



## 2014 ANNUAL REPORT



### GROWTH AND DEVELOPMENT TRENDS IN THE CITY OF PALM COAST

COMMUNITY DEVELOPMENT DEPARTMENT



2014 ANNUAL REPORT

# TABLE OF CONTENTS

## SECTION 1: OVERVIEW

Introduction .....4  
 General Demographics .....4  
 Population Estimates / Projections .....5

## SECTION 2: RESIDENTIAL DEVELOPMENT

Construction Completed .....6  
 Building Permits Issued .....8  
 Development Approved ..... 10  
 Existing Vacant Lots ..... 12

## SECTION 3: NON-RESIDENTIAL DEVELOPMENT

Construction Completed ..... 14  
 Building Permits Issued ..... 16  
 Development Approved ..... 18

## SECTION 4: STATUS OF MAJOR DEVELOPMENTS

Palm Coast Park DRI ..... 21  
 SR 100 / JX Properties, Inc. DRI ..... 22  
 Town Center DRI ..... 23  
 Neoga Lakes DRI..... 24  
 Old Brick Township DRI ..... 25

## SECTION 5: ADDITIONAL INFORMATION FOR THE SCHOOL DISTRICT

Future Land Use Map Amendments..... 26  
 Conversion of Residential Units..... 26  
 Development Approvals with School Sites..... 26

# LIST OF FIGURES

- 1.1 General Demographics Table ..... 4
- 1.2 U.S. Census Bureau Population Estimates and Growth Rates Table ..... 5
- 1.3 BEBR Population Projections Table..... 5
- 1.4 Population Estimates/Projections Chart..... 5
- 2.1 Residential Construction Completed Table (2010-2014) ..... 6
- 2.2 Residential Construction Completed Chart (2010-2014) ..... 6
- 2.3 Residential Construction Completed Map (2014) ..... 7
- 2.4 Residential Building Permits Issued Table (2010-2014)..... 8
- 2.5 Residential Building Permits Issued Chart (2010-2014)..... 8
- 2.6 Residential Building Permits Issued Map (2014) ..... 9
- 2.7 Residential Development Approved Table (2014) ..... 10
- 2.8 Residential Development Approved Map (2014) ..... 11
- 2.9 Existing Vacant Residential Lots by TAZ Table (2014) ..... 12
- 2.10 Existing Vacant Residential Lots Map (2014) ..... 13
- 3.1 Non-Residential Construction Completed Table (2014) ..... 14
- 3.2 Non-Residential Construction Completed Map (2014) ..... 15
- 3.3 Non-Residential Building Permits Issued Table (2014)..... 16
- 3.4 Non-Residential Building Permits Issued Map (2014)..... 17
- 3.5 Non-Residential Development Approved Table (2014) ..... 18
- 3.6 Non-Residential Development Approved Map (2014) ..... 19
- 4.1 Major Development Location Map ..... 20
- 4.2 Palm Coast Park DRI Map and Table..... 21
- 4.3 State Road 100 Property DRI Map and Table ..... 22
- 4.4 Town Center DRI Map and Table ..... 23
- 4.5 Neoga Lakes DRI Map and Table ..... 24
- 4.6 Old Brick Township DRI Map and Table ..... 25

# 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 demographics from the 5-year American Community Survey (ACS) (2009-2013) is provided below. A comparison between the 2000 Census and the latest 5-year ACS shows that 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 46.1. 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 2000 Bicentennial Census	City of Palm Coast 5-Year American Community Survey (2009-2013)	National 5-Year American Community Survey (2009-2013)
% of Population Under 18 Years	18.50%	20.5%	23.7%
% of Population 65 Years and over	30.20%	24.5%	13.4%
Median Age	51.2	46.1	37.3
Average Household Size	2.38	2.79	2.58
Median Household Income	\$41,570	\$47,099	\$53,046
Per Capita Income	\$21,490	\$22,651	\$28,155
Families Below Poverty Level	5.60%	11.20%	11.30%
Household Units	14,929	27,335	115,610,216
Tenure of All Occupied Housing Units (Owner Occupied)	85.9%	79.6%	64.9%

## POPULATION ESTIMATES / PROJECTIONS

The Bureau of Economic Business Research (BEBR) provides population estimates of the City’s population every April 1<sup>st</sup>. Based on these estimates, the City’s population grew by about 4% between 2010 and 2014.

FIGURE 1.2 — BUREAU OF ECONOMIC BUSINESS RESEARCH POPULATION ESTIMATES AND GROWTH RATES TABLE

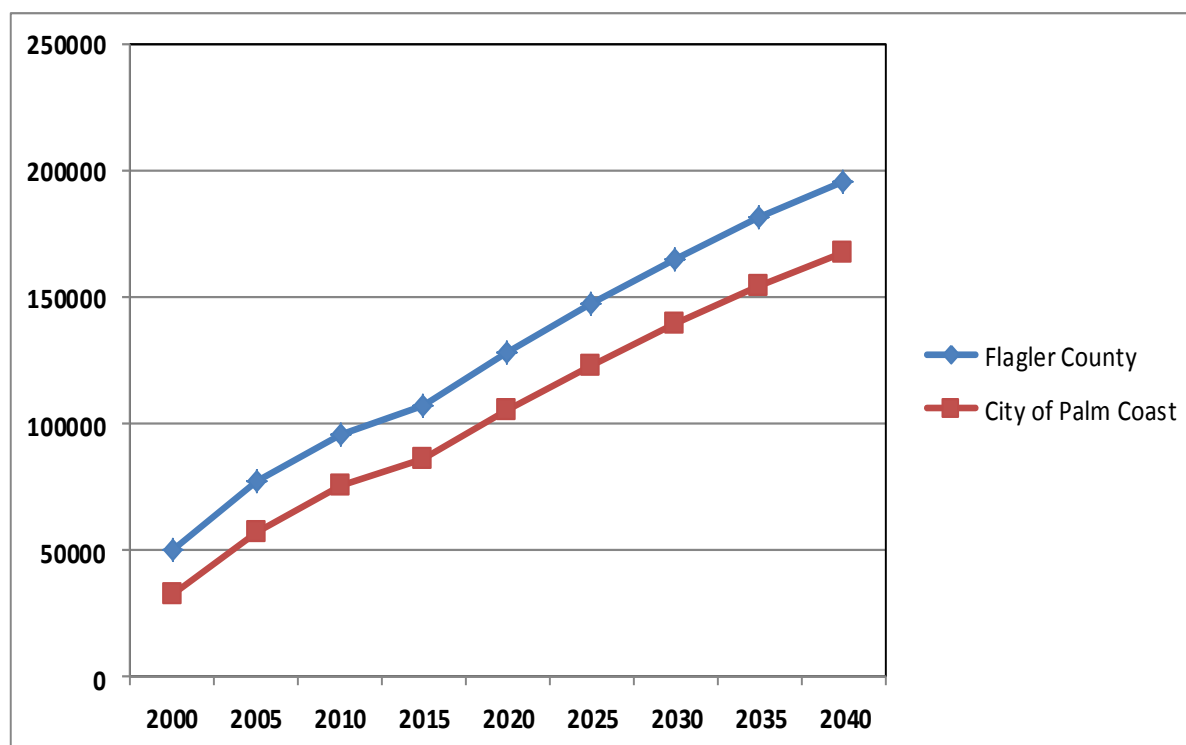
	2010	2011	2012	2013	2014
Population	75,180	75,617	76,450	77,068	78,046
Growth Rate	1.72%	0.58%	1.10%	0.81%	1.27%

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 154,593.

