

Business Impact Estimate

Proposed ordinance's title/reference:

Request for a zoning amendment for property located at 1325 Energy Cove Court, parcel 016579-001-04.

More specifically:

ORDINANCE O-16-2026

AN ORDINANCE OF THE CITY COUNCIL OF GREEN COVE SPRINGS, FLORIDA REZONING ±2.088 ACRES OF PROPERTY LOCATED AT 1325 ENERGY COVE CT, IDENTIFIED AS PARCEL ID NUMBER 016579-001-04, MORE PARTICULARLY DESCRIBED BY EXHIBIT "A", FROM MUH, MIXED USE HIGHWAY, TO M-2, HEAVY INDUSTRIAL ZONING CATEGORY; PROVIDING FOR REPEALER, 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 rezoning is being completed to clarify the zoning requirements of this parcel, as the MUH zoning category is no longer a zoning category observed by Green Cove Springs. The applicant has requested to rezone to M-2, which is compliant with the Industrial Future Land Use category and aligns with the existing use of the parcel.

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.

It is not anticipated that ordinance O-16-2026 will create any direct economic impact to businesses in Green Cove Springs, beyond a positive economic impact due to the existing business continuing to operate.

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

One.

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

N/A.