



2012 ANNUAL REPORT



GROWTH AND DEVELOPMENT TRENDS IN THE CITY OF PALM COAST

COMMUNITY DEVELOPMENT DEPARTMENT

2012 ANNUAL REPORT



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SECTION 1: OVERVIEW

INTRODUCTION

The Community Development Department has prepared this annual report in order to summarize growth and development trends occurring in the City, and also better project growth in the future. In addition, this annual report is provided to both public and private agencies in order to better coordinate future growth with infrastructure needs and services.

The majority of data displayed in this report is orientated to traffic analysis zones, or TAZs, which are the smallest geographic units that the City related growth data and are utilized in the City's transportation modeling efforts. Building permits, Certificates of Occupancy, and development approvals are tracked and referenced to TAZs by the Community Development Department. Each TAZ is numbered on the maps and throughout the report will be referenced for the reader's benefit and use.

GENERAL DEMOGRAPHICS

A comparison of the 2000 and 2010 demographics from the decennial U.S. Census is provided below. Household income, per capita income, and poverty data are from the 5-year (2007-2011) American Community Survey. The data shows that between 2000 and 2010, the percentage of total population under 18 years of age in the City increased while the percentage of total population over 65 years decreased. This is also reflected in the decrease in median age from 51.2 years to 45.1. Although the City is getting younger, it is important to note that the City overall tends to be older than the national average in terms of median age and population 65 years and older.

FIGURE 1.1 – GENERAL DEMOGRAPHICS TABLE

	CITY OF PALM COAST	CITY OF PALM COAST	NATIONAL
	2000 Bicentennial Census Estimate	2010 U.S. Census & 5-Year American Community Survey	2010 U.S. Census & 5-Year American Community Survey
% OF POPULATION UNDER 18 YEARS	18.5 %	21.4 %	24.0 %
% OF POPULATION 65 YEARS AND OVER	30.2 %	23.0 %	13.0 %
MEDIAN AGE	51.2	45.1	37.2
AVERAGE HOUSEHOLD SIZE	2.38	2.51	2.58
MEDIAN HOUSEHOLD INCOME	\$ 41,570	\$ 48,594	\$ 52,762
PER CAPITA INCOME	\$ 21,490	\$ 22,929	\$ 27,041
FAMILIES BELOW POVERTY LEVEL	5.6 %	9.3 %	10.5 %
HOUSEHOLD UNITS	14,929	29,805	-
% OF OWNER OCCUPIED HOUSEHOLDS	85.9 %	75.8 %	65.1 %

POPULATION ESTIMATES / PROJECTIONS

The Bureau of Economic Business Research (BEBR) provides population estimates of the City’s population every April 1st. Based on these estimates, the City’s population grew by about 12% between 2006 and 2012.

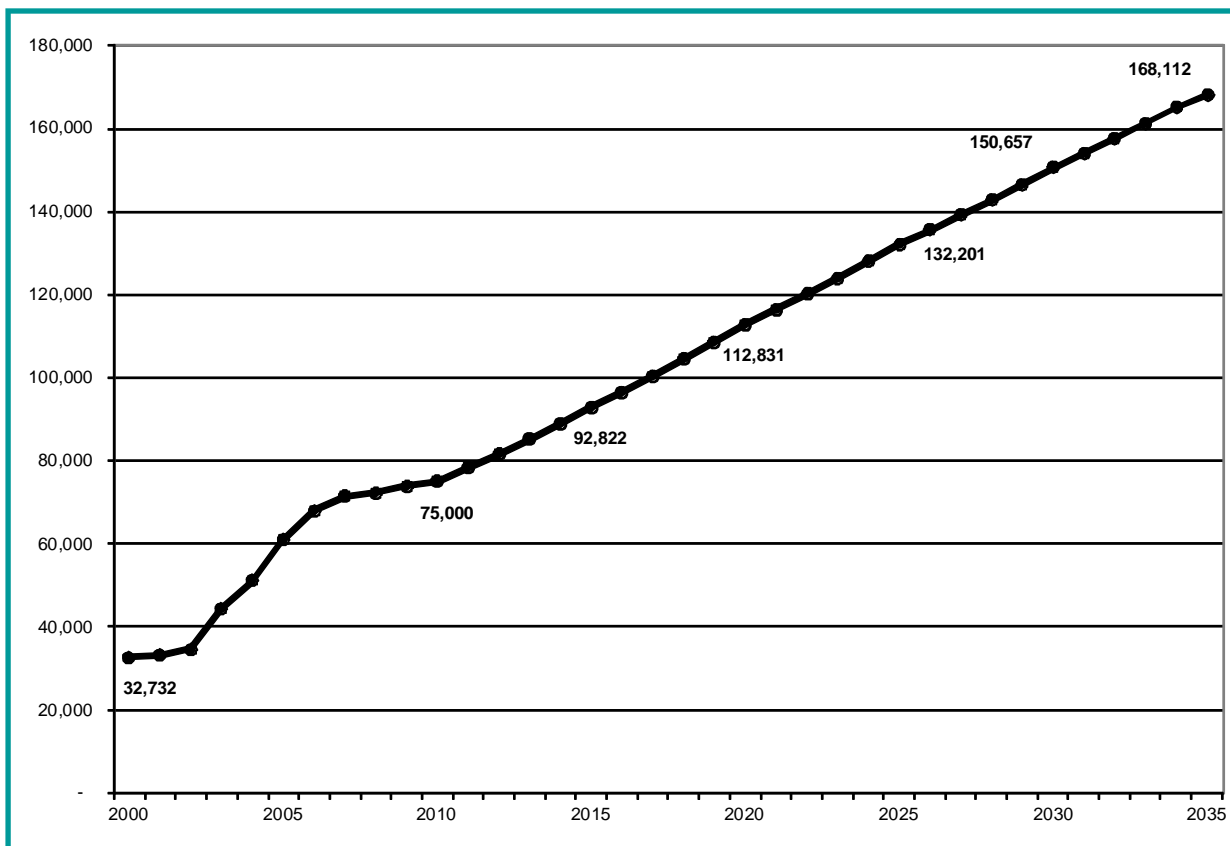
FIGURE 1.2 – U.S. CENSUS BUREAU POPULATION ESTIMATES AND GROWTH RATES TABLE

	2006	2007	2008	2009	2010	2011	2012
Population	68,047	71,383	72,316	73,910	75,180	75,617	76,450
Growth Rate	11.60%	4.90%	1.31%	2.20%	1.72%	0.58%	1.10%

Based on the BEBR population projections for Flagler County (Medium Projection), the City can generate population projections as a share of the County projections. The population projection indicates that by 2035, the City’s population will more than double to 168,112.

	2015	2020	2025	2030	2035
COUNTY POPULATION PROJECTION	115,600	137,500	158,700	178,900	198,000
CITY POPULATION PROJECTION	92,822	112,831	132,201	150,657	168,112
CITY GROWTH RATE	4.4 %	4.0 %	3.2 %	2.6 %	2.3 %

FIGURE 1.3 – BEBR POPULATION PROJECTIONS TABLE



SECTION 2: RESIDENTIAL DEVELOPMENT

CONSTRUCTION COMPLETED

The Building Division of the Community Development Department issues and tracks Certificates of Occupancy, or “COs” for residential construction projects. COs indicate that a residential construction project has been completed and is ready for occupancy.

During the past year a total of 97 dwelling units were issued a CO, which was about a 5.6% decrease from 2011. There were no COs for housing types other than single-family detached dwelling units.

FIGURE 2.1 – RESIDENTIAL CONSTRUCTION COMPLETED TABLE (2008–2012)

	2008	2009	2010	2011	2012
Single-Family Detached Dwelling Units	225	163	110	103	97
Single-Family Attached Dwelling Units	28	12	2	0	0
Townhome/Condominium Dwelling Units	0	0	7	0	0
Multi-Family Dwelling Units	20	428	190	0	0
Total Dwelling Units	273	603	309	103	97

FIGURE 2.2 – RESIDENTIAL CONSTRUCTION COMPLETED CHART (2008–2012)

