

## City of Palm Coast, Florida Agenda Item

**Agenda Date:** August 4, 2026

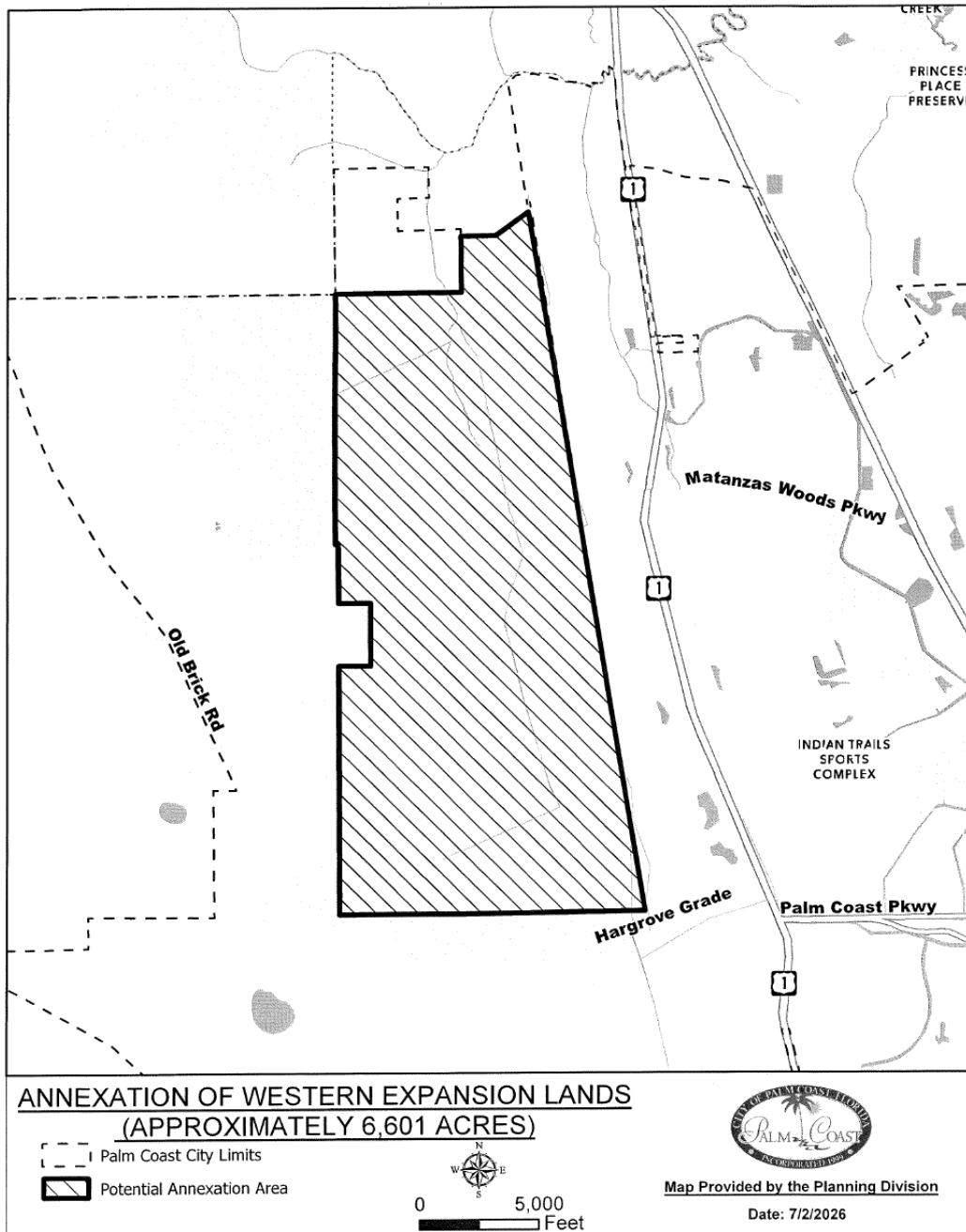
**Agenda Item:** G.2

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |                      |
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| <b>Department</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | COMMUNITY DEVELOPMENT | <b>Amount</b>        |
| <b>Division</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | PLANNING              | <b>Org/Account #</b> |
| <b>Subject:</b> ORDINANCE 2026-XX APPROVING THE ANNEXATION OF LANDS OWNED BY RAYDIENT PALM COAST LLC OF APPROXIMATELY 6,601 ACRES OF PROPERTY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                       |                      |
| <b>Presenter:</b> Phong Nguyen, PTP, Planning Manager, Jose Papa, AICP, Senior Planner                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                       |                      |
| <b>Attachments:</b> <ul style="list-style-type: none"><li>1. Presentation</li><li>2. Ordinance</li><li>3. Business Impact Estimate</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                       |                      |
| <b>Background:</b> <p>The City of Palm Coast has received an annexation petition from Raydient Palm Coast LLC for the annexation of approximately 6,601 acres of property located adjacent to the northwest corner of City limits. This agenda item relates to the petition received by the City.</p> <p>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.</p> <p>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.</p> |                       |                      |
| <b>Recommended Action:</b> <p><b>ADOPT ORDINANCE 2026-XX APPROVING THE ANNEXATION OF LANDS OWNED BY RAYDIENT PALM COAST LLC OF APPROXIMATELY 6,601 ACRES OF PROPERTY</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                       |                      |

