

Business Impact Estimate Form

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 advertised and published.

Proposed ordinance's title:

ORDINANCE NO. 25-05

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS; AMENDING ARTICLE 2 RELATING TO THE POWERS AND DUTIES OF THE PLANNING AND ZONING BOARD; AMENDING ARTICLE 3 RELATING TO THE PERMITTED DENSITY AND INTENSITY AND PURPOSES OF THE BUSINESS DISTRICTS; AMENDING ARTICLE 4 RELATING TO USE SPECIFIC STANDARDS AND THE CREATION OF MIXED-USE SPECIFIC STANDARDS; AMENDING ARTICLE 5 RELATING TO THE PERMITTED DENSITY AND INTENSITY OF THE BUSINESS DISTRICTS AND ESTABLISHING DIMENSIONAL STANDARDS FOR MIXED-USE DEVELOPMENT; AMENDING ARTICLE 6 RELATING TO OFF-STREET PARKING AND LOADING STANDARDS AND TREE PROTECTION AND LANDSCAPING STANDARDS FOR MIXED-USE DEVELOPMENT; AMENDING ARTICLE 10 RELATING TO THE DEFINITIONS OF DEVELOPMENT AREA AND MIXED-USE; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

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 City of Alachua Fiscal Year 2025 Strategic Plan was adopted by the City Commission on September 23, 2024, renewing Strategic Initiative 4.2 with higher priority to "develop strategies to ensure cohesive and compatible residential development to accommodate the growth of infill development and redevelopment within the City." Strategic Initiative 4.2 directs the Planning & Community Development Department to "complete the public hearing process for Staff-initiated Comprehensive Plan and LDR text amendments which will allow for more residential development to occur in areas designated as non-residential" and to "revise dimensional tables to increase densities and intensities in a targeted manner, and promote mixed-use development with a residential component."

On December 9, 2024, the City Commission adopted Ordinance 24-12, establishing mixed-use future land use categories in the City of Alachua Comprehensive Plan. This proposed text amendment to the City's Land Development Regulations implements the mixed-use future land use categories adopted by Ordinance 24-12 in the Comprehensive Plan by establishing mixed-use specific development standards, including use-specific standards, density and intensity standards, and dimensional standards in the City's Land Development Regulations.

The proposed text amendment to the Land Development Regulations also furthers the desired outcome of Strategic Initiative 4.2: to "ensure infill development and redevelopment occurs alongside greenfield and existing residential development in a cohesive manner." Staff researched and considered different strategies from various peer communities across Florida.

The proposed Ordinance 25-05 furthers the public purpose related to health, safety, morals and welfare by implementing the City of Alachua Comprehensive Plan as authorized by Chapter 163, Pat I, Florida Statutes as a whole, and more specifically, Chapter 163.3201, Florida Statutes.

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

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

None (\$0.00). No standard, regulation, or fee is being proposed that would render a business nonconforming.

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

None (\$0.00). No new charges or fees are proposed to be imposed.

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

None (\$0.00). No new regulatory costs are anticipated. No new charges or fees are proposed to be imposed.

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

None (0). As the direct economic impact of the proposed ordinance on private, for-profit businesses in the City is estimated to be none (\$0.00), no business will be impacted.

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

N/A.