

City of Palm Coast, Florida Agenda Item

Agenda Date: August 4, 2026

Agenda Item: G.3

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Org/Account #
Subject: ORDINANCE 2026-XX APPROVING THE ANNEXATION OF LANDS OWNED BY THE CITY OF PALM COAST OF APPROXIMATELY 1.90 ACRES OF PROPERTY		
Presenter: Phong Nguyen, PTP, Planning Manager, Jose Papa, AICP, Senior Planner		
Attachments: 1. Ordinance 2. Business Impact Estimate		
Background: The City of Palm Coast received two petitions to annex Raydient Palm Coast LLC property into the City limits as previously heard by City Council. The City's property is located within the annexation lands of Raydient Palm Coast LLC's property (a.k.a Western Expansion annexation lands). Sec. 171.044(5), Fla. Stat. does not allow voluntary annexation of property when such annexation results in the creation of enclaves. Staff have determined it is necessary to annex the City owned property, located throughout the western expansion lands, to not create enclaves. However, this Ordinance shall only be considered and effective upon the adoption of the two Ordinances relating to the western expansion lands from Raydient Palm Coast LLC.		
Recommended Action: ADOPT ORDINANCE 2026-XX APPROVING THE ANNEXATION OF LANDS OWNED BY THE CITY OF PALM COAST OF APPROXIMATELY 1.90 ACRES OF PROPERTY		

ORDINANCE 2026-____
ANNEXATION OF CITY OWNED PROPERTY

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, TO ANNEX CITY OWNED PROPERTY TO BE INCLUDED WITHIN THE CORPORATE AREA AND CITY LIMITS OF THE CITY OF PALM COAST; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 1.90 ACRES MORE OR LESS OF PROPERTY DESCRIBED IN EXHIBIT “A” 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 ANNEXATION OF REAL PROPERTY/AMENDMENT OF CORPORATE/CITY LIMITS; 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 SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council adopted Ordinance 2026-____ and Ordinance 2026-____ annexing in the lands known as the “Western Expansion” on _____, 2026, which surround the City owned properties; and

WHEREAS, the City Council hereby finds that the property 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 property will not result in the creation of any enclaves, and it is further determined that the property otherwise fully complies with the requirements of State law; and

WHEREAS, the City of Palm Coast, Florida, is in a position to provide municipal services to the property described herein, and the City Council of the City of Palm Coast, Florida, deems it in the best interests of the City to annex said city owned property; 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; 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 property that is the subject of this Ordinance is described in Section 2 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 land area described in Section 2 of this Ordinance (hereinafter referred to as the "Area") is reasonably compact and contiguous to the present Corporate Limits of the City of Palm Coast, and that no part of the Area is within the boundary of another municipality or the 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 Area does not create an enclave and that the 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 reports.

(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 Area as set forth herein.

SECTION 2. ANNEXATION OF PROPERTY/AMENDMENT OF CORPORATE/CITY LIMITS. The lands described in Exhibit "A" and shown on the map in

Exhibit “B”, attached hereto, (“Area”) 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 property owner 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 annexation, the Area shall retain the zoning classification established by the Land Development Code of Flagler County, the land development approvals granted by Flagler County, and a land use designation as assigned by the Flagler County Comprehensive Plan in accordance with the provisions of Section 171.062, *Florida Statutes*, until otherwise changed or amended by an appropriate ordinance or by a number of ordinances as may be enacted by the City Council of the City of Palm Coast, Florida.

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 Area upon the effective date of this Ordinance, under a valid license or permit issued by Flagler County, Florida, shall have the right to continue such occupation, business, trade or profession within the corporate limits of the City of Palm Coast, as revised, upon the securing of a valid business tax receipt from the City of Palm Coast, which receipt shall be issued upon payment of the appropriate fee there, without the necessity of taking or passing any additional examination or test relating to the qualifications of such licenses.

SECTION 6. 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 constitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance.

SECTION 7. CONFLICTS. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 8. EFFECTIVE DATE. This Ordinance shall become effective only upon the passage and adoption of Ordinance 2026-____ and Ordinance 2026-____, both relating to the Western Expansion annexation by the City Council of the City of Palm Coast, Florida, and pursuant to the City Charter.

APPROVED on first reading the 4th day of August 2026.

ADOPTED on second reading after due public notice and public hearing this 15th day of September 2026.

ATTEST:

