

City of Palm Coast, Florida Agenda Item

Agenda Date: January 20, 2026

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #

Subject: RESOLUTION 2026-XX APPROVING THE PROCESS OF THE TRANSFER OF CITY CANAL BULKHEADS

Presenter: VIRGINIA SMITH, LAND MANAGEMENT ADMINISTRATOR AND LYNN STEVENS, DEPUTY DIRECTOR OF ENGINEERING AND STORMWATER

Attachments:

1. Resolution
2. Process - Transfer of City Canal Bulkheads

Background:

This is a legislative item.

UPDATED BACKGROUND FROM THE JANUARY 13, 2026 WORKSHOP MEETING:

City Council received a presentation on the item at the January 13, 2026, Workshop Meeting. The process and the purchase and sale agreement have been amended per Council directive.

ORIGINAL BACKGROUND FROM THE JANUARY 13, 2026, WORKSHOP MEETING:

Several residents have contacted the City over the years to purchase the City owned bulkheads that adjoin their property. In the past, ITT would transfer the bulkheads to the resident upon request. Staff has reviewed the remaining city owned bulkheads and developed a process to transfer upon request to the adjoining property owner.

The City currently has three (3) pending requests to have the canal bulkhead transferred to them. The process requires the resident to permit and build a seawall within two (2) years of transfer or the property will revert back to the City. The City will also retain a 20' easement from the property owner.

Both the resident and the city benefit from this transaction.

- For the Resident:
 - Resident's property becomes larger.
 - Resident has ability to maintain and landscape area at a higher level of service.
 - Provides more ability and flexibility for a floating dock.
 - Prevents unimproved bank erosion and sediment from infilling abutting canal properties.

- For the City:
 - If unimproved, the resident constructs a seawall to stabilize the shoreline and protect the integrity of the saltwater canal. This cost for seawall is borne by the resident in lieu of the city being responsible for these costs.
 - If improved, the resident bears the cost to maintain the land and seawall shifting these costs from the City to the resident.
 - The taxable value of the homeowner's property increases generating additional revenue for the City.
 - City still has access to the canal and other rights including but limited to stormwater through a new 20' wide easement.

Recommended Action:

ADOPT RESOLUTION 2026-XX APPROVING THE PROCESS OF THE TRANSFER OF CITY CANAL BULKHEADS