

Town of Esto, Florida Business Impact Estimate

This form should be included in the Town Council agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the Town of Esto website by the time notice of the proposed ordinance is published, excluding the exceptions provided in 166.041(4), Florida Statutes.

ORDINANCE 2026-01

AN ORDINANCE OF THE TOWN OF ESTO, FLORIDA, FORMALLY ABANDONING AND VACATING THE TOWN'S INTEREST IN CERTAIN UNOPENED STREETS AND ALLEYS LOCATED WITHIN PARCELS 0328.02-002-18N-001.000, 0328.02-002-06N-009.000, AND 0328.02-002-18N-008.000; CONFIRMING THAT THE TOWN HAS NO FURTHER PUBLIC INTEREST IN SAID RIGHTS-OF-WAY; PROVIDING FOR RECORDING; PROVIDING FOR SEVERABILITY; 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 Town of Esto is of the view that a business impact estimate is not required by state law¹ for 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 s. 163.3164, and, development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
 - b. Comprehensive Plan Amendments and land development regulation amendments initiated by an application by a private party other than the county;

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

- 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*.

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

1. Summary of the proposed ordinance:

Ordinance 2026-01 formally abandons, vacates, releases, and disclaims any right, title, or public interest the Town of Esto may have in certain unopened streets and alleys located within Parcels 0328.02-002-18N-001.000, 0328.02-002-18N-008.000, and 0328.02-002-06N-009.000. The ordinance confirms that the affected rights-of-way have never been opened, constructed, maintained, or used by the public and serve no municipal purpose. The ordinance also provides that the vacated areas shall revert to the ownership of the adjoining property owners pursuant to Florida law and that the Town assumes no responsibility for maintenance, upkeep, improvement, or liability for the vacated areas.

The public purpose of the ordinance is to clarify the Town's public interest, or lack thereof, in the unopened rights-of-way; resolve uncertainty related to prior abandonment efforts; remove any future question or dispute regarding these unused areas; and ensure that the Town's official records accurately reflect the status of the affected streets and alleys. The ordinance also directs the Town Clerk to record a certified copy of the ordinance in the Official Records of Holmes County and provide copies to the Property Appraiser and Tax Collector.

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

- a) An estimate of direct compliance costs that businesses may reasonably incur;

The Town does not anticipate that private, for-profit businesses will incur direct compliance costs as a result of this ordinance. The ordinance does not create new operating requirements, permitting requirements, reporting requirements, inspections, business licensing obligations, or other compliance duties for businesses.

Any costs related to surveying, recording, title work, or related private property matters would be associated with the affected property owners and the specific abandonment matter, rather than a generally applicable regulatory cost imposed on businesses within the Town.

- b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and

The ordinance does not impose any new charge, tax, fee, assessment, license requirement, or other financial obligation on private, for-profit businesses.

- c) An estimate of the Town of Esto regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

The Town does not anticipate any ongoing regulatory costs as a result of this ordinance. Administrative costs are limited to preparing, noticing, adopting, recording, and distributing the ordinance as needed. No new Town revenues, charges, or fees are created by the ordinance.

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

The Town estimates that zero private, for-profit businesses are likely to be directly impacted by this ordinance.

The ordinance concerns specific unopened streets and alleys within identified parcels and does not impose requirements on businesses generally. To the extent any affected parcel is used or later used for business purposes, any impact would be indirect and property-specific rather than a generally applicable business regulation.

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

This ordinance is intended to clarify property and public right-of-way records and remove uncertainty concerning unopened streets and alleys that the Town has not opened, constructed, maintained, or used for public access.