



# **Business Impact Estimate**

City of Sanibel

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES TO CONSIDER FRONT PORCH ADDITIONS WITHIN THE TOWN CENTER COMMERCIAL DISTRICTS; AMENDING SUBPART B, LAND DEVELOPMENT CODE; CHAPTER 122, VEGETATION, ARTICLE II, LANDSCAPING, DIVISION 2, COMMERCIAL AND INSTITUTIONAL USES, SECTION 122-48, LOCATION AND SIZE OF VEGETATION BUFFERS; AND CHAPTER 126, ZONING, ARTICLE VIII, COMMERCIAL DISTRICTS, DIVISION 3, TCG TOWN CENTER GENERAL COMMERCIAL DISTRICT, SECTION 126-514, REQUIRED CONDITIONS, AND DIVISION 4, TCL TOWN CENTER LIMITED COMMERCIAL DISTRICT, SECTION 126-534, REQUIRED CONDITIONS, AND ARTICLE XIV, SUPPLEMENTARY DISTRICT REGULATIONS, DIVISION 3, BUILDING AND AREA REQUIREMENTS, SUBDIVISION II, SPECIAL SETBACKS, AMENDING SECTION 126-961, OUTDOOR SEATING SETBACKS, AND ADDING A NEW SECTION 126-962, FRONT YARD SETBACKS FOR FRONT PORCHES IN THE TCL AND TCG DISTRICTS; FOR THE PURPOSE OF UPDATING THE LAND DEVELOPMENT CODE REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING 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 Sanibel is of the view that a business impact estimate is not required by state law<sup>1</sup> for the proposed Ordinance, but the City of Sanibel 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

---

<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.



# **Business Impact Estimate**

## **City of Sanibel**

- ☒ The proposed Ordinance is enacted to implement the following:
- 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;
  - 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.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Sanibel hereby publishes the following information:

### **1. Summary of the proposed Ordinance:**

The purpose of Ordinance 25-012 is to make the following achievements:

- Create an incentive (reduced setback) to facilitate reinvestment in the Town Center Districts and complete storefront improvements at aging developments.
- Create an incentive to incorporate front porches into architectural design of redevelopment or remodel projects – a defining element Sanibel's "Island Style" architectural motif, as outlined in the Plan for Preservation and Community Design (Sanibel Plan).
- Provide an appealing design alternative to existing (nonconforming) parking spaces on Palm Ridge Road to enhance curb appeal and address safety concerns at the adjacent Shared Use Paths.
- Integrates transitional quasi-public space with landscaping that exhibits "design with nature" to achieve architectural harmony within scenic preservation goals of the Sanibel Plan.

### **2. Estimate of the direct economic impact of the proposed Ordinance on private, for-profit businesses in Sanibel, including the following, if any:**

#### **(a) An estimate of direct compliance costs that businesses may reasonably incur.**

There are no direct compliance costs for businesses.

#### **(b) Any new charge or fee imposed by the proposed Ordinance or for which businesses will be financially responsible.**

There are no new charges or fees imposed on businesses.



# **Business Impact Estimate**

City of Sanibel

**(c) An estimate of the City of Sanibel's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.**

There are no new regulatory costs or revenues created by the proposed Ordinance.

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

No businesses are impacted negatively by the proposed Ordinance.

**4. Additional information the City of Sanibel deems useful (if any):**

For additional background information, please [click here](#) to review the staff Agenda Memorandum (AGM) for Ordinance 25-012 First Reading (June 3, 2025).