



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

ORDINANCE NO. 03-2025

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE TOWN OF LAKE PARK, FLORIDA BY CREATING CHAPTER 65 TO BE ENTITLED "AFFORDABLE AND WORKFORCE HOUSING"; 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.

The ordinance implements the State-mandated "Live Local Act", but also addresses workforce housing that is not covered by the act.

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 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).

The purpose of the ordinance is to establish a program for workforce housing. The ordinance sets out the procedure to apply, establishes where such housing can be located, provides requirements to insure that such housing is built to standards compatible with other units in any project, method of approval, and other such regulations to insure the health, safety, and welfare of those who will reside in the workforce and affordable units. The ordinance is developed in part, to provide regulations for development of housing as mandated under the State's "Live Local Act".

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.

There will be no economic impact on existing businesses in the Town.

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

The ordinance does not create a new fee or charge on existing businesses in the Town. However, this ordinance does create an economic impact on any developer that chooses to build affordable housing under this program. This would be 1) the cost of monitoring the program (i.e. for any Live Local Act project this would be for the State-mandated 30 years, to insure the project remains in compliance with the terms of the State Program.) No fee for this is established in the ordinance; it will be based on actual monitoring cost each year, and 2) cost of an environmental assessment to insure that industrial uses in proximity to the project do not impact the health and welfare of residents. Other project costs such as review fees already exist

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

There are no new fees or charges created. The projects will be reviewed by staff as any other site plan. The existing site plan review fee is \$4,000. The Town's actual regulatory costs, in terms of Department review, would vary based on the complexity of the project itself.

As with all projects, the developer is responsible for the cost of reviews by Town consultant engineers, landscape, architects, etc. This is passed on directly to the developer.

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

No existing businesses are anticipated to be impacted by the ordinance.

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

Prepared by:

Karen Golonka, Planner

March 27, 2025

Print name and title

Date

Karen J Golonka

Signature

Copy Uploaded to the Web on 6/6/25