoning ordinance will bring the site into consistency with the new future land use of the site and allow the owner to submit development permits for the site. As a result, the property owner will benefit from the adoption of this ordinance.