



## 2025 ANNUAL REPORT



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

COMMUNITY DEVELOPMENT DEPARTMENT



2025 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..... 9  
 Development Approved ..... 12  
 Existing Vacant Lots..... 14

## SECTION 3: NON-RESIDENTIAL DEVELOPMENT

Construction Completed..... 16  
 Building Permits Issued..... 18  
 Development Approved ..... 20

## SECTION 4: STATUS OF MAJOR DEVELOPMENTS

Palm Coast Park DRI..... 23  
 Town Center DRI..... 24  
 Neoga Lakes DRI..... 25  
 Old Brick Township DRI..... 26

## SECTION 5: ADDITIONAL INFORMATION FOR THE SCHOOL DISTRICT

Future Land Use Map Amendments ..... 27  
 Conversion of Residential Units ..... 27  
 Development Approvals with School Sites ..... 27

# 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 (2021-2025) .....	6
2.2	Residential Construction Completed Chart ((2021-2025).....	6
2.3 a	Residential Construction Completed By TAZ (2025).....	7
2.3 b	Residential Construction Completed Map (2025).....	8
2.4	Residential Building Permits Issued Table (2021-2025) .....	9
2.5	Residential Building Permits Issued Chart (2021-2025) .....	9
2.6 a	Residential Building Permits Issued by TAZ (2025).....	10
2.6 b	Residential Building Permits Issued Map (2025) .....	11
2.7	Residential Development Approved Table (2025).....	12
2.8	Residential Development Approved Map (2025) .....	13
2.9	Vacant Residential Lots by TAZ Table (2025) .....	14
2.10	Existing Vacant Residential Lots Map (2025) .....	15
3.1	Non-Residential Construction Completed Table (2025).....	16
3.2	Non-Residential Construction Completed Map (2025).....	17
3.3	Non-Residential Building Permits Issued Table (2025).....	18
3.4	Non-Residential Building Permits Issued Map (2025).....	19
3.5	Non-Residential Development Approved Table (2025) .....	20
3.6	Non-Residential Development Approved Map (2025).....	21
4.1	Major Development Location Map .....	22
4.2	Palm Coast Park DRI Map and Table .....	23
4.3	Town Center DRI Map and Table.....	24
4.4	Neoga Lakes DRI Map and Table.....	25
4.5	Old Brick Township DRI Map and Table .....	26



# 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 is trending down while the percentage of total population over 65 years old is trending up. 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 2021 and 2025 (See Figure 1.2).

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

	2021	2022	2023	2024	2025
<b>Population</b>	92,866	96,504	101,737	106,193	110,330
<b>Growth Rate</b>	4.04%	3.92%	5.42%	4.38%	3.90%

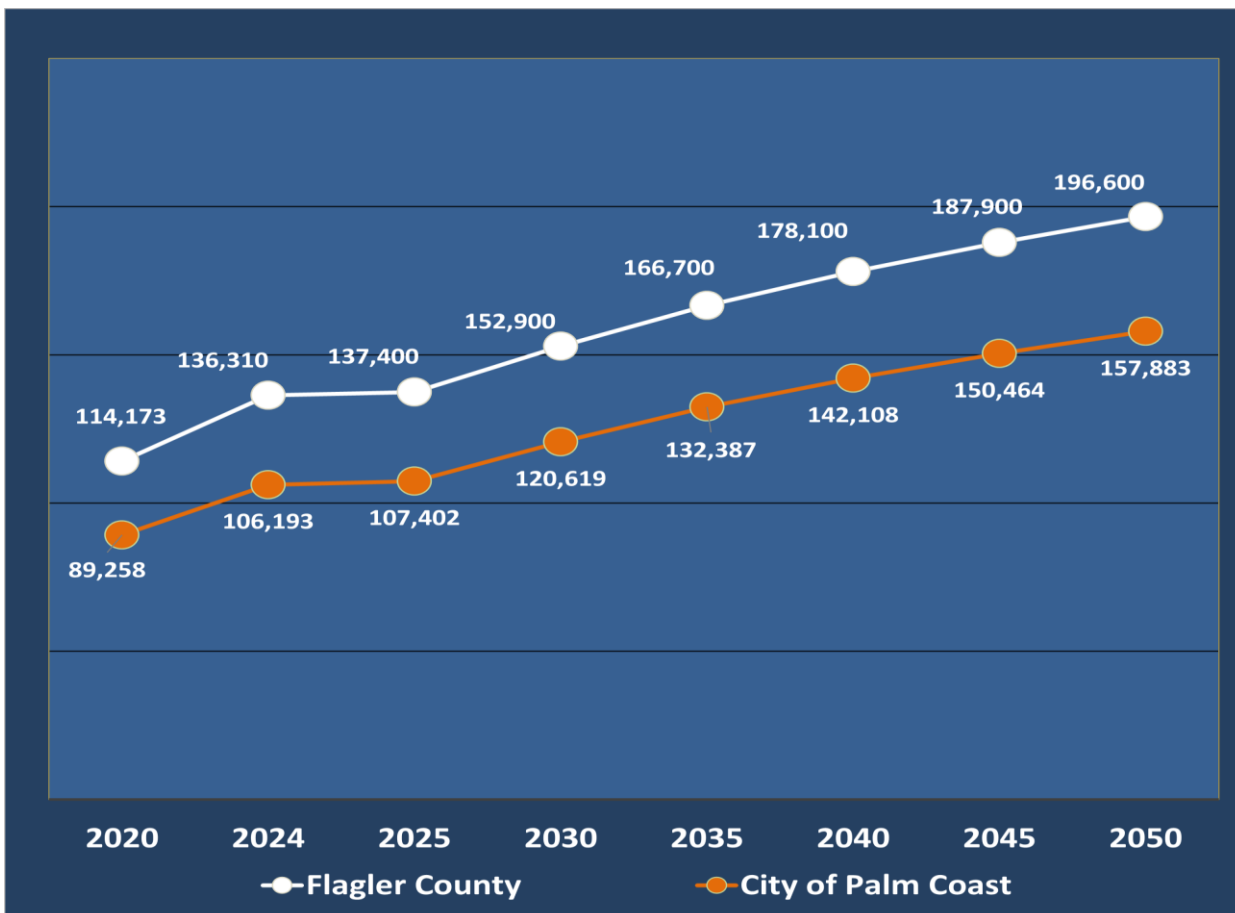
**RATES TABLE**

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 \*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 based on historic share of population growth*



## 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 2,369 dwelling units were issued a CO, this total is an approximately 16% increase from 2024. The increase in number of units was boosted by two multi-family projects, the completion of The Wilton Apartments (229 units), as well as the partial completion of Evolve (178 units).

FIGURE 2.1 – RESIDENTIAL CONSTRUCTION COMPLETED TABLE (2021–2025)

	2021	2022	2023	2024	2025
<b>Single-Family Detached Dwelling Units</b>	1,311	1,399	1,933	1,632	1,610
<b>Single-Family Attached Dwelling Units (Townhome/Duplex)</b>	256	244	407	382	309
<b>Multi-Family Dwelling Units</b>	18	0	300	22	450
<b>Total Dwelling Units</b>	<b>1,585</b>	<b>1,643</b>	<b>2,640</b>	<b>2,036</b>	<b>2,369</b>

FIGURE 2.2 – RESIDENTIAL CONSTRUCTION COMPLETED CHART (2021–2025)