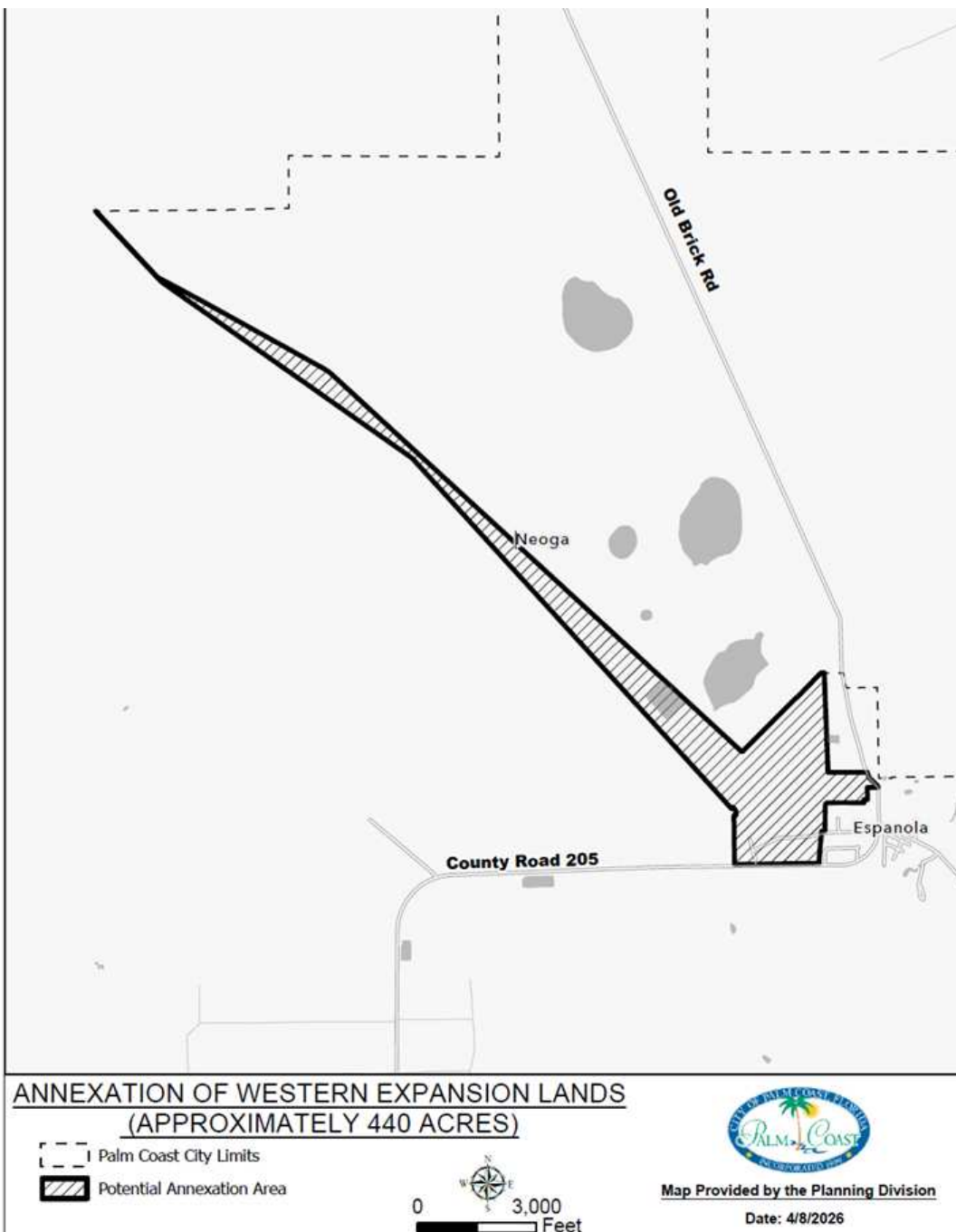
# WESTERN LANDS ANNEXATIONS

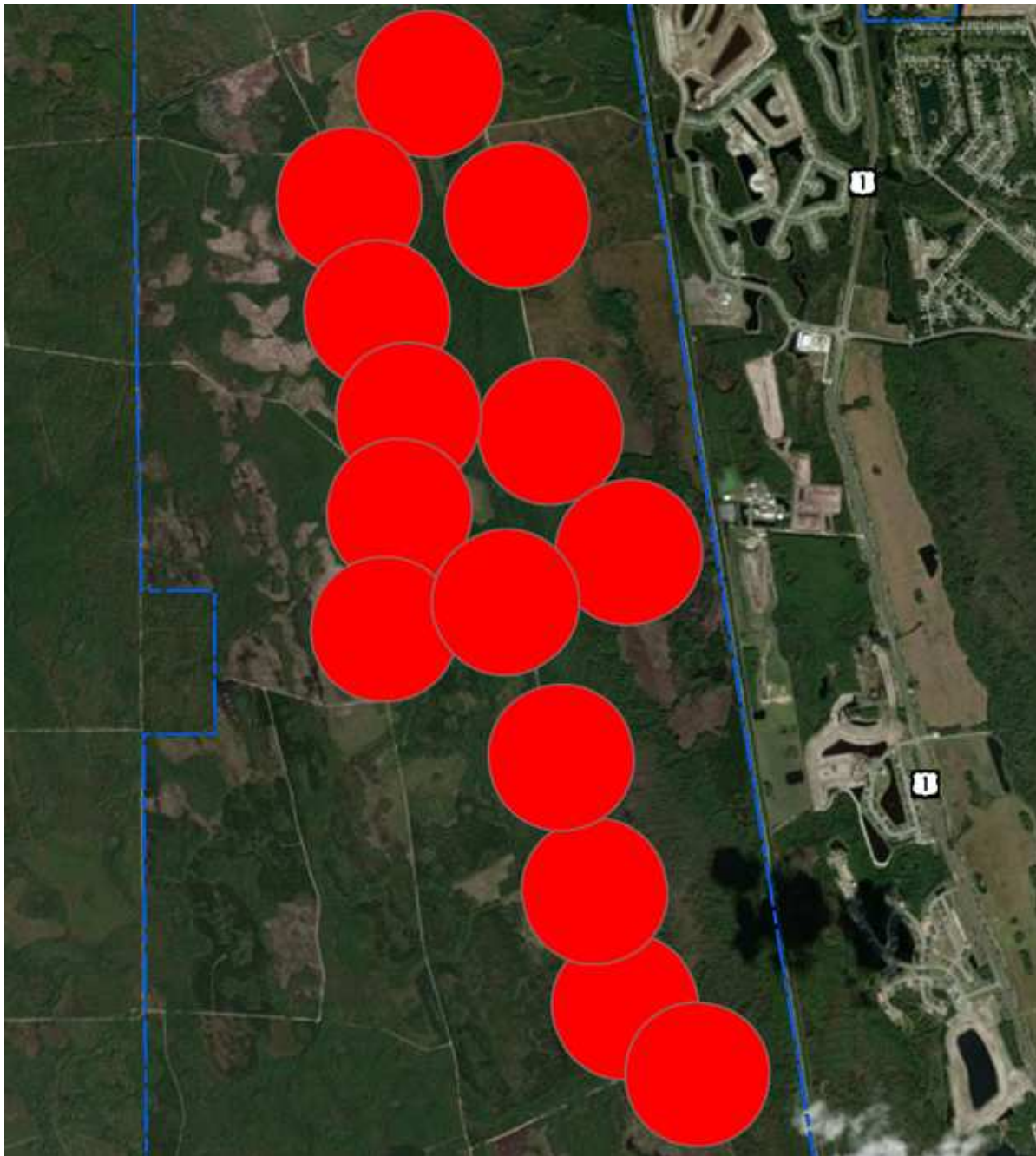
Presented by: Phong Nguyen, Planning  
Manager and Jose Papa, Senior Planner

