



2022 ANNUAL REPORT



GROWTH AND DEVELOPMENT TRENDS IN THE CITY OF PALM COAST

COMMUNITY DEVELOPMENT DEPARTMENT



2022 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 Completed14
- Building Permits Issued16
- Development Approved.....18

SECTION 4: STATUS OF MAJOR DEVELOPMENTS

- Palm Coast Park DRI21
- SR 100 / JX Properties, Inc. DRI22
- Town Center DRI.....23
- Neoga Lakes DRI24
- Old Brick Township DRI25

SECTION 5: ADDITIONAL INFORMATION FOR THE SCHOOL DISTRICT

- Future Land Use Map Amendments.....26
- Conversion of Residential Units26
- 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 (2018-2022)	6
2.2	Residential Construction Completed Chart (2018-2022).....	6
2.3	Residential Construction Completed Map (2022)	7
2.4	Residential Building Permits Issued Table (2018-2022)	8
2.5	Residential Building Permits Issued Chart (2018-2022)	8
2.6	Residential Building Permits Issued Map (2022)	9
2.7	Residential Development Approved Table (2022)	10
2.8	Residential Development Approved Map (2022)	11
2.9	Existing Vacant Residential Lots by TAZ Table (2022)	12
2.10	Existing Vacant Residential Lots Map (2022)	13
3.1	Non-Residential Construction Completed Table (2022)	14
3.2	Non-Residential Construction Completed Map (2022)	15
3.3	Non-Residential Building Permits Issued Table (2022)	16
3.4	Non-Residential Building Permits Issued Map (2022)	17
3.5	Non-Residential Development Approved Table (2022).....	18
3.6	Non-Residential Development Approved Map (2022)	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 tracks for 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 2010 and 2021 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 49.7. 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 (2017-2021)	Florida 5-Year American Community Survey (2017-2021)
% of Population Under 18 Years	21.30%	17.7%	20.0%
% of Population 65 Years and over	21.8%	29.1%	20.4%
Median Age	44.4	49.7	42.3
Average Household Size	2.60	2.57	2.57
Median Household Income	\$48,042	\$60,648	\$63,602
Per Capita Income	\$23,044	\$31,297	\$36,196
Families Below Poverty Level	8.70%	12.20%	13.1%
Household Units	27,184	34,321	8,157,420
Tenure of All Occupied Housing Units (Owner Occupied)	79.6%	78.4%	66.5%

POPULATION ESTIMATES / PROJECTIONS

The Bureau of Economic Business Research (BEBR) provides population estimates of the City's population every April 1st. Based on these estimates, the City's population grew by over 15% between 2018 and 2022 (See Figure 1.2).

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

	2018	2019	2020	2021	2022
Population	84,575	86,768	89,258	92,866	96,504
Growth Rate	1.71%	2.59%	2.87%	4.04%	3.92%

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 136,888 (approximately 76% of the total Flagler County population). These projections have been adjusted based on BEBR projections as noted in the footnotes 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
County Population Projection**	114,173	132,041	145,581	156,444	165,357	172,978	180,096
City Population Projection***	89,258	102,168	111,950	119,799	126,239	131,745	136,888
City Growth Rate		14.46%	9.58%	7.01%	5.38%	4.36%	3.90%

*2020 U.S. Decennial Census

**University of Florida, Bureau of Economic and Business Research, Florida Population Studies, Bulletin 193, October 2022

*** 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 1,643 dwelling units were issued a CO, this total is a 3.6% increase from 2021. The completed dwelling units consistent with historic trends in Palm Coast continue to be predominantly single-family detached units.

