

# City of Palm Coast, Florida Agenda Item

**Agenda Date:** May 19, 2026

**Agenda Item:** J.1

<b>Department</b>	COMMUNITY DEVELOPMENT	<b>Amount</b>
<b>Division</b>	PLANNING	<b>Org/Account #</b>
<b>Subject:</b>	RESOLUTION 2026-XX APPROVING THE MUNICIPAL PROPERTY (A.K.A. PUBLIC LANDS) LIST	
<b>Presenter:</b>	Virginia Smith, MMC, CP, ACP, Land Management Administrator	
<b>Attachments:</b>	1. Presentation 2. Resolution	
<b>Background:</b>	<p>As part of the requirements in Sec. 166.0451(1), Fla. Stat., the City Council shall be presented with an inventory list of municipal property every three years of all real property within its jurisdiction to which the municipality or any dependent special district within its boundaries holds fee simple title which is appropriate for use as affordable housing.</p> <p>In 2023, staff presented the City’s real property assets to City Council. One parcel was identified and approved by City Council as being “surplus” land. Later in the year, the Florida Legislature amended its affordable housing laws to include land that is not part of an active project to be considered for municipal lands for affordable housing purposes.</p> <p>Attached to the Resolution is a list of municipal lands for Council’s consideration to accept as Public lands. In accordance with Section 166.0451, Fla. Stat., City Council may amend the list at the close of the public hearing.</p> <p>The first twenty-one parcels on the list are considered drop lots. Seventeen parcels on the list were obtained by the City in 2025 as part of an MPD Agreement requirement for park land to be donated to the City. These lots are located north of Seminole Woods Park. Four parcels were donated to the City in 2022 for stormwater purposes in the Z section off of Zeus Path.</p> <p>The last two parcels on the list were obtained by Code Enforcement action in the early 2000’s and in 2018. These two lots are in existing neighborhoods. While discussing the City’s real property assets list in 2023, the Utility Department identified these two parcels for future utility use. 79 Rolling Sands Drive could be of assistance to Utility to upgrade the pump station that is adjacent to the property. No plans have been drawn for this to occur. 20 Woodstone Lane, could possibly be used by Utility for a future well site.</p>	