FIGURE 1.3 — BEBR POPULATION PROJECTIONS TABLE

	2015	2020	2025	2030	2035	2040
County Population Projection	107,400	128,000	147,300	165,200	181,500	195,700
City Population Projection	86,012	105,078	122,940	139,507	154,593	167,735
City Growth Rate	---	22.17%	17.00%	13.48%	10.81%	8.50%

FIGURE 1.4 — POPULATION ESTIMATES/PROJECTIONS CHART



## 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 418 dwelling units were issued a CO, which is about a 116% increase from 2013. A variety of housing types were completed in the City, however, single-family detached dwelling units continues to be the predominant housing type being completed in the City (approximately 76.5% of all COs in 2014).

FIGURE 2.1 – RESIDENTIAL CONSTRUCTION COMPLETED TABLE (2010–2014)

	2010	2011	2012	2013	2014
Single-Family Detached Dwelling Units	110	103	97	193	320
Single-Family Attached Dwelling Units (Townhome/Duplex)	2	0	0	0	2
Multi-Family Dwelling Units	190	0	0	0	96
<b>Total Dwelling Units</b>	<b>302</b>	<b>103</b>	<b>97</b>	<b>193</b>	<b>418</b>

FIGURE 2.2 – RESIDENTIAL CONSTRUCTION COMPLETED CHART (2010–2014)

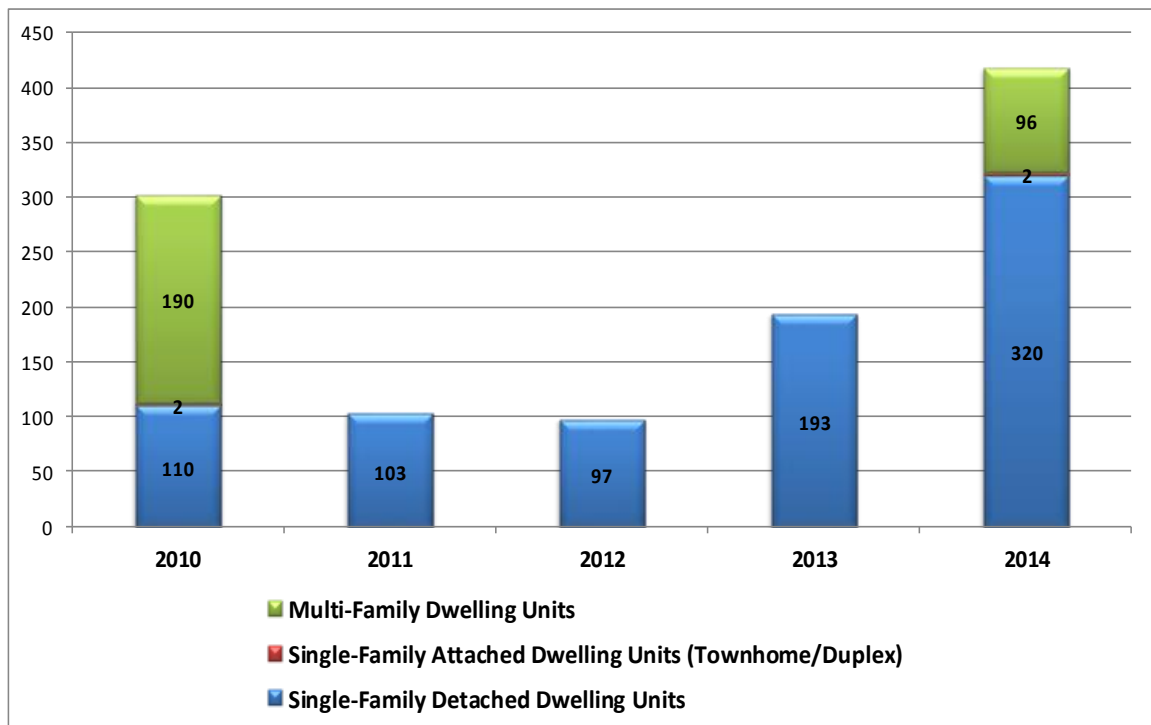
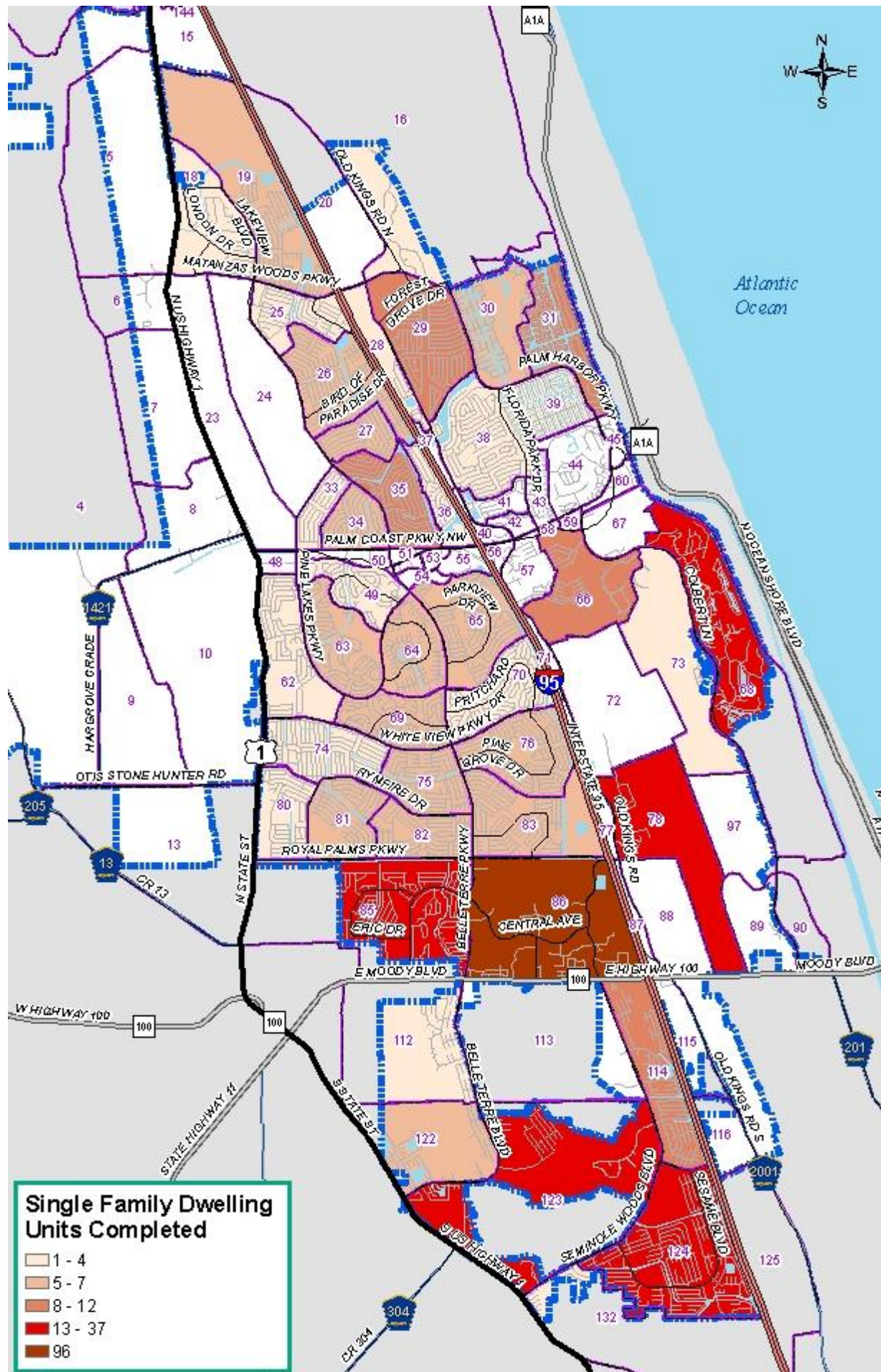




FIGURE 2.3 – RESIDENTIAL CONSTRUCTION COMPLETED MAP (2014)



# 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 339 single-family detached dwelling units were issued a building permit, along with 12 single-family attached units, and 61 multi-family dwelling units. Overall, the number of permits issued increased by 10% from 2013.