FIGURE 2.1 — RESIDENTIAL CONSTRUCTION COMPLETED TABLE (2018–2022)

	2018	2019	2020	2021	2022
Single-Family Detached Dwelling Units	623	736	918	1,311	1,399
Single-Family Attached Dwelling Units (Townhome/Duplex)	96	168	196	256	244
Multi-Family Dwelling Units	0	0	411	18	0
Total Dwelling Units (COs)	719	904	1525	1585	1643

FIGURE 2.2 — RESIDENTIAL CONSTRUCTION COMPLETED CHART (2018–2022)

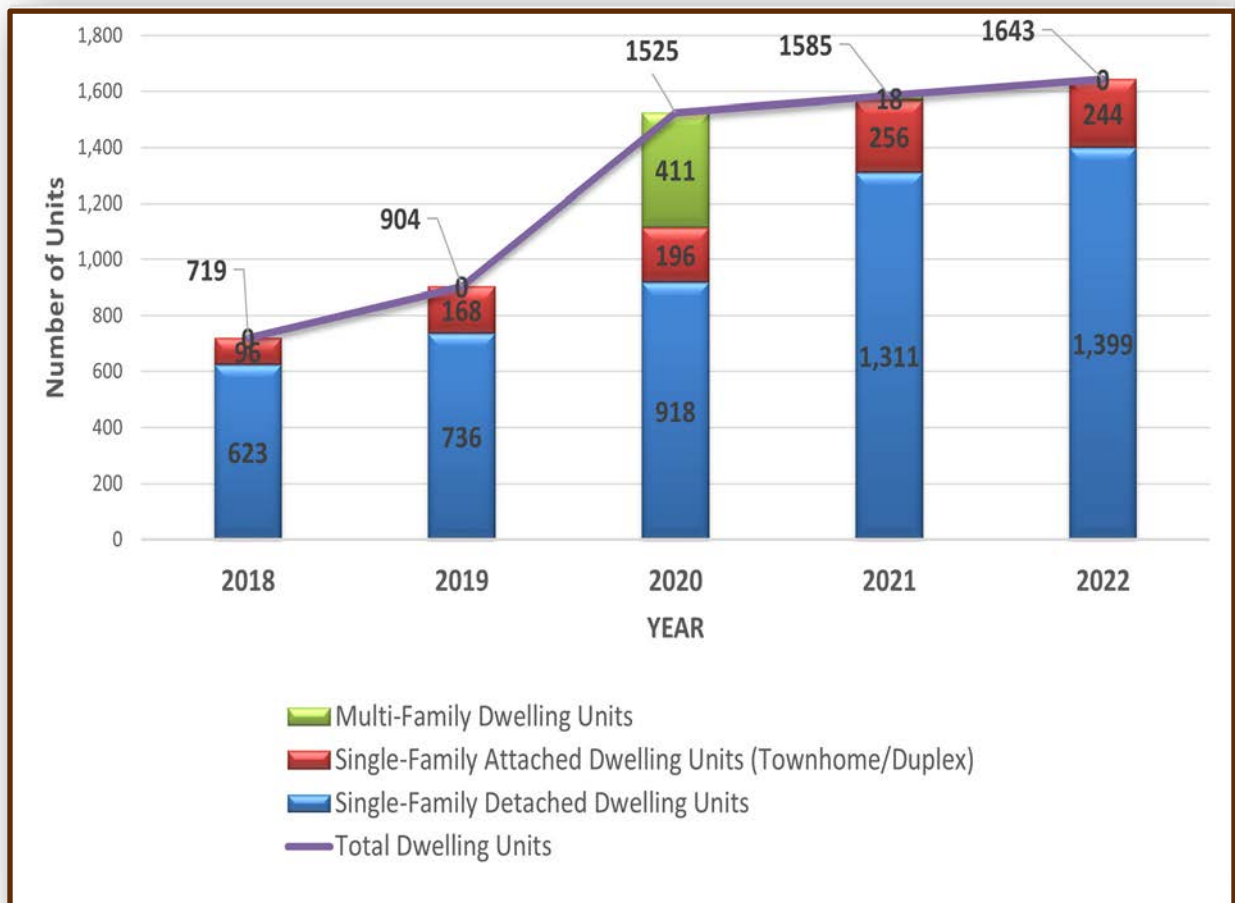