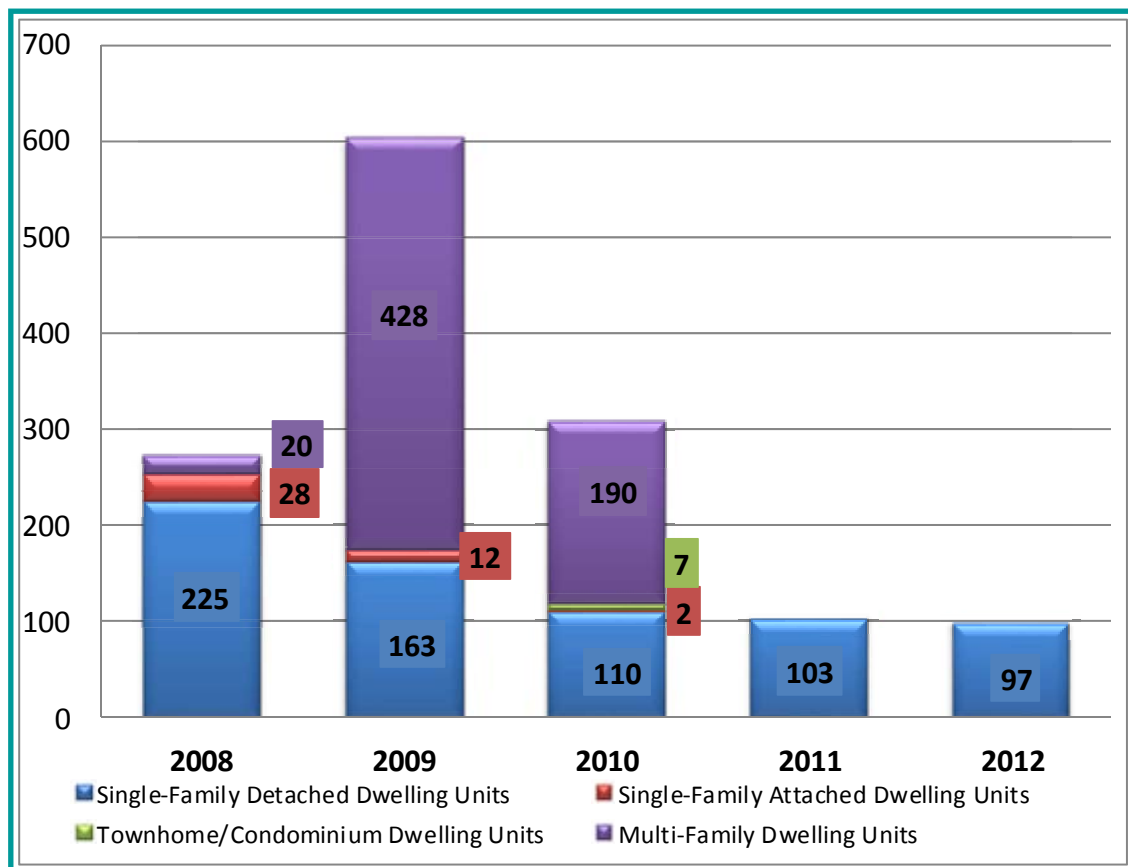
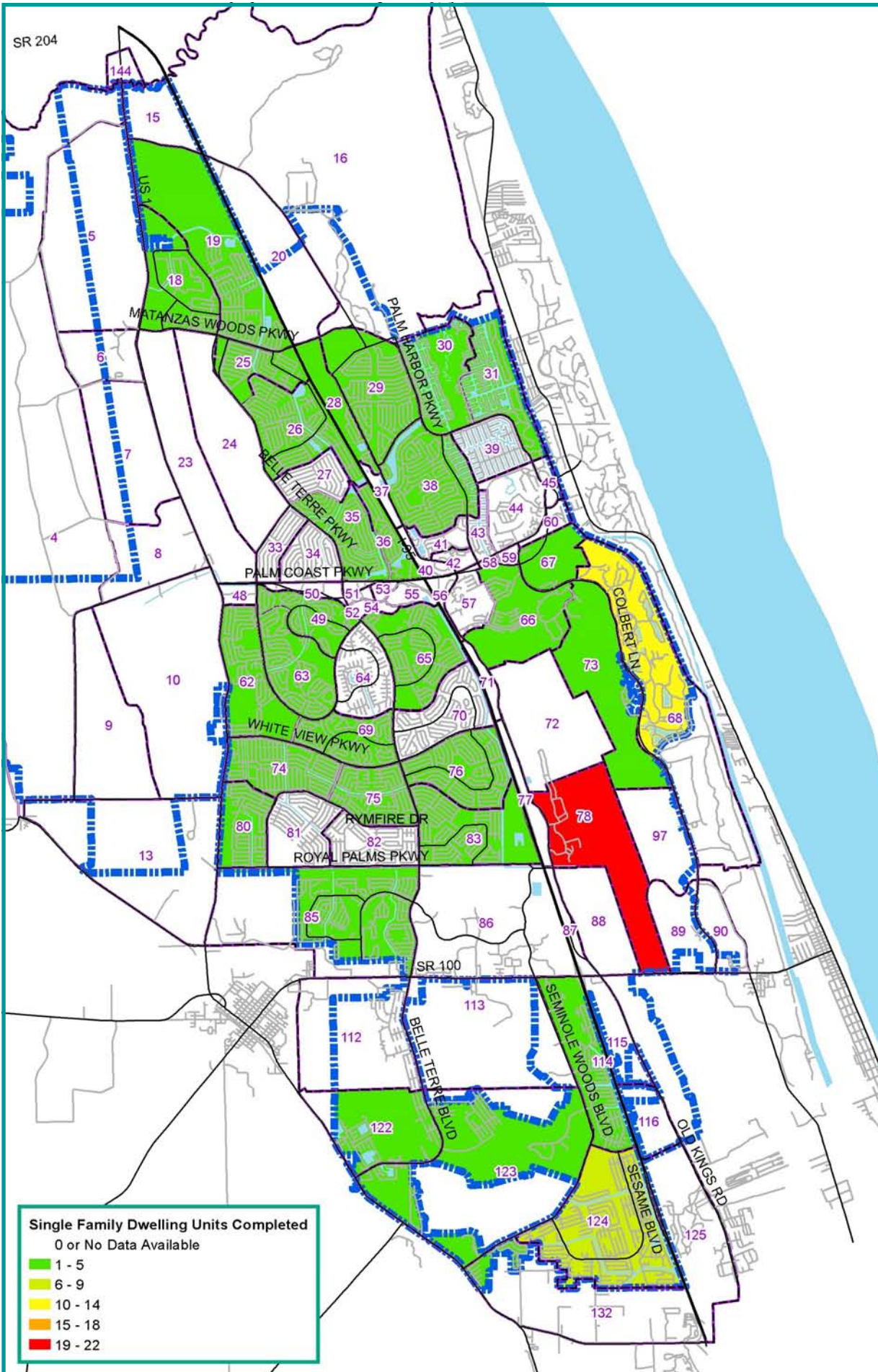


FIGURE 2.3 – RESIDENTIAL CONSTRUCTION COMPLETED MAP (2012)



SECTION 2

BUILDING PERMITS ISSUED

The Building Division of the Community Development Department issues and tracks building permits for residential construction projects. Building permits indicate that a residential construction project is under construction and may be completed in the near future (0-3 years).

During the past year a total of 155 single-family detached dwelling units were issued a building permit, there were no other new residential units issued. Overall, the permits issued is an increase of 96% from 2011.

FIGURE 2.4 – RESIDENTIAL BUILDING PERMITS ISSUED TABLE (2008–2012)

	2008	2009	2010	2011	2012
Single-Family Detached Dwelling Units	158	125	114	79	155
Single-Family Attached Dwelling Units	14	0	0	0	0
Townhome/Condominium Dwelling Units	7	0	0	0	0
Multi-Family Dwelling Units	310	0	106	0	0
Total Dwelling Units	489	125	220	79	155

FIGURE 2.5 – RESIDENTIAL BUILDING PERMITS ISSUED TABLE (2008–2012)

