



BUSINESS IMPACT ESTIMATE¹

Meeting Date: December 10, 2025

Proposed Ordinance Title/Reference: Ordinance Approving Amendments to Monroe County Comprehensive Plan Policy 1302.1.4 and Policy 1302.1.5 to Amend the Requirement(s) Relating to a Community Meeting.

The Proposed Ordinance **does** **does not fall under one of the following enumerated exceptions:**²

- 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 issuance or refinancing of debt;
- The proposed ordinance is related 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 a county government;
- The proposed ordinance is an emergency ordinance;
- The proposed ordinance relates to procurement;
- The proposed ordinance is enacted to implement the following:
 - Development orders and development permits, as those terms are defined in Section 163.3164, Florida Statutes, and development agreements, as authorized by the Florida Local Government Development Agreement Act under Sections 163.3220-3243, Florida Statutes;
 - Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the county;
 - Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - Section 553.73, Florida Statutes, relating to the Florida Building Code;
 - Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Summary of Proposed Ordinance and Statement of Public Purpose to be Served: This proposed amendment would eliminate the requirement that a Community Meeting be held between 45 and 120 days prior to any required public hearing and that noticing of such meeting shall occur at least 10 days before the community meeting, as more particularly provided below (proposed amendments are shown as follows: additions are set forth in red underline and deletions are set forth in ~~red strikethrough~~).

¹ Business impact statement must be posted on the county's website no later than the date the notice of proposed enactment is published.

² Fla. Stat. §§ 125.66(3)(c)(1.)-(7.)(e).

Policy 1302.1.4

Monroe County shall maintain land development regulations creating a required community meeting to emphasize the importance of citizen participation as early as possible in the planning and development review process. The following shall be considered for inclusion:

- Applicants requesting a Major Conditional Use permit, development agreement, Land Use District (Zoning) Map amendment, Land Use District (Zoning) Map Overlay amendment, or Future Land Use Map amendment shall provide for community participation.
- ~~Between 45 and 120 days p~~Prior to the Development Review Committee meeting required for certain applications or amendments, any required public hearing(s), a community meeting shall be held at a location close to the project site, or by electronic means.
- This meeting shall be noticed to surrounding property owners and advertised by the applicant at least ~~40~~ 15 days before the community meeting, in a newspaper of general circulation.
- The applicant shall pay the cost of the public notice and advertising for the community meeting.
- This meeting shall be facilitated by a representative from the Monroe County ~~Growth Management Division~~ Planning and Environmental Resources Department and the applicant shall be present at the meeting.

Policy 1302.1.5

Monroe County shall maintain land development regulations creating a required community meeting to emphasize the importance of citizen participation as early as possible in the planning process. The following shall be considered for inclusion:

- Proposals by the County or a private applicant to amend the text of the Land Development Code and/or Comprehensive Plan, with a county-wide impact, shall require a community meeting at least three (3) months prior to ~~any required public hearing~~ the review of the amendment by the Development Review Committee.
- A private applicant shall pay the cost of the public notice and advertising for the community meeting.
- This meeting shall be noticed and advertised by the County at least ~~40~~ 15 days before the community meeting, in a newspaper of general circulation.
- This meeting shall be facilitated by a representative from the Monroe County ~~Growth Management Division~~ Planning and Environmental Resources Department and the applicant shall be present at the meeting.

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

- a. Estimate of Direct Business Compliance Costs:
This ordinance ("amendment") is not intended to directly impact business compliance costs.
- b. New Charges/Fees on Businesses Impacted:
This amendment does not impose any new County fees/charges to be assessed.
- c. Estimate of Regulatory Costs:
This amendment does not impose any added regulatory expense and therefore is not anticipated to create such costs associated with compliance with such County regulations.

Good Faith Estimate of Number of Businesses Likely Impacted: The estimated number of businesses likely to be impacted by this ordinance ("amendment") cannot be quantified at this time because this amendment neither is intended to directly impact business compliance costs nor imposes any County fees/charges to be assessed.

Any Additional Information: N/A.