

BUSINESS IMPACT ESTIMATE

Meeting Date: 02/05/2025 – BCC Comprehensive Plan Hearing

Proposed Ordinance Title/Reference: THE FUTURE LAND USE ELEMENT (TO INCREASE THE BONUS DENSITY POOL UNITS FOR THE WESTGATE/BELVEDÈRE HOMES COMMUNITY REDEVELOPMENT AREA OVERLAY FROM 1,300 TO 4,300 UNITS);

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

This County proposed text amendment is requested by the WCRA to increase the number of units available in the Westgate/Belvedere Homes Community Redevelopment Area Overlay (WCRAO) Density Bonus Pool. The pool units are used to increase residential density in the WCRAO, reducing the need for Future Land Use amendments and thereby expediting redevelopment. The current allotment of 1,300 units does not reflect the current development outlook, which now considers transit-oriented, mixed-use development density clusters along Okeechobee Boulevard, and within transitional areas between Okeechobee Boulevard and Westgate Avenue, as well additional housing south of Westgate Avenue. These clusters would include the potential redevelopment of several large sites, including the 47-acre Palm Beach Kennel Club, which is currently contemplating a project with 1,200 residential units. The proposed amendment would increase the number of bonus units available in the WCRAO Density Bonus Pool for a total of 4,300, to support these projects and Agency’s next 20-year planning horizon, and assist in addressing the ongoing need for housing production countywide.

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

- a. Estimate of Direct Business Compliance Costs: There are no business compliance costs associated with this amendment.
- b. New Charges/Fees on Businesses Impacted: There are no new charges or fees associated with this amendment.
- c. Estimate of Regulatory Costs: This amendment will not impose any regulatory fees

Good Faith Estimate of Number of Businesses Likely Impacted: No businesses are expected to be impacted.

Any Additional Information: None.