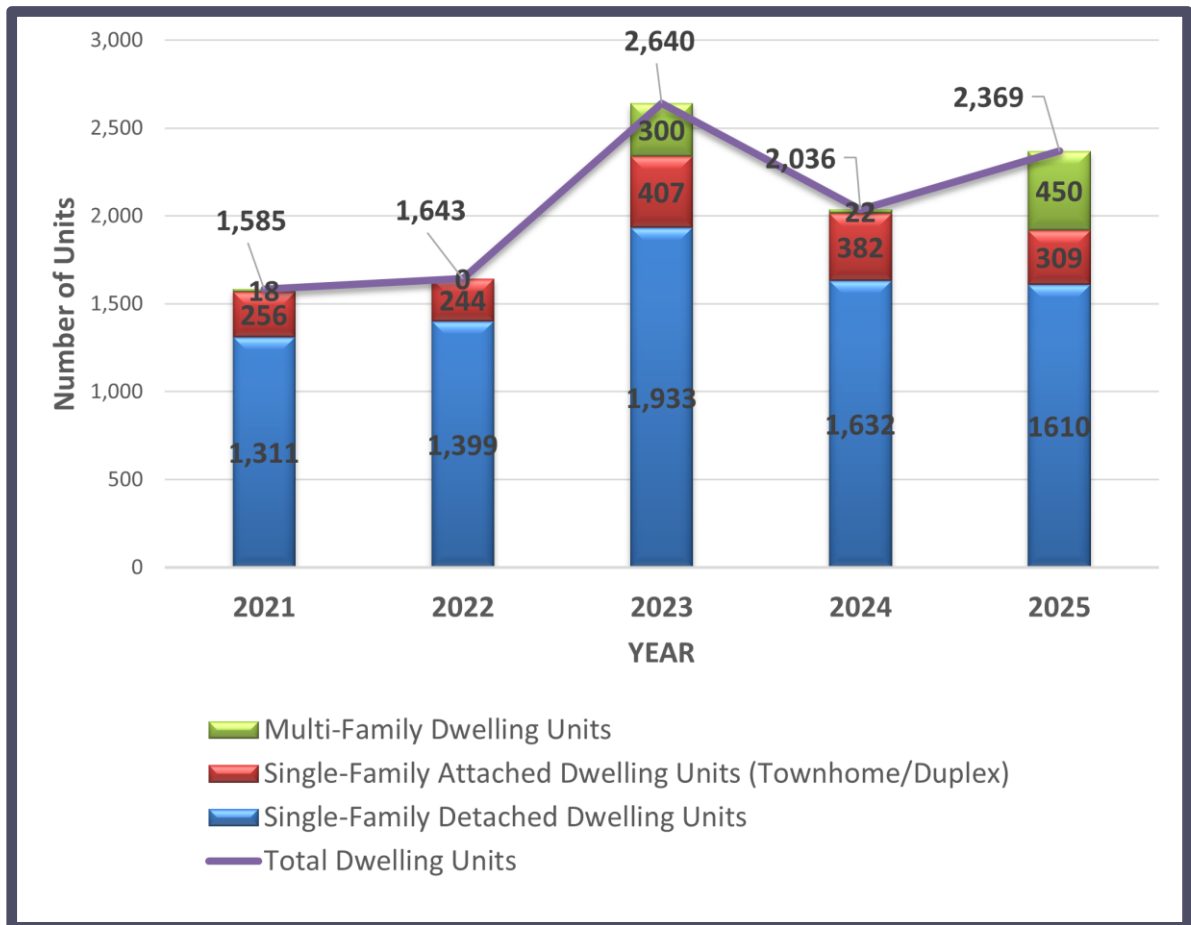
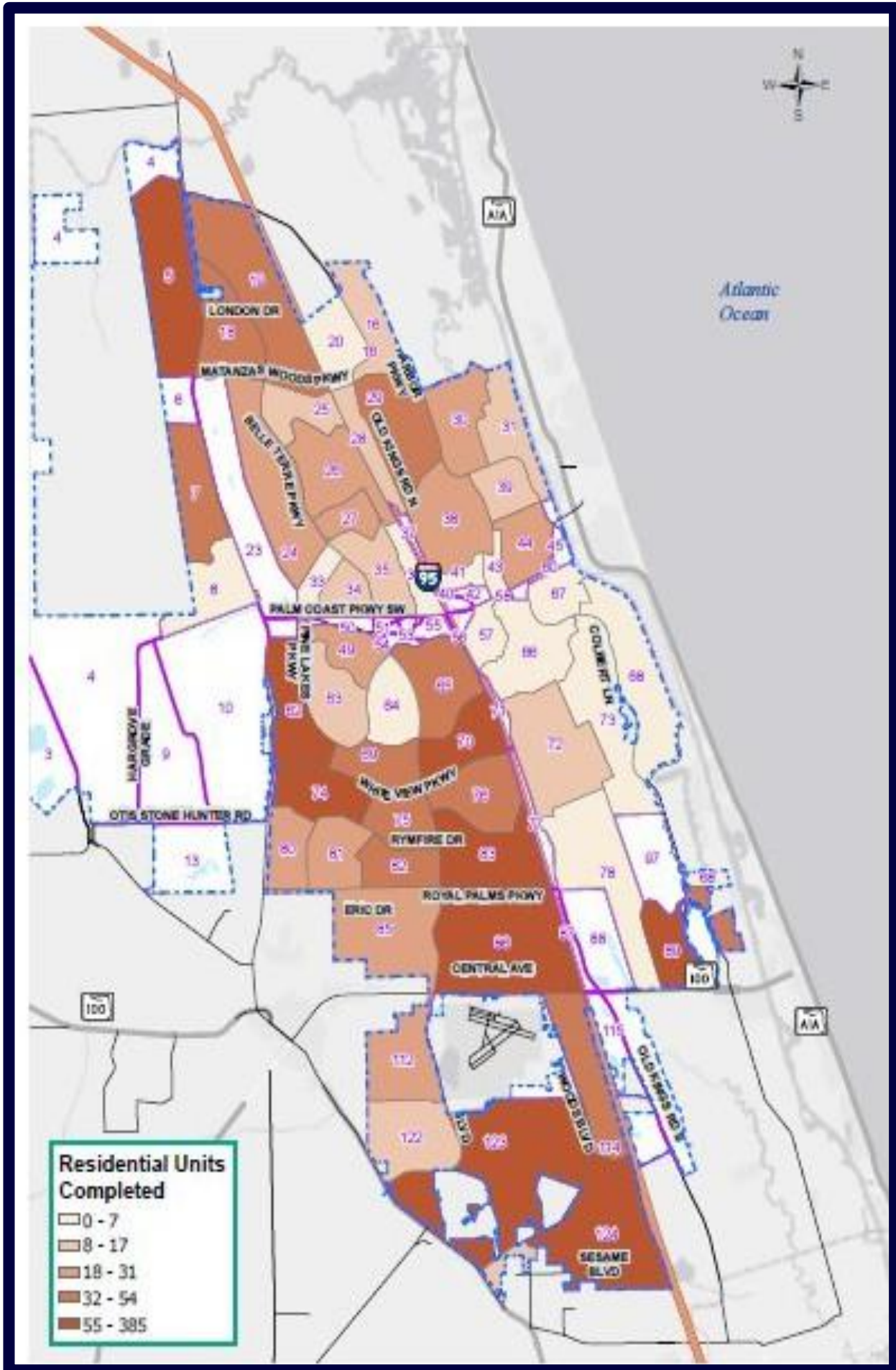


FIGURE 2.3A – RESIDENTIAL CONSTRUCTION COMPLETED BY TAZ (2025)

Certificate of Occupancy (CO) Issued (# of units)			
TAZ	Single-Family Detached (Total)	Single Family Attached (Duplex or Townhouse)	Multi-Family
5	128	0	0
7	54	0	0
8	5	0	0
16	17	0	0
18	34	12	0
19	26	10	0
20	1	0	0
24	0	20	0
25	13	2	0
26	27	4	0
27	16	2	0
28	5	4	0
29	45	2	0
30	12	6	0
31	16	0	0
33	5	2	0
34	12	0	0
35	13	0	0
36	6	0	0
38	31	0	0
39	6	2	0
41	0	0	0
43	0	0	0
44	4	27	0
49	6	17	0
57	0	0	0
62	58	10	178
63	16	0	0
64	7	0	0
65	47	0	0
66	5	0	0
67	0	0	0
68	7	0	0
69	25	8	0
70	55	4	0
72	9	0	0
73	1	0	0
74	44	16	0
75	35	10	0
76	52	2	0
78	0	0	0
80	22	8	0
81	21	6	0
82	38	4	0
83	108	2	0
85	23	6	0
86	61	52	272
89	105	0	0
91	34	0	0
112	21	0	0
114	30	16	0
122	17	0	0
123	213	15	0
124	65	34	0
132	9	6	0
<b>TOTAL</b>	<b>1,610</b>	<b>309</b>	<b>450</b>

FIGURE 2.3B – RESIDENTIAL CONSTRUCTION COMPLETED MAP (2025)

# 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 1,332 single-family detached dwelling units and 163 single-family attached dwelling units were issued building permits. Additionally, 829 multi-family dwelling units received a permit. This is a relatively flat growth rate from 2024. The number was boosted by an increase in the number of multi-family units permits (a 183% increase from 2024).

	2021	2022	2023	2024	2025
<b>Single-Family Detached Dwelling Units</b>	1,758	1,739	1,339	1,699	1,332
<b>Single-Family Attached Dwelling Units (Townhomes/Duplex)</b>	338	346	266	315	163
<b>Multi-Family Dwelling Units</b>	0	300	526	292	829
<b>Total Dwelling Units (Permits)</b>	<b>2,096</b>	<b>2,385</b>	<b>2,131</b>	<b>2,306</b>	<b>2,324</b>

FIGURE 2.4 – RESIDENTIAL BUILDING PERMITS ISSUED TABLE (2021-2025)