# Raydient Lands



# Raydient Lands





City Lands



**ORDINANCE 2026-\_\_\_\_**  
**VOLUNTARY ANNEXATION OF WESTERN EXPANSION LANDS**  
**(APPROXIMATELY 6,601 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 6,601 ACRES OF PROPERTY DESCRIBED IN EXHIBIT “A” AND DEPICTED ON EXHIBIT “B” AS THE APPROXIMATELY 6,601 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 6,601 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 6,601 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 6,601 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 4<sup>th</sup> day of August 2026.

**ADOPTED** on second reading after due public notice and hearing this 6<sup>th</sup> 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 10 SOUTH, RANGE 30 EAST**

**Sections 17 and 47** - All that part of Sections 17 and 47 lying West of the Florida East Coast Railway right-of-way Flagler County, FL

**LESS AND EXCEPT** that portion of Sections 17 and 47 described as Parcel CMP 2-1 in that instrument recorded in OR Book 0545, Page 1611, Public Records of Flagler County, Florida, including any portion located in St. Johns County, Florida;

**ALSO**, a portion of Section 17 and a portion of the Martin Hernandez Grant, Section 47, Township 10 South, Range 30 East, Flagler County, Florida, being more particularly described as follows:

Begin at the southwest corner of said Section 17;

Thence North 00°36'33" West, along the Westerly line of said Section 17, a distance of 2664.61 feet;

Thence North 89°01'59" East, 879.21 feet;

Thence North 02°16'42" East, 1105.85 feet;

Thence North 04°32'07" East, 1041.09 feet;

Thence South 88°11'29" East, 839.92 feet;

Thence North 56°36'09" East, 817.26 feet to the Westerly right of way line of the Florida East Coast Railway (a variable width right of way, as now established);

Thence South 09°09'26" East, along last said line, 274.80 feet;

Thence South 09°09'48" East, continuing along last said line, 141.93 feet to the easterly line of those lands designated parcel CMP 2-1, described and recorded in Official Records Book 546, Page 1197 of the Public Records of said County;

Thence southwesterly and southerly, along last said line, run the following three (3) courses and distances:

Course No. 1: South 56°36'09" West, 1279.07 feet to a point of Curvature of a curve leading southwesterly;

**TOWNSHIP 10 SOUTH, RANGE 30 EAST - Cont'd**  
**Sections 17 and 47**

Course No. 2: southwesterly, along and around the Arc of said curve, concave southeasterly, having a Radius of 500.00 feet, an Arc distance of 474.07 feet, said Arc being subtended by a Chord bearing and distance of South 29°26'25" West, 456.51 feet to the Point of Tangency of said Curve;

Course No. 3: South 02°16'42" West, 3725.05 feet to the southerly line of said Section 17;

Thence South 89°28'29" West, along last said line, 1124.91 feet to the Point of Beginning.

