



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: 7/1/25, 1st hearing: August 5, 2025, 2nd hearing: N/A

Proposed Ordinance Title/Reference:

ORDINANCE NO. 2025-016 - AMENDING THE ST. LUCIE CODE CHAPTER 32 "PUBLIC PROPERTY," ARTICLE IV "PUBLIC CONDUCT" TO CONFORM THE CODE TO STATUTORY REQUIREMENTS PROHIBITING PUBLIC SLEEPING OR CAMPING, DELEGATE AUTHORITY TO THE PARKS & RECREATION DIRECTOR OR HIS/HER DESIGNEE TO APPROVE GROUP FUNCTIONS HELD ON COUNTY PROPERTY, AND TO CODIFY THE PERMIT PROCESS AND DELEGATION OF AUTHORITY TO THE TOURISM & VENUES DIRECTOR OR HIS/HER DESIGNEE FOR EVENTS HELD AT THE FAIRGROUNDS

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. Part II of Chapter 163, Florida Statutes, 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, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. 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:

In 1982, the County passed Ordinance 82-10 which created the Public Conduct article in the Code of Ordinances, which is applicable to all properties and facilities, including but not limited to, buildings, parks, preserves, playgrounds, and recreation areas owned or leased by the County. Ordinance 82-10 included prohibitions for overnight camping the areas regulated by the article (all properties and facilities), unless specifically authorized. This prohibition remains today.

In 2024, the Florida Legislature passed Chapter 2024-11, creating Section 125.0231, F.S., related to unauthorized public camping and public sleeping. The draft ordinance further refines the existing County Code to utilize the terms/text from Section 125.0231, F.S.

The draft ordinance amends Section 32-98 regarding permits for group events or functions and the use of County properties and facilities which may be issued by the Parks and Recreation Director or his/her designee.

Additionally, the draft ordinance creates Section 32-103 regarding the use of the Fairgrounds. The amendment provides that permits for events at the Fairgrounds may be issued by the Tourism and Venues Director or his/her designee. Additionally, the ordinance establishes a process to host sales events for vehicles, recreational vehicles, motorcycles, and vessels at the Fairgrounds. Currently, Sections 8.02.02 of the Land Development Code provides for these sales events on property having a CG, IL or IH zoning designation. The Fairgrounds has a zoning designation of I (Institutional).

¹ F.S. 125.66(3)(c)(2023)

Community events, agricultural exhibits, commercial events, vehicle and vessel sales events, trade shows, entertainment and/or musical events, sporting events, expos, and similar exhibitions are typically held at the fairground facilities. Providing for these uses and sales events allows the County to expand the usage opportunities for residents, businesses and traveling events. Local and traveling events can have a significant economic impact, bringing tourism and revenue.

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

- a. Estimate of Direct Business Compliance Costs: None, the proposed ordinance clarifies and defines existing processes and is intended to reduce uncertainty for applicants.
- b. New Charges/Fees on Businesses Impacted: Fees were adopted by the Board of County Commissioners.
- c. Estimate of Regulatory Costs: No additional regulatory costs. Staffing levels remain constant for processing requests.

Good Faith Estimate of Number of Businesses Likely Impacted:

None.

Any Additional Information:

N/A.