

**THE CITY OF WINTER SPRINGS**

**BUSINESS IMPACT ESTIMATE**  
**PURSUANT TO F.S. 166.041(4)**

*This form should be included in the agenda packet with the proposed ordinance to be considered. It must be posted on the City's website by the time notice of the proposed ordinance is published.*

**City Commission Meeting Dates: February 26, 2024 (first reading)**  
**and March 11, 2024 (second reading)**

**Ordinance Number: 2024-05**

**Posted To Webpage: March 6, 2024**

This Business Impact Estimate is given as it relates to the proposed ordinance titled:

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS, FLORIDA, AMENDING CHAPTER 6, *BUILDINGS AND BUILDING REGULATIONS*, ARTICLE VIII, *INTERNATIONAL PROPERTY MAINTENANCE CODE*, OF THE CITY OF WINTER SPRINGS CODE OF ORDINANCES TO ADOPT THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE, MODIFIED AS FURTHER PROVIDED HEREIN; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.**

**Parts I-IV below are not required to be completed if the ordinance involves any one of the following types of exemptions. Please check if applicable:**

- 1. Ordinances required for compliance with federal or state law or regulation;
- 2. Ordinances relating to the issuance or refinancing of debt;
- 3. Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- 4. Ordinances 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 a municipal government;
- 5. Emergency ordinances;
- 6. Ordinances relating to procurement; or
- 7. Ordinances enacted to implement the following:

- \_\_\_ a. Part II of chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits;
- \_\_\_ b. Sections 190.005 and 190.046;
- \_\_\_ c. Section 553.73, relating to the Florida Building Code; or
- \_\_\_ d. Section 633.202, relating to the Florida Fire Prevention Code.

**Part I.**

Summary of the proposed ordinance and statement of public purpose:

(Address the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the City of Winter Springs.)

The proposed Ordinance 2024-05 amends the City Code to adopt the 2024 International Property Maintenance Code, as modified therein, which adopts property maintenance standards for all property located in the City of Winter Springs, including residential, commercial, and industrial land. The City previously adopted the 2006 International Property Maintenance Code.

**Part II.**

Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Winter Springs: *(fill out subsections a-c as applicable, if not applicable write "not applicable")*

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

The ordinance updates the property maintenance standards in Winter Springs from the previously-adopted 2006 International Property Maintenance Code (IPMC) to the 2024 International Property Maintenance Code, recommended by the International Code Council to best protect the public health, safety and welfare. The International Property Maintenance Code addresses topics such as maintenance of exterior surfaces (e.g., roofs, walls, soffits, windows); swimming pools; weed growth; and sidewalks in a clean, safe, and sanitary condition and in a proper state of repair. Only businesses maintaining their property as nuisances will be directly affected by potential code enforcement liens or nuisance abatement liens, as determined by the City's Code Enforcement Board or a court of law. If a property maintenance violation exists, direct compliance costs will vary depending on the scope of the nuisance and the repair and restoration work necessary to correct the violation to restore the property into a clean, safe, and sanitary condition as required by the IPMC. Therefore, direct compliance costs cannot be generally determined at this time. However, overall, businesses in Winter Springs will benefit from enforcement of uniform property maintenance standards that will protect the public health, safety, welfare, and aesthetics of the surrounding community.

---

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

N/A

---

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

The City of Winter Springs will continue to utilize its Police Department and code enforcement officers to enforce the property maintenance standards and issue notices of violation or notices to abate nuisances, as applicable. No new regulatory costs are anticipated. No new charges or fees are anticipated to business owners.

---

**Part III.**

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

All businesses in the City of Winter Springs will be impacted

---

**Part IV. Additional Information the City Commission may find useful (if any):**

---

---

---

---

*This Business Impact Estimate may be revised following its initial posting.*