



BUSINESS IMPACT ESTIMATE¹

Meeting Date: December 10, 2025

Proposed Ordinance Title/Reference: Ordinance Approving Amendments to Monroe County Land Development Code Sections 102-159, 110-3, and 110-70 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 the first of any public hearings required for development approval, as more fully stated below (proposed amendments are shown as follows: additions are set forth in red and deletions are set forth in ~~red-strikethrough~~).

Sec. 102-159. Community Participation.

- (a) **Map amendments.** In addition to the public hearings required by Section 102-158, applicants requesting a Land Use District (Zoning) Map, Land Use District (Zoning) Map Overlay District or Future Land Use Map (FLUM) amendment shall provide for public participation through a community meeting.
- (1) *Community meeting.* The applicant will coordinate with the Planning Director regarding the date, time and location of the proposed community meeting; however, all meetings are to be held on a weekday evening at a location close to the project site, or by electronic means, between 45—120 days prior to ~~any of the public hearings required in Section 102-158~~ the review of the amendment by the Development Review Committee.

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).

- (b) **Text amendments to the Land Development Code and/or the Comprehensive Plan with County-Wide Impact.** In addition to any required public hearings, proposals by the County or a private applicant to amend the text of the LDC and/or the Comprehensive Plan, shall provide for community participation through the following:

- (3) *Community Meeting.* 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.

- a. A private applicant will coordinate with the Planning Director regarding the date, time and location of the proposed community meeting; however, all meetings shall be held on a weekday evening, ~~at least three (3) months prior to any of the public hearings required in Section 102-158 or by Section 163.3184, F.S. (for comp plan)~~ prior to the review of the amendment by Development Review Committee.

Sec. 110-3. Pre-Application Conference and Community Participation Meetings.

- (b) **Community Participation Meeting.** Applicants requesting a Major Conditional Use Permit pursuant to Article III of this chapter, or a Development Agreement pursuant to Article V of this chapter shall provide for public participation through a community meeting.

- (1) *Scheduling.* The applicant will coordinate with the Planning Director regarding the date, time and location of the proposed community meeting; however, all meetings are to be held on a weekday evening at a location close to the project site, or by electronic means, between 45 and 120 days prior to the Development Review Committee review of the Major Conditional Use Permit or Development Agreement. the first of any public hearings required for development approval.
- (2) *Notice of Meeting.* The community meeting shall be noticed at least 15 days prior to the meeting date by advertisement in a Monroe County newspaper of general circulation, mailing of notice to surrounding property owners, and posting of the subject property, in accordance with Section 110-5.
- (3) *Noticing and Advertising Costs.* The applicant shall pay the cost of the public notice and advertising for the community meeting and provide proof of proper notice to the Planning Director.
- (4) The community meeting shall be facilitated by a representative from the Monroe County Planning & Environmental Resources Department and the applicant shall be present at the meeting.

Sec. 110-70. Major Conditional Uses.

- (b) **Community Meeting:** The applicant will coordinate with the Planning Director, or his/her designee, regarding the date, time and location of the proposed community meeting; however, all

meetings are to be held on a weekday evening at a location close to the project site or by electronic means, prior to the Development Review Committee review of the major conditional use permit.

- (bc) **Review by the Development Review Committee (DRC).** An application for a major conditional use permit shall be reviewed by the DRC. The DRC shall give comments to the applicant, responsible staff and the Planning Director. Within 60 days of the meeting or within 60 days after any additional information required from the applicant is furnished ~~or within 60 days after a required community meeting~~, the department shall provide for advertisement of the required public hearing by the Planning Commission.
- (ed) **Public hearing on an application for a major conditional use permit.** ~~The applicant shall provide for a Community Meeting between 45 and 120 days prior to the Planning Commission hearing, in accordance with Section 110-3(b).~~ The Planning Commission shall hold a public hearing on the application for a major conditional use permit and shall issue a development order granting, granting with conditions or denying the application for a major conditional use permit within 60 days of the public hearing by the Planning Commission, with the exception of any application where a condition has been imposed that must be satisfied prior to the issuance of a development order approving the major conditional use permit, in which case the development order shall be issued within 30 days after receipt of proof of satisfaction of the condition. The applicant shall provide any additional information to satisfy a condition required by the Planning Commission within one (1) year of the date of the Planning Commission meeting when the application was considered. If such information is not received within this timeframe, the application will be deemed withdrawn.
- (ec) **Appeal of a major conditional use decision by the Planning Commission.** The applicant, an adjacent property owner, or any aggrieved or adversely affected person, as defined by F.S. § 163.3215(2), or any person who presented testimony or evidence at the public hearing conducted pursuant to subsection (c) of this section may request an appeal of the Planning Commission's decision under chapter 102, article VI, division 2 by filing the notice required by that article within 30 days of the written decision of the Planning Commission.

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.