

## EXHIBIT 3

### BUSINESS IMPACT ESTIMATE

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**Meeting Date: September 25, 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 **WESTGATE COMMUNITY REDEVELOPMENT AREA OVERLAY RESIDENTIAL AND MIXED-USE PARKING WAIVER**, AMENDING ARTICLE 3 – OVERLAYS AND ZONING DISTRICTS; ARTICLE 2 – APPLICATION PROCESSES AND PROCEDURES; 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 reduce parking requirements for projects in the Westgate Community Redevelopment Area Overlay (WCRAO). The revisions establish an Administratively Approved Type 1 Waiver and a Type 2 Waiver approved by the Board of County Commissioners to allow parking reductions for residential and mixed-use projects as an alternative to a Type 2 Variance approved by the Zoning Commission. The revisions also include clarifications on the maximum allowed density through the WCRAO Density Bonus Pool within a Subarea and the approval process for projects seeking additional density through the Density Bonus Pool.

The Public Purpose to be served is to establish an additional method for proposed WCRAO residential projects reduce parking requirements through allowing consideration of the unique attributes of each project including parking demand and management, access to mass transit, and pedestrian networks. The Waiver processes are a more suitable technique to incorporate flexible development regulations rather than a variance process. The proposed ULDC revisions will remove hindrances to higher density housing developments, therefore fostering additional housing to contribute to public welfare. The revisions to clarify maximum densities and approval processes will aid in the better understanding by the general public of regulations within the WCRAO.

**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 1 and Type 2 Waiver option for residential and mixed-use 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. There are no fees associated with the allocation of WCRAO density bonus; therefore, providing the alternative Type 1 and Type 2 Waivers 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:**

These ULDC revisions proposes a flexible optional for parking reduction for projects in the WCRAO that is already allowed by a variance. It is estimated that several businesses per year could take advantage of the waivers proposed by this ordinance. Revisions to clarify regulations will positively impact businesses through better understanding of the application of regulations.

**Any Additional Information:** None.