CITY OF PALM COAST

KALEY COOK, CITY CLERK

MICHAEL NORRIS, MAYOR

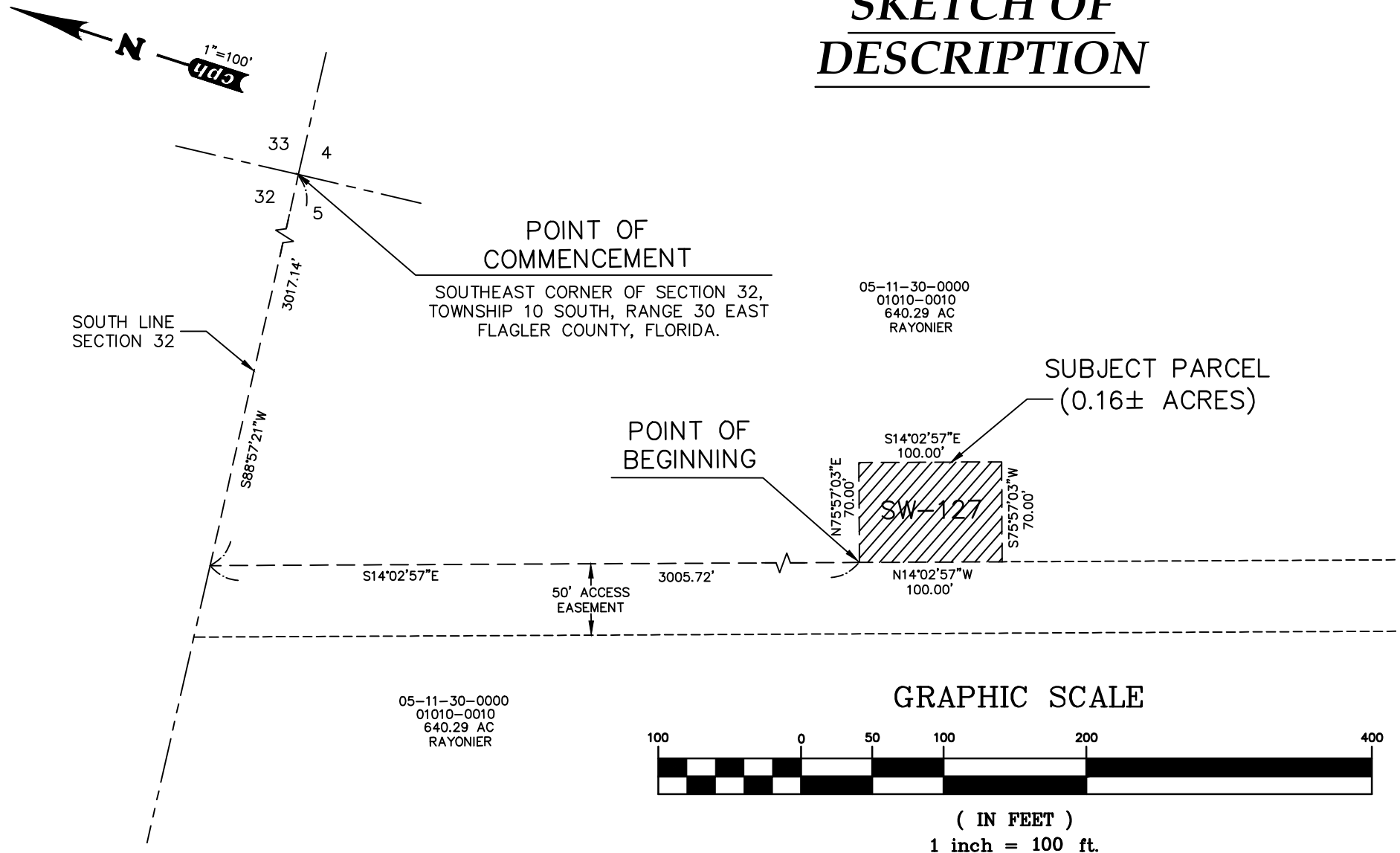
APPROVED AS TO FORM AND LEGALITY

MARCUS DUFFY, CITY ATTORNEY

Attachments: Exhibit A - Legal Description of City owned property
Exhibit B - Map of City owned property

EXHIBIT “A”
LEGAL DESCRIPTION OF ANNEXATION AREA

SKETCH OF DESCRIPTION



ABBREVIATION & SYMBOL LEGEND:

F.E.C. - FLORIDA EAST COAST
SW - SHALLOW WELL
R/W - RIGHT OF WAY

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

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REVISION	BY	DATE
SKETCH OF DESCRIPTION SW127	MC	4/24/07
REVISED TITLE	MC	1/27/09
REVISED SW127	MC	9/22/09
REVISED SW127	BB	8/10/10

Certificate of Authorization No. 7143

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 5, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, 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 3017.14 FEET, THENCE SOUTH 14°02'57" EAST, DEPARTING SAID SOUTH LINE OF SECTION 32 A DISTANCE OF 3005.72 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 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.16 ACRES MORE OR LESS.

Survey Notes:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE SOUTH LINE OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARING BEING SOUTH 88°57'21" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Surveyor's Certification:

I hereby certify that the attached "SKETCH OF DESCRIPTION" of the hereon-described property is true and correct to the best of my knowledge, information and belief as sketched under my direction on August 10, 2010. I further certify that this "SKETCH OF DESCRIPTION" meets the minimum technical standards set forth in chapter 5J-17 of the Florida Administrative Code.

Jeffrey W. Patterson, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6384

NOT VALID WITHOUT SHEETS 1 & 2 OF 2



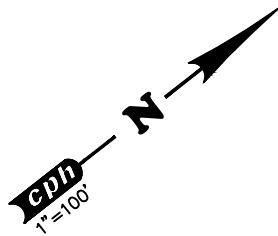
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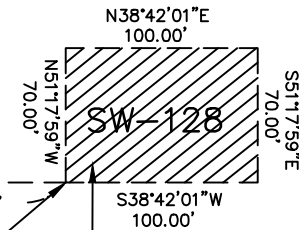
REVISION	BY	DATE
REVISED LEGAL DESCRIPTION SW127	MC	1/22/09
REVISED TITLE	MC	1/27/09
REVISED LEGAL DESCRIPTION SW127	MC	9/22/09
REVISED LEGAL DESCRIPTION SW127	BB	8/10/10

Certificate of Authorization No. 7143

SKETCH OF DESCRIPTION



19-10-30-0000
01010-0000
644.92 AC
RAYONIER



20-10-30-0000
01010-0000
470.34 AC
RAYONIER

POINT OF
BEGINNING

WEST LINE
SECTION 20

SUBJECT PROPERTY
(0.16± ACRES)

POINT OF
COMMENCEMENT

SOUTHWEST CORNER OF SECTION 20,
TOWNSHIP 10 SOUTH, RANGE 30 EAST
FLAGLER COUNTY, FLORIDA.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

ABBREVIATION & SYMBOL LEGEND:

F.E.C.	- FLORIDA EAST COAST
SW	- SHALLOW WELL
R/W	- RIGHT OF WAY

NOT VALID WITHOUT SHEETS 1 & 2 OF 2



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REVISION	BY	DATE
SKETCH OF DESCRIPTION SW128	MC	4/24/07
REVISED TITLE	MC	1/27/09
REVISED SW128	MC	9/22/09

Certificate of Authorization No. 7143

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 20, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE NORTH 00°26'40" WEST, ALONG THE WEST LINE OF SAID SECTION 20, A DISTANCE OF 1354.63 FEET, THENCE NORTH 38°42'01" EAST, DEPARTING THE WEST LINE OF SAID SECTION 20, A DISTANCE OF 178.37 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 51°17'59" WEST A DISTANCE OF 70.00 FEET, THENCE NORTH 38°42'01" EAST A DISTANCE OF 100.00 FEET, THENCE SOUTH 51°17'59" EAST A DISTANCE OF 70.00 FEET, THENCE SOUTH 38°42'01" WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.16 ACRES MORE OR LESS.

Survey Notes:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE WEST LINE OF SECTION 30, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARING BEING NORTH 00°26'40" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
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Surveyor's Certification:

I hereby certify that the attached "SKETCH OF DESCRIPTION" of the hereon-described property is true and correct to the best of my knowledge, information and belief as sketched under my direction on September 22, 2009. I further certify that this "SKETCH OF DESCRIPTION" meets the minimum technical standards set forth in chapter 61g17-6 of the Florida Administrative Code.

