



Introduction

Find Your Florida



This page intentionally left blank



City of PALM COAST

City Manager's Office

September 30, 2017

To the Honorable Mayor and Members of City Council:

I am honored to present to you the adopted budget of \$156,442,639 for Fiscal Year 2018, which promotes City Council's Strategic Action Plan mission statement, operating values, and goals. The Fiscal Year 2018 budget includes adopted City Council priorities and outlines programs and projects that support the Strategic Action Plan. I believe this budget reflects a commitment by staff to focus on new strategies to improve economic growth, diversify our economy, and attract and retain a skilled workforce in order to serve the citizens of Palm Coast now and in the future. This letter highlights areas of emphasis related to each goal of the Strategic Action Plan.

STRATEGIC ACTION PLAN




The Strategic Action Plan is the guiding policy document for the City Council and City staff. The budget is driven by the long-term vision, mission statement and goals contained within the Strategic Action Plan. The annual budget cycle includes an opportunity for the City Council to re-evaluate the City's Strategic Action Plan on an annual basis. Following extensive efforts to re-evaluate the Strategic Action Plan this past year, the City Council revised the long-term vision and made adjustments to reflect new priorities.

LONG-TERM VISION:





A multigenerational community recognized as one of Florida's premier cities that values:









- *Building a diverse, sustainable economic base to support innovation while providing necessary infrastructure services*
- *Providing exceptional amenities and standards that support a high quality lifestyle*
- *Protecting the environment and beauty of Palm Coast while conserving natural resources*

Adopted Priorities – Directly Funded:

-  Develop continuous street lighting plan for major roads
-  Conduct a feasibility study to determine the potential of expanding fiber infrastructure and revising the City's business model through a private – public partnership
-  Construct a path along the FP&L easement from Old Kings Road to safely connect to Matanzas High School

Adopted Priorities – Indirectly Funded (included in operating costs):

-  Ensure that all infrastructure is a priority regarding maintenance and performance
-  Target grant opportunities that can offset capital improvement cost
-  Study the feasibility of developing a Palm Coast App to promote our amenities and events
-  Provide a presentation from the Flagler County Sheriff's office that details statistics and frequency of crimes and how it is being addressed

-  Revisit the Parks and Recreation Master Plan and identify future amenities for inclusion in the Capital Improvement Program
-  Evaluate and attract special events that have a positive community and economic impact
-  Present an update on the implementation of the bus-stop safety plan
-  Investigate options to install and maintain informational kiosks at local high-volume shopping locations
-  Evaluate fiber initiative with the University of Florida Whitney Lab facilities to determine mutually beneficial opportunities
-  Evaluate opportunities to incorporate fiber technology into major City infrastructure improvements
-  Educate our citizens on the value of “Shop local” and doing business in Palm Coast
-  Research and provide presentation of findings for a Special Assessment District for saltwater canal dredging and seawall repair options
-  Perform quarterly inspections to ensure that median areas are maintained to a high standard
-  Investigate the viability of implementing a maintenance program for vacant lot frontages
-  Identify gaps and opportunities to foster high tech startups
-  Request feedback from local technology companies to better identify marketing recruitment strategies
-  Determine feasibility of partnering with Central Florida High-Tech Corridor
-  Evaluate and refine vision for Downtown
-  Develop strategies to encourage investment in our Downtown

ECONOMIC OUTLOOK

In 2017, the economic conditions and trends in Palm Coast continued to improve. Here are a few examples:

- **Growth** – A total of 610 single-family permits were issued in FY2017, 129 more than FY2016 representing a 27% increase. Palm Coast is projected to be one of the fastest growing areas in the coming years.
- **Employment** – Palm Coast had 5,743 more people employed than five years ago and the unemployment rate dropped from 9.6% five years ago to 3.9% at the end of FY2017.
- **Taxable Sales** – Palm Coast’s taxable sales grew 5.57% from 2015 to 2016 and has grown 34%, or \$185 million, since 2011.
- **Tourism** – Tourism has grown significantly with bed tax collections up 4.8% over FY2016.
- **Capital Investment** – \$312 million was invested during last fiscal year in private construction.
- **Real Estate Values** – Palm Coast’s median selling price is up 7.4% from FY2016.
- **Economic Outlook** – Palm Coast was recognized nationally by two national publications for being one of the “7 best places to retire” by *MONEY* magazine and among “best cities to live in” by 24/7 Wall St. In addition, Palm Coast was named as one of “The Top Boomtowns of 2017” by SmartAsset Website.

Two areas that could be negatively affected by improving economic conditions are the rising construction costs for capital projects and the City’s ability to retain and attract the necessary workforce talent. If rising construction costs cause capital projects to exceed their projections, it may be necessary to secure

additional funding sources, delay projects, or eliminate capital projects in the future. The City has made significant strides in implementing programs and changes to ensure our salaries, benefits, and employee development programs remain competitive in the marketplace. We will need to continue to monitor both

Goal 1 Expansion

To anticipate the need for additional services and infrastructure to provide opportunities for mixed use development with goods, services, and employment.

these issues and respond accordingly to ensure a successful capital improvement program and a quality workforce.

In the upcoming fiscal year, we will continue rehabilitating our older infrastructure and constructing new infrastructure needed to accommodate anticipated growth. The City has experienced an increase in population year after year and we anticipate this growth to continue. The University of Florida Bureau of Economic and Business Research projects that by 2035, the City of Palm Coast will almost double in population, exceeding 150,000 people. During the past fiscal year, City Council made prudent financial decisions to ensure the City maintains a strong financial position and the ability to fund necessary projects to keep up with growth and maintain aging infrastructure.