**Recommended Action:**

**ADOPT RESOLUTION 2026-XX APPROVING THE MUNICIPAL PROPERTY (A.K.A. PUBLIC LANDS)  
LIST**

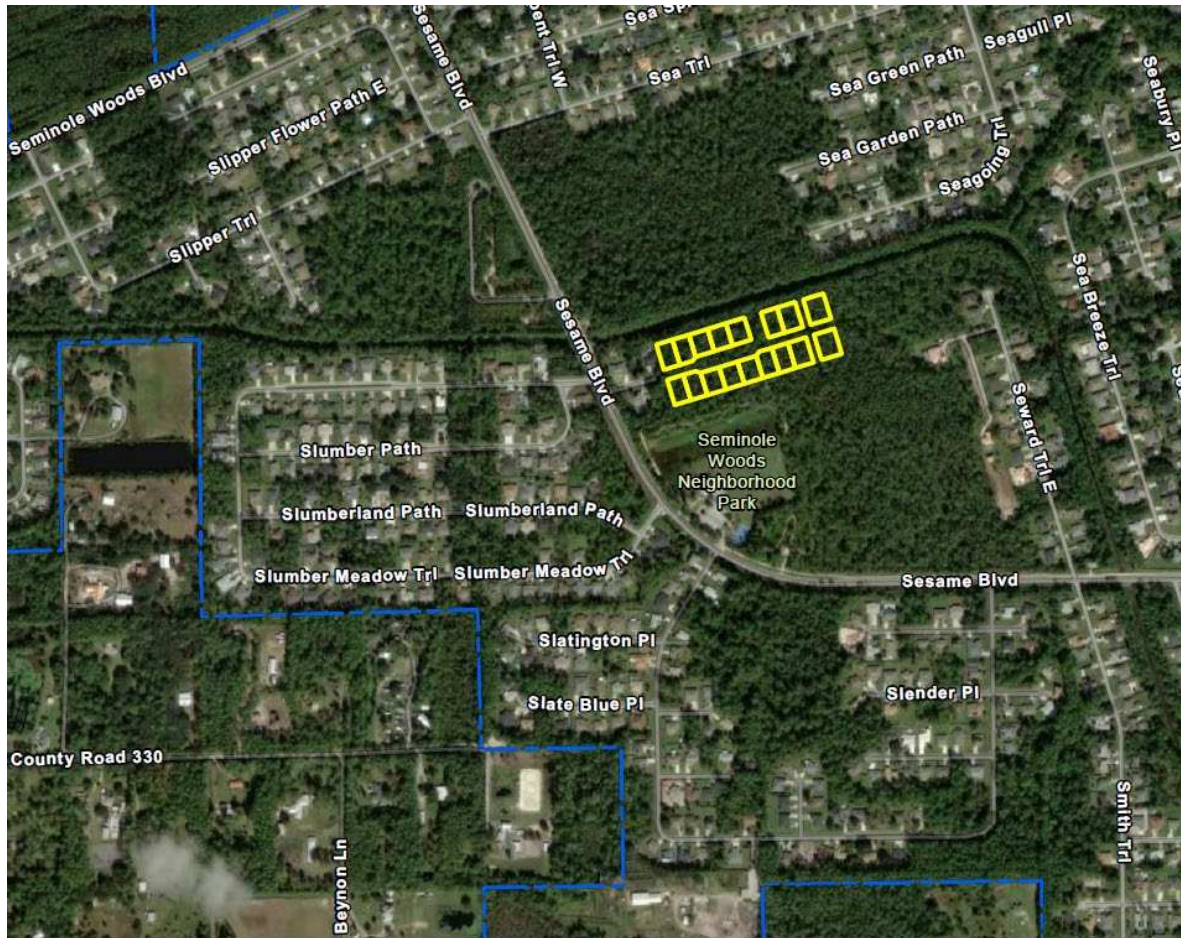
# MUNICIPAL LANDS LIST

Presented by: Virginia A. Smith,  
Land Management Administrator



# History

- June 2023 Council presented with all land assets owned by the City.
- Section 166.0451(1), Fla. Stat.
  - Amended 2023 statute
  - Affordable housing

# Seminole Woods Park Land



Close Up Aerial

-  Palm Coast City Limits
-  City Parcel (17)



