

City of Palm Coast, Florida Agenda Item

Agenda Date: July 16, 2024

Department	CONSTRUCTION MANAGEMENT & ENGINEERING	Amount	\$5,000
Division	ENGINEERING	Account #	21074000
Subject: RESOLUTION 2024-XX APPROVING A REAL ESTATE EXCHANGE AGREEMENT WITH PALM COAST FUTURE INVESTMENTS, LLC. FOR LAND TO CONSTRUCT FIRE STATION 26			
Presenter: Eric Gebo, Architect III and Kyle Berryhill, Fire Chief			
Attachments: 1. Presentation 2. Resolution 3. Draft Agreement			
Background: Council Priority: B. Safe and Reliable Services City staff is requesting approval of a real estate exchange between Palm Coast Future Investments, LLC. and The City of Palm Coast. The Parcels are approximately 1 mile south of State Highway 100 on the west side of Seminole Woods Boulevard. Parcel ID's # 17-12-31-0175-00000-0100 and 17-12-31-0175-00000-0110 are currently owned by Palm Coast Future Investments LLC and will be exchanged by city parcel ID's 16-12-31-0000-01010-0040 and 16-12-31-0000-01010-0010. An Easement will be provided on Lot 2 to allow for an access drive off Airport Commons Center Way. The benefits of locating the station on the corner parcel in lieu of the current City owned land are multi-fold. There were extensive environmental conditions on the City owned sites that would have required the station be located far off Seminole Woods Boulevard, not visible from the street. An island cut and additional signal would have been required which would have increased congestion and the possibility of traffic events with two intersections in such close proximity. The alternate site will also have less of environmental impacts which results in significant savings in the Site Development costs. Closing costs are estimated to be \$5,000 for the City of Palm Coast. A location map of the Four parcels is attached for Council's convenience. Funds for this project are budgeted out of the Fiscal 2024 Fire Impact Fund.			
Recommended Action: ADOPT RESOLUTION 2024-XX APPROVING A REAL ESTATE EXCHANGE AGREEMENT WITH PALM COAST FUTURE INVESTMENTS, LLC. FOR LAND TO CONSTRUCT FIRE STATION 26			