



Business Impact Estimate

Date: 10/20/2026

Proposed Ordinance(s)'s Title/Reference: COMPLAN 2026-01 & Ordinance 2026-__

ORDINANCE 2026-__

AN ORDINANCE OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING PORTIONS OF THE 2050 COMPREHENSIVE PLAN (ORDINANCE NO. 2010-38, AS AMENDED) SPECIFICALLY AMENDING SECTION D (INFRASTRUCTURE ELEMENT – POTABLE WATER SUB-ELEMENT) OBJECTIVE D.4.4 (SURFACE WATER AND GROUNDWATER QUALITY) AND OBJECTIVE D.5.4 (WELLHEAD PROTECTION) TO AMEND AND CLARIFY USES AND ACTIVITIES WITHIN THE COUNTY'S WELLHEAD RESOURCE PROTECTION AREA FOR CONSISTENCY WITH CHAPTER 62-521, FLORIDA ADMINISTRATIVE CODE AND CURRENT BEST PRACTICES; PROVIDING FOR FINDINGS OF FACT; PROVIDING FINDINGS OF CONSISTENCY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

and

ORDINANCE 2026-__

AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS, ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING ST. JOHNS COUNTY LAND DEVELOPMENT CODE (ORDINANCE 1999-51, AS AMENDED) REGARDING WELLHEAD PROTECTION, SPECIFICALLY AMENDING SECTION 3.02.01 PROVIDING PURPOSE; AMENDING SECTION 3.02.02 TO UPDATE THE DESIGNATION OF THE WELLHEAD RESOURCE PROTECTION AREA; AMENDING SECTION 3.02.03 REGULATING ACTIVITIES IN THE WELLHEAD RESOURCE PROTECTION AREAS; AMENDING SECTION 3.02.04 GENERAL EXEMPTIONS; AMENDING SECTION 3.02.05 SPECIAL USE; PROVIDING FINDINGS OF FACT;

PROVIDING FOR CODIFICATION; PROVIDING FOR CORRECTION OF SCRIVENERS ERRORS; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; PROVIDING 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(s), including a statement of the public purpose, such as serving the public health, safety, morals and welfare of the County:

This is an amendment to the Comprehensive Plan and Land Development Code of St. Johns County. The changes will update language to match the County requirements to the State Requirements. The ordinances will clarify that County Regulations do not allow Special Use Permit where the state regulations would not allow such a permit. But generally, align with best practices and allow more uses of property adjacent to wellhead sites where best practices and state agency review allow for safe coexistence.

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. There are no additional costs for businesses. This may allow more business to occur within proximity to wellheads when the Use complies with all safety regulations.**

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible:

No.

(c) An estimate of the County's regulatory costs, including estimated revenues from any new charges or fees to cover such costs: **The County already manages wellhead protection, and these costs are not changing; there may be slightly fewer parcels that would require review after passage of this change.**

3. Good faith estimates of the number of businesses likely to be impacted by the proposed ordinance: **None. If anything, a small number of future businesses will be able to open up slightly closer to wellheads. It may also allow wellhead sites in locations that were previously safe but not allowed under the code.**

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