

BUSINESS IMPACT ESTIMATE

Proposed ordinance's title/reference: Ordinance No. 2024-4

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ST. LUCIE VILLAGE, FLORIDA, AMENDING THE TEXT OF THE ST. LUCIE VILLAGE LAND DEVELOPMENT CODE TO ESTABLISH THE INDUSTRIAL LIGHT ZONING DISTRICT (IL), TO MAKE PROVISION FOR MECHANICAL AND STRUCTURAL TESTING SERVICES AS A USE PERMITTED UPON SITE PLAN REVIEW IN THE INDUSTRIAL LIGHT ZONING DISTRICT, ADDING NEW DEFINITIONS, AND REVISING SECTION 3.5.2 PERMITTED USE TABLE – TABLE 1, SECTION 3.5.3 EXTRA REQUIREMENTS FOR CONDITIONAL USES OR PERMITTED USES, AND SECTION 3.5.6 DENSITY, AREA, YARD AND HEIGHT REQUIREMENTS – TABLE 2, AMENDING SECTION 1.2.0 AUTHORITY, AND AMENDING THE OFFICIAL ZONING MAPS TO DESIGNATE THE SUBJECT PARCEL AS INDUSTRIAL LIGHT; AND PROVIDING FOR AN EFFECTIVE DATE

This Business Impact Estimate is provided in accordance with section 166.041(4), *Florida Statutes*. If one or more boxes are checked below, this means the Town of St. Lucie Village (the "Town") is of the view that a business impact estimate is not required by state law for the proposed ordinance, but the Town is, nevertheless providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- 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 municipal 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*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the Town hereby publishes the following information:

1. **Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):** The Town of St. Lucie Village Comprehensive Plan recognizes Light Industrial as the Future Land Use for specific properties within the municipal boundaries. The St. Lucie Village Land Development Code does not currently include Light Industrial zoning and the Official Zoning Maps do not designate any zoning category for this subsequently annexed parcel which was identified as having Light Industrial land use

Ordinance 2024-4 would amend the St. Lucie Village Land Development Code and the Official Zoning Maps to establish the Industrial Light zoning and designate the property with Property Appraiser Parcel Number 1433-113-0030-010-2 as having Industrial Light (IL) zoning.

- 2. **An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any:**
 - a) **An estimate of direct compliance costs that businesses may reasonably incur;**
 - b) **Any new charge or fee imposed by the proposed ordinance, or for which businesses will be financially responsible; and**
 - c) **An estimate of the Town’s regulatory costs, including estimated revenues from any new charges or fees to cover such costs.**

The adoption of Ordinance 2024-4 does not impose any direct compliance costs on any businesses. The Ordinance does not impose any new charge or fee for which businesses will be financially responsible. The ordinance imposes no regulatory costs.

3. **Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:**

This would not impact any existing businesses, but would allow a new business to use this undeveloped parcel.

4. **Additional information the governing body deems useful (if any):**

N/A