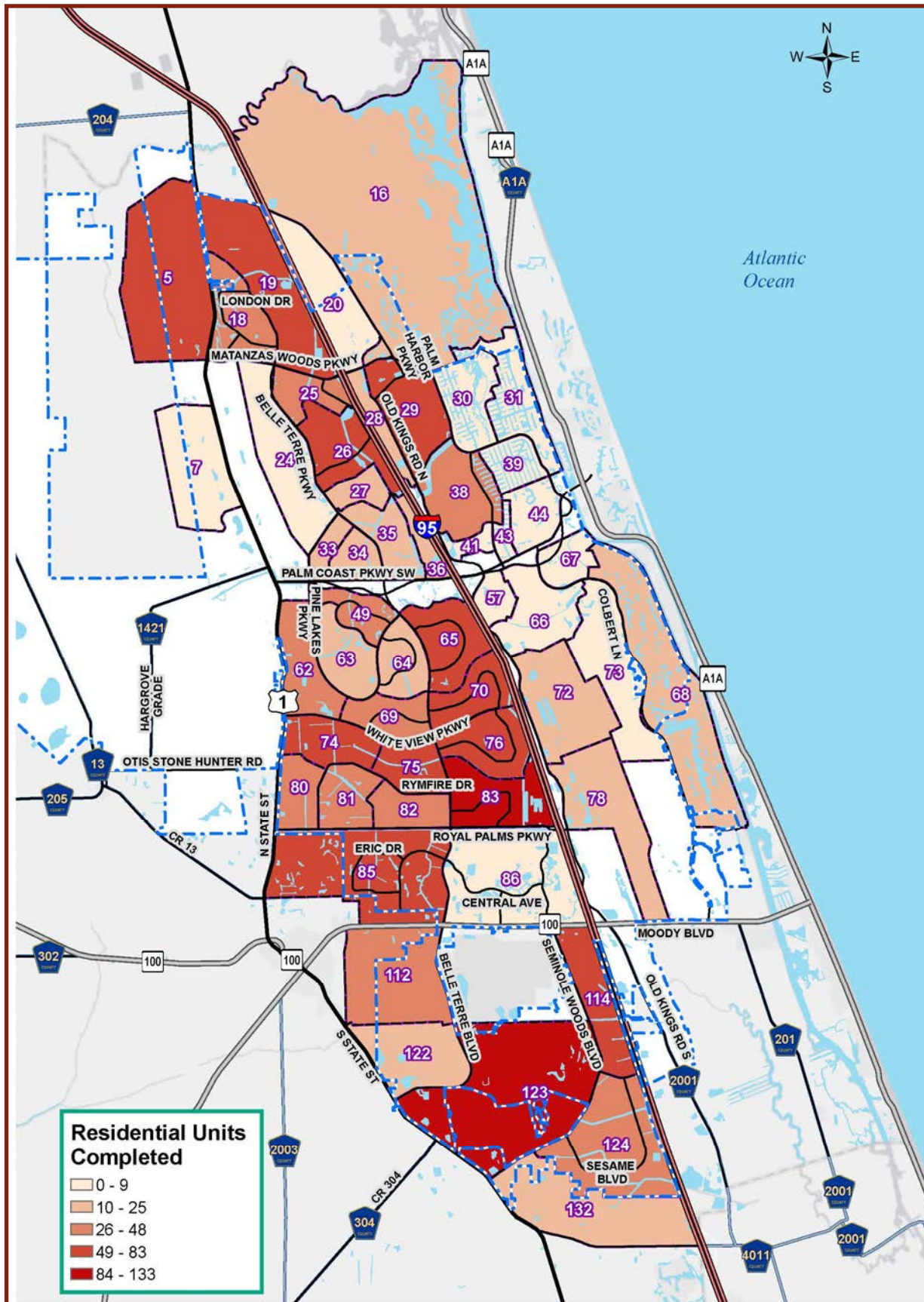


FIGURE 2.3 — RESIDENTIAL CONSTRUCTION COMPLETED MAP (2022)



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 1739 single-family detached dwelling units and 346 single-family attached dwelling units were issued building permits. Additionally, 300 multi-family dwelling units received a permit. Overall, the number of units issued a building permit increased by over 13% from 2021.

