

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 Town's website no later than the time notice of the proposed ordinance is published in the newspaper.***

ORDINANCE No. 2025-59

AN ORDINANCE OF THE TOWN OF MONTVERDE, FLORIDA, AMENDING SECTION 10-13 IN CHAPTER 10 OF THE TOWN OF MONTVERDE LAND DEVELOPMENT CODE RELATING TO MINIMUM LOT SIZE FOR PROPERTY ANNEXED INTO THE TOWN; PROVIDING FOR CODIFICATION AND SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT HEREWITH; 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 the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the Town 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 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;

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

- b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the Town 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 ordinance amends an existing code provision. The existing code requires property annexed into the town after March 7, 2000 that is subsequently used for residential purposes to maintain a lot size of one acre except as otherwise provided in the code. The amendment will allow residential lots less than one acre in size, but may not exceed two residential units per gross acre; however only for properties annexed after January 1, 2025 that are developed as part of an existing residential subdivision. The reduction in lot size will continue to protect the Town from urban encroachment and decrease the impact of new residential development because its application is limited in scope. The ordinance also deletes language no longer relevant. The ordinance protects the public health, safety and welfare within the Town limits in the Town's exercise of its police powers.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any: No economic impact.
(a) An estimate of direct compliance costs that businesses may reasonably incur; No costs of compliance.
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible No new charge or fee is imposed by the ordinance.; 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. No regulatory costs are incurred. No revenues are generated as there are no new charge or fee being imposed by the ordinance

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: No impact on businesses.

4. Additional information the governing body deems useful (if any):
The proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated individuals as well as businesses.