

Business Impact Estimate

Directions: Pursuant to Fla. Stat. s. 125.66(3)(c), as most recently amended by Ch. 2024-145, Laws of Florida, the County is required to prepare a Business Impact Statement for a range of ordinances. A list of ordinance exemptions is provided below. Please check all exemption boxes that apply to the proposed ordinance and provide the name/title date where indicated below.

- ☒ 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 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 Fla. Stat. s. 163.3164;
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application submitted by a private party other than the municipality;
 - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Prepared by: Michelle Miller, Senior Planner, Dev. Svcs. Date: 09/23/25
Printed Name/Title/Department

Regardless of whether any of the boxes are checked, Include this completed page in the agenda packet.

*If none of the boxes above are checked, complete the attached Business Impact Statement, and include the completed Business Impact Statement as part of the agenda package. **The completed Statement must be posted on the County's web site not later than the time notice of the proposed ordinance is published.***

BUSINESS IMPACT STATEMENT

This Business Impact Estimate is provided in accordance with s. 125.66(3)(c), Florida Statutes. This Business Impact Estimate may be revised following its initial posting.

ORDINANCE TITLE

AN ORDINANCE RELATING TO THE ADMINISTRATIVE APPROVAL OF PLATS AND REPLATS; PROVIDING FOR THE INCORPORATION OF RECITALS AS FINDINGS OF FACT; AMENDING LIST OF DEFINED TERMS; AMENDING PROCEDURES GOVERNING PETITIONS FOR RELIEF FROM HARDSHIPS; AUTHORIZING ADMINISTRATIVE OFFICIAL TO APPROVE PLATS AND REPLATS ADMINISTRATIVELY; PROVIDING FOR THE ADMINISTRATIVE APPROVAL OF CONDITIONAL PLAT SUBMITTALS; PROVIDING FOR THE ADMINISTRATIVE APPROVAL OF PLAT AND REPLAT SUBMITTALS; AMENDING BONDING REQUIREMENT FOR PLATS AND REPLATS; AMENDING DESIGN STANDARDS FOR BLOCKS; AMENDING DESIGN STANDARDS FOR PUBLIC SITES AND OPEN SPACES; REPEALING HERNANDO COUNTY CODE § 26-94; PROVIDING FOR CERTIFICATION OF ADMINISTRATIVE APPROVAL; AMENDING VARIANCE PROCEDURES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE SUMMARY *(must include a statement of the public purpose, such as serving the public health, safety, morals, or welfare):*

On June 20, 2025, the Governor signed into law Chapter 2025-164, Laws of Florida, which amends Fla. Stat. § 177.071 to require that plats and replats be administratively approved by a designated authority of the local government, and no further action or approval by the governing body is required if the plat or replat complies with the applicable statutory requirements. This law went into effect on July 1, 2025.

Florida Statute § 177.071, as now amended, requires that no later than July 1, 2025, each local government designate, by ordinance or resolution, an administrative authority and official responsible for reviewing, processing, and administratively approving plats and replats.

The Administrative Official is defined in Hernando County Code Appendix A, Article V, § 1, is the administrative authority for receiving, reviewing, and processing plat and replat submittals.

This ordinance amends the Land Development Regulations to be consistent with Florida Statute updates.

ESTIMATE OF THE DIRECT ECONOMIC IMPACT OF THE PROPOSED ORDINANCE ON PRIVATE, FOR-PROFIT BUSINESSES IN THE COUNTY, IF ANY:

There is no direct economic impact to private, for-profit businesses.

ESTIMATE OF DIRECT COMPLIANCE COSTS THAT BUSINESSES MAY REASONABLY INCUR:

There is no direct compliance cost anticipated with the implementation of this ordinance.

DESCRIPTION OF NEW CHARGES/FEEES IMPOSED BY THE PROPOSED ORDINANCE OR FOR WHICH BUSINESSES WILL BE FINANCIALLY RESPONSIBLE:

N/A

ESTIMATE OF THE COUNTY'S REGULATORY COSTS, INCLUDING ESTIMATED REVENUES FROM ANY NEW CHARGES OR FEES TO COVER SUCH COSTS:

N/A

GOOD FAITH ESTIMATE OF THE NUMBER OF BUSINESSES LIKELY TO BE IMPACTED BY THE PROPOSED ORDINANCE:

Any businesses operating in the County that provide engineering services for final plats.

ADDITIONAL INFORMATION THE GOVERNING BODY DEEMS USEFUL (IF ANY):

N/A