**LESS AND EXCEPT**

**Parcel B1**

A portion of Sections 17 and 47 of the Martin Hernandez Grant, Township 10 South, Range 30 East, Flagler County Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of Section 18, Township 10 South, Range 30 East, Flagler County, Florida; thence North 89°04'09" East along the Northerly line of said Section 18, a distance of 1124.07 feet to the Northeast corner of lands designated Parcel 2, described and recorded in Official Records Book 2126, page 557, of said Public Records, also being the Southerly line of those lands designated Parcel CMP 2-1, described and recorded in Official Records Book 546, page 1197, of said Public Records; thence continue North 89°04'09" East, along last said lines, a distance of 1519.42 feet to the Northwest corner of those lands described and recorded in Official Records Book 2126, page 551, of said Public Records; thence South 00°52'53" East, departing

Last said Southerly line and said Northerly line of Section 18, along the Westerly line of said lands described in Official Records Book 2126, page 551 and along the Westerly lines of lands described in Official Records Book 1723, page 845 and Official Records Book 2112, page 844, of said Public Records, a distance of 2636.59 feet to the Southwest corner of those lands described and recorded in Official Records Book 2112, page 844 of said Public Records; thence North 89°02'19" East, along the Southerly line of last said lands and along the Southerly lines of lands described in Official Records Book 2082, page 1188, Official Records Book 1570, page

## **TOWNSHIP 10 SOUTH, RANGE 30 EAST - Cont'd**

**Section 29** – All that part lying West of the Florida East Coast Railway right-of-way;

**LESS AND EXCEPT** well site SW-133, more particularly described as a parcel of land lying in Government Section 29, Township 10 South, Range 30 East, being more particularly described as follows:

Commence at the Northeast corner of Section 32, Township 10 South, Range 30 East, Flagler County, Florida; thence South 89°48'24" West along the North line of said Section 32, a distance of 2,764.38 feet; thence North 17°36'05" West, departing said North line of Section 32, a distance of 1,462.39 feet; thence North 12°00'45" West, a distance of 2,909.78 feet; thence North 77°58'15" East, a distance of 174.48 feet to the Point of Beginning of this description; thence North 12°00'45" West, a distance of 100.00 feet; thence North 77°59'15" East, a distance of 70.00 feet; thence South 12°00'45" East, a distance of 100.00 feet; thence South 77°59'15" West, a distance of 70.00 feet to the Point of Beginning.

**LESS AND EXCEPT** well site SW-134, more particularly described as a parcel of land lying in Government Section 29, Township 10 South, Range 30 East, being more particularly described as follows:

Commence at the Northeast corner of Section 32, Township 10 South, Range 30 East, Flagler County, Florida; thence South 89°48'24" West along the North line of said Section 32, a distance of 2,816.78 feet; thence North 17°36'05" West, departing said North line of Section 32, a distance of 330.96 feet; thence South 72°23'53" West, a distance of 38.10 feet to the Point of Beginning of this description; thence continue South 72°23'55" West, a distance of 70.00 feet; thence North 17°36'05" West, a distance of 100.00 feet; thence North 72°23'55" East, a distance of 70.00 feet; thence South 17°36'05" East, a distance of 100.00 feet to the Point of Beginning.

**Section 30** - All of Section

**LESS AND EXCEPT** well site SW-129, more particularly described as a parcel of land lying in Government Section 30, Township 10 South, Range 30 East, being more particularly described as follows:

Commence at the Northeast corner of Section 30, Township 10 South, Range 30 East, Flagler County, Florida; thence South 89°23'58" West along the North line of said Section 30, a distance of 1,414.24 feet; thence South 00°51'56" East, departing the North line of said Section 30, a

**TOWNSHIP 10 SOUTH, RANGE 30 EAST**  
**Section 30 - Less and Except - Cont'd**

distance of 449.81 feet; thence South 02°27'15" West, a distance of 87.89 feet to the Point of Beginning of this description; thence North 87°32'45" East, a distance of 70.00 feet; thence South 02°27'15" East, a distance of 100.00 feet; thence South 87°32'45" West, a distance of 70.00 feet; thence North 02°27'14" West, a distance of 100 feet to the Point of Beginning. Said parcel containing 0.16 acre, more or less.