Jeffrey W. Patterson, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6384

NOT VALID WITHOUT SHEETS 1 & 2 OF 2



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REVISION	BY	DATE
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REVISED TITLE	MC	1/27/09
REVISED LEGAL DESCRIPTION SW127	MC	9/22/09

Certificate of Authorization No. 7143

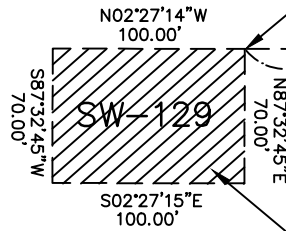
ABBREVIATION & SYMBOL LEGEND:

F.E.C. — FLORIDA EAST COAST
 SW — SHALLOW WELL
 R/W — RIGHT OF WAY

SKETCH OF DESCRIPTION

30-10-30-0000
 01010-0000
 652.40 AC
 RAYONIER

POINT OF
BEGINNING



SUBJECT PROPERTY
(0.16± ACRES)

30-10-30-0000
 01010-0000
 652.40 AC
 RAYONIER



GRAPHIC SCALE



(IN FEET)
 1 inch = 100 ft.

POINT OF
COMMENCEMENT

NORTHEAST CORNER OF SECTION 30,
 TOWNSHIP 10 SOUTH, RANGE 30 EAST
 FLAGLER COUNTY, FLORIDA.

NORTH LINE
SECTION 30

1414.24'

S89°23'58\"/>

30 19
 29 20

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LEGAL DESCRIPTION

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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 1414.24 FEET, THENCE SOUTH 00°51'56" EAST, DEPARTING THE NORTH LINE OF SAID SECTION 30 A 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 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.16 ACRES MORE OR LESS.

Survey Notes:

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2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE NORTH LINE OF SECTION 30, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARING BEING SOUTH 89°23'58" WEST.
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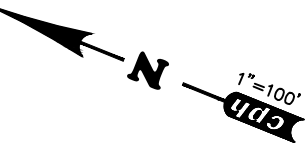


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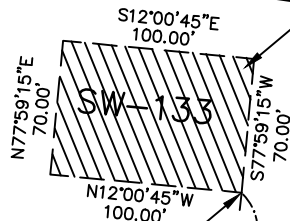
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REVISED LEGAL DESCRIPTION SW127	MC	9/22/09

SKETCH OF DESCRIPTION



SUBJECT PARCEL
(0.16± ACRES)

F.E.C. RAILROAD (150' R/W)



POINT OF
BEGINNING

WEST R/W LINE
F.E.C. RAILROAD

POINT OF
COMMENCEMENT

NORTHEAST CORNER OF SECTION 32,
TOWNSHIP 10 SOUTH, RANGE 30 EAST
FLAGLER COUNTY, FLORIDA.

29-10-30-0000
01020-0000
552.99 AC
RAYONIER

29-10-30-0000
01020-0000
552.99 AC
RAYONIER

NORTH LINE
SECTION 32

32-10-30-0000
01010-0000
620.14
RAYONIER

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

ABBREVIATION & SYMBOL LEGEND:

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SW	- SHALLOW WELL
R/W	- RIGHT OF WAY



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REVISION	BY	DATE
SKETCH OF DESCRIPTION SW133	MC	4/20/07
REVISED TITLE	MC	1/27/09
REVISED SW133	MC	9/22/09

Certificate of Authorization No. 7143

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 29, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, 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 2764.38 FEET, THENCE NORTH 17°36'05" WEST, DEPARTING SAID NORTH LINE OF SECTION 32 A DISTANCE OF 1462.39 FEET, THENCE NORTH 12°00'45" WEST A DISTANCE OF 2909.78 FEET, THENCE NORTH 77°59'15" EAST A DISTANCE OF 174.49 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.

SAID PARCEL CONTAINING 0.16 ACRES MORE OR LESS.

Survey Notes:

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3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Surveyor's Certification:

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 Jeffrey W. Patterson, P.S.M.
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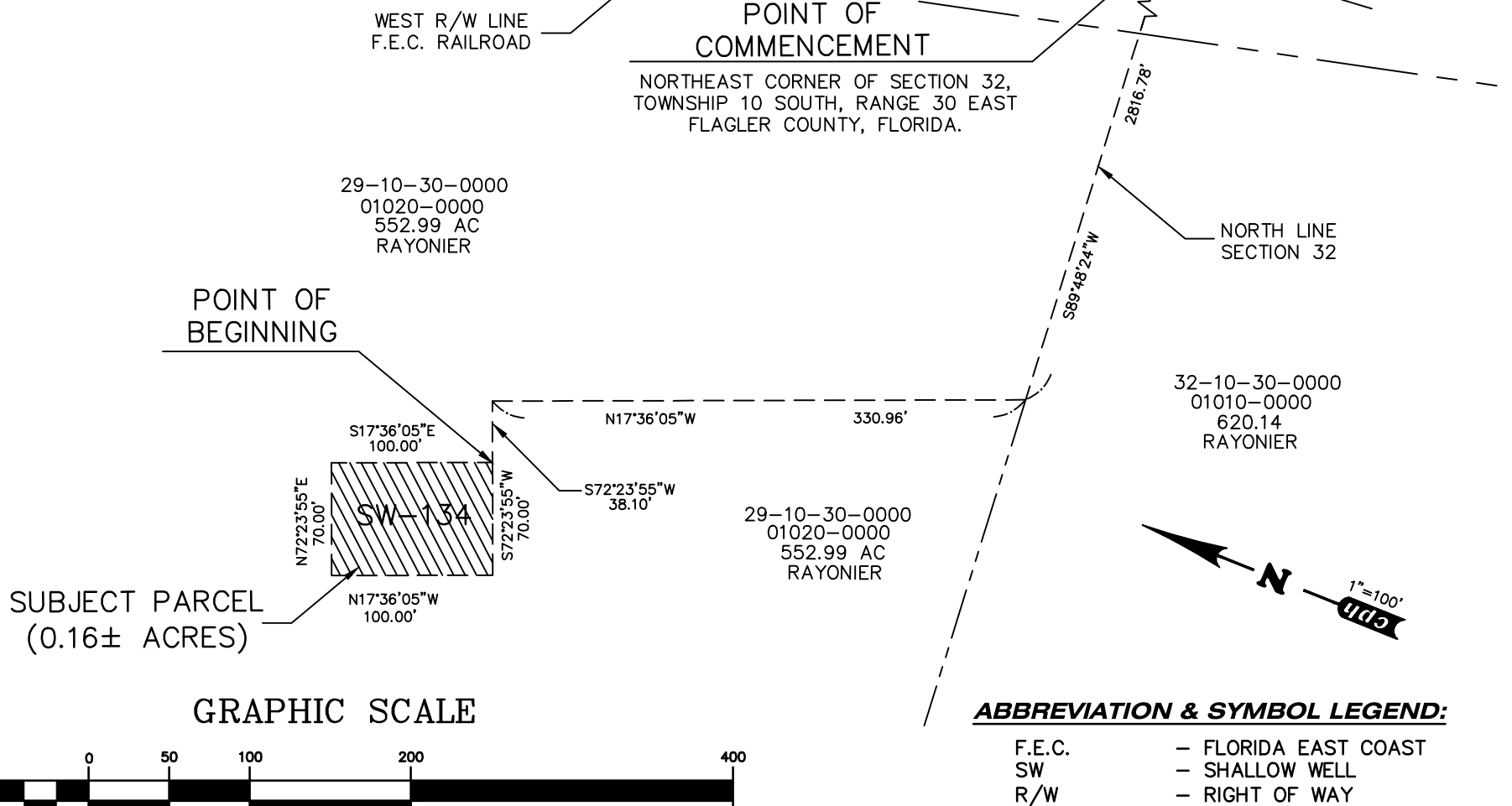


