

LDCT-2024-24
Business Impact Estimate
(prepared in compliance with F.S Chapter 125.66)

Summary of the proposed ordinance:

An LDC text amendment to Chapter 4, Section 402.C, Indian Lake Estates (Pre-DRI #2), to add a standard use table specific to this area; and add language the revises the necessity of sewer connections, as well as allow Duplex development within Office Center (OCX) land uses with conditions; providing for severability; providing an effective date.

Public purpose to be served by the proposed ordinance:

Polk County has many different areas of development, each with their own unique needs. A Pre-DRI is established to indicate that this area is going to be one of great impact to its surroundings. Creating a separate use table for Indian Lake Estates affords property owners the ability to know what is allowable within their area, and removes the ambiguity associated with each land use category. Also, providing clarification on the accessibility of sewer connections, and adding language that would allow Duplexes in the Office Center (OCX), will allow for anyone developing within this district to know the standards that are allowable.

Estimate of the direct economic impact of the proposed ordinance to businesses in the county:

No foreseeable impact is estimated. Establishing the land uses allowed within the Pre-DRI and what can be constructed there will not impact the current businesses operating in this area.

Estimate of direct compliance costs:

The most direct cost will be determined by the developer during the Level 2 Review (engineered construction plans).

New charge or fee:

No new charges or fees are estimated. Compliance with the new requirements will be determined with current submittal regulations for a Level 2 Review (engineered construction plans).

Estimate of the county's regulatory costs:

The County estimates no changes in the way they review Level 2 Review (engineered construction plans).

Estimate of the number of businesses likely to be impacted:

Any estimate of the number of businesses likely to be impacted is hard to gather.

The proposed changes will not be applicable to current business and only to businesses that have not yet developed.