



BUSINESS IMPACT ESTIMATE¹

Meeting Date: December 10, 2025

Agenda Item No. 10.1

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

The proposed ordinance seeks to amend Section 15-175 of the Town of Pembroke Park's Code of Ordinances to revise the Certificate of Use (COU) requirements. The amendment incorporates relevant elements from the previously repealed Local Business Tax application process into the COU application for administrative purposes. It also clarifies the application and approval process for home occupations and outlines the responsibilities of property owners leasing to businesses. The purpose of the ordinance is to streamline business registration procedures, ensure accurate business information is collected, and maintain compliance with applicable zoning, building, and fire codes. These changes are intended to improve administrative efficiency and support safe, lawful business operations within the Town.

Estimate of Direct Economic Impact on Private/For Profit Businesses

a. Estimate of Direct Business Compliance Costs:

This ordinance is not expected to impose direct compliance costs on private or for-profit businesses. The changes are administrative in nature and primarily affect the information required during the Certificate of Use application process. Businesses will not be required to alter their operations or incur new expenses beyond standard application procedures.

b. New Charges/Fees on Businesses Impacted:

The ordinance does not impose any new charges or fees on businesses. It does not reinstate the Local Business Tax or introduce any new financial obligations.

c. Estimate of Regulatory Costs:

There are no new regulatory costs imposed on businesses. The ordinance does not create new regulations for private entities but rather updates the Town's internal procedures for processing Certificate of Use applications and clarifies requirements for home-based businesses.

Good Faith Estimate of Number of Businesses Likely Impacted: The ordinance applies to all businesses operating within the Town that are required to obtain a Certificate of Use. While the number of impacted businesses may vary, all new and existing businesses seeking to operate legally in the Town will be subject to the clarified application requirements. Home-based businesses may also be positively impacted by the formalization of a clear and accessible application process.

Any Additional Information:

This Business Impact Estimate statement is provided as a courtesy. This Ordinance is exempt from the Business Impact Estimate statement requirements under Florida Law as an ordinance required for compliance with federal or state law or regulation under Section 166.041(4)(c)(1), Florida Statutes.

¹ Business Impact Estimate does not apply to the following:

1. Ordinances required for compliance with federal or state law or regulation;
2. Ordinances related to the issuance or refinancing of debt;
3. Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
4. Ordinances required to implement a contract/agreement;
5. Emergency ordinances;
6. Ordinances relating to procurement;
7. Ordinances enacted to implement the following:
 - a. Part II of Chapter 163, F.S.;
 - b. Sec. 190.005, F.S. and Sec. 190.046, F.S.;
 - c. Sec. 553.73, F.S. (Fla. Building Code);

d. Sec. 633.202, F.S. (Fla. Fire Prevention Code).