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SKETCH OF DESCRIPTION



NOT VALID WITHOUT SHEETS 1 & 2 OF 2



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LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 29, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, 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 2816.78 FEET, THENCE NORTH 17°36'05" WEST, DEPARTING SAID NORTH LINE OF SECTION 32 A DISTANCE OF 330.96 FEET, THENCE SOUTH 72°23'55" 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.

SAID PARCEL CONTAINING 0.16 ACRES MORE OR LESS.

Survey Notes:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE NORTH LINE OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARING BEING SOUTH 89°48'24" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Surveyor's Certification:

I hereby certify that the attached "SKETCH OF DESCRIPTION" of the hereon-described property is true and correct to the best of my knowledge, information and belief as sketched under my direction on September 22, 2009. I further certify that this "SKETCH OF DESCRIPTION" meets the minimum technical standards set forth in chapter 61g17-6 of the Florida Administrative Code.

Jeffrey W. Patterson, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6384

NOT VALID WITHOUT SHEETS 1 & 2 OF 2



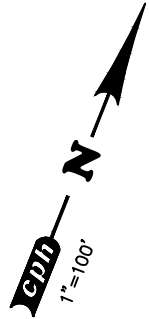
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REVISION	BY	DATE
SKETCH OF DESCRIPTION SW134	MC	4/20/07
REVISED TITLE	MC	1/27/09
REVISED LEGAL DESCRIPTION SW133	MC	9/22/09

Certificate of Authorization No. 7143

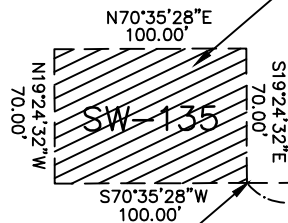
SKETCH OF DESCRIPTION



32-10-30-0000
01010-0000
620.14
RAYONIER

SUBJECT PARCEL
(0.16± ACRES)

32-10-30-0000
01010-0000
620.14
RAYONIER



POINT OF
BEGINNING

32-10-30-0000
01010-0000
620.14
RAYONIER

POINT OF
COMMENCEMENT

NORTHEAST CORNER OF SECTION 32,
TOWNSHIP 10 SOUTH, RANGE 30 EAST
FLAGLER COUNTY, FLORIDA.

EAST LINE
SECTION 32

WEST R/W LINE
F.E.C. RAILROAD

EAST LINE
SECTION 32

F.E.C. RAILROAD (150' R/W)

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

ABBREVIATION & SYMBOL LEGEND:

F.E.C.	- FLORIDA EAST COAST
SW	- SHALLOW WELL
R/W	- RIGHT OF WAY

NOT VALID WITHOUT SHEETS 1 & 2 OF 2



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REVISION	BY	DATE
SKETCH OF DESCRIPTION SW135	MC	4/20/07
REVISED TITLE	MC	1/27/09
REVISED SW135	MC	9/22/09

Certificate of Authorization No. 7143

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, 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 1532.01 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°09'52" 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°41'49" WEST A DISTANCE OF 1014.82 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 100.00 FEET, THENCE NORTH 19°24'32" WEST A DISTANCE OF 70.00 FEET, THENCE NORTH 70°35'28" EAST A DISTANCE OF 100.00 FEET, THENCE SOUTH 19°24'32" EAST A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.16 ACRES 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.

Survey Notes:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE EAST LINE OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARING BEING SOUTH 00°40'42" EAST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Surveyor's Certification:

I hereby certify that the attached "SKETCH OF DESCRIPTION" of the hereon-described property is true and correct to the best of my knowledge, information and belief as sketched under my direction on September 22, 2009. I further certify that this "SKETCH OF DESCRIPTION" meets the minimum technical standards set forth in chapter 61g17-6 of the Florida Administrative Code.

