



## 2024 ANNUAL REPORT



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

COMMUNITY DEVELOPMENT DEPARTMENT



2024 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 tracks for growth data and are utilized in the City's transportation modeling efforts. Building permits, Certificates of Occupancy, and development approvals (in the form of Final Plats, or Development Orders) 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 2010 and 2023 demographics using the 5-year American Community Survey (ACS) is provided below. A comparison between the 2010 ACS and the latest 5-year ACS shows that the percentage of total population under 18 years of age in the City decreased while the percentage of total population over 65 years old increased. This is reflected in the increase in median age from 44.4 years to 50.8. Overall, the City continues to age and tends to be older than the average for the State of Florida in terms of median age and percentage of population 65 years and older.

FIGURE 1.1 — GENERAL DEMOGRAPHICS TABLE

	City of Palm Coast 5-Year American Community Survey (2006-2010)	City of Palm Coast 5-Year American Community Survey (2019-2023)	Florida 5-Year American Community Survey (2019-2023)
<b>% of Population Under 18 Years</b>	21.30%	17.1%	19.6%
<b>% of Population 65 Years and over</b>	21.8%	29.9%	21.1%
<b>Median Age</b>	44.4	50.8	42.6
<b>Average Household Size</b>	2.6	2.46	2.51
<b>Median Household Income</b>	\$48,042	\$70,037	\$73,311
<b>Per Capita Income</b>	\$23,044	\$39,634	\$41,055
<b>Families Below Poverty Level</b>	8.70%	6.90%	8.9%
<b>Household Units</b>	27,184	42,472	10,082,356
<b>Tenure of All Occupied Housing Units (Owner Occupied)</b>	79.6%	80.1%	67.3%

### 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 over 18% between 2020 and 2024 (See Figure 1.2).

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

	2020	2021	2022	2023	2024
<b>Population</b>	89,258	92,866	96,504	101,737	106,193
<b>Growth Rate</b>	2.59%	4.04%	3.92%	5.42%	4.38%

### RATES TABLE

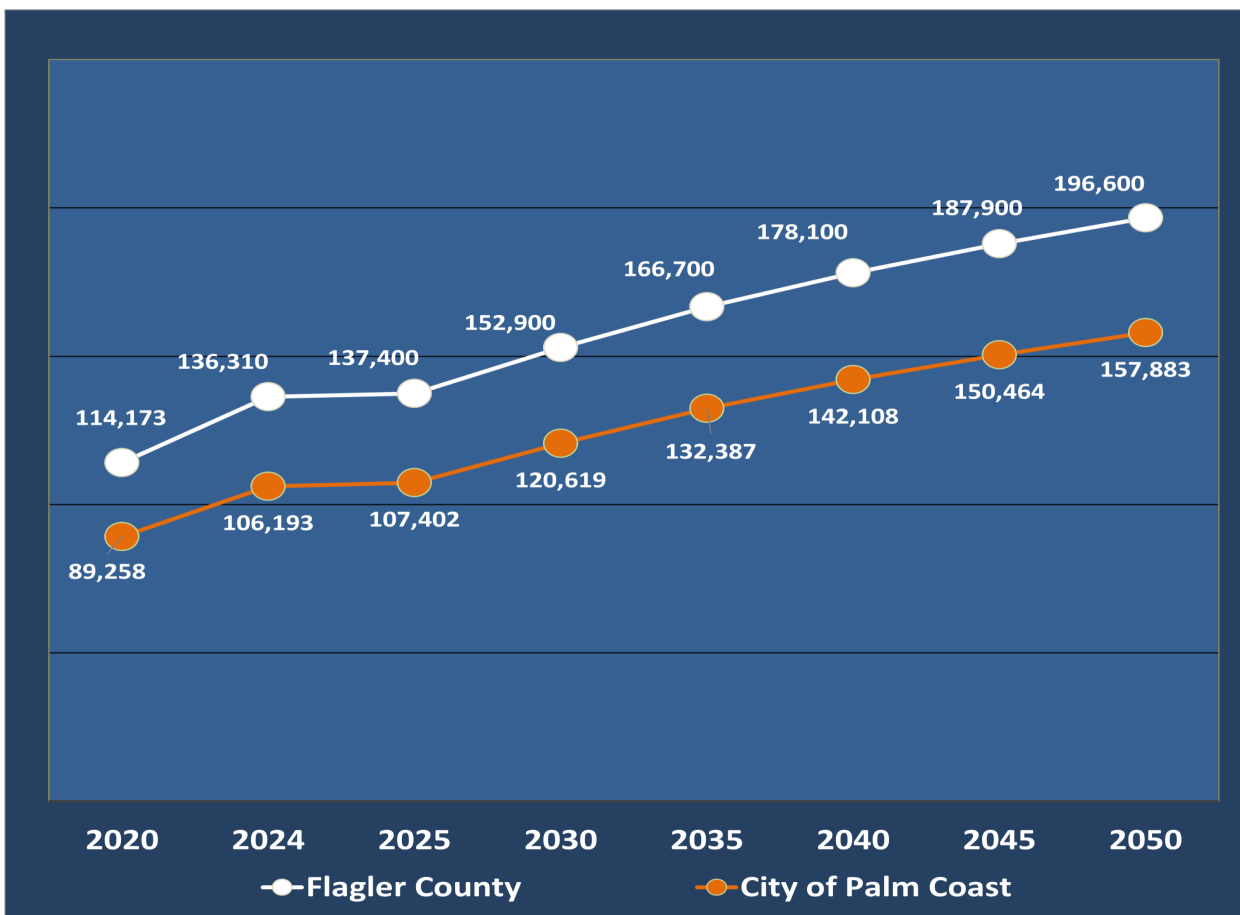
Based on the BEBR population projections for Flagler County, the City can generate population projections as a share of the County projections. The population projection indicates that by 2050, the City's population will grow to about 157,883 (approximately 80.3% of the total Flagler County population). This is based on a population projection using the Medium Projection from the BEBR, Volume 57, Bulletin 198, January 2024. These projections will be updated when BEBR provides an updated population projection. These projections are based on BEBR projections as noted in the footnote below (See Figure 1.3 and 1.4 below).

**FIGURE 1.3 — BEBR POPULATION PROJECTIONS TABLE (WITH 5-YEAR GROWTH RATES)**

	2020*	2025	2030	2035	2040	2045	2050
<b>County Population Projection**</b>	114,173	137,400	152,900	166,700	178,100	187,900	196,600
<b>City Population Projection***</b>	89,258	107,402	120,619	132,387	142,108	150,464	157,883
<b>City Growth Rate (Avg./Year)</b>		4.07%	2.46%	1.95%	1.47%	1.18%	0.99%

\*2020 U.S. Decennial Census  
 \*\*University of Florida, Bureau of Economic and Business Research, Florida Population Studies, BEBR Volume 57, Bulletin 198, January 2024  
 \*\*\* Assumes % of total Flagler County Population Growth Projection

**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 2,036 dwelling units were issued a CO, this total is an approximately 29% decrease from 2023. The decrease comes from a lower number of COs among all the different housing types compared to the previous year (2023).

FIGURE 2.1 — RESIDENTIAL CONSTRUCTION COMPLETED TABLE (2020–2024)

	2020	2021	2022	2023	2024
<b>Single-Family Detached Dwelling Units</b>	918	1,311	1,399	1,933	1,632
<b>Single-Family Attached Dwelling Units (Townhome/Duplex)</b>	196	256	244	407	382
<b>Multi-Family Dwelling Units</b>	411	18	0	300	22
<b>Total Dwelling Units</b>	<b>1,525</b>	<b>1,585</b>	<b>1,643</b>	<b>2,640</b>	<b>2,036</b>

FIGURE 2.2 — RESIDENTIAL CONSTRUCTION COMPLETED CHART (2020–2024)