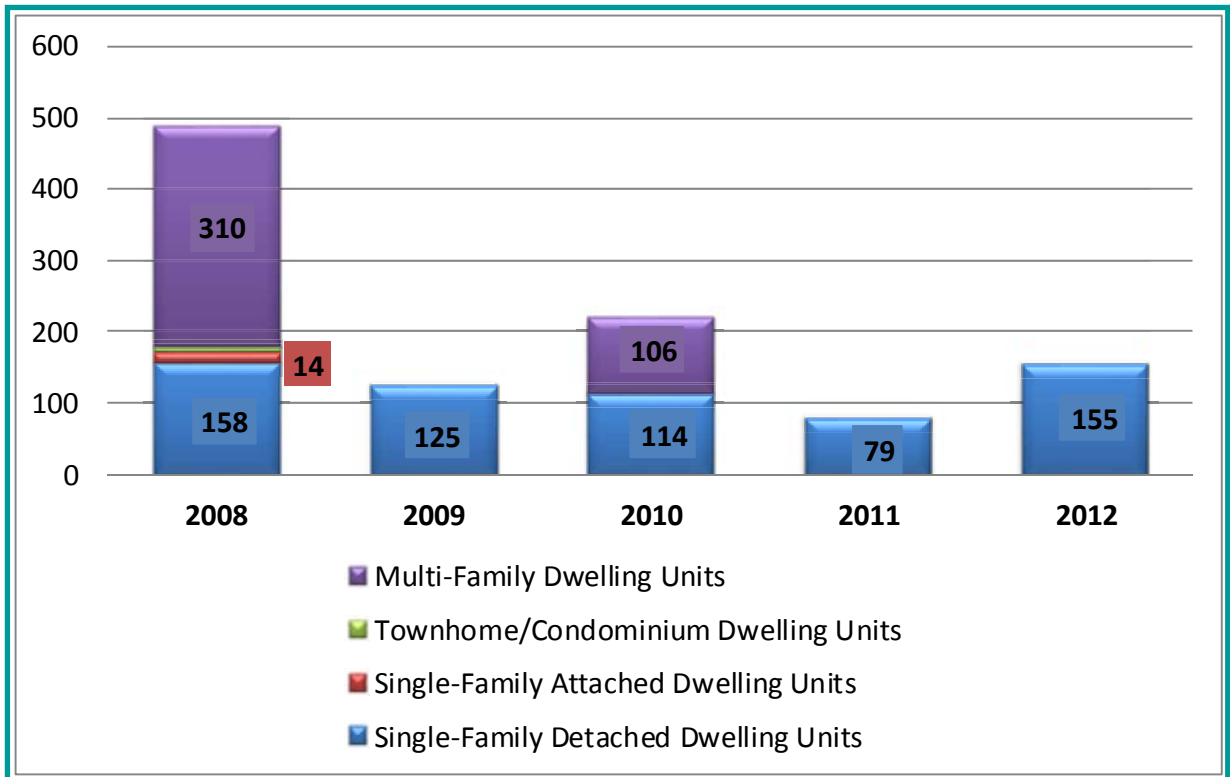
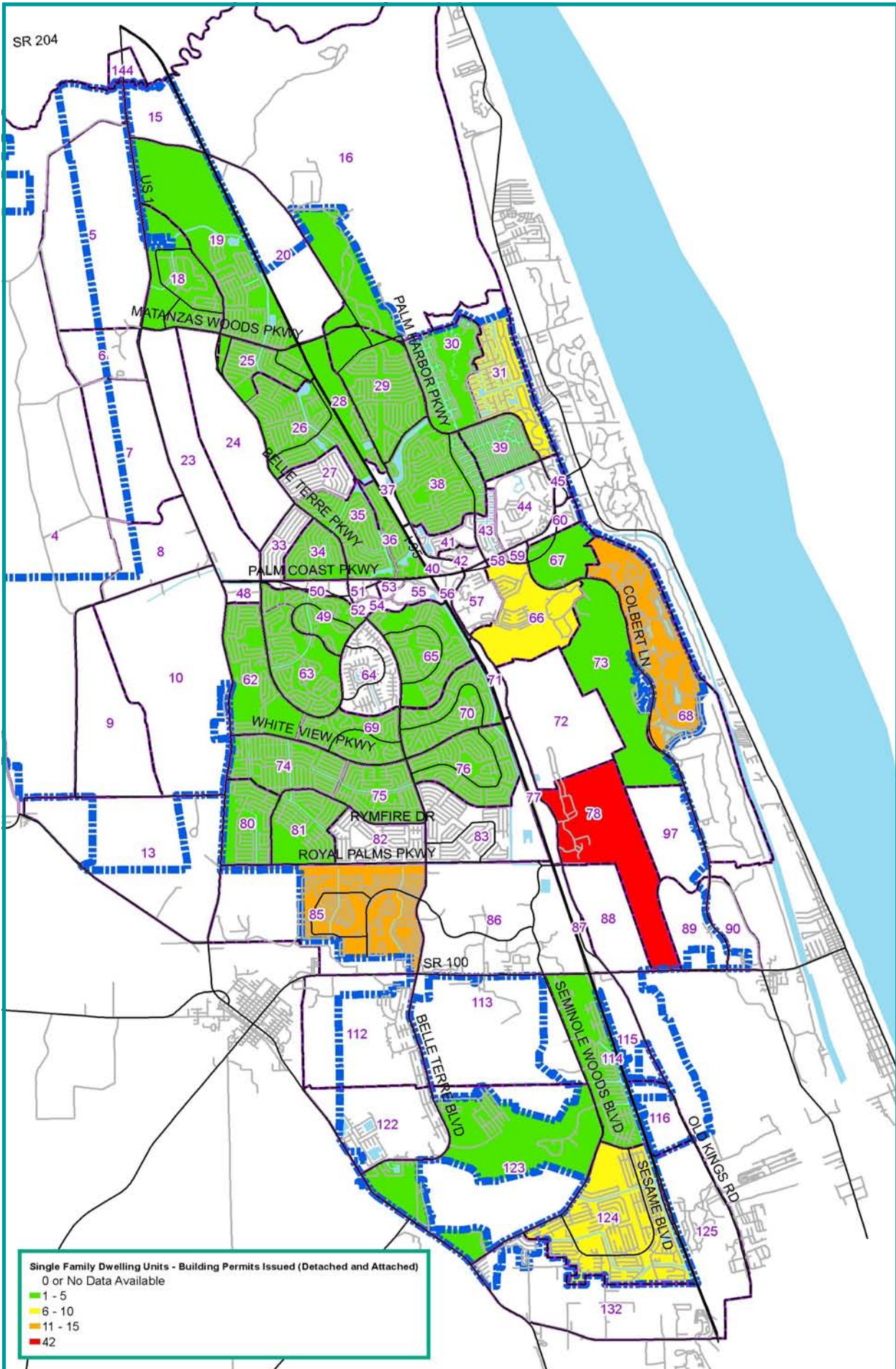


FIGURE 2.6 – RESIDENTIAL BUILDING PERMITS ISSUED MAP (2012)



SECTION 2

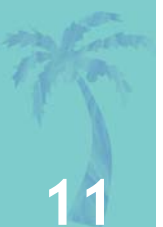
DEVELOPMENT APPROVED

The Planning Division of the Community Development Department issues development orders for residential projects. Development orders allow an applicant to apply for a building permit to construct the residential project and may predict future growth in the short term (1–5 Years), depending on a variety of factors.

In 2012, there were no residential developments approved.

SECTION 2

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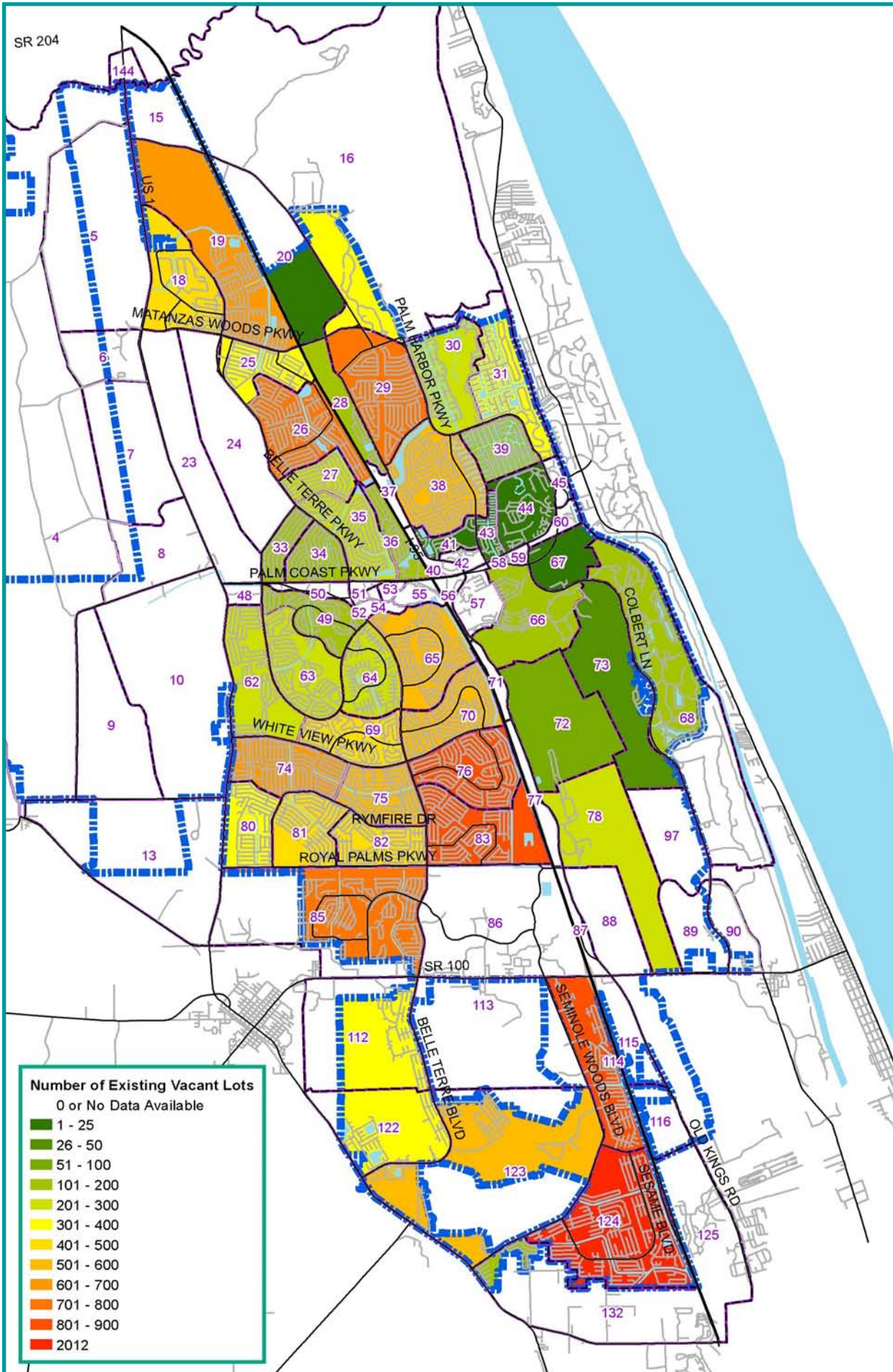
EXISTING VACANT LOTS

The City maintains a database of existing vacant lots for use by its various departments. At the end of 2012, the City contained approximately 17,987 vacant lots, slightly down from 18,076 in 2011. The number of existing vacant lots represents future potential growth in the City over an extended period, possibly up to 20 years.

