



BUSINESS IMPACT ESTIMATE

Before the enactment of a proposed ordinance, the County shall prepare or cause to be prepared a business impact estimate in accordance with Section 125.66(3), Florida Statutes.

BOCC Meeting Dates: permission to advertise 11/12/2024 1st hearing 2/4/2025 2nd hearing 2/18/2025

Proposed Ordinance Title/Reference:

AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, AMENDING LAND DEVELOPMENT CODE CHAPTER IV, SECTION 4.03.02, RESEARCH AND EDUCATION PARK OVERLAY ZONE ESTABLISHED, REVISING THE BOUNDARY OF THE RESEARCH AND EDUCATION OVERLAY ZONE AND COORESPONDING MAP; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR APPLICABILITY AND SEVERABILITY; AND PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR CODIFICATION; AND PROVIDING FOR ADOPTION.

The Proposed Ordinance does does not fall under one of the following enumerated exceptions:¹

- 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 county 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;
 - 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.

A business impact estimate is not required for the above exceptions.

Summary of Proposed Ordinance and Statement of Public Purpose to be Served:

The St. Lucie County Planning & Development Services Department, on behalf of the Board of County Commissioners, is proposing a text amendment to the LDC to revise the boundary of the Treasure Coast Research and Education Park Overlay Zone depicted on the map within Section 4.03.02.

On October 15, 2024, the Board of County Commissioners (BOCC) approved an Option Agreement with Ashley Capital Pursuant to RFP No. 22-092, to purchase 111 acres within the Treasure Coast Research and Education Park. The agreement includes a 180-day period to be completed by the County to:

- Amend Land Development Code Section 4.03.00 to exclude the Property and the Purchaser's Property from the Research and Education Park Overlay Zone, modifying the boundaries of the Overlay map as specified in Section 4.03.02(A) to reflect this removal, and modify the text of any other sections of the County Code as required to achieve the purpose.

The purpose of this agenda item is to amend the boundary of the Research and Education Park, consistent with the Option Agreement approved by the BOCC.

¹ F.S. 125.66(3)(c)(2023)

Estimate of Direct Economic Impact on Private/For Profit Businesses:

- a. Estimate of Direct Business Compliance Costs: The map does for the Research and Education Park does not impose new regulations or restrictions on businesses. The revisions will remove land area from the Park, therefore eliminating the need for future businesses to comply with the standards of the Overlay District.
- b. New Charges/Fees on Businesses Impacted: None, the amendments do not impose new fees or charges on existing businesses.
- c. Estimate of Regulatory Costs: None

Good Faith Estimate of Number of Businesses Likely Impacted: None.

Any Additional Information: None