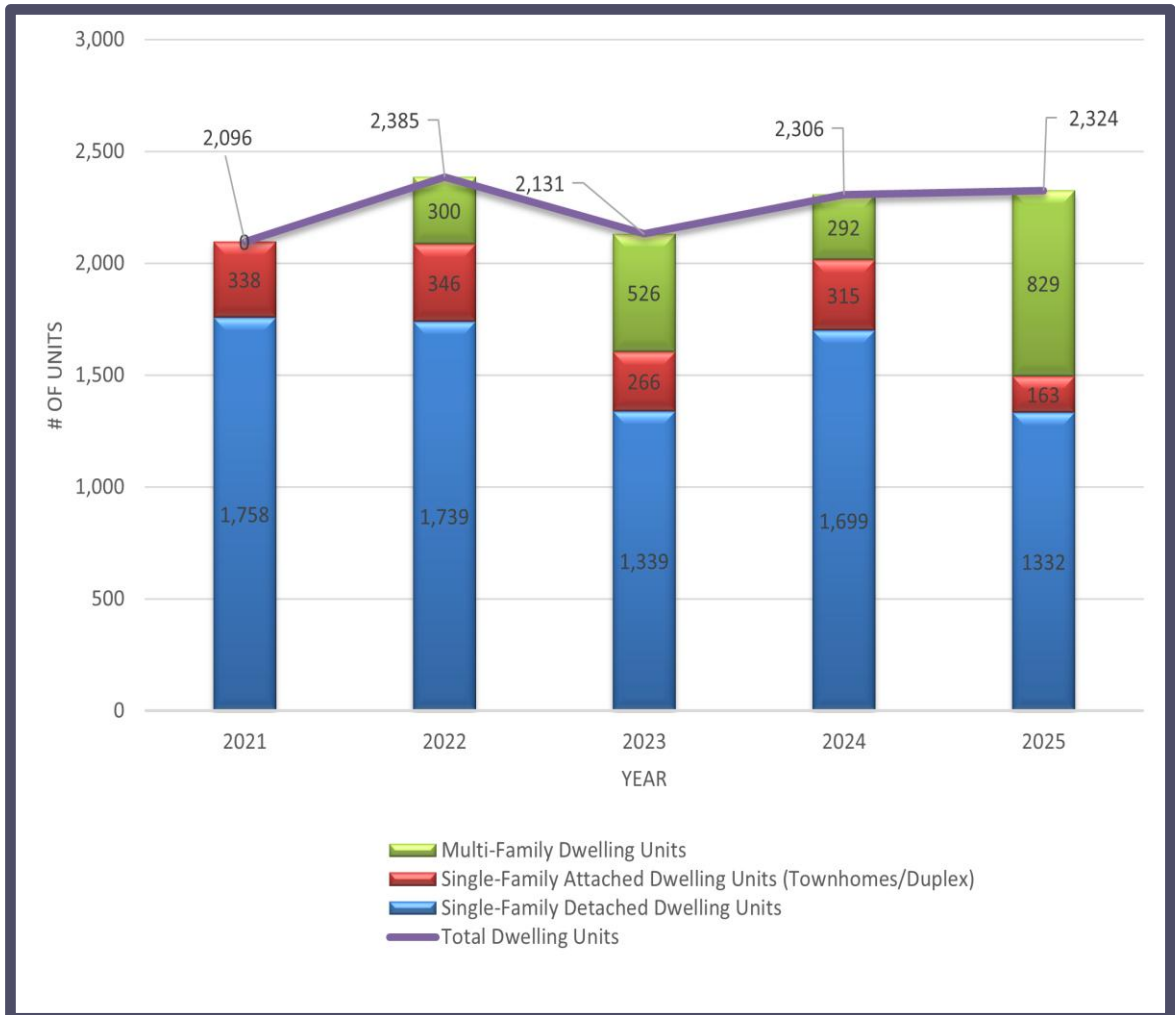
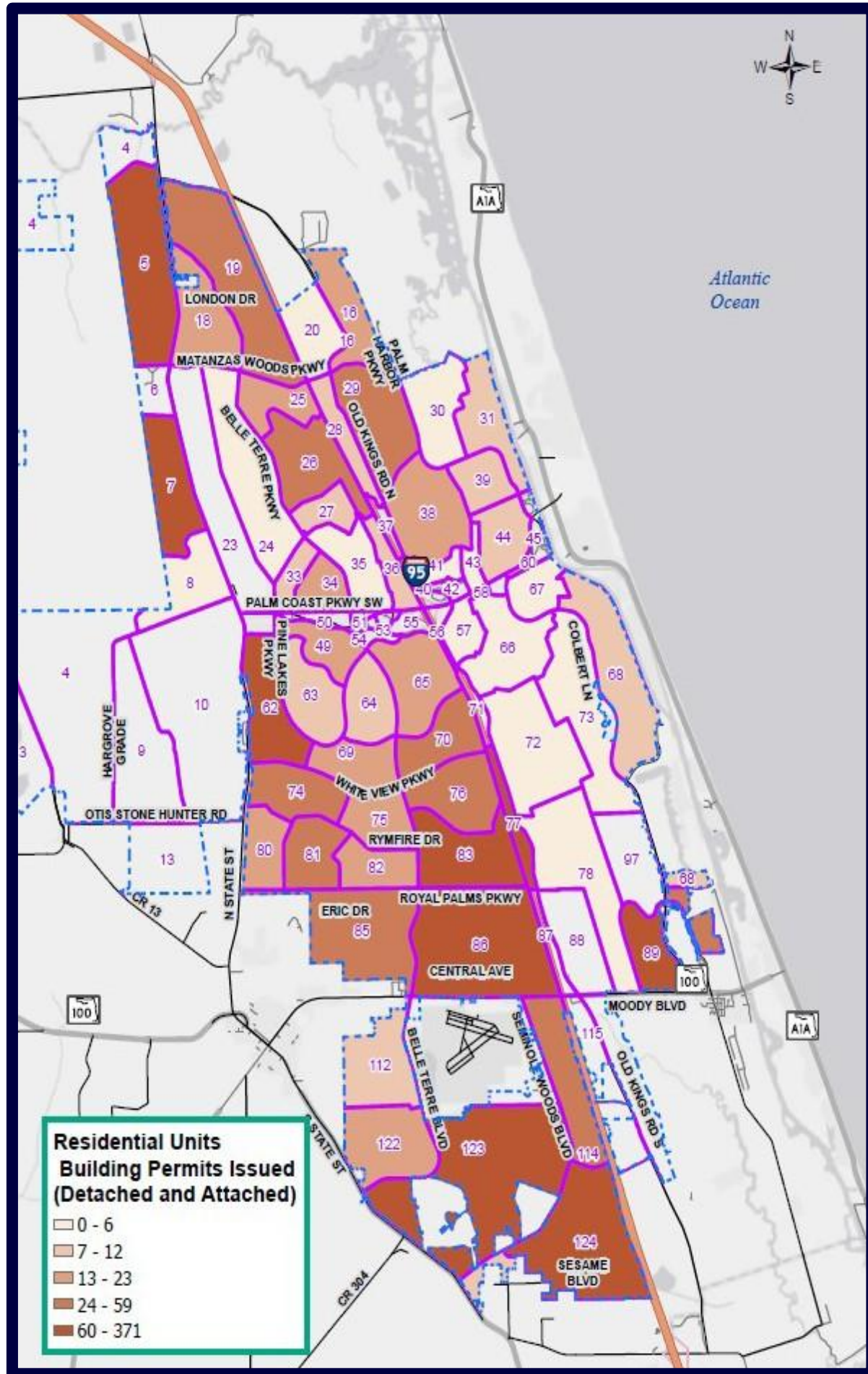


FIGURE 2.6A – RESIDENTIAL BUILDING PERMITS ISSUED (2025)

TAZ	Single-Family Detached	Single-Family Attached	Multi-Family
5	77	0	0
7	84	0	0
8	3	0	0
16	13	0	0
18	19	4	0
19	18	10	0
20	1	0	0
24	0	4	0
25	15	0	0
26	22	6	0
27	12	0	0
28	3	4	0
29	38	2	0
30	6	0	0
31	7	0	0
33	9	0	0
34	13	0	0
35	6	0	0
36	7	0	0
38	19	2	0
39	3	4	0
41	0	0	0
43	0	0	0
44	0	7	0
49	7	10	0
57	0	0	0
62	47	8	316
63	12	0	0
64	7	0	0
65	23	0	0
66	2	0	0
67	0	0	0
68	10	0	0
69	10	6	0
70	41	2	0
72	0	0	0
73	0	0	0
74	36	8	0
75	23	0	0
76	30	2	0
77	0	0	111
78	0	0	0
80	22	0	0
81	21	6	0
82	20	0	0
83	189	0	0
85	29	2	0
86	23	8	264
89	60	0	138
91	59	0	0
112	7	0	0
114	21	8	0
122	13	2	0
123	197	34	0
124	42	22	0
132	6	2	0
<b>TOTAL</b>	<b>1,332</b>	<b>163</b>	<b>829</b>

FIGURE 2.6B – RESIDENTIAL BUILDING PERMITS ISSUED MAP (2025)



