

City of Palm Coast, Florida Agenda Item

Agenda Date: August 4, 2026

Agenda Item: G.1

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Org/Account #
Subject: ORDINANCE 2026-XX APPROVING THE ANNEXATION OF LANDS OWNED BY RAYDIENT PALM COAST LLC OF APPROXIMATELY 440 ACRES OF PROPERTY		
Presenter: Phong Nguyen, PTP, Planning Manager, Jose Papa, AICP, Senior Planner		
Attachments: 1. Ordinance 2. Exhibit A 3. Exhibit B 4. Exhibit C 5. Business Impact Estimate		
Background: The City of Palm Coast has received an annexation petition from Raydient Palm Coast LLC for the annexation of approximately 440 acres of property located adjacent to the northwest corner of City limits. This agenda item relates to the petition received by the city. Staff have determined the Annexation Area described above is reasonably compact and contiguous to the corporate areas of the City of Palm Coast, Florida. Staff further determined that the annexation of said Annexation Area will not result in the creation of any enclaves, and it is further determined that the annexation of the Annexation Area otherwise fully complies with the requirements of State law and are consistent with the City's Comprehensive Plan. Upon this Ordinance becoming effective, the Annexation Area owner and its successors and assigns shall be entitled to all the rights and privileges and immunities as are from time to time granted to property owners of the City of Palm Coast, Florida, as further provided in Chapter 171, Florida Statutes, and shall further be subject to the responsibilities of ownership as may from time to time be determined by the City Council of the City of Palm Coast, Florida, and the provisions of Chapter 171, Florida Statutes.		
Recommended Action: ADOPT ORDINANCE 2026-XX APPROVING THE ANNEXATION OF LANDS OWNED BY RAYDIENT PALM COAST LLC OF APPROXIMATELY 440 ACRES OF PROPERTY		

ORDINANCE 2026-____
VOLUNTARY ANNEXATION OF WESTERN EXPANSION LANDS
(APPROXIMATELY 440 ACRES)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, TO ANNEX PROPERTY TO BE INCLUDED WITHIN THE CORPORATE AREA AND CITY LIMITS OF THE CITY OF PALM COAST UPON ADOPTION OF THIS ORDINANCE; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 440 ACRES OF PROPERTY DESCRIBED IN EXHIBIT “A” AND DEPICTED ON EXHIBIT “B” AS THE APPROXIMATELY 440 ACRE AREA TO THIS ORDINANCE AND LYING IN THE AREAS PROXIMATE TO THE EXISTING CITY LIMITS OF THE CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA; PROVIDING FOR ANNEXATION IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, *FLORIDA STATUTES*; PROVIDING FOR LEGISLATIVE AND ADMINISTRATIVE FINDINGS; PROVIDING FOR ANNEXATION OF REAL PROPERTY AND AMENDMENT OF CORPORATE/CITY LIMITS TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR RIGHTS AND PRIVILEGES RESULTING FROM ANNEXATION/EFFECT OF ANNEXATION UPON LAND USES; PROVIDING FOR EFFECT ON AD VALOREM TAXES; PROVIDING FOR EFFECT ON BUSINESSES AND OCCUPATIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR ADMINISTRATIVE ACTIONS

WHEREAS, a Voluntary Annexation Petition has been filed with the City Clerk of the City of Palm Coast, Florida, (“City”) which petition contains the name of the property owner, Raydient Palm Coast LLC, of the area described in Exhibit “A” and depicted on Exhibit “B” as the approximately 440 acre area (the “Annexation Area”) and requests annexation of the Annexation Area into the incorporated area and City Limits of the City of Palm Coast, Florida; and

WHEREAS, the City’s staff has certified that the Annexation Area owner has signed the Voluntary Annexation Petition, and the City Council of the City of Palm Coast has determined that said owner of the Annexation Area has signed the Voluntary Annexation Petition; and

WHEREAS, the City Council hereby finds that the Annexation Area described hereinafter is reasonably compact and contiguous to the corporate areas of the City of Palm