Old Kings Road Widening Design – In the upcoming fiscal year, the City, through grant funding from the Florida Department of Transportation, will complete the design and right-of-way acquisitions for the Old Kings Road Widening Project. This is an important project to provide a parallel road to I-95 and also provide capacity for future growth.

Whiteview Safety Improvements – This past fiscal year, City staff presented findings from the Whiteview Parkway Corridor Study to City Council and made recommendations to improve safety and add capacity along this major roadway in Palm Coast. Based on the results of this study and City Council support, the 2018 budget includes funding to begin making some of the necessary improvements.

Wastewater Treatment Plant #2 – The City began construction of Wastewater Treatment Plant #2 in order to keep pace with growth and ensure that this important facility is ready for the future. This plant will be an advanced wastewater treatment (AWT) facility capable of treating wastewater to reuse standards. In the upcoming fiscal year, funds are budgeted to complete construction of this important project and begin operations of the City's second wastewater treatment facility.

Goal 2 Economic

To develop and maintain a strong economy by supporting the growth and development of new and existing businesses while creating an environment to attract new companies that align with our values.

This past fiscal year, City Council made changes to the City's Strategic Action Plan with regards to Goal 2. While the City will continue to implement programs and projects that have been successful, City Council is focused on downtown development, innovation, and new programs and projects to encourage economic growth in the coming years. The improving local economy enables the City and its partners to maintain our neighborhoods, support existing businesses, and encourage investment by attracting residents, visitors and businesses.

Focus on Downtown, Innovation, and Economic Growth – During the Strategic Action Planning and Budget processes this past fiscal year, City Council emphasized a new focus on downtown development, innovation, and economic growth. In the FY2018 approved budget, City Council included funding for a dedicated position to further these efforts along with funding to update the City's business plan for the City's Fiber Optic Network. While the economy continues to grow, there is still more work to be done to diversify and accelerate economic growth. City staff will continue to focus on projects and programs within the Strategic Action Plan to help our local economy.

Business Assistance Center – The Palm Coast Business Assistance Center (BAC) was established in May 2011 to help our existing businesses grow through a unique partnership with the Florida Small Business Development Center at the University of Central Florida (FSBDC at UCF). Since its inception, the BAC has helped businesses invest approximately \$31.5 million in our local economy through capital investment, increased sales, and salaries. Because of the continued positive economic impact of the Palm Coast BAC, City Council has continued the grant funding with the FSBDC at UCF in the FY2018 budget for these important services.

State Road 100 CRA – Consistent with the City Council focus to help grow the local economy and develop our downtown, this past year the State Road 100 Community Redevelopment Agency entered into a public-private partnership to develop the Bulldog Drive area. If redevelopment ultimately occurs, the economic impact will result in additional private investment and tax revenue to the CRA. In the upcoming fiscal year, the City will continue to work on attracting capital investment to the CRA and our future downtown, known as Town Center.

**Goal 3
Finance**

To leverage our financial strengths while ensuring the City remains committed to fiscal responsibility in delivering value-added services to residents and businesses.

While we continue to project revenues conservatively, the improving economy is expected to have a positive effect on some revenue sources. However, due to the current rate structure of our stormwater fee, our stormwater improvement and maintenance program will require additional funding in the near future. Without additional revenue sources, increased fees or tax rates, or shifting funding from existing projects, programs, or services, the City will be limited in its ability to fund additional projects, programs, or services that might be desired by the community.

Millage Rate – During the budget process, the City Council was able to sustain existing levels of service, within the 2017 millage rate of 4.2450. However, after considering citizen feedback, City Council took action to increase the millage rate for 2018 to 4.5937 mills in order to add additional services and accelerate important projects. The increase of .3487 mills will fund five additional deputies, additional street lighting, an executive search firm to assist with hiring our next City Manager, an Economic Development Coordinator and beginning the construction of phase II of our Holland Park renovations sooner than originally scheduled. The increase in the millage rate will result in an estimated increase of \$1.5 million of property taxes collected over the previous year.

Fund Balance Reserve Policy – This past year, the City was able to improve its combined fund balance reserves for the General Fund and Utility Fund to \$27 million and exceed compliance with the individual fund balance reserve requirements. The combined fund balance reserves, including any disaster reserve funds, provides the City with fund reserves to use if unexpected emergencies arise, or to fund capital projects. This past fiscal year, the reserves in the Disaster Reserve Fund were depleted in order to cover the operational costs of two hurricanes. This was largely related to the cost of debris removal. FEMA reimbursement in fiscal year 2018 is anticipated for at least one of the two hurricanes and will be used to replenish the Disaster Reserve Fund.

Debt Refinancing – This past fiscal year, staff presented City Council with options for refinancing Utility State Revolving Fund loans and the State Road 100 Corridor Community Redevelopment Agency (SR 100 CRA) Note issued in 2014. The City received an offer to reduce the interest rates applicable to various SRF loans. As a result, City Council took action to authorize a loan in order to refund certain State Revolving Fund loans from the Florida Department of Environmental Protection. In addition, the SR 100 CRA received an offer to substantially lower the current interest rate while eliminating the uncertainty and

inflationary risks associated with resetting the interest rate in 2024. City Council authorized modifications to the existing loan achieving a significant interest savings to the Agency over the term of the Note. This savings is reflected in the budgeted debt service amount for fiscal year 2018.

