



# Town of Lake Park

## Business Impact Estimate Form

*This Business Impact Estimate Form is provided in accordance with **Section 166.041(4), Florida Statutes** and must be **included in the agenda item backup for each proposed ordinance on first reading. A Business Impact Estimate Form must be prepared and posted on the Town's website** for each ordinance by the date that the notice of the proposed ordinance is published, regardless of whether the ordinance is exempted under Section A below. This Business Impact Estimate Form may be revised following its initial posting.*

**Title of Proposed Ordinance**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING THE CODE OF ORDINANCES CHAPTER 78, ARTICLE III, SECTION 78-72; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

### **Section A**

**Based on a review of the proposed ordinance (choose one):**

\_\_\_\_\_ The Town has determined that the statutory exemption(s) identified below apply to the proposed ordinance and no Business Impact Estimate is required.

\_\_\_\_\_ The Town has determined that the statutory exemption(s) identified below apply to the proposed ordinance; however, the Town has prepared the Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance.

**X**\_\_\_\_\_ The Town has prepared a Business Impact Estimate pursuant to section 166.041(4), Florida Statutes.

## Exemptions

If one or more boxes are checked below, this means that the Town has determined that a Business Impact Estimate is not required by state law for the proposed ordinance:

- 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 one of the following:
  - a. Development orders and development permits, as those terms are defined in s. 163.3164, F.S., and development agreements as authorized by the Florida Local Government Development Agreement Act (ss. 163.3220-163.3243, FS);
  - b. Comprehensive plan amendments and land development regulation amendments initiated by an application 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; Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

*If an exemption in Section A is applicable, then only Section A needs to be completed.  
If there is no exemption in Section A, Section B must be completed.*

**Section B**

**This section with the business impact estimate must be completed if the proposed ordinance does not meet any of the exemptions in Section A.**

1. A summary of the proposed ordinance which must include a statement of the public purpose (e.g., public health, safety, morals and welfare).

**Pursuant to the recommendations of the Kimley Horn study of the Park Avenue Downtown District, staff is proposing to move forward select recommended changes to the use table to allow for greater flexibility. Specifically, the study had recommended that the Town “focus on fill and redevelopment; encourage incremental growth and adaptive reuse of code compliant buildings.” While not all of the Kimley Horn proposed text amendments can be enacted currently due to the ongoing restrictions of Senate Bill 180, aspects which are less “restrictive or burdensome” may be advanced. These text amendments, meeting this criteria, are therefore being recommended, and include generally changing a number of the special exception uses to become uses permitted by right. Affected uses include: live-work units, gyms, parking structures, craft distilleries, hotels, microbreweries, restaurants, small scale food and beverage production, indoor entertainment, theaters, and train stations. The intended impact is to be more business-friendly to new business owners coming into the Park Avenue Downtown District.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any:

- a) An estimate of direct compliance costs that businesses may reasonably incur.

**None. This will reduce compliance costs by eliminating the special exception process for the proposed uses and allow them to proceed directly with the business tax receipt process. Those businesses no longer required to go through the special exception process will save a minimum of \$1,600 for the application fee and \$1,500 in escrow fees per applicant.**

- b) Any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

**N/A**

3. An estimate of the Town's regulatory costs, including an estimate of revenues from any new charges or fees to cover such costs.

**None. Town costs will only be those costs normally borne for review of zoning certificate and business tax receipt applications (I.E., staff time).**

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

**Given past interest in the types of uses that are becoming permitted, staff estimates 5-10 may take advantage of these reduced restrictions over the course of the next 5 years.**

5. Additional information/methodology for preparation, if any:

**N/A**

Prepared by:

**Anders Viane, Planner**

**4/21/2026**

\_\_\_\_\_

Print name and title

\_\_\_\_\_

Date

**AV**

\_\_\_\_\_

Signature

Copy Uploaded to the Web on \_\_\_\_\_ **with packet** \_\_\_\_\_ Initials **AV** \_\_\_\_\_