



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

**Meeting Date: February 3, 2026**

**Ordinance Number: 2026-XX**

**Posted To Webpage: December 10, 2025**

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 CP AND HG RESIDENTIAL LOTS LLC MASTER PLAN DEVELOPMENT AGREEMENT, AS ESTABLISHED IN SECTION 2.09 OF THE CITY OF PALM COAST UNIFIED LAND DEVELOPMENT CODE, FOR ±37.17 ACRES OF CERTAIN REAL PROPERTY DESCRIBED AS TAX PARCEL IDENTIFICATION NUMBERS 07-11-31-7034-0A0T2-0000 AND 07-11-31-7034-0A0T2-0010, GENERALLY LOCATED ON THE WEST SIDE OF EASTHAMPTON BOULEVARD APPROXIMATELY ±165 FEET SOUTH OF ITS INTERSECTION WITH ERIC DRIVE AND BEING MORE PARTICULARLY DESCRIBED IN ATTACHED EXHIBIT A; ADDING 13 MAXIMUM DWELLING UNITS; AMENDING MINIMUM DIMENSIONAL STANDARDS; 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

**X 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:**

This ordinance implemented to amend development agreements relating to the subject parcels has been initiated from a private party other than the City, and therefore exempt from addressing the following sections.

**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-d 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: N/A
- (b) Identification of any new charges or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible: N/A
- (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. N/A
- (d) Does this proposed ordinance have a direct impact on affordable housing? If so, explain.

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

**Part IV. Additional Information (if any):** N/A