

City of Palm Coast, Florida

Agenda Item

Agenda Date: July 16, 2024

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject: ORDINANCE 2024-XX VOLUNTARY ANNEXATION OF APPROXIMATELY 31.680 ACRES OF PROPERTY OWNED BY BJ'S WHOLESALE CLUB, INC., AND SEMINOLE WOODS INVESTMENTS, LLC		
Presenter: Phong Nguyen, Senior Planner		
Attachments: 1. Presentation 2. Ordinance 3. Petition To Annex 4. Site Map 5. Business Impact Estimate		
Background: In February 2024, Property Owners, BJ's Wholesale Club, Inc., and Seminole Woods Investments, LLC filed a petition to voluntarily annex real property into the City of Palm Coast municipal boundaries. The subject parcel is approximately 31.680 acres, and is generally located south of the along SR 100 on the southside and west of Seminole Woods Boulevard. 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: ADOPT ORDINANCE 2024-XX VOLUNTARY ANNEXATION OF APPROXIMATELY 31.680 ACRES OF PROPERTY OWNED BY BJ'S WHOLESALE CLUB, INC., AND SEMINOLE WOODS INVESTMENTS, LLC		