FIGURE 2.4 – RESIDENTIAL BUILDING PERMITS ISSUED TABLE (2010–2014)

	2010	2011	2012	2013	2014
Single-Family Detached Dwelling Units	114	79	155	263	339
Single-Family Attached Dwelling Units (Townhomes/Duplex)	0	0	0	2	12
Multi-Family Dwelling Units	106	0	0	116	61
<b>Total Dwelling Units</b>	<b>220</b>	<b>79</b>	<b>155</b>	<b>381</b>	<b>412</b>

FIGURE 2.5 – RESIDENTIAL BUILDING PERMITS ISSUED TABLE (2010–2014)

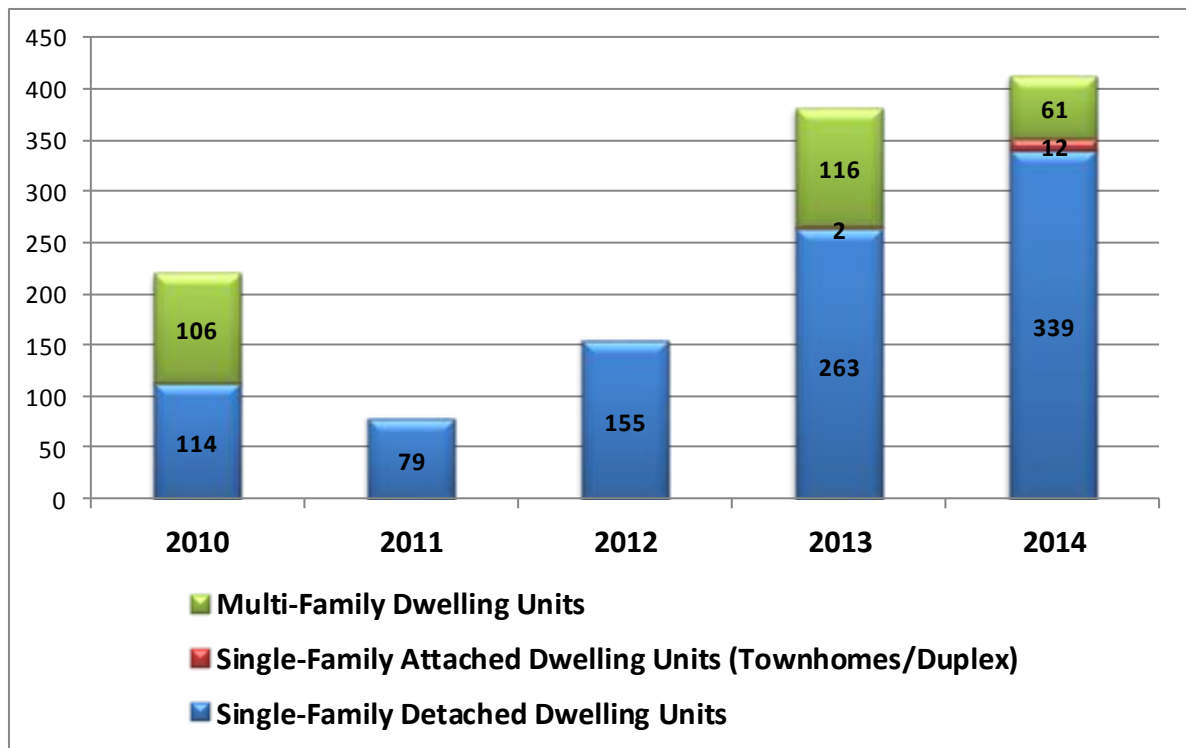
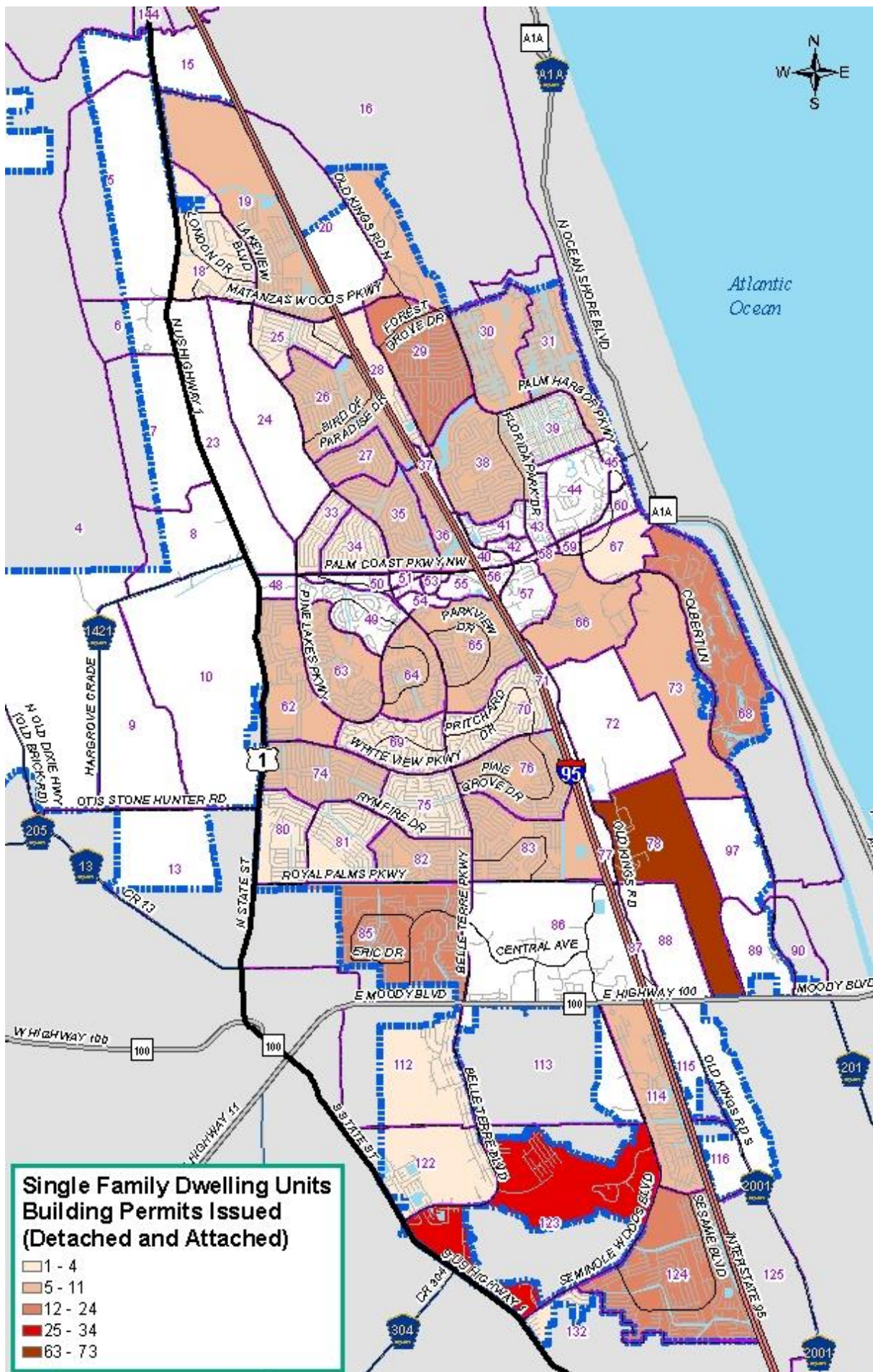




