

Business Impact Estimate

Proposed ordinance's title/reference:

An Ordinance of the City of LaBelle, Florida, amending Chapter 8.7, "Historic Preservation," of the City of LaBelle Code of Ordinances to conform the City's historic preservation program to the federal Certified Local Government requirements; reconstitute the Historic Preservation Board; adopt the City of LaBelle Design Guidelines by resolution; provide for Certificates of Appropriateness; establish historic-rehabilitation ad valorem tax exemptions; and provide for codification, severability, conflicts, and 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 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 publishes² the following information:

¹ See Section 166.041(4)(c), Florida Statutes.

² 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 City website by the time notice of the proposed ordinance is published.

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

The proposed ordinance amends Chapter 8.7 (Historic Preservation) of the City Code to modernize the City's historic preservation program. It reconstitutes the Historic Preservation Board as a qualified, appointed body; establishes standards and procedures for designating historic properties and districts (requiring the owner's consent for individual-property designation); adopts the City of LaBelle Design Guidelines by resolution as the standard for review; provides for Certificates of Appropriateness for exterior alterations to designated properties; recognizes flood-code relief available to historic structures; dedicates civil penalties to the Historic Preservation Board Trust Fund; and establishes residential and commercial historic-rehabilitation ad valorem tax exemptions. The public purpose of the ordinance is to serve the public health, safety, morals, and general welfare by protecting and preserving the City's historic resources and community character, stabilizing and enhancing property values, promoting heritage tourism and downtown economic vitality, and qualifying the City for Certified Local Government status, which provides access to federal historic preservation grants, technical assistance, and rehabilitation tax incentives.

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

The proposed ordinance is regulatory in nature and applies only to properties that are individually designated as historic or located within a designated historic district. It is not anticipated to impose a significant direct economic impact on private, for-profit businesses generally. A business would incur a potential cost only if it owns a designated historic property, or a property within a designated historic district, and proposes exterior alterations requiring a Certificate of Appropriateness. In those cases, costs are limited to preparing and submitting an application and to designing the proposed exterior work consistent with the adopted Design Guidelines. The proposed ordinance imposes no new tax and establishes no application fee. The ordinance does not itself set a fee for a Certificate of Appropriateness; any such fee would be nominal, intended only to recover administrative costs.

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

The City currently has one established historic district containing approximately twelve (12) businesses. Not all of these would be subject to review; only buildings that contributed to the district's historic significance, together with any individually designated properties, are subject to Certificate of Appropriateness review, and review is triggered only when an owner undertakes a regulated exterior alternation. The number of for-profit businesses likely to be impacted is therefore a subset of those twelve buildings - those that are contributing, business-owned (rather than owned by individual homeowners), and undergoing exterior work. The estimate is that fewer than twelve, and likely only a handful, of for-profit businesses are likely to be impacted in a given year. An updated historic resources survey will confirm which buildings contribute to the district and will identify any additional historic properties, allowing this estimate to be refined. The LaBelle Downtown Revitalization Corporation has applied for grant funding to complete this updated survey, which, if awarded, is anticipated to be undertaken in 2027. The estimate will be updated as survey results become available.

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

The ordinance is expected to produce net benefits for owners and businesses through the availability of historic-rehabilitation ad valorem tax exemptions (Chapter 8.7, §§ 8.7-25 and 8.7-26), eligibility for the 20% federal historic rehabilitation tax credit for income-producing properties, and the economic development and heritage-tourism benefits of a well-maintained historic downtown. Adoption also positions the City to obtain Certified Local Government status and the associated grant funding and technical assistance.