

1 A bill to be entitled
2 An act relating to Flagler County; creating the
3 City of Palm Coast Charter; providing a short
4 title; providing legislative intent; providing
5 for incorporation; providing for a
6 council-manager form of government and its
7 powers and duties; providing for a city council
8 and its membership, including mayor and vice
9 mayor, qualifications and terms of office,
10 powers and duties, compensation and expenses,
11 and prescribed procedures relating to
12 vacancies, including forfeiture of office,
13 suspension, and recall; providing for meetings;
14 providing for recordkeeping; providing certain
15 restrictions; providing for charter officers
16 and their appointment, removal, and
17 compensation, filling of vacancies,
18 qualifications, residency requirements, and
19 powers and duties; establishing a fiscal year;
20 providing for a budget, appropriations,
21 amendments, and limitations; providing
22 limitations to council's contracting authority;
23 providing for elections and matters relating
24 thereto; defining boundaries of the city and
25 its districts; providing for dissolution of
26 Palm Coast Area Municipal Service District;
27 specifying general provisions relating to
28 charter review and amendment, adjustment of
29 districts, and standards of conduct; providing
30 for severability; providing for a referendum,
31 initial election of council members, transition

1 services and compensation, first-year expenses,
2 specified transitional matters, and state
3 shared and gas tax revenues; providing
4 effective dates.

5
6 Be It Enacted by the Legislature of the State of Florida:

7
8 Section 1. Short title.--This act, together with any
9 future amendments thereto, may be cited as the "City of Palm
10 Coast Charter," hereinafter referred to as "the charter."

11 Section 2. Legislative intent.--The Legislature finds
12 and declares that:

13 (1) The area in Flagler County known as the Palm Coast
14 Service District includes a compact and contiguous urban
15 community amenable to separate municipal government.

16 (2) It is in the best interests of the public health,
17 safety, and welfare of the citizens of this community to form
18 a separate municipality for the Palm Coast Service District
19 area with all powers and authority necessary to provide
20 efficient and adequate municipal services to its residents.

21 Section 3. Incorporation of municipality.--

22 (1) There is created, effective December 31, 1999, in
23 Flagler County, Florida, a new municipality to be known as the
24 City of Palm Coast.

25 (2) The corporate boundaries of the City of Palm
26 Coast, hereinafter referred to as "the city," shall be as
27 described in subsection (1) of section 9.

28 (3) The City of Palm Coast shall operate under a
29 council-manager form of government. The general duties of the
30 council, as described in section 5, shall be to set policy;
31

1 the general duties of the manager, as described in section 6,
2 shall be to carry out those policies.

3 Section 4. Municipal powers.--The city shall be a body
4 corporate and politic and shall have all the powers of a
5 municipality under the State Constitution and the laws of
6 Florida, as fully and completely as though such powers were
7 specifically enumerated in this charter, unless otherwise
8 prohibited by or contrary to the provisions of this charter.
9 The city shall have all governmental, corporate, and
10 proprietary powers necessary to enable it to conduct municipal
11 government, perform municipal functions, and render municipal
12 services, and may exercise any power for municipal purposes
13 unless expressly prohibited by law. The powers of the city
14 shall be liberally construed in favor of the city.

15 Section 5. City council.--

16 (1) CITY COUNCIL; COMPOSITION, QUALIFICATIONS FOR
17 OFFICE.--

18 (a) Composition.--

19 1. There shall be a five-member city council
20 consisting of four district members and a mayor.

21 2. There shall be four districts within the city, the
22 boundaries of which are as outlined in subsection (2) of
23 section 9. These districts shall be designated as District
24 One, District Two, District Three, and District Four. Each of
25 the four council members shall run from the district in which
26 he or she lives, but shall be elected at large, and the
27 council members elected from each district shall be considered
28 to hold Seat One, Seat Two, Seat Three, and Seat Four.

29 3. The mayor shall live within the city boundaries.
30 The mayor shall run at large and be elected at large.

31 (b) Qualifications for office.--

1 1. Each candidate for office shall be a qualified
2 elector of the city.

3 2. Each individual seeking to qualify as a candidate
4 for one of the four seats on the council:

5 a. Shall submit a petition supporting his or her
6 candidacy to the city clerk containing the signatures of at
7 least 1 percent of the electorate residing within the
8 district, as identified in the most recent decennial census
9 from which he or she seeks to run, or shall pay to the city
10 clerk a qualifying fee of 10 percent of the salary of the
11 office for which he or she seeks to run.

12 b. At the time of qualification, shall reside within
13 the boundaries of the district from which he or she seeks to
14 run. For the length of the member's term, a council member
15 shall maintain residency within the boundaries of the district
16 from which he or she ran. In addition, candidates and council
17 members shall reside at least 45 weeks of each year in the
18 district in which they live.

19 3. Each individual seeking to qualify as a candidate
20 for mayor:

21 a. Shall submit a petition supporting his or her
22 candidacy to the city clerk containing the signatures of at
23 least 1 percent of the electors residing within the city
24 limits, as identified in the most recent decennial census, or
25 shall pay to the city clerk a qualifying fee of 10 percent of
26 the mayoral salary.

27 b. At the time of qualification, shall reside within
28 the city limits. For the length of his or her term, the mayor
29 shall maintain residency within the city limits. In addition,
30 mayoral candidates, and the elected mayor, shall reside at
31 least 45 weeks of each year within the city limits.

1 4. Additionally, for the initial election, following
2 the referendum approving the creation of the city, candidates
3 for office shall qualify as provided in subsection (3) of
4 section 13.

5 (2) TERMS OF OFFICE.--

6 (a) The term of office for each district member shall
7 be 4 years. However, in order to provide for staggering of
8 terms, the initial term of office for District Seats One and
9 Three shall be 4 years, and that of District Seats Two and
10 Four shall be 2 years. The initial term of office of the mayor
11 shall be 4 years.

12 (b) No council member or mayor may serve more than two
13 successive 4-year terms in the same seat.

14 (c) Each council member shall remain in office until
15 his or her successor is elected and assumes the duties of the
16 position at the first meeting of the new council, which shall
17 be held in accordance with city ordinance.

18 (3) POWERS AND DUTIES OF COUNCIL.--Except as otherwise
19 prescribed herein or as provided by law, legislative and
20 police powers of the city shall be vested in the council. The
21 council shall provide for the exercise of its powers and for
22 the performance of all duties and obligations imposed on the
23 city by law.

24 (4) POWERS AND DUTIES OF THE MAYOR.--

25 (a) Powers.--In addition to the regular powers
26 invested in any other council member, the mayor shall be
27 recognized by the Governor for purposes of military law; shall
28 have the power to declare an emergency situation; shall have
29 the power for service of process, and execution of contracts,
30 deeds, and other documents; and shall have the power to
31 represent the city in all agreements with other governmental

1 entities or certifications to other governmental entities that
2 the council has approved.

3 (b) Duties.--In addition to his or her regular duties,
4 the mayor shall preside at meetings of the council and be
5 recognized as the head of city government for all ceremonial
6 occasions. The mayor shall have no administrative duties
7 other than those necessary to accomplish these actions, or
8 such other actions as may be authorized by the city council,
9 consistent with general or special law.

10 (5) THE VICE MAYOR; ELECTION AND DUTIES.--

11 (a) Election.--There shall be a vice mayor elected
12 annually by the council from among the council members. Such
13 election shall take place at the first meeting after the
14 general election, or at the organizational meeting during
15 years when there is no election.

16 (b) Duties.--The vice mayor shall have the same
17 legislative powers and duties as any other council member,
18 except that he or she shall serve as acting mayor during the
19 absence or disability of the mayor and, during such period,
20 shall have the same duties as provided for in subsection (4)
21 of this section. In the absence of the mayor and vice mayor,
22 the remaining council members shall select a council member to
23 serve as acting mayor.

24 (6) COMPENSATION AND EXPENSES.--

25 (a) Compensation.--The council members and mayor shall
26 receive compensation as established by ordinance. Such
27 compensation shall not take effect until the date of
28 commencement of the terms of council members elected at the
29 next regularly scheduled election that follows the adoption of
30 said ordinance by at least 6 months. The sole exception to
31 this is that the council members and mayor elected initially

1 under subsection (3) of section 13 may adopt an ordinance
2 which compensates the council members for up to \$1,200 per
3 year, and the mayor for up to \$1,800 per year. Such
4 ordinance, if adopted, shall take effect immediately.

5 (b) Expenses.--The council may provide for
6 reimbursement of actual expenses incurred by its members while
7 performing their official duties.

8 (7) VACANCIES; FORFEITURE OF OFFICE, SUSPENSION,
9 RECALL, FILLING OF VACANCIES.--

10 (a) Vacancies.--A vacancy in the office of mayor or of
11 a council seat shall occur upon the death of the incumbent,
12 removal from office as authorized by law, resignation,
13 appointment to other public office which creates dual office
14 holding, judicially determined incompetence, or forfeiture of
15 office as described in paragraph (b).

16 (b) Forfeiture of office.--The mayor or any other
17 council member shall forfeit his or her office upon
18 determination by the council, acting as a body, that he or
19 she:

20 1. Lacks at any time, or fails to maintain during his
21 or her term of office, any qualification for the office
22 prescribed by this charter or as otherwise required by law;

23 2. Is convicted of a felony, or enters a plea of
24 guilty or nolo contendere to a crime punishable as a felony,
25 even if adjudication of guilt has been withheld;

26 3. Is convicted of a first degree misdemeanor arising
27 directly out of his or her official conduct or duties, or
28 enters a plea of guilty or nolo contendere thereto, even if
29 adjudication of guilt has been withheld;

30 4. Is found to have violated any standard of conduct
31 or code of ethics established by law for public officials and

1 has been suspended from office by the Governor, unless
2 subsequently reinstated as provided by law; or

3 5. Is absent from three consecutive regular council
4 meetings without being excused by the council.

5 (c) Suspension from office.--The mayor or any other
6 council member shall be suspended from office by the council,
7 acting as a body, upon return of an indictment or issuance of
8 an information charging the council member or mayor with any
9 crime which is punishable as a felony or with any crime
10 arising out of his or her official conduct or duties which is
11 punishable as a misdemeanor.

12 1. During the period of suspension, the mayor or the
13 council member shall not perform any official act, duty, or
14 function, or receive any allowance, emolument, or privilege of
15 office.

16 2. If the mayor or the council member is subsequently
17 found not guilty of the charge, or if the charge is otherwise
18 dismissed or altered so that suspension would no longer be
19 required as provided herein, the suspension shall be lifted by
20 the council, and the council member or mayor shall be entitled
21 to receive full back allowances and such other emoluments as
22 he or she would have been entitled to had the suspension not
23 occurred.

24 (d) Recall.--The electors of the city following the
25 procedures for recall established by general law or ordinance
26 may remove the mayor or any member of the city council from
27 office.

28 (e) Filling of vacancies.--

29 1. If, for any reason other than recall, a vacancy
30 occurs in the office of mayor, the vice mayor shall assume the
31 position of mayor and, within 30 days following the occurrence

1 of such vacancy, a special election shall be called as
2 outlined in paragraph (5)(b) of section 8. The special
3 election for mayor shall be for the remainder of the unfilled
4 term.

5 2. If, for any reason other than recall, a vacancy
6 occurs in the office of any council seat within the first 2
7 years of a term, the office shall be filled by appointment
8 within 30 days following the occurrence of such vacancy by
9 majority vote of the remaining council members. Such
10 appointments shall last until the next regularly scheduled
11 election, at which time the seat shall be declared open and an
12 election held for the remaining 2 years of the original term,
13 thus continuing the original staggering of district seats.

14 3. If, for any reason other than recall, a vacancy
15 occurs in the office of any council seat within the last 2
16 years of a term, the office shall be filled by appointment
17 within 30 days following the occurrence of such vacancy by
18 majority vote of the remaining council members. Such
19 appointments shall last until the next regularly scheduled
20 election, at which time the seat shall be declared open and an
21 election held for the regular 4-year term.

22 4. If a vacancy occurs as a result of a recall
23 petition, such vacancy shall be filled by special election as
24 outlined in paragraph (5)(b) of section 8.

25 5. Any person appointed to fill a vacant seat on the
26 council is required to meet all the qualifications for office
27 except the petition requirement.

28 (8) CITY COUNCIL MEETINGS; ORGANIZATIONAL MEETING,
29 QUORUM, SPECIAL MEETINGS.--The council shall meet regularly at
30 least once a month, at such times and places as the council
31 may prescribe by ordinance. Such meetings shall be public

1 meetings, and shall be subject to notice and other
2 requirements of law applicable to public meetings.

3 (a) Organizational meeting.--The first meeting
4 following a general city election at which elected or
5 reelected council members are inducted into office shall be
6 held in accordance with city ordinance.

7 (b) Quorum.--A majority of the council, including the
8 mayor, shall constitute a quorum. No action of the council
9 shall be valid unless adopted by an affirmative vote of the
10 majority of the council members and mayor in attendance,
11 unless otherwise provided by law or ordinance or as stated in
12 this charter. All actions of the city council shall be by
13 ordinance, resolution, or motion.

14 (c) Special meetings.--Special meetings may be held at
15 the call of the mayor or, in the absence of the mayor, at the
16 call of the vice mayor. Special meetings may also be called
17 upon the request of a majority of the council members. The
18 city clerk shall provide not less than 24 hours' prior notice
19 of the meeting to the public, unless a declared emergency
20 situation exists.

21 (9) CITY RECORDS.--The council shall, in a properly
22 indexed book kept for the purpose, provide for the
23 authentication and recording in full of all minutes of
24 meetings, and all ordinances and resolutions adopted by the
25 council, and the same shall at all times be a public record.
26 In addition, the council shall keep verbatim recordings of all
27 meetings in accordance with state law. The council shall
28 further maintain a current codification of all ordinances.
29 Such codification shall be printed and made available to the
30 public on a continuing basis. All ordinances or resolutions of
31 the council shall be signed by the mayor or, in the mayor's

1 absence, by the vice mayor or, in the absence of both, by the
2 acting mayor, and attested to by the city clerk.

3 (10) LIMIT OF EMPLOYMENT OF COUNCIL MEMBERS.--Neither
4 council members nor the mayor shall be in the employment of
5 the city while in office, nor shall any former council member
6 or former mayor be employed by the city until after the
7 expiration of 1 year from the time of leaving office.

8 (11) NONINTERFERENCE BY CITY COUNCIL.--Except for the
9 purpose of inquiry and information, the council and its
10 members, including committees thereof, are expressly
11 prohibited from interfering with the performance of the duties
12 of any city employee who is under the direct or indirect
13 supervision of the city manager or city attorney.

14 Section 6. Charter officers.--The designated charter
15 officers shall be the city manager and the city attorney.

16 (1) DESIGNATED CHARTER OFFICERS; APPOINTMENT, REMOVAL,
17 COMPENSATION, FILLING OF VACANCIES, CANDIDATE FOR CITY
18 OFFICE.--

19 (a) Appointment.--The charter officers shall be
20 appointed by a majority vote of the full council and shall
21 serve at the pleasure of the council.

22 (b) Removal.--The charter officers shall be removed
23 from office only by a majority vote of the full council. If
24 the vote is less than unanimous, the charter officer may,
25 within 7 days after the dismissal motion by the council,
26 submit to the mayor a written request for reconsideration. Any
27 action taken by the council at the reconsideration hearing
28 shall be final.

29 (c) Compensation.--The compensation of the charter
30 officers shall be fixed by the city council.

31

1 (d) Filling of vacancy.--The city council shall begin
2 the process to fill a vacancy in the charter office of the
3 city manager or city attorney within 90 days after the vacancy
4 occurs. An acting city manager or acting city attorney may be
5 appointed by the council during a vacancy in office.

6 (e) Candidate for city office.--No charter officer
7 shall be a candidate for any elected office while holding his
8 or her charter office position.

9 (2) CITY MANAGER; QUALIFICATIONS, RESIDENCY, POWERS
10 AND DUTIES.--The city manager shall be the chief
11 administrative officer of the city.

12 (a) Qualifications.--The city manager shall be
13 selected on the basis of experience, expertise, and management
14 ability as it pertains to running municipal government.

15 (b) Residency.--Although the city manager need not be
16 a resident of the city at the time of appointment, within 6
17 months after such appointment, he or she shall establish and
18 maintain residency within the corporate limits of the city.
19 Upon request of the city manager, this 6-month period may be
20 extended by the city council for an additional 6-month period.

21 (c) Power and duties.--The city manager shall:

22 1. Attend all meetings of the city council.

23 2. Draw and sign vouchers upon depositories, and keep,
24 or cause to be kept, a true and accurate account of same.
25 Such vouchers shall be countersigned by the mayor or by the
26 vice mayor in the event the office of mayor is vacant. If both
27 the mayor and vice mayor offices are vacant, the acting mayor
28 shall countersign such vouchers.