FIGURE 2.4 — RESIDENTIAL BUILDING PERMITS ISSUED TABLE (2018–2022)

	2018	2019	2020	2021	2022
Single-Family Detached Dwelling Units	715	810	1,225	1,758	1,739
Single-Family Attached Dwelling Units (Townhomes/Duplex)	166	196	272	338	346
Multi-Family Dwelling Units	0	321	108	0	300
Total Dwelling Units (Permits)	881	1327	1605	2096	2385

FIGURE 2.5 — RESIDENTIAL BUILDING PERMITS ISSUED CHART (2018–2022)

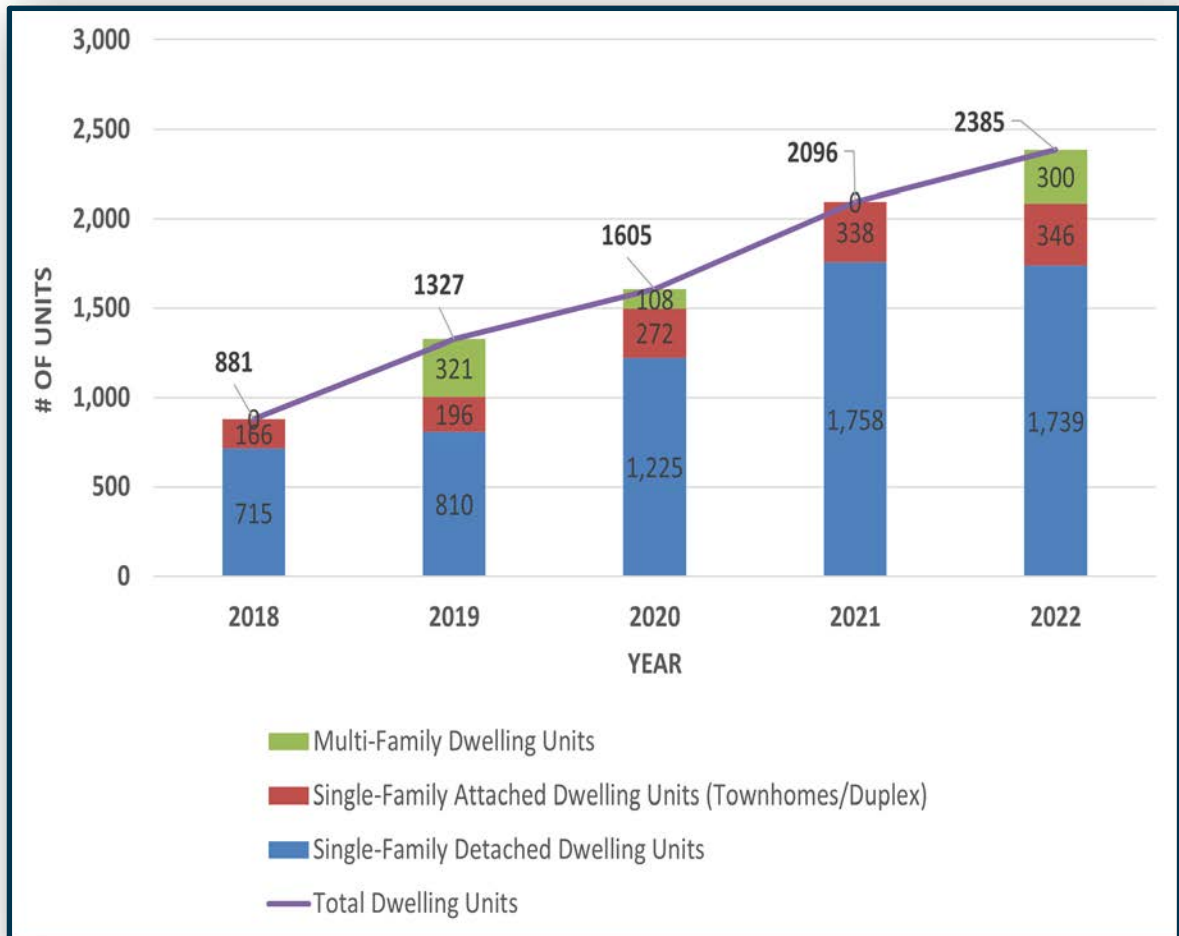
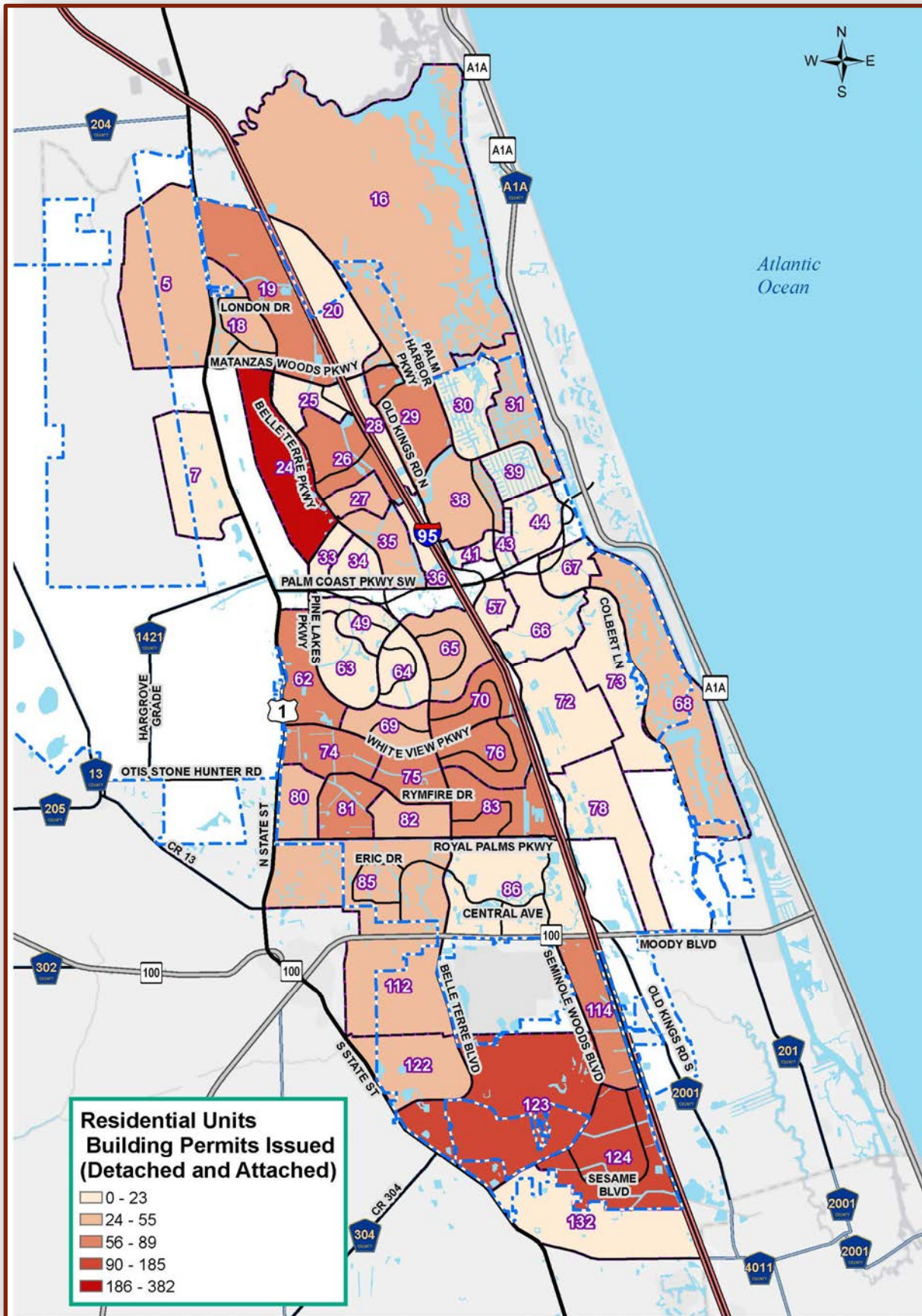


