



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 County's website by the time notice of the proposed ordinance is published.

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Proposed ordinance's Short Title:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AMENDING ORDINANCE NUMBER 04-41, AS AMENDED, THE COLLIER COUNTY LAND DEVELOPMENT CODE AND ZONING ATLAS, WHICH INCLUDES THE COMPREHENSIVE LAND REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, TO IMPLEMENT THE IMMOKALEE AREA MASTER PLAN ELEMENT OF THE GROWTH MANAGEMENT PLAN, TO CHANGE THE IMMOKALEE URBAN OVERLAY DISTRICT TO IMMOKALEE URBAN AREA OVERLAY DISTRICT (IUAOD) ZONING DISTRICT, TO REVISE, RENAME AND ADD SUBDISTRICTS, AND TO ESTABLISH USES, BOUNDARIES, AND DESIGN STANDARDS, BY PROVIDING FOR: SECTION ONE, RECITALS; SECTION TWO, FINDINGS OF FACT; SECTION THREE, ADOPTION OF AMENDMENTS TO THE LAND DEVELOPMENT CODE, MORE SPECIFICALLY AMENDING THE FOLLOWING: CHAPTER TWO ZONING DISTRICTS AND USES, INCLUDING SECTION 2.03.07 OVERLAY ZONING DISTRICTS, SECTION 2.06.01 GENERALLY; CHAPTER FOUR SITE DESIGN AND DEVELOPMENT STANDARDS, INCLUDING SECTION 4.02.27 SPECIFIC DESIGN STANDARDS FOR THE IMMOKALEE—STATE ROAD 29A COMMERCIAL OVERLAY SUBDISTRICT, REPEALING SECTION 4.02.28 SPECIFIC DESIGN STANDARDS FOR THE IMMOKALEE—JEFFERSON AVENUE COMMERCIAL OVERLAY SUBDISTRICT, REPEALING SECTION 4.02.29 SPECIFIC DESIGN STANDARDS FOR THE IMMOKALEE—FARM MARKET OVERLAY SUBDISTRICT, REPEALING SECTION 4.02.30 SPECIFIC DESIGN STANDARDS FOR THE IMMOKALEE—AGRIBUSINESS OVERLAY SUBDISTRICT, REPEALING SECTION 4.02.31 SPECIFIC DESIGN STANDARDS FOR THE IMMOKALEE—CENTRAL BUSINESS OVERLAY SUBDISTRICT, REPEALING SECTION 4.02.32 SPECIFIC DESIGN STANDARDS FOR THE IMMOKALEE—MAIN STREET OVERLAY SUBDISTRICT, REPEALING SECTION 4.02.33 SPECIFIC DESIGN STANDARDS FOR NEW MOBILE HOME LOTS IN THE IMMOKALEE URBAN OVERLAY SUBDISTRICT; CHAPTER FIVE SUPPLEMENTAL STANDARDS, INCLUDING SECTION 5.03.02 FENCES AND WALLS, EXCLUDING SOUND WALLS; SECTION FOUR, CONFLICT AND SEVERABILITY; SECTION FIVE, INCLUSION IN THE COLLIER COUNTY LAND DEVELOPMENT CODE; AND SECTION SIX, EFFECTIVE DATE. (PL20240004278)

This Business Impact Estimate is provided in accordance with section 125.66(3), Florida Statutes. If one or more boxes are checked below, this means the County is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the County is, nevertheless, providing this Business Impact Estimate as a courtesy

¹ See Section 125.66(3)(c), Florida Statutes.

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 county 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 Section 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under Sections 163-3220-163.3243;
 - b. Comprehensive Plan amendments and land development regulation amendments initiated by application by a private party other than Collier County;
 - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - e. 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 County 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):

To implement the Immokalee Area Master Plan Element of the Growth Management Plan, to change the Immokalee Urban Overlay District to Immokalee Urban Area Overlay District (IUAOD) zoning district, revise, rename, and add Subdistricts, and establish uses, boundaries, and design standards. The purpose of the proposed Ordinance is to preserve and enhance the present advantages that exist in Collier County; encourage the most appropriate use of land, water, and resources, consistent with the public interest; overcome present handicaps; and deal effectively with future problems that may result from the use and development of land within the total unincorporated area of Collier County. This Ordinance is intended to preserve, promote, protect, and improve the public health, safety, comfort, good order, appearance, convenience, and general welfare of Collier County; and protect human, environmental, social, and economic resources; and maintain through orderly growth and development, the character and stability of present and future land uses and development in Collier County.

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

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the County's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

There will be little to no direct economic impact from the proposed ordinance. No new fees or taxes will result from the adoption of this ordinance. The intent of the new provisions is to provide greater choice for property owners, resulting in requirements that are equal to or less than current LDC standards.

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

There are approximately 5,550 parcels within the IUAOD. The Collier County Property Appraiser assigns land use categories and codes to each parcel (e.g., residential, commercial, industrial, agricultural, etc.). There are approximately 199 parcels within the IUAOD that have a commercial land use code and approximately 61 parcels having an industrial land use code. Additionally, approximately 58 parcels are assigned with a land use code of agricultural, 20 of which contain at least one structure.

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

As part of the planning process, stakeholders from the Immokalee business community were asked to provide input during public meetings as well as one-on-one meetings. The changes made to the Immokalee Urban Area Overlay District reflect a desire expressed by stakeholders for more flexibility in development standards such as architectural design and landscaping. Overall, the proposed ordinance aims to make the regulatory process simpler for businesses within the Overlay.