FIGURE 2.6 – RESIDENTIAL BUILDING PERMITS ISSUED MAP (2014)



## 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 2014, the following Plat and Development Orders were Approved.

**Residential Plat and Development Orders Approved**

	TAZ	Description
Palm Coast Landings Apartments @ Town Center	86	73 unit multi-family building (8 Bldgs.)
Country Club Harbor Plat	44	54 Single-Family Lots
Hidden Lakes Plat	78	101 Single Family Lots
<b>Summary of Residential Units Approved in 2014</b>		<b>228 dwelling units</b>

# SECTION 2

PAGE LEFT INTENTIONALLY BLANK



## EXISTING VACANT LOTS

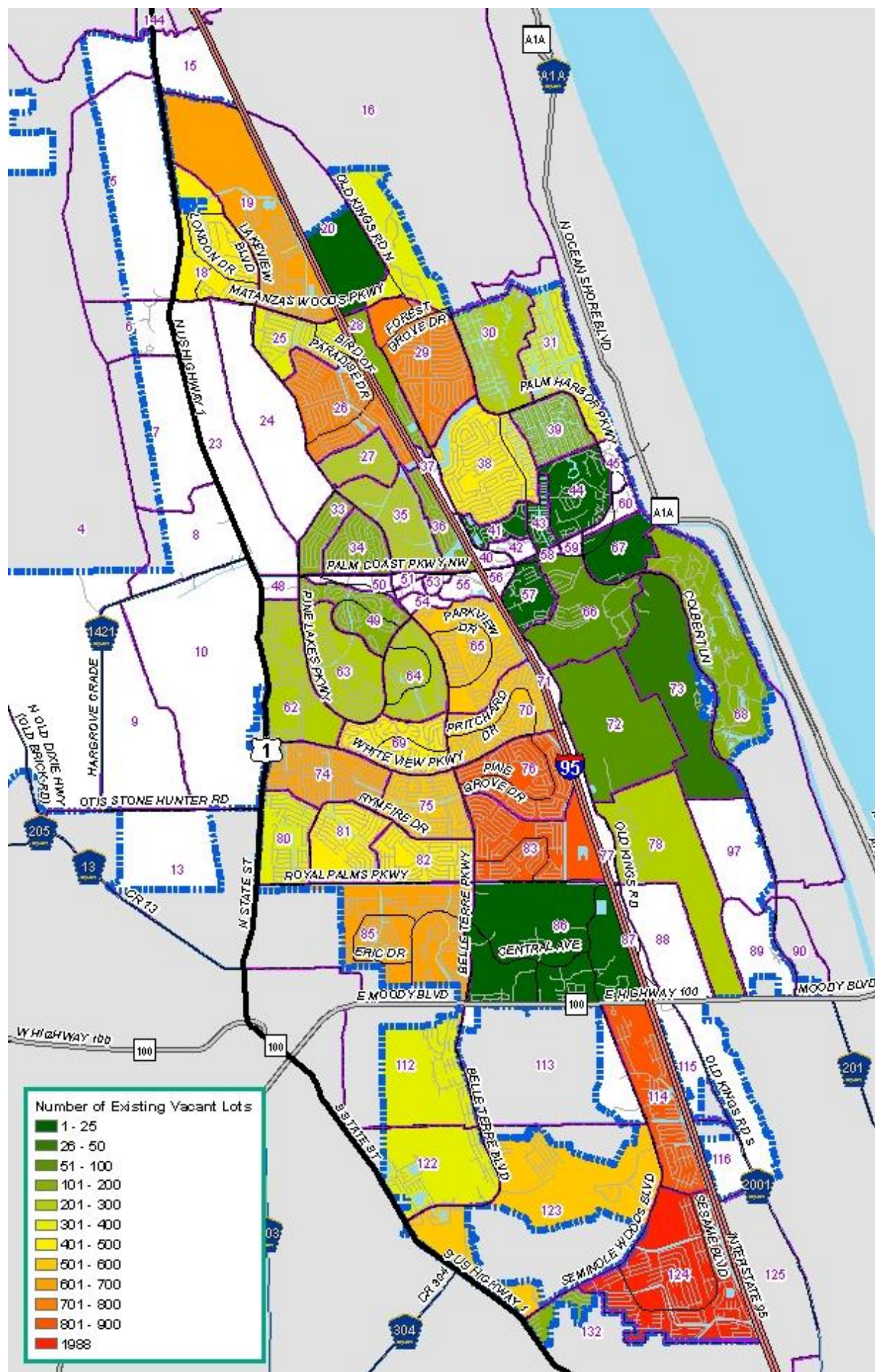
The City maintains a database of existing vacant lots for use by its various departments. At the end of 2014, the City contained approximately 17,472 vacant lots, slightly down from 17,794 in 2013. The number of existing vacant lots represents future potential growth in the City over an extended period, possibly up to 20 years.

FIGURE 2.9 – EXISTING VACANT RESIDENTIAL LOTS BY TAZ TABLE (2014)

TAZ	Total Lots	Occupied Lots	Vacant Lots	Percentage Vacant
16	346	15	331	95.66%
18	1,097	639	458	41.75%
19	1,415	760	655	46.29%
20	22	1	21	95.45%
25	865	527	338	39.08%
26	2,043	1,319	724	35.44%
27	778	558	220	28.28%
28	241	114	127	52.70%
29	1,885	1,132	753	39.95%
30	1,037	794	243	23.43%
31	1,102	794	308	27.95%
33	604	441	163	26.99%
34	805	603	202	25.09%
35	1,308	1,050	258	19.72%
36	470	301	169	35.96%
38	2,352	1,852	500	21.26%
39	916	781	135	14.74%
41	285	280	5	1.75%
43	232	209	23	9.91%
44	374	371	3	0.80%
49	859	695	164	19.09%
57	220	220	0	0.00%
62	1,189	905	284	23.89%
63	1,501	1,284	217	14.46%
64	1,184	954	230	19.43%
65	1,709	1,160	549	32.12%
66	583	496	87	14.92%
67	32	28	4	12.50%
68	1,443	1,317	126	8.73%
69	1,298	832	466	35.90%
70	1,554	954	600	38.61%
72	75	0	75	100.00%
73	186	146	40	21.51%
74	1,715	1,094	621	36.21%
75	1,453	911	542	37.30%
76	1,902	1,086	816	42.90%
78	260	134	126	48.46%
80	894	533	361	40.38%
81	1,125	688	437	38.84%
82	1,245	773	472	37.91%
83	1,761	947	814	46.22%
85	2,153	1,445	708	32.88%
112	732	421	311	42.49%
114	1,309	502	807	61.65%
122	742	405	337	45.42%
123	1,013	471	542	53.50%
124	3,174	1,222	1,952	61.50%
132	323	175	148	45.82%
<b>TOTAL</b>	<b>49,811</b>	<b>32,339</b>	<b>17,472</b>	<b>35.08%</b>



FIGURE 2.10 – EXISTING VACANT RESIDENTIAL LOTS MAP (2014)





