

BUSINESS IMPACT ESTIMATE

Meeting Date: February 27, 2025 – BCC Zoning Hearing

Proposed Ordinance Title/Reference:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA; AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 2003-067, AS AMENDED, AS FOLLOWS: REVISION FOR **AFFORDABLE HOUSING PROGRAM PARKING WAIVER**, AMENDING ARTICLE 2 – APPLICATION PROCESSES AND PROCEDURES; ARTICLE 5 – SUPPLEMENTARY STANDARDS; ARTICLE 6 – PARKING, LOADING, AND CIRCULATION; PROVIDING FOR: INTERPRETATION OF CAPTIONS; REPEAL OF LAWS IN CONFLICT; SEVERABILITY; A SAVINGS CLAUSE; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND, AN EFFECTIVE DATE.

Summary of Proposed Ordinance and Statement of Public Purpose to be Served:

The proposed modifications to the County's Unified Land Development Code (ULDC) will revise land development regulations to establish a Type 2 Waiver approved by the Board of County Commissioners to allow parking reductions for multifamily projects utilizing the Affordable Housing Program as an alternative to a Type 2 Variance approved by the Zoning Commission.

The Public Purpose to be served is to allow an additional method for proposed Affordable Housing Program projects to request a reduction in parking taking into account the unique attributes of each request including access to mass transit, income, age of residents, and number of bedrooms in each unit. The Waiver process has more appropriate standards of approval for flexible development regulations over variances. Variances are subject to eight strict standards in the ULDC that are difficult for applicants to demonstrate compliance, particularly when requesting an optional density bonus to increase density. The proposed ULDC revision will promote parking alternatives and removed hindrances to affordable housing, therefore fostering additional housing to contribute to public welfare.

Estimate of Direct Economic Impact on Private/For Profit Businesses:

- a. **Estimate of Direct Business Compliance Costs:** There will be no direct compliance costs that businesses may reasonably incur if the ordinance is enacted. This ULDC revision establishes a Type 2 Waiver option for Affordable Housing Program applications rather than the existing mechanism to reduce parking through a Type 2 Variance. Further, any request for the reduction of parking is optional and not mandatory. The Comprehensive Plan Housing Element allows a reduced or eliminated fees for Affordable Housing Program applications; therefore, providing the alternative Type 2 Waiver will not result in any additional costs.
- b. **New Charges/Fees on Businesses Impacted:** There will be no new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.
- c. **Estimate of Regulatory Costs:** There will be no additional regulatory costs, and no additional revenues since there will be no new charges or fees that will be imposed on businesses to cover such costs.

Good Faith Estimate of Number of Businesses Likely Impacted:

Over the past 10 years the County has processed a nominal amount of Affordable Housing Program applications. This ULDC revision proposes a flexible optional for parking reduction that is already allowed by a variance. It is estimated that one or two businesses per year are likely to take advantage of the waiver proposed by this ordinance.

Any Additional Information: None.