29 3. Be responsible for signature and issuance of all
30 licenses issued by the city, issuance of receipts for all
31

1 moneys paid to the city, and deposit of said moneys in the
2 proper depositories on the first banking day after receipt.

3 4. Provide administrative services as required by the
4 mayor and the council.

5 5. Appoint a city clerk to serve at his or her
6 pleasure.

7 6. Appoint and suspend or remove any employee of the
8 city. The city manager may authorize any administrative
9 officer who is subject to his or her direction and supervision
10 to exercise these powers with respect to subordinates in that
11 officer's department, office, or agency within the guidelines
12 of stated personnel policies and procedures.

13 7. Direct and supervise the administration of all
14 departments, offices, and agencies of the city, except as
15 otherwise provided by this charter or by law.

16 8. See that all laws, provisions of this charter, and
17 acts of the council are faithfully executed.

18 9. Prepare and submit annually a balanced budget,
19 budget message, and capital program to the council.

20 10. Keep the council fully advised as to the financial
21 condition and future needs of the city and make
22 recommendations to the council concerning the affairs of the
23 city.

24 11. Submit to the council, and make available to the
25 public, a complete report on finances and administrative
26 activities of the city as of the end of each fiscal year.

27 12. Sign contracts on behalf of the city to the extent
28 authorized by the council.

29 13. Perform other such duties as are specified in this
30 charter or as may be directed by the council.

31

1 (3) CITY ATTORNEY; QUALIFICATIONS, RESIDENCY, POWERS
2 AND DUTIES.--The city attorney shall be the chief legal
3 officer of the city. The city attorney may either be retained
4 in-house, or be retained part time under contract.

5 (a) Qualifications.--The city attorney shall be a
6 member in good standing of The Florida Bar.

7 (b) Residency.--If retained in-house, the city
8 attorney shall, within 6 months after such appointment,
9 establish and maintain residency within the corporate limits
10 of the city. Upon request of the city attorney, this 6-month
11 period may be extended by the city council for an additional
12 6-month period. If city attorney services are contracted,
13 such attorney need not be a resident of the city.

14 (c) Powers and duties.--The city attorney:

15 1. Shall serve as chief legal advisor to the city
16 commission, the city manager, and all city departments,
17 offices, city advisory boards, and agencies.

18 2. If in-house, shall appoint, suspend, or remove such
19 assistant attorneys as may be required. If city attorney
20 services are contracted, the city manager shall appoint,
21 suspend, or remove any in-house assistant attorneys as may be
22 required. The remainder of the staff of the office of the city
23 attorney shall be employees of the city, appointed, suspended,
24 or removed under the regular personnel policies and procedures
25 of the city.

26 3. Or his or her designee, shall attend all city
27 council meetings unless excused by the city council, and shall
28 perform such professional duties as may be required by law or
29 by the council in furtherance of the law.

30 4. Shall prepare an annual budget for the operation of
31 the office of the city attorney and shall submit this budget

1 to the city manager for inclusion in the annual city budget,
2 in accordance with uniform city procedures.

3 Section 7. Budget and appropriations.--

4 (1) FISCAL YEAR.--The city fiscal year shall begin on
5 October 1 of each year and end on September 30 of the
6 succeeding year.

7 (2) BUDGET ADOPTION.--The council shall, by
8 resolution, adopt a budget on or before the 30th day of
9 September of each year. A resolution adopting the annual
10 budget shall constitute appropriation of the amounts specified
11 therein as expenditures from funds indicated.

12 (3) APPROPRIATION AMENDMENTS DURING THE FISCAL YEAR;
13 SUPPLEMENTAL APPROPRIATIONS, REDUCTION OF APPROPRIATIONS,
14 TRANSFER OF APPROPRIATIONS, LIMITATIONS, EFFECTIVE DATE,
15 LIMITATIONS TO COUNCIL'S CONTRACTING AUTHORITY.--

16 (a) Supplemental appropriations.--If, during the
17 fiscal year, revenues in excess of those estimated in the
18 budget are available for appropriation, the council may, by
19 resolution, make supplemental appropriations for the year in
20 an amount not to exceed such excess.

21 (b) Reduction of appropriations.--If, at any time
22 during the fiscal year, it appears probable to the city
23 manager that the revenues available will be insufficient to
24 meet the amount appropriated, he or she shall so report to the
25 council without delay, indicating the estimated amount of the
26 deficit, any remedial action to be taken, and recommendations
27 as to any other steps that should be taken. The council shall
28 then take such further action as it deems necessary to prevent
29 any deficit and, for that purpose, the council may by
30 resolution reduce one or more appropriations accordingly.

31

1 (c) Transfer of appropriations.--At any time during
2 the fiscal year, the city manager may transfer all or part of
3 any unencumbered appropriation balance within a department,
4 office, or agency of the city to other programs within the
5 same department, office, or agency. Further, upon written
6 request of the city manager, the council may transfer part or
7 all of any unencumbered appropriation balance from one
8 department, office, or agency to another.

9 (d) Limitations; effective date.--No appropriation for
10 debt service may be reduced or transferred, no appropriation
11 may be reduced below any amount required by law to be
12 appropriated, and no appropriation may be reduced by more than
13 the amount of the unencumbered balance thereof. The
14 supplemental and emergency appropriations and reduction or
15 transfer of appropriations authorized by this section may be
16 made effective immediately upon adoption.

17 (e) Limitations to council's contracting
18 authority.--Unless authorized by the electors of the city at a
19 duly held referendum election, the council shall not enter
20 into lease-purchase contracts or any other unfunded multiyear
21 contracts, the repayment of which extends in excess of 36
22 months or exceeds \$15 million.

23 Section 8. Elections.--

24 (1) ELECTORS.--Any person who is a resident of the
25 city, who has qualified as an elector of this state, and who
26 registers in the manner prescribed by law shall be an elector
27 of the city.

28 (2) NONPARTISAN ELECTIONS.--All elections for city
29 elective office shall be conducted on a nonpartisan basis
30 without any designation of political party affiliation.

31

1 (3) QUALIFYING FOR OFFICE.--Any person who wishes to
2 become a candidate for a city elective office shall qualify
3 with the city clerk no sooner than 45 calendar days nor later
4 than 35 calendar days prior to the second Tuesday in September
5 of each odd-numbered year. In addition, candidates shall
6 qualify as provided in paragraph (1)(b) of section 5.

7 (4) SCHEDULE FOR REGULAR ELECTIONS AND PRIMARIES.--The
8 regular city election shall be the first Tuesday after the
9 first Monday in November of each odd-numbered year. Such city
10 elections shall be general city elections. If there are more
11 than two candidates who qualify for any office, a primary city
12 election shall be held on the first Tuesday after the first
13 Monday in September.

14 (a) An election to fill a vacant council seat, as
15 outlined in paragraph (7)(e) of section 5, when there is more
16 than half of the term remaining shall be held during the next
17 regularly scheduled election. Such election shall be for the
18 remaining 2 years of the original term.

19 (b) An election to fill a vacant council seat, as
20 outlined in paragraph (7)(e) of section 5, when there is less
21 than half of the term remaining shall be filled at the next
22 regularly scheduled election. Such election shall be for a
23 4-year term.

24 (5) SCHEDULE FOR SPECIAL ELECTIONS.--

25 (a) A special election for a vacant position of mayor,
26 as outlined in paragraph (7)(e) of section 5, shall be called
27 within 30 days, and the city council shall, by resolution, fix
28 the time for holding of such election. Such special election
29 for mayor shall be for the remainder of the vacant term.

30 (b) All other special municipal elections shall be
31 held in the same manner as regular elections, and the city

1 council shall, by resolution, fix the time for holding of such
2 elections.

3 (6) DETERMINATION OF ELECTION TO OFFICE.--

4 (a) If only one candidate qualifies for an office,
5 that candidate shall be deemed to be elected and shall not be
6 placed on either the general or the primary ballot.

7 (b) If two or more candidates qualify for an office,
8 the names of those candidates shall be placed on the ballot at
9 the primary election. If any candidate for such office
10 receives a majority of the votes cast in the primary election
11 for the office, he or she shall be deemed to be elected.

12 (c) If no single candidate for an office receives a
13 majority of the votes cast in the city primary election for
14 that office, the two candidates for the office receiving the
15 highest vote in the primary city election shall run again in
16 the regular city election. Further:

17 1. In any primary election in which there is a tie for
18 first place, the name of each such candidate shall be placed
19 on the city's general election ballot.

20 2. In any primary election in which there is a tie for
21 second place and the candidate placing first did not receive a
22 majority of the votes cast for such office, the name of the
23 candidate placing first and the name of each candidate tying
24 for second shall be placed on the city's general election
25 ballot.

26 (d) The candidate receiving the highest number of
27 votes cast for the office in the city's general election shall
28 be elected to such office. If the vote at the general city
29 election results in a tie, the outcome shall be determined by
30 lot as follows:

31

1 1. At the first regularly scheduled council meeting
2 after the election, the Supervisor of Elections of Flagler
3 County shall toss a coin. In alphabetic order, the two
4 candidates shall call the coin.

5 2. The candidate whose call matches the coin toss
6 shall be declared the winner.

7 (7) CITY CANVASSING BOARD.--For purposes of certifying
8 absentee ballots and election results, the city clerk and a
9 representative from the city designated by the council shall
10 be known as the canvassing board. At the close of the polls
11 of any city election, the canvassing board shall ensure that
12 the absentee ballots are delivered to the Flagler County
13 Supervisor of Elections, and shall meet at the county election
14 headquarters and proceed to certify the ballots and open them
15 in the presence of a representative of the supervisor of
16 elections' office. In addition, after final election results
17 are certified by the Flagler County Supervisor of Elections,
18 the canvassing board shall immediately report the results back
19 to a meeting of the city council held for the purpose of final
20 certification and filing with the city clerk as required by
21 law.

22 Section 9. Land description.--

23 (1) CITY BOUNDARIES.--The initial corporate boundaries
24 shall be as hereinafter described. At any time after
25 incorporation, boundaries may be changed in accordance with
26 general laws regarding annexation without amendments to the
27 charter.

28
29 FROM A POINT OF BEGINNING BEING THE
30 NORTHEASTERLY MOST CORNER OF PALM COAST SECTION
31 37 AS RECORDED IN MAP BOOK 13, PAGE 27 AND

1 BEING A POINT ON THE WEST RIGHT OF WAY LINE OF
 2 INTERSTATE 95; THENCE S25°15'02"E ALONG SAID
 3 WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95 FOR
 4 A DISTANCE OF 5870.95 FEET TO A POINT IN
 5 SECTION 26-10-30; THENCE DEPART SAID WEST RIGHT
 6 OF WAY LINE OF INTERSTATE 95 AND RUN
 7 N64°44'58"E, 465.78 FEET TO THE SOUTHEAST
 8 CORNER OF LOT 1, BLOCK 39 OF VACATED PALM COAST
 9 SECTION 42 BEING A POINT OF THE WEST RIGHT OF
 10 WAY LINE OF NEW RANCH PLACE AS SHOWN ON SAID
 11 VACATED PLAT OF PALM COAST SECTION 42; THENCE
 12 ALONG THE FOLLOWING COURSES AND DISTANCES IN
 13 SAID VACATED PALM COAST SECTION 42: ALONG A
 14 CURVE TO THE RIGHT HAVING A RADIUS OF 100.00
 15 FEET, A CENTRAL ANGLE OF 30°35'38", AN ARC
 16 LENGTH OF 53.40 FEET AND A CHORD BEARING
 17 N02°47'11"W TO A POINT ON A CURVE; THENCE
 18 NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING
 19 A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF
 20 37°45'41", AN ARC LENGTH OF 65.91 FEET AND A
 21 CHORD BEARING N44°07'52"W TO A POINT; THENCE
 22 N64°44'58"E, 50.00 FEET TO A POINT ON A CURVE;
 23 THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT
 24 HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE
 25 OF 90°00'00", AN ARC LENGTH OF 78.54 FEET AND A
 26 CHORD BEARING S70°15'02"E TO A POINT OF
 27 TANGENCY; THENCE N64°44'58"E, 930.00 FEET;
 28 THENCE S25°15'02"E, 827.47 FEET: THENCE
 29 N64°44'58"E, 800.00 FEET TO A POINT OF
 30 CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE
 31 TO THE LEFT HAVING A RADIUS OF 100.00 FEET, A

1 CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF
 2 157.08 FEET TO THE POINT OF TANGENCY; THENCE
 3 N25°15'02"W, 370.00 FEET THENCE N64°44'58"E,
 4 125.00 FEET; THENCE S79°22'56"E, 93.60 FEET TO
 5 A POINT OF CURVATURE; THENCE NORTHEASTERLY
 6 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF
 7 165.00 FEET, A CENTRAL ANGLE OF 134°56'40" AND
 8 AN ARC LENGTH OF 388.61 FEET TO A POINT OF
 9 TANGENCY; THENCE N58°22'07"E, 100.00 FEET;
 10 THENCE S31°37'53"E, 1627.40 FEET; THENCE
 11 S00°34'22"W, 1187.69 FEET; THENCE S89°25'38"E,
 12 164.76 FEET TO A POINT OF CURVATURE; THENCE
 13 NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING
 14 A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF
 15 90°00'00" AND AN ARC LENGTH OF 353.43 FEET TO A
 16 POINT OF TANGENCY; THENCE N64°44'58"E, 1207.98
 17 FEET TO A POINT OF CURVATURE; THENCE
 18 SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING
 19 A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF
 20 83°37'09" AND AN ARC LENGTH OF 401.34 FEET TO A
 21 POINT OF TANGENCY; THENCE N58°22'07"E 200.00
 22 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY
 23 LINE OF THE 200.00 FOOT FLORIDA POWER & LIGHT
 24 EASEMENT LYING IN GOVERNMENT SECTION 25-10-30;
 25 THENCE S31°37'53"E ALONG THE EASTERLY RIGHT OF
 26 WAY LINE OF SAID FLORIDA POWER & LIGHT EASEMENT
 27 FOR A DISTANCE OF 1009.92 FEET TO A POINT ON
 28 THE NORTH RIGHT OF WAY LINE OF NORMAN YOUNG
 29 PARKWAY AS SHOWN ON THE PLAT OF VACATED PALM
 30 COAST SECTION 89 (MAP BOOK 25, PAGE 52); THENCE
 31 NORTHEASTERLY ALONG SAID NORTH RIGHT OF WAY

1 LINE OF NORMAN YOUNG PARKWAY BEING ALONG A
 2 CURVE TO THE RIGHT HAVING A RADIUS OF 10,000.00
 3 FEET, A CENTRAL ANGLE OF 04°00'35", AN ARC
 4 LENGTH OF 699.84 FEET AND A CHORD BEARING
 5 N67°30'29"E TO A POINT OF TANGENCY; THENCE
 6 N69°30'47"E CONTINUING ALONG SAID RIGHT OF WAY
 7 LINE OF NORMAN YOUNG PARKWAY FOR A DISTANCE OF
 8 1072.23 FEET TO A POINT OF CURVATURE; THENCE
 9 SOUTHEASTERLY CONTINUING ALONG SAID RIGHT OF
 10 WAY LINE OF NORMAN YOUNG PARKWAY BEING ALONG A
 11 CURVE TO THE RIGHT HAVING A RADIUS OF 599.00
 12 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC
 13 OF 940.91 FEET TO A POINT OF TANGENCY; THENCE
 14 S20°29'13"E CONTINUING ALONG SAID RIGHT OF WAY
 15 LINE OF NORMAN YOUNG PARKWAY FOR A DISTANCE OF
 16 1810.00 FEET TO THE NORTHEAST CORNER OF PALM
 17 COAST SECTION 10 AS RECORDED IN MAP BOOK 6,
 18 PAGE 43; THENCE S20°19'13"E CONTINUING ALONG
 19 SAID RIGHT OF WAY LINE OF NORMAN YOUNG PARKWAY
 20 FOR A DISTANCE OF 547.21 FEET TO ITS
 21 INTERSECTION WITH THE NORTHERLY RIGHT OF WAY
 22 LINE OF CRIS LANE (A 50.00 FOOT RIGHT OF WAY AS
 23 SHOWN ON THE MAP OF COUNTRY CLUB COVE AT PALM
 24 COAST, SECTION 16, MAP BOOK 6, PAGE 86); THENCE
 25 N69°30'47"E ALONG SAID NORTHERLY RIGHT OF WAY
 26 LINE OF CRIS LANE FOR A DISTANCE OF 960.00
 27 FEET; THENCE S20°29'13"E, 55.00 FEET TO THE
 28 NORTHWEST CORNER OF LOT 1, BLOCK 12 OF SAID
 29 SECTION 16, PALM COAST; THENCE N69°30'47"E
 30 ALONG THE NORTHERLY LINE OF SAID LOT 1 FOR A
 31 DISTANCE OF 125.00 FEET TO A POINT ON THE

