



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

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

**Meeting Date: May 20, 2025  
Ordinance Number: 2025-XX  
Posted To Webpage: April 7th, 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 OFFICIAL ZONING MAP, AS ESTABLISHED IN SECTION 2.06 OF THE CITY OF PALM COAST UNIFIED LAND DEVELOPMENT CODE, FOR ±0.46 ACRES OF CERTAIN REAL PROPERTY DESCRIBED AS TAX PARCEL IDENTIFICATION NUMBERS 07-11-31-7026-00270-0070 AND 07-11-31-7026-00270-0080, GENERALLY LOCATED ON THE EAST SIDE OF PINE CREST LANE APPROXIMATELY ±750 FEET NORTH OF ITS INTERSECTION WITH PINE CEDAR DRIVE AND BEING MORE PARTICULARLY DESCRIBED IN ATTACHED EXHIBIT A, FROM SINGLE-FAMILY RESIDENTIAL (SFR-3) TO SINGLE-FAMILY RESIDENTIAL (SFR-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 ±0.46 acres of certain real property described as tax parcel identification numbers 07-11-31-7026-00270-0070 and 07-11-31-7026-00270-0080, generally located on the east side of pine crest lane approximately ±750 feet north of its intersection with pine cedar drive from Single-Family Residential (SFR-3) to Single-Family Residential (SFR-2). The effect of this rezoning changes the required minimum lot size from 10,000 square feet to 7,500 square feet and minimum lot width from 80 feet to 60 feet, maximum impervious surface ratio from 0.70 to 0.75. The rezoning modifies the required minimum setbacks as follows: Front – 20 feet in lieu of 25 feet, Rear – 6.5 feet in lieu of 10 feet. Additionally, it increases the maximum density from 4.0 dwelling units per acre to 5.0 dwelling units per acre; as the project is less than an acre in size, this change does not affect the properties or allow the property owners to subdivide the property in order to get a higher density.

**ECONOMIC IMPACT ON BUSINESS**

**a. Estimated number of businesses impacted:** This rezoning application is not anticipated to have an impact on any businesses as the current zoning district and proposed zoning district each allow for the properties to be developed with single-family residences.

**b. Types of businesses affected:** Not applicable.

**Estimated direct economic impact:** There is not anticipated to be an economic impact for the proposed rezoning.

**Negative impact:** None, as this allows each property to be developed for its intended use and does not increase the density or intensity upon the underlying land.

**Compliance Costs:**

There are no compliance costs expected for the proposed rezoning.