## SECTION 3: NON-RESIDENTIAL DEVELOPMENT

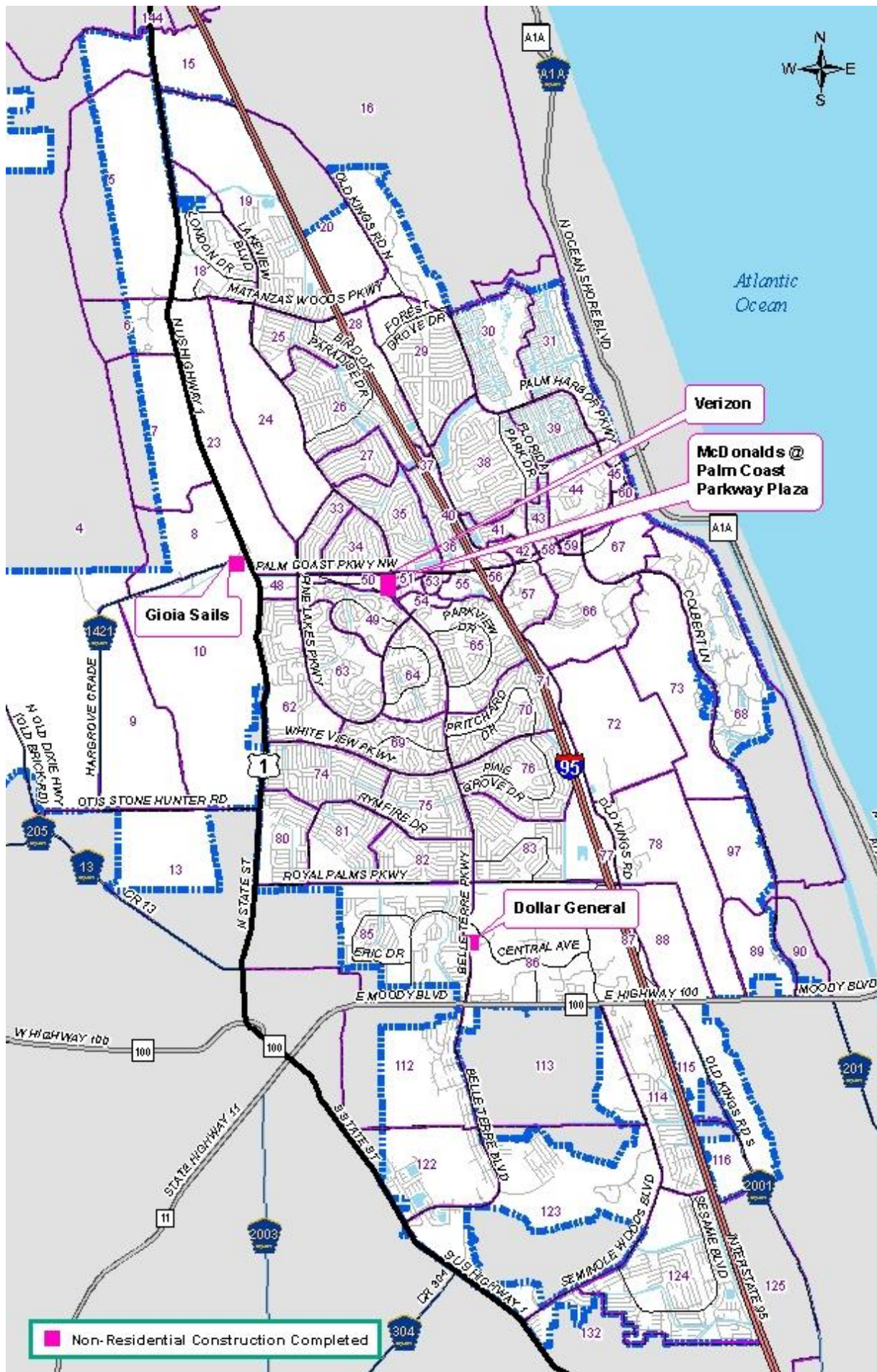
### CONSTRUCTION COMPLETED

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 17,600 square feet of non-residential space, down from last year (26,690 square feet in 2013).

FIGURE 3.1 – NON-RESIDENTIAL CONSTRUCTION COMPLETED TABLE (2014)

	TAZ	Description
McDonalds @ Palm Coast Parkway Plaza	50	4,147 sq. ft. drive-thru restaurant
Verizon @ Palm Coast Parkway Plaza	50	2,400 sq. ft. retail
Dollar General @ Town Center	86	9,173 sq. ft. retail
Gioia Sails	8	1,880 sq. ft. industrial (storage)
<b>Summary of Non-Residential construction completed in 2014</b>	<b>17,600 Square Feet of Non-Residential</b>	

FIGURE 3.2 – NON-RESIDENTIAL CONSTRUCTION COMPLETED (2014)



# SECTION 3

## BUILDING PERMITS ISSUED

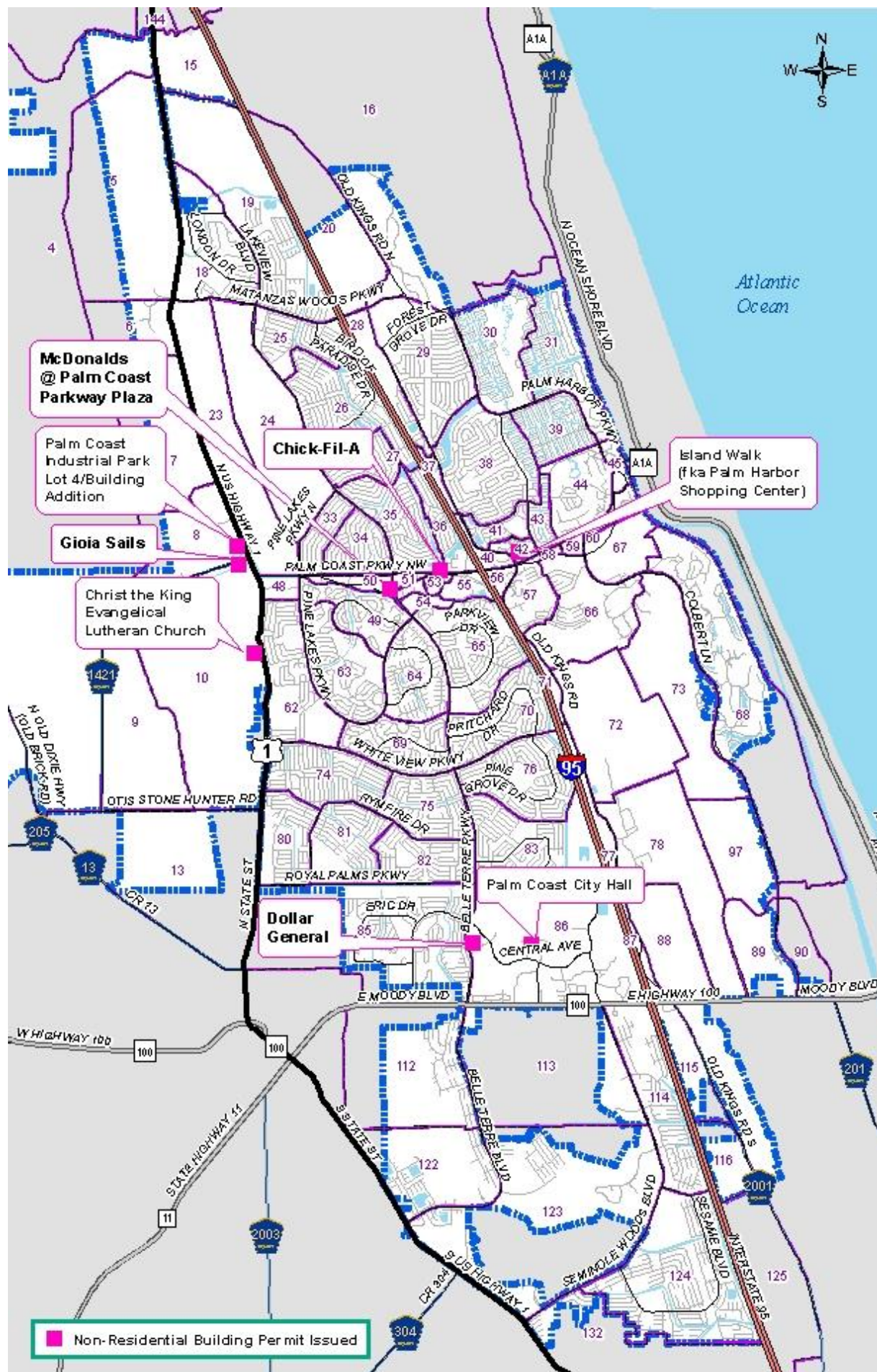
The Building Division of the Community Development Department issues and tracks building permits for non-residential construction projects. Building permits indicate that a non-residential construction project is under construction and may be completed in the near future (0-3 years). During the past year, building permits were issued for projects that included a total of 53,816 square feet of non-residential space, this amount is an increase over last year's total (2013) of 22,759.

