

City of Palm Coast, Florida Agenda Item

Agenda Date: September 19, 2023

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	ORDINANCE 2023-XX VOLUNTARY ANNEXATION OF AN APPROXIMATELY 62.1 ACRE PARCEL GENERALLY LOCATED ON THE EAST SIDE OF OLD KINGS ROAD APPROXIMATELY 2.5 MILES SOUTH OF STATE ROAD 100	
Presenter: Jose Papa, AICP, Senior Planner		
Attachments:		
<ol style="list-style-type: none"> 1. Presentation 2. Ordinance 3. Location Map 4. Conceptual Plan 		
Background:		
<p><u>UPDATED BACKGROUND FROM THE SEPTEMBER 5, 2023, BUSINESS MEETING:</u> City Council heard the first reading of this item at their September 5, 2023, Business Meeting. A conceptual plan has been attached to this item since the first reading.</p> <p><u>ORIGINAL BACKGROUND FROM THE SEPTEMBER 5, 2023, BUSINESS MEETING:</u> Property Owner, Old Kings Village, has filed a petition to voluntarily annex real property into the City of Palm Coast municipal boundaries.</p> <p>The subject area is composed of three parcels and totals approximately 62.1 acres. The subject area is generally located on the east side of Old Kings Road approximately 2.5 miles south of State Road 100. The proposed annexation is being accomplished in accordance with Florida Statutes, Chapter 171, more specifically, Chapter 171.044, Voluntary annexation.</p> <p>Per Florida Statutes Chapter 171.044:</p> <p>(1) <i>The owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality.</i></p> <p style="text-align: center;">...</p> <p>(5) <i>Land shall not be annexed through voluntary annexation when such annexation results in the creation of enclaves.</i></p> <p>Based on a review of the petition, staff provides the following findings:</p> <ul style="list-style-type: none"> • The subject area is contiguous on its northern property line to the City of Palm Coast municipal boundary, and • The property is reasonably compact, and • Annexation of the property does not create an enclave (i.e., a parcel or area does not 		

become enclosed within the boundaries of the City of Palm Coast).

Recommended Action:

STAFF FINDS THAT THE PETITION FROM OLD KINGS VILLAGE TO ANNEX AN APPROXIMATELY 62.1 ACRE AREA MEETS THE CRITERIA ESTABLISHED IN FLORIDA STATUTES CHAPTER 171.044