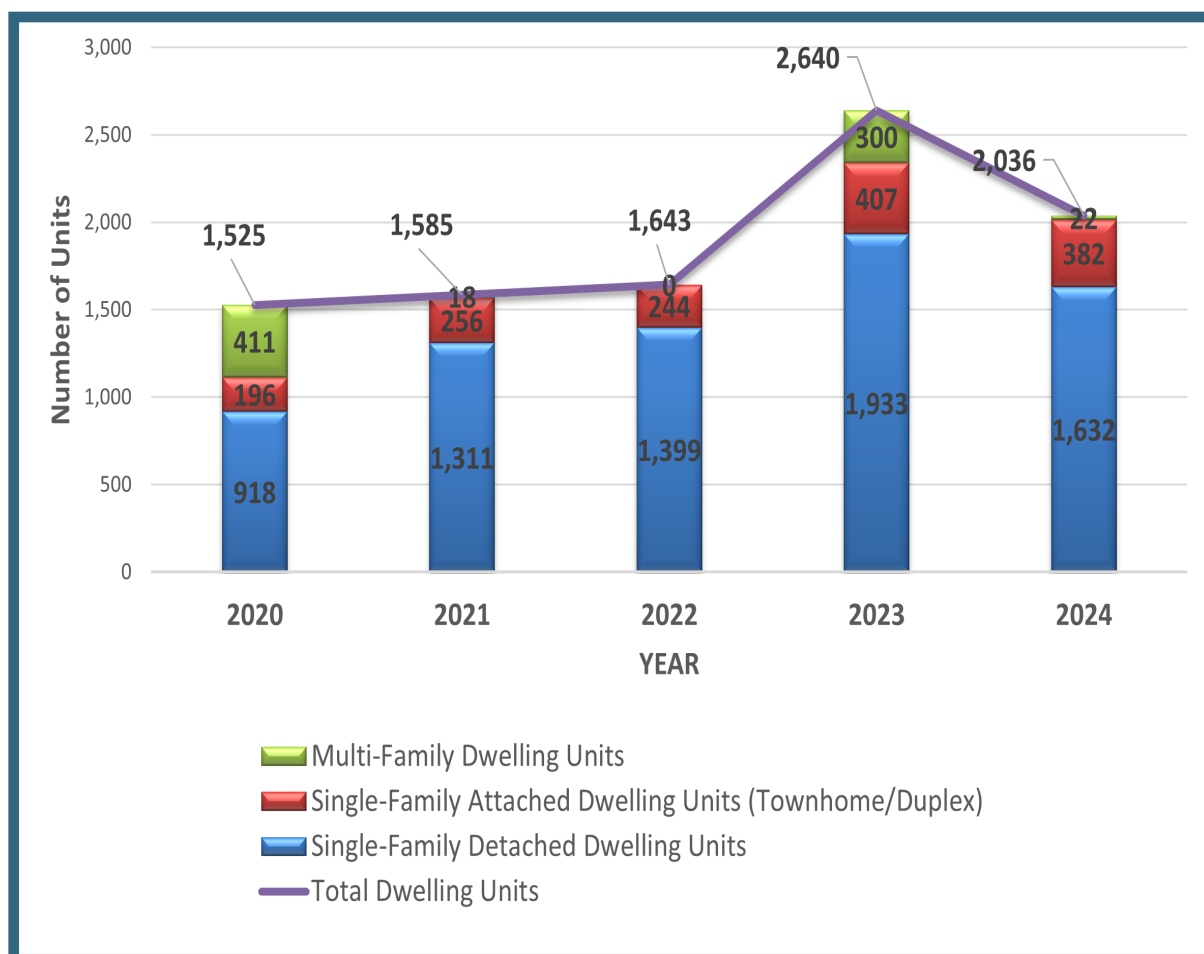


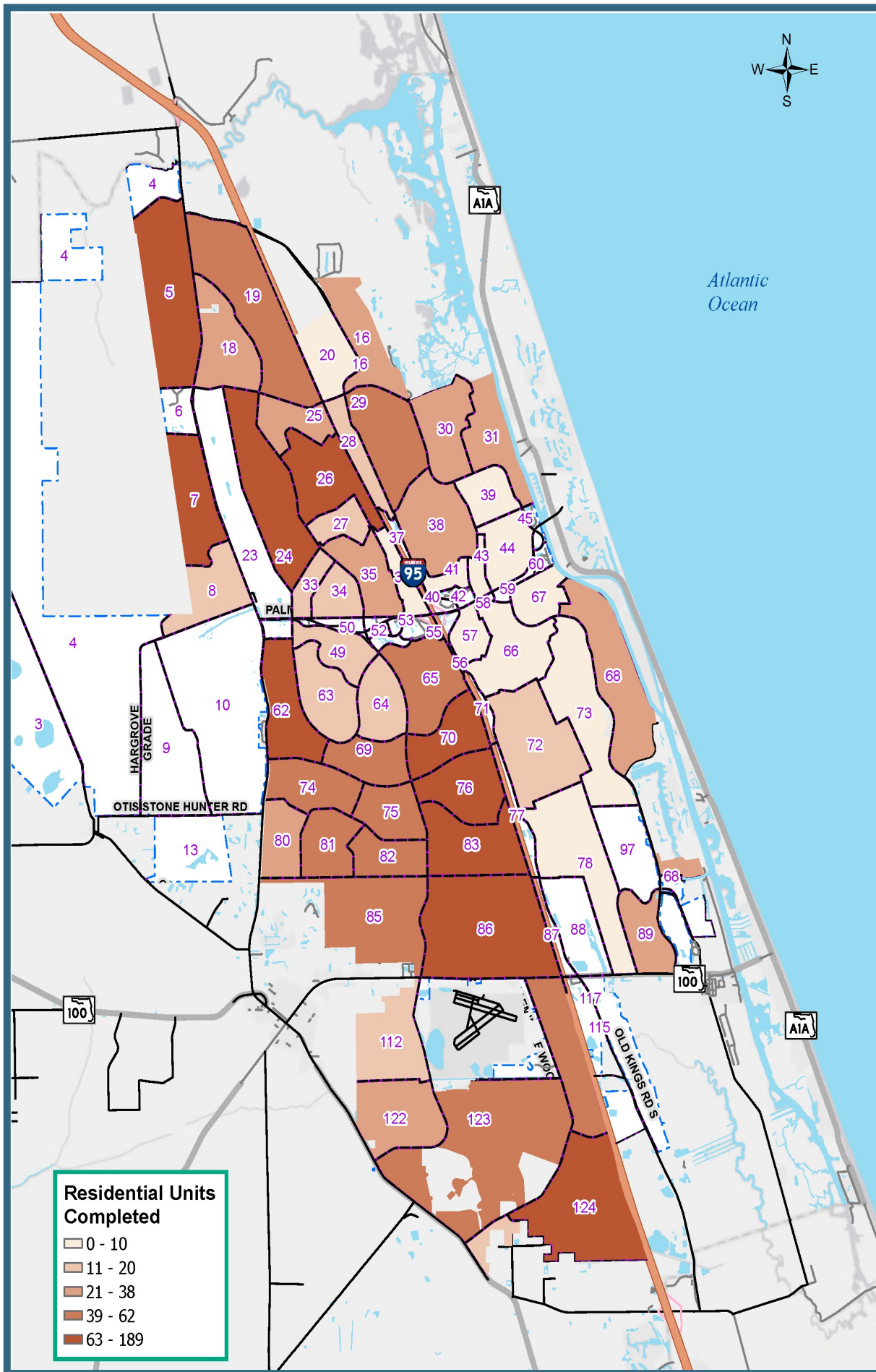
FIGURE 2.3A — RESIDENTIAL CONSTRUCTION COMPLETED BY TAZ (2024)

Certificate of Occupancy (CO) Issued (# of units)			
TAZ	Single-Family Detached (Total)	Single Family Attached (Duplex or Townhouse)	Multi-Family
5	189	0	0
7	107	0	0
8	15	0	0
16	24	0	0
18	20	4	0
19	52	0	0
20	2	0	0
24	0	134	0
25	27	0	0
26	52	20	0
27	18	0	0
28	7	4	0
29	53	2	0
30	13	8	0
31	25	0	0
33	12	2	0
34	12	4	0
35	31	0	0
36	10	0	0
38	19	2	0
39	8	0	0
41	2	0	0
43	0	0	0
44	0	4	0
49	8	8	0
57	0	0	0
62	81	2	0
63	18	0	0
64	15	0	0
65	49	8	0
66	9	0	0
67	0	0	0
68	31	0	0
69	34	8	0
70	52	12	0
72	12	0	0
73	0	0	0
74	50	12	0
75	39	4	0
76	58	8	0
78	0	0	0
80	28	10	0
81	39	2	0
82	43	0	0
83	51	12	0
85	28	16	0
86	37	18	22
89	24	0	0
112	20	0	0
114	35	10	0
122	29	4	0
123	35	6	0
124	98	58	0
132	11	0	0
<b>TOTAL</b>	<b>1,632</b>	<b>382</b>	<b>22</b>





FIGURE 2.3B — RESIDENTIAL CONSTRUCTION COMPLETED MAP (2024)



# 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 1699 single-family detached dwelling units and 315 single-family attached dwelling units were issued building permits. Additionally, 292 multi-family dwelling units received a permit. A majority of these multi-family units (256) were issued for the Evolve project within Town Center. Overall, the number of units issued a building permit increased by approximately 8% from 2023.