# 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.

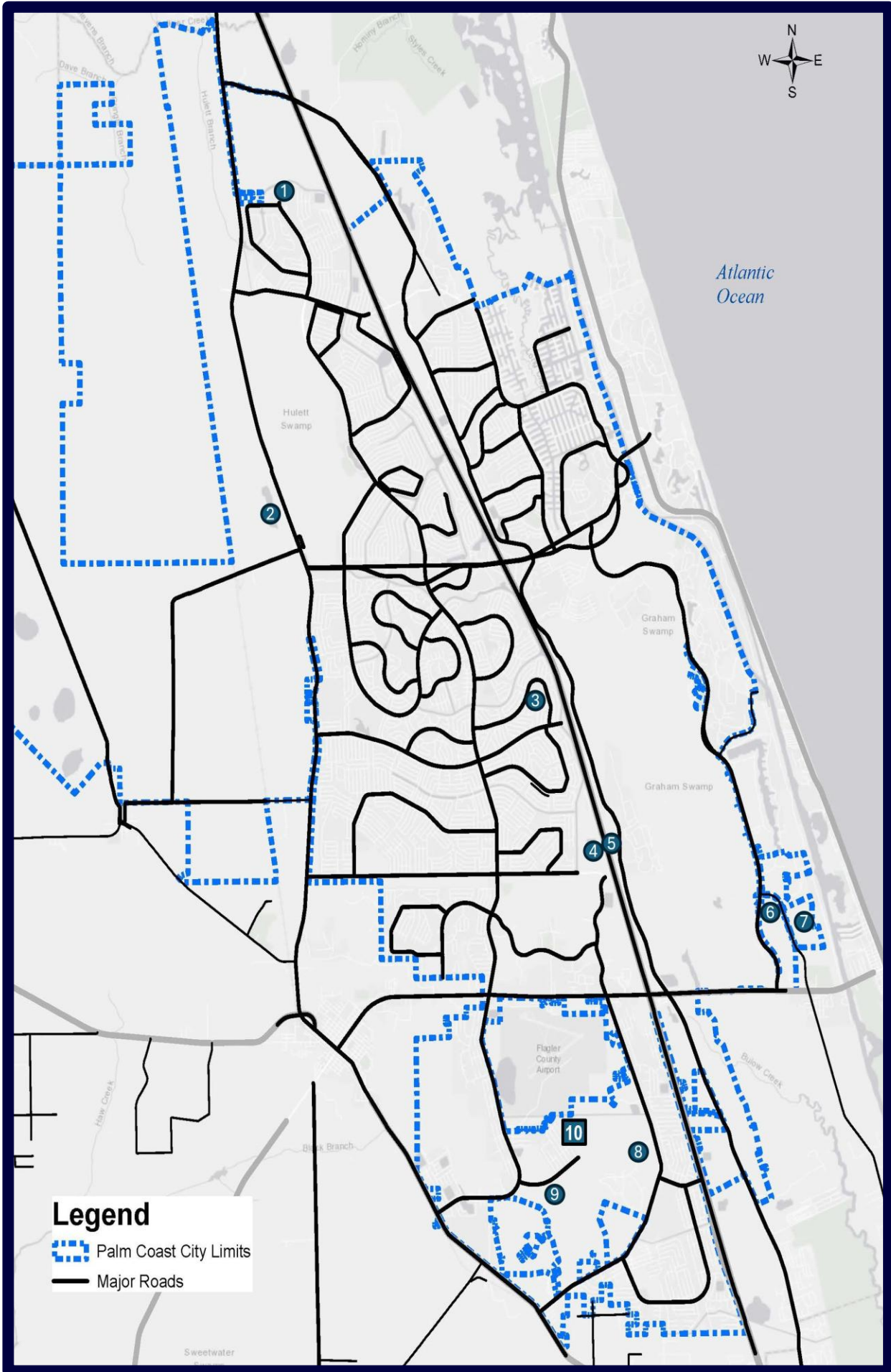
In 2025, the following Plat and Development Orders (Technical Site Plan) were approved for residential development. The total of 1,658 dwelling units is a decrease of approximately 19% from the previous year's total (Year 2024-1,968 dwelling units) total.

FIGURE 2.7 – RESIDENTIAL PLAT AND DEVELOPMENT ORDERS APPROVED (2025)

Map ID #	Project Name	TAZ	# of Lots/ Units	Description
1	Lakeview Estates Tract 1	19	200	Single-family
2	Somerset	7	147	Single-family
3	American Village	70	32	Multi-family
4	Sabal Preserve	83	224	Single-family
5	Kensington at Old Kings	77	113	Multi-family
6	Colbert Landings Phase 2	89	269	Single-family
7	Reserve East	91	217	Single-family
8	Seminole Palms Phase 2	123	125	Single-family
9	Grand Landings 5A	123	142	Single-family
10	Enclave	123	189	Single-family
	<b>Summary of Residential Units Approved in 2025</b>		<b>1658</b>	<b>Dwelling Units</b>

FIGURE 2.8 – RESIDENTIAL PLAT AND DEVELOPMENT ORDERS APPROVED MAP (2025)

# SECTION 2



## EXISTING VACANT LOTS

The City maintains a database of existing vacant lots for use by its various departments. At the end of 2025, the City contained approximately 10,525 vacant lots. The number of existing vacant lots represents future potential growth in the City over a period of approximately 10 to 15 years.

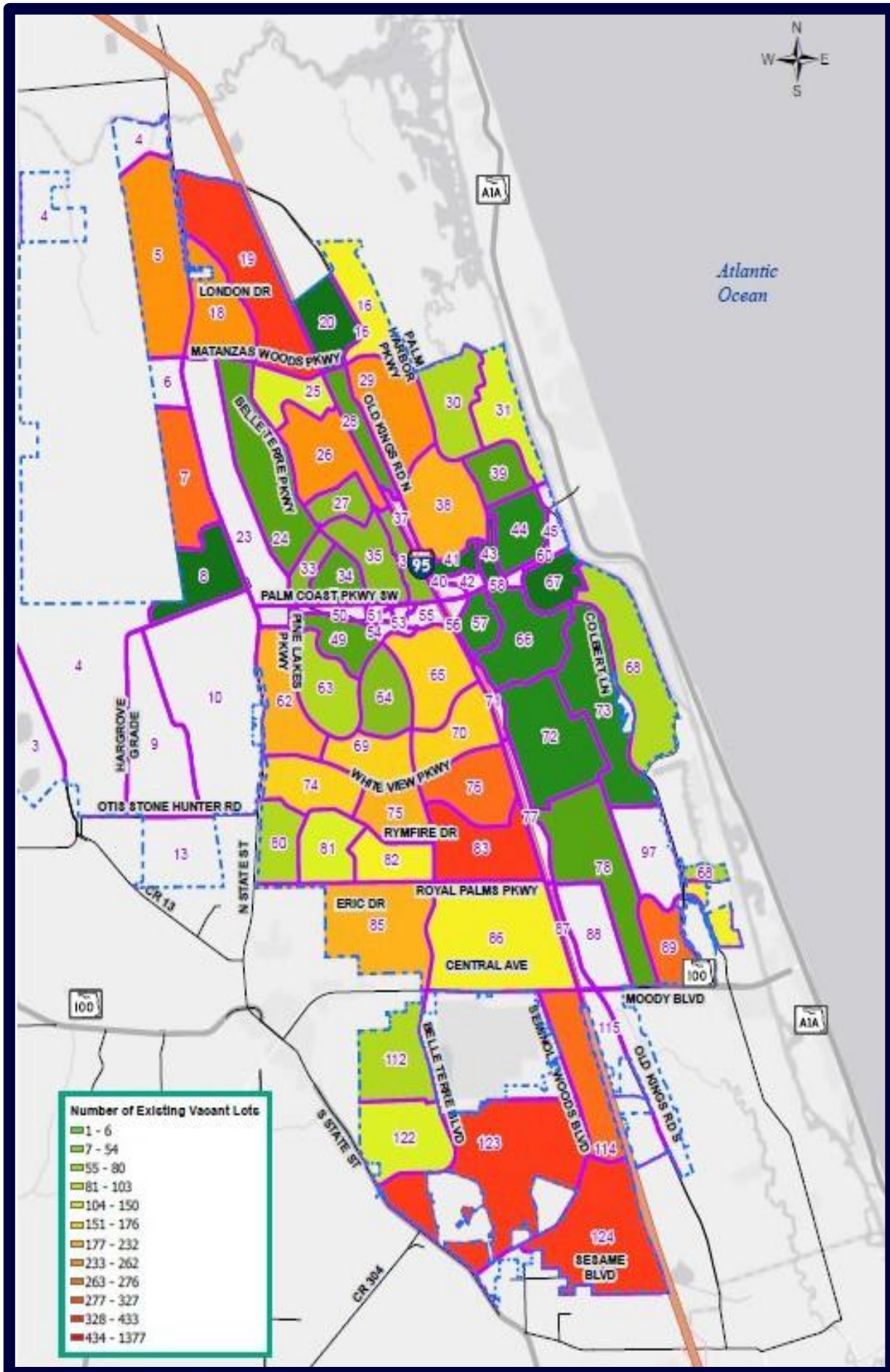
It is important to note that the data for Total Lots on this table may change from year to year depending on the platting of additional residential lots. (e.g. a 100-acre tract counts as 1 lot, however, if this tract receives final plat approval for 250 lots, then the number of total lots will increase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

Figure 2.9 — Vacant Residential Lots by TAZ

TAZ	Total Lots	Occupied Lots	Vacant Lots	Percentage Vacant
5	953	648	305	32.00%
7	543	202	341	62.80%
8	5	5	0	0.00%
16	354	168	186	52.54%
18	1090	811	279	25.60%
19	1713	1214	499	29.13%
20	27	27	0	0.00%
24	274	199	75	27.37%
25	859	709	150	17.46%
26	2029	1725	304	14.98%
27	774	694	80	10.34%
28	236	177	59	25.00%
29	1875	1554	321	17.12%
30	1033	897	136	13.17%
31	1449	1296	153	10.56%
33	601	513	88	14.64%
34	786	711	75	9.54%
35	1309	1216	93	7.10%
36	467	381	86	18.42%
38	2309	2065	244	10.57%
39	959	890	69	7.19%
41	362	359	3	0.83%
43	321	319	2	0.62%
44	1018	986	32	3.14%
49	977	909	68	6.96%
57	424	420	4	0.94%
62	1496	1253	243	16.24%
63	1493	1396	97	6.50%
64	1177	1081	96	8.16%
65	1694	1479	215	12.69%
66	577	553	24	4.16%
67	33	31	2	6.06%
68	2474	2364	110	4.45%
69	1291	1069	222	17.20%
70	1543	1339	204	13.22%
72	78	67	11	14.10%
73	183	178	5	2.73%
74	1708	1492	216	12.65%
75	1445	1216	229	15.85%
76	2018	1634	384	19.03%
78	503	439	64	12.72%
80	888	752	136	15.32%
81	1117	949	168	15.04%
82	1242	1051	191	15.38%
83	2050	1506	544	26.54%
85	2511	2247	264	10.51%
86	340	163	177	52.06%
89	482	129	353	73.24%
91	217	34	183	84.33%
112	730	604	126	17.26%
114	1301	866	435	33.44%
122	738	585	153	20.73%
123	1994	1284	710	35.61%
124	3156	1860	1296	41.06%
132	486	471	15	3.09%
<b>TOTAL</b>	<b>57,712</b>	<b>47,187</b>	<b>10,525</b>	<b>18.24%</b>