0 700  
Feet

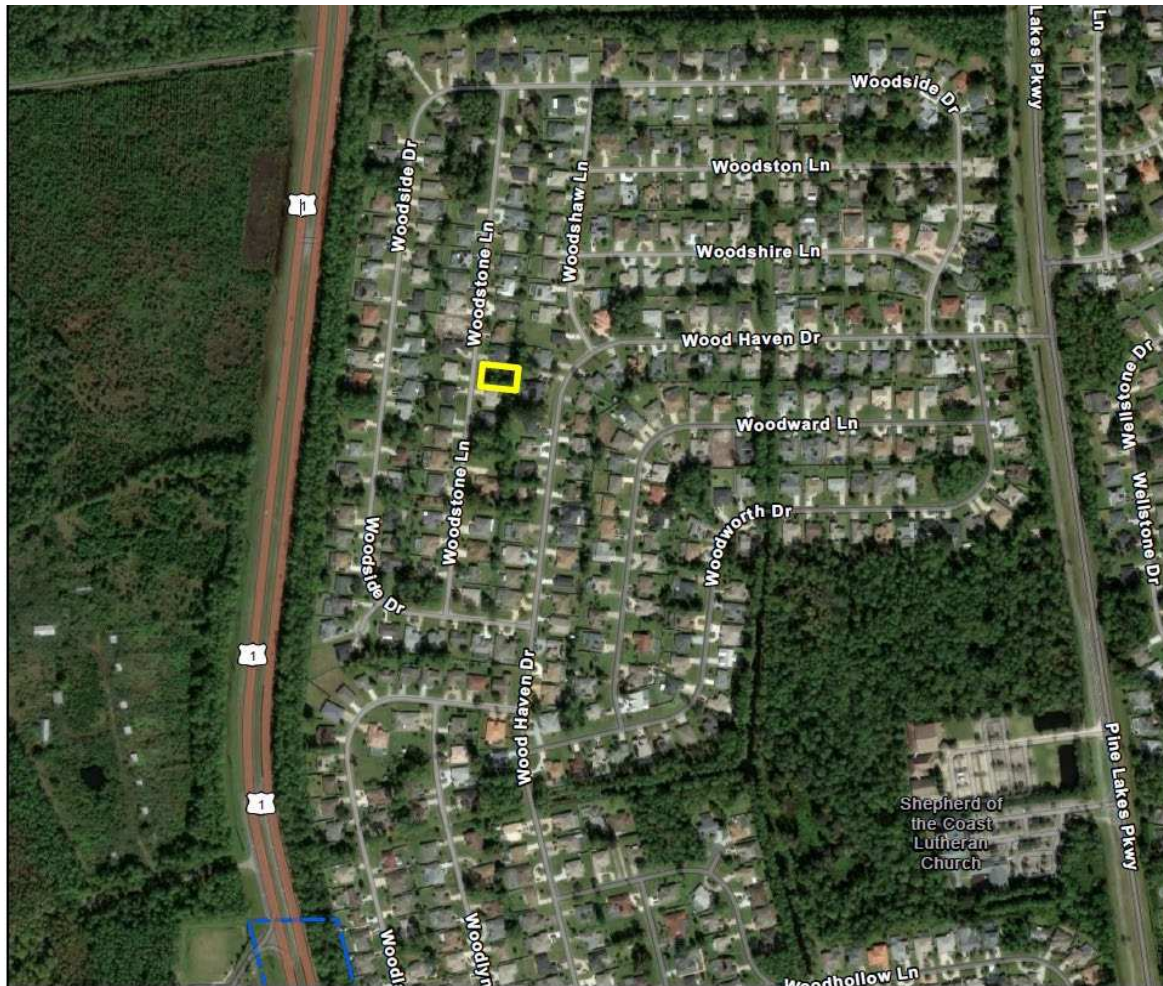
Map Provided by the Planning Division

Date: 4/21/2026



- Requirement of Ryan's Landings MPD for 5 acres of land.
- SG Flagler Properties donated 17 drop lots.
- Duplex zoning.



# 20 Woodstone Lane



## Close Up Aerial

-  Palm Coast City Limits
-  City Parcel (1)