FIGURE 3.3 – NON-RESIDENTIAL BUILDING PERMITS ISSUED TABLE (2014)

	TAZ	Description
McDonalds @ Palm Coast Parkway Plaza	50	4,147 sq. ft. drive-thru restaurant
Palm Coast City Hall	86	33,362 sq. ft. institutional
Gioia Sails	8	1,880 sq. ft. industrial space (storage)
Chick-Fil-A	35	4,390 sq. ft. restaurant
Dollar General @ Town Center	86	9,173 sq. ft. retail
Christ the King Evangelical Lutheran Church	10	864 sq. ft. modular classroom
<b>Summary of Non-Residential Building Permits Issued in 2014</b>	<b>53,816 Square Feet of Non-Residential</b>	



FIGURE 3.4 – NON-RESIDENTIAL BUILDING PERMITS ISSUED MAP (2014)



# SECTION 3

## DEVELOPMENT APPROVED

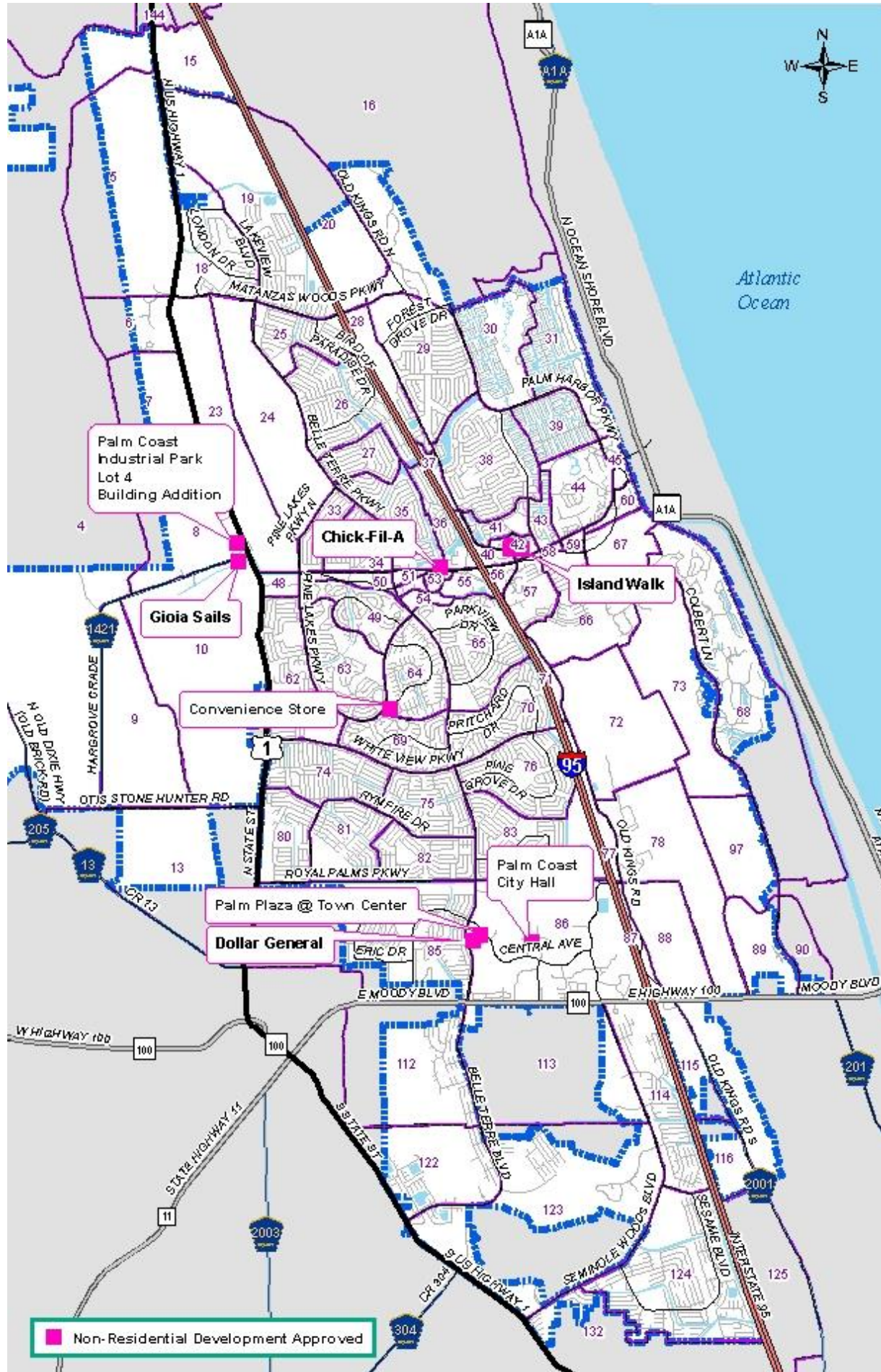
The Planning Division of the Community Development Department issues development orders for non-residential projects. Development orders for non-residential projects allow an applicant to apply for a building permit to construct the residential project and may predict future growth in the short term (1–5 years), depending on a variety of factors. In 2014, development orders approved totaled 164,480 square feet of non-residential uses. This is significantly more than last year's total of 29,156 sq. ft.

FIGURE 3.5 – NON-RESIDENTIAL DEVELOPMENT APPROVED TABLE (2014)

	TAZ	Description
Dollar General @ Town Center	86	9,173 sq. ft. building
Palm Coast Industrial Park Lot 4/Building Addition	8	5,000 sq. ft. metal canopy
Gioia Sails	10	1,880 sf storage addition
Chick-Fil-A	35	4,390 sq. ft. restaurant
Palm Plaza @ Town Center	86	6,000 sq. ft. retail building
Island Walk	42	101,625 sq. ft. of retail (includes demolition and reconstruction)
City Hall	86	33,362 sq. ft. building
Convenience Store	64	3,050 sq. ft. convenience store
<b>Summary of Non-Residential Development Approved in 2014</b>		<b>164,480 Square Feet of Non-Residential</b>



FIGURE 3.6 – NON-RESIDENTIAL DEVELOPMENT APPROVED MAP (2014)