FIGURE 2.9 – EXISTING VACANT RESIDENTIAL LOTS BY TAZ TABLE (2012)

TAZ	Total Lots	Occupied Lots	Vacant Lots	Percentage Vacant
16	346	11	335	96.82%
18	1,097	636	461	42.02%
19	1,415	748	667	47.14%
20	22	1	21	95.45%
25	865	522	343	39.65%
26	2,043	1,309	734	35.93%
27	778	552	226	29.05%
28	241	111	130	53.94%
29	1,885	1,118	767	40.69%
30	1,037	785	252	24.30%
31	1,102	777	325	29.49%
33	604	438	166	27.48%
34	805	595	210	26.09%
35	1,308	1,040	268	20.49%
36	470	296	174	37.02%
38	2,352	1,844	508	21.60%
39	916	777	139	15.17%
41	285	280	5	1.75%
43	232	209	23	9.91%
44	374	371	3	0.80%
49	859	694	165	19.21%
57	220	220	0	0.00%
62	1,189	898	291	24.47%
63	1,501	1,275	226	15.06%
64	1,184	947	237	20.02%
65	1,709	1,149	560	32.77%
66	583	473	110	18.87%
67	32	28	4	12.50%
68	1,443	1,289	154	10.67%
69	1,298	824	474	36.52%
70	1,554	950	604	38.87%
72	75	0	75	100.00%
73	186	141	45	24.19%
74	1,715	1,090	625	36.44%
75	1,453	899	554	38.13%
76	1,902	1,076	826	43.43%
78	260	52	208	80.00%
80	894	530	364	40.72%
81	1,125	681	444	39.47%
82	1,245	767	478	38.39%
83	1,761	939	822	46.68%
85	2,153	1402	751	34.88%
112	732	419	313	42.76%
114	1,309	489	820	62.64%
122	742	396	346	46.63%
123	1,013	417	596	58.84%
124	3,174	1,191	1,983	62.48%
132	323	168	155	47.99%
TOTAL	49,811	31,824	17,987	36.30%

FIGURE 2.10 – EXISTING VACANT RESIDENTIAL LOTS MAP (2012)



SECTION 2

SECTION 3: NON-RESIDENTIAL DEVELOPMENT

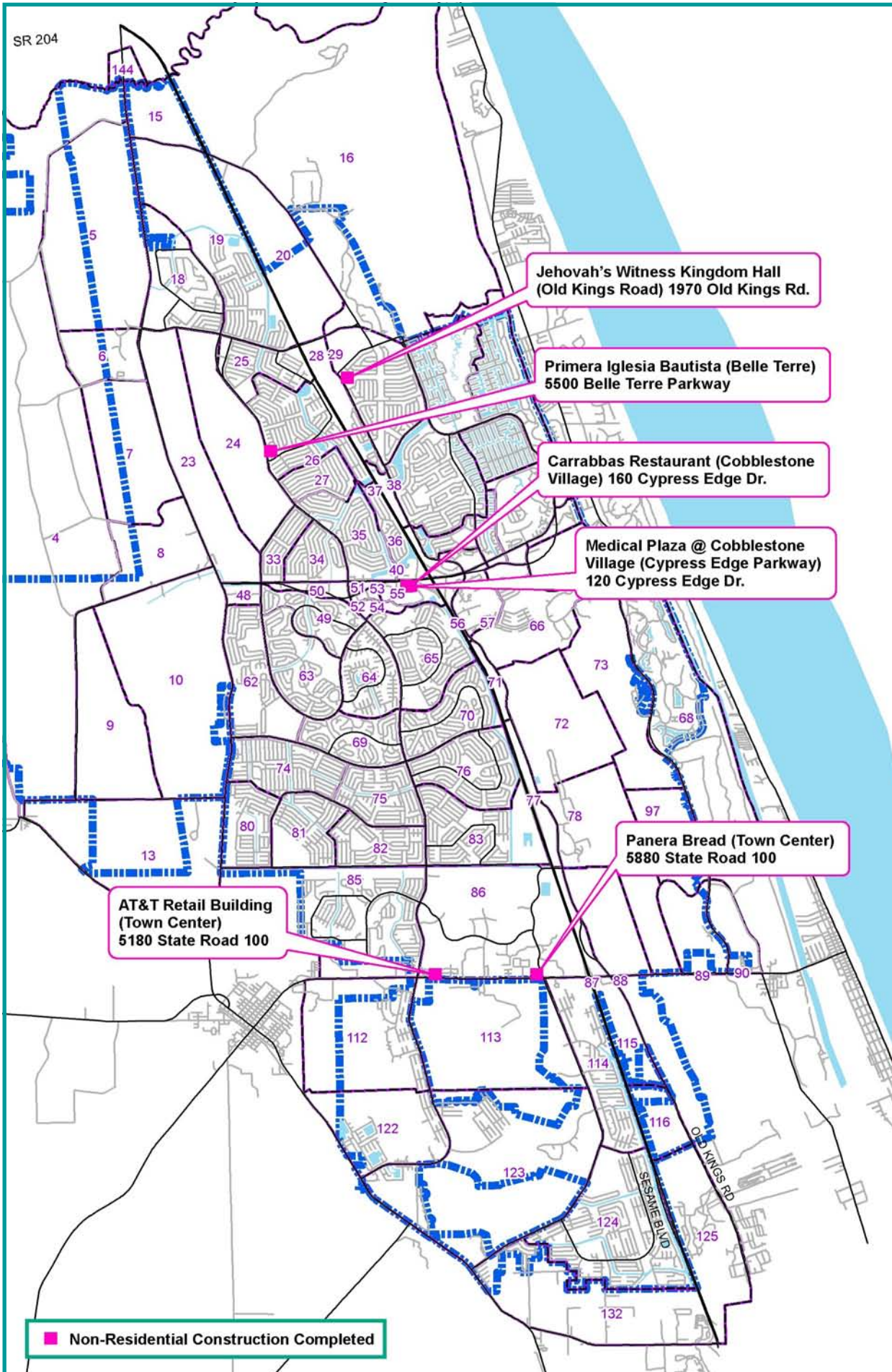
CONSTRUCTION COMPLETED

The Building Division of the Community Development Department issues and tracks Certificates of Occupancy, or “COs” for non-residential construction projects. COs indicate that a non-residential construction project has been completed and is ready for occupancy. During the past year, COs were issued for projects that included a total of 56,222 square feet of non-residential space, down from last year (66,180 square feet in 2011).

FIGURE 3.1 – NON-RESIDENTIAL CONSTRUCTION COMPLETED TABLE (2012)

	TAZ	DESCRIPTION
AT&T RETAIL BUILDING (TOWN CENTER)	86	4,500 square foot retail
CARRABBAS RESTAURANT (COBBLESTONE VILLAGE)	55	5,794 square foot restaurant
JEHOVAH’S WITNESS KINGDOM HALL (OLD KINGS ROAD)	29	4,608 square foot meeting hall addition
MEDICAL PLAZA @ COBBLESTONE VILLAGE (CYPRESS EDGE PARKWAY)	55	34,000 square foot medical office building
PANERA BREAD (TOWN CENTER)	86	4,111 square foot restaurant & drive-thru
PRIMERA IGLESIA BAUTISTA (BELLE TERRE)	25	3,209 square foot addition
SUMMARY OF NON-RESIDENTIAL CONSTRUCTION COMPLETED IN 2012		56,222 Square Feet of Non-Residential

FIGURE 3.2 – NON-RESIDENTIAL CONSTRUCTION COMPLETED (2012)