Stormwater Rate Study - The last stormwater rate increase went into effect in 2013. Due to the current rate structure of our stormwater fee, rising costs are not being offset by increases in revenue. As a result, future stormwater projects will require additional funding. Without additional revenue sources, an increase in fees or tax rates, or shifting funding from existing projects, programs, or services, the City will be limited in its ability to fund additional projects, programs, or services. The 2018 budget includes funding for a stormwater fee rate study.

Goal 4 Environmental

To blend our residential and commercial properties with our "City of Parks and Trails" image to create a sustainable framework of visual appeal while caring for our land, water, air, and wildlife.

The City's commitment to environmental sustainability has been recognized by our re-designation this fiscal year as a Gold Level Green City by the Florida Green Building Coalition and numerous other awards and recognitions. In this upcoming fiscal year, City staff will look for even more opportunities to conserve natural resources and become more efficient with the resources currently in use.

LED Lighting – Light Emitting Diode (LED) lighting reduces the amount of electricity used compared to traditional lighting, which is more environmentally friendly and also saves money. City staff has been upgrading facilities with LED fixtures when the cost/benefit makes financial sense. With the City Council's continuing support of this program, these upgrades are once again included in this year's budget.

CRS Rating - On May 1, 2017, the City of Palm Coast citizens began benefiting from an additional discount to an already robust reduction in flood insurance premiums. For insurance holders located within a special flood hazard area (A and AE zones), a 30% reduction will be applied at renewal which is an average savings of \$120 per policy. For properties outside SFHA, 10% discount will remain the same. No discounts are applicable to those holders of preferred risk policies which are already significantly discounted. As a result of Palm Coast's CRS participation, policy holders realize an annual savings of \$103,236. At the time of achieving the improved class, Palm Coast joined only 12 other communities that have achieved a Class 4 or better in the entire U.S. This fiscal year, the City will be required to recertify in order to ensure that activities are maintained to a class "4" designation.

Reuse Improvements – Use of lower quality water sources for irrigation, such as reuse water, continues to be a focus of the City in order to make better use of all available water resources. In the upcoming fiscal year, the budget includes the cost of conducting a discharge study and to begin design work to provide future opportunities for customers to use reuse water instead of potable water.

Goal 5 Quality of Life

To enhance the quality of life for our citizens by providing safe, affordable, and enjoyable options for cultural, educational, recreational, and leisure-time events.

The important services the City provides and the City's numerous amenities, such as parks, trails, events and activities truly make our community a special place. In the upcoming year, a priority continues to be to maintain and improve these facilities, in addition to looking for new ways to help residents and visitors "Find their Florida" here in Palm Coast.

Holland Park Renovations – James F. Holland Memorial Park was one of the original park properties transferred to the City of Palm Coast by Flagler County and offers athletic fields and courts as well as pavilions, grills and a playground. In 2014 the City Council took action to begin renovations to this popular park. The first phase of this project, which was completed in 2017, included a number of site

improvements including additional parking, lighting, pavilion areas, a paved pathway around the perimeter of the park, expansion of the dog park, improved athletic courts, new restrooms and a new playground. Phase II of this project will include a new splash park in addition to other improvements as well. As a result of action taken by City Council to accelerate the completion of this project, the 2018 budget includes funds to begin this next phase of construction.

Community Center – The Palm Coast Community Center was originally built from 1975-1977 by ITT and has served as the community’s primary public gathering space. Previously, the facility had several deficiencies, yet continued to be a popular venue for community activities and meetings. During the upcoming fiscal year, the construction for the renovation and expansion project will be completed and the anticipated operating costs of this much larger and improved facility have been included in the budget.

Continuous Street Lighting – Through the City’s Strategic Action Plan, City Council directed City staff to develop a master plan to increase the amount of continuous street lighting on thoroughfares throughout the City, especially along major corridors. The master plan includes LED lighting fixtures consistent with the City’s standard for new street light installation and FPL’s proposed tariff. The cost for some design services and installation is included in this year’s budget along with the operating costs associated with expanding this service.

Seminole Woods Multi-Use Paths – With assistance from the Community Development Block Grant (CDBG) and River to Sea Transportation Planning Organization(TPO), the City will be continuing the multi-use path improvements in the Seminole Woods Neighborhood started several years ago. This upcoming fiscal year includes \$880,000 to complete the final sections of the trail network in this area.

**Goal 6
Workforce
Talent**

To develop and implement a comprehensive plan to improve City employee skills and performance through education and training; performance management; and personal development opportunities.

The Strategic Action Plan adopted by City Council includes a goal specifically focused on employee development, which represents a strong commitment to maintain a dedicated and skilled workforce. In the upcoming fiscal year, City staff will work toward this goal by continuing to develop our workforce, so the City can continue to retain and attract a talented workforce to continue to provide a high level of service to citizens.

Internship Program – With 14 paid internship positions filled by college students this past summer, and 11 anticipated for 2018, the City of Palm Coast and Flagler Schools hopes to bring our talent back home following their high school graduation. The City internship program gives qualified candidates the opportunity to build their resume, explore career interests, engage in professional networking, and make a difference in their community. In addition, the City is hoping to recruit a multitude of strong candidates to fulfill identified needs within City departments. With the success of this program over the last two years, and strong support from the City Council, the internship program is once again included in this year’s budget.

