

Business Impact Estimate

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's website by the time notice of the proposed ordinance is published.

ORDINANCE NO. 2024-879

An ordinance of the City of Gainesville, Florida, approving the nomination to the local register of historic places and amending the Zoning Map Atlas by imposing a historic preservation/conservation overlay on property commonly called "The Florida Theater" generally located at 233 West University Avenue, as more specifically described in this ordinance; providing directions to the City Manager; providing a severability clause; providing a repealing clause; 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 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. Development orders and development permits, as those terms are defined in section 163.3164, F.S., and development agreements, as authorized under sections 163.3220-163.3243, F.S.;
 - b. Comprehensive Plan Amendments and land development regulation amendments initiated by an application by a private party other than the City;
 - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

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

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

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

This ordinance will serve to place the building located at 233 West University Avenue on the local register of historic places, per the process for adding resources to the local register in the historic preservation ordinance, in Section 30-4.28 (C)(2)(e). This aligns with the purpose of the historic preservation ordinance, which is “to promote the health, morals, economic, educational, aesthetic, cultural, and general welfare of the public through: 1. The identification, protection, enhancement, perpetuation and use of districts, sites, buildings, structures, objects and areas that are reminders of past eras, events, and persons important in local, state or national history, or which provide significant examples of architectural styles of the past, or which are unique and irreplaceable assets to the city and its neighborhoods, or which provide this and future generations examples of the physical surroundings in which past generations lived.” (Section 30-4.28 (B) and (B)(1).

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

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the [City’s/Town’s/Village’s] regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

The property at 233 West University Avenue is known as the Florida Theater, and it is the property owner that is supporting and requesting the historic designation. The building is located on a prime downtown parcel and was once a thriving theater, then concert hall, then a nightclub business that impacted all of downtown Gainesville. It has sat vacant and empty since 2018. The property owner has a vision to restore the property and return it to a musical venue. The re-opening of this historic building would bring about a positive economic impact to the downtown, and would serve to anchor the western edge of downtown proper as a catalyst for other redevelopment. Placing the property onto the local register of historic places does not create any special charges or fees for the property owner.

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

If the Florida Theater were to be restored and brought back as a music venue, it would have an immediate impact on all the adjoining businesses on that block, as the building has just been vacant and deteriorating. As an active and thriving venue, it is not an exaggeration that it would positively impact all of the businesses in downtown, as it would once again bring hundreds of people to the events and concerts that are envisioned.

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/Town/Village] staff solicited comments from businesses in the [City/Town/Village] 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 [City/Town/Village] 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].