FIGURE 2.10 – EXISTING VACANT RESIDENTIAL LOTS MAP (2025)

SECTION 2



## SECTION 3: NON-RESIDENTIAL DEVELOPMENT

### CONSTRUCTION COMPLETED

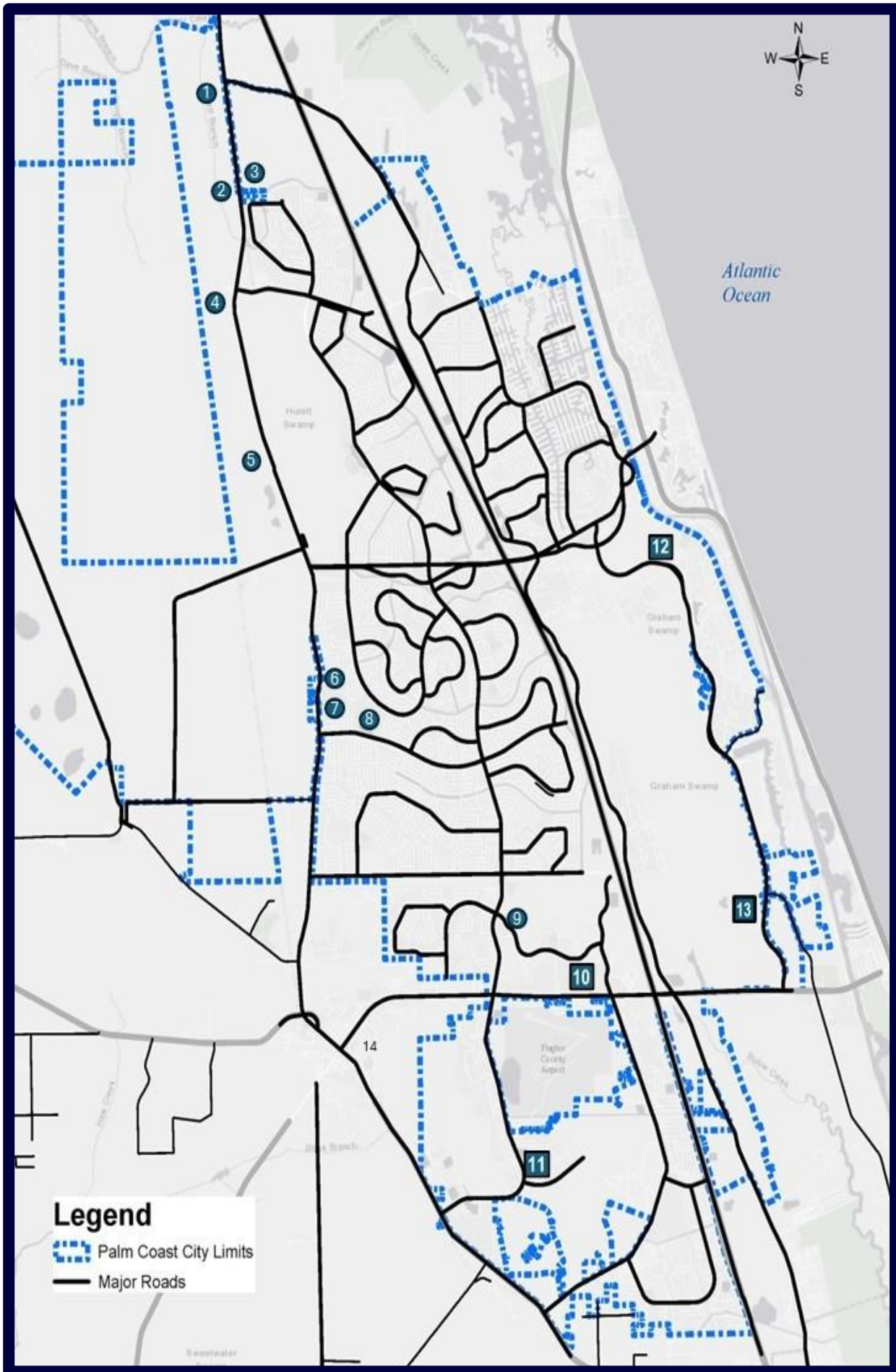
The Building Division of the Community Development Department issues and tracks Certificates of Occupancy, or “COs” for non-residential construction projects. COs indicate that a non-residential construction project has been completed and is ready for occupancy. During the past year, COs were issued for projects with a total of 213,320 sq. ft. of non-residential space for a variety of uses. The total for 2025 is a decrease from the previous year’s total of 340,405 square feet. This year’s non-residential projects is driven mainly by the completion of two self-storage facilities and a small grocery.

FIGURE 3.1 – NON-RESIDENTIAL CONSTRUCTION COMPLETED TABLE (2025)

Map ID #	Project Name	TAZ	Sq. Ft.	Description
1	Freedom At Sawmill	5	3,589	Amenity Center
2	Sawmill Branch	5	8,530	Amenity Center & Pavilion
3	Cubsmart	18	66,047	Self-Storage Facility
4	Space Shop	6	98,697	Self-Storage Facility
5	Somerset	7	2,283	Amenity Center
6	Evolve	62	9,362	Clubhouse and Pool-house
7	Dollar General Plus	62	10,640	Grocery
8	Whiteview Multi-family	62	5,149	Clubhouse
9	The Haven	86	3,385	Amenity Center
10	The Wilton	86	690	Maintenance Building
11	Flagler Village	123	1,290	Amenity Center
12	The Imbing Lounge	68	1,510	Commercial
13	Colbert Landing	89	2,148	Amenity Center
<b>Summary of Non-Residential Building Construction Completed in 2025</b>			<b>213,320</b>	<b>Sq. Ft. of non-residential</b>

FIGURE 3.2 – NON-RESIDENTIAL CONSTRUCTION COMPLETED (2025)

# SECTION 3



## BUILDING PERMITS ISSUED

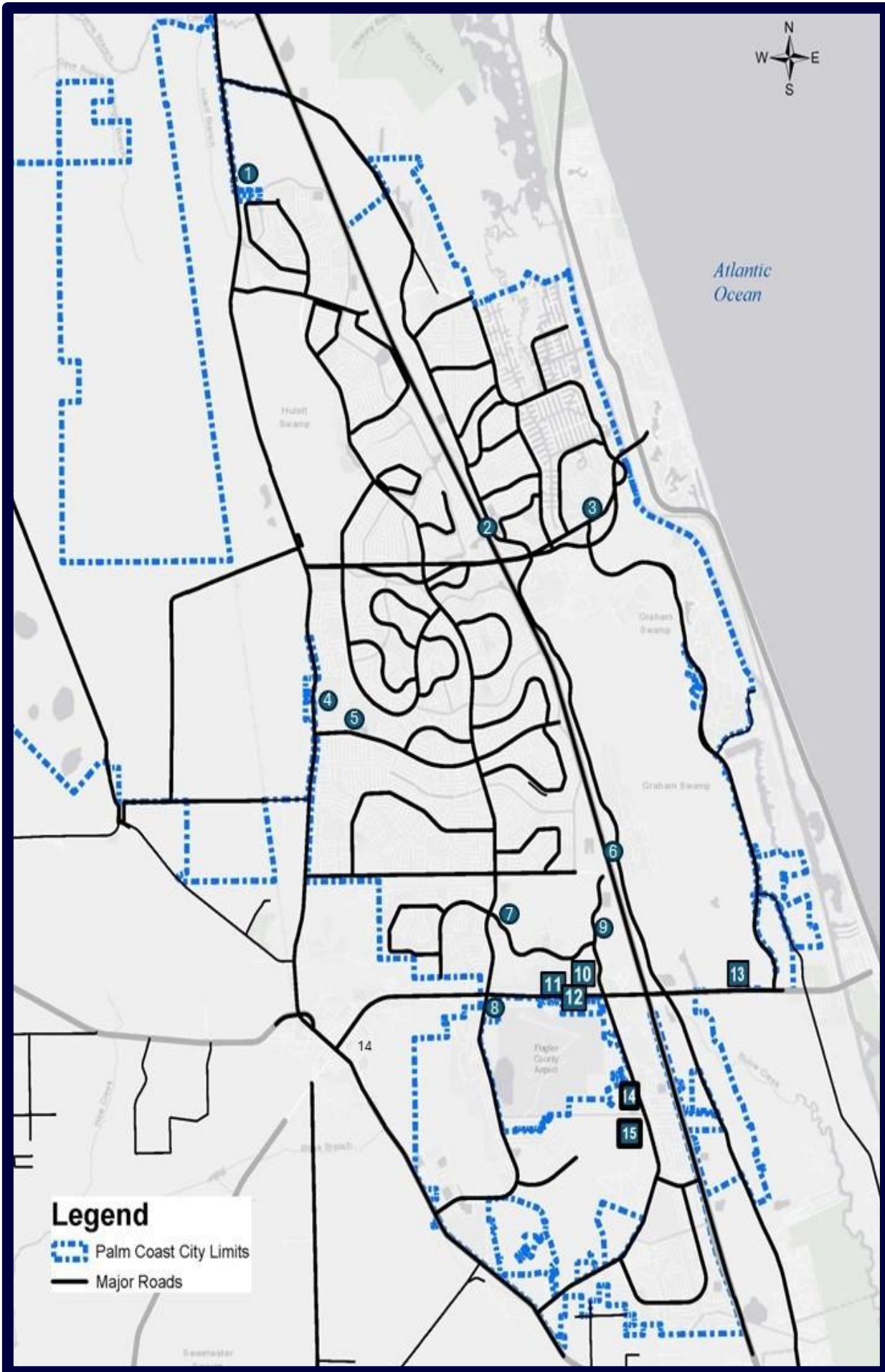
The Building Division of the Community Development Department issues and tracks building permits for non-residential construction projects. Building permits indicate that a non-residential project is under construction and may be completed in the near future (0-3 years). During the past year, building permits were issued for projects that included a total of 165,100 square feet of non-residential space, this amount is a decrease from the previous year's total of 213,120 sq.ft.

