

Business Impact Estimate

Proposed ordinance's title/reference:

Ordinance 89-24 AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF CAPE CORAL, FLORIDA, AMENDING THE CITY OF CAPE CORAL, FLORIDA COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP FROM PUBLIC FACILITIES (PF) TO COMMERCIAL/PROFESSIONAL (CP) LAND USE FOR PROPERTY DESCRIBED AS LOTS 1, 2, 3, 4, AND LOTS 67, 68, 69, 70, 71, AND 72, BLOCK 1750, UNIT 45, CAPE CORAL SUBDIVISION; PROPERTY LOCATED AT 701 MOHAWK PARKWAY; 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 future land use map amendment request would allow for a commercial or professional development to be built on site once a rezone occurs. The addition of a professional or commercial property is a benefit to the City, as the city needs more commercially zoned properties.

Once the FLUM is amended the parcel would require a rezone to ensure consistency between the FLUC and zoning.

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 future land use map amendment.

(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 future land use map amendment will directly affect one property owner.

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

This ordinance would allow for additional commercial or professional uses within the City and provide an opportunity for the church to remain financially stable.