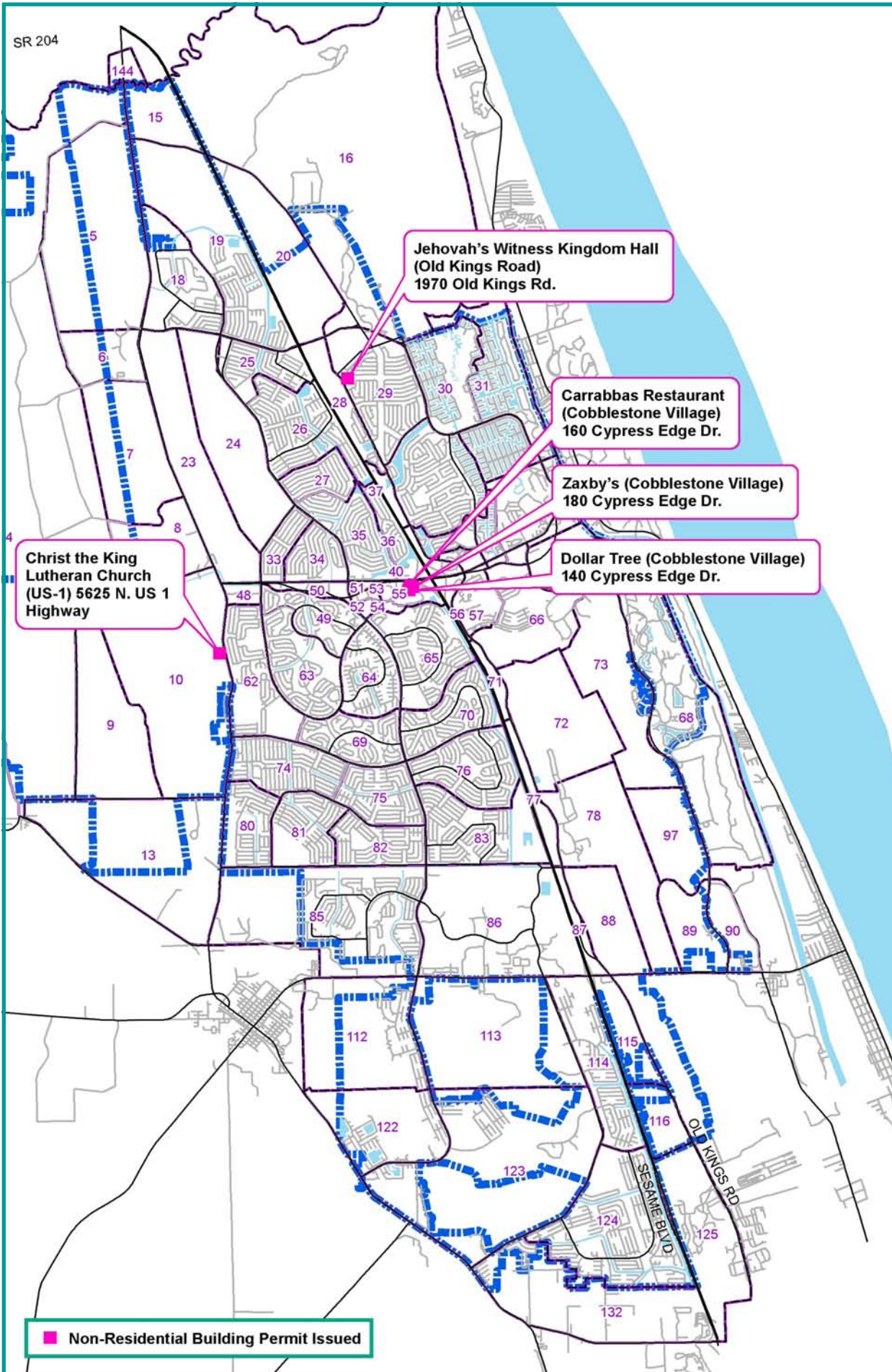
BUILDING PERMITS ISSUED

The Building Division of the Community Development Department issues and tracks building permits for non-residential construction projects. Building permits indicate that a non-residential construction project is under construction and may be completed in the near future (0-3 years). During the past year, building permits were issued for projects that included a total of 26,344 square feet of non-residential space.

FIGURE 3.3 – NON-RESIDENTIAL BUILDING PERMITS ISSUED TABLE (2012)

	TAZ	DESCRIPTION
CARRABBAS (COBBLESTONE VILLAGE)	55	6,930 square foot restaurant
CHRIST THE KING LUTHERAN CHURCH (US1)	10	864 square foot school addition
DOLLAR TREE (COBBLESTONE VILLAGE)	55	9,981 square foot retail
JEHOVAH'S WITNESS KINGDOM HALL (OLD KINGS ROAD)	29	4,608 square foot meeting hall addition
ZAXBY'S (COBBLESTONE VILLAGE)	55	3,961 square foot restaurant with drive-thru
SUMMARY OF NON-RESIDENTIAL BUILDING PERMITS ISSUED IN 2012		26,344 Square Feet of Non-Residential

FIGURE 3.4 – NON-RESIDENTIAL BUILDING PERMITS ISSUED MAP (2012)



SECTION 3

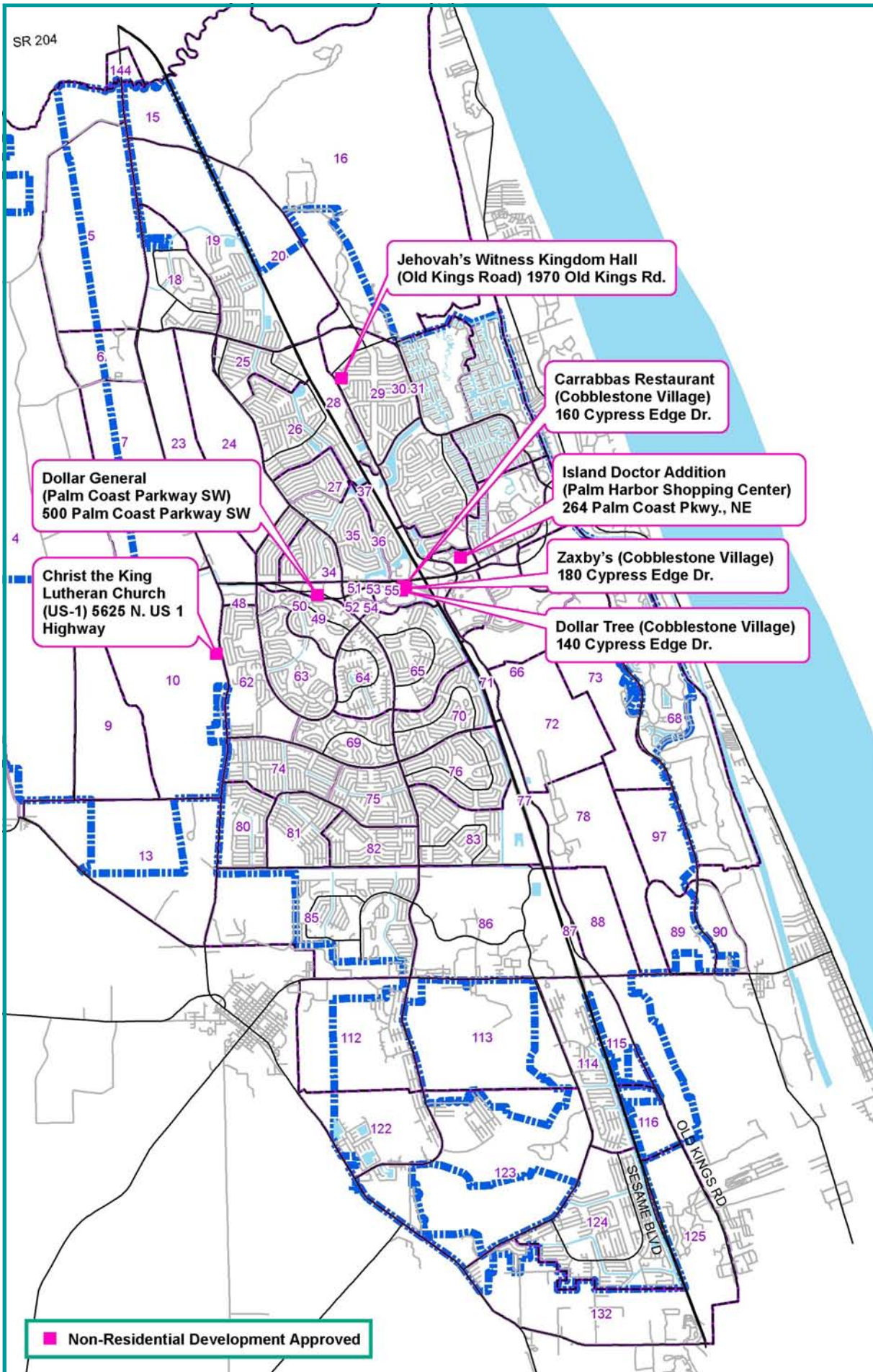
DEVELOPMENT APPROVED

The Planning Division of the Community Development Department issues development orders for non-residential projects. Development orders for non-residential projects allow an applicant to apply for a building permit to construct the residential project and may predict future growth in the short term (1–5 years), depending on a variety of factors. In 2012, development orders approved totaled 39,322 square feet of non-residential uses.

FIGURE 3.5 – NON-RESIDENTIAL DEVELOPMENT APPROVED TABLE (2012)

	TAZ	DESCRIPTION
CARRABBAS (COBBLESTONE VILLAGE)	55	6,930 square foot restaurant
CHRIST THE KING LUTHERAN CHURCH (UST)	10	864 square foot school addition
DOLLAR GENERAL (PALM COAST PARKWAY SE)	50	12,480 square foot retail
DOLLAR TREE (COBBLESTONE VILLAGE)	55	9,981 square foot retail
ISLAND DOCTOR ADDITION (PALM HARBOR SHOPPING CENTER)	42	498 square foot office addition
JEHOVAH'S WITNESS KINGDOM HALL (OLD KINGS ROAD)	29	4,608 square foot meeting hall addition
ZAXBY'S (COBBLESTONE VILLAGE)	55	3,961 square foot restaurant with drive-thru
SUMMARY OF NON-RESIDENTIAL DEVELOPMENT APPROVED IN 2012		39,322 Square Feet of Non-Residential

FIGURE 3.6 – NON-RESIDENTIAL DEVELOPMENT APPROVED MAP (2012)