Jeffrey W. Patterson, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6384

NOT VALID WITHOUT SHEETS 1 & 2 OF 2



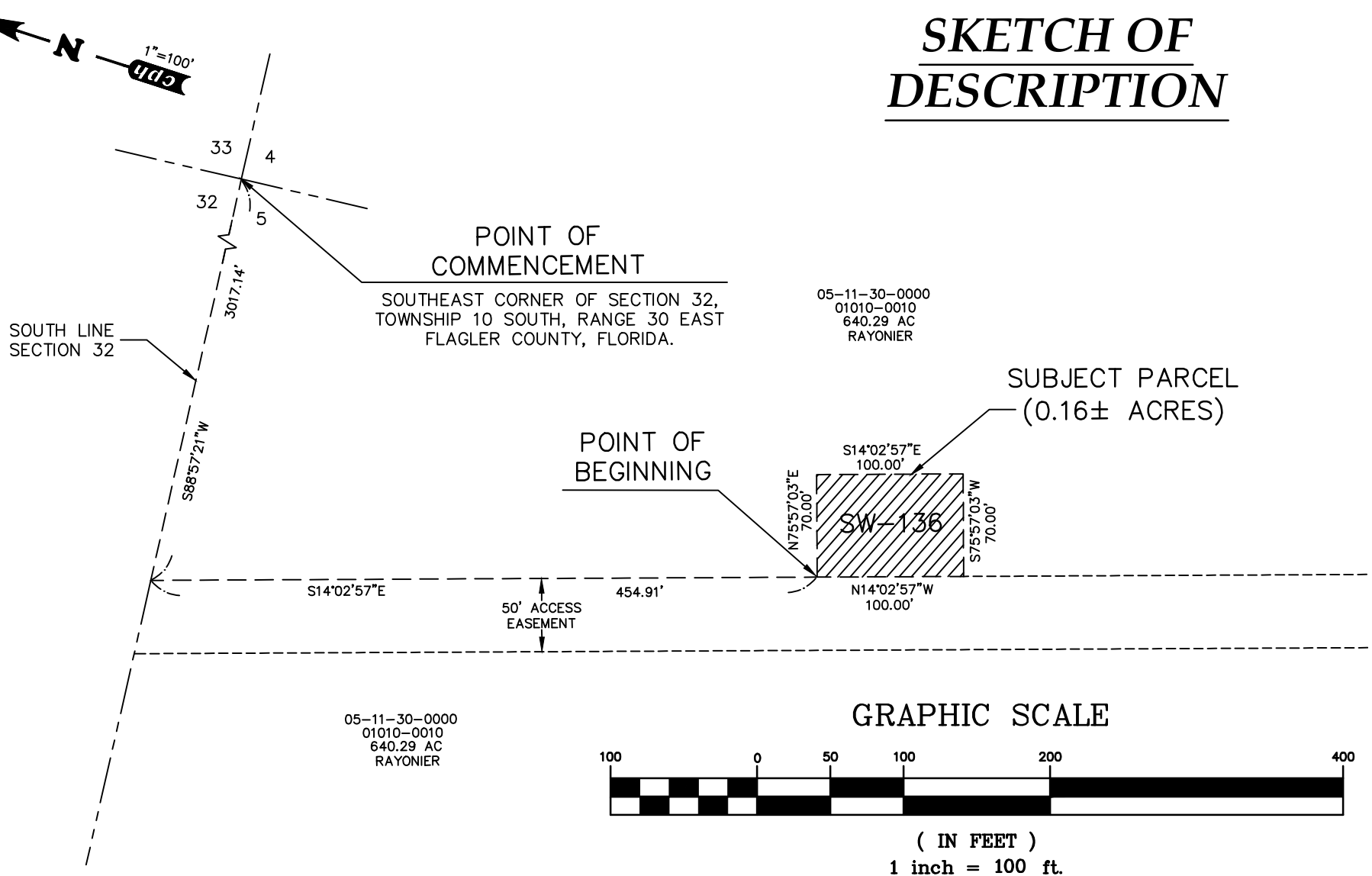
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REVISED LEGAL DESCRIPTION SW135	MC	9/22/09

Certificate of Authorization No. 7143

SKETCH OF DESCRIPTION



ABBREVIATION & SYMBOL LEGEND:

F.E.C. — FLORIDA EAST COAST
SW — SHALLOW WELL
R/W — RIGHT OF WAY

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SKETCH OF DESCRIPTION SW136	MC	4/24/07
REVISED TITLE	MC	1/27/09
REVISED SW136	MC	9/22/09
Certificate of Authorization No. 7143		

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 5, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, 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 3017.14 FEET, THENCE SOUTH 14°02'57" EAST, DEPARTING SAID SOUTH LINE OF SECTION 32 A DISTANCE OF 454.91 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 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.16 ACRES MORE OR LESS.

Survey Notes:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE SOUTH LINE OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARING BEING SOUTH 88°57'21" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Surveyor's Certification:

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Jeffrey W. Patterson, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6384

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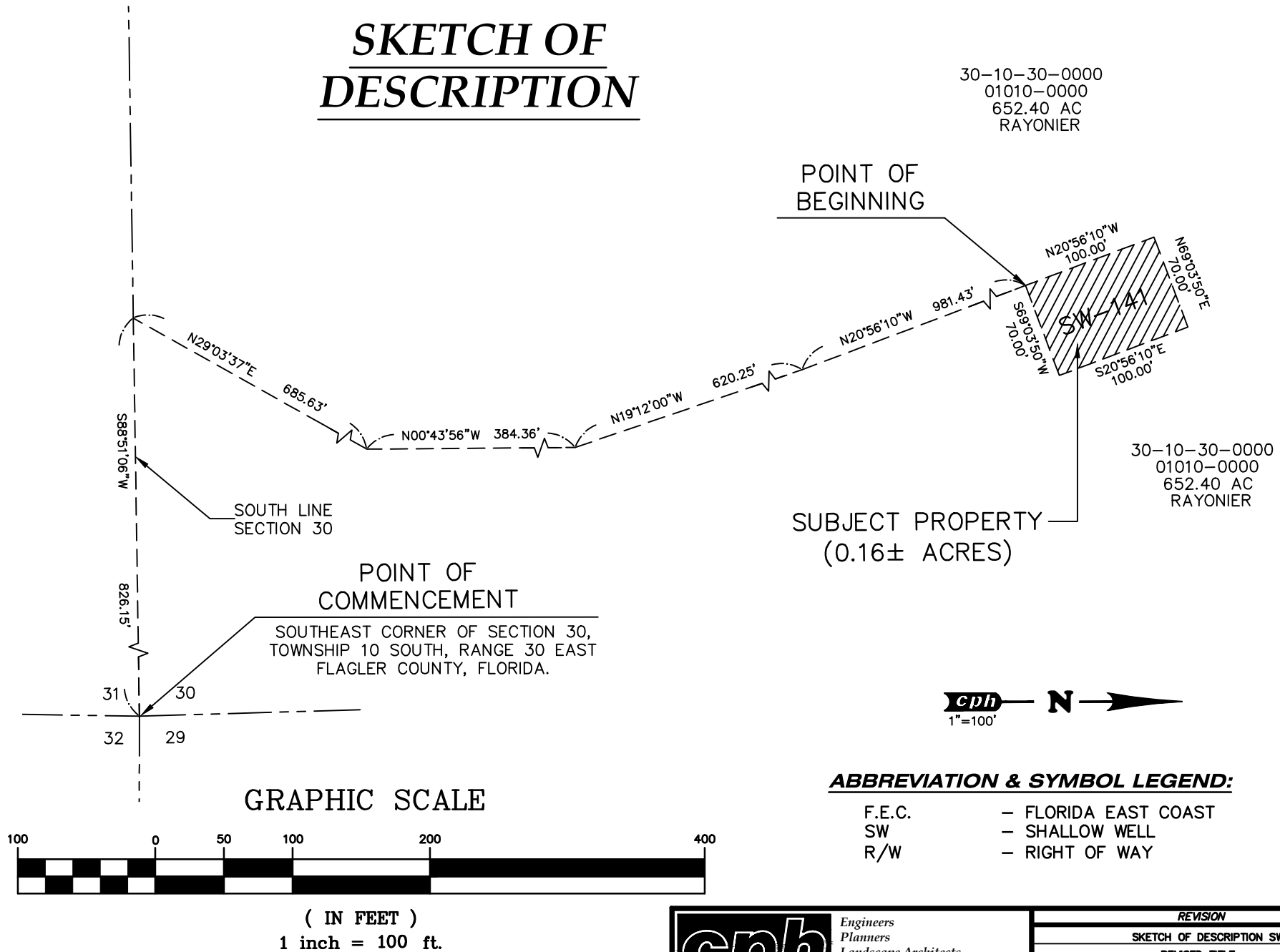


