



## **BUSINESS IMPACT ESTIMATE<sup>1</sup>**

Meeting Date: August 20, 2025

**Proposed Ordinance Title/Reference:** Ordinance Amending Land Development Code Section 138-24 to Eliminate the Existing 1-for-1 Takings and Bert Harris Act Liability Reduction Exchange Requirement for All 214 of the Remaining Workforce Housing Initiative Early Evacuation Unit Building Permit Allocations.

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

- 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 will result in potential development of 214 additional early evacuation units (with various income limits) within Monroe County and will result in a reduction of the availability of allocations that would otherwise be potentially available through administrative relief to resolve inverse condemnation (takings) and Bert Harris Act claims throughout the County.

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

<sup>2</sup> 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 does not impose any new regulations and therefore is not anticipated to create any 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") cannot be quantified at this time because this amendment neither is intended to directly impact business compliance costs nor imposes any County charges or fees to be assessed nor imposes any new regulations resulting in any costs associated with compliance with County regulations.

**Any Additional Information:** N/A.