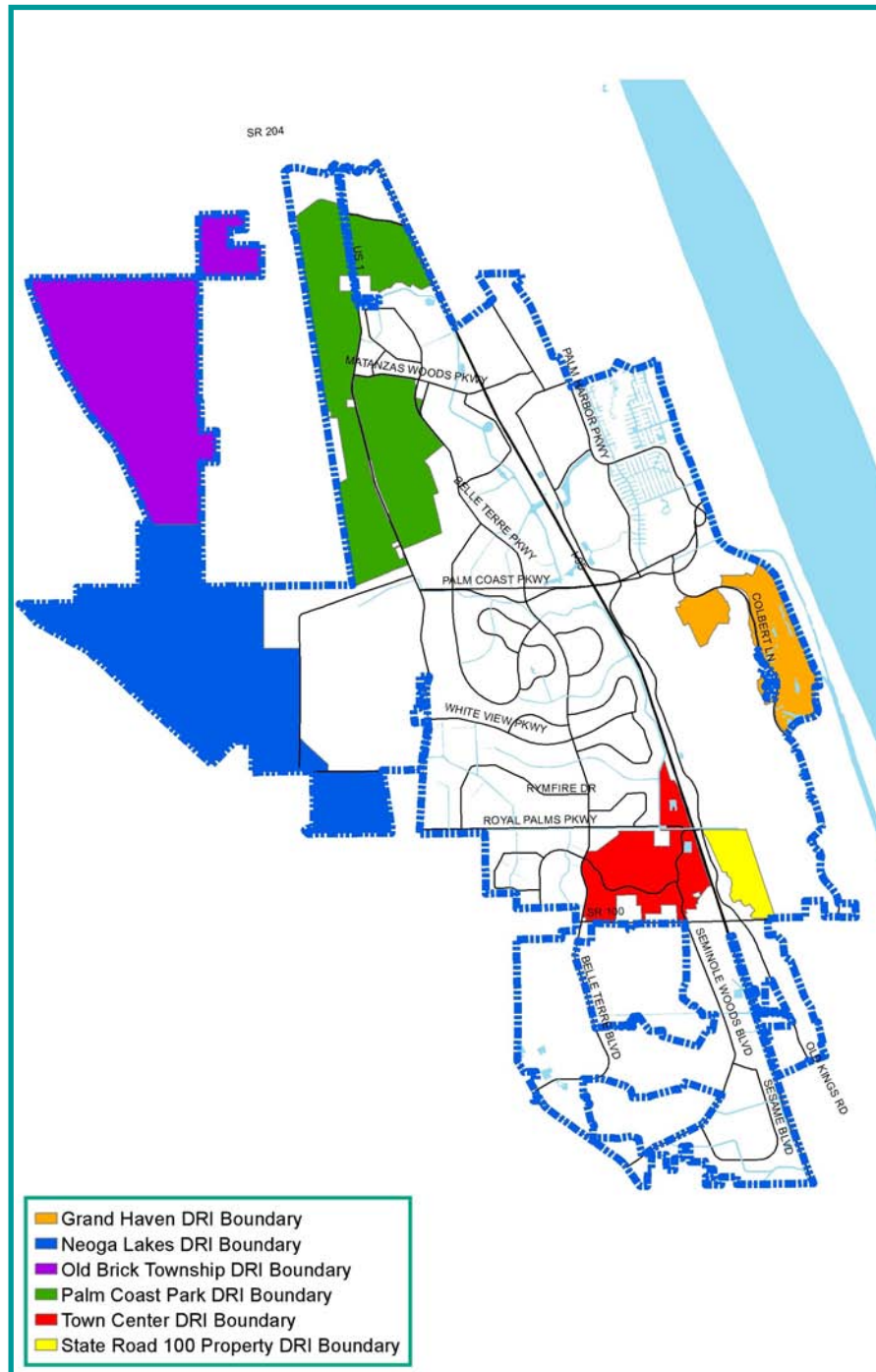


SECTION 3

SECTION 4: STATUS OF MAJOR DEVELOPMENTS

Six (6) major developments, or Developments of Regional Impact (DRI), are approved within the City and will contribute to the overall growth of the City over the long term (up to 25 years). The Grand Haven DRI is substantially complete, with the exception of the remaining non-residential component. The other five (5) major approved developments could contribute 20,511 dwelling units and 10,626,000 square feet of non-residential space over the next 25 years. A location map of these major developments is below and the pages following provide a detailed status of the approved major developments.

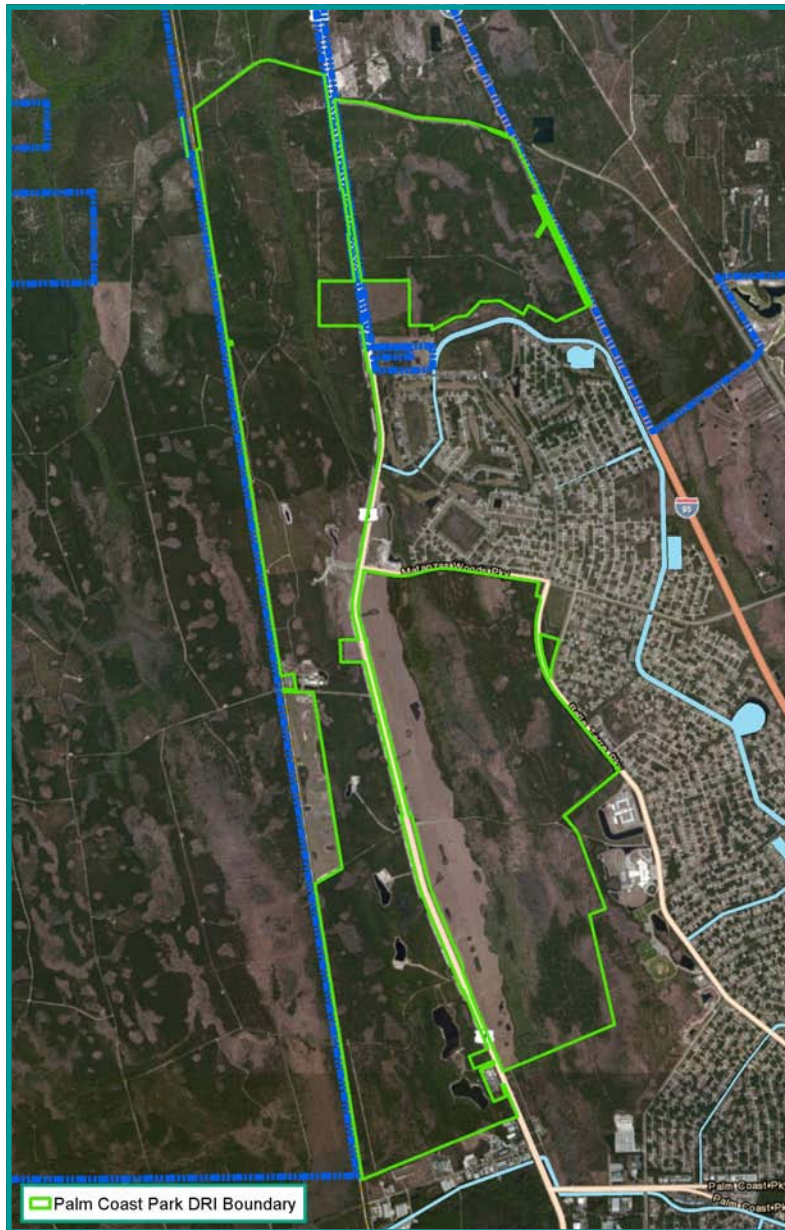
FIGURE 4.1 – MAJOR DEVELOPMENT LOCATION MAP



PALM COAST PARK DRI

The Palm Coast Park DRI was approved on December 7, 2004 and the development plan includes 3,600 dwelling units and 2,480,000 square feet of non-residential space over three phases over 16 years through 2020.