FIGURE 3.3 – NON-RESIDENTIAL BUILDING PERMITS ISSUED TABLE (2025)

Map ID #	Project Name	TAZ	Sq. Ft.	Description
1	Cubesmart Self Storage	18	66,047	Self-storage
2	Clymer Funeral Home	40	1,171	Addition to existing funeral home
3	Fire Station 22	44	11,009	Fire Station
4	Dollar General Plus	62	10,640	Grocery
5	Whiteview Apts.	62	6,239	Amenity Center & Maintenance Building
6	Kensington	77	2,337	Amenity Center
7	The Learning Experience	86	12,555	School and Day care
8	Take 5 Car Wash	112	4,756	Car Wash
9	Point Grand-Fitness Center	86	5,230	Clubhouse & Fitness Center
10	The Exchange at Town Center	86	13,250	Professional Office
11	McCormick 100	86	3,472	Commercial Building
12	Tom Gibbs Chevrolet	86	1,071	Canopy Structure
13	Ocean Village Clubhouse	88	10,717	Amenity Center
14	Fire Station 26	123	10,800	Fire Station
15	Seminole Palms Amenity Center	123	5,806	Amenity Center
<b>Summary of Non-Residential Building Permits Issued in 2025</b>			<b>165,100</b>	<b>Sq. ft. of non-residential</b>

FIGURE 3.4 – NON-RESIDENTIAL BUILDING PERMITS ISSUED MAP (2025)

# SECTION 3



## DEVELOPMENT APPROVED

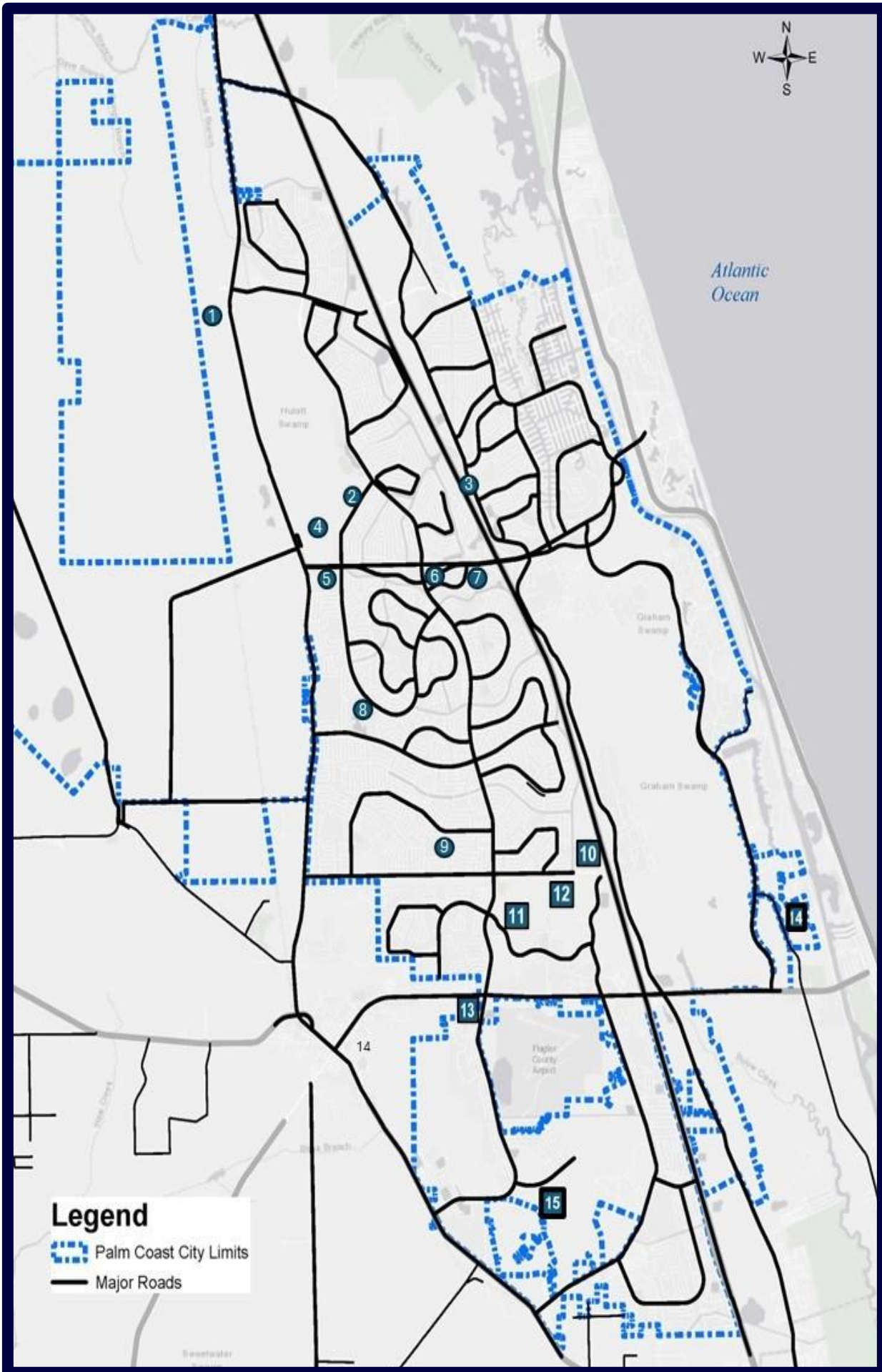
The Planning Division of the Community Development Department issues development orders for non-residential projects. Development orders for non-residential projects allow an applicant to apply for a building permit to construct non-residential project and may predict future growth in the short term (1–5 years), depending on a variety of factors. In 2025, development orders totaled 474,538 sq.ft. of non-residential uses, this is an increase from 2024 total of 371,295 sq. ft.

FIGURE 3.5 – NON-RESIDENTIAL DEVELOPMENT APPROVED TABLE (2025)

Map ID #	Project Name	TAZ	Sq. Ft.	Description
1	Palm Coast Municipal Operational Center	7	71,157	Maintenance Operations Building
2	Hillpointe Storage	24	125,727	Self-storage with RV parking 844 units/27 RV Spaces
3	Kings Crossing (Reactivated DO)	37	129,910	Self-storage including outdoor storage
4	Palm Coast Industrial-48 Hargrove Gr.	8	30,000	Light Industrial Building
5	Gioia Sails	48	30,000	Addition to Industrial Building
6	Chipotle	52	2,425	Restaurant
7	Walmart Fuel Station	55	1,618	10 pumps/20 fueling positions
8	Blue Heron Flats	62	Open Space	Recreational Use/Disc Golf
9	Ryans Landings	81	820	Amenity Center
10	Sabal Preserve	77	1,250	Amenity Center
11	Retreat at Town Center	86	Open Space	Recreational Facility
12	Gumbo	86	34,875	Data Center
13	DCI-East	112	36,412	Retail Center
14	Reserve East	91	3,098	Amenity Center
15	Seminole Trace	123	7,246	Amenity Center
<b>Summary of Non-Residential Development Approved in 2025</b>		<b>474,538 Sq. Ft. of Non-Residential</b>		

FIGURE 3.6 – NON-RESIDENTIAL DEVELOPMENT APPROVED MAP (2025)