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SKETCH OF DESCRIPTION SW136	MC	4/24/07
REVISED LEGAL DESCRIPTION SW1136	MC	1/22/09
REVISED TITLE	MC	1/27/09
REVISED LEGAL DESCRIPTION SW136	MC	9/22/09
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SKETCH OF DESCRIPTION



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REVISION	BY	DATE
SKETCH OF DESCRIPTION SW141	MC	4/24/07
REVISED TITLE	MC	1/27/09
REVISED SW141	MC	1/22/09

Certificate of Authorization No. 7143

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 30, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, 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°03'37" 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 100.00 FEET, THENCE SOUTH 69°03'50" WEST A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.16 ACRES MORE OR LESS.

Survey Notes:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE SOUTH LINE OF SECTION 30, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARING BEING SOUTH 88°51'06" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
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Surveyor's Certification:

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Jeffrey W. Patterson, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6384

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REVISED TITLE	MC	1/27/09
REVISED LEGAL DESCRIPTION SW141	MC	9/22/09

SKETCH OF DESCRIPTION



ABBREVIATION & SYMBOL LEGEND:

F.E.C.	- FLORIDA EAST COAST
SW	- SHALLOW WELL
R/W	- RIGHT OF WAY

30-10-30-0000
01010-0000
652.40 AC
RAYONIER

POINT OF
BEGINNING

POINT OF
COMMENCEMENT

SOUTHEAST CORNER OF SECTION 30,
TOWNSHIP 10 SOUTH, RANGE 30 EAST
FLAGLER COUNTY, FLORIDA.

30-10-30-0000
01010-0000
652.40 AC
RAYONIER

SUBJECT PROPERTY
(0.17± ACRES)

N00°43'56"W
10.77'
N86°20'44"W
70.00'

N00°43'56"W
100.29'
S86°20'44"E
77.67'
S03°39'16"W
100.00'

30-10-30-0000
01010-0000
652.40 AC
RAYONIER

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

NOT VALID WITHOUT SHEETS 1 & 2 OF 2



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REVISION	BY	DATE
SKETCH OF DESCRIPTION SW142	MC	4/23/07
REVISED TITLE	MC	1/27/09
REVISED SW142	MC	9/22/09

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 30, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, 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°03'37" 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 77.67 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 ACRES MORE OR LESS.

Survey Notes:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE SOUTH LINE OF SECTION 30, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARING BEING SOUTH 88°51'06" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Surveyor's Certification:

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Jeffrey W. Patterson, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6384

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SKETCH OF DESCRIPTION SW142	MC	4/23/07
REVISED TITLE	MC	1/27/09
REVISED LEGAL DESCRIPTION SW142	MC	9/22/09

SKETCH OF DESCRIPTION

ABBREVIATION & SYMBOL LEGEND:

F.E.C.	- FLORIDA EAST COAST
SW	- SHALLOW WELL
R/W	- RIGHT OF WAY

POINT OF COMMENCEMENT

NORTHEAST CORNER OF SECTION 31,
TOWNSHIP 10 SOUTH, RANGE 30 EAST
FLAGLER COUNTY, FLORIDA.

NORTH LINE
SECTION 31

POINT OF BEGINNING

SUBJECT PROPERTY
(0.16± ACRES)

31-10-30-0000
04020-0000
555.51 AC
RAYONIER

31-10-30-0000
04020-0000
555.51 AC
RAYONIER

31-10-30-0000
04020-0000
555.51 AC
RAYONIER

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

NOT VALID WITHOUT SHEETS 1 & 2 OF 2



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REVISION	BY	DATE
SKETCH OF DESCRIPTION SW144	MC	4/23/07
REVISED TITLE	MC	1/27/09
REVISED SW144	MC	9/22/09

Certificate of Authorization No. 7143

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 31, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, 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 209.32 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°58'14" WEST A DISTANCE OF 100.00 FEET, THENCE NORTH 79°01'46" WEST A DISTANCE OF 70.00 FEET, THENCE NORTH 10°58'14" EAST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.16 ACRES MORE OR LESS.

Survey Notes:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE NORTH LINE OF SECTION 31, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARING BEING SOUTH 88°51'06" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
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Surveyor's Certification:

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Jeffrey W. Patterson, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6384

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

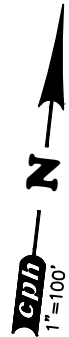


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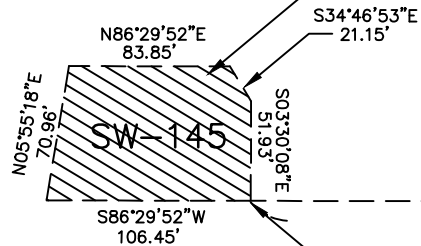
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REVISED TITLE	MC	1/27/09
REVISED LEGAL DESCRIPTION SW144	MC	9/22/09

SKETCH OF DESCRIPTION



31-10-30-0000
04020-0000
555.51 AC
RAYONIER

SUBJECT PROPERTY
(0.16± ACRES)



POINT OF
BEGINNING

31-10-30-0000
04020-0000
555.51 AC
RAYONIER

POINT OF
COMMENCEMENT

SOUTHEAST CORNER OF SECTION 31,
TOWNSHIP 10 SOUTH, RANGE 30 EAST
FLAGLER COUNTY, FLORIDA.

EAST LINE
SECTION 31

ABBREVIATION & SYMBOL LEGEND:

F.E.C. — FLORIDA EAST COAST
SW — SHALLOW WELL
R/W — RIGHT OF WAY

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

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SKETCH OF DESCRIPTION SW145	MC	4/23/07
REVISED TITLE	MC	1/27/09
REVISED SW145	MC	9/22/09
Certificate of Authorization No. 7143		

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 31, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, 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 1948.83 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 ACRES MORE OR LESS.

Survey Notes:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE EAST LINE OF SECTION 31, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARING BEING SOUTH 00°38'19" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Surveyor's Certification:

I hereby certify that the attached "SKETCH OF DESCRIPTION" of the hereon-described property is true and correct to the best of my knowledge, information and belief as sketched under my direction on September 22, 2009. I further certify that this "SKETCH OF DESCRIPTION" meets the minimum technical standards set forth in chapter 61g17-6 of the Florida Administrative Code.