FIGURE 2.4 – RESIDENTIAL BUILDING PERMITS ISSUED TABLE (2020-2024)

	2020	2021	2022	2023	2024
<b>Single-Family Detached Dwelling Units</b>	1,225	1,758	1,739	1,339	1,699
<b>Single-Family Attached Dwelling Units (Townhomes/Duplex)</b>	272	338	346	266	315
<b>Multi-Family Dwelling Units</b>	108	0	300	526	292
<b>Total Dwelling Units (Permits)</b>	<b>1,605</b>	<b>2,096</b>	<b>2,385</b>	<b>2,131</b>	<b>2,306</b>

FIGURE 2.5 – RESIDENTIAL BUILDING PERMITS ISSUED CHART (2020-2024)

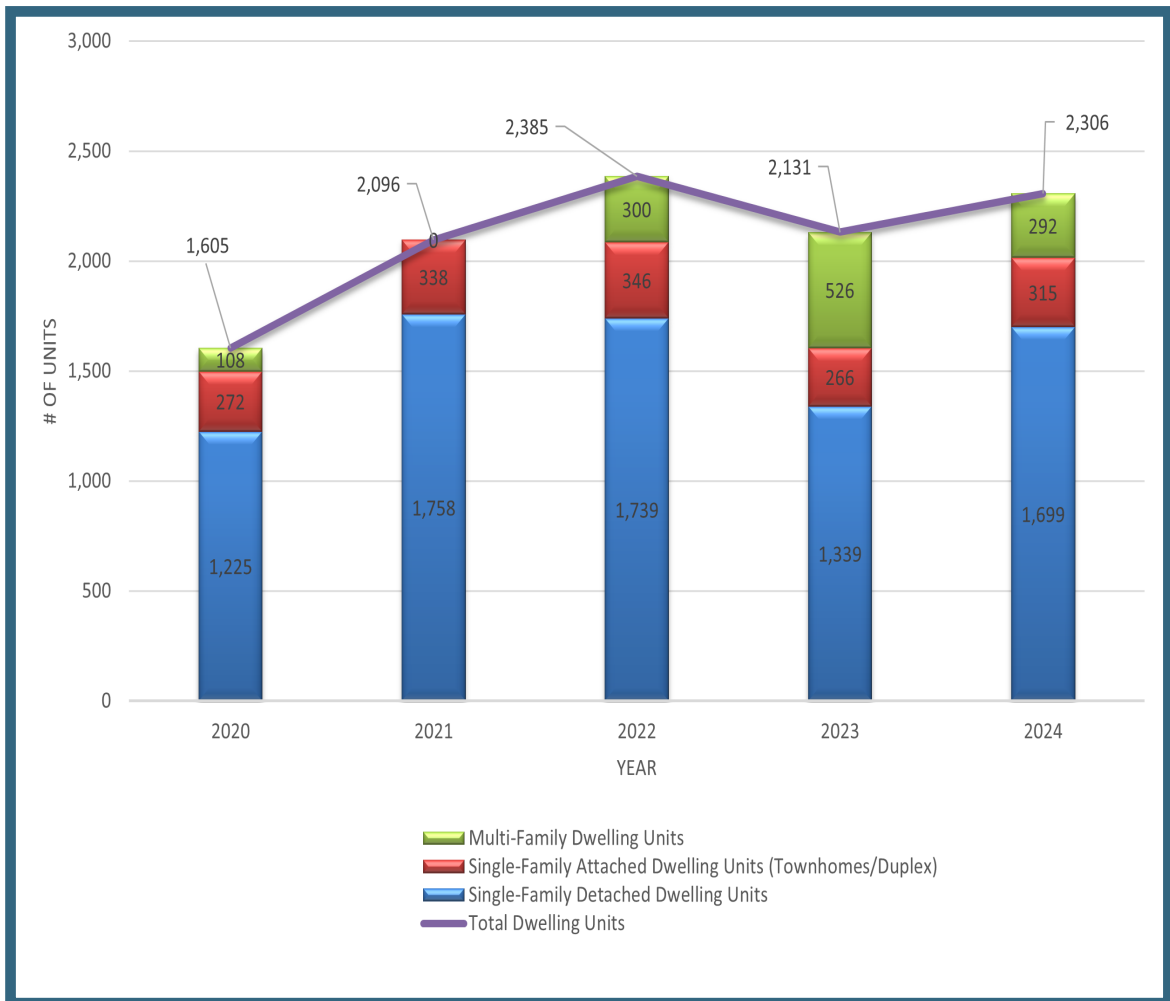
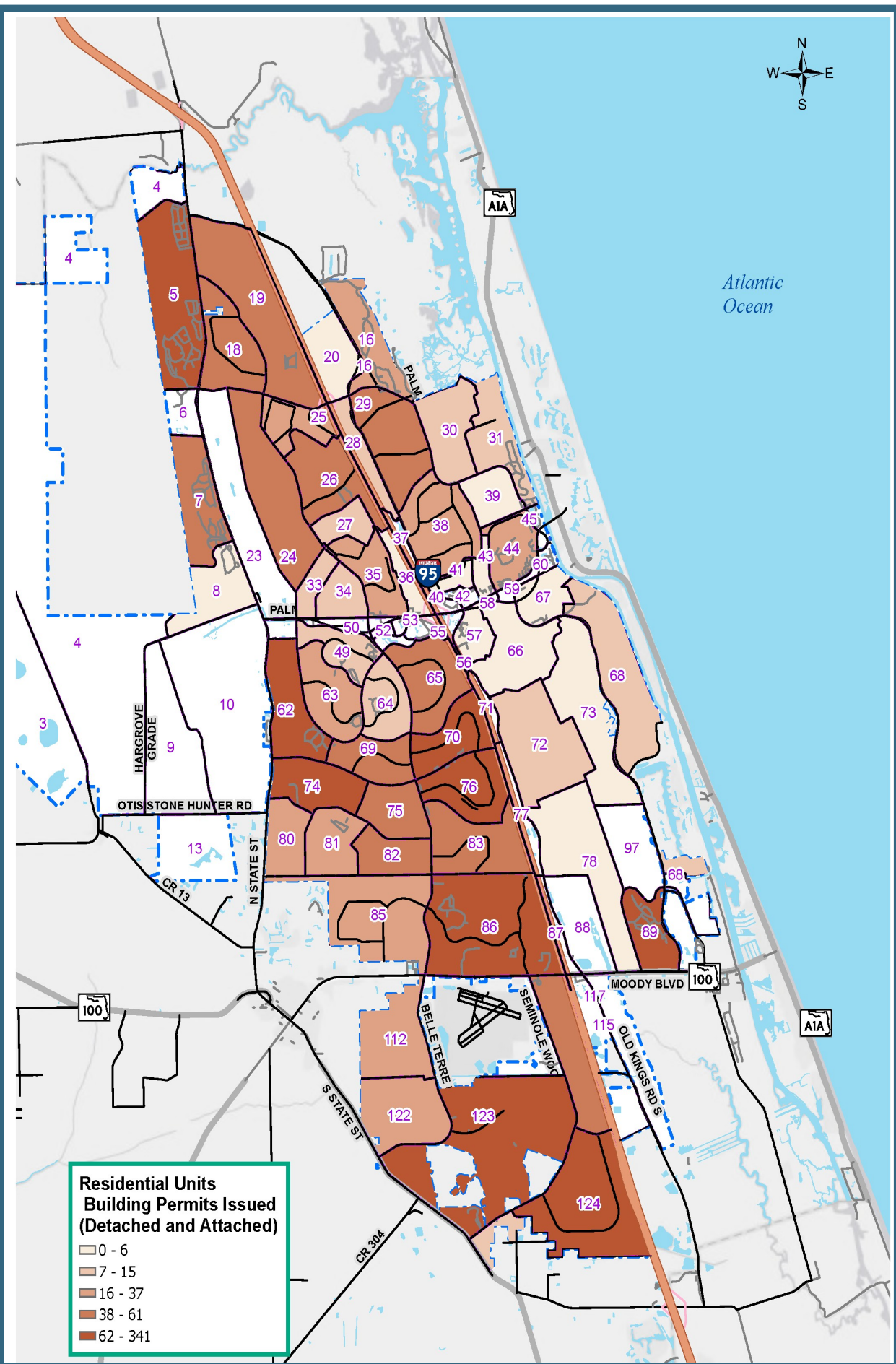


FIGURE 2.6A — RESIDENTIAL BUILDING PERMITS ISSUED (2024)

TAZ	Single-Family Detached	Single-Family Attached (Townhome-Duplex)# of Units	Multi-Family
5	217	0	0
7	50	0	0
8	6	0	0
16	26	0	0
18	40	10	0
19	39	6	0
20	0	0	0
24	0	39	0
25	17	0	0
26	43	6	0
27	15	0	0
28	10	4	0
29	54	0	0
30	8	4	0
31	14	0	0
33	7	0	0
34	14	0	0
35	23	4	0
36	6	0	0
38	26	0	0
39	6	0	0
41	0	0	0
43	0	0	0
44	0	37	0
49	2	12	0
57	0	0	0
62	83	2	256
63	16	0	0
64	13	0	0
65	55	6	0
66	4	0	0
67	0	0	0
68	7	0	0
69	34	6	0
70	51	12	0
72	14	0	0
73	0	0	0
74	53	16	0
75	40	6	0
76	63	0	0
78	1	0	0
80	25	10	0
81	33	0	0
82	40	4	0
83	57	4	0
85	21	6	0
86	39	46	36
89	96	0	0
112	26	0	0
114	35	23	0
122	29	2	0
123	133	8	0
124	98	38	0
132	10	4	0
<b>TOTAL</b>	<b>1,699</b>	<b>315</b>	<b>292</b>

