



## City of Flagler Beach

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Planning & Zoning Department  
P.O. Box 70 \* 800 S Daytona Ave.  
Flagler Beach, FL 32136  
[www.cityofflaglerbeach.com](http://www.cityofflaglerbeach.com)

To: Planning and Architectural Review Board

From: Lupita McClenning, City Planner

Re: Staff Report Voluntary Annexation  
Application No. PAN 24-0002

Date: August 29, 2024

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<b>Applicant:</b>	Michael D. Chiumento, Esq.
<b>Property Owner(s):</b>	Veranda Bay Investments, LLC Palm Coast Intracoastal, LLC Highway 100 Commercial LLC
<b>Site Location:</b>	East and West side of John Anderson Highway & South of State Road 100.
<b>Property ID #:</b>	See Legal Description attached.
<b>Total Acreage:</b>	899.09 +/- acres

In accordance with Florida Statutes 177, owners of 899.09+/- acres of property filed a petition to voluntarily annex into the City of Flagler Beach. The subject property is located south of State Road (SR) 100, and on the east and west sides of John Anderson Highway in unincorporated Flagler County. See Exhibit A.

The proposed annexation meets the criteria set forth in Subsection 171.044, Florida Statutes regarding the character of the area to be annexed, as the property sought to be annexed is reasonably compact and contiguous to the City's boundary.

The required notice of the annexation has been published once each week for 2 consecutive weeks in the local newspaper. The notice gave the ordinance number and a brief, general description of the subject property.

The City is taking action to expand the capacity of its potable water, wastewater and reuse and represents those facilities shall be in place and available to serve new development no later than the issuance by the City of Flagler Beach of a certificate of occupancy or its functional equivalent. See Exhibit C.

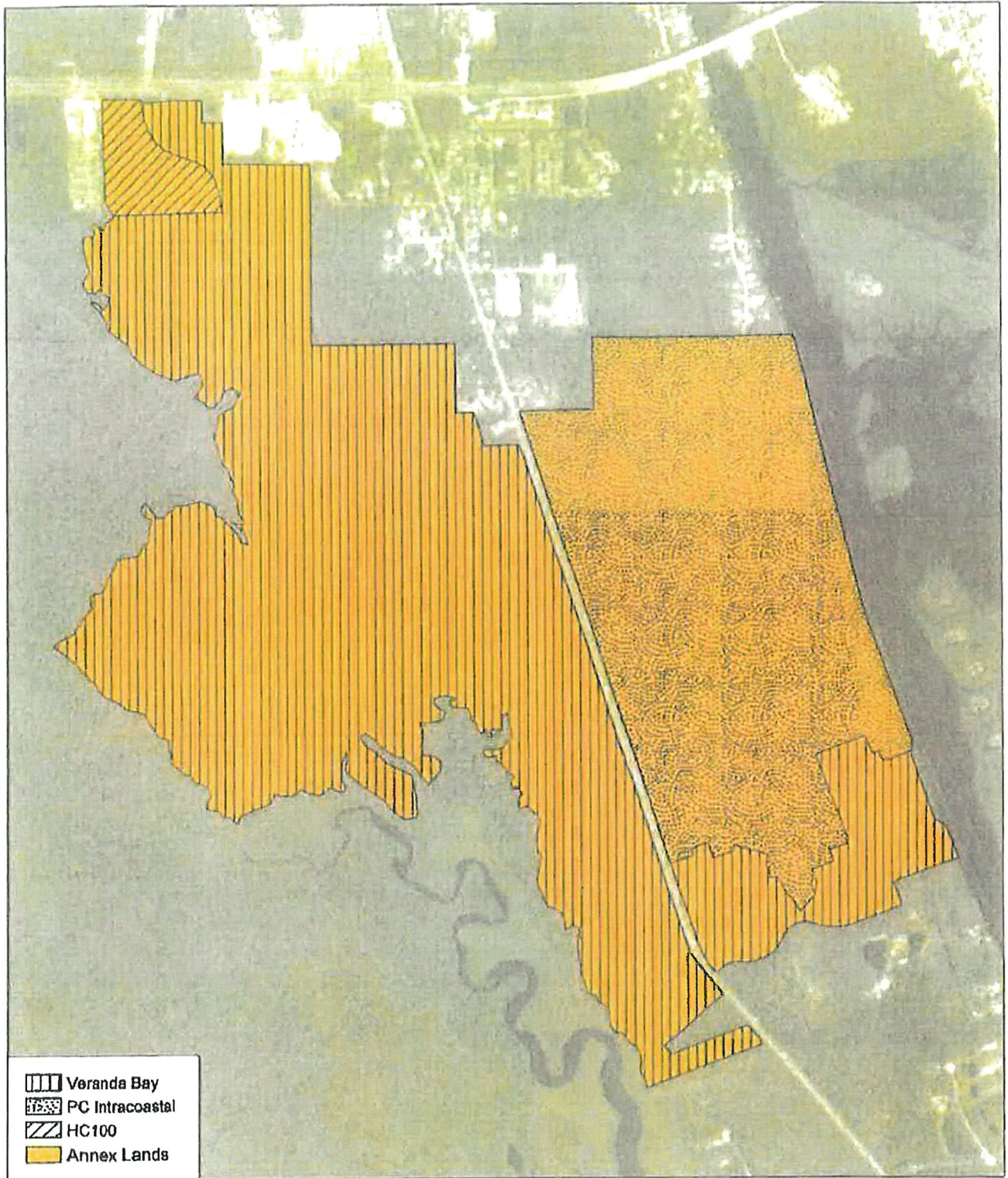
Additionally, the City of Flagler Beach currently provides water, wastewater; and through a mutual aid agreement provides police and fire services to nearby parcels in unincorporated Flagler which eliminates problems that could arise from service delivery to these areas.

In addition to the Florida Statutes 177, the proposed annexation is consistent with the goals and policies of the City's Comprehensive Plan, specifically Policy A.1.4.1 which states that the City shall investigate opportunities for annexation of commercial and value-added properties.

### **RECOMMENDATION**

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Based on the findings stated above, the petition for annexation meets requirements for a voluntary annexation and recommends the PARB approve the property be included within the corporate area and City limits of Flagler Beach providing for the annexation of +/- 899.09 acres.



- Veranda Bay
- PC Intracoastal
- HC100
- Annex Lands

Date: 6-27-24

0 700 1,400 Feet



**Exhibit "A"**  
**Lands To Be Annexed**  
**Veranda Bay**  
**Flagler County, Florida**