1 WESTERLY RIGHT OF WAY OF CURRY WATERWAY (A
2 125.00 FOOT RIGHT OF WAY IN SAID PALM COAST
3 SECTION 16) THENCE N20°29'13"W ALONG SAID CURRY
4 WATERWAY RIGHT OF WAY LINE A DISTANCE OF 80.00
5 FEET; THENCE N69°30'47"E, 250.00 FEET TO A
6 POINT ON THE WESTERLY RIGHT OF WAY LINE OF
7 COVINGTON LANE (A 50.00 FOOT RIGHT OF WAY IN
8 SAID PALM COAST SECTION 16, SAID POINT BEING
9 THE NORTHEAST CORNER OF LOT 113, BLOCK 10 OF
10 SAID PALM COAST SECTION 16; THENCE N20°29'13"W
11 ALONG THE WESTERLY RIGHT OF WAY OF COVINGTON
12 LANE FOR A DISTANCE OF 20.00 FEET; THENCE
13 N69°30'47"E, 409.49 FEET TO THE NORTHERLY MOST
14 CORNER OF LOT 50, BLOCK 11 OF SAID PALM COAST
15 SECTION 16; THENCE N72°34'30"E, 1996.35 FEET TO
16 THE NORTHWEST CORNER OF COUNTRY CLUB COVE,
17 SECTION 15 AT PALM COAST, (AS RECORDED IN MAP
18 BOOK 6, PAGE 71 OF THE PUBLIC RECORDS OF
19 FLAGLER COUNTY, FLORIDA); THENCE N25°53'57"E,
20 940.00 FEET TO THE MOST NORTHERLY CORNER OF
21 SAID PALM COAST, SECTION 15; THENCE S64°06'03"E
22 ALONG THE NORTHERLY BOUNDARY OF SAID PALM COAST
23 SECTION 15 FOR A DISTANCE OF 1505.47 FEET;
24 THENCE N70°53'57"E ALONG THE NORTH BOUNDARY OF
25 SAID PALM COAST SECTION 15 AND A CONTINUATION
26 THEREOF FOR A DISTANCE OF 1732.56 FEET TO A
27 POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE
28 INTRACOASTAL WATERWAY; THENCE SOUTHERLY ALONG
29 THE WEST RIGHT OF WAY LINE OF THE INTRACOASTAL
30 WATERWAY FOR A DISTANCE OF 18,000 +/- FEET TO
31 THE NORTH LINE OF RESERVED PARCEL A, WATERWAY

1 TRACE SUBDIVISION AS RECORDED IN MAP BOOK 30,
2 PAGES 33-35; THENCE EASTERLY ALONG THE NORTH
3 LINE OF SAID RESERVED PARCEL A TO THE EAST LINE
4 OF SAID WATERWAY TRACE SUBDIVISION BEING THE
5 WEST MEAN HIGH WATER LINE OF THE INTRACOASTAL
6 WATERWAY CANAL; THENCE SOUTHERLY ALONG SAID
7 EAST LINE OF SAID WATERWAY TRACE SUBDIVISION
8 BEING ALONG THE WEST MEAN HIGH WATER LINE OF
9 THE INTRACOASTAL WATERWAY TO THE SOUTHEAST
10 CORNER OF SAID WATERWAY TRACE SUBDIVISION;
11 THENCE WEST ALONG THE SOUTH LINE OF SAID
12 WATERWAY TRACE SUBDIVISION TO THE WEST RIGHT OF
13 WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE
14 SOUTHERLY ALONG THE WEST RIGHT OF WAY LINE OF
15 THE INTRACOASTAL WATERWAY FOR A DISTANCE OF
16 3,600 +/- FEET TO THE NORTHWESTERLY CORNER OF
17 FLAGLER COUNTY'S "NORTH ICWW PARK" AS DESCRIBED
18 IN OFFICIAL RECORDS BOOK 455, PAGE 778 AND
19 OFFICIAL RECORDS BOOK 571, PAGE 1946; THENCE
20 SOUTHERLY AROUND THE WESTERLY, SOUTHERLY, AND
21 EASTERLY BOUNDARIES OF SAID "NORTH ICWW PARK"
22 TO THE WEST RIGHT OF WAY LINE OF THE
23 INTRACOASTAL WATERWAY; THENCE SOUTH ALONG THE
24 WEST RIGHT OF WAY LINE OF THE INTRACOASTAL
25 WATERWAY FOR A DISTANCE OF 3,500 +/- FEET TO
26 THE NORTH LINE OF FRONT STREET AT GRAND HAVEN
27 PHASE 1 SUBDIVISION AS RECORDED IN MAP BOOK 30,
28 PAGES 87-88; THENCE EAST ALONG THE NORTH LINE
29 OF SAID FRONT STREET PHASE 1 SUBDIVISION TO THE
30 WEST MEAN HIGH WATER LINE OF THE INTRACOASTAL
31 WATERWAY CANAL; THENCE SOUTH ALONG THE EAST

1 LINE OF SAID FRONT STREET PHASE 1 SUBDIVISION
2 AND ALONG THE EAST LINE OF FRONT STREET PHASE 2
3 SUBDIVISION AS RECORDED IN MAP BOOK 30, PAGES
4 96-97 AND ALONG THE EAST LINE OF FRONT STREET
5 PHASE 3 SUBDIVISION AS RECORDED IN MAP BOOK 31,
6 PAGES 4-5 BEING ALSO ALONG THE WEST MEAN HIGH
7 WATER LINE OF THE INTRACOASTAL WATERWAY CANAL
8 FOR A DISTANCE OF 3,000 +/- FEET TO THE SOUTH
9 LINE OF SAID FRONT STREET PHASE 3 SUBDIVISION;
10 THENCE WEST ALONG THE SOUTH LINE OF SAID FRONT
11 STREET PHASE 3 SUBDIVISION TO THE WEST RIGHT OF
12 WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE
13 SOUTH ALONG THE WEST RIGHT OF WAY LINE OF THE
14 INTRACOASTAL WATERWAY FOR A DISTANCE OF 7,500
15 +/- FEET TO THE NORTH LINE OF FLAGLER COUNTY'S
16 "SOUTH ICWW PARK" AS DESCRIBED IN OFFICIAL
17 RECORDS BOOK 455, PAGE 769; THENCE SOUTHERLY
18 AROUND THE NORTHERLY AND WESTERLY BOUNDARIES OF
19 SAID "SOUTH ICWW PARK" TO THE NORTH RIGHT OF
20 WAY LINE OF SOUTH PARK ROAD AS DESCRIBED IN
21 OFFICIAL RECORDS BOOK 581, PAGE 1512; THENCE
22 SOUTHERLY AND WESTERLY ALONG THE NORTH RIGHT OF
23 WAY LINE OF SOUTH PARK ROAD AND THE EXTENSION
24 THEREOF, CROSSING COLBERT LANE TO THE EAST
25 BOUNDARY OF THE GRAND HAVEN CONSERVATION AREA
26 (GRAHAM SWAMP) CONVEYED TO THE ST. JOHNS RIVER
27 WATER MANAGEMENT DISTRICT; THENCE NORTH ALONG
28 SAID EAST BOUNDARY OF GRAHAM SWAMP FOR A
29 DISTANCE OF 15,000 +/- FEET TO THE NORTHEAST
30 CORNER THEREOF BEING A POINT ON THE SOUTH SIDE
31 OF A DRAINAGE DITCH LOCALLY KNOWN AS DITCH 10;

1 THENCE EAST ALONG THE SOUTH SIDE OF DITCH 10 TO
2 THE WEST RIGHT OF WAY LINE OF COLBERT LANE;
3 THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE
4 OF COLBERT LANE FOR A DISTANCE OF 3,000 +/-
5 FEET TO ITS INTERSECTION WITH THE EAST LINE OF
6 PALM COAST HOLDINGS' PARCEL NO. 533 AS
7 DESCRIBED IN OFFICIAL RECORDS BOOK 553, PAGE
8 1802; THENCE DEPARTING THE WEST RIGHT OF WAY
9 LINE OF COLBERT LANE AND RUN SOUTHERLY AND
10 WESTERLY ALONG THE BOUNDARY OF SAID PARCEL NO.
11 533 TO ITS INTERSECTION AGAIN WITH THE WEST
12 RIGHT OF WAY LINE OF COLBERT LANE; THENCE
13 NORTHWESTERLY ALONG THE WEST RIGHT OF WAY OF
14 COLBERT LANE FOR A DISTANCE OF 600 +/- FEET TO
15 ITS INTERSECTION WITH THE EAST LINE OF PALM
16 COAST HOLDINGS' PARCEL NO. 505 AS DESCRIBED IN
17 OFFICIAL RECORDS BOOK 553, PAGE 1781; THENCE
18 DEPARTING THE WEST RIGHT OF WAY LINE OF COLBERT
19 LANE AND RUN SOUTHERLY AND WESTERLY ALONG THE
20 BOUNDARY OF SAID PARCEL NO. 505 TO THE
21 SOUTHWEST CORNER THEREOF BEING A POINT ON THE
22 EAST LINE OF GOVERNMENT SECTION 42, TOWNSHIP 11
23 SOUTH, RANGE 31 EAST BEING ALSO A POINT ON THE
24 BOUNDARY OF SAID GRAHAM SWAMP; THENCE NORTHERLY
25 AND WESTERLY ALONG THE BOUNDARY OF SAID GRAHAM
26 SWAMP FOR A DISTANCE OF 9,000 +/- FEET TO THE
27 EAST RIGHT OF WAY LINE OF OLD KINGS ROAD;
28 THENCE SOUTH ALONG THE EAST RIGHT OF WAY OF OLD
29 KINGS ROAD BEING ALSO ALONG THE BOUNDARY OF
30 SAID GRAHAM SWAMP FOR A DISTANCE OF 3,000 +/-
31 FEET; THENCE DEPARTING THE EAST RIGHT OF WAY OF

1 OLD KINGS ROAD AND RUN ALONG THE BOUNDARY OF
 2 SAID GRAHAM SWAMP AND THE EXTENSION THEREOF
 3 EASTERLY AND SOUTHERLY FOR A DISTANCE OF 22,500
 4 +/- FEET TO THE SOUTH RIGHT OF WAY LINE OF THE
 5 LEHIGH RAILROAD SPUR LYING IN GOVERNMENT
 6 SECTION 40, TOWNSHIP 12 SOUTH, RANGE 31 EAST;
 7 THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE
 8 OF THE LEHIGH RAILROAD SPUR FOR A DISTANCE OF
 9 500 +/- FEET TO THE NORTHEAST CORNER OF THE
 10 LANDS NOW OR FORMERLY OWNED BY CON-COR
 11 MICHIGAN, INC. AS DESCRIBED IN OFFICIAL RECORDS
 12 BOOK 551, PAGE 598; THENCE SOUTHEASTERLY ALONG
 13 THE EAST LINE OF SAID CON-COR MICHIGAN LANDS
 14 FOR A DISTANCE OF 10,000 +/- FEET TO THE NORTH
 15 RIGHT OF WAY LINE OF STATE ROAD 100; THENCE
 16 WEST ALONG THE NORTH RIGHT OF WAY LINE OF SAID
 17 STATE ROAD 100 FOR A DISTANCE OF 600 +/- FEET
 18 TO A POINT OPPOSITE THE NORTHWEST CORNER OF THE
 19 FLAGLER COUNTY COQUINA QUARRY; THENCE SOUTH
 20 CROSSING STATE ROAD 100 AND RUNNING ALONG THE
 21 WEST BOUNDARY OF THE FLAGLER COUNTY COQUINA
 22 QUARRY FOR A DISTANCE OF 1,000 +/- FEET TO THE
 23 SOUTHWEST CORNER OF SAID COQUINA QUARRY; THENCE
 24 WEST 3,500 +/- FEET TO THE WESTERLY RIGHT OF
 25 WAY LINE OF INTERSTATE 95 (STATE ROAD 9) BEING
 26 IN GOVERNMENT SECTION 9-12-31; THENCE SOUTH
 27 ALONG SAID WESTERLY RIGHT OF WAY LINE FOR A
 28 DISTANCE OF 22,000 +/- FEET TO THE NORTH LINE
 29 OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION
 30 33-12-31; THENCE WEST 6,300 +/- FEET TO THE
 31 N.W. CORNER OF THE S.W. 1/4 OF THE S.W. 1/4

1 OF SECTION 34-12-31; THENCE S89°15'49"W,
 2 2682.66 FEET; THENCE N00°22'50"W ALONG THE EAST
 3 LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4
 4 OF THE SOUTHWEST 1/4 OF SECTION 33-12-31 FOR
 5 A DISTANCE OF 662.16 FEET; THENCE S89°08'53"W
 6 ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE
 7 NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
 8 SECTION 33-12-31 FOR A DISTANCE OF 1324.92
 9 FEET; THENCE S00°43'39"E ALONG THE WEST LINE OF
 10 SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE
 11 SOUTHWEST 1/4 OF SECTION 33-12-31 FOR A
 12 DISTANCE OF 661.38 FEET; THENCE S89°10'53"W
 13 ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF
 14 THE SOUTHWEST 1/4 OF SECTION 33-12-31 FOR A
 15 DISTANCE OF 1320.91 FEET TO THE WEST LINE OF
 16 SAID SECTION 33-12-31; THENCE N01°04'30"W ALONG
 17 SAID WEST LINE OF SAID SECTION 33-12-31 FOR A
 18 DISTANCE OF 660.61 FEET TO THE SOUTHWEST CORNER
 19 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4
 20 OF THE SOUTHWEST 1/4 OF SAID SECTION
 21 33-12-31; THENCE N89°08'53"E 662.46 FEET;
 22 THENCE N00°54'04"W ALONG THE EAST LINE OF THE
 23 NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE
 24 SOUTHWEST 1/4 OF SECTION 33-12-31 FOR A
 25 DISTANCE OF 660.99 FEET; THENCE S89°06'54"W,
 26 664.48 FEET TO THE EAST 1/4 OF SECTION
 27 32-12-31; THENCE N01°37'03"W ALONG THE EAST
 28 LINE OF SAID SECTION 32-12-31 FOR A DISTANCE OF
 29 663.26 FEET; THENCE S88°35'13"W, 1309.85 FEET;
 30 THENCE N00°33'44"W, 1319.61 FEET; THENCE
 31 S88°34'20"W, 664.57 FEET; THENCE S00°46'20"E,

1 988.44 FEET; THENCE S88°45'05"W 660.05 FEET;
 2 THENCE S00°43'25"E ALONG THE EAST LINE OF THE
 3 NORTHWEST 1/4 OF SECTION 32-12-31 FOR A
 4 DISTANCE OF 990.02 FEET TO THE CENTER OF SAID
 5 SECTION 32-12-31; THENCE N89°48'19"W, 664.55
 6 FEET; THENCE N00°44'21"W, 1298.43 FEET; THENCE
 7 S88°40'01"W, 1235.79 FEET; THENCE S00°30'23"W,
 8 1281.20 FEET TO A POINT ON THE SOUTH LINE OF
 9 THE NORTHWEST 1/4 OF SECTION 32-12-31; THENCE
 10 S89°08'36"W, ALONG SAID SOUTH LINE, A DISTANCE
 11 OF 325.21 FEET; THENCE S01°18'41"W, 1330.76
 12 FEET; THENCE S88°51'46"W, 335.19 FEET TO A
 13 POINT ON THE WEST LINE OF SECTION 32-12-31;
 14 THENCE WEST 250 +/- FEET TO A POINT ON THE
 15 EASTERLY RIGHT OF WAY LINE OF U.S. 1; THENCE
 16 NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY
 17 LINE OF U.S. HIGHWAY NO. 1 FOR A DISTANCE OF
 18 2,000 +/- FEET TO THE NORTH RIGHT OF WAY LINE
 19 OF SEMINOLE WOODS BOULEVARD; THENCE EASTERLY
 20 AND NORTHERLY ALONG SAID NORTH RIGHT OF WAY
 21 LINE FOR A DISTANCE OF 31,500 +/- FEET TO THE
 22 SOUTH RIGHT OF WAY LINE OF STATE ROAD 100;
 23 THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE
 24 OF STATE ROAD 100 FOR A DISTANCE OF 9,600 +/-
 25 FEET TO THE NORTHWEST CORNER OF THE FLAGLER
 26 COUNTY AIRPORT PROPERTY; THENCE DEPARTING THE
 27 SOUTH RIGHT OF WAY LINE OF STATE ROAD 100 AND
 28 RUN SOUTH ALONG THE WEST BOUNDARY LINE OF THE
 29 FLAGLER COUNTY AIRPORT 1,800 +/- FEET TO A
 30 POINT LYING N88°46'16"E 555.09 FEET FROM THE
 31 NORTHEASTERLY CORNER OF THE FLAGLER COUNTY