FIGURE 2.6 — RESIDENTIAL BUILDING PERMITS ISSUED MAP (2022)



DEVELOPMENT APPROVED

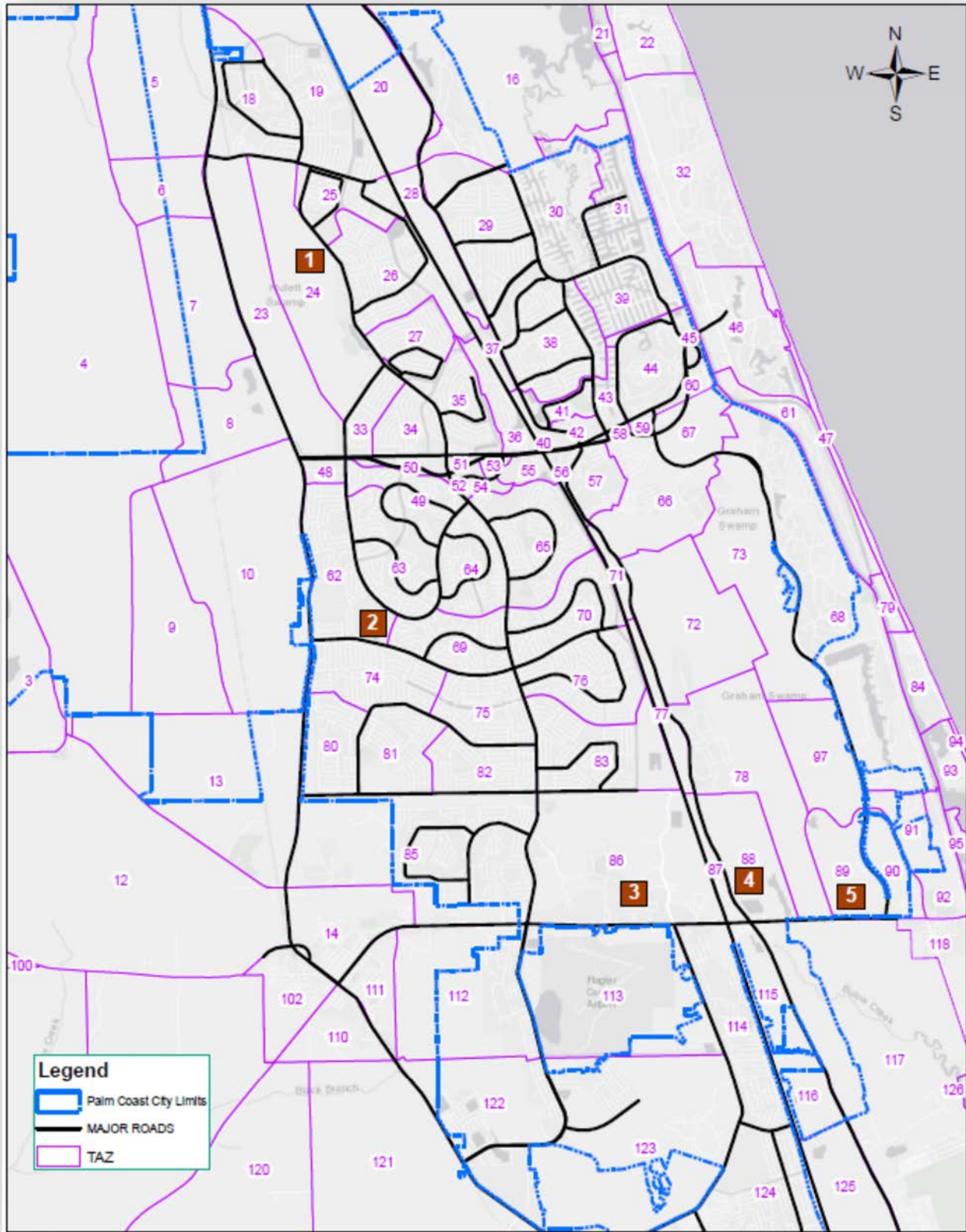
The Planning Division of the Community Development Department issues development orders for residential projects. Development orders allow an applicant to apply for a building permit to construct the residential project and may predict future growth in the short term (1–5 Years), depending on a variety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