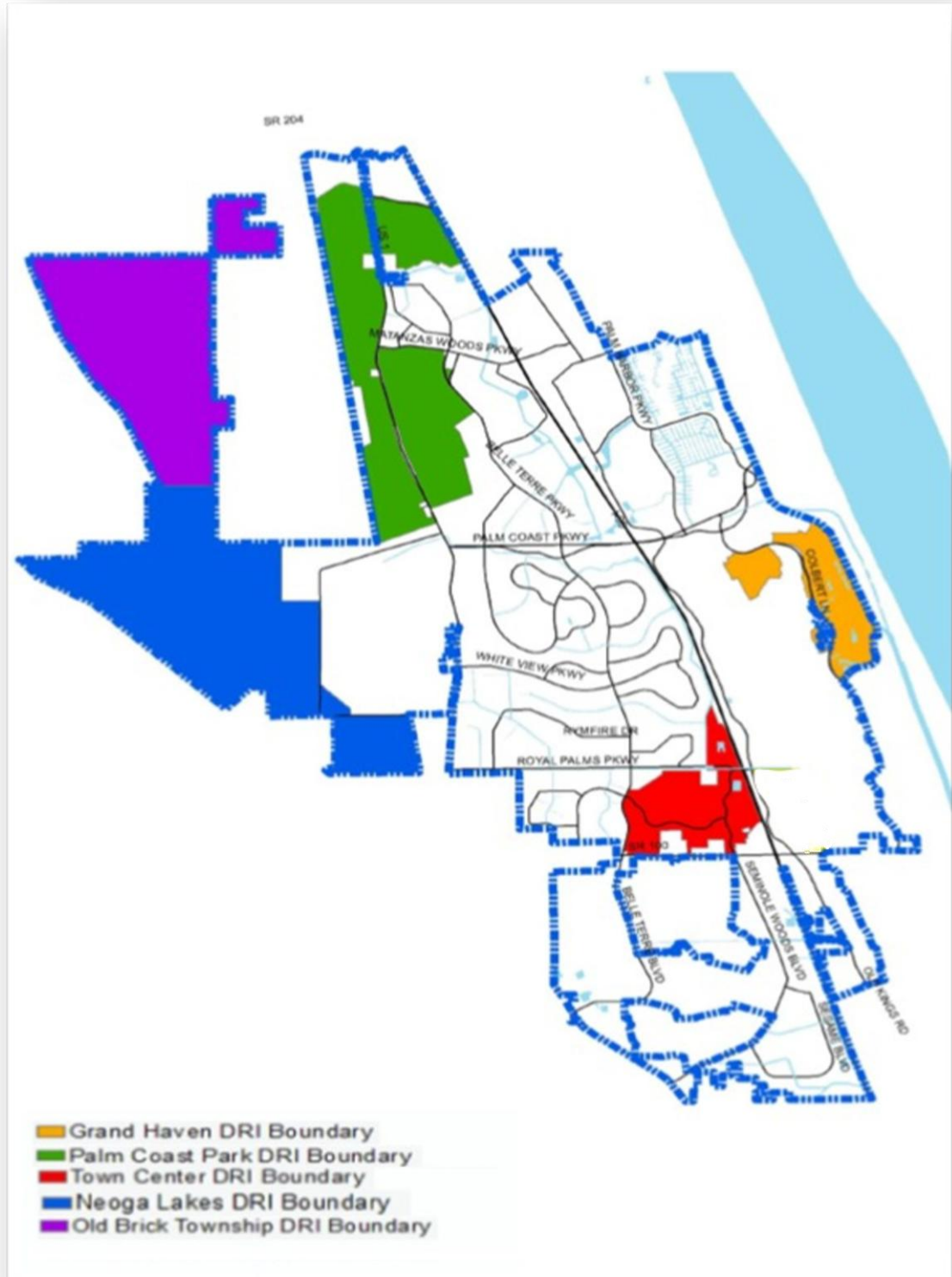
# SECTION 3



## SECTION 4: STATUS OF MAJOR DEVELOPMENTS

Five (5) 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 a few residential lots and the remaining non-residential component.

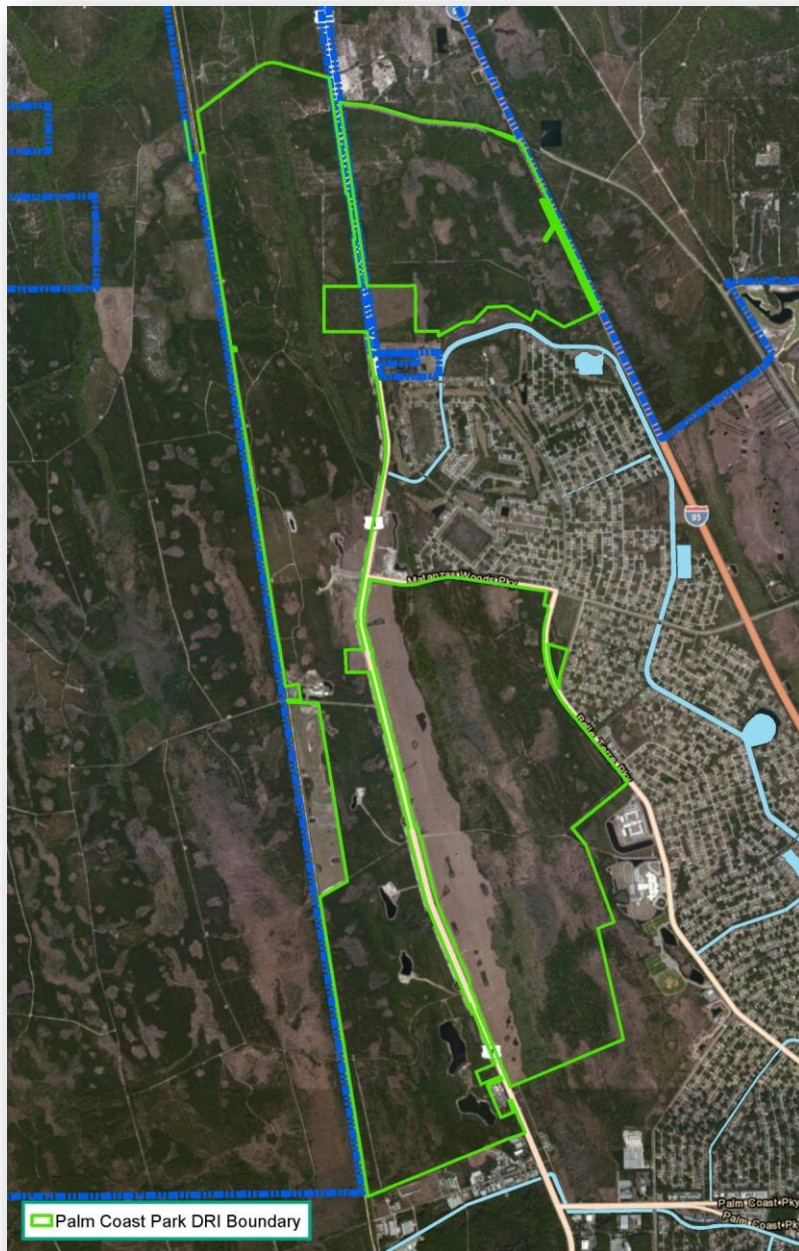
The remaining four (4) major approved developments (Palm Coast Park, Town Center, Old Brick Township, and Neoga Lakes) could potentially contribute 20,511 dwelling units and 10,626,000 square feet of non-residential space over the next 25 years. A location map of these major developments is shown below 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

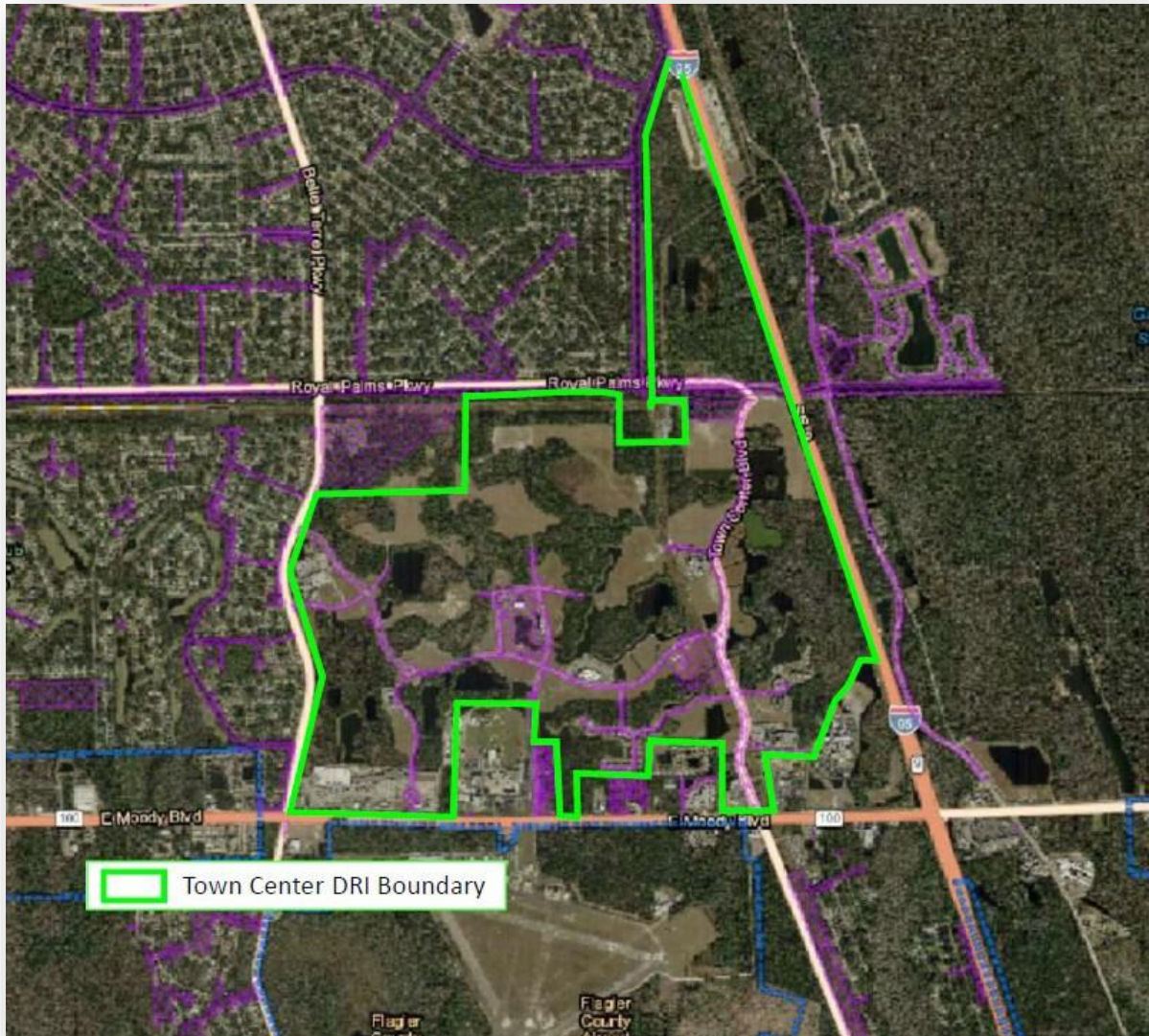


	Entitlement	Approved Development (Plats or DOs)	Completed Construction (COs)
<b>Residential</b>	6,454 du	2,839	1,025
<b>Office</b>	538,112 sf	-	-
<b>Retail Commercial</b>	1,089,800 sf	104,803	104,803
<b>Industrial</b>	1,100,000 sf	-	-
<b>Institutional</b>	100,000 sf	-	-

