EXHIBIT C
BUSINESS IMPACT ESTIMATE

Meeting Date: August 27, 2026 – 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, ORDINANCES 2003-067 AND 2017-026, AS AMENDED, AS FOLLOWS: REVISION TO **UPDATE FLOODPLAIN MANAGEMENT REGULATIONS** TO REVISE TERMINOLOGY RELATED TO FLOODPLAIN DEVELOPMENT; REMOVE FIVE-YEAR CUMULATIVE SUBSTANTIAL IMPROVEMENT LANGUAGE; ESTABLISH A PROCESS TO REINSTATE EXPIRED FLOODPLAIN DEVELOPMENT APPLICATIONS; LOWER MINIMUM FINISHED FLOOR ELEVATION REQUIREMENTS FOR CRITICAL/ESSENTIAL FACILITIES; AND, EXCLUDE FLORIDA BUILDING CODE-EXEMPT STRUCTURES FROM LOCAL FLOOD DAMAGE PREVENTION STANDARDS WHEN LOCATED OUTSIDE SPECIAL FLOOD HAZARD AREAS (SFHA), AMENDING ARTICLE 18 – FLOOD DAMAGE PREVENSION; 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 amendments to ULDC Article 18 Flood Damage Prevention revises floodplain management requirements to comply with State law, FEMA, and FDEM requirements. Major changes include removal of five year cumulative substantial improvement language, reinstatement of expired floodplain development applications, reduced minimum finished floor elevations for Critical/Essential Facilities, and exemption of certain Florida Building Code–exempt structures when located outside Special Flood Hazard Areas.

State legislation enacted in 2025 prohibits NFIP participating communities from using a cumulative substantial improvement look back period. Accordingly, ULDC definitions and Article 18 provisions must be updated. FEMA and FDEM also require removal of market value proration for condominium units. Provide a mechanism to reinstate expired floodplain development applications. Align Critical/Essential Facility elevation requirements with the Florida Building Code. Exempt certain structures from Article 18 when outside SFHAs. The public purpose of the amendments is to ensure Palm Beach County remains compliant with FEMA National Flood Insurance Program regulations, State Statutes, and the Florida Building Code. The revisions improve safety, clarify permitting requirements, and minimize flood related risks to people, property, and public infrastructure.

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

a. Estimate of Direct Business Compliance Costs: The proposed amendments do not impose additional regulatory costs beyond current floodplain development requirements. Removal of cumulative substantial improvement calculations reduces administrative burden. Allowing reinstatement of expired permits may reduce project delays. No new fees or increases in construction standards are created. The Business Impact Estimate identifies no direct compliance costs for affected private businesses.

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:

Countywide – all businesses engaging in development activities in flood hazard areas may be impacted. This includes construction, engineering, real estate development, and businesses operating facilities within mapped Special Flood Hazard Areas. The amendments are not expected to negatively impact economic activity. By simplifying permit reinstatement and eliminating outdated cumulative cost calculations, the changes may reduce costs and delays for development activities. Exemptions for certain structures outside Special Flood Hazard Areas also reduce unnecessary regulatory requirements. No disproportionately adverse impact to small businesses is anticipated. Regulatory requirements are consistent with federal and state minimum standards for floodplain management.

Any Additional Information: None.