

Nassau County

Business Impact Estimate

This form shall be included in the agenda packet and shall be posted on County's website no later than the date the notice of the proposed ordinance is published.

Proposed Ordinance's Title/Reference: CPA24-003

AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) OF THE 2030 COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF 55.46 ACRES OF REAL PROPERTY LOCATED ON THE SOUTHSIDE OF CLYDE HIGGINBOTHAM ROAD, NORTH OF THE DUVAL COUNTY LINE, FROM MEDIUM DENSITY RESIDENTIAL (MDR) TO TRANSECT-2.5 (T-2.5) AND THE RECLASSIFICATION OF 5.19 ACRES OF REAL PROPERTY LOCATED ON THE SOUTHSIDE OF CLYDE HIGGINBOTHAM ROAD, NORTH OF THE DUVAL COUNTY LINE, FROM MEDIUM DENSITY RESIDENTIAL (MDR) TO TRANSECT-1 (T-1); PROVIDING FOR FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 125.66 (3), Florida Statutes.

If one or more boxes are checked below, this means that Nassau County is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the County 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. The County reserves the right to revise this Business Impact Estimate 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 proposed ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;

¹ See Section 125.66(3)(c), Florida Statutes.

- b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the county;
- b. Sections 190.005 and 190.046, Florida Statutes, relating to 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 Section 125.66 (3), Florida Statutes, even notwithstanding the fact that an exemption noted above may apply, the County hereby publishes the following information:

1. A summary of the proposed ordinance, including a statement of the public purpose, such as serving the public health, safety, morals and welfare of the County:
CPA24-003 changes the Future Land Use Map classification of a parcel comprising approximately 60.65 acres identified as Tax Parcel No. 42-2N-27-0000-0003-0000. WRC Cook Yulee, LLC, the owner of the parcel, has not been granted a change of Future Land Use Map designation on the subject property within the previous twelve (12) months. The FLUM amendment is consistent with the applicable sections of the Nassau County Land Development Code and Comprehensive Plan. The FLUM complies with the Goals, Objectives and Policies of the 2030 Comprehensive Plan, in particular Policy FL.01.04.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the County, including the following, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted: \$0.00

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible: None

(c) An estimate of the County's regulatory costs, including estimated revenues from any new charges or fees to cover such costs: \$0.00

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

None

4. Additional information the County deems useful (if any): None

Examples: The methodology or data used to prepare the Business Impact Estimate including the sources of that data: social media postings, direct mail or email, public workshops, etc. Any efforts made to reduce the potential fiscal impact on businesses. If applicable, a statement that the proposed ordinance applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not only affect businesses.