In 2022, the following Plat and Development Orders were Approved for residential development.

FIGURE 2.7 — RESIDENTIAL PLAT AND DEVELOPMENT ORDERS APPROVED (2022)

Map ID #	Project Name	TAZ	# of Units	Description
1	The Trails	24	274	Townhomes
2	Whiteview Village	62	122	Single-Family
3	The Wilton @ Palm Coast	86	251	Multi-family
4	The Tribute	88	246	Multi-family
5	Ocean Village	89	416	Multi-family
Residential Units Approved (Lots/ Units)			1309	Dwelling Units

FIGURE 2.8 — RESIDENTIAL PLAT AND DEVELOPMENT ORDERS APPROVED MAP (2022)



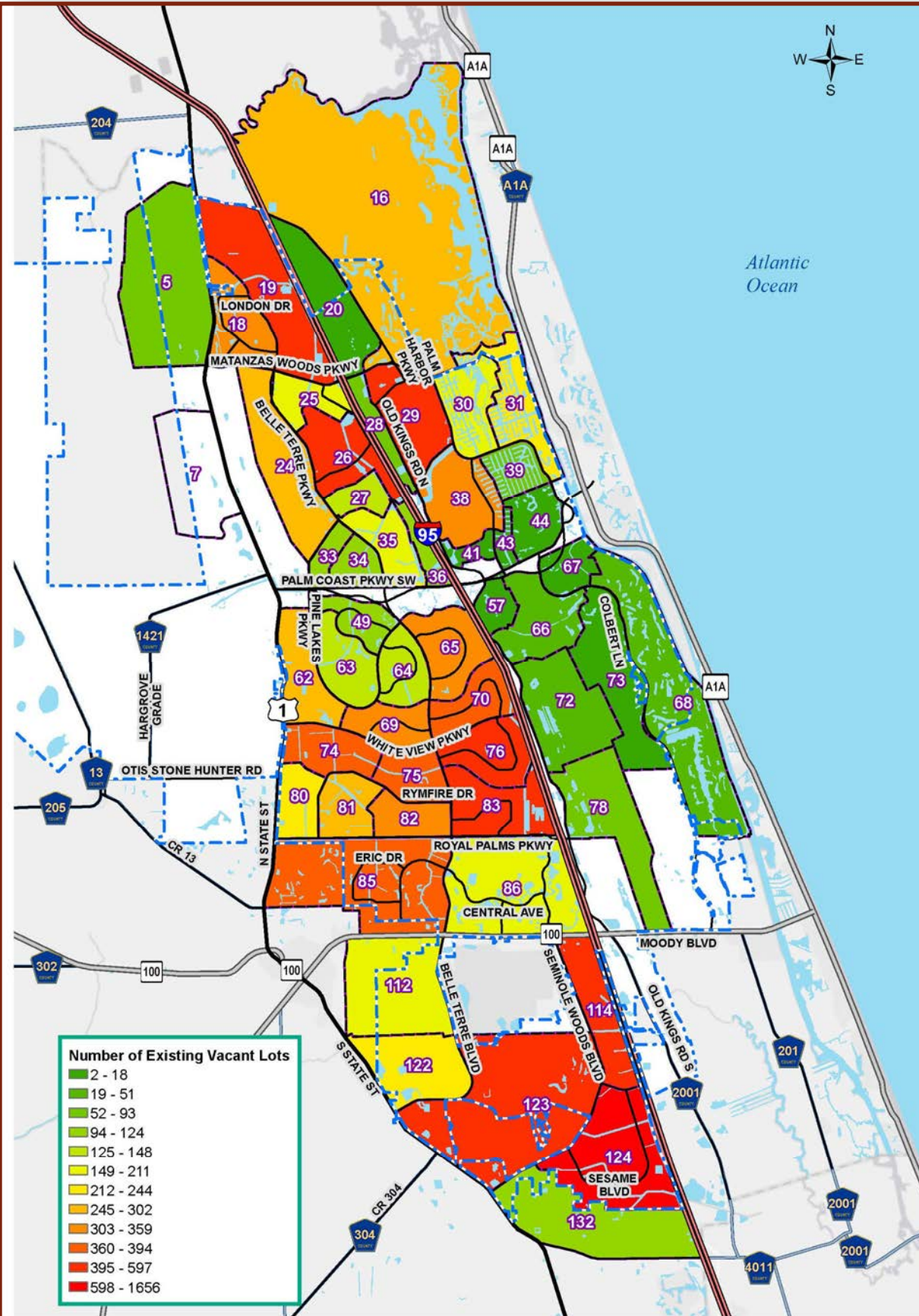
EXISTING VACANT LOTS

The City maintains a database of existing vacant lots for use by its various departments. At the end of 2022, the City contained approximately 12,816 vacant lots. The number of existing vacant lots represents future potential growth in the City over a period of approximately 10 to 15 years.

FIGURE 2.9 — EXISTING VACANT RESIDENTIAL LOTS BY TAZ TABLE (2022)

TAZ	Total Lots	Occupied Lots	Vacant Lots	Percentage Vacant
5	259	188	71	27.41%
7	1	0		0.00%
16	354	83	271	76.55%
18	1040	719	321	30.87%
19	1513	1035	478	31.59%
20	22	4	18	81.82%