0 500  
Feet

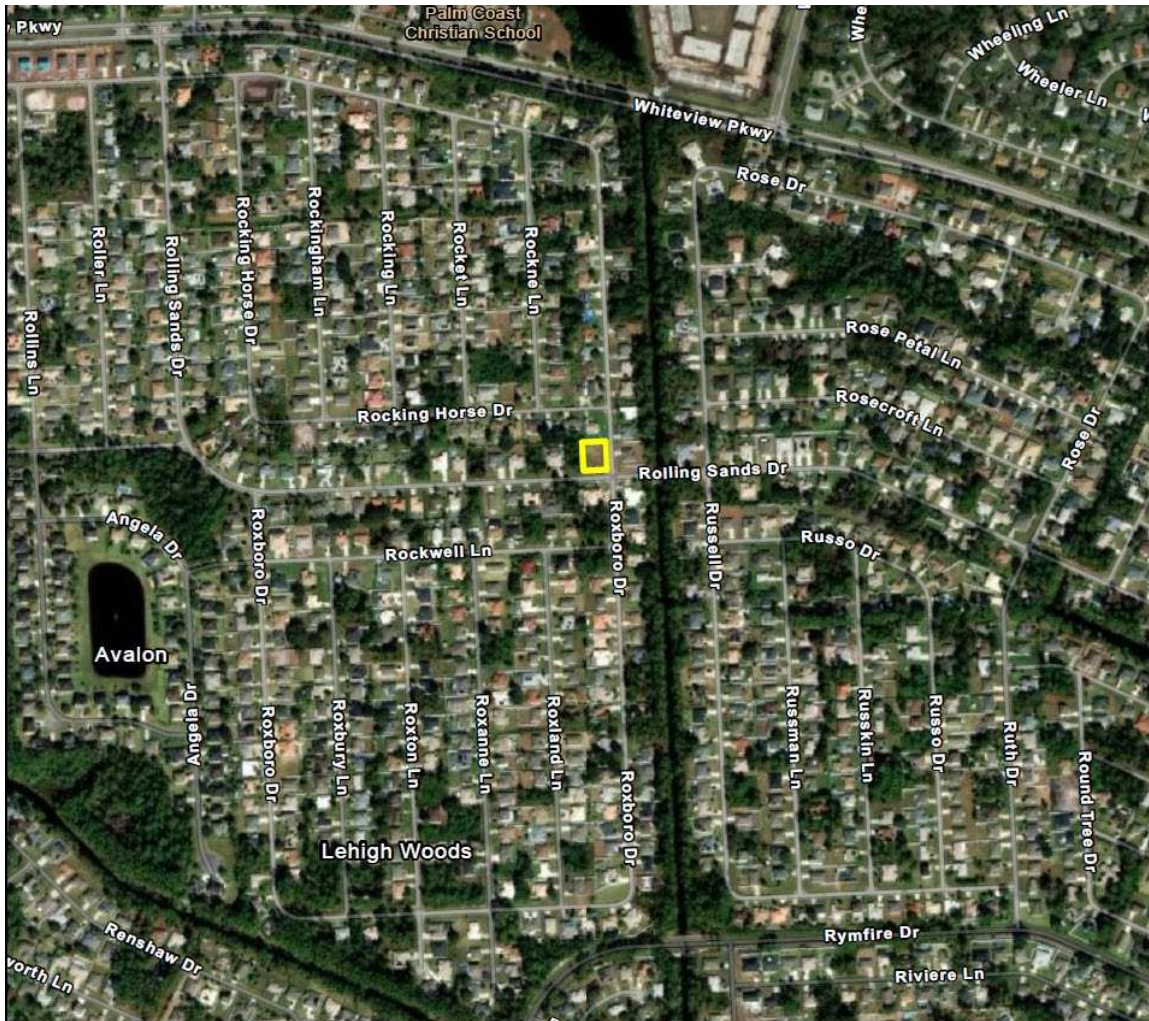


Map Provided by the Planning Division

Date: 4/21/2026

- Acquired by Code Action
- Potential Utility use.
- Single Family zoning.

# 79 Rolling Sands



- Acquired by Code Action
- Potential Utility use
- Single Family zoning.

## Close Up Aerial

-  Palm Coast City Limits
-  City Parcel (1)



0 600  
Feet



Map Provided by the Planning Division

Date: 4/21/2026

## Options:

- Adopt public lands list as presented
- Amend the public lands list (you may remove any lots with Council consensus).

**RESOLUTION 2026-\_\_\_\_**  
**MUNICIPAL PROPERTY LIST**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, APPROVING THE CITY OF PALM COAST MUNICIPAL PROPERTY (A.K.A. PUBLIC LAND) LIST; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR IMPLEMENTING ACTIONS AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, in accordance with Section 166.0451, Fla. Stat. Disposition of municipal property for affordable housing, the City of Palm Coast has to present a list of public lands for Council’s consideration to adopt the list every three years and make the inventory list available on the City’s website to encourage potential development; and

**WHEREAS**, in June 2023, City Council was presented with the City’s land assets and at that time, there was only one (1) parcel that met the criteria for public lands; and