Employee Certification and Education Incentive Pay – As the economy continues to improve, the City is challenged to retain our talented workforce. Last year, the pay plan was adjusted for several positions, especially at the lower end of the pay scale, to identify areas where the City was no longer competitive in the changing labor market. In addition, an employee certification and education incentive pay program was developed. This program, reflected in this year’s budget, along with continued maintenance of our pay plan should hopefully help mitigate the loss of our skilled workforce.

Employee Development – The budget continues to include funding to offer valuable training programs to employees. Specialized training in customer service and management skills continues to be offered

through a partnership with Daytona State College. In addition, the Employee Academy continues with three sessions offered each year. In an effort to improve services to the citizens of the City of Palm Coast and encourage employees to complete courses of instruction which may increase their productivity and efficiency in their present positions and contribute to advancement and promotional potential within the City, the City of Palm Coast continues to fund the tuition reimbursement program. These efforts are all aimed at meeting the City Council goal focused on workforce talent.


LOOKING FORWARD TO THE FUTURE

I am encouraged and excited about the future of Palm Coast. This past fiscal year, City staff met the challenge of delivering quality services to our residents while recovering from the impact of not one, but two hurricanes. I am optimistic we will continue to meet new challenges while maintaining high citizen satisfaction with City programs and services.

The City will have the ability this year to invest in needed infrastructure improvements due to our strong financial position and prudent City Council fiscal policy. In addition, City Council continues to appropriate funds to invest in maintaining our pay plan, employee training and development programs, and the Internship Program, which will aid in retaining and attracting a talented workforce as the economy continues to grow.

While the future will certainly bring change, I am confident that with our City Council vision, mission statement and goals as our guide, 2018 will provide continued economic growth and prosperity. On behalf of all City employees, we look forward to a prosperous and successful year, as we continue to make Palm Coast Florida's premier city in which to live, work and play.

Sincerely,



Jim Landon
City Manager



This page intentionally left blank

The Perfect Place to Live...

Before 1969, land that would eventually become the City of Palm Coast was considered by some as nothing more than a “big pine-covered swamp.” But when the corporate eyes of ITT/Levitt looked upon the virtually uninhabited land, they saw 22,000 acres of golf courses, marinas, oceanfront motels, scenic drives, and house lots awaiting the arrival of sun-seeking “pioneers.” Marketing strategies targeting urban residents in the north and Midwest offered slices of land cut out of miles of forests, and soon a 500-mile infrastructure of roads, utilities, and sewer lines bound Palm Coast to a future that included becoming the largest planned unit development in Florida history.

International Telephone and Telegraph Corporation (ITT) began as an international communications firm in the 1930s. It grew to become a multinational corporation by 1968 with an income estimated over \$7 billion. From the outset ITT provided the financial muscle to purchase large tracts of land and pay the enormous cost of constructing an infrastructure to create a huge development in rural Flagler County, Florida. The man in charge of the Palm Coast development from its inception until 1975 was Levitt and Son's Dr. Norman Young whose marketing group planned and named this project.

In a February 1970 report to the Flagler Chamber, Dr. Young projected the completion of a sales/model center, a golf course, and homes for the residents by the end of the year. The first building erected, the Welcome Center, served as the hub for sales activities and was surrounded by pleasant walkways leading to a dozen model

homes. The 64-foot high observation tower provided panoramic views of the surrounding woods, lakes, streams, Intracoastal Waterway (ICW), and Atlantic Ocean. It presided over a golf course, model homes, canals, and early home construction that was to become the “core area” of Palm Coast.



At first there were no public roads. Earliest visitors came from Route A1A to a small dock on the east side of the ICW and proceeded by boat to the Welcome Center on the main canal. When the prospective buyers arrived, they were taken by elevator to the top of the tower. Much of the land was sold sight unseen from a platted map for as low as \$3,500 by the sales person, pointing away from the tower and saying, “It’s out there somewhere.”

The Welcome Center was the only public building in Palm Coast for almost two years after the earliest “pioneers” occupied their homes in January 1972. In later years the building, models, boat docks, and road access were updated. The center hosted a continuous stream of visitors and buyers who received their first look at an area being advertised as possibly “the perfect place to live.”

Much of the tremendous growth in Palm Coast through the early 1990s came from sales generated at the Welcome Center. It was sold after ITT left the community in 1995 and the building was torn down.

From their start in 1969 until ITT withdrew in 1995, the corporation essentially provided most of the services and leadership in Palm Coast. They planned, built, and maintained a model environmental community. In a unique private/government relationship, ITT had financed Palm Coast's most necessary improvements. The interchange at I-95 and the Hammock Dunes bridge were funded at relatively unnoticeable cost to local taxpayers and the state.



The complicated and often contentious process of incorporation began. Flagler County residents' opposition groups debated. The county authorized a feasibility study, the state legislative delegation sponsored incorporation, and the Florida state government approved the referendum.

On September 21 1999, one week after Hurricane Floyd postponed the vote, more than 60% of the nearly 12,000 voters casting ballots in the referendum had opted to turn the unincorporated population center of Flagler County into a city. On December 31, 1999 residents of Palm Coast not only celebrated the end of a millennium and a century, but a new year and a new city.

The City of Palm Coast's population on January 1, 2000 is estimated at 29,360. The mayor, city council, and city manager all seemed to agree that this first year's emphasis should be on planning rather than forging ahead without giving sufficient thought to the complicated problems facing a new city.