FIGURE 4.2 – PALM COAST PARK DRI MAP AND TABLE

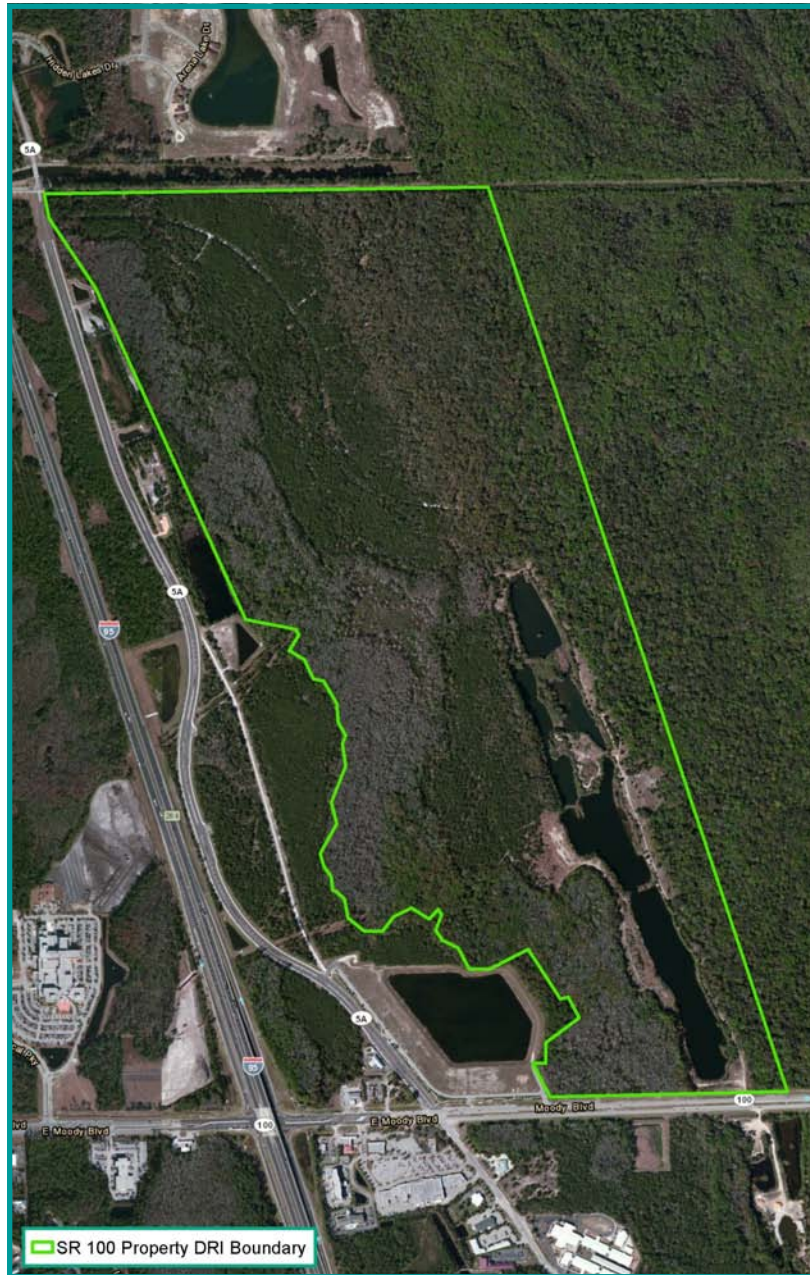


	ENTITLEMENT	DEVELOPMENT APPROVAL	BUILDING PERMITS ISSUED	CONSTRUCTION COMPLETED
RESIDENTIAL	3,600 du	-	-	-
OFFICE	800,000 sf	-	-	-
RETAIL COMMERCIAL	1,500,000 sf	-	-	-
INDUSTRIAL	80,000 sf	-	-	-
INSTITUTIONAL	100,000 sf	-	-	-

STATE ROAD 100 PROPERTY DRI

The State Road 100 Property DRI was approved on September 15, 2006 and the development plan includes 2,411 dwelling units, 80,000 square feet of non-residential space, and 150 hotel rooms over two phases over 9 years through 2015. No major projects have received development approval within the State Road 100 Property DRI through to the end of 2012.

FIGURE 4.3 – STATE ROAD 100 PROPERTY DRI MAP AND TABLE

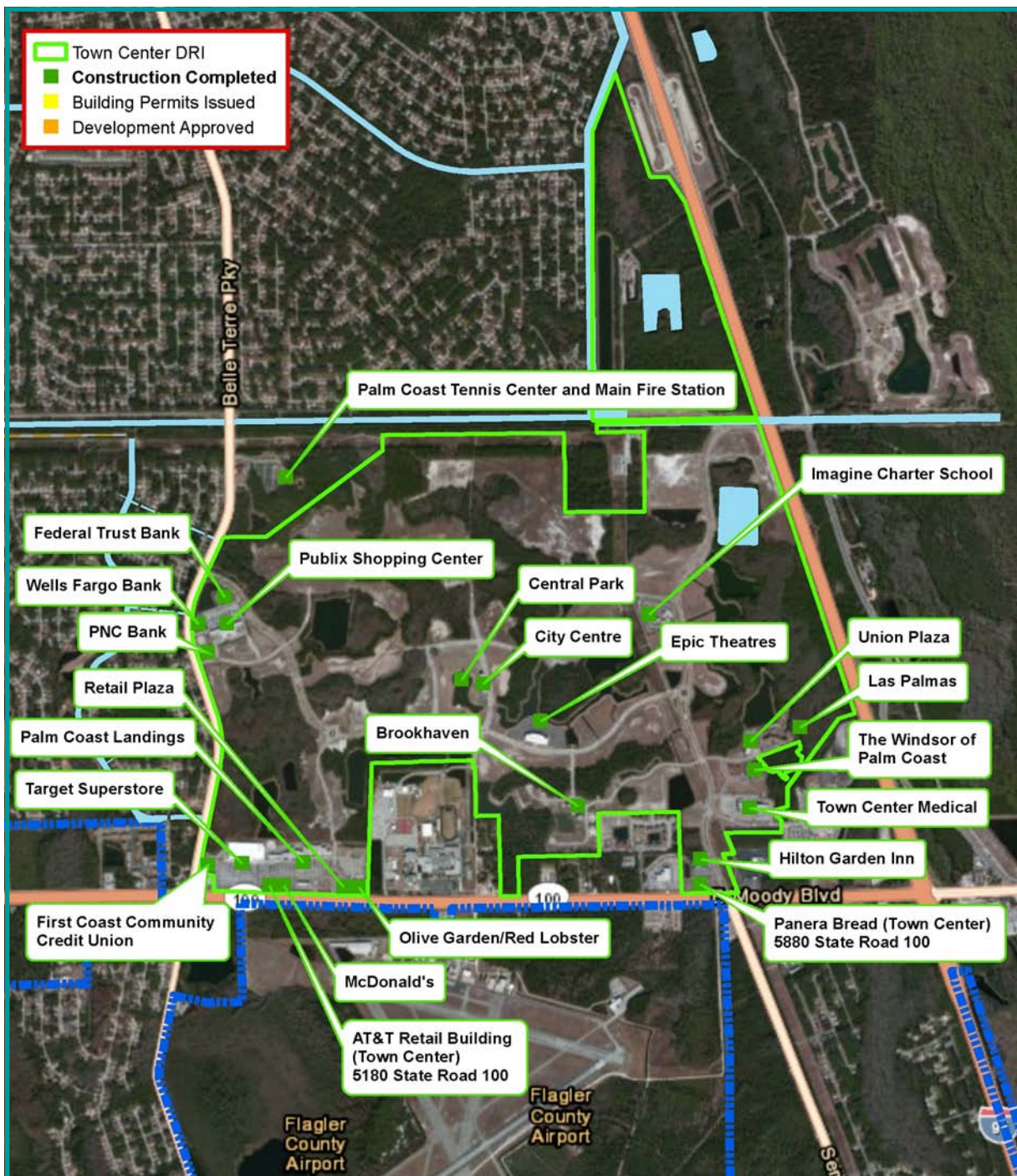


	DRI ENTITLEMENT	DEVELOPMENT APPROVAL	BUILDING PERMITS ISSUED	CONSTRUCTION COMPLETED
RESIDENTIAL (SF)	773 du	-	-	-
RESIDENTIAL (MF)	1,638 du	-	-	-
GENERAL RETAIL	50,000 sf	-	-	-
GENERAL OFFICE	30,000 sf	-	-	-
HOTEL	150 rooms	-	-	-

TOWN CENTER DRI

The Town Center DRI was approved on July 11, 2003 and the development plan includes 2,500 dwelling units, 4,425,000 square feet of non-residential space, over 3 phases over 17 years through 2020.