FIGURE 2.6B — RESIDENTIAL BUILDING PERMITS ISSUED MAP (2024)





## 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.

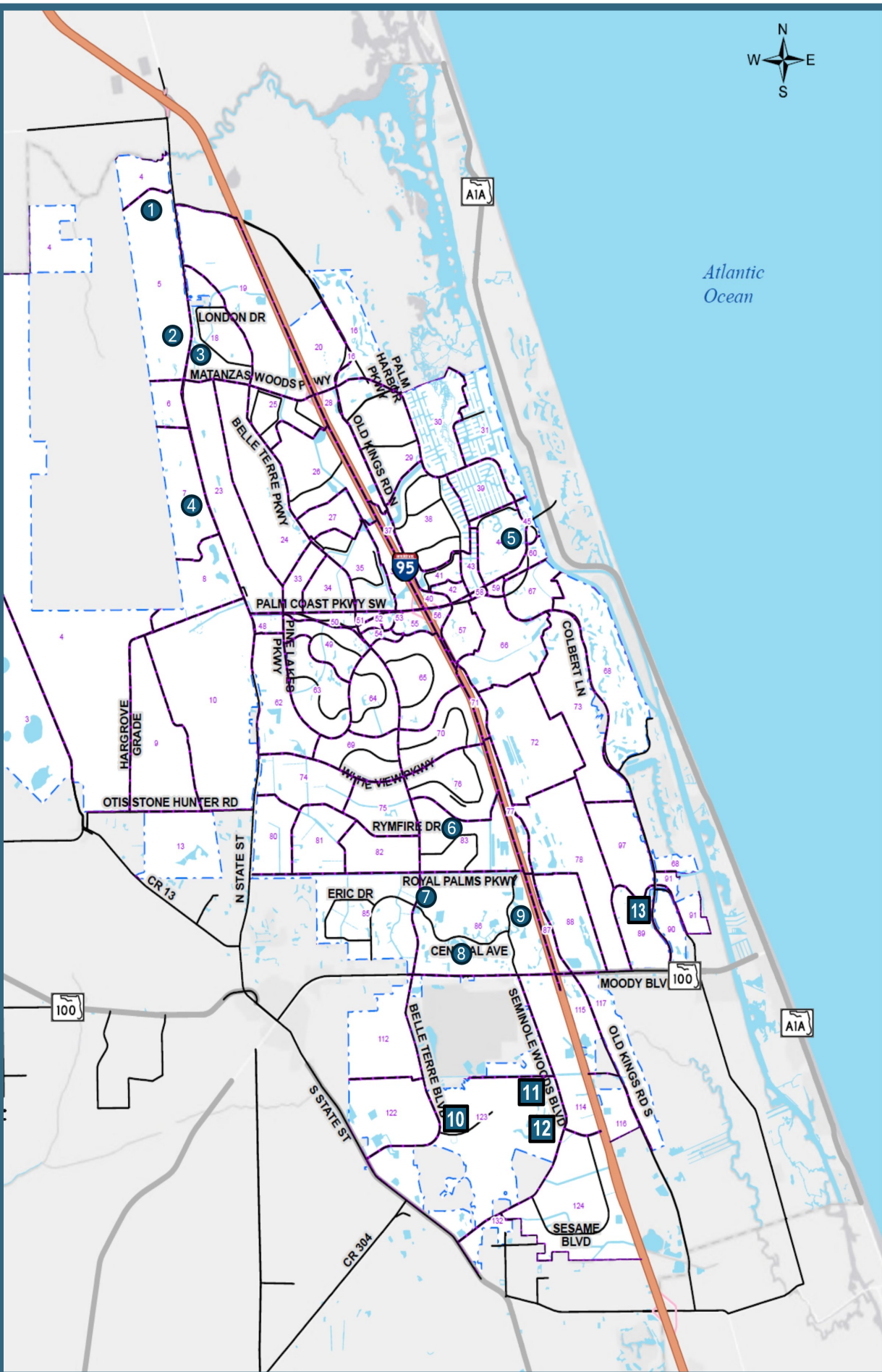
In 2024, the following Plat and Development Orders were approved for residential development. The total of 1968 dwelling units is a decrease of approximately 29% from the previous year's total (Year 2023-2,771 dwelling units) total.

**FIGURE 2.7 — RESIDENTIAL PLAT AND DEVELOPMENT ORDERS APPROVED (2024)**

Map ID #	Project Name	TAZ	# of Lots/ Units	Description
1	Freedom At Sawmill	5	203	Single-family
2	Sawmill Branch Ph. 2	5	250	Single-family
3	Matanzas Cove	18	50	Single-family
4	Somerset At Palm Coast Park	7	125	Single-family
5	Hammock At Palm Harbor	44	51	Townhomes
6	Ponce Preserve	83	74	Single-family
7	The Retreat Ph. 2	86	67	Townhomes
8	The Promenade	86	207	Multi-family units with mixed use retail
9	Pointe Grande at Town Center	86	264	Multi-family
10	Flagler Village Ph 1&2	123	227	Single-family
11	Seminole Palms Ph. 1	123	159	Single-family
12	Seminole Palms Townhomes	123	78	Townhomes
13	Colbert Landings	89	213	Single-family
	Summary of Residential Units Approved in 2024		1,968	Dwelling Units



FIGURE 2.8 — RESIDENTIAL PLAT AND DEVELOPMENT ORDERS APPROVED MAP (2024)



# SECTION 2

## EXISTING VACANT LOTS

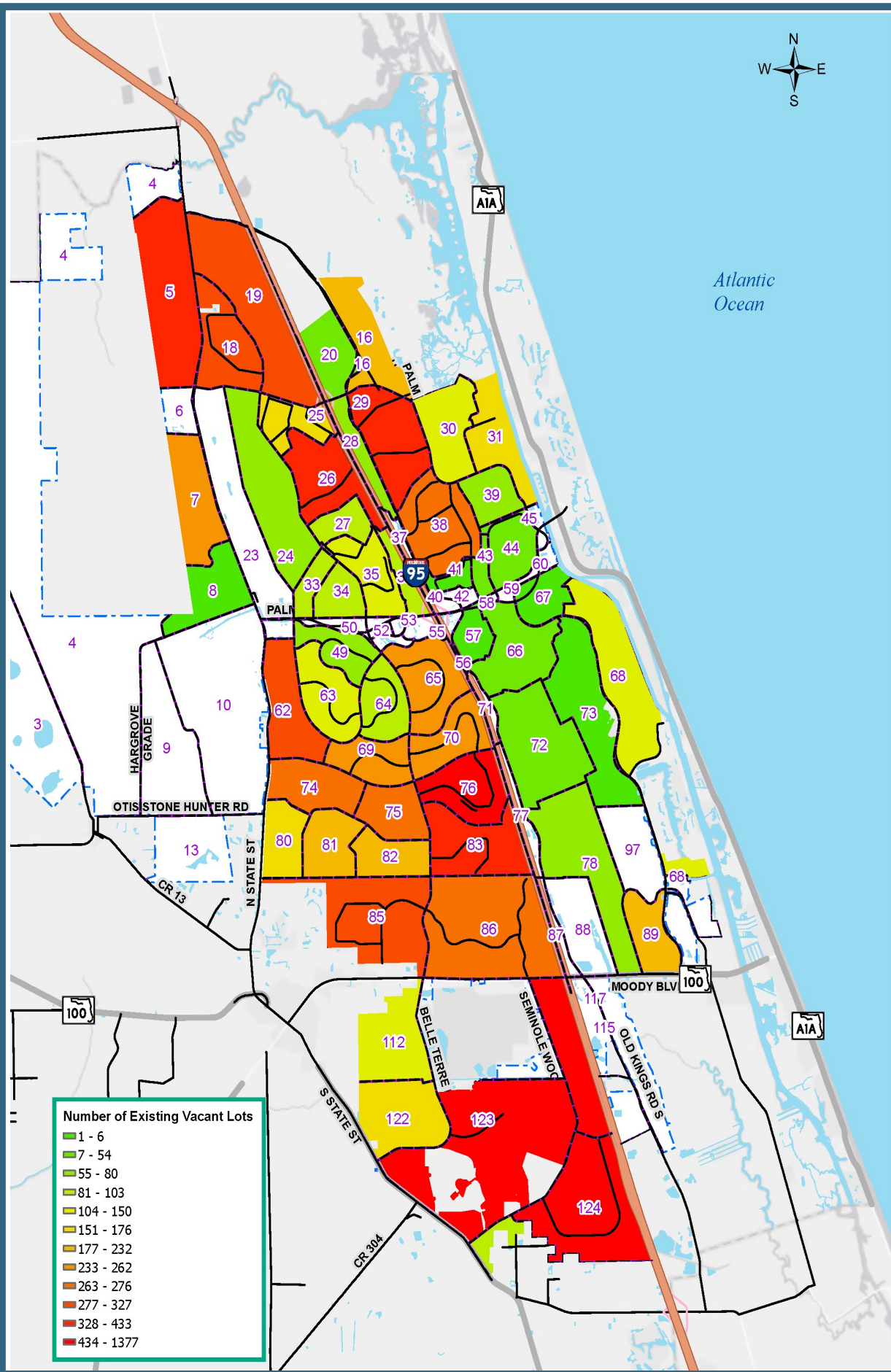
The City maintains a database of existing vacant lots for use by its various departments. At the end of 2023, the City contained approximately 11,616 vacant lots. The number of existing vacant lots represents future potential growth in the City over a period of approximately 10 to 15 years.