Coast, Florida, and it is further determined that the annexation of said Annexation Area will not result in the creation of any enclaves, and it is further determined that the annexation of the Annexation Area otherwise fully complies with the requirements of State law; and

WHEREAS, the City is in a position to provide municipal services to the Annexation Area described herein, and the City Council of the City of Palm Coast, Florida, deems it in the best interest of the City to accept said Voluntary Annexation Petition and to annex said Annexation Area; and

WHEREAS, pursuant to, and in compliance with the law, notice has been given by publication once a week for two consecutive weeks in a newspaper of general circulation notifying the public of this proposed Ordinance and of public hearings to be held at City Hall in the City of Palm Coast; see the affidavit of publication attached hereto as Exhibit “C” and incorporated herein; and

WHEREAS, the provisions of this Ordinance and the actions taken herein are consistent with the City’s Comprehensive Plan and State law; and

WHEREAS, public hearings were held pursuant to the requirements of State law and in conformity with the published notice described above at which hearings the parties in interest and all others had an opportunity to be, and were in fact, heard; and

WHEREAS, it is the City’s best interest to annex property which provides economic and other benefits to the City wherever possible.

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE CITY OF PALM COAST, FLORIDA:

SECTION 1. LEGISLATIVE AND ADMINISTRATIVE FINDINGS.

(a) The Annexation Area that is the subject of this Ordinance and the Voluntary Annexation Petition is described in Exhibit “A” and Section 2 and depicted on Exhibit “B” as the approximately 440 acre area of this Ordinance.

(b) The above recitals (whereas clauses) are hereby adopted as the legislative and administrative findings of the City Council of the City of Palm Coast. The City Council of the City of Palm Coast finds and determines that there is competent substantial evidence to support the findings and determinations made in this Section.

(c) The City Council of the City of Palm Coast adopts as legislative and administrative findings the fact that the Annexation Area is reasonably compact and contiguous to the present Corporate Limits of the City of Palm Coast, and that no part of the Annexation Area is within the boundary of another municipality or Flagler County, Florida, (“County”) in any manner or configuration that would contravene the provisions of Florida law or be contrary to sound and generally accepted land use planning practices and principles. The City Council of the City of Palm Coast finds that the annexation of the Annexation Area does not create an enclave and that the Annexation Area otherwise fully meets the criteria established in Chapter 171, *Florida Statutes*.

(d) The City Council of the City of Palm Coast has applied the laws of the State of Florida, Chapter 171, *Florida Statutes*, as well as the case law analyzing, construing and applying said statutory provisions, and the legislative intent pertaining to said statutory provisions as set forth in legislative staff reports. Further, in compliance with Section 171.044, *Florida Statutes*, the City published the notice of annexation in the Palm Coast NewsTribune once each week for two consecutive weeks as evidenced by the affidavit of publication attached hereto and incorporated herein as Exhibit “C”.

(e) The City Council of the City of Palm Coast finds and determines that there is competent substantial evidence to support the findings and determinations made in this Section and that no other action of the City is required to fully implement an annexation of the Annexation Area as set forth herein.

SECTION 2. ANNEXATION OF REAL PROPERTY AND AMENDMENT OF CORPORATE/CITY LIMITS TO INCLUDE THE ANNEXED PROPERTY. The lands described in Exhibits “A” and depicted on the map in Exhibit “B” as the approximately 440 acre area, attached hereto, be and they are hereby annexed to and included within the corporate limits of the City of Palm Coast, Florida.

SECTION 3. RIGHTS AND PRIVILEGES RESULTING FROM ANNEXATION/EFFECT OF ANNEXATION UPON LAND USES.

(a) Upon this Ordinance becoming effective, the Annexation Area owner and its successors and assigns shall be entitled to all the rights and privileges and immunities as are from time to time granted to property owners of the City of Palm Coast, Florida, as further provided in Chapter 171, *Florida Statutes*, and shall further be subject to the responsibilities

of ownership as may from time to time be determined by the City Council of the City of Palm Coast, Florida, and the provisions of Chapter 171, *Florida Statutes*.

