



## Business Impact Estimate

### Proposed Ordinance's Title/Reference:

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO AMEND THE CAPITAL IMPROVEMENTS ELEMENT OBJECTIVES AND POLICIES TO REVISE POLICY H.1.5.3 (C) TO APPLY TRANSPORTATION CONCURRENCY TO NON-RESIDENTIAL DEVELOPMENT; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.**

In accordance with Section 125.66 (3), Florida Statutes, 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:

**The change would require new commercial development to pay concurrency fees towards the County's infrastructure obligations. This ordinance will also affect existing commercial businesses, especially when they choose to expand. The purpose of this ordinance is to remove an incentive for commercial development in St. Johns County and return to the normal concurrency review and associated proportionate fair-share as established by the Florida legislature.**

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: **This change will increase fees paid for non-residential development as they would be subject to concurrency reviews. The current adopted fee for concurrency review is tiered based on trip generation and ranges from \$0.00 to \$10,828, depending on trip generation and necessary agreements. This is in**

**addition to the proportionate fair-share cost due by the project, which varies depending on transportation impacts to the road network.**

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible: **Yes. Commercial properties will return to paying concurrency proportionate fair-share to the County as outlined under Florida law, as well as a concurrency review fee should it be triggered, based on applicable code. This fair-share may not trigger an amount beyond impact fees, so the total payment may only increase total fee paid by the review fee.**

(c) An estimate of the County's regulatory costs, including estimated revenues from any new charges or fees to cover such costs: **The County anticipates revenue from removal of the fee exception based on the adopted fee schedule and the level of review for concurrency determination and agreement reviews. The revenue estimation cannot be determined as this is subject to both the quantity of reviews done by staff as well as the direct impact a proposed development has on the transportation network.**

3. Good faith estimates of the number of businesses likely to be impacted by the proposed ordinance: **All non-residential development will be impacted to various degrees. Lower trip generation developments may have no additional fees imposed, while large traffic generations would be subject to the new review and associated fees, and possibly have a fair-share that exceeds its impact fee assessment for roadways.**

4. Additional information the County deems useful (if any): **The imposition of concurrency for non-residential may result in the creation of additional impact fee credits within the County. Impact Fee Credits can be transferred to other projects, thus limiting the amount of impact fees directly collected by the County.**