It is important to note that the data for Total Lots on this table may change from year to year depending on the platting of additional residential lots. (e.g. a 100 acre tract counts as 1 lot, however, if this tract receives final plat approval for 250 lots, then the number of total lots will increase by that number of new lots).

Figure 2.9 — Vacant Residential Lots by TAZ

TAZ	Total Lots	Occupied Lots	Vacant Lots	Percent-age Vacant
5	953	520	433	45.44%
7	396	148	248	62.63%
8	1	0	1	100.00%
16	354	149	205	57.91%
18	1090	770	320	29.36%
19	1513	1186	327	21.61%
20	22	6	16	72.73%
24	274	198	76	27.74%
25	859	696	163	18.98%
26	2029	1696	333	16.41%
27	774	677	97	12.53%
28	236	170	66	27.97%
29	1875	1507	368	19.63%
30	1033	883	150	14.52%
31	1449	1279	170	11.73%
33	601	508	93	15.47%
34	786	699	87	11.07%
35	1309	1203	106	8.10%
36	467	375	92	19.70%
38	2309	2033	276	11.95%
39	959	884	75	7.82%
41	362	359	3	0.83%
43	321	305	16	4.98%
44	1018	964	54	5.30%
49	977	897	80	8.19%
57	424	420	4	0.94%
62	1496	1189	307	20.52%
63	1493	1380	113	7.57%
64	1177	1074	103	8.75%
65	1694	1432	262	15.47%
66	577	548	29	5.03%
67	33	31	2	6.06%
68	2474	2356	118	4.77%
69	1291	1040	251	19.44%
70	1543	1283	260	16.85%
72	78	58	20	25.64%
73	183	177	6	3.28%
74	1708	1436	272	15.93%
75	1445	1179	266	18.41%
76	2018	1581	437	21.66%
78	503	439	64	12.72%
80	888	725	163	18.36%
81	1117	926	191	17.10%
82	1242	1010	232	18.68%
83	1826	1396	430	23.55%
85	2511	2209	302	12.03%
86	340	77	263	77.35%
89	213	24	189	88.73%
112	730	583	147	20.14%
114	1301	828	473	36.36%
122	738	562	176	23.85%
123	1852	1063	789	42.60%
124	3156	1779	1377	43.63%
132	486	383	103	21.19%
<b>TOTAL</b>	<b>56,504</b>	<b>45,300</b>	<b>11,204</b>	<b>19.83%</b>

FIGURE 2.10 — EXISTING VACANT RESIDENTIAL LOTS MAP (2024)





## SECTION 3: NON-RESIDENTIAL DEVELOPMENT

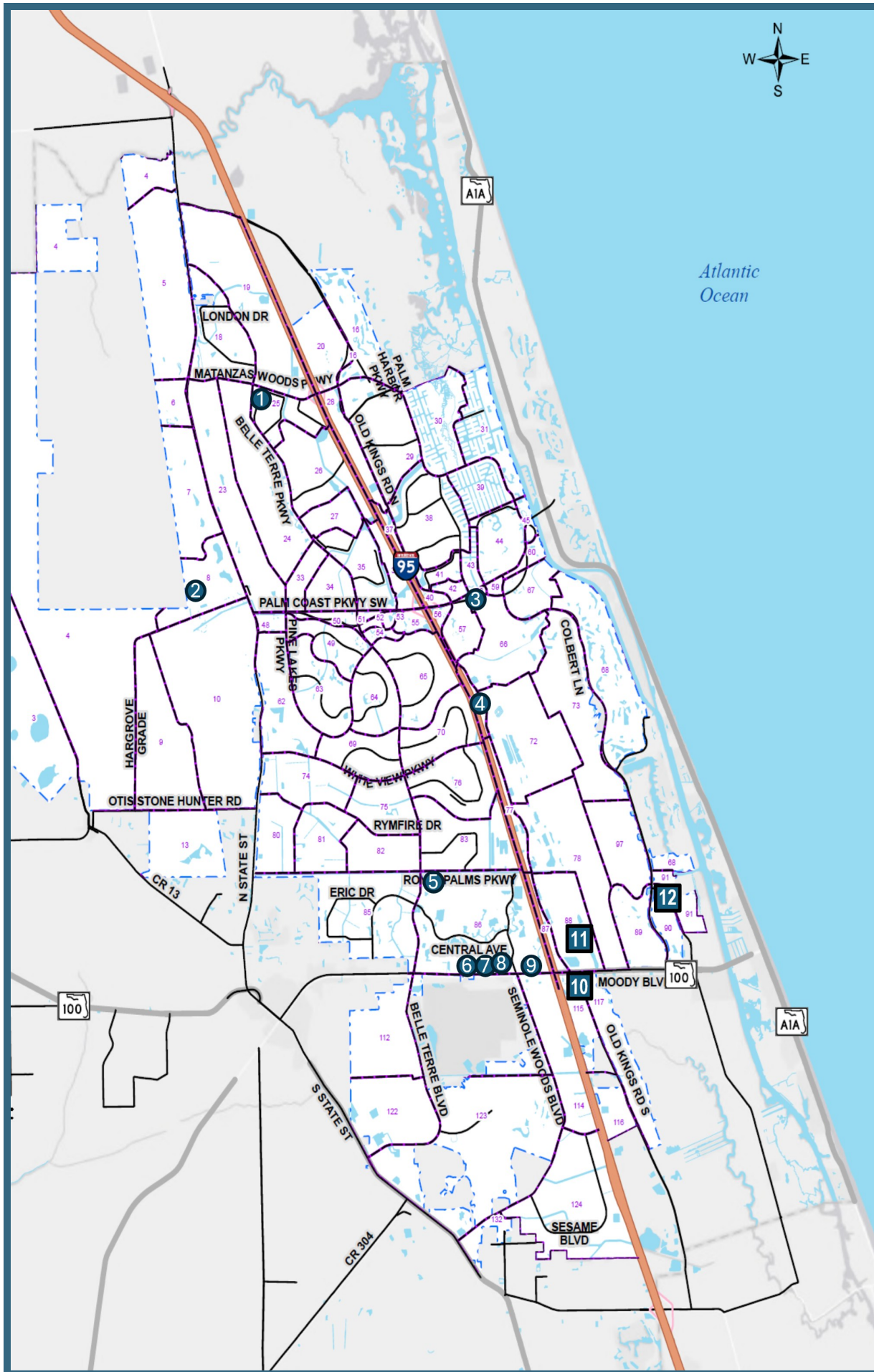
### CONSTRUCTION COMPLETED

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 with a total of 340,405 sq. ft. of non-residential space for a variety of uses. The total for 2024 is an increase from the previous year’s total of 188,856 square feet. This year’s non-residential projects is driven mainly by the completion of two self-storage projects.

