



# **NEW BUSINESS**

## ***ITEM # 9***

***FIRST READING OF ORDINANCE  
2026-23, AN ORDINANCE OF THE CITY OF  
BUSHNELL, FLORIDA, ADOPTING THE CITY  
OF BUSHNELL'S 2050 COMPREHENSIVE  
PLAN CONTAINING A FUTURE LAND  
USE ELEMENT, HOUSING ELEMENT,  
TRANSPORTATION ELEMENT, PUBLIC  
FACILITIES ELEMENT, PARKS AND  
RECREATION ELEMENT, CONSERVATION  
ELEMENT, INTERGOVERNMENTAL  
COORDINATION ELEMENT, AND A CAPITAL  
IMPROVEMENTS ELEMENT; TOGETHER  
WITH MAPS AND APPENDICIES PURSUANT  
TO CHAPTER 163, FLORIDA STATUTES;  
PROVIDING FOR SEVERABILITY; AND  
PROVIDING AN EFFECTIVE DATE.***



**CITY OF BUSHNELL  
BUSINESS IMPACT ESTIMATE  
ORDINANCE 2026-23**

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**TO:** Honorable City Council  
**FROM:** Morgan Wilson, Assistant City Manager  
**DATE:** April 6, 2026  
**SUBJECT:** Ordinance 2026-23 - Business Impact Estimate

Section 166.041, Florida Statutes, effective October 1, 2023, requires the City to prepare (or cause to be prepared) a business impact estimate prior to final consideration of an ordinance, subject to exemptions noted in the Law. The new law requires that the business impact estimate be posted on the City's website at the time of the published notice of the City Council's final consideration of the ordinance, or ten (10) days prior to the adoption public hearing, whichever is longer. Ordinance No. 2026-23 is proposed to be adopted by the City at the May 2026 Council meeting and is subject to this new requirement. Following are the categories required to be addressed for the proposed ordinance based on the new legislation:

**1. Summary of Proposed Ordinance 2026-23:**

Ordinance 2026-23 adopts the City of Bushnell 2050 Comprehensive Plan pursuant to Chapter 163, Florida Statutes. The Comprehensive Plan establishes long-range goals, objectives, policies, and maps governing:

- Future land use
- Housing
- Transportation
- Public facilities and infrastructure
- Parks and recreation
- Conservation
- Intergovernmental coordination
- Capital improvements

The Plan serves as the guiding policy framework for future development, zoning decisions, infrastructure planning, and capital investments through the year 2050.

**2. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City**

**a. Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.**

The ordinance itself does not impose immediate, direct compliance costs on private businesses. However, indirect impacts may occur over time as development regulations, land use designations, and infrastructure planning decisions are implemented consistent with the Comprehensive Plan. Potential indirect costs may include site planning and engineering costs associated with compliance with future land use designations, potential rezoning or land use amendment applications where proposed uses differ from adopted designations, and infrastructure concurrency and proportionate share contributions. These costs are typical of existing growth management requirements and are not newly created by this ordinance but rather guided by the adopted Plan.

**b. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.**

The ordinance does not create any new fees, charges, or assessments, and does not modify the City's existing fee structure.

**c. An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.**

The ordinance itself does not create new permitting processes, impose new reporting requirements, nor directly regulate business operations. However, it establishes the policy framework that future land development regulations, zoning decisions, and capital improvements must be consistent with.

**3. A good faith estimate of the number of businesses likely to be impacted by the ordinance.**

The Comprehensive Plan may affect a broad range of businesses over time, including real estate developers and investors, construction and contracting firms, engineering, planning, and surveying firms, commercial and industrial businesses seeking site development or expansion.

The number of affected businesses is indeterminate but potentially significant over the long term, as the Plan applies citywide and influences all future development activity.

**4. Any additional information the board determines may be useful.**

The adoption of the 2050 Comprehensive Plan is expected to have a significant positive impact on long-term economic growth, including facilitating orderly and efficient development patterns, supporting infrastructure investments necessary for business expansion, enhancing property values through coordinated planning, and promoting economic resilience and sustainability.