**WHEREAS**, the affordable housing law was amended after the presentation to Council and changed how to define parcels for affordable housing; and

**WHEREAS**, due to the change in the law, the City has identified additional lands as public lands for Council’s consideration; and

**WHEREAS**, the City Council desires to adopt the inventory list of public lands for affordable housing to be made available to the public to encourage potential development.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, AS FOLLOWS:**

**SECTION 1. LEGISLATIVE AND ADMINISTRATIVE FINDINGS.** The above recitals (whereas clauses) are hereby adopted as the findings of the City Council of the City of Palm Coast.

**SECTION 2. APPROVAL OF PUBLIC LANDS LIST.** The City Council hereby approves the list of public lands, as attached hereto and incorporate herein by reference as Exhibit “A.”

**SECTION 3. SEVERABILITY.** It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Resolution are

severable, and if any phrase, clause, sentence, paragraph, or section of this Resolution shall be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution.

**SECTION 4. CONFLICTS.** All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed.

**SECTION 5. IMPLEMENTING ACTIONS.** The City Manager is hereby authorized to take any actions necessary to implement the action taken in this Resolution.

**SECTION 6. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its passage and adoption.

**DULY PASSED AND ADOPTED** by the City Council of the City of Palm Coast, Florida, on this 19<sup>th</sup> day of May 2026.

ATTEST:

CITY OF PALM COAST

\_\_\_\_\_  
KALEY COOK, CITY CLERK

\_\_\_\_\_  
MICHAEL NORRIS, MAYOR

APPROVED AS TO FORM AND LEGALITY

\_\_\_\_\_  
MARCUS DUFFY, CITY ATTORNEY

Attachment: Exhibit "A" - Public Property List

**EXHIBIT "A"**  
**CITY OWNED PARCELS**  
**PUBLIC LANDS**

Parcel ID	Legal	Property Use	Acreage	Address
07-11-31-7059-00740-0040	PALM COAST SEC 59 BLK 74 LOT 4 OR 687 PG 1052 OR 1225 PG 1097	DROP LOT	0.23	NORTH OF SEMINOLE WOODS PARK
07-11-31-7059-00740-0050	PALM COAST SEC 59 BLK 74 LOT 5 OR 687 PG 1052 OR 1225 PG 1097	DROP LOT	0.232	NORTH OF SEMINOLE WOODS PARK
07-11-31-7059-00740-0060	PALM COAST SEC 59 BLK 74 LOT 6 OR 687 PG 1052 OR 1225 PG 1097	DROP LOT	0.232	NORTH OF SEMINOLE WOODS PARK
07-11-31-7059-00740-0070	PALM COAST SEC 59 BLK 74 LOT 7 OR 687 PG 1052 OR 1225 PG 1097	DROP LOT	0.232	NORTH OF SEMINOLE WOODS PARK
07-11-31-7059-00740-0080	PALM COAST SEC 59 BLK 74 LOT 8 OR 687 PG 1052 OR 1225 PG 1097	DROP LOT	0.232	NORTH OF SEMINOLE WOODS PARK
07-11-31-7059-00740-0100	PALM COAST SEC 59 BLK 74 LOT 10 OR 687 PG 1052 OR 1225 PG 1097	DROP LOT	0.23	NORTH OF SEMINOLE WOODS PARK
07-11-31-7059-00740-0110	PALM COAST SEC 59 BLK 74 LOT 11 OR 687 PG 1052 OR 1225 PG 1097	DROP LOT	0.258	NORTH OF SEMINOLE WOODS PARK
07-11-31-7059-00750-0010	PALM COAST SEC 59 BLK 75 LOT 1 OR 687 PG 1052 OR 1225/1137	DROP LOT	0.287	NORTH OF SEMINOLE WOODS PARK
07-11-31-7059-00780-0100	PALM COAST SEC 59 BLK 78 LOT 10 OR 687 PG 1052 OR 1225/1137	DROP LOT	0.287	NORTH OF SEMINOLE WOODS PARK
07-11-31-7059-00790-0010	PALM COAST SEC 59 BLK 79 LOT 1 OR 687 PG 1052 OR 1225/1137	DROP LOT	0.258	NORTH OF SEMINOLE WOODS PARK
07-11-31-7059-00790-0020	PALM COAST SEC 59 BLK 79 LOT 2 OR 687 PG 1052 OR 1225/1137	DROP LOT	0.23	NORTH OF SEMINOLE WOODS PARK
07-11-31-7059-00790-0030	PALM COAST SEC 59 BLK 79 LOT 3 OR 687 PG 1052 OR 1225/1137	DROP LOT	0.232	NORTH OF SEMINOLE WOODS PARK
07-11-31-7059-00790-0040	PALM COAST SEC 59 BLK 79 LOT 4 OR 687 PG 1052 OR 1225/1137	DROP LOT	0.232	NORTH OF SEMINOLE WOODS PARK
07-11-31-7059-00790-0050	PALM COAST SEC 59 BLK 79 LOT 5 OR 687 PG 1052 OR 1225/1137	DROP LOT	0.232	NORTH OF SEMINOLE WOODS PARK
07-11-31-7059-00790-0060	PALM COAST SEC 59 BLK 79 LOT 6 OR 687 PG 1052 OR 1225/1137	DROP LOT	0.232	NORTH OF SEMINOLE WOODS PARK
07-11-31-7059-00790-0070	PALM COAST SEC 59 BLK 79 LOT 7 OR 687 PG 1052 OR 1225/1137	DROP LOT	0.232	NORTH OF SEMINOLE WOODS PARK
07-11-31-7059-00790-0080	PALM COAST SEC 59 BLK 79 LOT 8 OR 687 PG 1052 OR 1225/1137	DROP LOT	0.23	NORTH OF SEMINOLE WOODS PARK
07-11-31-7063-00640-0060	PALM COAST SECTION 63 BLOCK 00064 LOT 0006 SUBDIVISION COMPLETION YEAR 1981 OR 804 PG 443 OR 2058/397	DROP LOT	0.273	Z section SW of Zeus Path
07-11-31-7063-00640-0070	PALM COAST SECTION 63 BLOCK 00064 LOT 0007 SUBDIVISION COMPLETION YEAR 1981 OR 804 PG 443 OR 2058/400	DROP LOT	0.273	Z section SW of Zeus Path
07-11-31-7063-00640-0080	PALM COAST SECTION 63 BLOCK 00064 LOT 0008 SUBDIVISION COMPLETION YEAR 1981 OR 804 PG 443 OR 2058/403	DROP LOT	0.245	Z section SW of Zeus Path
07-11-31-7063-00640-0090	PALM COAST SECTION 63 BLOCK 00064 LOT 0009 SUBDIVISION COMPLETION YEAR 1981 OR 804 PG 443 OR 2058/423	DROP LOT	0.24	Z section SW of Zeus Path

Parcels acquired by Code Action:

1. Parcel ID: 07-11-31-7032-00660-0620 79 Rolling Sands Dr./vacant/.287 acres  
PALM COAST SECTION 32 BLOCK 00066 LOT 0062 SUBDIVISION  
COMPLETION YEAR 1979 OR 336 PG 901 OR 893 PG 1133 OR 2377/1242-  
RESOLUTION 19-77
2. Parcel ID: 07-11-31-7027-00100-0060 20 Woodstone Lane/vacant/.2296 acres  
PALM COAST SEC 27 BLK 10 LT 6 OR 339 PG 790 OR 499 PG 1930(DC) OR  
499 PG 1929 (ACM) OR 599 PG 1057 OR 648 PG 192OR 949 PG 540 OR 1803  
PG 15 OR 1984/118 OR 2311/1373 OR 2377/1242-RESOLUTION 19-77