## 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

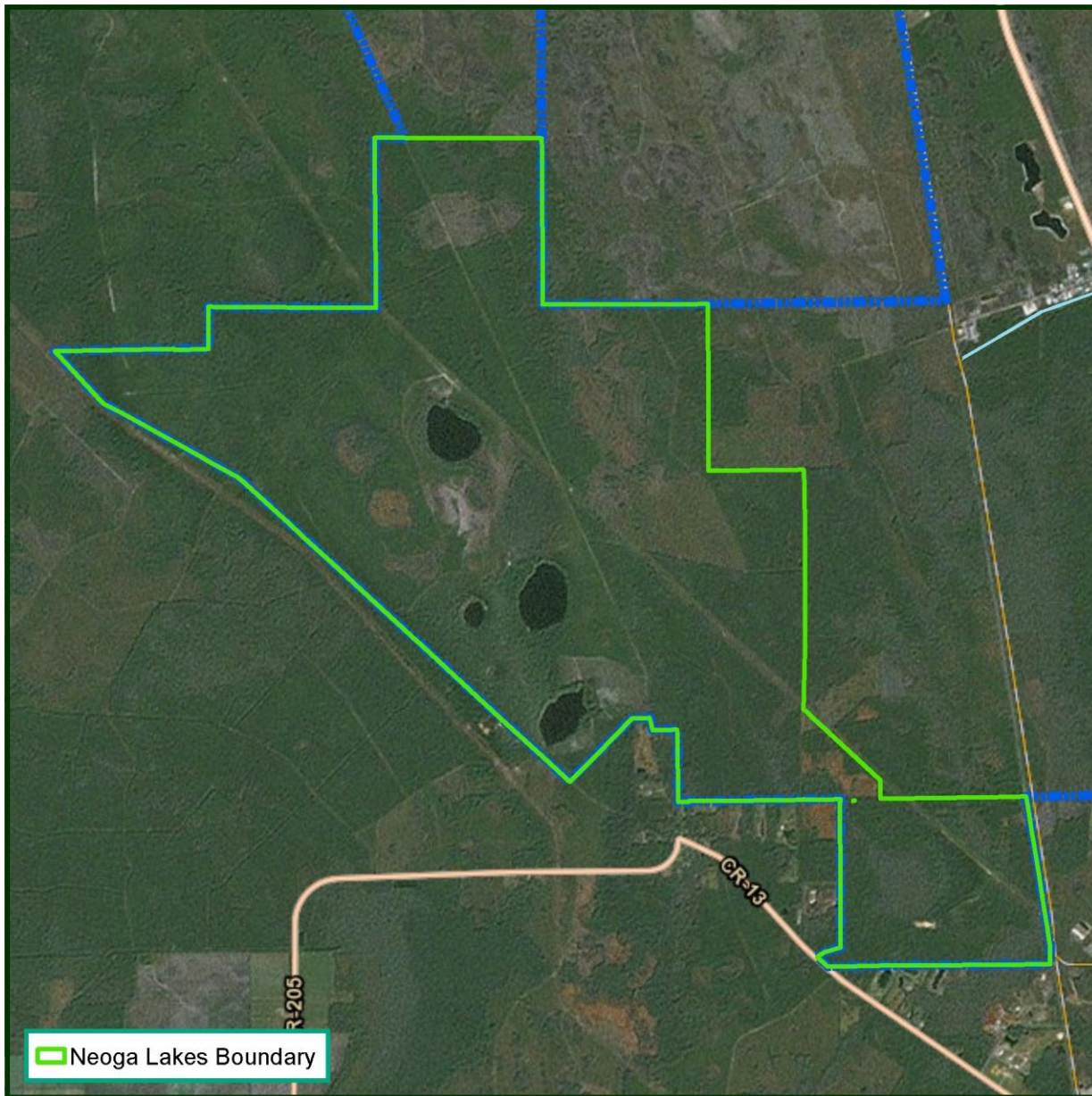


	Entitlement	Approved Development (Plats or DOs)	Completed Construction (COs)
<b>Residential</b>	3,575 du	2,732	996
<b>Retail/Comm/Office</b>	5,014,657	814,260	814,260
<b>Movie Theater</b>	2,400 Seats	2,400	2,400
<b>Lodging</b>	480 rooms	125	125
<b>Nursing Home</b>	240 beds	202	202

## 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

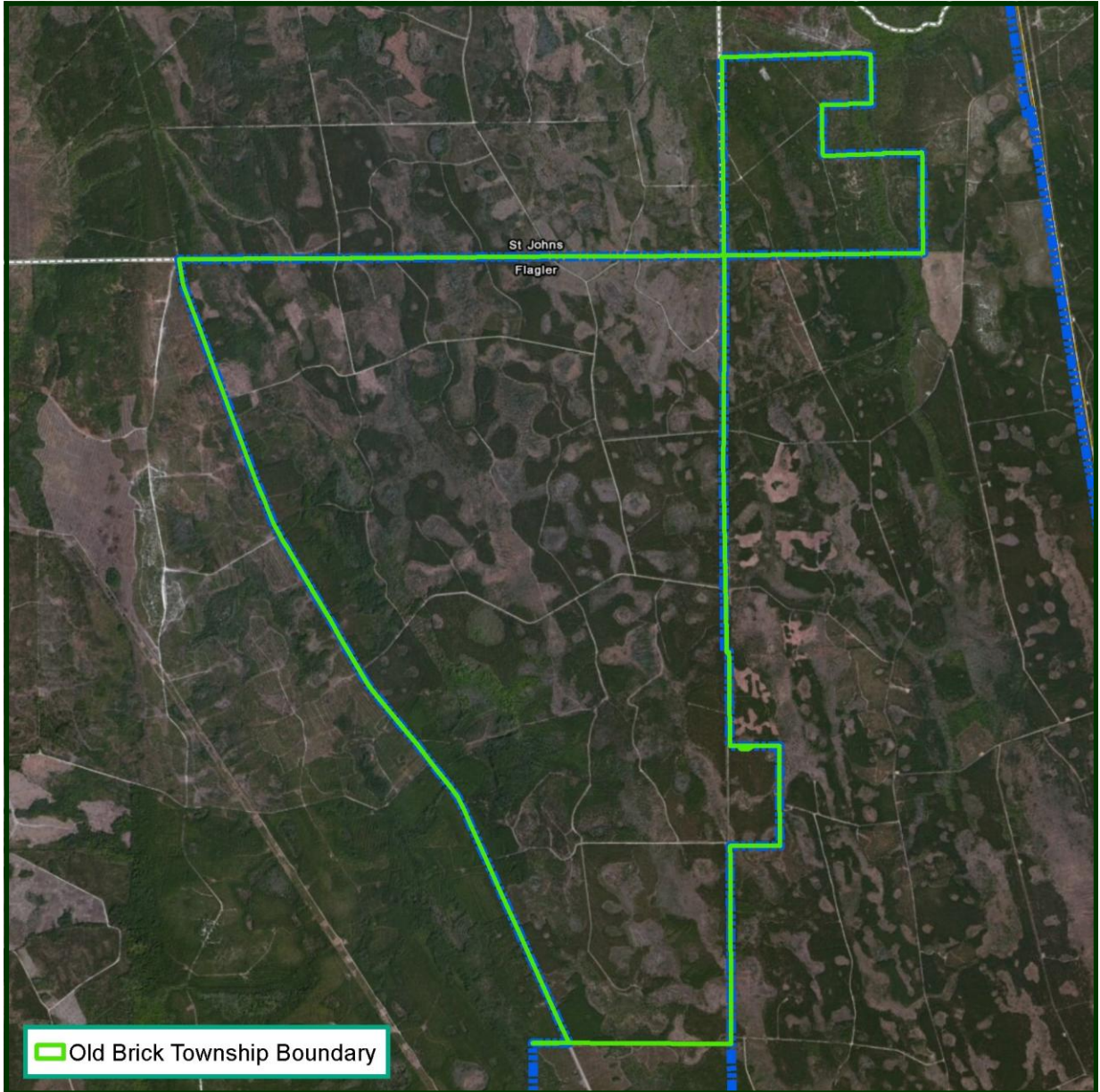


	ENTITLEMENT	Approved Development (Plats or DOs)	Completed Construction (COs)
<b>RESIDENTIAL</b>	7,000 du	-	-
<b>RETAIL USES</b>	354,000 sf	-	-
<b>OFFICE USES</b>	45,000 sf	-	-
<b>CIVIC USES</b>	222,000 sf	-	-
<b>EMPLOYMENT CENTER</b>	1,870,000 sf	-	-

## 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)	Completed Construction (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.

-The City did not process any Future Land Use Map Amendment or Zoning Map amendments that had an impact on school capacity.

### CONVERSION OF RESIDENTIAL UNITS

The City did not review any conversions or redevelopment of residential units in 2025.

### 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.





# 2025 ANNUAL REPORT