**LESS AND EXCEPT** well site SW-141, more particularly described as a parcel of land lying in Government Section 30, Township 10 South, Range 30 East, being more particularly described as follows:

Commence at the Southeast corner of Section 30, Township 10 South, Range 30 East, Flagler County, Florida; thence South 88°51'08"W along the South line of said Section 30, a distance of 826.15 feet; thence North 29°03'37" East, departing the South line of said Section 30, a distance of 685.63 feet; thence North 00°43'56" West, a distance of 384.36 feet; thence North 19°12'00" West, a distance of 620.25 feet; thence North 20°56'10" West, a distance of 981.43 feet to the Point of Beginning of this description; thence continue North 20°56'10" West, a distance of 100.00 feet; thence North 69°03'50" East, a distance of 70.00 feet; thence South 20°56'10" East, a distance of 100 feet; thence South 69°03'50" West, a distance of 70.00 feet to the Point of Beginning. Said parcel containing 0.16 acre, more or less;

**LESS AND EXCEPT** well site SW-142, more particularly described as a parcel of land lying in Government Section 30, Township 10 South, Range 30 East, being more particularly described as follows:

Commence at the Southeast corner of Section 30, Township 10 South, Range 30 East, Flagler County, Florida; thence South 88°51'06" West along the South line of said Section 30, a distance of 826.15 feet; thence North 29°03'57" East, departing said South line of Section 30, a distance of 685.63 feet; thence North 00°43'56" West, a distance of 10.77 feet to the Point of Beginning of this description; thence continue North 00°43'56" West, a distance of 100.29 feet; thence South 86°20'44" East, a distance of 77.87 feet; thence South 03°39'16" West, a distance of 100.00 feet; thence North 86°20'44" West, a distance of 70.00 feet to the Point of Beginning. Said parcel containing 0.17 acre, more or less.

## **TOWNSHIP 10 SOUTH, RANGE 30 EAST - Cont'd**

### **Section 31** – All of Section

**LESS AND EXCEPT** the W 1/2 of SW 1/4;

**LESS AND EXCEPT** well site SW-144, more particularly described as a parcel of land lying in Government Section 31, Township 10 South, Range 30 East, being more particularly described as follows:

Commence at the Northeast corner of Section 31, Township 10 South, Range 30 East, Flagler County, Florida; thence South 88°51'06" West along the North line of said Section 31, a distance of 826.15 feet; thence South 29°03'37" West, departing North line of said Section 31, a distance of 208.32 feet; thence South 10°58'14" West, a distance of 817.88 feet; thence South 79°01'46" East, a distance of 441.13 feet to the Point of Beginning of this description; thence continue South 79°01'46" East, a distance of 70.00 feet; thence South 10°56'14" West, a distance of 100.00 feet; thence North 79°01'46" West, a distance of 70.00 feet; thence North 10°38'14" East, a distance of 100 feet to the Point of Beginning. Said parcel containing 0.16 acre, more or less.

**LESS AND EXCEPT** well site SW-145, more particularly described as a parcel of land lying in Government Section 31, Township 10 South, Range 30 East, being more particularly described as follows:

Commence at the Southeast corner of Section 31, Township 10 South, Range 30 East, Flagler County, Florida; thence North 00°38'19" East along the East line of said Section 31, a distance of 1,948.83 feet; thence South 86°29'52" West, departing said East line of Section 31, a distance of 815.96 feet to the Point of Beginning of this description; thence continue South 86°29'52" West, a distance of 106.45 feet; thence North 05°55'18" East, a distance of 70.96 feet; thence North 86°29'52" East, a distance of 83.85 feet; thence South 34°46'53" East, a distance of 21.15 feet; thence South 03°30'08" East, a distance of 51.93 feet to the Point of beginning. Said parcel containing 0.16 acre, more or less.

### **Section 32** – All of Section

**LESS AND EXCEPT** that portion lying Northeast of the Florida East Coast Railway right-of-way;



**TOWNSHIP 10 SOUTH, RANGE 30 EAST**  
**Section 32 \_ Less and Except – Cont'd**

**LESS AND EXCEPT** the right-of-way of the Florida East Coast Railway.

**LESS AND EXCEPT** well site SW-135, more particularly described as a parcel of land lying in Government Section 32, Township 10 South, Range 30 East, being more particularly described as follows:

Commence at the Northeast corner of Section 32, Township 10 South, Range 30 East, Flagler County, Florida; thence South 00°40'42" East along the East line of Section 32, Township 10, Range 30 East, Flagler County, Florida, a distance of 1,532.01 feet to a point on the West line of the Florida East Coast Railroad, a 150 right of way as now established; thence North 09°08'52" West along said West right of way line and departing said East section line, a distance of 91.96 feet; thence South 84°02'41" West, departing said West right of way line, a distance of 108.81 feet; thence South 71°41'48" West, a distance of 1,014.82 feet;

thence South 70°35'28" West, a distance of 442.50 feet to the Point of Beginning of this description; thence continue South 70°35'28" West, a distance of 100 feet; thence North 19°24'32" West, a distance of 70.00 feet; thence North 70°35'28" East, a distance of 100 feet; thence South 19°24'32" East, a distance of 70.00 feet to the Point of Beginning. Said parcel containing 0.16 acre, more or less. Together with a 200-foot radius

from the center point of shown well per Ordinance Number 98-11, S1, 9-8-98.

**LESS AND EXCEPT** well site SW-146, more particularly described as a parcel of land lying in Government Section 32, Township 10 South, Range 30 East, being more particularly described as follows:

Commence at the Northwest corner of Section 32, Township 10 South, Range 30 East, Flagler County, Florida; thence South 00°38'19" West along the West line of said Section 32, a distance of 3,291.15 feet; thence North 86°29'52" East, departing said West line of Section 32, a distance of 798.45 feet; thence North 64°30'10" East, a distance of 93.54 feet; thence North 54°34'40" East, a distance of 582.70 feet to the Point of Beginning of this description; thence North 35°05'20" West, a distance of 70.00 feet; thence North 54°54'40" East, a distance of 100 feet; thence South 35°05'20" East, a distance of 70.00 feet; thence South 54°54'40" West, a distance of 100.00 feet to the Point of Beginning. Said parcel containing 0.16 acre, more or less.

**TOWNSHIP 10 SOUTH, RANGE 30 EAST - Cont'd**

**Section 33** – That portion of Section 33 lying West of the Florida East Coast Railway right-of-way.

**TOWNSHIP 11 SOUTH, RANGE 30 EAST**

**Section 4** – All of Section lying West of the Florida East Coast Railway right-of-way;

**Section 5** – All of Section

**LESS AND EXCEPT** the following Palm Coast Utility Corp. well site SW-115 (description furnished by Palm Coast Utility Corp).