Jeffrey W. Patterson, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6384

NOT VALID WITHOUT SHEETS 1 & 2 OF 2



Engineers
Planners
Landscape Architects
Surveyors
Construction Management

www.cphengineers.com
520 PALM COAST PARKWAY SOUTHWEST, PALM COAST, FL, 32137
Phone: 386.445.6569 Fax: 386.447.8991

REVISION	BY	DATE
SKETCH OF DESCRIPTION SW145	MC	4/23/07
REVISED TITLE	MC	1/27/09
REVISED LEGAL DESCRIPTION SW145	MC	9/22/09

SKETCH OF DESCRIPTION

POINT OF COMMENCEMENT

NORTHWEST CORNER OF SECTION 32,
TOWNSHIP 10 SOUTH, RANGE 30 EAST
FLAGLER COUNTY, FLORIDA.

32-10-30-0000
01010-0000
620.14
RAYONIER

SUBJECT PARCEL (0.16± ACRES)

WEST LINE
SECTION 32

POINT OF BEGINNING

32-10-30-0000
01010-0000
620.14
RAYONIER

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

ABBREVIATION & SYMBOL LEGEND:

F.E.C.	— FLORIDA EAST COAST
SW	— SHALLOW WELL
R/W	— RIGHT OF WAY

NOT VALID WITHOUT SHEETS 1 & 2 OF 2



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LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, 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 3291.15 FEET, THENCE NORTH 86°29'52" EAST, DEPARTING SAID WEST LINE OF SECTION 32 A DISTANCE OF 799.45 FEET, THENCE NORTH 64°50'10" EAST A DISTANCE OF 93.54 FEET, THENCE NORTH 54°54'40" 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 100.00 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 ACRES MORE OR LESS.

Survey Notes:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE WEST LINE OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARING BEING SOUTH 00°38'19" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Surveyor's Certification:

I hereby certify that the attached "SKETCH OF DESCRIPTION" of the hereon-described property is true and correct to the best of my knowledge, information and belief as sketched under my direction on September 22, 2009. I further certify that this "SKETCH OF DESCRIPTION" meets the minimum technical standards set forth in chapter 61g17-6 of the Florida Administrative Code.

Jeffrey W. Patterson, P.S.M.
Professional Surveyor and Mapper
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NOT VALID WITHOUT SHEETS 1 & 2 OF 2



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REVISION	BY	DATE
SKETCH OF DESCRIPTION SW146	MC	4/23/07
REVISED LEGAL DESCRIPTION SW146	MC	9/22/09

LEGAL DESCRIPTION:

SW-114

OFF REC 0566 PAGE 0868

DATE:

APRIL 14, 1981

PREPARED BY:

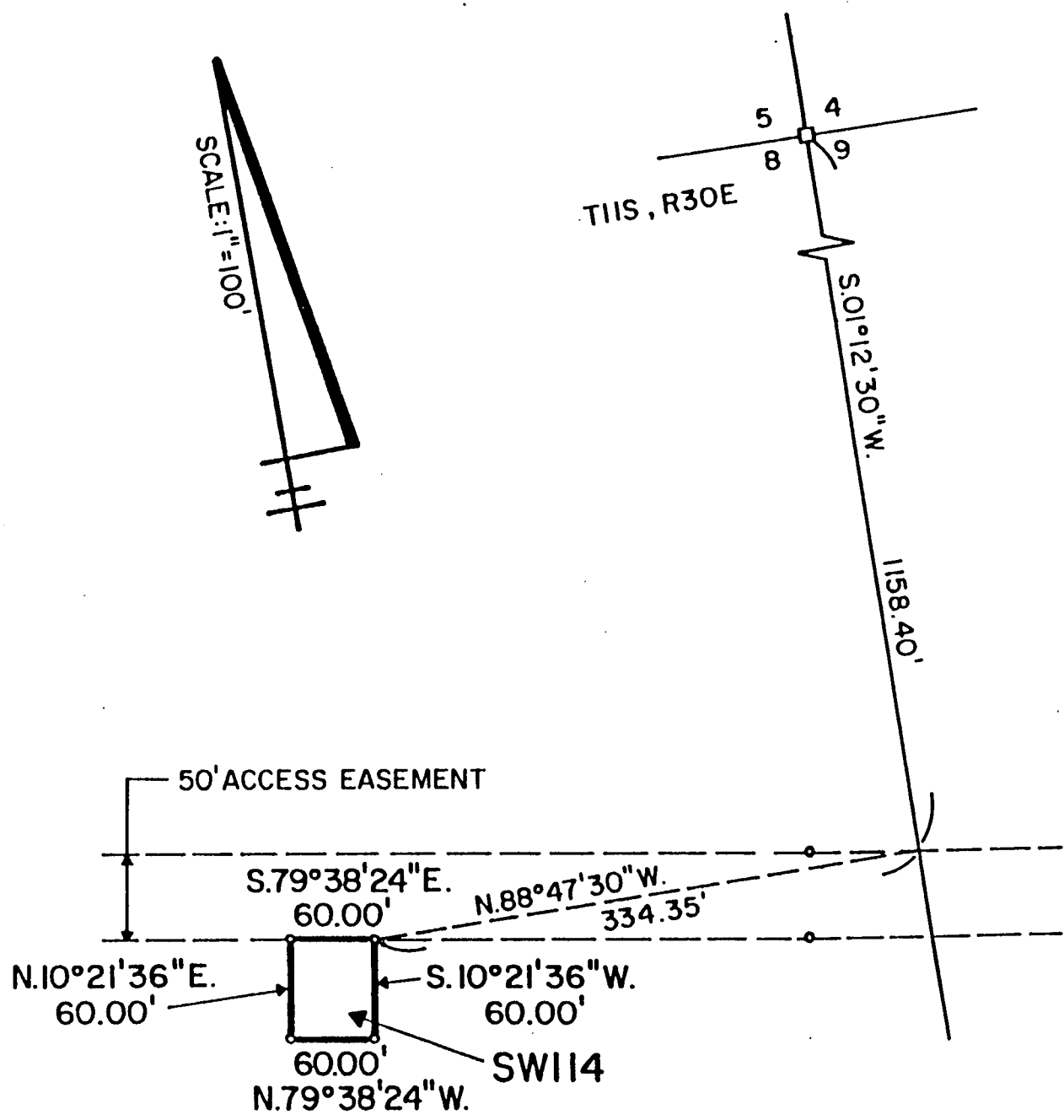
HERSHEL PRESTRIDGE

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 8, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT OF REFERENCE BEING THE NORTHEAST CORNER OF SAID GOVERNMENT SECTION 8; THENCE SOUTH $01^{\circ} 12' 30''$ WEST 1158.40 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID SECTION 8; THENCE DEPARTING SAID EASTERLY BOUNDARY LINE NORTH $88^{\circ} 47' 30''$ WEST 334.35 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH $10^{\circ} 21' 36''$ WEST 60.00 FEET; THENCE NORTH $79^{\circ} 38' 24''$ WEST 60.00 FEET; THENCE NORTH $10^{\circ} 21' 36''$ EAST 60.00 FEET; THENCE SOUTH $79^{\circ} 38' 24''$ EAST 60.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL CONTAINING .08 ACRES, MORE OR LESS.

