

## **Business Impact Estimate**

**Ordinance Title:** UPDATE OF THE COMPREHENSIVE PLAN TO EXTEND THE PLANNING HORIZON, UPDATE GOPS PER EXTENSIVE PUBLIC PROCESS, TO INCLUDE NEW ECONOMIC DEVELOPMENT ELEMENT, TO UPDATE THE COMPREHENSIVE PLAN MAP SERIES

**Date of City Council Meeting:** May 6, 2025

**Ordinance Number:** 2025-xx

**Date Posted to City Website:** April 7, 2025

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes, for the proposed ordinance titled: " UPDATE OF THE COMPREHENSIVE PLAN TO EXTEND THE PLANNING HORIZON, UPDATE GOPS PER EXTENSIVE PUBLIC PROCESS, TO INCLUDE NEW ECONOMIC DEVELOPMENT ELEMENT, TO UPDATE THE COMPREHENSIVE PLAN MAP SERIES."

### **Summary and Public Purpose**

The proposed ordinance updates the Palm Coast Comprehensive Plan to guide the city's development through 2050. The update aims to address key areas such as future land use, transportation, recreation and parks, infrastructure, school and intergovernmental coordination, natural resource protection, emergency management, flood protection, housing, and economic development. The public purpose of this amendment is to ensure a balanced approach to growth that enhances the quality of life for residents consistent with the communities adopted core values.

### **Economic Impact on Businesses**

**a. Estimated number of businesses impacted:** Approximately 3,226 listed business establishments in Flagler County, a number of these businesses are located in Palm Coast.

**b. Types of businesses affected:**

- Construction
- Manufacturing
- Trade, Transportation and Utilities
- Information
- Financial Activities
- Professional and Business Services
- Leisure and Hospitality
- Other Services
- Government

**Estimated direct economic impact:** The update of the Comprehensive Plan establishes Goals, Objectives, and Policies (GOPs) for regulating growth and development in the City of Palm Coast. These GOPs are generally overarching in nature and are implemented through the Land Development Code. As such there is no direct economic impact on businesses.

**Positive impact:** The Ordinance will promote a positive economic environment for the future of Palm Coast. It strives to balance the need for continued growth and development with the need to protect and improve the quality of life of residents in the City. This balance is provided by allowing development to proceed with standards such as infrastructure availability, open space/tree protection, and aesthetically pleasing design. Other standards are espoused within the GOPs which are then implemented through the Land Development Code.

**Negative impact:** None.

### **Compliance Costs:**

There are no compliance costs expected for existing businesses. The Ordinance does not mandate the retrofitting of any business or a change to the operation of a business.

### **Additional Information**

The City of Palm Coast's Imagine 2050 Comprehensive Plan update reflects significant positive changes across various chapters, aligning with the community's input and the 12 guiding principles. This plan serves as a guideline and roadmap for city growth and development over the next 20 years, from which policies and regulations will be derived. Here's a summary of key improvements:

### **Future Land Use**

- Updated land use designations to promote mixed-use development.
- Diverse land use designations to preserve residential character, prevent sprawl, and protect open spaces.
- Created Master Planned Mixed-Use land use category.

### **Transportation**

- Enhanced focus on multimodal transportation options.
- Improved connectivity between residential areas and key destinations.
- Strategies to reduce traffic congestion and enhance mobility.

### **Housing**

- Introduction of "life-stage housing" concept to meet diverse needs across all life stages.
- Leverage federal and state funding programs to support homeownership.
- Implement buffers and compatibility analyses to protect existing neighborhoods.

### **Economic Development**

- Strategies to attract diverse industries and high-paying jobs.
- Partner with educational institutions to enhance workforce skills and create job opportunities.
- Support for small businesses and entrepreneurship.
- Target key industries and anticipate future trends.

### **Public Recreation and Open Space**

- Establish and maintain Recreation and Park Level of Service (LOS) standards.
- Prioritize park and recreation projects to address population growth through 2050.
- Develop recreation facilities to boost Sports and eco-tourism.

**Infrastructure**

- Develop long-term water supply strategies and explore alternative sources.
- Plans for upgrading aging systems and developing new facilities.
- Enhance wastewater management by expanding reuse systems.

**Conservation and Coastal Management**

- Preserve wetlands, protect trees, and safeguard native species and habitats.
- Cultural and Historical Resource Preservation.
- Emergency Preparedness and Response.

**Intergovernmental Coordination**

- Improved collaboration with neighboring jurisdictions.
- Develop and implement long-term strategies for intergovernmental coordination to address future development and infrastructure needs.
- Enhanced partnerships with state and federal agencies.

**Public Schools Facilities**

- Consistency with the County Wide Interlocal Agreement for Public School Facility Planning.
- Implement school concurrency requirements.
- Improved coordination between city planning and the school district.

**Property Rights**

- Adhere to the mandate set by the Florida Legislature in 2021 regarding property rights.
- Balance private property interests with public land use planning objectives.
- Provide a framework for resolving conflicts between property owners and land use regulations.

**Capital Improvements**

- Maintain adopted levels of service (LOS) and align land use decisions with capital improvement schedules.
- Develop and implement long-term strategies for capital improvements to address future growth and infrastructure needs.
- Harmonize the Capital Improvements Element (CIE) and Capital Improvement Plan (CIP) for cohesive strategic planning.