FIGURE 4.4 – TOWN CENTER DRI MAP AND TABLE

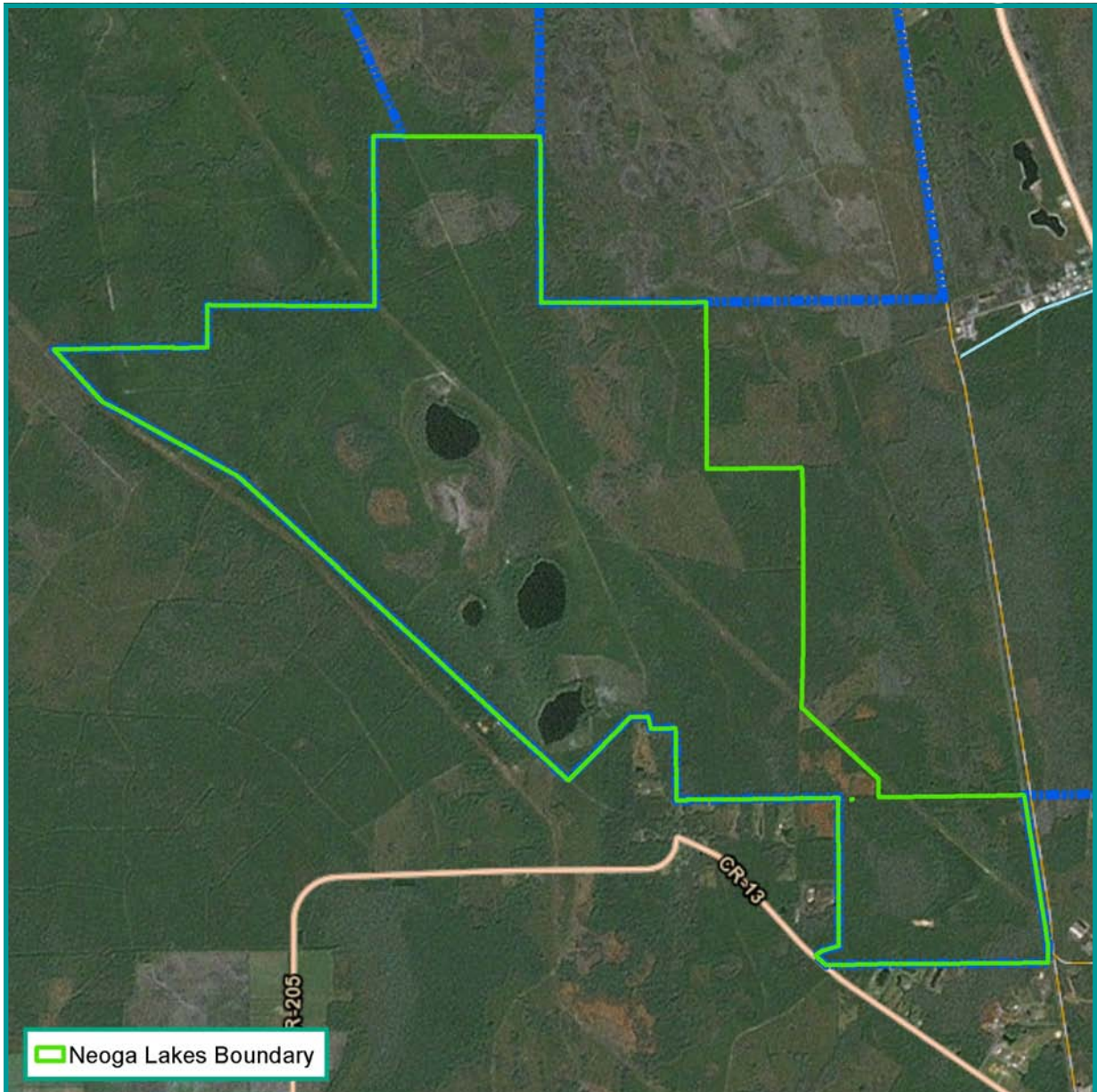


	DRI ENTITLEMENT	DEVELOPMENT APPROVAL	BUILDING PERMITS ISSUED	CONSTRUCTION COMPLETED
RESIDENTIAL	2,500 du	156 du	156 du	156 du
RETAIL/COMM/OFFICE	4,800,000 sf	679,622 sf	679,622 sf	679,622 sf
MOVIE THEATER	2,400 seats	2,224 seats	2,224 seats	2,224 seats
LODGING	480 rooms	121 rooms	121 rooms	121 rooms
NURSING HOME	240 beds	84 beds	84 beds	84 beds

NEOGA LAKES DRI

The Neoga Lakes DRI became effective after the settlement of the Department of Community Affairs' appeal on July 27, 2011. The development plan includes 7,000 dwelling units, 2,491,000 square feet of non-residential space (including sites for a school and a wastewater treatment plant), recreation areas, open space and conservation areas. The project has three phases through November 2030.

FIGURE 4.5 – NEOGA LAKES DRI MAP AND TABLE

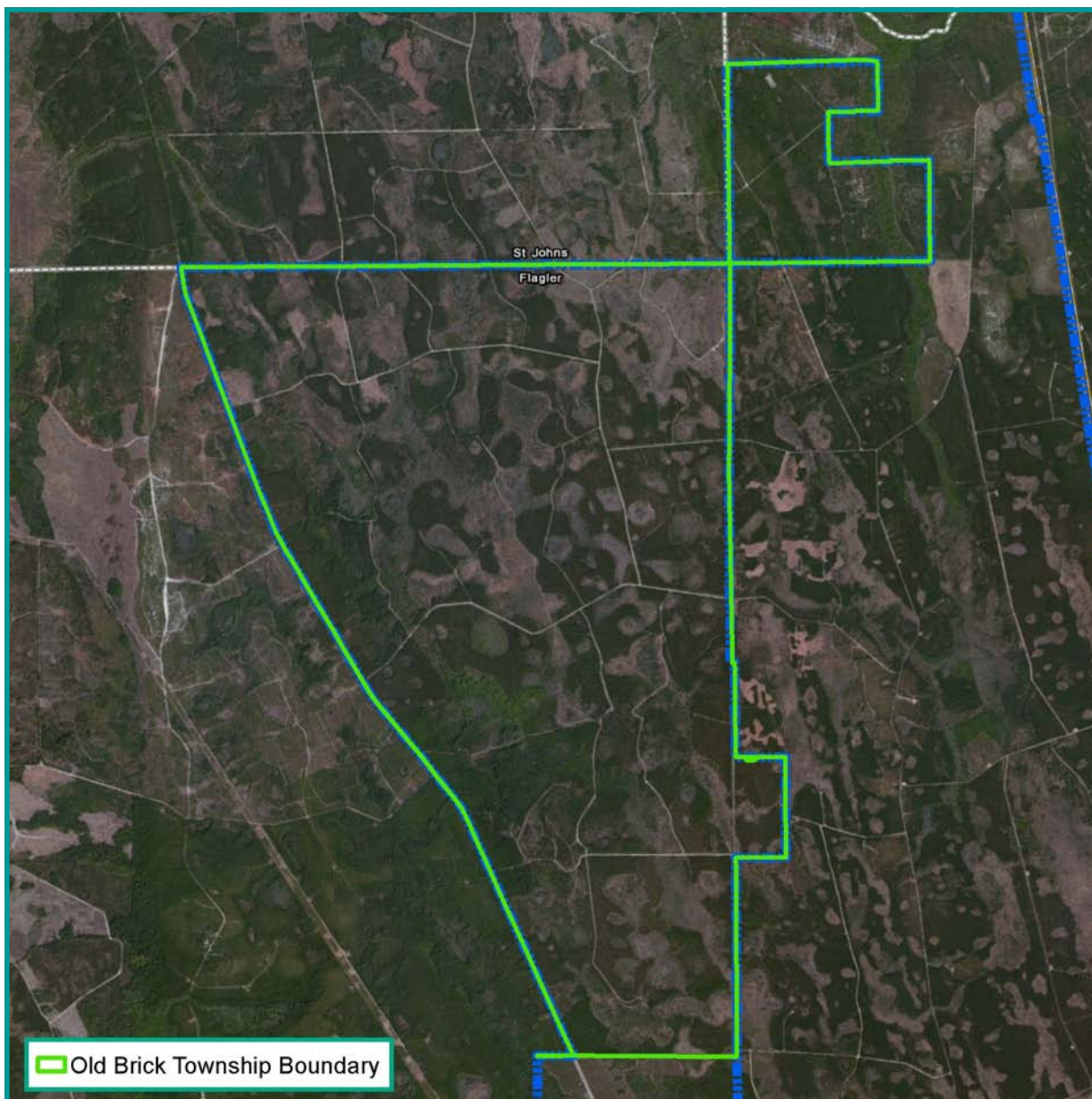


	DRI ENTITLEMENT	DEVELOPMENT APPROVAL	BUILDING PERMITS ISSUED	CONSTRUCTION COMPLETED
RESIDENTIAL	7,000 du	-	-	-
RETAIL USES	354,000 sf	-	-	-
OFFICE USES	45,000 sf	-	-	-
CIVIC USES	222,000 sf	-	-	-
EMPLOYMENT CENTER	1,870,000 sf	-	-	-

OLD BRICK TOWNSHIP DRI

The Old Brick Township DRI became effective after the settlement of the Department of Community Affairs’ appeal on July 27, 2011. The development plan includes 5,000 dwelling units, 1,150,000 square feet of non-residential space, a school site, recreational amenities, and conservation areas. The project has three phases through August 2031.

FIGURE 4.6 – OLD BRICK TOWNSHIP DRI MAP AND TABLE



	DRI ENTITLEMENT	DEVELOPMENT APPROVAL	BUILDING PERMITS ISSUED	CONSTRUCTION COMPLETED
RESIDENTIAL	5,000 du	-	-	
COMMERCIAL	100,000 sf	-	-	-
OFFICE	50,000 sf	-	-	-
INDUSTRIAL	1,000,000 sf	-	-	-



SECTION 5: ADDITIONAL INFORMATION FOR THE SCHOOL DISTRICT

The *Interlocal Agreement for Public School Facility Planning* requires that the City provide information to the School District annually regarding Future Land Use Map amendments, conversion of residential units, and development approvals with school sites, in addition to the information regarding residential growth already contained in this report.

FUTURE LAND USE MAP AMENDMENTS

The City approved a Future Land Use Map Amendment for the Grand Haven North (Grand Livings) MPD in 2012. The project is proposed to have 217 age restricted residential units and 25,000 sq. ft. of retail.

CONVERSION OF RESIDENTIAL UNITS

The City did not review any conversions or redevelopment of residential units in 2012.

DEVELOPMENT APPROVALS WITH SCHOOL SITES

PALM COAST PARK DRI SCHOOL SITE

The Palm Coast Park Development of Regional Impact (DRI) includes a 25-acre school site.

JX STATE ROAD 100 DRI SCHOOL SITE

The JX State Road 100 DRI includes a 10-acre pad ready school site co-located with a City park site.

OLD BRICK TOWNSHIP DRI SCHOOL SITE

The Old Brick Township DRI includes up to 40-acre pad ready school site co-located with a City park site. The school site is generally identified as part of the proportionate share mitigation agreement between the developer, the City, and the School District.

NEOGA LAKES DRI SCHOOL SITE

The Neoga Lakes DRI includes a 115-acre school site co-located with a City park site. The school site is generally identified as part of the DRI- Development Order.





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