



## **BUSINESS IMPACT ESTIMATE<sup>1</sup>**

<b>Meeting Date:</b> 01/20/2026	<b>Date Posted:</b> 12/22/2025	<b>Agenda Item Number:</b> 13A
<b><u>Title of Proposed Ordinance:</u></b>  AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING CHAPTER 8, "ZONING," SECTION 8.12, "BONUS HEIGHT," AND CHAPTER 15, "FORM BASED CODE," SECTIONS 15.7.B "SUMMARY TABLE AND ILLUSTRATIONS – T6-24 AND T6-24MU (MUNICIPAL USE)" AND 15.7.C "SUMMARY TABLE AND ILLUSTRATIONS – T6-30" TO PROVIDE FOR HEIGHT BONUSES IN T6-24, T6-24MU, AND T6-30 TRANSECT ZONES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.		
<b><u>Applicable Exemptions<sup>2</sup>:</u></b>  This Business Impact Estimate is not required for ordinances that fall under the following exemptions: <ul style="list-style-type: none"><li><input type="checkbox"/> The proposed ordinance is required for compliance with Federal or State law or regulation.</li><li><input type="checkbox"/> The proposed ordinance relates to the issuance or refinancing of debt.</li><li><input type="checkbox"/> The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget.</li><li><input type="checkbox"/> 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.</li><li><input type="checkbox"/> The proposed ordinance is an emergency ordinance.</li><li><input type="checkbox"/> The proposed ordinance relates to procurement.</li><li><input type="checkbox"/> The proposed ordinance is enacted to implement the following:<ul style="list-style-type: none"><li><input type="checkbox"/> 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;</li><li><input type="checkbox"/> Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;</li><li><input type="checkbox"/> Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;</li><li><input type="checkbox"/> Section 553.73, Florida Statutes, relating to the Florida Building Code; or</li><li><input type="checkbox"/> Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code</li></ul></li></ul>		
<b><u>Summary of Proposed Ordinance and Statement of Public Purpose to be Served:</u></b>  The proposed Ordinance amends Chapters 8 and 15 of the Village's Unified Land Development Code (ULDC) to provide for up to three (3) floors or thirty (30) feet (whichever is less) of bonus height in the transects subzones. Additional information is provided in the agenda memorandum supporting the proposed ordinance as presented on first reading on December 16, 2025. The proposed ordinance is intended to provide property owners with enhanced flexibility to develop high quality offerings that are attractive to new residents and aesthetically interesting.		

<sup>1</sup> This Business Impact Estimate is provided to comply with the requirements of Section 166.041(4), Florida Statutes. Please note that this Business Impact Estimate may be revised following its initial posting as new information or feedback becomes available.

<sup>2</sup> If one or more boxes are checked under this section, it indicates that the Village has determined that a business impact estimate is not required by state law for the proposed ordinance, but the Village is providing the business impact estimate as a courtesy.



**Estimate of Direct Economic Impact on Private/For Profit Businesses:**

a. Estimate of Direct Business Compliance Costs:

There is no per se cost to businesses for complying with the ordinance. The ordinance, while providing regulations, does not require businesses to comply; rather, it provides property owners and developers with the opportunity to request additional height through a bonus height process. Community contribution fees (CCF) are charged to a property owner/developer who applies for and obtains bonus height. The CCF is set by resolution of the Village Commission in the Village's adopted Fee Schedule.

b. New Charges/Fees on Businesses Impacted:

The ordinance proposes to charge, in lieu of a CCF, a cost of \$100,000 per vertical lineal foot of bonus within 60 days of site plan approval for properties that are eligible for and receive a height bonus of up to three floors or 30 feet, whichever is less.

c. Estimate of Regulatory Costs:

Indeterminate.

**Good Faith Estimate of Number of Businesses Likely Impacted:**

Indeterminate.

**Any Additional Information:**

Refer to the agenda from the December 16, 2025 Commission meeting for additional information regarding the proposed ordinance. Additional information about the proposed ordinance will be included in the agenda for the January 20, 2026 Commission meeting.