1 COUNCIL ON AGING PROPERTY; THENCE S88°46'16"W
2 555.09 FEET TO THE NORTHEASTERLY CORNER OF THE
3 FLAGLER COUNTY COUNCIL ON AGING PROPERTY;
4 THENCE WESTERLY ALONG THE NORTH LINE OF SAID
5 COUNCIL ON AGING PROPERTY FOR A DISTANCE OF 585
6 +/- FEET TO THE EAST RIGHT OF WAY LINE OF BELLE
7 TERRE PARKWAY; THENCE SOUTHERLY ALONG THE EAST
8 RIGHT OF WAY LINE OF BELLE TERRE PARKWAY FOR A
9 DISTANCE OF 9,000 +/- FEET TO THE SOUTHWEST
10 CORNER OF RESERVED PARCEL E-2, LAGUNA FOREST
11 SUBDIVISION AS RECORDED IN MAP BOOK 18, PAGES
12 36-43 BEING ALSO A POINT ON THE NORTH RIGHT OF
13 WAY LINE OF LAGUNA FOREST TRAIL; THENCE
14 EASTERLY ALONG THE SOUTH LINE OF SAID RESERVED
15 PARCEL E-2 AND CONTINUE ALONG THE SOUTH LINE OF
16 RESERVED PARCELS D-1, C-5, AND C-4 FOR A
17 DISTANCE OF 6,000 +/- FEET TO THE EASTERLY LINE
18 OF SAID LAGUNA FOREST SUBDIVISION; THENCE
19 SOUTHEASTERLY 3,600 +/- FEET ALONG THE EASTERLY
20 LINE OF SAID LAGUNA FOREST SUBDIVISION AND THE
21 EXTENSION THEREOF TO THE SOUTH RIGHT OF WAY
22 LINE OF CITATION PARKWAY; THENCE WESTERLY ALONG
23 THE SOUTH RIGHT OF WAY LINE OF CITATION PARKWAY
24 FOR A DISTANCE OF 6,000 +/- FEET TO THE SOUTH
25 RIGHT OF WAY LINE OF BELLE TERRE PARKWAY;
26 THENCE WESTERLY ALONG THE SOUTH RIGHT OF WAY
27 LINE OF BELLE TERRE PARKWAY FOR A DISTANCE OF
28 3,300 +/- FEET TO THE EAST LINE OF KANKAKEE RUN
29 SUBDIVISION SECTION 65 AS RECORDED IN MAP BOOK
30 17, PAGES 56-67; THENCE SOUTHERLY ALONG THE
31 EAST LINE OF SAID KANKAKEE RUN SUBDIVISION FOR

1 A DISTANCE OF 7,500 +/- FEET TO THE NORTH RIGHT
 2 OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE
 3 NORTHWESTERLY ALONG THE NORTH RIGHT OF WAY OF
 4 U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 9,000 +/-
 5 FEET TO A POINT ON THE SOUTH LINE OF SECTION
 6 24-12-30; THENCE DEPART SAID RIGHT OF WAY LINE
 7 OF U.S. NO. 1 AND RUN S88°39'23"W ALONG SAID
 8 SOUTH LINE OF SECTION 24-12-30 FOR A DISTANCE
 9 OF 589.03 FEET; THENCE N01°21'13"W, 660.27
 10 FEET; THENCE N88°39'12"E, 957.50 FEET TO A
 11 POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S.
 12 1; THENCE N30°31'02"W ALONG SAID EASTERLY RIGHT
 13 OF WAY LINE FOR A DISTANCE OF 1289.12 FEET TO A
 14 POINT ON THE WEST LINE OF SECTION 24-12-31;
 15 THENCE DEPART THE SAID EASTERLY RIGHT OF WAY
 16 LINE OF U.S. 1 AND RUN N00°45'33"E ALONG THE
 17 WEST LINE OF SECTION 24-12-30 FOR A DISTANCE OF
 18 3502.18 FEET TO THE SOUTHWEST CORNER OF SECTION
 19 13-12-30; THENCE N01°13'03"W ALONG THE WEST
 20 LINE OF SAID SECTION 13-12-30 FOR A DISTANCE OF
 21 5279.10 FEET TO THE SOUTHWEST CORNER OF SECTION
 22 12-12-30; THENCE N00°10'59"W ALONG THE WEST
 23 LINE OF SAID SECTION 12-12-30 FOR A DISTANCE OF
 24 1345.69 FEET; THENCE N89°01'42"E, 3798.28 FEET;
 25 THENCE N01°14'25"W, 654.99 FEET TO THE SOUTH
 26 RIGHT OF WAY LINE OF OLD MOODY BOULEVARD (A
 27 50.00 FOOT RIGHT OF WAY): THENCE N89°16'07"E
 28 ALONG SAID SOUTH RIGHT OF WAY LINE FOR A
 29 DISTANCE OF 1260.84 FEET TO THE EAST LINE OF
 30 SAID SECTION 12-12-30; THENCE NORTH ALONG THE
 31 EAST LINE OF SAID SECTION 12 FOR A DISTANCE OF

1 910 +/- FEET TO THE NORTH RIGHT OF WAY LINE OF
2 S.R. 100 (A 200 FOOT RIGHT OF WAY); THENCE
3 N01°08'37"W CONTINUING ALONG THE EAST LINE OF
4 SAID SECTION 12, BEING ALSO ALONG THE WEST LINE
5 OF BLOCK 41, PALM COAST SECTION 34 AS PER MAP
6 BOOK 11, PAGE 30 FOR A DISTANCE OF 1122.56 FEET
7 TO THE NORTHWEST CORNER OF LOT 26, BLOCK 41 OF
8 SAID PALM COAST SECTION 34; THENCE S88°37'21"W
9 ALONG THE SOUTH LINE OF SAID PALM COAST SECTION
10 34 FOR A DISTANCE OF 5009.29 FEET TO A POINT ON
11 THE WEST LINE OF GOVERNMENT SECTION 12-12-30;
12 THENCE N00°22'11"W ALONG THE WEST LINE OF SAID
13 GOVERNMENT SECTION 12-12-30 FOR A DISTANCE OF
14 1304.11 FEET TO THE SOUTHEAST CORNER OF
15 GOVERNMENT SECTION 2-12-30; THENCE S88°49'25"W
16 ALONG THE SOUTH LINE OF SAID GOVERNMENT SECTION
17 2-12-30 FOR A DISTANCE OF 2597.58 FEET; THENCE
18 N00°43'21"W, 5128.21 FEET TO THE SOUTH RIGHT OF
19 WAY LINE OF THE F.E.C. RAILROAD LEHIGH SPUR;
20 THENCE S89°15'49"W ALONG SAID SOUTH RIGHT OF
21 WAY LINE OF THE LEHIGH RAILROAD SPUR FOR A
22 DISTANCE OF 5,400 +/- FEET TO THE EAST RIGHT OF
23 WAY LINE OF U.S. HIGHWAY NO. 1; THENCE
24 NORTHERLY ALONG SAID EAST RIGHT OF WAY OF U.S.
25 HIGHWAY NO. 1 FOR A DISTANCE OF 10,500 +/- FEET
26 TO THE SOUTH LINE OF SECTION 22-11-30; THENCE
27 DEPART SAID, EASTERLY RIGHT OF WAY LINE OF U.S.
28 HIGHWAY NO. 1 AND RUN EAST 2,000 +/- FEET TO
29 THE EAST LINE OF SAID SECTION 22-11-30; THENCE
30 NORTH ALONG THE EAST LINE OF SAID SECTION
31 22-11-30 FOR A DISTANCE OF 2640 +/- FEET TO THE

1 EAST 1/4 CORNER OF SAID SECTION 22-11-30;
 2 THENCE WEST ALONG THE NORTH LINE OF THE S.W.
 3 1/4 OF SAID SECTION 22-11-30 FOR A DISTANCE OF
 4 1,800 +/- FEET TO THE EAST RIGHT OF WAY LINE OF
 5 U.S. HIGHWAY NO. 1; THENCE NORTH ALONG THE EAST
 6 RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 FOR A
 7 DISTANCE OF 500 +/- FEET TO THE SOUTH LINE OF
 8 THE U.S. FORESTRY SERVICE FIRE TOWER SITE;
 9 THENCE EAST, NORTH, AND WEST AROUND THE
 10 BOUNDARY OF SAID TOWER SITE FOR A DISTANCE OF
 11 1,500 FEET RETURNING TO THE EAST RIGHT OF WAY
 12 LINE OF U.S. HIGHWAY NO. 1; THENCE NORTHERLY
 13 ALONG SAID EAST RIGHT OF WAY LINE FOR A
 14 DISTANCE OF 1,500 +/- FEET TO A POINT ON THE
 15 SOUTH LINE OF SECTION 15-11-30; THENCE
 16 S88°59'44"W ALONG THE SOUTH LINE OF SECTION
 17 15-11-30 FOR A DISTANCE OF 826.26 FEET; THENCE
 18 N22°39'29"W 781.49 FEET; THENCE N15°23'55"W
 19 2257.66 FEET; THENCE S84°38'19"W, 3811.48 FEET
 20 TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF
 21 THE F.E.C. RAILROAD IN SECTION 16-11-30 (A
 22 150.00 FOOT RIGHT OF WAY AT THIS POINT); THENCE
 23 N09°09'56"W ALONG SAID EASTERLY RIGHT OF WAY
 24 LINE FOR A DISTANCE OF 2454.51 FEET; THENCE
 25 N67°38'10"E, 3286.25 FEET; THENCE N19°01'15"W,
 26 1352.46 FEET; THENCE N67°12'21"E, 6840.80 FEET
 27 TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF
 28 BELLE TERRE PARKWAY IN SECTION 2-11-30 AS SHOWN
 29 ON MAP OF PALM COAST SECTION 12 AS RECORDED IN
 30 MAP BOOK 6, PAGE 73; THENCE NORTHERLY ALONG
 31 SAID WESTERLY RIGHT OF WAY LINE OF BELLE TERRE

1 PARKWAY FOR A DISTANCE OF 13,500 +/- FEET TO
 2 THE SOUTHERLY RIGHT OF WAY OF MATANZAS WOODS
 3 PARKWAY (FORMERLY NORMAN YOUNG PARKWAY) AS
 4 SHOWN ON MAP OF PALM COAST SECTION 37 AS
 5 RECORDED IN MAP BOOK 13, PAGE 1; THENCE DEPART
 6 THE WESTERLY RIGHT OF WAY OF BELLE TERRE
 7 PARKWAY AND RUN WESTERLY ALONG SAID SOUTHERLY
 8 RIGHT OF WAY LINE OF SAID MATANZAS WOODS
 9 PARKWAY FOR A DISTANCE OF 6,000 +/- FEET TO THE
 10 EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO.
 11 1; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT
 12 OF WAY LINE FOR A DISTANCE OF 2,000 +/- FEET TO
 13 A POINT ON THE SOUTH LINE OF SECTION 28-10-30;
 14 THENCE DEPART SAID WESTERLY RIGHT OF WAY LINE
 15 OF U.S. HIGHWAY NO. 1 AND RUN S89°01'24"W ALONG
 16 THE SOUTH LINE OF SAID SECTION 28 FOR A
 17 DISTANCE OF 150 +/- FEET TO A POINT ON THE WEST
 18 RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE
 19 S89°01'24"W CONTINUING ALONG THE SOUTH LINE OF
 20 SAID SECTION 28 FOR A DISTANCE OF 51.34 FEET;
 21 THENCE S89°01'29"W, 499.49 FEET; THENCE
 22 N86°54'42"W, 166.65 FEET TO A POINT OF
 23 CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE
 24 TO THE LEFT HAVING A RADIUS OF 595.00 FEET, A
 25 CENTRAL ANGLE OF 12°15'15", AND AN ARC LENGTH
 26 OF 116.56 FEET TO A POINT OF TANGENCY; THENCE
 27 S80°50'04"W, 200.00 FEET TO A POINT OF
 28 CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE
 29 TO THE LEFT HAVING A RADIUS OF 1000.00 FEET, A
 30 CENTRAL ANGLE OF 11°55'21", AND AN ARC LENGTH
 31 OF 208.09 FEET TO A POINT OF TANGENCY; THENCE

1 N09°09'56"W, 2191.00 FEET; THENCE S80°50'04"W,
 2 1505.00 FEET; THENCE N09°09'56"W, 1821.28 FEET;
 3 THENCE N80°50'47"E, 130.00 FEET; THENCE
 4 N09°09'13"W, 55.00 FEET; THENCE N80°50'47"E,
 5 1070.48 FEET; THENCE N55°50'47"E, 898.31 FEET;
 6 THENCE S24°09'13"E, 267.00 FEET; THENCE
 7 N65°50'07"E, 530.00 FEET TO A POINT OF
 8 CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE
 9 TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A
 10 CENTRAL ANGLE OF 90°00'00", AND AN ARC LENGTH
 11 OF 78.54 FEET TO A POINT OF TANGENCY; THENCE
 12 S24°09'13"E, 667.23 FEET TO A POINT OF
 13 CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO
 14 THE RIGHT HAVING A RADIUS OF 150.00 FEET, A
 15 CENTRAL ANGLE OF 34°08'48", AND AN ARC LENGTH
 16 OF 89.39 FEET TO A POINT OF TANGENCY; THENCE
 17 S09°59'31"W, 217.89 FEET; THENCE S80°00'29"E,
 18 475.00 FEET TO A POINT ON THE EASTERLY RIGHT OF
 19 WAY OF U.S. HIGHWAY NO. 1; THENCE NORTHERLY
 20 ALONG THE EASTERLY RIGHT OF WAY LINE OF U.S.
 21 HIGHWAY NO. 1 FOR A DISTANCE OF 4,500 +/- FEET
 22 TO NORTHERLY LINE OF PARCEL "C," PALM COAST,
 23 SECTION 37 (AS RECORDED IN MAP BOOK 13, PAGE
 24 27); THENCE DEPART SAID EASTERLY RIGHT OF WAY
 25 OF U.S. HIGHWAY NO. 1 AND RUN N89°26'28"E ALONG
 26 THE NORTH LINE OF SAID PALM COAST SECTION 37
 27 FOR A DISTANCE OF 1678.73 FEET; THENCE DEPART
 28 SAID NORTH LINE OF PALM COAST SECTION 37 AND
 29 RUN N00°29'04"W, 1170.00 FEET; THENCE
 30 N61°12'56"E, 775.00 FEET; THENCE N81°42'56"E,
 31 343.00 FEET; THENCE N43°24'56"E, 565.00 FEET;

1 THENCE N85°54'56"E, 570.00 FEET; THENCE
2 S59°53'04"E 811.20 FEET; THENCE N29°30'56"E,
3 299.32 FEET; THENCE S60°29'04"E, 932.59 FEET;
4 THENCE N64°44'58"E, 1010.19 FEET TO A POINT ON
5 THE WESTERLY RIGHT OF WAY OF I-95 ALSO BEING
6 THE NORTHEASTERLY MOST CORNER OF SAID PALM
7 COAST SECTION 37 AND BEING THE POINT OF
8 BEGINNING OF THIS DESCRIPTION, CONTAINING
9 32,051 ACRES, MORE OR LESS.

10
11 (2) DISTRICT BOUNDARIES.--There shall be four
12 districts. The districts shall be based upon the principle of
13 equal and effective representation as required by the United
14 States Constitution. Each district shall be formed of
15 compact, contiguous territory, with boundary lines following
16 the centerlines of natural and man-made separations, such as
17 canals, streets, etc., where possible. The initial district
18 boundaries are as hereinafter described. Thereafter, the
19 district boundaries shall be revised every 10 years based upon
20 population figures following the release of census tract data
21 in accordance with section 11(4) and, when accepted in
22 accordance with section 11(4), shall be considered to be an
23 amendment to this charter.

