

## **Business Impact Estimate**

**To:** Jenni Lamb, P.E., City Manager  
**Thru:** Cindy Dittmer, AICP, Community Development Director  
**From:** Sandy Ramseth, AICP, Planner  
**Date:** March 18, 2025  
**Re:** Ordinance No. 2025-58 – Zoning Text Amendment (TEXT2025-0011)  
Affordable Housing Update

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### **Summary of the Proposed Ordinance**

The proposed makes revisions and updates to the “Affordable Housing Development” section of City Code in order to: expands where affordable housing can develop, protect the Melbourne Orlando International airport runway zones, reduce parking requirements for 2-bedroom or greater affordable units, protects established single-family neighborhoods from projects with height, provides additional floor area ratio allowances for mixed use development, and to remove and/or revise language that is ambiguous or antiquated in practice. The ordinance also adds language regarding expediting permits for affordable housing developments.

The proposed revisions address recent legislative changes to Florida Statutes. The proposed City Code revisions are consistent with F.S. 166.04151, both the previously amended sections and those portions modified by legislative revisions to the Live Local Act in 2024 and 2025. Several changes were mandatory for local governments to adopt while also providing for optional areas for local governments to decide whether or not to adopt. With this text amendment, the city is adopting all required legislative changes and is additionally choosing to allow affordable housing on parcels zoned I-1 (Institutional) that are owned by a religious institution that contains a house of public worship. I-1 zoned parcels tend to be larger in size and not located within predominantly single-family residential areas.

The Business Impact Estimate is provided in accordance with Section 166.041(4), Florida Statutes, and may be revised following its initial publication and prior to adoption of the proposed ordinance.

**Estimate of Direct Economic Impact of the Proposed Ordinance on Private, For-Profit Businesses**

There are no known compliance costs that businesses may reasonably incur if the ordinance is enacted.

There are no new charges or fees on businesses subject to the proposed ordinance, or for which businesses will be financially responsible.

Costs for the City's regulatory enforcement are unknown and cannot be reasonably estimated at this time.

**Good Faith Estimate of Number of Businesses Likely to Be Impacted by the Proposed Ordinance**

The proposed ordinance deals with affordable housing development within the City of Melbourne. Any impact to businesses by the proposed ordinance is secondary, and does not implicate negative enforcement possibilities for businesses.