



**THE CITY OF PALM COAST
160 LAKE AVENUE
PALM COAST, FL 32164**

**BUSINESS IMPACT ESTIMATE
PURSUANT TO F.S. 166.041(4)**

Meeting Date: August 4, 2026 and September 15, 2026

Ordinance Number: 2026-XX

Posted To Webpage: July 9, 2026

This Business Impact Estimate is given as it relates to the proposed ordinance titled:

ORDINANCE 2026-__

VOLUNTARY ANNEXATION OF WESTERN EXPANSION LANDS

(APPROXIMATELY 440 ACRES)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, TO ANNEX PROPERTY TO BE INCLUDED WITHIN THE CORPORATE AREA AND CITY LIMITS OF THE CITY OF PALM COAST UPON ADOPTION OF THIS ORDINANCE; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 440 ACRES OF PROPERTY DESCRIBED IN EXHIBIT “A” AND DEPICTED ON EXHIBIT “B” TO THIS ORDINANCE AND LYING IN THE AREAS PROXIMATE TO THE EXISTING CITY LIMITS OF THE CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA; PROVIDING FOR ANNEXATION IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, *FLORIDA STATUTES*; PROVIDING FOR LEGISLATIVE AND ADMINISTRATIVE FINDINGS; PROVIDING FOR ANNEXATION OF REAL PROPERTY AND AMENDMENT OF CORPORATE/CITY LIMITS TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR RIGHTS AND PRIVILEGES RESULTING FROM ANNEXATION/EFFECT OF ANNEXATION UPON LAND USES; PROVIDING FOR EFFECT ON AD VALOREM TAXES; PROVIDING FOR EFFECT ON BUSINESSES AND OCCUPATIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR ADMINISTRATIVE ACTIONS

This Business Impact Estimate is provided in accordance with Section 166.041(4), *Florida Statutes*. If one or more boxes are checked below, the City is of the view that a Business Impact Statement is not required pursuant to Section 166.041(4)(c), *Florida Statutes*, but is nevertheless providing this Business Impact Estimate as a courtesy and to avoid any procedural issues or questions that could impact the enactment or effectiveness of the proposed ordinance.

- ☐ 1. Ordinances required for compliance with federal or state law or regulation;
- ☐ 2. Ordinances relating 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 or an agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by a municipal government;
- ☐ 5. Emergency ordinances;
- ☐ 6. Ordinances relating to procurement; or
- ☒ 7. Ordinances enacted to implement the following:
 - ☒ a. Development orders, and development agreements, and development permits, as those terms are defined in S 163.3164, and development agreements, as authorized by the Florida Local Government Development Acts SS. 163.3220-163.3243;
 - ☒ b. Comprehensive Plan amendments and land development regulation amendments initiated by an application by a private party other than the county;
 - ☐ c. Sections 190.005 and 190.046;
 - ☐ d. Section 553.73, relating to the Florida Building Code; or
 - ☐ e. Section 633.202, relating to the Florida Fire Prevention Code.

Part I. Summary of the proposed ordinance and statement of public purpose:

(Address the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the City of Palm Coast.)

The Ordinance proposes the voluntary annexation, pursuant to Section 171.044, Florida Statutes, of approximately 440 acres of property generally west of U.S. 1 in Flagler County, Florida. A map depicting the approximately 440 acres subject to the annexation Ordinance is attached.

The public purpose of the Ordinance is to serve the public health, safety, morals, and welfare of the City of Palm Coast by allowing for development of a mix of uses, ensuring sound urban development and accommodating growth. In 2022, the City Council adopted a Strategic Action Plan establishing a long-term vision with goals and priorities to (among other items) address projected future growth, including planning for public facility infrastructure, housing diversity and economic sustainability in the City. The City Council identified the land subject to the Ordinance and other lands west of U.S. 1 as a logical and necessary area to direct future growth and provide economic sustainability to achieve its vision. The City of Palm Coast and its citizens will directly benefit from the proposed Ordinance through (among other items) the potential for housing diversity and a mix of uses that will diversify the tax base to assist in reducing the tax burden on residential property owners and provide for economic sustainability.

Part II. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Palm Coast:

(fill out subsections a-c as applicable, if not applicable write “not applicable”)

- (a) Estimate of direct compliance costs that businesses may reasonably incur if the proposed ordinance is enacted:

The land subject to the annexation Ordinance is not currently developed, and the annexation will not impact current businesses within the City of Palm Coast. Therefore, it is estimated that the Ordinance will not result in businesses incurring any direct compliance costs.

- (b) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible:

The proposed Ordinance does not include any new charge or fee on businesses.

- (c) An estimate of the City of Palm Coast’s regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs:

It is estimated that the City of Palm Coast will not incur any regulatory costs as a result of the Ordinance.

Part III. Good faith estimates of the number of businesses likely to be impacted by the ordinance.

Zero.

Part IV. Additional Information (if any):

The City of Palm Coast east of U.S. 1 is almost built out and has little opportunity for economic development. In addition, the current residential development within the City of Palm Coast consists of conventional single-family attached homes. The City of Palm Coast’s tax base, anticipated growth, and residents need additional land to attract economic development and a diversity of housing. The annexation Ordinance will assist the City of Palm Coast in meeting these needs without impacting current residents.