24
25 DISTRICT 1, CITY OF PALM COAST
26
27 FROM A POINT OF BEGINNING BEING THE
28 NORTHEASTERLY MOST CORNER OF PALM COAST SECTION
29 37 AS RECORDED IN MAP BOOK 13, PAGE 27 AND
30 BEING A POINT ON THE WEST RIGHT OF WAY LINE OF
31 INTERSTATE 95; THENCE SOUTH ALONG THE WEST

1 RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 95 FOR
2 A DISTANCE OF 21,000 +/- FEET TO ITS
3 INTERSECTION WITH THE NORTH LINE OF BELLE TERRE
4 SECTION 17 SUBDIVISION AS RECORDED IN MAP BOOK
5 7, PAGES 12-16; THENCE WESTERLY AND SOUTHERLY
6 ALONG THE NORTH AND WEST BOUNDARY OF SAID BELLE
7 TERRE SECTION 17 SUBDIVISION FOR A DISTANCE OF
8 6,400 +/- FEET TO THE NORTHWEST CORNER OF
9 RESERVED PARCEL A IN SAID BELLE TERRE SECTION
10 17 SUBDIVISION; THENCE EASTERLY ALONG THE NORTH
11 LINE OF SAID RESERVED PARCEL A FOR A DISTANCE
12 OF 400 +/- FEET TO THE CENTERLINE OF BOULDER
13 ROCK DRIVE; THENCE SOUTH ALONG THE CENTERLINE
14 OF BOULDER ROCK DRIVE FOR A DISTANCE OF 1,200
15 +/- FEET TO THE CENTERLINE OF PALM COAST
16 PARKWAY WESTBOUND; THENCE WEST ALONG THE
17 CENTERLINE OF PALM COAST PARKWAY WESTBOUND FOR
18 A DISTANCE OF 3,500 +/- FEET TO THE CENTERLINE
19 OF BELLE TERRE PARKWAY; THENCE SOUTH ALONG THE
20 CENTERLINE OF BELLE TERRE PARKWAY FOR A
21 DISTANCE OF 1,500 +/- FEET TO A POINT OPPOSITE
22 THE NORTHWEST CORNER OF RESERVED PARCEL "A,"
23 ARLINGTON SUBDIVISION AS RECORDED IN MAP BOOK
24 30, PAGES 9-11; THENCE SOUTHWESTERLY ALONG THE
25 WESTERLY BOUNDARY OF SAID RESERVED PARCEL "A"
26 AND THE EXTENSION THEREOF FOR A DISTANCE OF
27 1,600 +/- FEET TO THE CENTERLINE OF WELLINGTON
28 DRIVE; THENCE EASTERLY ALONG THE CENTERLINE OF
29 WELLINGTON DRIVE FOR A DISTANCE OF 1,200 +/-
30 FEET TO THE CENTERLINE OF PINE LAKES PARKWAY;
31 THENCE SOUTHERLY ALONG THE CENTERLINE OF PINE

1 LAKES PARKWAY FOR A DISTANCE OF 4,200 +/- FEET
 2 TO ITS INTERSECTION WITH THE CENTERLINE OF WEST
 3 HAMPTON DRIVE, THENCE SOUTHWESTERLY ALONG THE
 4 CENTERLINE OF WEST HAMPTON DRIVE FOR A DISTANCE
 5 OF 1,600 +/- FEET TO A POINT OPPOSITE THE
 6 WESTERLY CORNER OF ARLINGTON SUBDIVISION AS
 7 RECORDED IN MAP BOOK 30, PAGES 9-11; THENCE
 8 SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF
 9 ARLINGTON SUBDIVISION FOR A DISTANCE OF 1,400
 10 +/- FEET TO THE CENTERLINE OF PINE LAKES
 11 PARKWAY; THENCE WESTERLY AND NORTHERLY ALONG
 12 THE CENTERLINE OF PINE LAKES PARKWAY FOR A
 13 DISTANCE OF 18,900 +/- FEET TO ITS NORTHERLY
 14 INTERSECTION WITH SAID BELLE TERRE PARKWAY;
 15 THENCE NORTH ALONG THE CENTERLINE OF BELLE
 16 TERRE PARKWAY FOR A DISTANCE OF 13,500 +/- FEET
 17 TO ITS INTERSECTION WITH THE CENTERLINE OF
 18 MATANZAS WOODS PARKWAY (FORMERLY NORMAN YOUNG
 19 PARKWAY); THENCE WEST ALONG THE CENTERLINE OF
 20 SAID MATANZAS WOOD PARKWAY FOR A DISTANCE OF
 21 6,000 +/- FEET TO THE EAST RIGHT OF WAY LINE OF
 22 U.S. HIGHWAY NO. 1; THENCE SOUTHERLY ALONG SAID
 23 EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF
 24 2,000 +/- FEET TO A POINT ON THE SOUTH LINE OF
 25 SECTION 28-10-30; THENCE DEPART SAID WESTERLY
 26 RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 AND RUN
 27 S89°01'24"W ALONG THE SOUTH LINE OF SAID
 28 SECTION 28 FOR A DISTANCE OF 150 +/- FEET TO A
 29 POINT ON THE WEST RIGHT OF WAY LINE OF U.S.
 30 HIGHWAY NO. 1; THENCE S89°01'24"W CONTINUING
 31 ALONG THE SOUTH LINE OF SAID SECTION 28 FOR A

1 DISTANCE OF 51.34 FEET; THENCE S89°01'29"W,
 2 499.49 FEET; THENCE N86°54'42"W, 166.65 FEET TO
 3 A POINT OF CURVATURE; THENCE NORTHWESTERLY
 4 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF
 5 595.00 FEET, A CENTRAL ANGLE OF 12°15'15" AND
 6 AN ARC LENGTH OF 116.56 FEET TO A POINT OF
 7 TANGENCY; THENCE S80°50'04"W, 200.00 FEET TO A
 8 POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG
 9 A CURVE TO THE LEFT HAVING A RADIUS OF 1000.00
 10 FEET, A CENTRAL ANGLE OF 11°55'21", AND AN ARC
 11 LENGTH OF 208.09 FEET TO A POINT OF TANGENCY;
 12 THENCE N09°09'56"W, 2191.00 FEET; THENCE
 13 S80°50'04"W, 1505.00 FEET; THENCE N09°09'56"W,
 14 1821.28 FEET; THENCE N80°50'47"E, 130.00 FEET;
 15 THENCE N09°09'13"W, 55.00 FEET; THENCE
 16 N80°50'47"E, 1070.48 FEET; THENCE N55°50'47"E,
 17 898.31 FEET; THENCE S24°09'13"E, 267.00 FEET;
 18 THENCE N65°50'07"E, 530.00 FEET TO A POINT OF
 19 CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE
 20 TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A
 21 CENTRAL ANGLE OF 90°00'00", AND AN ARC LENGTH
 22 OF 78.54 FEET TO A POINT OF TANGENCY; THENCE
 23 S24°09'13"E, 667.23 FEET TO A POINT OF
 24 CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO
 25 THE RIGHT HAVING A RADIUS OF 150.00 FEET, A
 26 CENTRAL ANGLE OF 34°08'48", AND AN ARC LENGTH
 27 OF 89.39 FEET TO A POINT OF TANGENCY; THENCE
 28 S09°59'31"W, 217.89 FEET; THENCE S80°00'29"E,
 29 475.00 FEET TO A POINT ON THE EASTERLY RIGHT OF
 30 WAY OF U.S. HIGHWAY NO. 1; THENCE NORTHERLY
 31 ALONG THE EASTERLY RIGHT OF WAY LINE OF U.S.

1 HIGHWAY NO. 1 FOR A DISTANCE OF 4,500 +/- FEET
2 TO NORTHERLY LINE OF PARCEL "C," PALM COAST,
3 SECTION 37 (AS RECORDED IN MAP BOOK 13, PAGE
4 27); THENCE DEPART SAID EASTERLY RIGHT OF WAY
5 OF U.S. HIGHWAY NO. 1 AND RUN N89°26'28"E ALONG
6 THE NORTH LINE OF SAID PALM COAST SECTION 37
7 FOR A DISTANCE OF 1678.73 FEET; THENCE DEPART
8 SAID NORTH LINE OF PALM COAST SECTION 37 AND
9 RUN N00°29'04"W, 1170.00 FEET; THENCE
10 N61°12'56"E, 775.00 FEET; THENCE N81°42'56"E,
11 343.00 FEET; THENCE N43°24'56"E, 565.00 FEET;
12 THENCE N85°54'56"E, 570.00 FEET; THENCE
13 S59°53'04"E 811.20 FEET; THENCE N29°30'56"E,
14 299.32 FEET; THENCE S60°29'04"E, 932.59 FEET;
15 THENCE N64°44'58"E, 1010.19 FEET TO A POINT ON
16 THE WESTERLY RIGHT OF WAY OF I-95 ALSO BEING
17 THE NORTHEASTERLY MOST CORNER OF SAID PALM
18 COAST SECTION 37 AND BEING THE POINT OF
19 BEGINNING OF THIS DESCRIPTION.

20
21 DISTRICT 2, CITY OF PALM COAST

22
23 FROM A POINT OF REFERENCE BEING THE
24 NORTHEASTERLY MOST CORNER OF PALM COAST SECTION
25 37 AS RECORDED IN MAP BOOK 13, PAGE 27 AND
26 BEING A POINT ON THE WEST RIGHT OF WAY LINE OF
27 INTERSTATE 95; THENCE S25°15'02"E ALONG SAID
28 WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95 FOR
29 A DISTANCE OF 5870.95 FEET TO A POINT IN
30 SECTION 26-10-30, SAID POINT BEING THE POINT OF
31 BEGINNING OF THIS DESCRIPTION: THENCE DEPART

1 SAID WEST RIGHT OF WAY LINE OF INTERSTATE 95
 2 AND RUN N64°44'58"E, 465.78 FEET TO THE
 3 SOUTHEAST CORNER OF LOT 1, BLOCK 39 OF VACATED
 4 PALM COAST SECTION 42 BEING A POINT ON THE WEST
 5 RIGHT OF WAY LINE OF NEW RANCH PLACE AS SHOWN
 6 ON SAID VACATED PLAT OF PALM COAST SECTION 42;
 7 THENCE ALONG THE FOLLOWING COURSES AND
 8 DISTANCES IN SAID VACATED PALM COAST SECTION
 9 42: ALONG A CURVE TO THE RIGHT HAVING A RADIUS
 10 OF 100.00 FEET, A CENTRAL ANGLE OF 30°35'38",
 11 AN ARC LENGTH OF 53.40 FEET, AND A CHORD
 12 BEARING N02°47'11"W TO A POINT ON A CURVE;
 13 THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT
 14 HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE
 15 OF 37°45'41", AN ARC LENGTH OF 65.91 FEET, AND
 16 A CHORD BEARING N44°07'52"W TO A POINT; THENCE
 17 N64°44'58"E, 50.00 FEET TO A POINT ON A CURVE;
 18 THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT
 19 HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE
 20 OF 90°00'00", AN ARC LENGTH OF 78.54 FEET, AND
 21 A CHORD BEARING S70°15'02"E TO A POINT OF
 22 TANGENCY; THENCE N64°44'58"E, 930.00 FEET;
 23 THENCE S25°15'02"E, 827.47 FEET; THENCE
 24 N64°44'58"E, 800.00 FEET TO A POINT OF
 25 CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE
 26 TO THE LEFT HAVING A RADIUS OF 100.00 FEET, A
 27 CENTRAL ANGLE OF 90°00'00", AND AN ARC LENGTH
 28 OF 157.08 FEET TO THE POINT OF TANGENCY; THENCE
 29 N25°15'02"W, 370.00 FEET; THENCE N64°44'58"E,
 30 125.00 FEET; THENCE S79°22'56"E, 93.60 FEET TO
 31 A POINT OF CURVATURE; THENCE NORTHEASTERLY

1 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF
 2 165.00 FEET, A CENTRAL ANGLE OF 134°56'40", AND
 3 AN ARC LENGTH OF 388.61 FEET TO A POINT OF
 4 TANGENCY; THENCE N58°22'07"E, 100.00 FEET;
 5 THENCE S31°37'53"E, 1627.40 FEET; THENCE
 6 S00°34'22"W, 1187.69 FEET; THENCE S89°25'38"E,
 7 164.76 FEET TO A POINT OF CURVATURE; THENCE
 8 NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING
 9 A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF
 10 90°00'00", AND AN ARC LENGTH OF 353.43 FEET TO
 11 A POINT OF TANGENCY; THENCE N64°44'58"E,
 12 1207.98 FEET TO A POINT OF CURVATURE; THENCE
 13 SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING
 14 A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF
 15 83°37'09", AND AN ARC LENGTH OF 401.34 FEET TO
 16 A POINT OF TANGENCY; THENCE N58°22'07"E 200.00
 17 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY
 18 LINE OF THE 200.00 FOOT FLORIDA POWER & LIGHT
 19 EASEMENT LYING IN GOVERNMENT SECTION 25-10-30;
 20 THENCE S31°37'53"E ALONG THE EASTERLY RIGHT OF
 21 WAY LINE OF SAID FLORIDA POWER & LIGHT EASEMENT
 22 FOR A DISTANCE OF 1009.92 FEET TO A POINT ON
 23 THE NORTH RIGHT OF WAY LINE OF NORMAN YOUNG
 24 PARKWAY AS SHOWN ON THE PLAT OF VACATED PALM
 25 COAST SECTION 89 (MAP BOOK 25, PAGE 52); THENCE
 26 NORTHEASTERLY ALONG SAID NORTH RIGHT OF WAY
 27 LINE OF NORMAN YOUNG PARKWAY BEING ALONG A
 28 CURVE TO THE RIGHT HAVING A RADIUS OF 10,000.00
 29 FEET, A CENTRAL ANGLE OF 04°00'35", AN ARC
 30 LENGTH OF 699.84 FEET, AND A CHORD BEARING
 31 N67°30'29"E TO A POINT OF TANGENCY; THENCE

1 N69°30'47"E CONTINUING ALONG SAID RIGHT OF WAY
 2 LINE OF NORMAN YOUNG PARKWAY FOR A DISTANCE OF
 3 1072.23 FEET TO A POINT OF CURVATURE; THENCE
 4 SOUTHEASTERLY CONTINUING ALONG SAID RIGHT OF
 5 WAY LINE OF NORMAN YOUNG PARKWAY BEING ALONG A
 6 CURVE TO THE RIGHT HAVING A RADIUS OF 599.00
 7 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC
 8 OF 940.91 FEET TO A POINT OF TANGENCY; THENCE
 9 S20°29'13"E CONTINUING ALONG SAID RIGHT OF WAY
 10 LINE OF NORMAN YOUNG PARKWAY FOR A DISTANCE OF
 11 1810.00 FEET TO THE NORTHEAST CORNER OF PALM
 12 COAST SECTION 10 AS RECORDED IN MAP BOOK 6,
 13 PAGE 43; THENCE S20°19'13"E CONTINUING ALONG
 14 SAID RIGHT OF WAY LINE OF NORMAN YOUNG PARKWAY
 15 FOR A DISTANCE OF 547.21 FEET TO ITS
 16 INTERSECTION WITH THE NORTHERLY RIGHT OF WAY
 17 LINE OF CRIS LANE (A 50.00 FOOT RIGHT OF WAY AS
 18 SHOWN ON THE MAP OF COUNTRY CLUB COVE AT PALM
 19 COAST, SECTION 16, MAP BOOK 6, PAGE 86); THENCE
 20 N69°30'47"E ALONG SAID NORTHERLY RIGHT OF WAY
 21 LINE OF CRIS LANE FOR A DISTANCE OF 960.00
 22 FEET; THENCE S20°29'13"E, 55.00 FEET TO THE
 23 NORTHWEST CORNER OF LOT 1, BLOCK 12 OF SAID
 24 SECTION 16, PALM COAST; THENCE N69°30'47"E
 25 ALONG THE NORTHERLY LINE OF SAID LOT 1 FOR A
 26 DISTANCE OF 125.00 FEET TO A POINT ON THE
 27 WESTERLY RIGHT OF WAY OF CURRY WATERWAY (A
 28 125.00 FOOT RIGHT OF WAY IN SAID PALM COAST
 29 SECTION 16); THENCE N20°29'13"W ALONG SAID
 30 CURRY WATERWAY RIGHT OF WAY LINE A DISTANCE OF
 31 80.00 FEET; THENCE N69°30'47"E, 250.00 FEET TO

