

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS  
CONSENT/AGENDA ITEM #7j**

**SUBJECT:** Consideration of Property Owner Letter of Authorization to Abandon and Terminate the Old Brick Township DRI Development Order and Related Agreements

**DATE OF MEETING:** June 15, 2026

**OVERVIEW/SUMMARY:** This consent agenda item was continued from the Board's May 18, 2026 regular meeting. To coincide with the submittal of the Palm Coast Westward Expansion Master Planned Development (MPD) to the City of Palm Coast, Raydient has requested that the County approve the attached Property Owner Letter of Authorization for the abandonment and termination of the Old Brick Township Development of Regional Impact (DRI) Development Order. This consent on the part of the County as a landowner and party to the DRI was contemplated with the County's 2025 purchase of lands in the vicinity of Pringle Creek, two parcels of which (totaling 177.89 acres and identified as Parcel B2 and Parcel C) are part of the DRI. The Letter of Authorization identifies Raydient Palm Coast LLC as the County's agent in the pursuit of the abandonment and termination of the DRI Development Order and the agreements related to the DRI approval and its subsequent amendments.

As provided in the 2025 Special Warranty Deed:

"Upon the expiration or abandonment of the DRI, the Permitted Uses shall be permitted on the DRI Property subject to applicable regulations." (Section 2.1, Use Restrictions, from the Special Warranty Deed dated June 5, 2025 and recorded on June 16, 2025 at Official Records Nook 2968, Page 232, Public Records of Flagler County, Florida).

The pending MPD application with the City excludes the County's DRI parcels: we are not an applicant/co-applicant with Raydient requesting the MPD approval. The decision of whether or not to abandon and terminate the DRI ultimately falls to the Palm Coast City Council. Following the abandonment and termination of the DRI, the County's parcels may be required to be the subject of a Future Land Use amendment and rezoning to reinstate previous conservation and agriculture designations. Denial of this Letter of Authorization would not prevent the abandonment and termination of the DRI, but would potentially leave the County's parcels in an uncharted "middle ground" as a remnant of the former DRI (assuming the rest of the DRI is abandoned and terminated by the City) without approved entitlements. As of the date of this staff report, the City's review of the MPD remains ongoing.

**STRATEGIC PLAN:**

Effective Government (EG)

Goal 2 – Build & Maintain Relationships to Support Effective & Efficient Government

Obj. EG 2.2: Pursue policy, fiscal and legislative options to provide county leaders with the flexibility and tools needed to respond to the challenges associated with a growing community.

**DEPARTMENT CONTACT:** Adam Mengel, Interim County Administrator, (386) 313-4134

**FUNDING INFORMATION:** N/A

**RECOMMENDATION:** Request the Board approve the Property Owner Letter of Authorization.

**ATTACHMENT:** [Use this link to view attachment\(s\)](#)

1. Property Owner Letter of Authorization