Originally, city business was done in two-and-a-half rooms of the Community Center. In March, newly chosen city manager Richard Kelton arranged to rent office space at the former ITT headquarters building at One Corporate Drive. By May, the Flagler County Commission turned over the former county library to be renovated and used by the city as its first "permanent" city hall. A public opening celebration was held on October 26, 2000.

In 2001, providing residents with essential government services and promoting the community's economic growth were two major goals. As a result of joint meetings of Palm Coast City Council and Flagler County Commissioners, the county turned over many parcels of land to the city benefiting fire, public works, recreation and parks, and the locating of new schools by the board of education. The city also began studying the acquisition of its water sources.

In 2003, Palm Coast purchased their own water company, relocated their city hall after selling their building to bring in a new business and annexed 5,800 acres in the northwest corner of Flagler County near the St. John's County line. Most significant to the city's future was the approval of a large site for Town Center which would provide the city with 1 million feet of office space, 2 million feet of retail/commercial space, 750,000 feet of institutional buildings, a 2,400-seat movie theater, and 240 nursing home beds.

By 2004, Palm Coast residents numbered 50,000 and its designation as a micropolitan city was announced.

By the end of 2005, Palm Coast was officially designated as the "fastest growing micropolitan area" in the country by the United States Census Bureau. The population had more than doubled to over 64,500 in the six years since incorporation

In 2006 Palm Coast was named "Tree City USA" by the National Arbor Day Foundation. The city also saw an increase in the amount of commercial activity, especially in the new Town Center. Town Center is to be the "heart of Palm Coast."

Palm Coast started the year 2013 with approximately 76,450 residents. Newspapers reported a 2% drop in the unemployment rate and home sales were reported to be at a seven-year high.

In Oct 29th 2014, we commemorated the groundbreaking for Palm Coast's City Hall in Town Center. The very first City Hall in Town Center, completed in October 2015, has become a gather-

ing place for residents and future generations and a one-stop shop for everything city-related.



City Hall will stand out as an outstanding example of green building, being LEED certified by the US Green Building Council as environmentally sustainable and energy efficient. .

Today, Palm Coast has approximately 82,760 residents. Vibrant lifestyle and the natural environment go hand-in-hand, with 13 beautiful parks, 125+ miles of connecting trails and paths for walking/bicycling, abundant fishing and boating and world-class tennis and golf. The community offers excellent schools, a business assistance center that promotes local businesses, and extensive City services that continue to make Palm Coast the perfect place to live, work and play. We invite you to join us – Find Your Florida in Palm Coast!

-Adapted from "The Brief History of Palm Coast," by City Historian Arthur E. Dycke, author of "Images of America: Palm Coast" and "Alan Smolen: Father of Palm Coast, 1975-85."

About Palm Coast



INITIAL INCORPORATION:

December 31, 1999

FORM OF GOVERNMENT:

Council / Manager

CITY POPULATION:

82,760

AREA: Square Miles

89

LEISURE SERVICE FACILITIES:

Community Centers	1
Swimming Pools	1
Dog Parks	2
Horseshoes Courts	2
Baseball / Softball Fields	6
Basketball Courts	5
Bocce Ball Courts	4
Handball / Racquetball Courts	2
Shuffleboard Courts	2
Soccer/Lacrosse Fields	19
Tennis Courts	17
Volleyball Courts (Sand)	2
Playgrounds	8

PUBLIC SAFETY:

Fire Stations	5
Firefighters / Volunteers	51 / 25
Law Enforcement (Contract Service)	-

FACILITIES:

Miles of Paved Streets	550
Miles of Unpaved Streets	0.5
Miles of Sidewalks, Walkways, and Bikepaths	96
Number of Street Lights	2,942
Number of Traffic Signals	53

CITY UTILITIES:

Water Customers	39,943
Wastewater Customers	37,967
Solid Waste Customers	34,269
Stormwater Customers	50,513