**ORDINANCE NUMBER 2026-23**

**AN ORDINANCE OF THE CITY OF BUSHNELL, FLORIDA, ADOPTING THE CITY OF BUSHNELL'S 2050 COMPREHENSIVE PLAN CONTAINING A FUTURE LAND USE ELEMENT, HOUSING ELEMENT, TRANSPORTATION ELEMENT, PUBLIC FACILITIES ELEMENT, PARKS AND RECREATION ELEMENT, CONSERVATION ELEMENT, INTERGOVERNMENTAL COORDINATION ELEMENT, AND A CAPITAL IMPROVEMENTS ELEMENT; TOGETHER WITH MAPS AND APPENDICIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Bushnell, Florida, on February 3, 1992, by Ordinance Number 92-01, adopted a Comprehensive Plan which incorporated a Future Land Use Element setting forth the goals, objectives, and policies to guide and direct future development and growth; and

**WHEREAS**, the City of Bushnell, Florida, on February 9, 2012, by Ordinance Number 2011-17, adopted a 2035 Comprehensive Plan which incorporated a Future Land Use Element setting forth the goals, objectives, and policies to guide and direct future development and growth; and

**WHEREAS**, the City Council has determined that it is in the best interest of the health, safety, and welfare of the citizens of the City of Bushnell, to adopt a new Comprehensive Plan to govern land use and development through the year 2050.

**NOW THEREFORE, BE IT ORDAINED AND ESTABLISHED BY THE CITY COUNCIL OF THE CITY OF BUSHNELL, FLORIDA, AS FOLLOWS:**

**Section 1. 2050 Comprehensive Plan Adoption.**

The City of Bushnell 2050 Comprehensive Plan, as attached hereto and incorporated herein, is hereby ordained and adopted as the City of Bushnell's Comprehensive Plan through the year 2050.

**Section 2. Directive To City Clerk.**

The City Clerk is hereby directed to transmit copies of this Ordinance to all necessary and appropriate governmental agencies.

**Section 3. Conflicts.**

All City of Bushnell ordinances or parts of ordinances in conflict with any of the provisions of this Ordinance are hereby repealed to the extent of such conflict.

**Section 4. Severability.**

If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

**Section 5. Effective Date.**

The effective date of this Ordinance shall be the date the state land planning agency issues a final order determining the Comprehensive Plan, as attached hereto and amended prior to this Ordinance becoming effective, to be in compliance with Chapter 163, Florida Statutes, or the date the Division of Administrative Hearings issues a final order determining the adopted 2050 Comprehensive Plan to be in compliance with Chapter 163, Florida Statutes, whichever occurs first.

**THE PROPOSED** Ordinance was read at the regularly scheduled meeting of the Bushnell City Council held on April 6, 2026. Upon motion made by \_\_\_\_\_, and seconded by \_\_\_\_\_, it was moved that the ordinance be published in a newspaper of general circulation in the City of Bushnell, Sumter County, Florida, in accordance with the requirements of Florida Statutes, and that the ordinance again be presented to the City Council for a second reading and a public hearing at a regular or special meeting of the City Council, such meeting to be held not sooner than ten (10) days from the date of publication. Upon the matter being submitted to a vote, the results were as follows:

- Mayor/Councilman Jessie Simmons, Jr. \_\_\_\_\_
- Councilwoman Victoria "Tori" Summerlin \_\_\_\_\_
- Councilwoman Karen Davis \_\_\_\_\_
- Vice-Mayor/Councilman Dale Barnes \_\_\_\_\_
- Councilman Jordan Dietz \_\_\_\_\_

**THIS ORDINANCE** having been passed on the first reading, it was moved by \_\_\_\_\_ that the ordinance, as amended, be passed and ordained on second reading pursuant to notice of public hearing published on the \_\_\_\_ day of \_\_\_\_\_, 2026, in the Sumter Sun Times. This Motion was seconded by \_\_\_\_\_ and upon being submitted to a vote, the results were as follows:

Mayor/Councilman Jessie Simmons, Jr. \_\_\_\_\_  
Councilwoman Victoria "Tori" Summerlin \_\_\_\_\_  
Councilwoman Karen Davis \_\_\_\_\_  
Vice-Mayor/Councilman Dale Barnes \_\_\_\_\_  
Councilman Jordan Dietz \_\_\_\_\_

That upon being finally passed and becoming an ordinance of the City of Bushnell, Florida, the ordinance so adopted, or a certified copy thereof, shall be filed with the Clerk of the Circuit Court in Sumter County, Florida, the Chief Administrative Office of Sumter County, and with the Department of State, State of Florida.

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
**JESSIE SIMMONS, JR.**  
**Mayor - Councilman**

**ATTEST:**

\_\_\_\_\_  
**CHRISTINA DIXON**  
**City Clerk**