



Business Impact Estimate

Proposed Ordinance's Title/Reference:

AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS, ST. JOHNS COUNTY, FLORIDA, AMENDING PORTIONS OF ST. JOHNS COUNTY LAND DEVELOPMENT CODE (ORDINANCE 1991-51, AS AMENDED), SPECIFICALLY AMENDING ARTICLE II ZONING DISTRICTS AND SPECIAL USES, PART 2.02.00 USES ALLOWED WITHIN ZONING DISTRICTS, SECTION 2.02.04 ACCESSORY USES AND ARTICLE XII DEFINITIONS TO CLARIFY CERTAIN RESTRICTIONS AND USE CRITERIA FOR ACCESSORY USES AND STRUCTURES; AMENDING ARTICLE II ZONING DISTRICTS AND SPECIAL USES, PART 2.02.00 USES ALLOWED WITHIN ZONING DISTRICTS, SECTION 2.02.03 HOUSING TYPES TABLE, SECTION 2.02.04 ACCESSORY USES, PART 2.03.00 ALLOWABLE AND SPECIAL USES, SECTION 2.03.01, TABLE OF ALLOWABLE AND SPECIAL USES, SECTION 2.03.08 MANUFACTURED/MOBILE HOME, SECTION 2.03.09 MANUFACTURED/MOBILE HOME PARK, ARTICLE III SPECIAL DISTRICTS, PART 3.11.00 WEST AUGUSTINE OVERLAY DISTRICT, TABLE 3.11.05, SECTION 3.11.06 SITE DEVELOPMENT CRITERIA, AND PART 3.12.00 HASTINGS OVERLAY DISTRICT, TABLE 3.12.04 PERMITTED USES BY ZONING DISTRICT, AND ARTICLE VI DESIGN STANDARDS & IMPROVEMENT REQUIREMENTS, PART 6.08.00 SUPPLEMENTAL DESIGN STANDARDS FOR SPECIFIED USES, SECTION 6.08.23 MANUFACTURED/MOBILE HOME PARKS, TO ALLOW MANUFACTURED/MOBILE HOMES BY RIGHT AS A RESIDENTIAL USE CONSISTENT WITH 553.385, FLORIDA STATUTES AND RELOCATE CERTAIN DEVELOPMENT CRITERIA FOR MANUFACTURED/MOBILE HOMES TO ARTICLE VI; AMENDING ARTICLE II ZONING DISTRICTS AND SPECIAL USES, PART 2.03.00 ALLOWABLE AND SPECIAL USES, SECTION 2.03.01, TABLE OF ALLOWABLE AND SPECIAL USES, SECTION 2.03.17 PRIVATE SCHOOL WITH CONVENTIONAL ACADEMIC CURRICULUM, ARTICLE III SPECIAL DISTRICTS, PART 3.11.00 WEST AUGUSTINE OVERLAY DISTRICT, TABLE 3.11.05, AND PART 3.12.00 HASTINGS OVERLAY DISTRICTS, TABLE 3.12.04 PERMITTED USES BY ZONING DISTRICT, TO RENAME THE USE OF PRIVATE SCHOOL WITH CONVENTIONAL ACADEMIC CURRICULUM TO PRIVATE SCHOOL AND SIMILAR EDUCATION FACILITIES AND ALLOW THE USE BY RIGHT IN ALL COMMERCIAL AND MIXED-USE ZONING DISTRICTS CONSISTENT WITH 1002.42, FLORIDA STATUTES; AMENDING ARTICLE III, SPECIAL DISTRICTS, PART 3.11.00 WEST AUGUSTINE OVERLAY DISTRICT, TO ALLOW FOOD TRUCK PARK AS A SPECIFIED USE AND PROVIDE DESIGN STANDARDS; AMENDING ARTICLE III SPECIAL

DISTRICTS, PART 3.12.00 HASTINGS OVERLAY DISTRICT, SECTION 3.12.06 SITE DEVELOPMENT CRITERIA, TO CLARIFY MINIMUM LOT WIDTH AND LOT AREA REQUIREMENTS; AMENDING ARTICLE XII DEFINITIONS FOR DEFINITION OF DWELLING, ONE FAMILY OR SINGLE FAMILY FOR CONSISTENCY WITH 553.385, FLORIDA STATUTES AND DEFINITION FOR HOME-BASED BUSINESS CONSISTENT WITH 559.955, FLORIDA STATUTES; DESIGNATING ST. JOHNS COUNTY GROWTH MANAGEMENT ASSISTANT DIRECTORS AND THE ST. JOHNS COUNTY PLANNING DIVISION MANAGER AS ADMINISTRATIVE AUTHORITIES ALLOWED TO PROCESS PLAT AND REPLAT SUBMITTALS AND RENDER DECISIONS OF APPROVAL IN ADDITION TO THE ST. JOHNS COUNTY GROWTH MANAGEMENT DIRECTOR PURSUANT TO 177.071, FLORIDA STATUTES; AMENDING TEXT FOR GENERAL CORRECTIONS; PROVIDING FOR CORRECTION OF SCRIVENERS ERRORS; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

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

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 ordinance would clarify existing Accessory Structures size allowances in residential zoning districts and remove occupancy restrictions on Accessory Single Family or Two Family Dwellings in certain zoning districts. The purpose of this change is to provide clarification to current regulations and to remove restrictions not otherwise required.

The ordinance would also add Food Truck Parks as an allowable use in the West Augustine overlay district and provide similar general design standards, conditions, and limitations for such Food Truck Parks as are already in effect for Food Truck Parks outside of the overlay. The purpose of this change is to allow Food Truck Parks to operate in the West Augustine overlay district as is allowed throughout most of unincorporated St. Johns County while specifying similar development standards.

This amendment serves the public health, safety, morals and welfare of the County.

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: None.

(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: **None.**

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

Enactment of this ordinance may attract additional Food Truck Parks to the county. St. Johns County currently has three (3) Food Truck Parks (0 in the West Augustine overlay district; 1 in City of St. Augustine limits).