



### **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 4/22/2025 1<sup>st</sup> hearing 6/3/2025 2<sup>nd</sup> hearing 7/1/2025

**Proposed Ordinance Title/Reference:**

**AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, AMENDING LAND DEVELOPMENT CODE SECTION 11.02.01 TO ESTABLISH THE REQUIREMENTS FOR COMMUNITY PARTICIPATION MEETINGS; SECTION 11.02.02 TO ALLOW CERTAIN PERMITTED AS-OF-RIGHT USES IN CONFORMITY WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE AND DEVELOPMENT APPLICATIONS THAT ARE IN SUBSTANTIAL CONFORMITY WITH A PRELIMINARY PLANNED DEVELOPMENT PLAN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS TO BE PROCESSED AS A MINOR SITE PLAN AND TO INCLUDE LIVE LOCAL AFFORDABLE HOUSING APPLICATIONS MEETING THE PROVISIONS OF SECTION 125.01055, F.S. AS A MINOR SITE PLAN AND TO DELETE PROVISIONS PERTAINING TO DEVELOPMENTS OF REGIONAL IMPACT THAT ARE NO LONGER CONSISTENT WITH FLORIDA STATUTES; AND SECTIONS 11.02.04, 11.02.06, 11.02.08 AND 11.02.09 TO UPDATE OBSOLETE DEPARTMENT NAMES AND TITLES; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY AND APPLICABILITY; 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:<sup>1</sup>**

- 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.

The County initiated a Text Amendment to the Land Development Code (LDC) proposing to require community participation meetings for certain types of development applications and allow certain permitted as-of-right uses in conformity with the Comprehensive Plan and Land Development Code, as well as development applications that are in substantial conformity with an approved Preliminary Planned Development Plan, and any Live Local Affordable Housing applications meeting the provisions of Section 125.01055, F.S. to be processed as a Minor Site Plan. The proposal includes deleting provisions pertaining to Developments of Regional Impact that are no longer consistent with Florida Statutes and updating obsolete department names and titles in Sections 11.02.04, 11.02.06, 11.02.08 and 11.02.09.

<sup>1</sup> 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 amended regulations will require the applicants of certain development applications to conduct mandatory public outreach meetings with surrounding property owners. There is a direct cost to planning and engineering firms, who generally host these meetings, which will ultimately be transferred to the applicant.
- b. New Charges/Fees on Businesses Impacted: None, the amendments do not impose new fees or charges on existing businesses. The amendment increases the number of development permit applications that could be processed as minor site plans, instead of major site plans, providing for a cost savings to the applicant.
- c. Estimate of Regulatory Costs: None

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

**Any Additional Information:** None