**FIGURE 3.1 — NON-RESIDENTIAL CONSTRUCTION COMPLETED TABLE (2024)**

Map ID #	Project Name	TAZ	Sq. Ft.	Description
1	Palm Coast United Methodist Church	25	25,486	House of Worship
2	Palm Coast Industrial Park-Phase 2	8	11,000	Warehouse Shell Building
3	Wawa Convenience Store	58	5,592	Convenience Store with Fuel Pumps
4	Extra Space Storage	71	119,286	Self Storage
5	Southern Recreational Center	86	12,570	Recreational Center
6	Storage King USA-Bldg. A&B	86	99,515	Self Storage
7	Town Center Commons LLC	86	34,916	Retail/Office Building
8	Palm Coast Station	86	7,916	Non-residential commercial space
9	Memorial Hospital - Cancer Center	86	34,862	Medical Office Building
10	Elianos Coffee	115	700	Drive-thru Coffee Shop
11	Skin Cancer Institute	88	2,048	Professional Office
12	Barnes Office Building	90	12,000	Office Building
<b>Summary of Non-Residential Building Construction Completed in 2024</b>			<b>340,405</b>	<b>Sq. Ft. of non-residential</b>

FIGURE 3.2 — NON-RESIDENTIAL CONSTRUCTION COMPLETED (2024)



# SECTION 3



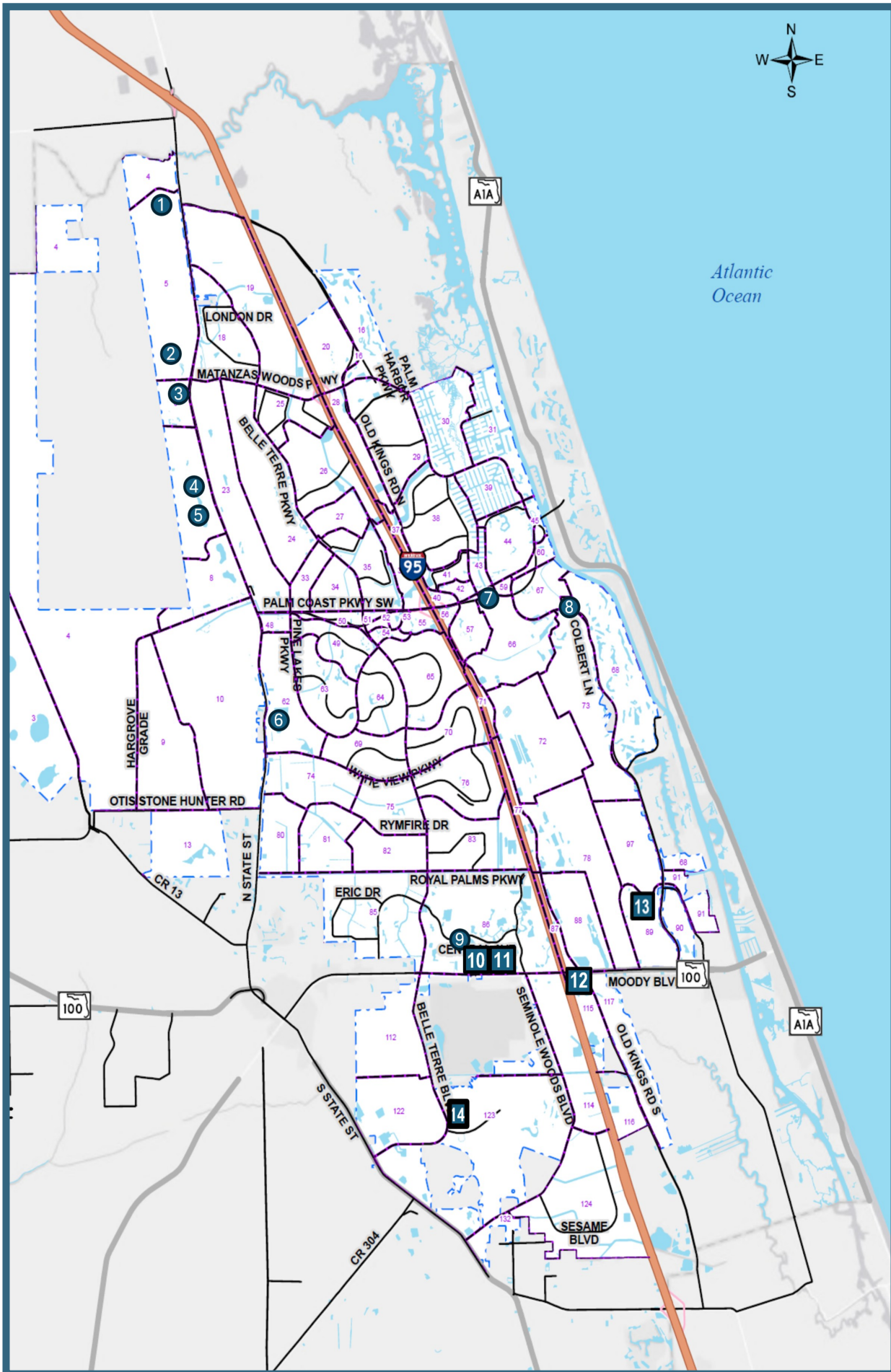
## BUILDING PERMITS ISSUED

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 213,120 square feet of non-residential space, this amount is an increase from last year's total of 126,430 sq.ft.

**FIGURE 3.3 — NON-RESIDENTIAL BUILDING PERMITS ISSUED TABLE (2024)**

Map ID #	Project Name	TAZ	Sq. Ft.	Description
1	Freedom at Palm Coast Park	5	3,543	Amenity Center-Freedom
2	Sawmill Landings	5	8,149	Amenity Center
3	Storage Facility	6	90,000	3-story Storage Facility
4	Somerset	7	2,052	Amenity Center
5	Reverie	7	6,493	Amenity Center
6	Evolve	62	6,695	Poolhouse, Clubhouse, and Maintenance Building
7	Wawa	58	5,592	Gas Station and Convenience Store
8	The Imbing Lounge	68	1,510	Non-retail commercial space
9	The Promenade	86	70,500	Mixed Use Building - 204 Unit Apt. Building and 70,500 non-residential
10	Credit Union	86	2,500	Bank/Professional Office
11	Eliano's	115	700	Coffee Shop
12	Colbert Landing	89	2,148	Amenity Center
13	Barnes Office Building	90	12,000	Flex Building
14	Flagler Village	123	1,238	Amenity Center
<b>Summary of Non-Residential Building Permits Issued in 2024</b>		<b>213,120 Sq. ft. of non-residential</b>		

FIGURE 3.4 — NON-RESIDENTIAL BUILDING PERMITS ISSUED MAP (2024)



# SECTION 3

## DEVELOPMENT APPROVED

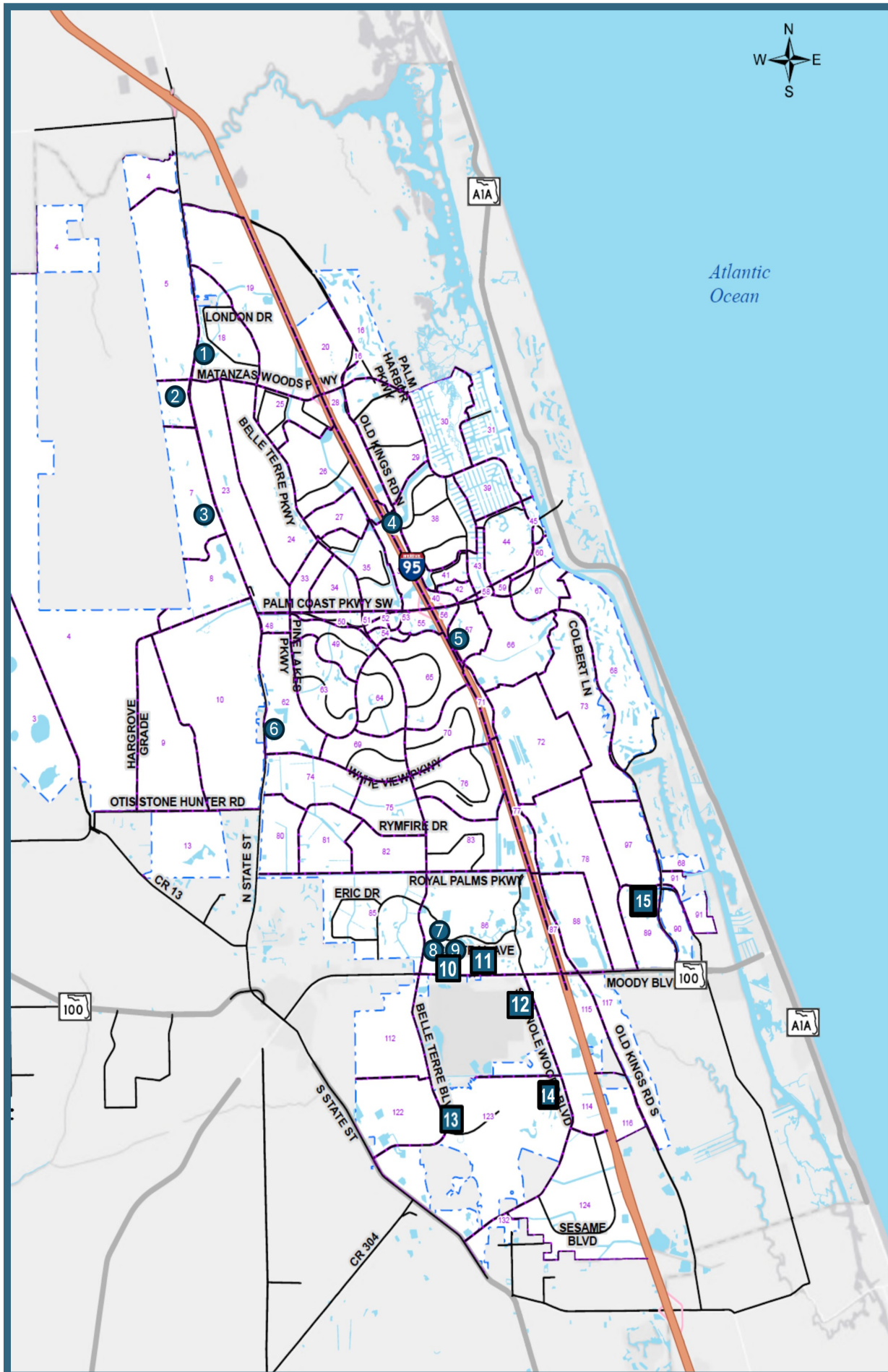
The Planning Division of the Community Development Department issues development orders for non-residential projects. Development orders for non-residential projects allow an applicant to apply for a building permit to construct non-residential project and may predict future growth in the short term (1–5 years), depending on a variety of factors. In 2024, development orders totaled 371,295 sq.ft. of non-residential uses, this is a decrease from 2023 total of 526,573 sq. ft.