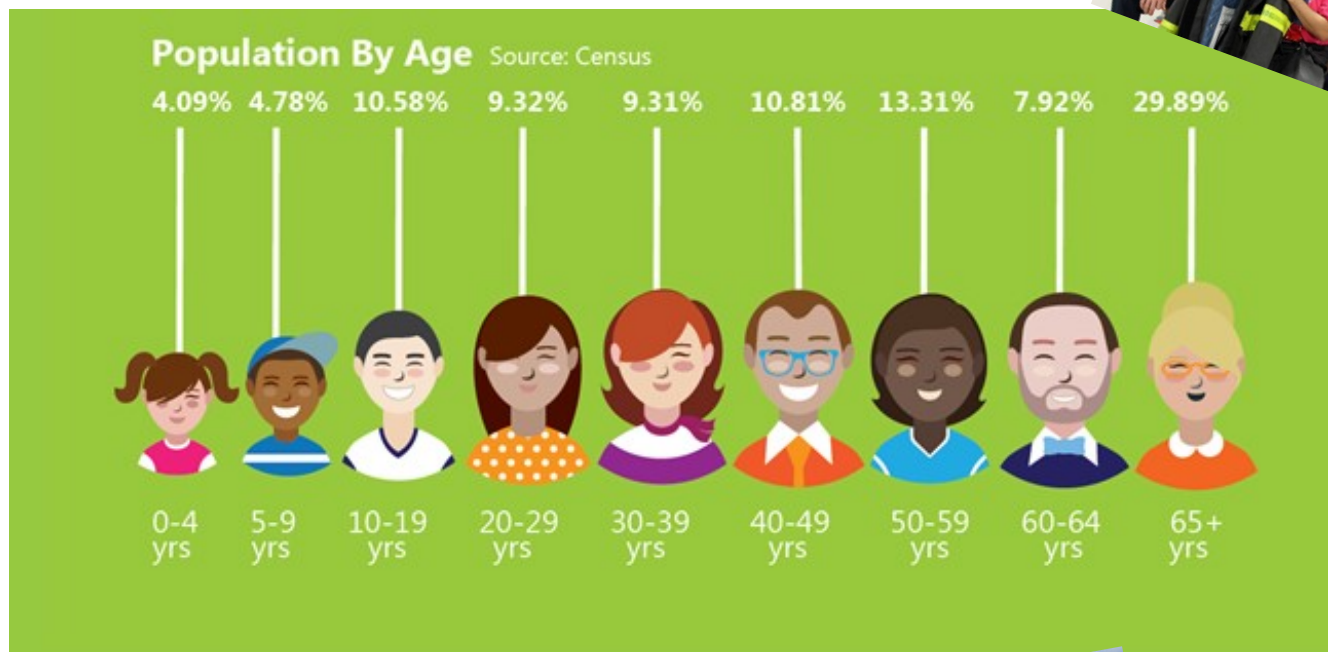
Population

Flagler County Population

County/City	April 1 2010 (Census)	1-Apr 2017 (Estimate)	Total Change
Flagler County	95,696	105,157	9,461
Beverly Beach	338	376	38
Bunnell	2,676	2,927	251
Flagler Beach (part)	4,424	4,625	201