1 A POINT ON THE WESTERLY RIGHT OF WAY LINE OF
 2 COVINGTON LANE (A 50.00 FOOT RIGHT OF WAY IN
 3 SAID PALM COAST SECTION 16), SAID POINT BEING
 4 THE NORTHEAST CORNER OF LOT 113, BLOCK 10 OF
 5 SAID PALM COAST SECTION 16; THENCE N20°29'13"W
 6 ALONG THE WESTERLY RIGHT OF WAY OF COVINGTON
 7 LANE FOR A DISTANCE OF 20.00 FEET; THENCE
 8 N69°30'47"E, 409.49 FEET TO THE NORTHERLY MOST
 9 CORNER OF LOT 50, BLOCK 11 OF SAID PALM COAST
 10 SECTION 16; THENCE N72°34'30"E, 1996.35 FEET TO
 11 THE NORTHWEST CORNER OF COUNTRY CLUB COVE,
 12 SECTION 15 AT PALM COAST, (AS RECORDED IN MAP
 13 BOOK 6, PAGE 71 OF THE PUBLIC RECORDS OF
 14 FLAGLER COUNTY, FLORIDA); THENCE N25°53'57"E,
 15 940.00 FEET TO THE MOST NORTHERLY CORNER OF
 16 SAID PALM COAST, SECTION 15; THENCE S64°06'03"E
 17 ALONG THE NORTHERLY BOUNDARY OF SAID PALM COAST
 18 SECTION 15 FOR A DISTANCE OF 1505.47 FEET;
 19 THENCE N70°53'57"E ALONG THE NORTH BOUNDARY OF
 20 SAID PALM COAST SECTION 15 AND A CONTINUATION
 21 THEREOF FOR A DISTANCE OF 1732.56 FEET TO A
 22 POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE
 23 INTRACOASTAL WATERWAY; THENCE SOUTH ALONG THE
 24 WEST RIGHT OF WAY LINE OF THE INTRACOASTAL
 25 WATERWAY FOR A DISTANCE OF 8,000 +/- FEET TO
 26 ITS INTERSECTION WITH THE SOUTH LINE OF
 27 TOWNSHIP 10 SOUTH, RANGE 31 EAST; THENCE WEST
 28 ALONG SAID TOWNSHIP LINE FOR A DISTANCE OF
 29 1,300 +/- FEET TO THE CENTERLINE OF PALM HARBOR
 30 PARKWAY; THENCE NORTHERLY AND WESTERLY ALONG
 31 THE CENTERLINE OF SAID PALM HARBOR PARKWAY FOR

1 A DISTANCE OF 6,000 +/- FEET TO ITS
2 INTERSECTION WITH THE CENTERLINE OF COUNTRY
3 CLUB WATERWAY AS SHOWN ON THE SUBDIVISION MAP
4 OF COUNTRY CLUB COVE SECTION 4 SUBDIVISION AS
5 RECORDED IN MAP BOOK 6, PAGES 9-13; THENCE
6 SOUTH ALONG THE CENTERLINE OF SAID COUNTRY CLUB
7 WATERWAY FOR A DISTANCE OF 4,800 +/- FEET TO
8 THE CENTERLINE OF FERGUSON COVE AS SHOWN ON THE
9 SUBDIVISION MAP OF FLORIDA PARK SECTION 2
10 SUBDIVISION AS RECORDED IN MAP BOOK 6, PAGES
11 1-3; THENCE WEST ALONG THE CENTERLINE OF SAID
12 FERGUSON COVE FOR A DISTANCE OF 650 +/- FEET TO
13 THE WEST END OF FERGUSON COVE BEING A POINT ON
14 THE WEST BOUNDARY OF SAID FLORIDA PARK SECTION
15 2 SUBDIVISION; THENCE SOUTH AND WEST ALONG THE
16 BOUNDARY OF SAID FLORIDA PARK SECTION 2
17 SUBDIVISION FOR A DISTANCE OF 450 +/- FEET TO
18 THE CENTERLINE OF FLORIDA PARK DRIVE; THENCE
19 SOUTH ALONG THE CENTERLINE OF FLORIDA PARK
20 DRIVE FOR A DISTANCE OF 3,000 +/- FEET TO THE
21 CENTERLINE OF PALM COAST PARKWAY WESTBOUND;
22 THENCE WEST ALONG THE CENTERLINE OF PALM COAST
23 PARKWAY WESTBOUND FOR A DISTANCE OF 6,000 +/-
24 FEET TO THE CENTERLINE OF BOULDER ROCK DRIVE;
25 THENCE NORTH ALONG THE CENTERLINE OF BOULDER
26 ROCK DRIVE FOR A DISTANCE OF 600 +/- FEET TO
27 THE EASTERLY EXTENSION OF THE NORTH LINE OF
28 RESERVED PARCEL A IN BELLE TERRE SECTION 17
29 SUBDIVISION AS RECORDED IN MAP BOOK 7, PAGES
30 12-16; THENCE WESTERLY ALONG THE NORTH LINE OF
31 SAID RESERVED PARCEL A TO THE WEST LINE OF SAID

1 BELLE TERRE SECTION 17 SUBDIVISION; THENCE
2 NORTH AND EAST ALONG THE WEST BOUNDARY OF SAID
3 BELLE TERRE SECTION 17 SUBDIVISION FOR A
4 DISTANCE OF 6,400 +/- FEET TO THE WEST RIGHT OF
5 WAY LINE OF INTERSTATE 95; THENCE NORTH ALONG
6 THE WEST RIGHT OF WAY LINE OF INTERSTATE 95 FOR
7 A DISTANCE OF 15,000 +/- FEET TO THE POINT OF
8 BEGINNING OF THIS DESCRIPTION.
9
10 DISTRICT 3, CITY OF PALM COAST
11
12 FROM A POINT OF BEGINNING BEING THE
13 INTERSECTION OF THE WEST RIGHT OF WAY LINE OF
14 THE INTRACOASTAL WATERWAY WITH THE SOUTH LINE
15 OF TOWNSHIP 10 SOUTH, RANGE 31 EAST; THENCE
16 SOUTH ALONG THE WEST RIGHT OF WAY LINE OF THE
17 INTRACOASTAL WATERWAY FOR A DISTANCE OF 18,000
18 +/- FEET TO THE NORTH LINE OF RESERVED PARCEL
19 A, WATERWAY TRACE SUBDIVISION AS RECORDED IN
20 MAP BOOK 30, PAGES 33-35; THENCE EASTERLY ALONG
21 THE NORTH LINE OF SAID RESERVED PARCEL A TO THE
22 EAST LINE OF SAID WATERWAY TRACE SUBDIVISION
23 BEING THE WEST MEAN HIGH WATER LINE OF THE
24 INTRACOASTAL WATERWAY CANAL; THENCE SOUTHERLY
25 ALONG SAID EAST LINE OF SAID WATERWAY TRACE
26 SUBDIVISION BEING ALONG THE WEST MEAN HIGH
27 WATER LINE OF THE INTRACOASTAL WATERWAY TO THE
28 SOUTHEAST CORNER OF SAID WATERWAY TRACE
29 SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE
30 OF SAID WATERWAY TRACE SUBDIVISION TO THE WEST
31 RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY;

1 THENCE SOUTHERLY ALONG THE WEST RIGHT OF WAY
2 LINE OF THE INTRACOASTAL WATERWAY FOR A
3 DISTANCE OF 3,600 +/- FEET TO THE NORTHWESTERLY
4 CORNER OF FLAGLER COUNTY'S "NORTH ICWW PARK" AS
5 DESCRIBED IN OFFICIAL RECORDS BOOK 455, PAGE
6 778 AND OFFICIAL RECORDS BOOK 571, PAGE 1946;
7 THENCE SOUTHERLY AROUND THE WESTERLY,
8 SOUTHERLY, AND EASTERLY BOUNDARIES OF SAID
9 "NORTH ICWW PARK" TO THE WEST RIGHT OF WAY LINE
10 OF THE INTRACOASTAL WATERWAY; THENCE SOUTH
11 ALONG THE WEST RIGHT OF WAY LINE OF THE
12 INTRACOASTAL WATERWAY FOR A DISTANCE OF 3,500
13 +/- FEET TO THE NORTH LINE OF FRONT STREET AT
14 GRAND HAVEN PHASE 1 SUBDIVISION AS RECORDED IN
15 MAP BOOK 30, PAGES 87-88; THENCE EAST ALONG THE
16 NORTH LINE OF SAID FRONT STREET PHASE 1
17 SUBDIVISION TO THE WEST MEAN HIGH WATER LINE OF
18 THE INTRACOASTAL WATERWAY CANAL; THENCE SOUTH
19 ALONG THE EAST LINE OF SAID FRONT STREET PHASE
20 1 SUBDIVISION AND ALONG THE EAST LINE OF FRONT
21 STREET PHASE 2 SUBDIVISION AS RECORDED IN MAP
22 BOOK 30, PAGES 96-97, AND ALONG THE EAST LINE
23 OF FRONT STREET PHASE 3 SUBDIVISION AS RECORDED
24 IN MAP BOOK 31, PAGES 4-5 BEING ALSO ALONG THE
25 WEST MEAN HIGH WATER LINE OF THE INTRACOASTAL
26 WATERWAY CANAL FOR A DISTANCE OF 3,000 +/- FEET
27 TO THE SOUTH LINE OF SAID FRONT STREET PHASE 3
28 SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE
29 OF SAID FRONT STREET PHASE 3 SUBDIVISION TO THE
30 WEST RIGHT OF WAY LINE OF THE INTRACOASTAL
31 WATERWAY; THENCE SOUTH ALONG THE WEST RIGHT OF

1 WAY LINE OF THE INTRACOASTAL WATERWAY FOR A
2 DISTANCE OF 7,500 +/- FEET TO THE NORTH LINE OF
3 FLAGLER COUNTY'S "SOUTH ICWW PARK" AS DESCRIBED
4 IN OFFICIAL RECORDS BOOK 455, PAGE 769; THENCE
5 SOUTHERLY AROUND THE NORTHERLY AND WESTERLY
6 BOUNDARIES OF SAID "SOUTH ICWW PARK" TO THE
7 NORTH RIGHT OF WAY LINE OF SOUTH PARK ROAD AS
8 DESCRIBED IN OFFICIAL RECORDS BOOK 581, PAGE
9 1512; THENCE SOUTHERLY AND WESTERLY ALONG THE
10 NORTH RIGHT OF WAY LINE OF SOUTH PARK ROAD AND
11 THE EXTENSION THEREOF, CROSSING COLBERT LANE TO
12 THE EAST BOUNDARY OF THE GRAND HAVEN
13 CONSERVATION AREA (GRAHAM SWAMP) CONVEYED TO
14 THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT;
15 THENCE NORTH ALONG SAID EAST BOUNDARY OF GRAHAM
16 SWAMP FOR A DISTANCE OF 15,000 +/- FEET TO THE
17 NORTHEAST CORNER THEREOF BEING A POINT ON THE
18 SOUTH SIDE OF A DRAINAGE DITCH LOCALLY KNOWN AS
19 DITCH 10; THENCE EAST ALONG THE SOUTH SIDE OF
20 DITCH 10 TO THE WEST RIGHT OF WAY LINE OF
21 COLBERT LANE; THENCE NORTH ALONG THE WEST RIGHT
22 OF WAY LINE OF COLBERT LANE FOR A DISTANCE OF
23 3,000 +/- FEET TO ITS INTERSECTION WITH THE
24 EAST LINE OF PALM COAST HOLDINGS' PARCEL NO.
25 533 AS DESCRIBED IN OFFICIAL RECORDS BOOK 553,
26 PAGE 1802; THENCE DEPARTING THE WEST RIGHT OF
27 WAY LINE OF COLBERT LANE AND RUN SOUTHERLY AND
28 WESTERLY ALONG THE BOUNDARY OF SAID PARCEL NO.
29 533 TO ITS INTERSECTION AGAIN WITH THE WEST
30 RIGHT OF WAY LINE OF COLBERT LANE; THENCE
31 NORTHWESTERLY ALONG THE WEST RIGHT OF WAY OF

1 COLBERT LANE FOR A DISTANCE OF 600 +/- FEET TO
2 ITS INTERSECTION WITH THE EAST LINE OF PALM
3 COAST HOLDINGS' PARCEL NO. 505 AS DESCRIBED IN
4 OFFICIAL RECORDS BOOK 553, PAGE 1781; THENCE
5 DEPARTING THE WEST RIGHT OF WAY LINE OF COLBERT
6 LANE AND RUN SOUTHERLY AND WESTERLY ALONG THE
7 BOUNDARY OF SAID PARCEL NO. 505 TO THE
8 SOUTHWEST CORNER THEREOF BEING A POINT ON THE
9 EAST LINE OF GOVERNMENT SECTION 42, TOWNSHIP 11
10 SOUTH, RANGE 31 EAST BEING ALSO A POINT ON THE
11 BOUNDARY OF SAID GRAHAM SWAMP; THENCE NORTHERLY
12 AND WESTERLY ALONG THE BOUNDARY OF SAID GRAHAM
13 SWAMP FOR A DISTANCE OF 9,000 +/- FEET TO THE
14 EAST RIGHT OF WAY LINE OF OLD KINGS ROAD;
15 THENCE SOUTHWESTERLY CROSSING INTERSTATE 95 IN
16 A PERPENDICULAR DIRECTION TO THE WEST RIGHT OF
17 WAY LINE OF SAID INTERSTATE 95; THENCE SOUTH
18 ALONG SAID WEST RIGHT OF WAY LINE FOR A
19 DISTANCE OF 1,500 +/- FEET TO THE CENTERLINE OF
20 WALKER WATERWAY AS SHOWN ON THE SUBDIVISION MAP
21 OF PINE GROVE SECTION 24 SUBDIVISION AS
22 RECORDED IN MAP BOOK 8, PAGES 39-53; THENCE
23 WESTERLY ALONG THE CENTERLINE OF SAID WALKER
24 WATERWAY FOR A DISTANCE OF 6,000 +/- FEET TO
25 THE CENTERLINE OF BELLE TERRE PARKWAY; THENCE
26 NORTHERLY ALONG THE CENTERLINE OF BELLE TERRE
27 PARKWAY FOR A DISTANCE OF 10,500 +/- FEET TO
28 THE CENTERLINE OF PALM COAST PARKWAY WESTBOUND;
29 THENCE EAST ALONG THE CENTERLINE OF PALM COAST
30 PARKWAY WESTBOUND FOR A DISTANCE OF 10,500 +/-
31 FEET TO THE CENTERLINE OF FLORIDA PARK DRIVE;

1 THENCE NORTH ALONG THE CENTERLINE OF FLORIDA
2 PARK DRIVE FOR A DISTANCE OF 3,000 +/- FEET TO
3 A POINT OPPOSITE THE NORTHWEST CORNER OF LOT
4 18, BLOCK 7, FLORIDA PARK SECTION 2 SUBDIVISION
5 AS RECORDED IN MAP BOOK 6, PAGES 1-3; THENCE
6 EAST AND NORTH ALONG THE BOUNDARY OF SAID
7 FLORIDA PARK SECTION 2 FOR A DISTANCE OF 450
8 +/- FEET TO THE WEST END OF THE CENTERLINE OF
9 FERGUSON COVE AS SHOWN ON SAID FLORIDA PARK
10 SECTION 2 SUBDIVISION; THENCE EASTERLY ALONG
11 THE CENTERLINE OF SAID FERGUSON COVE FOR A
12 DISTANCE OF 650 +/- FEET TO THE CENTERLINE OF
13 COUNTRY CLUB WATERWAY; THENCE NORTH ALONG THE
14 CENTERLINE OF COUNTRY CLUB WATERWAY FOR A
15 DISTANCE OF 4,800 +/- FEET TO THE CENTERLINE OF
16 PALM HARBOR PARKWAY; THENCE EASTERLY ALONG THE
17 CENTERLINE OF PALM HARBOR PARKWAY FOR A
18 DISTANCE OF 6,000 +/- FEET TO ITS EASTERLY
19 INTERSECTION WITH THE SOUTH LINE OF TOWNSHIP 10
20 SOUTH, RANGE 31 EAST; THENCE EAST ALONG SAID
21 TOWNSHIP LINE FOR A DISTANCE OF 1,300 +/- FEET
22 TO THE WEST RIGHT OF WAY LINE OF THE
23 INTRACOASTAL WATERWAY AND THE POINT OF
24 BEGINNING OF THIS DESCRIPTION.
25
26 DISTRICT 4, CITY OF PALM COAST
27
28 FROM A POINT OF BEGINNING BEING THE
29 INTERSECTION OF THE CENTERLINE OF BELLE TERRE
30 PARKWAY AND PINE LAKES PARKWAY (FORMERLY BARTON
31 PARKWAY) AS SHOWN ON THE SUBDIVISION MAP OF