**FIGURE 3.5 — NON-RESIDENTIAL DEVELOPMENT APPROVED TABLE (2024)**

Map ID #	Project Name	TAZ	Sq. Ft.	Description
1	Matanzas Cove	18	3,700	Amenity Center
2	Sawmill Creek Storage	6	98,400	Storage Facility
3	Reverie	7	6,493	Amenity Center
4	Old Kings N. Storage	37	91,143	Storage Facility
5	3 Kings Medical Dispensary	57	3,000	Medical Building
6	Dollar General	62	10,640	Retail
7	Town Center Exchange	86	27,450	Retail/Office
8	The Learning Experience	86	12,555	Child Care
9	The Promenade	86	70,500	Mixed Use Building with Retail and 204 Residential
10	Take 5	86	1,708	Auto Service
11	McCormick Drive Commercial	86	5,777	Commercial Center (Retail/ Restaurants)
12	Epic Church	113	30,115	House of Worship
13	Flagler Village	123	1,238	Amenity Center
14	Seminole Palms	123	6,428	Amenity Center
15	Colbert Landing	89	2,148	Amenity Center
<b>Summary of Non-Residential Development Approved in 2024</b>		<b>371,295 Sq. Ft. of Non Residential</b>		

FIGURE 3.6 — NON-RESIDENTIAL DEVELOPMENT APPROVED MAP (2024)

# SECTION 3





The remaining four (4) major approved developments (Palm Coast Park, Town Center, Old Brick Township, and Neoga Lakes) 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 shown below and the pages following provide a detailed status of the approved major developments.





## PALM COAST PARK DRI

The Palm Coast Park DRI was approved on December 7, 2004. In 2023, the Development Order was amended to increase the maximum number of dwelling units to 6,454. The development order has a buildout date through Dec. 31, 2034.

FIGURE 4.2 — PALM COAST PARK DRI MAP AND TABLE

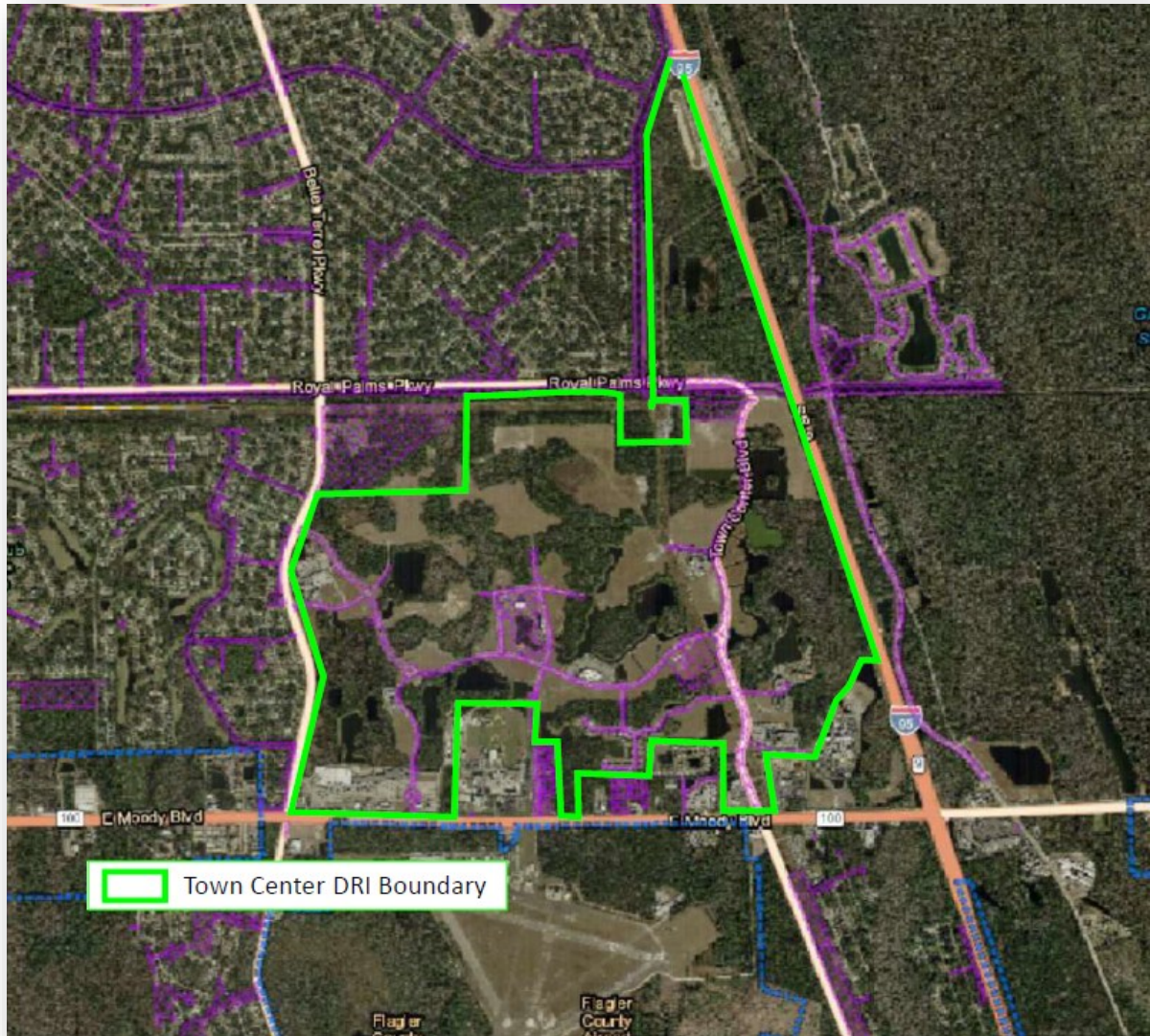


	Entitlement	Approved Development (Plats or DOs)	Construction Completed (COs)
<b>Residential</b>	6,454 du	2,839	793
<b>Office</b>	538,112 sf	-	-
<b>Retail Commercial</b>	1,089,800 sf	6,106	6,106
<b>Industrial</b>	1,100,000 sf	-	-
<b>Institutional</b>	100,000 sf	-	-

## TOWN CENTER DRI

The Town Center DRI was approved on July 11, 2003 and the development plan includes 3,575 dwelling units, over 5 million square feet of non-residential space, over 3 phases through 2035. A summary of development approvals is provided in the table below.