Marineland (part)	16	6	(10)
Palm Coast	75,180	82,760	7,580
UNINCORPORATED	13,062	14,463	1,401

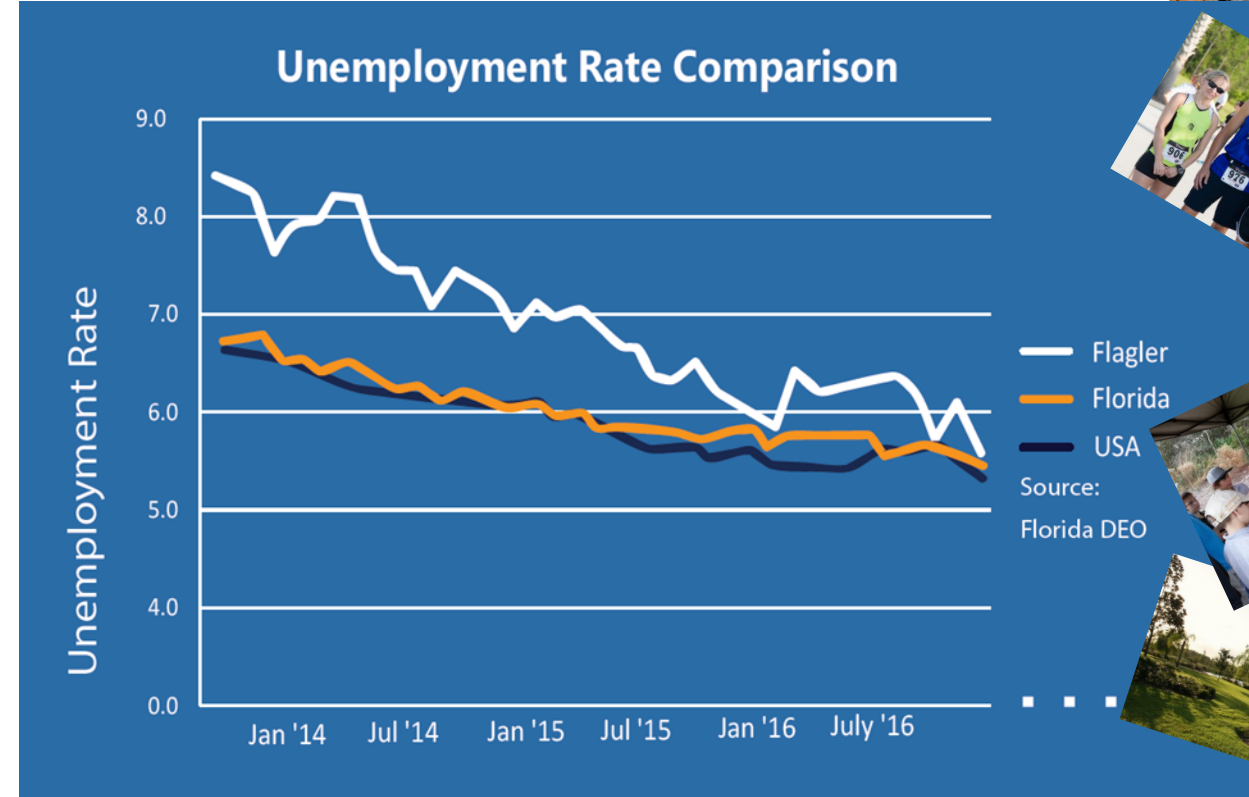
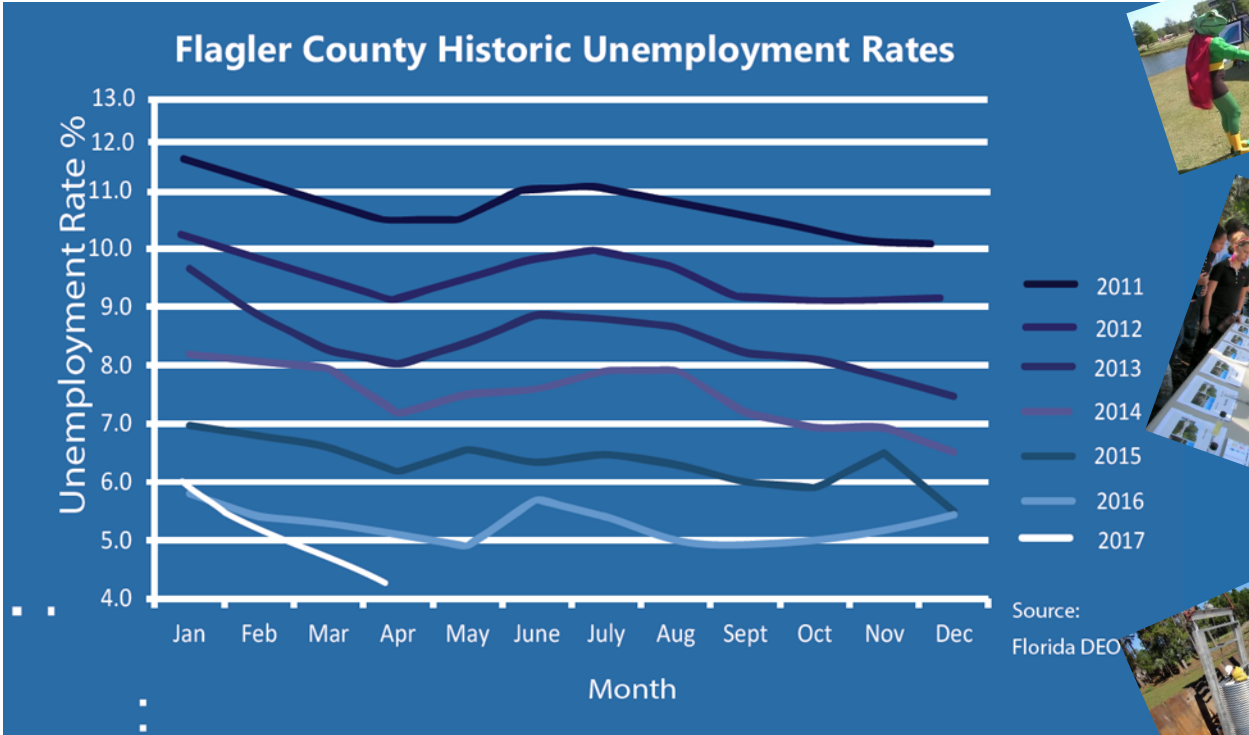
**This information provided by Bureau of Economic and Business Research*