1 BELLE TERRE SECTION 13 AS RECORDED IN MAP BOOK
2 7, PAGES 1-10; THENCE SOUTHERLY AND EASTERLY
3 ALONG THE CENTERLINE OF SAID PINE LAKES PARKWAY
4 FOR A DISTANCE OF 18,900 +/- FEET TO A POINT
5 OPPOSITE THE SOUTHERLY CORNER OF ARLINGTON
6 SUBDIVISION AS RECORDED IN MAP BOOK 30, PAGES
7 9-11; THENCE NORTHWESTERLY ALONG THE SOUTHERLY
8 LINE OF ARLINGTON SUBDIVISION FOR A DISTANCE OF
9 1,400 +/- FEET TO THE CENTERLINE OF WEST
10 HAMPTON DRIVE; THENCE NORTHEASTERLY ALONG THE
11 CENTERLINE OF WEST HAMPTON DRIVE FOR A DISTANCE
12 OF 1,600 +/- FEET TO THE CENTERLINE OF PINE
13 LAKES PARKWAY; THENCE NORTHERLY ALONG THE
14 CENTERLINE OF PINE LAKES PARKWAY FOR A DISTANCE
15 OF 4,200 +/- FEET TO ITS NORTHERLY INTERSECTION
16 WITH WELLINGTON DRIVE; THENCE WESTERLY ALONG
17 THE CENTERLINE OF WELLINGTON DRIVE FOR A
18 DISTANCE OF 1,200 +/- FEET TO A POINT OPPOSITE
19 THE SOUTHWEST CORNER OF RESERVED PARCEL "A" OF
20 SAVANNAH SQUARE SUBDIVISION AS RECORDED IN MAP
21 BOOK 30, PAGES 28-31; THENCE NORTHEASTERLY
22 ALONG THE WESTERLY BOUNDARY OF SAID RESERVED
23 PARCEL "A" AND THE EXTENSION THEREOF FOR A
24 DISTANCE OF 1,600 +/- FEET TO THE CENTERLINE OF
25 BELLE TERRE PARKWAY; THENCE SOUTH ALONG THE
26 CENTERLINE OF SAID BELLE TERRE PARKWAY FOR A
27 DISTANCE OF 8,900 +/- FEET TO THE CENTERLINE OF
28 WALKER WATERWAY AS SHOWN ON THE SUBDIVISION MAP
29 OF PINE GROVE SECTION 24 SUBDIVISION AS
30 RECORDED IN MAP BOOK 8, PAGES 39-53; THENCE
31 EASTERLY ALONG THE CENTERLINE OF SAID WALKER

1 WATERWAY FOR A DISTANCE OF 6,000 +/- FEET TO
 2 THE WEST RIGHT OF WAY LINE OF INTERSTATE 95;
 3 THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE
 4 OF INTERSTATE 95 FOR A DISTANCE OF 1,500 FEET
 5 TO A POINT OPPOSITE THE NORTHWEST CORNER OF
 6 GRAND HAVEN CONSERVATION AREA (GRAHAM SWAMP)
 7 CONVEYED TO THE ST. JOHNS RIVER WATER
 8 MANAGEMENT DISTRICT; THENCE NORTHEASTERLY,
 9 CROSSING INTERSTATE 95 IN A PERPENDICULAR
 10 DIRECTION, FOR A DISTANCE OF 600 +/- FEET TO
 11 THE NORTHWEST CORNER OF SAID GRAHAM SWAMP,
 12 BEING A POINT ON THE EAST RIGHT OF WAY LINE OF
 13 OLD KINGS ROAD; THENCE SOUTH ALONG THE EAST
 14 RIGHT OF WAY OF OLD KINGS ROAD BEING ALSO ALONG
 15 THE BOUNDARY OF SAID GRAHAM SWAMP FOR A
 16 DISTANCE OF 3,000 +/- FEET; THENCE DEPARTING
 17 THE EAST RIGHT OF WAY OF OLD KINGS ROAD AND RUN
 18 ALONG THE BOUNDARY OF SAID GRAHAM SWAMP AND THE
 19 EXTENSION THEREOF EASTERLY AND SOUTHERLY FOR A
 20 DISTANCE OF 22,500 +/- FEET TO THE SOUTH RIGHT
 21 OF WAY LINE OF THE LEHIGH RAILROAD SPUR LYING
 22 IN GOVERNMENT SECTION 40, TOWNSHIP 12 SOUTH,
 23 RANGE 31 EAST; THENCE EAST ALONG SAID SOUTH
 24 RIGHT OF WAY LINE OF THE LEHIGH RAILROAD SPUR
 25 FOR A DISTANCE OF 500 +/- FEET TO THE NORTHEAST
 26 CORNER OF THE LANDS NOW OR FORMERLY OWNED BY
 27 CON-COR MICHIGAN, INC. AS DESCRIBED IN OFFICIAL
 28 RECORDS BOOK 551, PAGE 598; THENCE
 29 SOUTHEASTERLY ALONG THE EAST LINE OF SAID
 30 CON-COR MICHIGAN LANDS FOR A DISTANCE OF 10,000
 31 +/- FEET TO THE NORTH RIGHT OF WAY LINE OF

1 STATE ROAD 100; THENCE WEST ALONG THE NORTH
 2 RIGHT OF WAY LINE OF SAID STATE ROAD 100 FOR A
 3 DISTANCE OF 600 +/- FEET TO A POINT OPPOSITE
 4 THE NORTHWEST CORNER OF THE FLAGLER COUNTY
 5 COQUINA QUARRY; THENCE SOUTH CROSSING STATE
 6 ROAD 100 AND RUNNING ALONG THE WEST BOUNDARY OF
 7 THE FLAGLER COUNTY COQUINA QUARRY FOR A
 8 DISTANCE OF 1,000 +/- FEET TO THE SOUTHWEST
 9 CORNER OF SAID COQUINA QUARRY; THENCE WEST
 10 3,500 +/- FEET TO THE WESTERLY RIGHT OF WAY
 11 LINE OF INTERSTATE 95 (STATE ROAD 9) BEING IN
 12 GOVERNMENT SECTION 9-12-31; THENCE SOUTH ALONG
 13 SAID WESTERLY RIGHT OF WAY LINE FOR A DISTANCE
 14 OF 22,000 +/- FEET TO THE NORTH LINE OF THE
 15 S.E. 1/4 OF THE S.E. 1/4 OF SECTION
 16 33-12-31; THENCE WEST 6,300 +/- FEET TO THE
 17 N.W. CORNER OF THE S.W. 1/4 OF THE S.W. 1/4
 18 OF SECTION 34-12-31; THENCE S89°15'49"W,
 19 2682.66 FEET; THENCE N00°22'50"W ALONG THE EAST
 20 LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4
 21 OF THE SOUTHWEST 1/4 OF SECTION 33-12-31 FOR
 22 A DISTANCE OF 662.16 FEET; THENCE S89°08'53"W
 23 ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE
 24 NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
 25 SECTION 33-12-31 FOR A DISTANCE OF 1324.92
 26 FEET; THENCE S00°43'39"E ALONG THE WEST LINE OF
 27 SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE
 28 SOUTHWEST 1/4 OF SECTION 33-12-31 FOR A
 29 DISTANCE OF 661.38 FEET; THENCE S89°10'53"W
 30 ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF
 31 THE SOUTHWEST 1/4 OF SECTION 33-12-31 FOR A

1 DISTANCE OF 1320.91 FEET TO THE WEST LINE OF
 2 SAID SECTION 33-12-31; THENCE N01°04'30"W ALONG
 3 SAID WEST LINE OF SAID SECTION 33-12-31 FOR A
 4 DISTANCE OF 660.61 FEET TO THE SOUTHWEST CORNER
 5 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4
 6 OF THE SOUTHWEST 1/4 OF SAID SECTION
 7 33-12-31; THENCE N89°08'53"E 662.46 FEET;
 8 THENCE N00°54'04"W ALONG THE EAST LINE OF THE
 9 NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE
 10 SOUTHWEST 1/4 OF SECTION 33-12-31 FOR A
 11 DISTANCE OF 660.99 FEET; THENCE S89°06'54"W,
 12 664.48 FEET TO THE EAST LINE OF SECTION
 13 32-12-31; THENCE N01°37'03"W ALONG THE EAST
 14 LINE OF SAID SECTION 32-12-31 FOR A DISTANCE OF
 15 663.26 FEET; THENCE S88°35'13"W, 1309.85 FEET;
 16 THENCE N00°33'44"W, 1319.61 FEET; THENCE
 17 S88°34'20"W, 664.57 FEET; THENCE S00°46'20"E,
 18 988.44 FEET; THENCE S88°45'05"W, 660.05 FEET;
 19 THENCE S00°43'25"E ALONG THE EAST LINE OF THE
 20 NORTHWEST 1/4 OF SECTION 32-12-31 FOR A
 21 DISTANCE OF 990.02 FEET TO THE CENTER OF SAID
 22 SECTION 32-12-31; THENCE N89°48'19"W, 664.55
 23 FEET; THENCE N00°44'21"W, 1298.43 FEET; THENCE
 24 S88°40'01"W, 1235.79 FEET; THENCE S00°30'23"W,
 25 1281.20 FEET TO A POINT ON THE SOUTH LINE OF
 26 THE NORTHWEST 1/4 OF SECTION 32-12-31; THENCE
 27 S89°08'36"W, ALONG SAID SOUTH LINE, A DISTANCE
 28 OF 325.21 FEET; THENCE S01°18'41"W, 1330.76
 29 FEET; THENCE S88°51'46"W, 335.19 FEET TO A
 30 POINT ON THE WEST LINE OF SECTION 32-12-31;
 31 THENCE WEST 250 +/- FEET TO A POINT ON THE

1 EASTERLY RIGHT OF WAY LINE OF U.S. 1; THENCE
2 NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY
3 LINE OF U.S. HIGHWAY NO. 1 FOR A DISTANCE OF
4 2,000 +/- FEET TO THE NORTH RIGHT OF WAY LINE
5 OF SEMINOLE WOODS BOULEVARD; THENCE EASTERLY
6 AND NORTHERLY ALONG SAID NORTH RIGHT OF WAY
7 LINE FOR A DISTANCE OF 31,500 +/- FEET TO THE
8 SOUTH RIGHT OF WAY LINE OF STATE ROAD 100;
9 THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE
10 OF STATE ROAD 100 FOR A DISTANCE OF 9,600 +/-
11 FEET TO THE NORTHWEST CORNER OF THE FLAGLER
12 COUNTY AIRPORT PROPERTY; THENCE DEPARTING THE
13 SOUTH RIGHT OF WAY LINE OF STATE ROAD 100 AND
14 RUN SOUTH ALONG THE WEST BOUNDARY LINE OF THE
15 FLAGLER COUNTY AIRPORT 1,800 +/- FEET TO A
16 POINT LYING N88°46'16"E, 555.09 FEET FROM THE
17 NORTHEASTERLY CORNER OF THE FLAGLER COUNTY
18 COUNCIL ON AGING PROPERTY; THENCE S88°46'16"W,
19 555.09 FEET TO THE NORTHEASTERLY CORNER OF THE
20 FLAGLER COUNTY COUNCIL ON AGING PROPERTY;
21 THENCE WESTERLY ALONG THE NORTH LINE OF SAID
22 COUNCIL ON AGING PROPERTY FOR A DISTANCE OF 585
23 +/- FEET TO THE EAST RIGHT OF WAY LINE OF BELLE
24 TERRE PARKWAY; THENCE SOUTHERLY ALONG THE EAST
25 RIGHT OF WAY LINE OF BELLE TERRE PARKWAY FOR A
26 DISTANCE OF 9,000 +/- FEET TO THE SOUTHWEST
27 CORNER OF RESERVED PARCEL E-2, LAGUNA FOREST
28 SUBDIVISION AS RECORDED IN MAP BOOK 18, PAGES
29 36-43 BEING ALSO A POINT ON THE NORTH RIGHT OF
30 WAY LINE OF LAGUANA FOREST TRAIL; THENCE
31 EASTERLY ALONG THE SOUTH LINE OF SAID RESERVED

1 PARCEL E-2 AND CONTINUE ALONG THE SOUTH LINE OF
2 RESERVED PARCELS D-1, C-5, AND C-4 FOR A
3 DISTANCE OF 6,000 +/- FEET TO THE EASTERLY LINE
4 OF SAID LAGUNA FOREST SUBDIVISION; THENCE
5 SOUTHEASTERLY 3,600 +/- FEET ALONG THE EASTERLY
6 LINE OF SAID LAGUNA FOREST SUBDIVISION AND THE
7 EXTENSION THEREOF TO THE SOUTH RIGHT OF WAY
8 LINE OF CITATION PARKWAY; THENCE WESTERLY ALONG
9 THE SOUTH RIGHT OF WAY LINE OF CITATION PARKWAY
10 FOR A DISTANCE OF 6,000 +/- FEET TO THE SOUTH
11 RIGHT OF WAY LINE OF BELLE TERRE PARKWAY;
12 THENCE WESTERLY ALONG THE SOUTH RIGHT OF WAY
13 LINE OF BELLE TERRE PARKWAY FOR A DISTANCE OF
14 3,300 +/- FEET TO THE EAST LINE OF KANKAKEE RUN
15 SUBDIVISION SECTION 65 AS RECORDED IN MAP BOOK
16 17, PAGES 56-67; THENCE SOUTHERLY ALONG THE
17 EAST LINE OF SAID KANKAKEE RUN SUBDIVISION FOR
18 A DISTANCE OF 7,500 +/- FEET TO THE NORTH RIGHT
19 OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE
20 NORTHWESTERLY ALONG THE NORTH RIGHT OF WAY OF
21 U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 9,000 +/-
22 FEET TO A POINT ON THE SOUTH LINE OF SECTION
23 24-12-30; THENCE DEPART SAID RIGHT OF WAY LINE
24 OF U.S. NO. 1 AND RUN S88°39'23"W ALONG SAID
25 SOUTH LINE OF SECTION 24-12-30 FOR A DISTANCE
26 OF 589.03 FEET; THENCE N01°21'13"W, 660.27
27 FEET; THENCE N88°39'12"E, 957.50 FEET TO A
28 POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S.
29 1; THENCE N30°31'02"W ALONG SAID EASTERLY RIGHT
30 OF WAY LINE FOR A DISTANCE OF 1289.12 FEET TO A
31 POINT ON THE WEST LINE OF SECTION 24-12-31;

1 THENCE DEPART THE SAID EASTERLY RIGHT OF WAY
 2 LINE OF U.S. 1 AND RUN N00°45'33"E ALONG THE
 3 WEST LINE OF SECTION 24-12-30 FOR A DISTANCE OF
 4 3502.18 FEET TO THE SOUTHWEST CORNER OF SECTION
 5 13-12-30; THENCE N01°13'03"W ALONG THE WEST
 6 LINE OF SAID SECTION 13-12-30 FOR A DISTANCE OF
 7 5279.10 FEET TO THE SOUTHWEST CORNER OF SECTION
 8 12-12-30; THENCE N00°10'59"W ALONG THE WEST
 9 LINE OF SAID SECTION 12-12-30 FOR A DISTANCE OF
 10 1345.69 FEET; THENCE N89°01'42"E, 3798.28 FEET;
 11 THENCE N01°14'25"W, 654.99 FEET TO THE SOUTH
 12 RIGHT OF WAY LINE OF OLD MOODY BOULEVARD (A
 13 50.00 FOOT RIGHT OF WAY); THENCE N89°16'07"E
 14 ALONG SAID SOUTH RIGHT OF WAY LINE FOR A
 15 DISTANCE OF 1260.84 FEET TO THE EAST LINE OF
 16 SAID SECTION 12-12-30; THENCE NORTH ALONG THE
 17 EAST LINE OF SAID SECTION 12 FOR A DISTANCE OF
 18 910 +/- FEET TO THE NORTH RIGHT OF WAY LINE OF
 19 S.R. 100 (A 200 FOOT RIGHT OF WAY); THENCE
 20 N01°08'37"W CONTINUING ALONG THE EAST LINE OF
 21 SAID SECTION 12, BEING ALSO ALONG THE WEST LINE
 22 OF BLOCK 41, PALM COAST SECTION 34 AS PER MAP
 23 BOOK 11, PAGE 30 FOR A DISTANCE OF 1122.56 FEET
 24 TO THE NORTHWEST CORNER OF LOT 26, BLOCK 41 OF
 25 SAID PALM COAST SECTION 34; THENCE S88°37'21"W
 26 ALONG THE SOUTH LINE OF SAID PALM COAST SECTION
 27 34 FOR A DISTANCE OF 5009.29 FEET TO A POINT ON
 28 THE WEST LINE OF GOVERNMENT SECTION 12-12-30;
 29 THENCE N00°22'11"W ALONG THE WEST LINE OF SAID
 30 GOVERNMENT SECTION 12-12-30 FOR A DISTANCE OF
 31 1304.11 FEET TO THE SOUTHEAST CORNER OF