(b) Upon this Ordinance becoming effective and the effective date of the City Council's adoption of a future land use map amendment to the 2050 Comprehensive Plan that includes the Annexation Area (Ordinance 2026- _____), the Annexation Area shall have a land use designation of Master Planned Mixed Use.

(c) Upon this Ordinance becoming effective and the effective date of the City Council's adoption of the Master Planned Development ("MPD") rezoning and MPD Agreement between the City of Palm Coast and Raydient Palm Coast LLC Westward Expansion [_____, 2026] (Ordinance 2026- _____), the Annexation Area shall have a zoning designation of MPD.

SECTION 4. EFFECT ON AD VALOREM TAXES. All property lying within the boundaries of the Corporate/City Limits of the City of Palm Coast, Florida, as hereby revised, shall hereafter be assessed for payment of municipal ad valorem taxes pursuant to law.

SECTION 5. EFFECT ON BUSINESSES AND OCCUPATIONS. All persons who are lawfully engaged in any occupation, business, trade or profession, within the Annexation Area upon the effective date of this Ordinance, under a valid license or permit issued by the County shall have right to continue such occupation, business, trade or profession within the corporate limits of the City, as revised, upon the securing of a valid business tax receipt from the City, which receipt shall be issued upon payment of the appropriate fee, without the necessity of taking or passing any additional examination or test relating to the qualifications of such licenses.

SECTION 6. CONFLICTS. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 7. SEVERABILITY. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance 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 Ordinance.

SECTION 8. EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and adoption.

SECTION 9. ADMINISTRATIVE ACTIONS. This Ordinance shall be filed with the Clerk of the Seventh Judicial Circuit Court, the Chief Administrative Officer of Flagler County, and the Florida Department of State within seven (7) days after the adoption of this Ordinance.

APPROVED on first reading this 4th day of August 4, 2026.

ADOPTED on second reading after due public notice and hearing this 6th day of October 2026.

ATTEST:

CITY OF PALM COAST

KALEY COOK, CITY CLERK

MICHAEL NORRIS, MAYOR

APPROVED AS TO FORM AND LEGALITY

MARCUS DUFFY, CITY ATTORNEY

Attachments: Exhibit "A" – Legal Description of the Annexation Area
Exhibit "B" – Map of the Annexation Area
Exhibit "C" – Affidavit of Publication

EXHIBIT "A"

Flagler County, Florida

TOWNSHIP 11 SOUTH, RANGE 29 EAST

Sections 14, 15, 22, 23, 24, 25, and 36 - That portion lying East of lands conveyed to Florida Power & Light Company as set forth in Special Warranty Deed recorded in OR Book 213, Page 795, Flagler County Records and lying West of the FEC Railroad right of way.

TOWNSHIP 11 SOUTH, RANGE 30 EAST

Section 30 - West 1/2

LESS AND EXCEPT the portion of Section 30 conveyed to Neoga Lakes LLC by Limited Warranty Deed from TerraPointe, LLC, dated September 13, 2010, recorded in OR Book 1783, Page 1528, Flagler County Records.

ALSO, a parcel of land in the SW 1/4 of SE 1/4 per Deed Book 9, Page 277, being the North 125 feet of the South 143 feet of the SW 1/4 of SE 1/4 West of Brick Road; Except Florida East Coast Railroad right of way; and Except right of way of Highway 13 a/k/a Brick Road;

Section 31 - West 1/2 lying North of Highway 205;

LESS AND EXCEPT lands conveyed to Florida Power & Light Company set forth in Special Warranty Deed recorded in OR Book 213, Page 795, Flagler County Records;

LESS AND EXCEPT that portion of the W 1/2 of the NW 1/4 lying North of Highway 205 and South and West of lands conveyed to Florida Power & Light Company set forth in Special Warranty Deed recorded in OR Book 213, Page 795, Flagler County Records

LESS AND EXCEPT any portion of Espanola Road, and any portion the property shown on the plat of Falcon Fire Subdivision recorded in Map Book 36, Page 2, Flagler County Records.