Flagler County Age Distribution

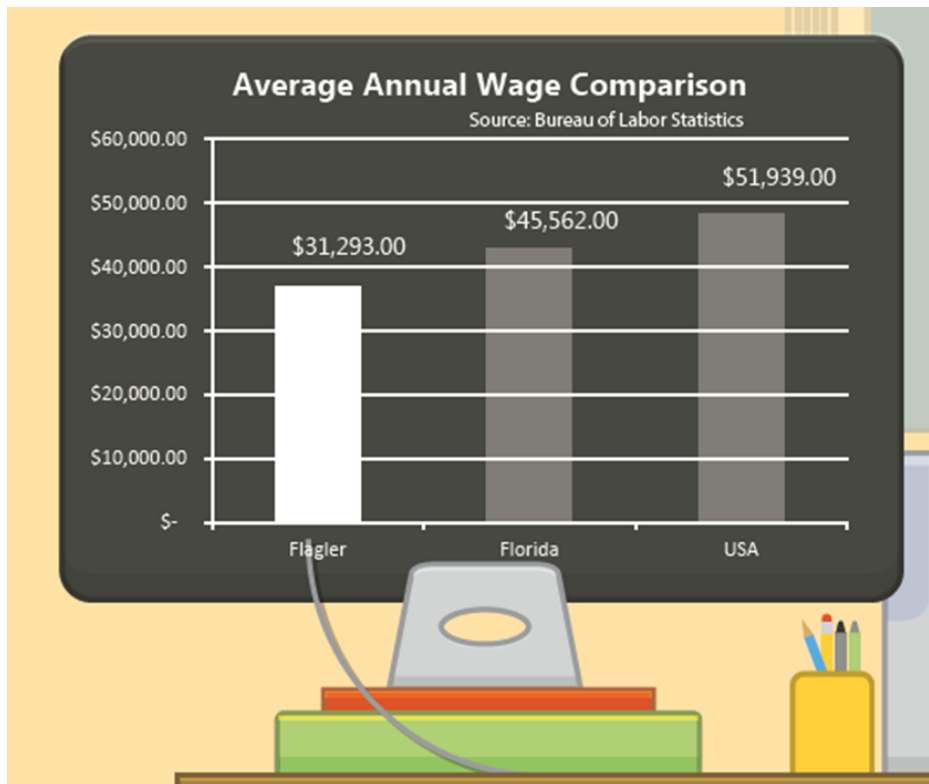


Flagler County Employment

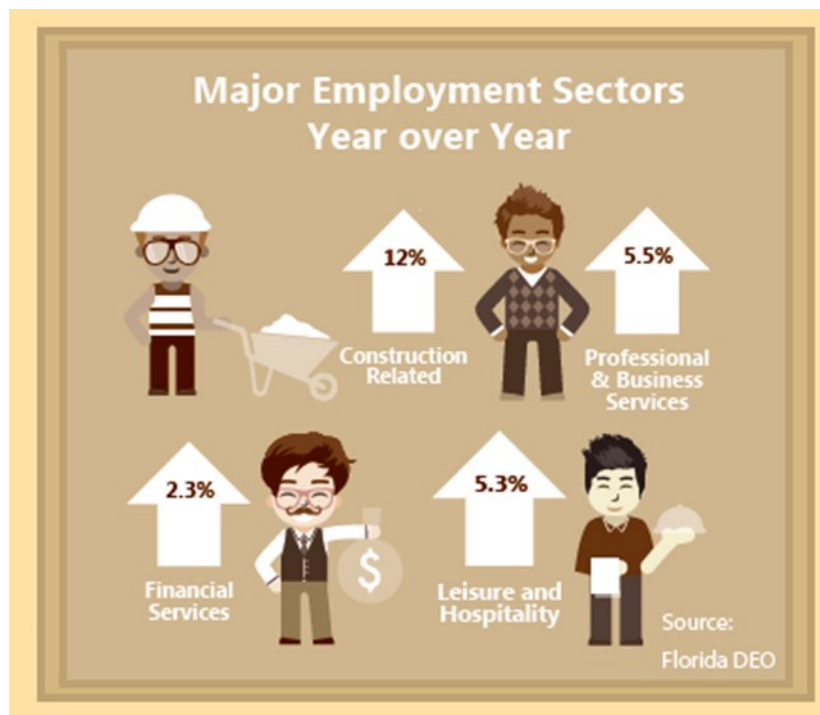
Unemployment Rates



Average Annual Wage



Major Employment Sectors



Property Information

Property Value by Class

Tax Roll Recapitulation

Class of Property	# of Parcels	Assessed Value	Exempt	Taxable Value
Agriculture	139	\$ 6,397,986	\$ 14,000	\$ 6,383,986
Centrally Assessed	1	5,231,775	-	5,231,775
Government	926	302,274,225	301,949,935	324,290
Improved Commercial	735	401,087,178	11,283,089	389,804,089
Industrial Other	37	23,546,598	119,102	23,427,496
Institutional	45	78,454,660	53,005,875	25,448,785
Other Real Property	504	21,910,543	2,813,042	19,097,501
Residential Mobile Home	2	36,257	18,910	17,347
Residential Other	3,422	452,845,533	26,070,240	426,775,293
Residential Vacant Land	17,085	269,378,202	513,100	268,865,102
Single Family Residential	31,997	3,982,096,253	640,918,147	3,341,178,106
Vacant Commercial	291	101,337,830	1,983,522	99,354,308
Vacant Industrial	45	6,669,608	-	6,669,608
Total	55,229	\$ 5,651,266,648	\$ 1,038,688,962	\$ 4,612,577,686

Property Value Per Capita

Fiscal Year	Property Value	Percent Change	Population	Percent Change	Property Value Per Resident	Percent Change
2018	4,612,577,686	6.66%	82,760	1.94%	55,734	4.63%
2017	4,324,453,760	4.40%	81,184	1.71%	53,267	2.65%
2016	4,142,103,986	6.42%	79,821	2.27%	51,892	4.05%
2015	3,892,358,641	5.48%	78,046	1.27%	49,873	4.15%
2014	3,690,312,857	1.21%	77,068	0.81%	47,884	0.40%
2013	3,646,122,021	-6.31%	76,450	1.10%	47,693	-7.33%

The property value per capita (per resident) is calculated by dividing this fiscal year's gross taxable value (property value) by the population.



Millage Rate & Property Value History

Fiscal Year	Property Value	% Change over Prev. Year	Operating Millage	Capital Millage	Total Millage	Ad Valorem Receipts
2008	7,009,877,421	12.34%	2.2123	0.75	2.96234	20,184,340
2009	6,131,965,169	-12.52%	2.6123	0.35	2.9623	17,602,781
2010	5,246,998,187	-14.43%	3.15	0.35	3.5	17,828,406
2011	4,463,085,550	-14.94%	3.5	-	3.5	15,048,300
2012	3,891,594,126	-12.80%	3.54	0.45	3.99	15,000,700
2013	3,646,122,021	-6.31%	4.1502	0.1456	4.2958	15,120,750
2014	3,690,312,857	1.21%	4.1932	0.0773	4.2705	15,203,633
2015	3,892,358,641	5.48%	4.1609	0.0841	4.245	15,963,477
2016	4,142,103,986	6.42%	4.0828	0.1622	4.245	16,973,093
2017	4,324,453,760	4.40%	4.112	0.133	4.245	17,714,800
2018	4,612,577,686	6.66%	4.3461	0.2476	4.5937	20,447,190
Change 2008-2018	-2,397,299,735	-34%	2.1338	-0.617	1.28266	-2,469,540

Tax Districts & Tax Rates

Taxing Authority	Tax Rate
Flagler County BCC	
Operating	8.11670
Voted	0.49500
Total	8.61170
Flagler County School Board	
RLE	4.39100
Discretionary	0.74800
Capital Outlay	1.50000
Voted	0.00000
Critical Operating Needs	0.00000
Total	6.63900
St. Johns River Water Mgt.	0.27240
Florida Inland Navigation Dist.	0.03200
East Flagler Mosquito Control	0.24030
City of Palm Coast	4.59370
City of Flagler Beach	5.36000
City of Bunnell	7.39900
Town of Beverly Beach	2.30000
Town of Marineland	10.00000

