



BUSINESS IMPACT ESTIMATE¹

Meeting Date: December 10, 2025

Proposed Ordinance Title/Reference: Ordinance Approving Amendments to the Monroe County Comprehensive Plan by Amending Comprehensive Plan Policy 101.19.2 and Figure 2.5 and Table 2.7 of the Livable CommuniKeys Master Plan for Big Pine Key and No Name Key to Include That Certain Property Located at 258 Cunningham Lane, Big Pine Key, Described as Lots 5, 6, 7, 8, 13, 14, 15, and 16 of Block 1 of Pine Hammock, According to the Plat Thereof, As Recorded in Plat Book 3, Page 163, of the Official Records of Monroe County, Florida, and Tract D of Pine Key Acres, Section One, As Recorded in Book 509, Pages 1046 Through 1049, of the Official Records of Monroe County, Florida, Currently Having Parcel Identification Numbers 00111070-004000 and 00250660-000000.

The Proposed Ordinance **does** **does not fall under one of the following enumerated exceptions²**

- 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;
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- 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 include the property colloquially referred to as 'Grimal Grove' as an existing institutional use as identified in Table 2.7 and Figure 2.7 of the Livable CommuniKeys Master Plan for Big Pine Key and No Name Key.

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).

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 County charges or fees to be assessed.

c. **Estimate of Regulatory Costs:**

This amendment adding the subject property colloquially known as 'Grimal Grove' to Table 2.7 and Figure 2.7 of the Livable CommuniKeys Master Plan for Big Pine Key and No Name Key is not reasonably anticipated to create costs associated with compliance with County regulations.

Good Faith Estimate of Number of Businesses Likely Impacted: The estimated number of businesses likely to be impacted by this ordinance ("amendment") adding the subject property colloquially known as 'Grimal Grove' to Table 2.7 and Figure 2.7 of the Livable CommuniKeys Master Plan for Big Pine Key and No Name Key cannot be quantified at this time because this amendment does not impose County fee assessments and neither is intended to directly impact business compliance costs nor is reasonably anticipated to create costs associated with compliance with County regulations.

Any Additional Information: N/A.