



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

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

**Meeting Date: April 7, 2026
Ordinance Number: 2026-XX
Posted To Webpage: February 26, 2026**

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, AMENDING THE OFFICIAL ZONING MAP, AS ESTABLISHED IN SECTION 2.06 OF THE CITY OF PALM COAST UNIFIED LAND DEVELOPMENT CODE, FOR ±10.44 ACRES OF CERTAIN REAL PROPERTY DESCRIBED AS TAX PARCEL IDENTIFICATION NUMBER 16-11-30-5935-00000-0010, GENERALLY LOCATED ON THE NORTH SIDE OF HARGROVE GRADE AT ITS INTERSECTION WITH HARGROVE LANE AND BEING MORE PARTICULARLY DESCRIBED IN ATTACHED EXHIBIT A, FROM LIGHT INDUSTRIAL AND WAREHOUSING (IND-1) TO HEAVY INDUSTRIAL (IND-2); PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

The sections below are not required to be completed if the ordinance involves any one of the following types of regulations. Please check if applicable:

- 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:

The proposed ordinance amends the City's Official Zoning Map for ±10.44 acres of certain real property described as tax parcel identification number 16-11-30-5935-00000-0010, generally located on the north side of Hargrove Grade at its intersection with Hargrove Lane from the Light Industrial and Warehousing (IND-1) zoning district to the Heavy Industrial (IND-2) zoning district. This rezoning project is requested by the property owner.

The public purpose of this ordinance helps to expand the City's stock of land zoned for heavy industrial uses, which enable the City to expand its nonresidential tax base. The proposed use for a Concrete Batch Plant, is an allowed use under IND-2 and could potentially assist the community in providing a competitive local source for concrete used in construction. This public purpose aligns with the City's adopted Comprehensive Plan Policy 11.1.5.4 – *The City shall continue to support the "Buy Local" and other initiatives aimed at boosting locally-owned small businesses by leveraging marketing strategies, hosting events, and offering incentives to encourage residents to support them.*

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

- (a) **Estimate of direct compliance costs that businesses may reasonably incur if the proposed ordinance is enacted:** Not applicable.
- (b) **Identification of any new charges or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible:** Not applicable.
- (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:** Not applicable.
- (d) **Does this proposed ordinance have a direct impact on affordable housing? If so, explain.** Not applicable.

Part III. Good faith estimates of the number of businesses likely to be impacted by the ordinance. Not applicable.

Part IV. Additional Information (if any): Not applicable.