



**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 16, 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, PROVIDING FOR THE AMENDMENT OF THE CITY OF PALM COAST 2050 COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED, PURSUANT TO SECTION 163, FLORIDA STATUTES; AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION FOR 20,144+/- ACRES OF CERTAIN REAL PROPERTY FROM FLAGLER COUNTY DESIGNATIONS OF AGRICULTURE & TIMBERLANDS, RESIDENTIAL-LOW DENSITY/RURAL ESTATE AND CONSERVATION, AND CITY OF PALM COAST DESIGNATIONS OF DEVELOPMENT OF REGIONAL IMPACT-MIXED USE, MIXED USE, AND CONSERVATION TO CITY OF PALM COAST DESIGNATION OF MASTER PLANNED MIXED USE; AS DESCRIBED IN MORE DETAIL IN THE LEGAL DESCRIPTION WHICH IS AN EXHIBIT TO THIS ORDINANCE; PROVIDING FOR SEVERABILITY, CODIFICATION, 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 permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under 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 municipality;

☐ 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 proposed Ordinance amends the City's Future Land Use Map ("FLUM") for approximately 20,144 acres of certain real property generally located west of US 1, north of Espanola and southeast of the Flagler County/St. Johns County line and depicted on the below map (the "Property"). The Ordinance amends the FLUM designation from Flagler County designations of Agriculture & Timberlands, Residential-Low Density/Rural Estate and Conservation and City of Palm Coast designations of Development of Regional Impact-Mixed Use, Mixed Use and Conservation to City of Palm Coast designation of Master Planned Mixed Use ("MPMU"). The effect of this FLUM amendment will allow the implementation of Comprehensive Plan Future Land Use Element ("FLUE") Goal 1.7 which sets forth planning standards for lands with a FLUM designation of MPMU. The portion of the Property located within Flagler County is proposed to be annexed into the City prior to the City Council vote on this Ordinance. A companion rezoning to Master Planned Development with a Development Agreement is also being processed simultaneously with this FLUM amendment.

The public purpose of this FLUM amendment and Ordinance is that it implements the City's 2022 Strategic Action Plan which seeks to provide for projected City growth, including housing diversity and economic sustainability in the City. The development of land with an MPMU FLUM designation subjects development of the Property to FLUE Goal 1.7 which provides for a Greenway Overlay with interconnected greenways, residential units that allow housing diversity and a mix of retail/service and workplace/employment center uses in furtherance of the City's Strategic Action Plan.

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:

This Ordinance for a FLUM amendment is not anticipated to have an impact on any City businesses as it only affects the land subject to the amendment. If anything, the amendment will assist in providing additional nonresidential uses to diversify the City’s economy.

(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.

It is estimated that the City will not incur any regulatory costs as a result of the Ordinance. Development within the Property must be consistent with the MPMU FLUE Goal 1.7.

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 US 1 is almost built out and has little opportunity for economic development and interconnected greenways. In addition, the current residential development within the City consists of conventional single family attached homes. The City’s tax base, anticipated growth and residents need additional land to attract economic development and housing diversity. This FLUM amendment and Ordinance will assist the City in designating land with a MPMU FLUM designation which will allow for an interconnected greenway through the implementation of a Greenway Overlay, a mix of retail/service and workplace/employment uses and housing diversity in furtherance of the City’s 2022 Strategic Action Plan without negatively impacting current City residents.

Property Location Map on Following Page.