1 GOVERNMENT SECTION 2-12-30; THENCE S88°49'25"W
 2 ALONG THE SOUTH LINE OF SAID GOVERNMENT SECTION
 3 2-12-30 FOR A DISTANCE OF 2597.58 FEET; THENCE
 4 N00°43'21"W, 5128.21 FEET TO THE SOUTH RIGHT OF
 5 WAY LINE OF THE F.E.C. RAILROAD LEHIGH SPUR;
 6 THENCE S89°15'49"W ALONG SAID SOUTH RIGHT OF
 7 WAY LINE OF THE LEHIGH RAILROAD SPUR FOR A
 8 DISTANCE OF 5,400 +/- FEET TO THE EAST RIGHT OF
 9 WAY LINE OF U.S. HIGHWAY NO. 1; THENCE
 10 NORTHERLY ALONG SAID EAST RIGHT OF WAY OF U.S.
 11 HIGHWAY NO. 1 FOR A DISTANCE OF 10,500 +/- FEET
 12 TO THE SOUTH LINE OF SECTION 22-11-30; THENCE
 13 DEPART SAID, EASTERLY RIGHT OF WAY LINE OF U.S.
 14 HIGHWAY NO. 1 AND RUN EAST 2,000 +/- FEET TO
 15 THE SOUTHEAST CORNER OF SAID SECTION 22-11-30;
 16 THENCE NORTH ALONG THE EAST LINE OF SAID
 17 SECTION 22-11-30 FOR A DISTANCE OF 2640 +/-
 18 FEET TO THE EAST 1/4 CORNER OF SAID SECTION
 19 22-11-30; THENCE WEST ALONG THE NORTH LINE OF
 20 THE S.W. 1/4 OF SAID SECTION 22-11-30 FOR A
 21 DISTANCE OF 1,800 +/- FEET TO THE EAST RIGHT OF
 22 WAY LINE OF U.S. HIGHWAY NO. 1; THENCE NORTH
 23 ALONG THE EAST RIGHT OF WAY LINE OF U.S.
 24 HIGHWAY NO. 1 FOR A DISTANCE OF 500 +/- FEET TO
 25 THE SOUTH LINE OF THE U.S. FORESTRY SERVICE
 26 FIRE TOWER SITE; THENCE EAST, NORTH, AND WEST
 27 AROUND THE BOUNDARY OF SAID TOWER SITE FOR A
 28 DISTANCE OF 1,500 FEET RETURNING TO THE EAST
 29 RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE
 30 NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE FOR
 31 A DISTANCE OF 1,500 +/- FEET TO A POINT ON THE

1 SOUTH LINE OF SECTION 15-11-30; THENCE
2 S88°59'44"W ALONG THE SOUTH LINE OF SECTION
3 15-11-30 FOR A DISTANCE OF 826.26 FEET; THENCE
4 N22°39'29"W 781.49 FEET; THENCE N15°23'55"W
5 2257.66 FEET; THENCE S84°38'19"W, 3811.48 FEET
6 TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF
7 THE F.E.C. RAILROAD IN SECTION 16-11-30 (A
8 150.00 FOOT RIGHT OF WAY AT THIS POINT); THENCE
9 N09°09'56"W ALONG SAID EASTERLY RIGHT OF WAY
10 LINE FOR A DISTANCE OF 2454.51 FEET; THENCE
11 N67°38'10"E, 3286.25 FEET; THENCE N19°01'15"W,
12 1352.46 FEET; THENCE N67°12'21"E, 6,900 +/-
13 FEET TO THE CENTERLINE OF AFOREDESCRIBED BELLE
14 TERRE PARKWAY; THENCE SOUTHERLY ALONG THE
15 CENTERLINE OF SAID BELLE TERRE PARKWAY FOR A
16 DISTANCE OF 500 +/- FEET TO THE POINT OF
17 BEGINNING.

18
19 Section 10. Dissolution of Palm Coast Area Municipal
20 Service District.--Notwithstanding the incorporation of the
21 City of Palm Coast, the Palm Coast Area Municipal Service
22 District, a special taxing district created by the Flagler
23 County Commission, is authorized to continue in existence and
24 to provide services through December 31, 1999. Thereafter,
25 upon passage of the referendum as described in subsection (1)
26 of section 13, the Palm Coast Area Municipal Service District
27 shall be considered dissolved.

28 Section 11. General provisions.--
29 (1) CHARTER AMENDMENT.--This charter may be amended in
30 accordance with the provisions of the Municipal Home Rule
31 Powers Act, chapter 166, Florida Statutes, as the same may be

1 amended from time to time, or as may otherwise be provided by
2 general law. The form, content, and certification of any
3 petition to amend shall be established by ordinance.

4 (2) CHARTER REVIEW; SCHEDULE, CHARTER REVIEW
5 COMMITTEE.--

6 (a) Schedule.--The charter shall be reviewed no sooner
7 than 10 years after the creation of the City of Palm Coast on
8 December 31, 1999, and thereafter it may be reviewed every 10
9 years.

10 (b) Charter review committee.--A five-member charter
11 review committee shall be appointed. Each district council
12 member shall appoint one member from his or her district, and
13 the mayor shall appoint one member at large. The Palm Coast
14 City Council shall fund this committee. The charter review
15 committee shall be appointed at least 1 year before the next
16 scheduled general election and complete its work and present
17 any recommendations for change no later than 60 days before
18 the general election. The Palm Coast City Council shall hold a
19 minimum of two public hearings on the proposed changes to the
20 charter prior to placing the proposed changes on the scheduled
21 general election ballot.

22 (3) INITIATIVE AND REFERENDUM.--At least 25 percent of
23 the qualified electorate of the city shall have the power to
24 petition the council to propose an ordinance or to require
25 reconsideration of an adopted ordinance, or to propose an
26 amendment to this charter. If the council fails to adopt such
27 ordinance or amendment so proposed, or to repeal such adopted
28 ordinance, without any change in substance, then the council
29 shall place the proposed ordinance or amendment, or the repeal
30 of the adopted ordinance, on the ballot at the next general
31 election.

1 (4) ADJUSTMENTS OF DISTRICTS; NUMBER, COMMISSION,
2 REPORT, SUPPORT, PROCEDURE, FAILURE TO ENACT, EFFECT OF
3 ENACTMENT.--

4 (a) Number of districts.--There shall be four city
5 council districts as described in subsection (2) of section 9.
6 These boundaries shall remain in effect until the decennial
7 census of 2010. Thereafter, there shall be a districting
8 commission as outlined in paragraph (b).

9 (b) Districting commission.--By the first day of the
10 month following official certification notification of the
11 decennial census to the state, the city council shall appoint
12 five city electors, determined from the registration for the
13 last statewide general election, who shall comprise the
14 districting commission. Electors chosen shall not be employed
15 by the city in any other capacity.

16 (c) Commission report.--Within 120 days after
17 appointment, the districting commission shall file with the
18 official designated by the council a report containing a
19 recommended plan for adjustment of the council district
20 boundaries to comply with the following specifications:

21 1. Each district shall be formed of compact,
22 contiguous territory, and its boundary lines shall follow the
23 center lines of natural and manmade separations, such as
24 canals, streets, etc., where possible.

25 2. The districts shall be based upon the principle of
26 equal and effective representation as required by the United
27 States Constitution and as represented in the mathematical
28 preciseness reached in the legislative apportionment of the
29 state.

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1 The report shall include a map and description of the
2 districts recommended and shall be drafted as a proposed
3 ordinance. Once filed with the designated official, the report
4 shall be treated as an ordinance introduced by a council
5 member.

6 (d) Support.--It shall be the responsibility of the
7 city manager to provide staff assistance and technical data to
8 the districting commission.

9 (e) Procedure.--The procedure for the council's
10 consideration of the report shall be the same as for other
11 ordinances, provided that any summary of the ordinance
12 published pursuant to this charter and general law must
13 include both the map and a description of the recommended
14 districts.

15 (f) Failure to enact ordinance.--After receipt of the
16 commission report, the council shall adopt a redistricting
17 ordinance at least 90 days before the next regular city
18 election. If the council fails to do so by such date, the
19 report of the districting commission shall go into effect and
20 have the effect of an ordinance.

21 (g) Effect of enactment.--

22 1. The new council districts and boundaries, as of the
23 date of enactment, shall supersede previous council districts
24 and boundaries for all the purposes of the next regular city
25 election, including qualifications.

26 2. The new council districts and boundaries shall
27 supersede previous council districts and boundaries for all
28 other purposes as of the date all council members take office
29 who were elected subsequent to the effective date of the new
30 districts.

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1 3. All district seats not up for election, but which
2 as a result of the redistricting no longer have council
3 members who live within the district, shall be declared vacant
4 for purposes of the next regularly scheduled election. Such
5 election shall, in order to preserve the staggering of the
6 terms, be for either 4 years or for the remaining 2 years of
7 the term, depending on the district vacant.

8 (5) STANDARDS OF CONDUCT.--All elected officials and
9 employees of the city shall be subject to the standards of
10 conduct for public officers and employees set by general law.
11 In addition, the city council may, by ordinance, establish a
12 code of ethics for officials and employees of the city, which
13 may be supplemental to general law, but in no case may such an
14 ordinance diminish the provisions of general law.

15 Section 12. Severability.--If any provision of this
16 act, or the application thereof to any person or circumstance,
17 is held invalid, the invalidity shall not affect other
18 provisions or applications of this act which can be given
19 effect without the invalid provision or application, and to
20 this end the provisions of this act are declared severable.

21 Section 13. Transition schedule.--

22 (1) REFERENDUM.--The referendum election called for by
23 this act shall be held on the second Tuesday in September
24 1999, at which time the following question shall be placed
25 upon the ballot:

26
27 SHALL CHAPTER 99-...., LAWS OF FLORIDA,
28 CREATING THE CITY OF PALM COAST AND PROVIDING
29 ITS CHARTER BE APPROVED?
30
31

1 In the event this question is answered affirmatively by a
2 majority of voters voting in the referendum, the provisions of
3 this charter shall take effect as provided herein.

4 (2) CREATION AND ESTABLISHMENT OF CITY.--For the
5 purpose of compliance with Florida Statutes relating to
6 assessment and collection of ad valorem taxes, and for the
7 purpose of subsection (2) of section 11, the city is hereby
8 created and established effective December 31, 1999.

9 (3) INITIAL ELECTION OF COUNCIL MEMBERS; DATES,
10 QUALIFYING PERIOD, CERTIFICATION OF ELECTION RESULTS,
11 INDUCTION INTO OFFICE.--

12 (a) Dates.--Following the adoption of this charter in
13 accordance with subsection (1), the Flagler County Commission
14 shall call a special election for the election of the four
15 city council members and the mayor to be held on Tuesday,
16 December 14, 1999. Any necessary primary election shall be
17 held on Tuesday, November 9, 1999.

18 (b) Qualifying period.--Between 8:30 a.m. on Tuesday,
19 September 21, 1999, and 2 p.m. on Friday, October 1, 1999, any
20 individual who wishes to run for one of the four initial seats
21 on the council or for the office of mayor shall qualify as a
22 candidate with the Flagler County Supervisor of Elections in
23 accordance with the provisions of general law and paragraph
24 (1)(b) of section 5 of this charter, except that for this
25 initial election, the following provisions supersede paragraph
26 (1)(b) of section 5:

27 1. For any of the four district seats, the number of
28 qualifying signatures required on a qualifying petition shall
29 be 80; or, if the candidate wishes to qualify by fee, that fee
30 shall be \$120.

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1 2. For the seat of mayor, the number of qualifying
2 signatures required on a qualifying petition shall be 300; or,
3 if the candidate wishes to qualify by fee, that fee shall be
4 \$180.

5 (c) Certification of election results.--For the
6 initial election, the Flagler County Commission shall appoint
7 a canvassing board which shall certify the results of the
8 election.

9 (d) Induction into office.--Those candidates who are
10 elected on December 14, 1999, or at the primary on November 9,
11 1999, following the same manner as outlined in subsection (6)
12 of section 8, shall take office at the initial city council
13 meeting, which shall be held at 7 p.m., on December 16, 1999,
14 at the Palm Coast Community Center, 305 Palm Coast Parkway,
15 Palm Coast, Florida.

16 (4) TRANSITION SERVICES AND COMPENSATION.--

17 (a) It is the intent of this section that the county
18 shall provide and be compensated for the provision of services
19 to the City of Palm Coast as budgeted for in the fiscal year
20 1999-2000 Flagler County Budget for the remainder of the
21 budget year. The level of services to be provided will be
22 consistent with the level upon which the fiscal year 1999-2000
23 expense budget was predicated and in accordance with adopted
24 revenues.

25 (b) It is also the intent of this section that, if the
26 referendum of September 1999 passes, the county shall make no
27 changes to the fiscal year 1999-2000 draft budget which would
28 affect the future City of Palm Coast, either positively or
29 negatively, unless a special budget hearing is held for the
30 citizens of the future City of Palm Coast to discuss such
31 changes.

1 (c) In addition, services which the county shall
2 provide under the terms of this agreement shall include all
3 services provided to the Palm Coast Municipal Service District
4 as adopted by the Flagler County Commission prior to the City
5 of Palm Coast becoming operational on December 31, 1999.
6 Compensation to the County of Flagler for services provided
7 shall include all revenues which, although accruing to the
8 city, would have accrued to the county as budgeted for
9 provision of services prior to the incorporation of the city.

10 (d) It is the responsibility of the city to adopt
11 appropriate ordinances, resolutions, or agreements as required
12 to ensure the continued collection of budgeted revenues with
13 which to fund services beginning January 1, 2000.

14 (e) Any revenues adopted or received by the City of
15 Palm Coast upon which delivery of services was not predicated
16 within the Flagler County Commission's fiscal year 1999-2000
17 adopted budget shall accrue to the City of Palm Coast.

18 (5) FIRST-YEAR EXPENSES.--The city council, in order
19 to provide additional moneys needed for the expenses and
20 support of the city, shall have the power to borrow money
21 necessary for the operation of city government until such time
22 as a budget is adopted and revenues are raised in accordance
23 with the provisions of this charter.

24 (6) TRANSITIONAL ORDINANCES AND RESOLUTIONS.--The city
25 council shall adopt ordinances and resolutions required to
26 effect the transition. Ordinances adopted within 60 days after
27 the first council meeting shall be passed as emergency
28 ordinances. These transitional ordinances shall be effective
29 for no longer than 90 days after adoption, and thereafter may
30 be readopted, renewed, or otherwise continued only in the
31 manner normally prescribed for ordinances.

1 (7) TRANSITIONAL COMPREHENSIVE PLAN AND LAND
2 DEVELOPMENT REGULATION.--

3 (a) Until such time as the city shall adopt a
4 comprehensive plan, the applicable provisions of the
5 Comprehensive Plan of Flagler County, Florida, as the same
6 exists on the day the city commences corporate existence,
7 shall remain in effect as the city's transitional
8 comprehensive plan. However, all planning functions, duties,
9 and authority shall thereafter be vested in the City Council
10 of Palm Coast, which shall be deemed the local planning agency
11 until the council establishes a separate local planning
12 agency.

13 (b) All powers and duties of the Flagler County
14 Planning and Land Development Regulations Council, any boards
15 of adjustment and appeals created pursuant to statutory trade
16 codes, and the County Commission of Flagler County, Florida,
17 as set forth in these transitional zoning and land use
18 regulations, shall be vested in the City Council of Palm Coast
19 until such time as the city council delegates all or a portion
20 thereof to another entity.

21
22 General law prohibits the adoption of zoning ordinances as
23 emergency ordinances.

24 (c) Subsequent to the commencement of the city's
25 corporate existence, no amendment of the comprehensive plan or
26 land development regulations enacted by the Flagler County
27 Commission shall be deemed an amendment of the city's
28 transitional comprehensive plan or land development
29 regulations or shall otherwise take effect within the city's
30 corporate limits unless approved by the city council.

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1 (8) SHARED REVENUES.--The City of Palm Coast shall be
 2 entitled to participate in all shared revenue programs of the
 3 state effective on the date of incorporation. The provisions
 4 of s. 218.23(1), Florida Statutes, shall be waived for the
 5 purpose of eligibility to receive revenue sharing funds from
 6 the date of incorporation through the state fiscal year
 7 2001-2002. The provisions of s. 218.26(3), Florida Statutes,
 8 shall be waived for fiscal year 1999-2000 and apportionment
 9 factors for the municipalities and counties shall be
 10 recalculated pursuant to s. 218.245, Florida Statutes, upon
 11 the date of incorporation. Initial population estimates for
 12 calculating eligibility for shared revenues shall be
 13 determined by the University of Florida Bureau of Economic and
 14 Business Research. Should the bureau be unable to provide an
 15 appropriate population estimate, the Flagler County Planning
 16 Department shall provide an appropriate estimate.

17 (9) The City of Palm Coast shall be entitled to
 18 receive local option gas tax revenues beginning October 1,
 19 2000, in accord with an interlocal agreement if executed prior
 20 to June 1, 2000. If said interlocal agreement is not executed
 21 prior to June 1, 2000, the distributions shall be in accord
 22 with the lane-mile formula contained in s. 336.025(4)(b)1.,
 23 Florida Statutes.

24 Section 14. This act shall take effect as provided
 25 herein only upon its approval by a majority vote of those
 26 qualified electors residing within the proposed corporate
 27 limits of the proposed City of Palm Coast, as described in
 28 subsection (1) of section 9, voting in a referendum election
 29 to be called by the Flagler County Commission and to be held
 30 in accordance with subsection (1) of section 13, and the
 31 provisions of general law relating to elections currently in

1 force, except this section shall take effect upon becoming a
2 law.

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