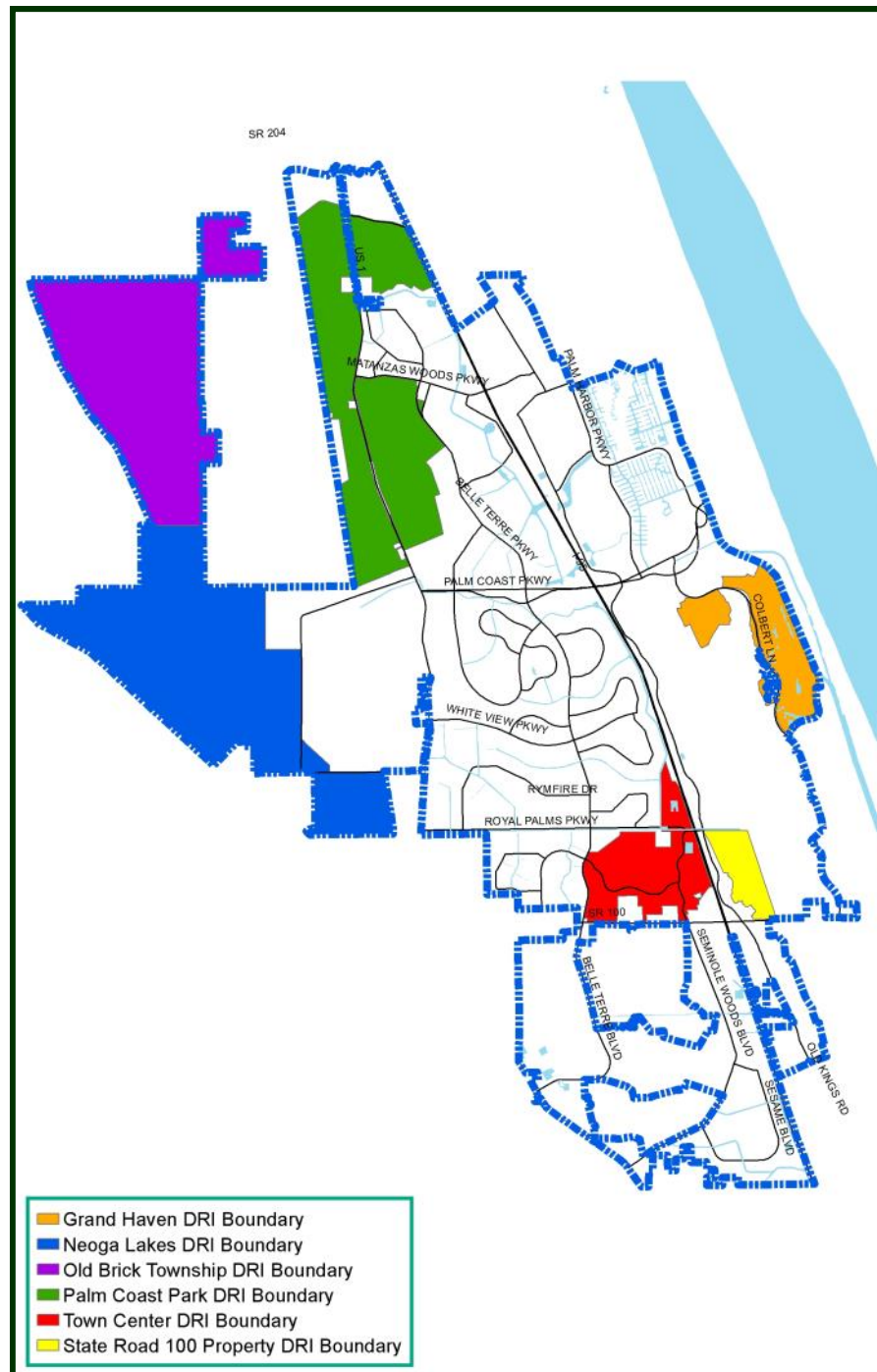


# SECTION 3

## 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

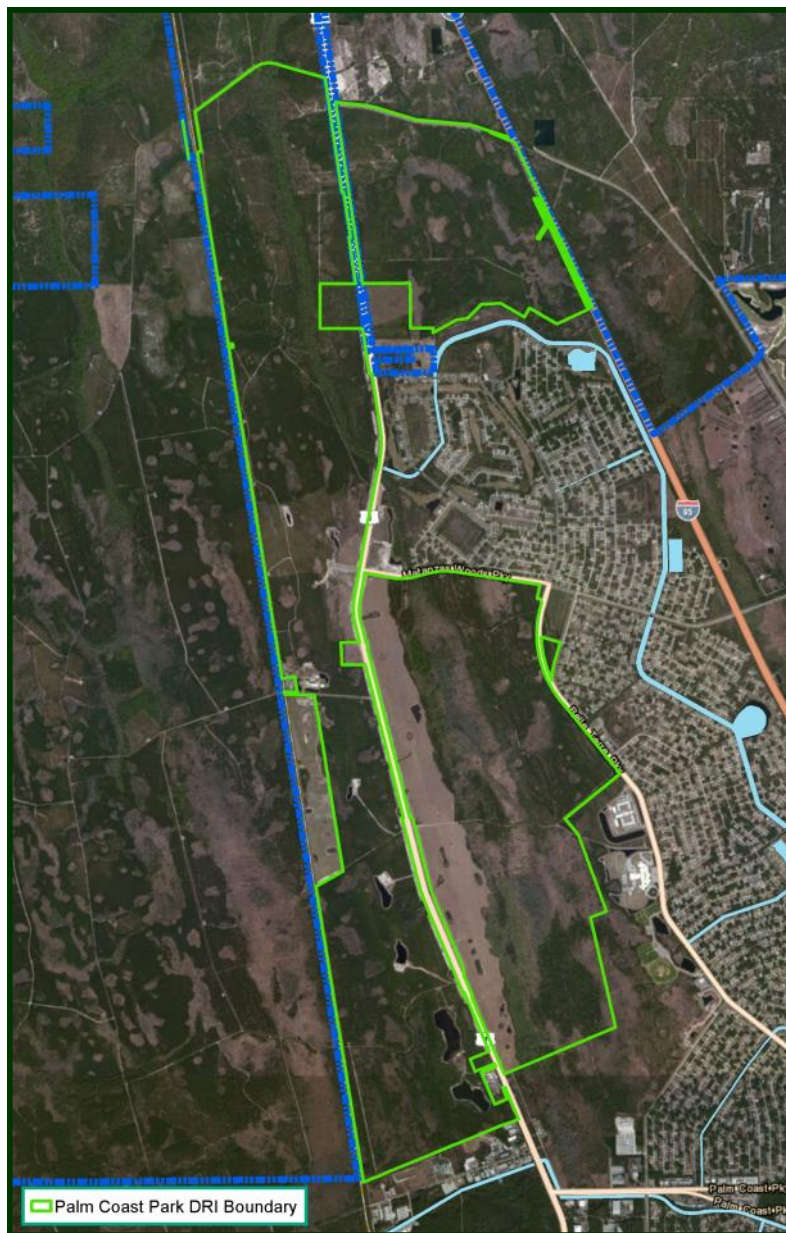




## PALM COAST PARK DRI

The Palm Coast Park DRI was approved on December 7, 2004 and amended on October 11, 2012. The approved development plan includes 3,600 dwelling units and 2,480,000 square feet of non-residential space over three phases. The development order has a buildout date through Dec. 31, 2034.

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 2014.