The east boundary of the above described lands in Section 31 being the west boundary of the following 5 parcels: (i) the lands described in the Plat of Falcon Fire Subdivision as recorded in Map Book 6, page 31 of the public records of Flagler County Florida, (2) the Right of Way of Espanola Road, (3) the lands conveyed by deed recorded in Official Records Book 245, page 915 of the public records of Flagler County, Florida, (4) the lands conveyed by deed recorded in Official Records Book 483, page 1638 of the public records of Flagler County, Florida, and (5) the lands conveyed by deed recorded in Official Records Book 483, page 1641 of the public records of Flagler County, Florida.

Section 31 - The North Half of the Northwest Quarter of the North East Quarter lying West of Old Brick Road (aka N Old Dixie Hwy) in Section 31, Township 11 South, Range 30 East,

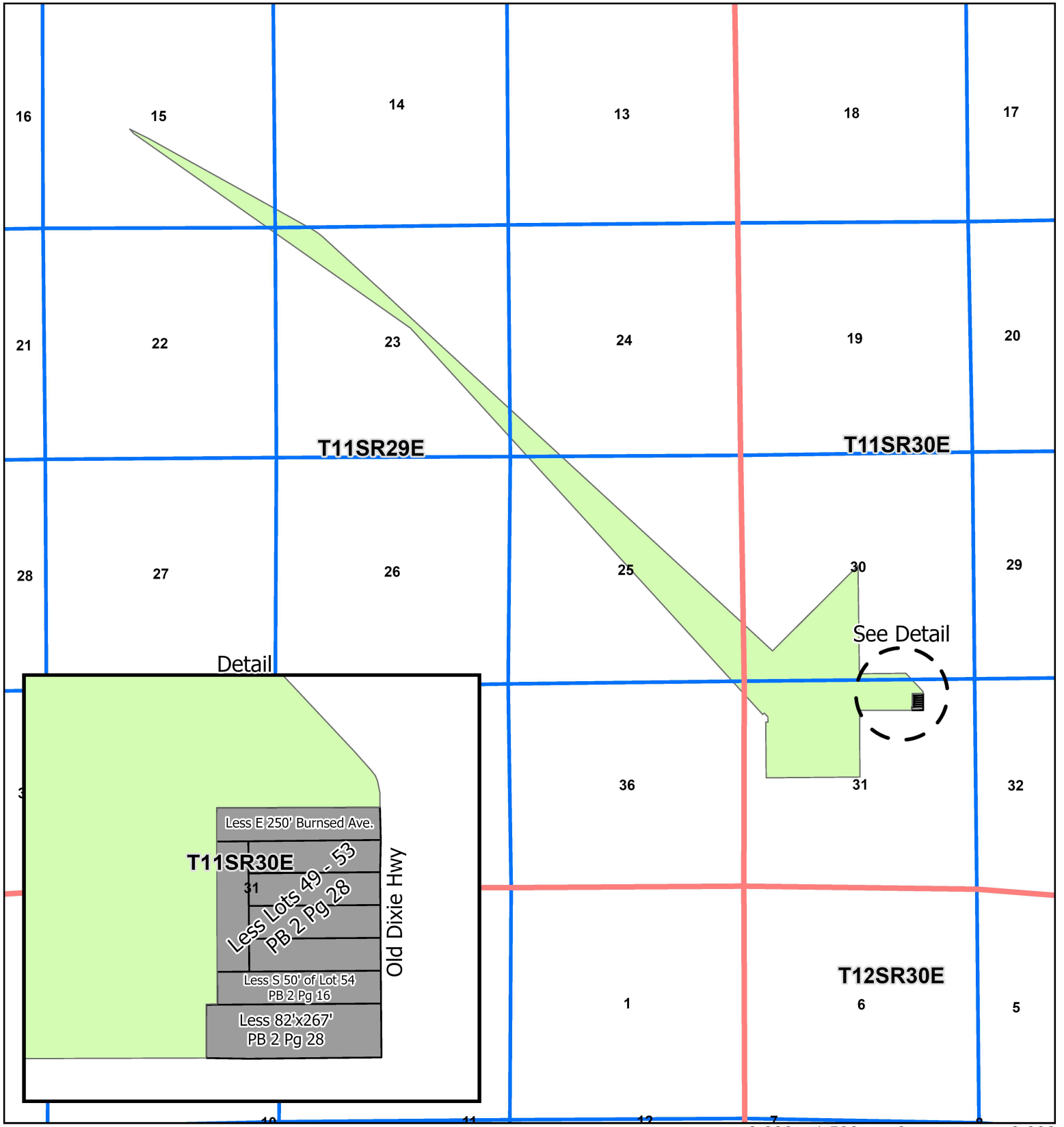
LESS AND EXCEPT A parcel measuring 82 feet by 287 feet in the southeast corner thereof as shown on the First Addition to Espanola, Florida recorded in Plat Book 2, page 28, St Johns County Public Records (now Flagler County, Florida)

