

City of Palm Coast, Florida

Agenda Item

Agenda Date: August 15, 2023

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account
		#
Subject	ORDINANCE 2023-XX VOLUNTARY ANNEXATION OF 330.8 ACRES SOUTH OF FLAGLER COUNTY AIRPORT ON THE NORTH/WEST SIDE OF SEMINOLE WOODS BOULEVARD	
Presenter: Jose Papa, AICP, Senior Planner		
Attachments: 1. Ordinance 2. Site Map		
Background: This is a quasi-judicial item, please disclose any ex parte communication.		
<u>UPDATED BACKGROUND FROM THE AUGUST 1, 2023, BUSINESS MEETING:</u> City Council heard the first reading of this item at their August 1, 2023, Business Meeting. There were no changes proposed to this item.		
<u>UPDATED BACKGROUND FROM THE JULY 18, 2023, BUSINESS MEETING:</u> This item was scheduled for the July 18, 2023, business meeting. Due to time constraints, representatives for the project asked for the item to be rescheduled to the August 1, 2023, Business Meeting. There have been no changes to this item.		
<u>ORIGINAL BACKGROUND FROM THE JULY 18, 2023, BUSINESS MEETING:</u> Property Owner, Byrndog PCP, LLC has filed a petition to voluntarily annex real property into the City of Palm Coast municipal boundaries. The subject parcel is approximately 330.8 acres, and is generally located south of the Flagler County Airport on the north/west side of Seminole Woods Blvd. The annexation of the subject property is being accomplished in accordance with Florida Statutes, Chapter 171. The proposed annexation meets the criteria set forth in Subsection 171.043, Florida Statutes regarding the character of the area to be annexed: • The property’s boundary is contiguous to the City’s existing boundary. • The property is reasonably compact, and is not part of another incorporated municipality and will be used for urban purposes. • The proposed annexation will not create an enclave. Additionally, the subject area is within the Palm Coast Service Area for water and sewer services, and per Ordinance 2003-23 and 2007-03, is required to annex in order to receive		

utility service from the City.

Recommended Action:

STAFF FINDS THE ANNEXATION REQUEST MEETS THE STATUTORY REQUIREMENTS FOR A VOLUNTARY ANNEXATION