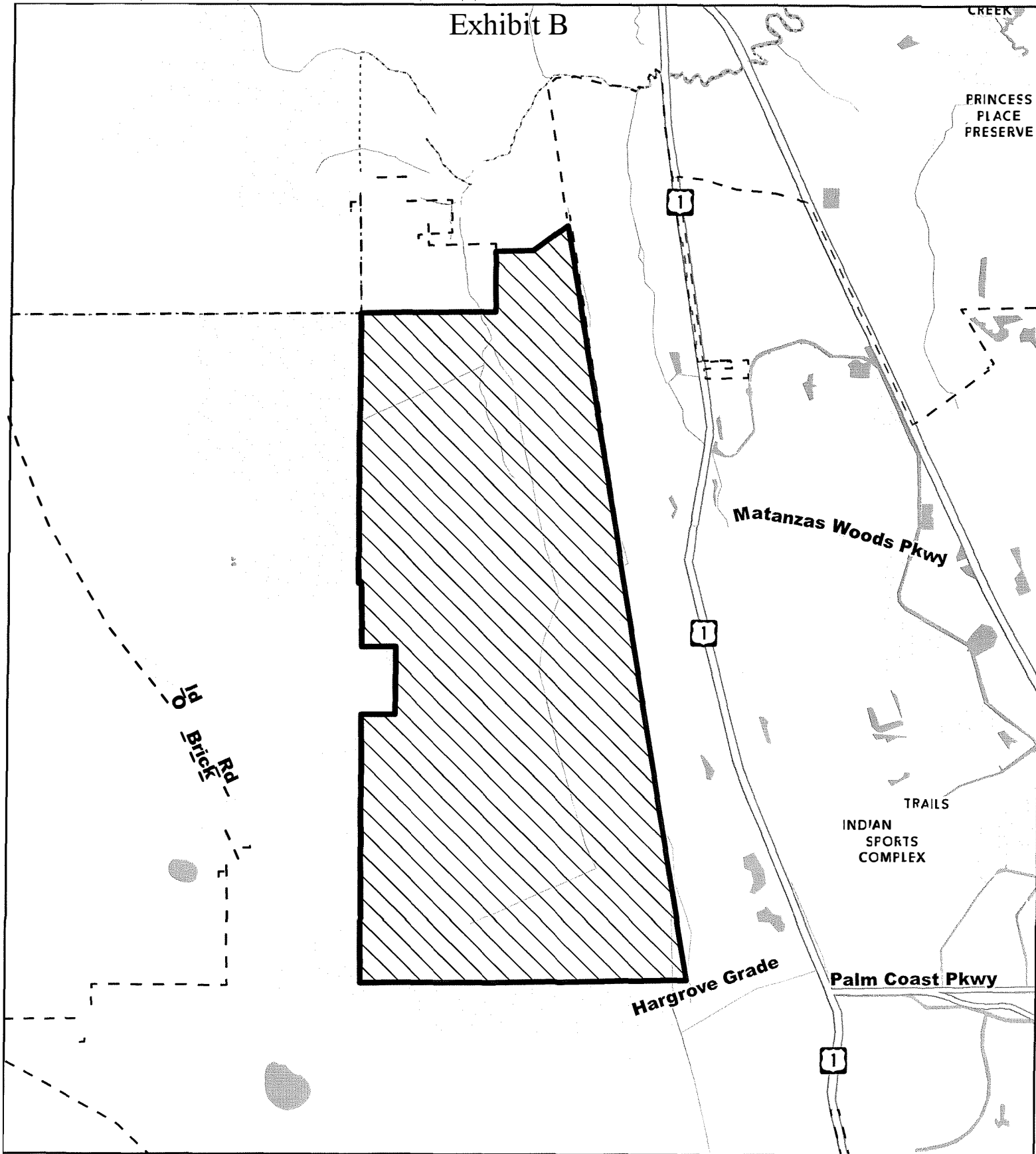
A parcel of land lying in Government Section 5, Township 11 South, Range 30 East, Flagler County, Florida, being more particularly described as follows:

From a Point of Reference being the Southeast corner of said Section 5; Thence South 88°35'11" West 1670.47 feet along the southerly boundary line of said Section 5; Thence departing said southerly boundary line North 01°24'49" West 97.40 feet to the Point of Beginning of this description; Thence South 64°53'51" West 84.19 feet; Thence North 25°06'09" West 100.00 feet; Thence North 64°53'51" East 84.19 feet; Thence South 25°06'09" East 100 feet to the Point of Beginning of this description. Excepting parcel containing 0.19 acre, more or less;

**LESS AND EXCEPT** well site SW-127, more particularly described as a parcel of land lying in Government Section 5, Township 11 South, Range 30 East, being more particularly described as follows:

Commence at the Southeast corner of Section 32, Township 10 South, Range 30 East, Flagler County, Florida; thence South 88°57'21" West along the South line of said Section 32, a distance of 3,017.14 feet; thence South 14°02'57" East, departing said South line of Section 32, a distance of 3,005.72 feet to the Point of Beginning of this description; thence North 75°57'03" East, a distance of 70.00 feet; thence South 14°02'57" East, a distance of 100.00 feet; thence South 75°57'03" West, a distance of 70.00 feet; thence North 14°02'57" West, a distance of 100 feet to the Point of Beginning. Said parcel containing 0.16 acres, more or less.

# Exhibit B



## ANNEXATION OF WESTERN EXPANSION LANDS (APPROXIMATELY 6,601 ACRES)



Palm Coast City Limits

Potential Annexation Area



0 5,000  
Feet



Map Provided by the Planning Division

Date: 7/2/2026

**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 6,601 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 6,601 ACRES OF PROPERTY DESCRIBED IN EXHIBIT "A" AND DEPICTED ON EXHIBIT "B" AS THE APPROXIMATELY 6,601 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**

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 6,601 acres of property generally west of U.S. 1 in Flagler County, Florida. A map depicting the approximately 6,601 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.*