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



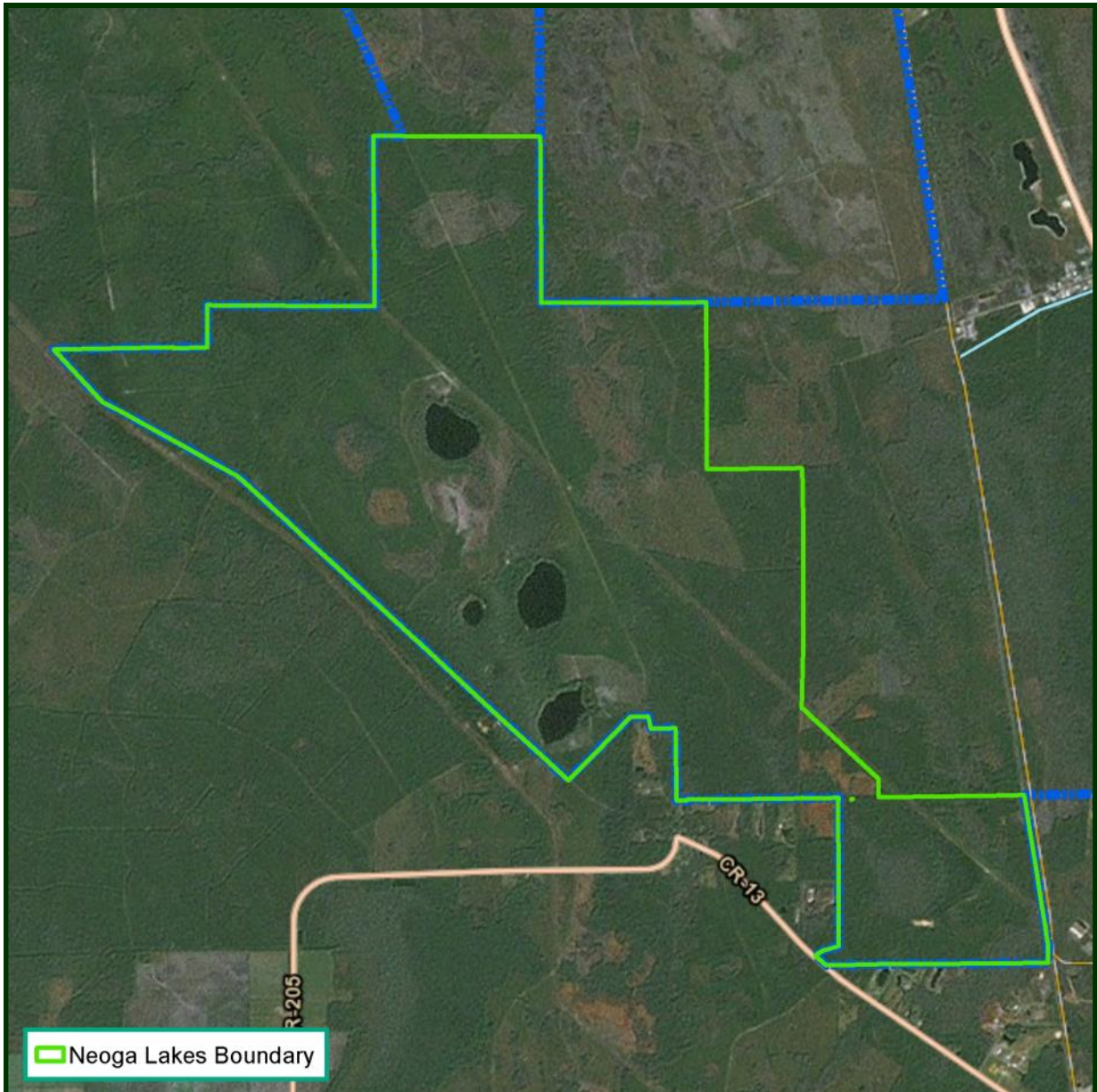
	DRI Entitlement	Development Approval	Building Permits Issued	Construction Completed
Residential	2,500 du	272 du	272 du	156 du
Retail/Comm/Office	4,800,000 sf	738830 sf	699,355 sf	671,011 sf
Movie Theater	2,400 seats	2,224 seats	2,224 seats	2,224 seats
Lodging	480 rooms	201 rooms	121 rooms	121 rooms
Nursing 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

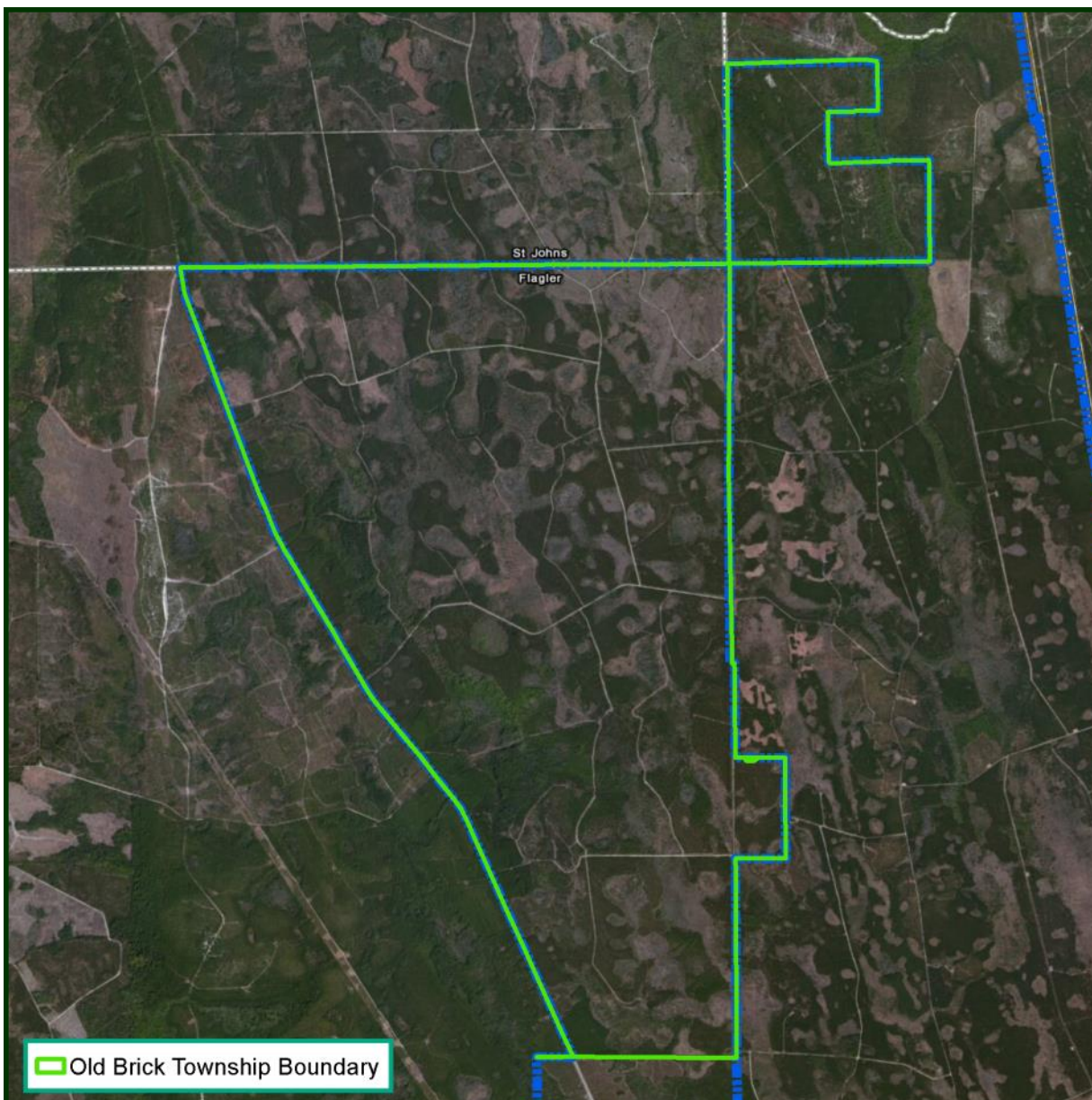


	DRI ENTITLEMENT	DEVELOPMENT APPROVAL	BUILDING PERMITS ISSUED	CONSTRUCTION COMPLETED
RESIDENTIAL	7,000 du	-	-	-
RETAIL USES	354,000 sf	-	-	-
OFFICE USES	45,000 sf	-	-	-
CIVIC USES	222,000 sf	-	-	-
EMPLOYMENT CENTER	1,870,000 sf	-	-	-

## 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

There were no Future Land Use Map (FLUM) Amendments that impact future demand on School facilities.

### CONVERSION OF RESIDENTIAL UNITS

The City did not review any conversions or redevelopment of residential units in 2014.

### 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.





# 2014 ANNUAL REPORT