LESS AND EXCEPT The east 250 feet of Burnsed Avenue as shown on said plat and on that certain Resubdivision of the First Addition to Espanola, Florida recorded in Plat Book 2, page 16, Flagler County Public Records.

LESS AND EXCEPT Lots 49 through 53, inclusive as shown on the First Addition to Espanola, Florida recorded in Plat Book 2, page 28, St Johns County Public Records (now Flagler County, Florida);

LESS AND EXCEPT the South 50' of Lot 54 as shown on that certain Resubdivision of the First Addition to Espanola, Florida plat recorded in Plat Book 2, page 16, Flagler County Public Records.

EXHIBIT B



Detail

See Detail

T11SR30E

Less E 250' Burnsed Ave.
Less Lots 49 - 53
PB 2 Pg 28

Less S 50' of Lot 54
PB 2 Pg 16

Less 82'x267'
PB 2 Pg 28

Old Dixie Hwy

T12SR30E

440 Ac.
Annexation
Flagler Co. FL

3,000 1,500 0 3,000

Feet

Township: FromWhiteStar

Section: FromWhiteStar

Palm Coast Annexation

Espanola Less & Excepts

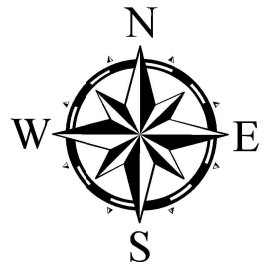


EXHIBIT “C”

AFFIDAVIT OF PUBLICATION



**THE CITY OF PALM COAST
160 LAKE AVENUE
PALM COAST, FL 32164**

**BUSINESS IMPACT ESTIMATE
PURSUANT TO F.S. 166.041(4)**

**Meeting Date: August 4, 2026 and October 6, 2026
Ordinance Number: 2026-XX
Posted To Webpage: July 9, 2026**

This Business Impact Estimate is given as it relates to the proposed ordinance titled:

ORDINANCE 2026-__

VOLUNTARY ANNEXATION OF WESTERN EXPANSION LANDS

(APPROXIMATELY 440 ACRES)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, TO ANNEX PROPERTY TO BE INCLUDED WITHIN THE CORPORATE AREA AND CITY LIMITS OF THE CITY OF PALM COAST UPON ADOPTION OF THIS ORDINANCE; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 440 ACRES OF PROPERTY DESCRIBED IN EXHIBIT “A” AND DEPICTED ON EXHIBIT “B” TO THIS ORDINANCE AND LYING IN THE AREAS PROXIMATE TO THE EXISTING CITY LIMITS OF THE CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA; PROVIDING FOR ANNEXATION IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, *FLORIDA STATUTES*; PROVIDING FOR LEGISLATIVE AND ADMINISTRATIVE FINDINGS; PROVIDING FOR ANNEXATION OF REAL PROPERTY AND AMENDMENT OF CORPORATE/CITY LIMITS TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR RIGHTS AND PRIVILEGES RESULTING FROM ANNEXATION/EFFECT OF ANNEXATION UPON LAND USES; PROVIDING FOR EFFECT ON AD VALOREM TAXES; PROVIDING FOR EFFECT ON BUSINESSES AND OCCUPATIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR ADMINISTRATIVE ACTIONS

