



# LEON COUNTY GOVERNMENT

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## Business Impact Estimate

*In accordance with Section 125.66(3)(a), Florida Statutes (F.S.), a Business Impact Estimate (BIE) is required to be: 1) prepared before enacting certain ordinances and 2) posted on Leon County's website no later than the date the notice of intent to consider the proposed ordinance is advertised (which, per Section 125.66(2)(a), F.S., is at least ten (10) days before the Public Hearing).*

Proposed Ordinance's title in full:

LEON COUNTY ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, ADOPTING TEXT AMENDMENTS TO THE TALLAHASSEE-LEON COUNTY 2050 COMPREHENSIVE PLAN; AMENDING THE INTERGOVERNMENTAL COORDINATION ELEMENT ADDING TEXT TO POLICY 1.8.2; AMENDING THE LAND USE AND MOBILITY ELEMENT POLICY 2.8.10 SUB-URBAN MIXED-USE COMMERCIAL FUTURE LAND USE CATEGORY TO CLARIFY MAHAN GATEWAY CORRIDOR NODES; AMENDING THE LAND USE AND MOBILITY ELEMENT POLICY 2.8.7 LAKE PROTECTION FUTURE LAND USE CATEGORY TO IDENTIFY RESIDENTIAL DENSITY FOR THE BANNERMAN ROAD/BULL HEADLEY ROAD LAKE PROTECTION NODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR A COPY TO BE ON FILE WITH THE TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

Proposed Ordinance Public Hearing Date: May 12, 2026

Pursuant to Section 125.66(3)(c), F.S., the following types of ordinances are exempt from the BIE requirement. As such, if one or more boxes are checked below, Leon County, Florida, believes that a BIE is not required by state law for the proposed ordinance referenced above. Leon County, Florida, reserves the right to revise this BIE following an 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 a county 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 Section 163.3164, F.S., and development agreements, as authorized by the Florida Local Government Development Agreement Act under Sections 163.3220 – 163.3243, F.S.;
- b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the County;
- c. Sections 190.005 and 190.046, F.S., regarding community development districts;
- d. Section 553.73, F.S., relating to the Florida Building Code; or
- e. Section 633.202, F.S., relating to the *Florida Fire Prevention Code*.

In accordance with Florida law Leon County, Florida, hereby posts the following BIE information for this proposed Ordinance on its website for public viewing and consideration on this 1<sup>st</sup> day of May, 2026:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

Leon County Ordinance \_\_\_\_ revises the joint Tallahassee-Leon County 2050 Comprehensive Plan with three proposed text amendments. The proposed amendments are to the Intergovernmental Coordination Element and the Land Use and Mobility Element. The amendment to the Intergovernmental Coordination Element adds language to Policy 1.8.2 [I] to require an agenda item or workshop when the Urban Services Area is proposed for expansion or when future land use map amendments are proposed to properties that are 10 acres or more in certain land use categories within unincorporated Leon County. The proposed revisions to the Land Use and Mobility Element Policy 2.8.10, Sub-Urban Mixed-Use Commercial Future Land Use Category, are to clarify Mahan Gateway Corridor Nodes; and proposed revisions to the Lake Protection Future Land Use Category Policy 2.8.7, are to clarify residential density currently allowed at the Bannerman/Bull Headley Roads Lake Protection Node. The amendments serve a public purpose by providing an additional opportunity for review and public input on future land use map amendments in the unincorporated County; and providing clarity regarding land uses, zoning and residential densities in implementation of the comprehensive plan.

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the county, including the following (if any):

- a.) 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 for which businesses will be financially responsible: None.
- c.) Estimate of Leon 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:

No existing businesses are impacted by the proposed amendments. Future businesses may benefit from review and input opportunity.

4. Additional information Leon County deems necessary (if any):

None.