

Business Impact Estimate

Proposed ordinance's title/reference:

An Ordinance Striking the Requirement that Garages Are Required for All Residential Units, Updates to LDR

More specifically:

ORDINANCE O-17-2026

AN ORDINANCE OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, STRIKING CHAPTER 117, SEC. 117-5. ENCLOSED GARAGES REQUIRED FOR ALL RESIDENTIAL DWELLING UNITS; AMENDING CHAPTER 117, SEC. 117-3 TO STRIKE GARAGE REQUIREMENTS, PERMIT FINANCIAL INSTITUTIONS WITH DRIVE THROUGHS IN THE FBC-PRIMARY ZONE BY SPECIAL EXCEPTION AND CORRECT ERROR; AMENDING CHAPTER 117, SEC. 117-61, 117-63, 117-71, 117-73, 117-88, 117-123, 117-146, 117-540, AND 117-542 TO REVISE GARAGE REQUIREMENTS, CORRECT ERRORS, AND PROVIDE CONSISTENT LANGUAGE WITHIN EACH RESIDENTIAL ZONING CATEGORY; PROVIDING FOR CONFLICTS, SEVERABILITY AND SETTING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Green Cove Springs is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy 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 municipal government;
- ☐ 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 a statement of the public purpose, such as serving the public health, safety, morals and welfare):

This ordinance was requested to be drafted by the Planning and Zoning Board after a discussion was held at the request of City Council. The public purpose of this ordinance is to ease the burden on residential units by revising the requirements around garages and carports.

¹ See Section 166.041(4)(c), 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;
 - (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 City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

Staff do not anticipate a significant economic impact on private, for-profit businesses in the City other than a general positive impact for contractor companies as a slight increase in garage conversions occur. In such a case, staff also anticipate a very slight increase in the City's estimated revenue for building applications as conversions occur.

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

Staff identified six locally-based contracting/construction companies.

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

N/A.