BUSINESS IMPACT ESTIMATE[1]

Meeting Date: 11/ 4/ 2026	**Date Posted**: 10/23/2026	**Agenda Item Number**: 13B

Title of Proposed Ordinance:

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING SECTION 8.11, "USE EXCEPTIONS" AND SECTION 15.3 "SPECIFIC TO TRANSECT ZONES – KENNEDY BOULEVARD DISTRICT (KBD)" OF THE UNIFIED LAND DEVELOPMENT CODE (ULDC) TO MODIFY REGULATIONS AND PROCEDURES APPLICABLE TO USE EXCEPTIONS FOR TEMPORARY SALES CENTERS/MARKETING OFFICES AND CONSTRUCTION TRAILERS AND CONSTRUCTION MATERIAL STORAGE UNITS AS TEMPORARY STRUCTURES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFICTIVE DATE.

Applicable Exemptions[2]:

This Business Impact Estimate is not required for ordinances that fall under the following exemptions:

- ☐ 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 proposed ordinance relates to procurement.
- ☐ The proposed ordinance is enacted to implement the following:
  - ☐ 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;
  - ☐ Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
  - ☐ Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  - ☐ Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  - ☐ Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code

Summary of Proposed Ordinance and Statement of Public Purpose to be Served:

The Ordinance amends Sections 8.11.B.4. and 8.11.B.8.e. to authorize temporary sales centers/marketing offices and construction trailers, respectively, for an initial period of up to twelve (12) months, with administrative renewals for successive periods of up to twelve (12) months until the issuance of a Certificate of Occupancy. The amendments also establish specific criteria that must be satisfied for renewal approval.

Additionally, the Ordinance amends Section 15.3.C.5.a. to expressly recognize construction trailers as temporary structures that may be authorized within the applicable T6 transect zones. Such structures may be administratively approved for an initial period of up to twelve (12) months, with subsequent renewals for periods of up to twelve (12) months until the issuance of a Certificate of Occupancy. The amendment also revises the renewal provisions applicable to temporary sales centers/marketing offices and establishes specific criteria that must be satisfied for renewal approval.

Accordingly, the proposed amendments provide for the following:

- Additional administrative flexibility for the renewal period for temporary sales centers and marketing offices associated with active development projects;

[1] 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.

[2] 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.

- Specific findings that must be satisfied before a renewal of a temporary sales center/marketing office may be approved;
- A defined application period for requests to renew temporary sales centers and construction-related temporary structures;
- Authorization for construction trailers and construction material storage units within the applicable T6 transect zones;
- A twelve (12) month initial approval period and twelve (12) month renewal periods for construction trailers and construction material storage units;
- A requirement that construction trailers and storage units be associated with permitted construction, rehabilitation, or demolition activity; and
- A requirement that temporary construction-related structures and associated outdoor storage be removed at the completion of the project or issuance of the first Certificate of Occupancy, as applicable.

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

a. Estimate of Direct Business Compliance Costs:

None.

b. New Charges/Fees on Businesses Impacted:

None, however, the following table includes application fees that are associated with Use Exception requests regulated by Section 8.11 and Warrant requests regulated by Section 15.3.C. These costs are existing and changes are not proposed as a part of this Ordinance.

Use Exception and Warrant Application Fees		
	Filing Fee	Cost Recovery
Single-Family Residential Use Exception	$1,000	$2,000
Multifamily Residential and Non-Residential Use Exception	$1,000	$4,000
Warrant	$600	$1,500
Extension of Warrant	$300	$500

c. Estimate of Regulatory Costs:
None.

Good Faith Estimate of Number of Businesses Likely Impacted:
Businesses seeking to construct and locate a temporary sales center, construction trailer and/or units used for the storage of construction material associated with approved development. The Village estimates that at least 5 business are likely to be impacted by the proposed ordinance.

Any Additional Information:

By clarifying the criteria for granting renewal periods and allowing such renewals to extend through the issuance of a Certificate of Occupancy, the amendment establishes a more flexible and predictable regulatory framework for temporary uses and structures associated with active development and redevelopment projects. These revisions streamline the development review process, reduce administrative burdens for both applicants and the Village, and facilitate the timely progression of active projects while maintaining appropriate administrative oversight and compliance with applicable development standards.