



## **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 City's website no later than the date notice of the proposed ordinance (2<sup>nd</sup> reading) is published.*

Proposed ordinance's title/reference: **Ordinance No. 05-2024**

**AN ORDINANCE OF THE CITY OF SAN ANTONIO, FLORIDA CHANGING THE ZONING CLASSIFICATION FOR A PARCEL THAT TOTALS APPROXIMATELY 0.48 ACRES LOCATED AT 32939 COLLEGE AVE (PARCEL 02-25-20-0010-00500-0010) FROM AGRICULTURAL DISTRICT (AU) TO GENERAL COMMERCIAL DISTRICT (C-2); PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

The City is of the view that the following exception(s) to the Business Impact Estimate requirement apply that are checked off in a box below apply to the above-referenced proposed ordinance, although the City is implementing the procedure required by statutory law to ensure that no inadvertent procedural issue could impact the enactment of the proposed ordinance.

- 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
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:

- a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
- 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 City hereby publishes the following information:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

Ordinance proposes the rezoning of a 0.48-acre parcel of land from the City of San Antonio's Agricultural District (A) to General Commercial (C-2). The subject property is assigned a Commercial Future Land Use designation. The applicant is requesting the zoning be amended to be compatible with the assigned FLU and current use of the site.

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City:

Private businesses will not have a direct economic impact as a result of this ordinance. The subject property currently houses a real estate office and farmer's market; adoption of the ordinance will not affect the ability of the property owners to operate such businesses on the parcel.

3. Estimate of direct compliance costs that businesses may reasonably incur:

No compliance costs will be incurred by any private businesses.

4. Any new charge or fee imposed by the proposed ordinance, or any cost for which businesses will be financially responsible:

No charges or fees are to be imposed by the proposed ordinance on businesses.

5. Estimate of the City's regulatory costs incurred, including estimated revenues from any new charges or fees to cover such costs:

No regulatory costs will be incurred by the City. Expenditures related to administrative matters, such as publication of legal notices and mailings, are incurred by the petitioners of the rezoning application.

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

0.

7. Additional information (if any, but may wish to include the methodology used to derive information for #1 and #2, above.)

The proposed ordinance is applicable only to the subject property in which an rezoning petition has been filed for. The petition has been verified to contain an accurate metes and bounds legal description, and authorization from all property owners to submit the application.

Analysis of the subject property has been performed to verify consistency with the land use of surrounding properties, both in and outside of the City's municipal boundaries. The subject property is adjacent to single family residential properties to the north, public park space to the south and west, and commercial properties to the east. The site is currently developed. The change in zoning is not anticipated to have an impact on the city's public facilities and services.