



Business Impact Estimate

Pursuant to F.S. 166.041(4), 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 of Sarasota's website by the time notice of the proposed ordinance is published.

As approved as part of SB170 and effective October 1, 2023, pursuant to Section 166.041(4), Florida Statutes, the City is required to prepare a business impact estimate prior to enacting an ordinance, subject to exemptions noted in the Law. It adds to the process for local governments passing ordinances and gives certain additional rights to those challenging local ordinances. The bill requires a "business impact estimate" before passing an ordinance, with exceptions.

Effective October 1, 2024, updated laws will go into effect during the 2024 State Legislative Session. Senate Bill 1628 was signed by Florida's Governor on May 6, 2024. The bill eliminates the exemption from the requirement to file a business impact estimate for ordinances relating to a comprehensive plan amendment or land development regulation initiated by a municipality or county.

Proposed Ordinance – Title / Reference
<p>18th Street Vacation (Children First) Street Vacation (24-SV-04) ORDINANCE NO. 25-5569</p> <p>AN ORDINANCE OF THE CITY OF SARASOTA, FLORIDA TO VACATE THAT CERTAIN 21,945± SQUARE FOOT SECTION OF THE APPROXIMATELY 40-FOOT WIDE UNIMPROVED 18th STREET RIGHT-OF-WAY, RUNNING EAST-WEST BETWEEN 17TH AND 19TH STREETS AND LOCATED IMMEDIATELY WEST OF N. ORANGE AVENUE; SUCH SECTION OF UNIMPROVED RIGHT-OF-WAY HAVING BEEN PLATTED AS A STREET ON THE WOODS ADDITION TO HILLCREST PARK PLAT; ALL AS IS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY OF THE PARTS HEREOF; PROVIDING FOR READING BY TITLE ONLY; AND PROVIDING FOR AN EFFECTIVE DATE.</p>
<p>1. Summary of the Proposed Ordinance (must include a statement of the public purpose, such as service the public health, safety, orals, and welfare).</p> <p>A petition has been submitted for the vacation of a right-of-way (ROW) concerning an undeveloped section of 18th Street, situated to the west of Orange Avenue and ending at the property of Seminole Gulf Railway, LP. This request aims to facilitate the expansion of an institutional project known as Children First, which is located at 1723 N. Orange Avenue (PID# 2024-14-0024), along with eight vacant lots located west of Orange Avenue between 18th Street and 19th Street. The proposed expansion of Children First is intended to occur to the north of the undeveloped section of 18th Street that is under consideration for vacation; the Applicant is the exclusive property owner adjacent to the segment of unimproved ROW that is being proposed for vacation.</p> <p>The segment of 18th Street right-of-way aims to enable the development of eight vacant parcels, totaling approximately 2.59± acres, situated on the west side of Orange Avenue between 18th Street and 19th Street, in accordance with active petitions 23-SP-21 and 23-MCU-06. The section of 18th Street intended for vacation is presently unimproved, functioning as a dead-end without a turnaround, concluding at the property of Seminole Gulf Railway, LP. This segment encompasses an area of roughly 0.5038± acre. Although the existing right-of-way is not utilized for public thoroughfare purposes, there is a stormwater drainage ditch that Sarasota County currently maintains along the segment of 18th Street proposed to be vacated.</p>
<p>2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Sarasota if any:</p> <p>A. An estimate of direct compliance costs that businesses may reasonably incur;</p>
<p>None</p>
<p>B. Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and</p>
<p>None</p>

C. An estimate of the City of Sarasota regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

None

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

None. The applicant owns all the property located on both the North and South sides of the ROW to be vacated, which is currently utilized and will continue to be used as a children's day care facility (Institutional Use) within the Residential Multiple Family 1 (RMF-1) zoning district.

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

You may wish to include in this section the methodology or data used to prepare the Business Impact Estimate. For example: City of Sarasota staff solicited comments from businesses in the City of Sarasota as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on the City of Sarasota's website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not affect only businesses.

The Applicant intends to relinquish the current segment of the 18th Street right-of-way to enable development. The proposed site plan aims to enhance the services offered by the existing Children First facility, which is dedicated to empowering children and families by elevating their quality of life through a holistic approach encompassing development, education, health, and well-being. This plan includes establishing driveway access from 19th Street, replacing the current access point at Orange Avenue, along with the addition of new parking and landscaping that conflicts with an existing City Access Easement. The Applicant seeks to terminate the current east-west Access Easement in favor of a new north-south Access Easement from 19th Street, thereby allowing the City of Sarasota to permit Sarasota County access for the maintenance of the existing stormwater drainage ditch situated within the undeveloped segment of 18th Street.

The Development Review Committee (DRC) reviewed the proposal for technical compliance and the petition received full DRC sign-off on March 13, 2025.

The proposed ROW vacation has been reviewed against the standards for review for establishing the standards for vacating public streets, rights-of-way, and easements pursuant to Section IV-1301 of the Zoning Code and was found by staff to comply. Staff therefore recommends approval of petitions 24-SV-04, subject to conditions outlined in the Ordinance.

On May 14, 2025 the Planning Board recommended to the City Commission to approve the street vacation outlined in the Ordinance with a 4-1 vote.