This Business Impact Estimate is provided in accordance with Section 166.041(4), *Florida Statutes*. If one or more boxes are checked below, the City is of the view that a Business Impact Statement is not required pursuant to Section 166.041(4)(c), *Florida Statutes*, but is nevertheless providing this Business Impact Estimate as a courtesy and to avoid any procedural issues or questions that could impact the enactment or effectiveness of the proposed ordinance.

- ☐ 1. Ordinances required for compliance with federal or state law or regulation;
- ☐ 2. Ordinances relating to the issuance or refinancing of debt;
- ☐ 3. Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ 4. Ordinances required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by a municipal government;
- ☐ 5. Emergency ordinances;
- ☐ 6. Ordinances relating to procurement; or
- ☒ 7. Ordinances enacted to implement the following:
 - ☒ a. Development orders, and development agreements, and development permits, as those terms are defined in S 163.3164, and development agreements, as authorized by the Florida Local Government Development Acts SS. 163.3220-163.3243;
 - ☒ b. Comprehensive Plan amendments and land development regulation amendments initiated by an application by a private party other than the county;
 - ☐ c. Sections 190.005 and 190.046;
 - ☐ d. Section 553.73, relating to the Florida Building Code; or
 - ☐ e. Section 633.202, relating to the Florida Fire Prevention Code.

Part I. Summary of the proposed ordinance and statement of public purpose:

(Address the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the City of Palm Coast.)

The Ordinance proposes the voluntary annexation, pursuant to Section 171.044, Florida Statutes, of approximately 440 acres of property generally west of U.S. 1 in Flagler County, Florida. A map depicting the approximately 440 acres subject to the annexation Ordinance is attached.

The public purpose of the Ordinance is to serve the public health, safety, morals, and welfare of the City of Palm Coast by allowing for development of a mix of uses, ensuring sound urban development and accommodating growth. In 2022, the City Council adopted a Strategic Action Plan establishing a long-term vision with goals and priorities to (among other items) address projected future growth, including planning for public facility infrastructure, housing diversity and economic sustainability in the City. The City Council identified the land subject to the Ordinance and other lands west of U.S. 1 as a logical and necessary area to direct future growth and provide economic sustainability to achieve its vision. The City of Palm Coast and its citizens will directly benefit from the proposed Ordinance through (among other items) the potential for housing diversity and a mix of uses that will diversify the tax base to assist in reducing the tax burden on residential property owners and provide for economic sustainability.

Part II. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Palm Coast:

(fill out subsections a-c as applicable, if not applicable write “not applicable”)

- (a) Estimate of direct compliance costs that businesses may reasonably incur if the proposed ordinance is enacted:

The land subject to the annexation Ordinance is not currently developed, and the annexation will not impact current businesses within the City of Palm Coast. Therefore, it is estimated that the Ordinance will not result in businesses incurring any direct compliance costs.

- (b) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible:

The proposed Ordinance does not include any new charge or fee on businesses.

- (c) An estimate of the City of Palm Coast’s regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs:

It is estimated that the City of Palm Coast will not incur any regulatory costs as a result of the Ordinance.

Part III. Good faith estimates of the number of businesses likely to be impacted by the ordinance.

Zero.

Part IV. Additional Information (if any):

The City of Palm Coast east of U.S. 1 is almost built out and has little opportunity for economic development. In addition, the current residential development within the City of Palm Coast consists of conventional single-family attached homes. The City of Palm Coast’s tax base, anticipated growth, and residents need additional land to attract economic development and a diversity of housing. The annexation Ordinance will assist the City of Palm Coast in meeting these needs without impacting current residents.