PH



SURVEY OF WELL SITE
WELL NO. SW-114

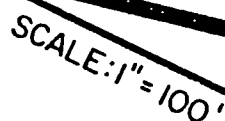
LEGAL DESCRIPTION: SW-115
DATE: APRIL 14, 1981
PREPARED BY: HERSHEL PRESTRIDGE

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 $88^{\circ} 35' 11''$ WEST 1670.47 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID SECTION 5; THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE NORTH $01^{\circ} 24' 49''$ WEST 97.40 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH $64^{\circ} 53' 51''$ WEST 84.19 FEET; THENCE NORTH $25^{\circ} 06' 09''$ WEST 100.00 FEET; THENCE NORTH $64^{\circ} 53' 51''$ EAST 84.19 FEET; THENCE SOUTH $25^{\circ} 06' 09''$ EAST 100.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

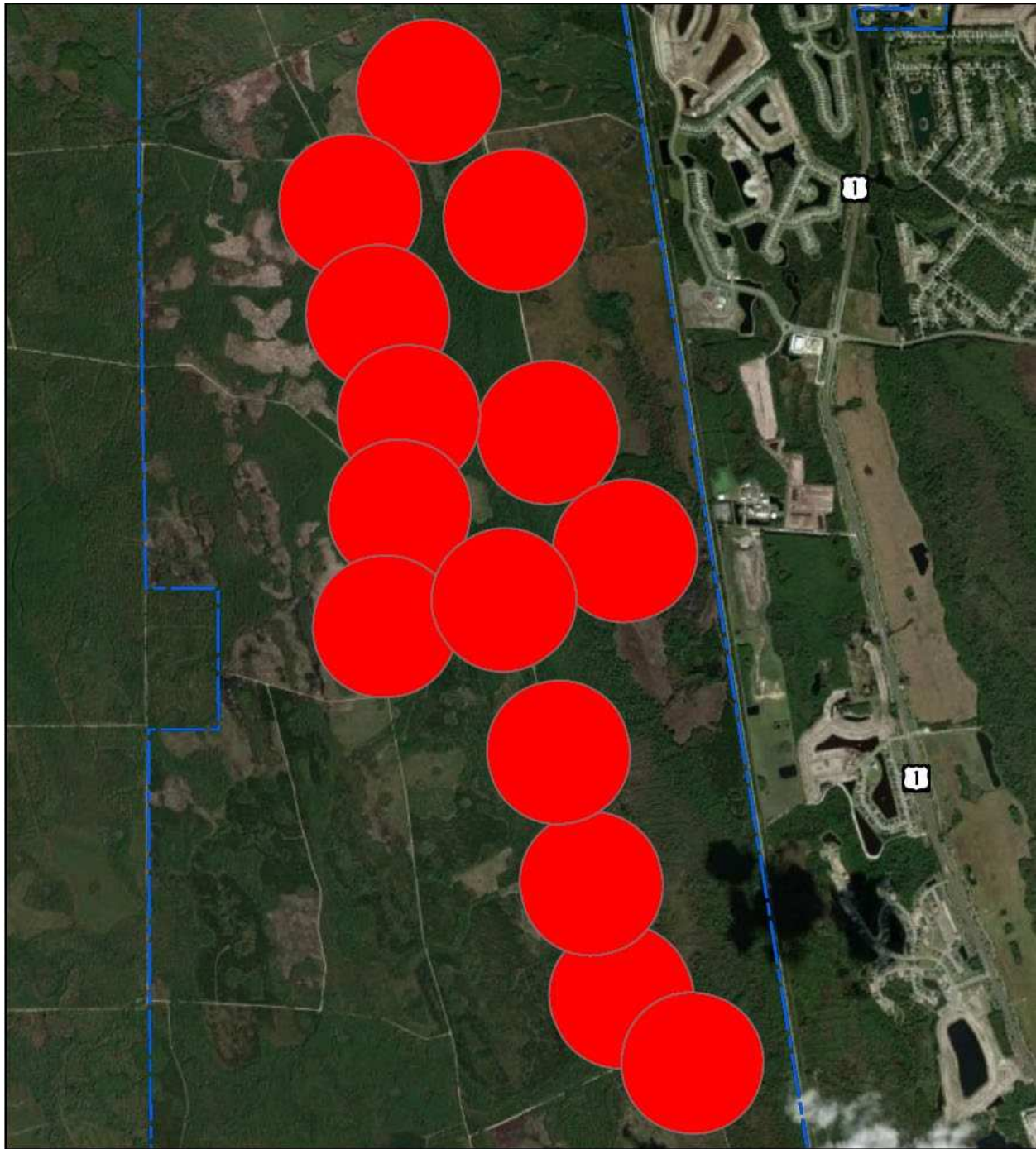
PARCEL CONTAINING .19 ACRES, MORE OR LESS.

PH



SURVEY OF WELL SITE
WELL NO. SW-115

EXHIBIT “B”
MAP OF ANNEXATION AREA



Close Up Aerial



Palm Coast City Limits

Subject Sites



0 2,400
Feet

Map Provided by the Planning Division

Date: 6/9/2026

Ordinance 2026-____



**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 September 15, 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:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, TO ANNEX CITY OWNED PROPERTY TO BE INCLUDED WITHIN THE CORPORATE AREA AND CITY LIMITS OF THE CITY OF PALM COAST; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 1.90 ACRES MORE OR LESS OF PROPERTY DESCRIBED IN EXHIBIT "A" 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 ANNEXATION OF REAL PROPERTY/AMENDMENT OF CORPORATE/CITY LIMITS; 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 SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

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 1.90 acres of property generally west of U.S. 1 in Flagler County, Florida surrounded by the Western Annexation lands owned by Raydient. A map depicting approximately 1.90 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. This annexation Ordinance will assist the City of Palm Coast in meeting these needs without impacting current residents.