

**EXHIBIT 2  
BUSINESS IMPACT ESTIMATE**

**Meeting Date: February 26, 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, ORDINANCE 2003-067, AS AMENDED, AS FOLLOWS: REVISION FOR **WORKFORCE HOUSING PROGRAM – UNEMCUMBERED UNITS EXCEPTION FOR 100% WORKFORCE FOR-SALE PROJECTS**, AMENDING ARTICLE 5 – SUPPLEMENTARY STANDARDS; 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 amendment will implement Board’s direction to create an exception for for-sale projects wherein 100% of all units are restricted, consistent with or exceeding County WHP requirements as a result of the land ownership structure or a construction subsidy that remains with the unit. The exception would allow these projects to use restricted units to meet the project’s WHP obligation. Without this exception, developers of these projects must either retain one or more units without restriction (to meet the WHP obligation, or sell the unit(s) at market rate to pay the in lieu fee) or must seek additional subsidy to pay the in lieu fee.

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

- a. Estimate of Direct Business Compliance Costs: This change will result in a reduction of costs for developments meeting the criteria and who would otherwise pay an in lieu fee.
- 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.

**Good Faith Estimate of Number of Businesses Likely Impacted:**

It is estimated that one or two developers per year would seek to use the exception created under the proposed regulations.

**Any Additional Information:** None.