FIGURE 4.3 — TOWN CENTER DRI MAP AND TABLE



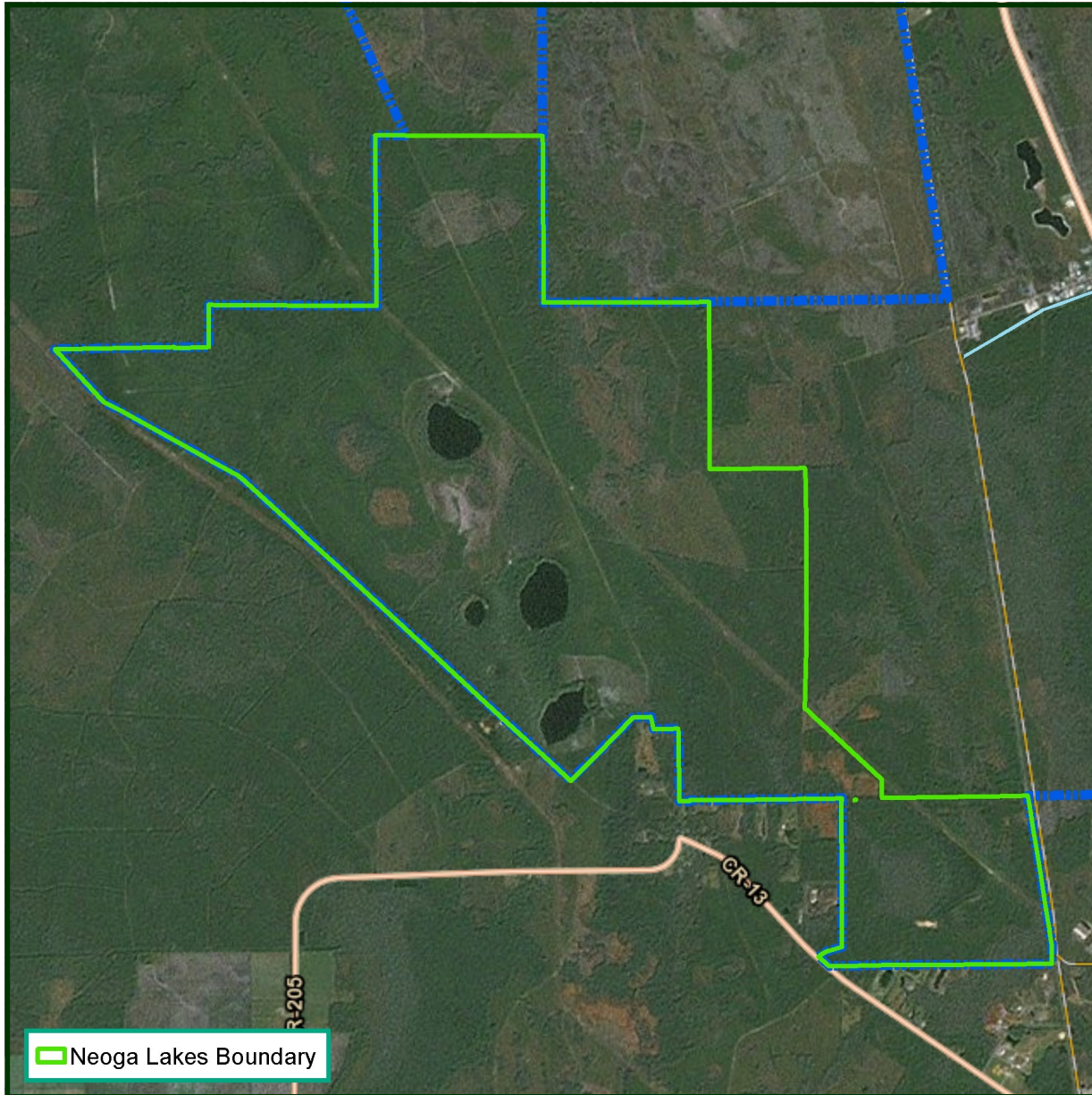
	Entitlement	Approved Development (Plats or DOs)	Construction Completed (COs)
<b>Residential</b>	3,575 du	2,732	615
<b>Retail/Comm/Office</b>	5,014,657	814,260	814,260
<b>Movie Theater</b>	2,400 Seats	2,400	2,400
<b>Lodging</b>	480 rooms	125	125
<b>Nursing Home</b>	240 beds	202	202



## 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.

FIGURE 4.4 — NEOGA LAKES DRI MAP AND TABLE



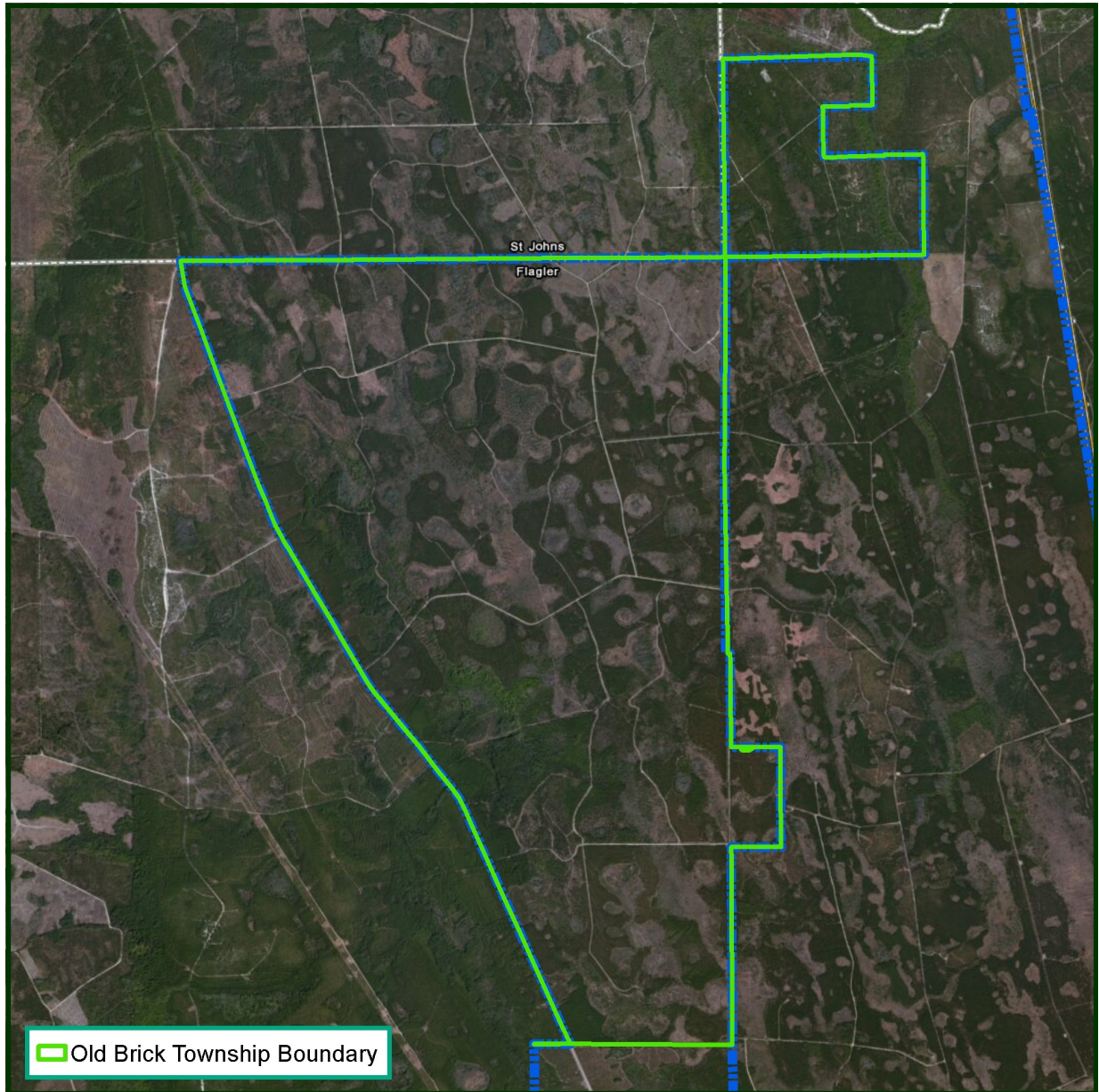
	ENTITLEMENT	Approved Development (Plats or DOs)	Construction Completed (COs)
<b>RESIDENTIAL</b>	7,000 du	-	-
<b>RETAIL USES</b>	354,000 sf	-	-
<b>OFFICE USES</b>	45,000 sf	-	-
<b>CIVIC USES</b>	222,000 sf	-	-
<b>EMPLOYMENT CENTER</b>	1,870,000 sf	-	-



## 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.

FIGURE 4.5 — OLD BRICK TOWNSHIP DRI MAP AND TABLE



	ENTITLEMENT	Approved Development (Plats or DOs)	Construction Completed (COs)
<b>RESIDENTIAL</b>	5,000 du	-	
<b>COMMERCIAL</b>	100,000 sf	-	-
<b>OFFICE</b>	50,000 sf	-	-
<b>INDUSTRIAL</b>	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 OR ZONING MAP AMENDMENTS

The City processed the following Future Land Use Map Amendments or Zoning Map Amendments that would impact school capacity.

-A Future Land Use Map Amendment along with a companion Zoning Map Amendment for 62.3+/- acres (Old Kings Village). This amendment is for a Future Land Use Map and Zoning Map Amendment that will permit up to 210 single-family dwelling units.

### CONVERSION OF RESIDENTIAL UNITS

The City did not review any conversions or redevelopment of residential units in 2024.

### DEVELOPMENT APPROVALS WITH SCHOOL SITES

#### PALM COAST PARK DRI SCHOOL SITE

No action that has a net impact on demand on school capacity.

#### TOWN CENTER AT PALM COAST DRI

No action that has a net impact on demand on school capacity.

#### OLD BRICK TOWNSHIP DRI SCHOOL SITE

No action that has a net impact on demand on school capacity.

#### NEOGA LAKES DRI SCHOOL SITE

No action that has a net impact on demand on school capacity.



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