

City of South Daytona
Office of the City Manager

1672 S. Ridgewood Avenue • South Daytona, FL 32119 • 386/322-3014



Business Impact Estimate Form

This Business Impact Estimate Form is provided to document compliance with and exemption from the requirements of Sec. 166.041(4), Fla. Stat. If one or more boxes are checked below under “Applicable Exemptions”, this indicates that the City has determined that Sec. 166.041(4), Fla. Stat., does not apply to the proposed ordinance and that a business impact estimate is not required by law. If no exemption is identified, a business impact estimate required by Sec. 166.041(4), Fla. Stat. will be provided in the “Business Impact Estimate” section below. In addition, even if one or more exemptions are identified, the City may nevertheless choose to provide information concerning the proposed ordinance in the “Business Impact Estimate” section below. This Business Impact Estimate Form may be revised following its initial posting.

Proposed ordinance’s title/reference:

Ordinance No. 2025-12. An Ordinance of the City of South Daytona, Florida, amending the City of South Daytona Code of Ordinances, Chapter 5 - Buildings, Housing and Structural Regulations, Article XI. - Maintenance of Commercial Properties, Section 5-215 (Unsafe Structures), Section 5-216 (Conditions Constituting a Public Nuisance), and Section 5-217 (Minimum Standards), to Revise the title of the article, apply specified standards to all properties within the city, and prohibit vehicles with visible debris or other specified materials in public or private property; and providing for conflicts, severability, applicability, and an effective date.

Applicable Exemptions:

- ☐ 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:

- ☐ Development orders and development permits, as those terms are defined in s. 163.3164 and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
- ☐ Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
- ☐ 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.

Business Impact Estimate:

The City hereby publishes the following information:

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

Section 5-217 of the City of South Daytona Code of Ordinances establishes minimum property maintenance standards for commercial properties. These standards are designed to protect property values, promote safety, and enhance the overall appearance of the community and should be extended to all properties within the City. In addition, staff has observed an increasing number of incidents where vehicles, including trucks, pickups, and trailers, are parked or stored with visible junk, trash, or debris in open compartments such as cargo beds. These conditions detract from the aesthetic appeal of commercial areas and can contribute to the perception of neglect or blight.

To address this issue, the proposed ordinance modifies the minimum standards to apply to all properties and adds a new subsection (10) to Section 5-217, stating:

“No person shall park, store, or leave any vehicle on public or private property with junk, trash, garbage, refuse, debris, propane or gasoline tanks, tools, or discarded materials visible in the bed, rear cargo area, or open compartment of any truck, pickup, trailer, or similar vehicle.”

This provision is intended to improve the visual appearance of all properties and reduce the accumulation of debris that may contribute to code enforcement concerns.

The ordinance also revises Section 5-215 (Unsafe structures) and Section 5-216 (Conditions constituting public nuisance) to also apply to all properties, rather than just commercial properties.

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

(a) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted:

No additional costs will be incurred.

(b) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible:

None.

(c) An estimate of the municipality's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs:

None.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance:

None.

4. Additional information the governing body determines may be useful (if any):

None.

Note: The City's provision of information in the Business Impact Estimate section above, notwithstanding an applicable exemption, shall not constitute a waiver of the exemption or an admission that a business impact estimate is required by law for the proposed ordinance. The City's failure to check one or more exemptions below shall not constitute a waiver of the omitted exemption or an admission that the omitted exemption does not apply to the proposed ordinance under Sec. 166.041(4), Fla. Stat., Sec. 166.0411, Fla. Stat., or any other relevant provision of law.