24	274	0	274	100.00%
25	859	648	211	24.56%
26	2029	1567	462	22.77%
27	774	633	141	18.22%
28	236	152	84	35.59%
29	1875	1376	499	26.61%
30	1033	852	181	17.52%
31	1449	1226	223	15.39%
33	601	490	111	18.47%
34	786	672	114	14.50%
35	1309	1135	174	13.29%
36	467	347	120	25.70%
38	2309	1965	344	14.90%
39	959	866	93	9.70%
41	362	356	6	1.66%
43	321	305	16	4.98%
44	967	960	7	0.72%
49	977	874	103	10.54%
57	424	420	4	0.94%
62	1294	992	302	23.34%
63	1493	1345	148	9.91%
64	1177	1037	140	11.89%
65	1694	1335	359	21.19%
66	577	532	45	7.80%
67	33	31	2	6.06%
68	2320	2292	28	1.21%
69	1291	949	342	26.49%
70	1543	1153	390	25.28%
72	78	27	51	65.38%
73	183	177	6	3.28%
74	1708	1314	394	23.07%
75	1445	1064	381	26.37%
76	2018	1432	586	29.04%
78	503	439	64	12.72%
80	888	644	244	27.48%
81	1117	832	285	25.51%
82	1242	915	327	26.33%
83	1752	1246	506	28.88%
85	2511	2127	384	15.29%
86	208	7	201	96.63%
112	730	532	198	27.12%
114	1301	704	597	45.89%
122	738	497	241	32.66%
123	1388	899	489	35.23%
124	3156	1500	1656	52.47%
132	486	362	124	25.51%
TOTAL	54,074	41,257	12,816	23.70%

FIGURE 2.10 — EXISTING VACANT RESIDENTIAL LOTS MAP (2022)



SECTION 3: NON-RESIDENTIAL DEVELOPMENT

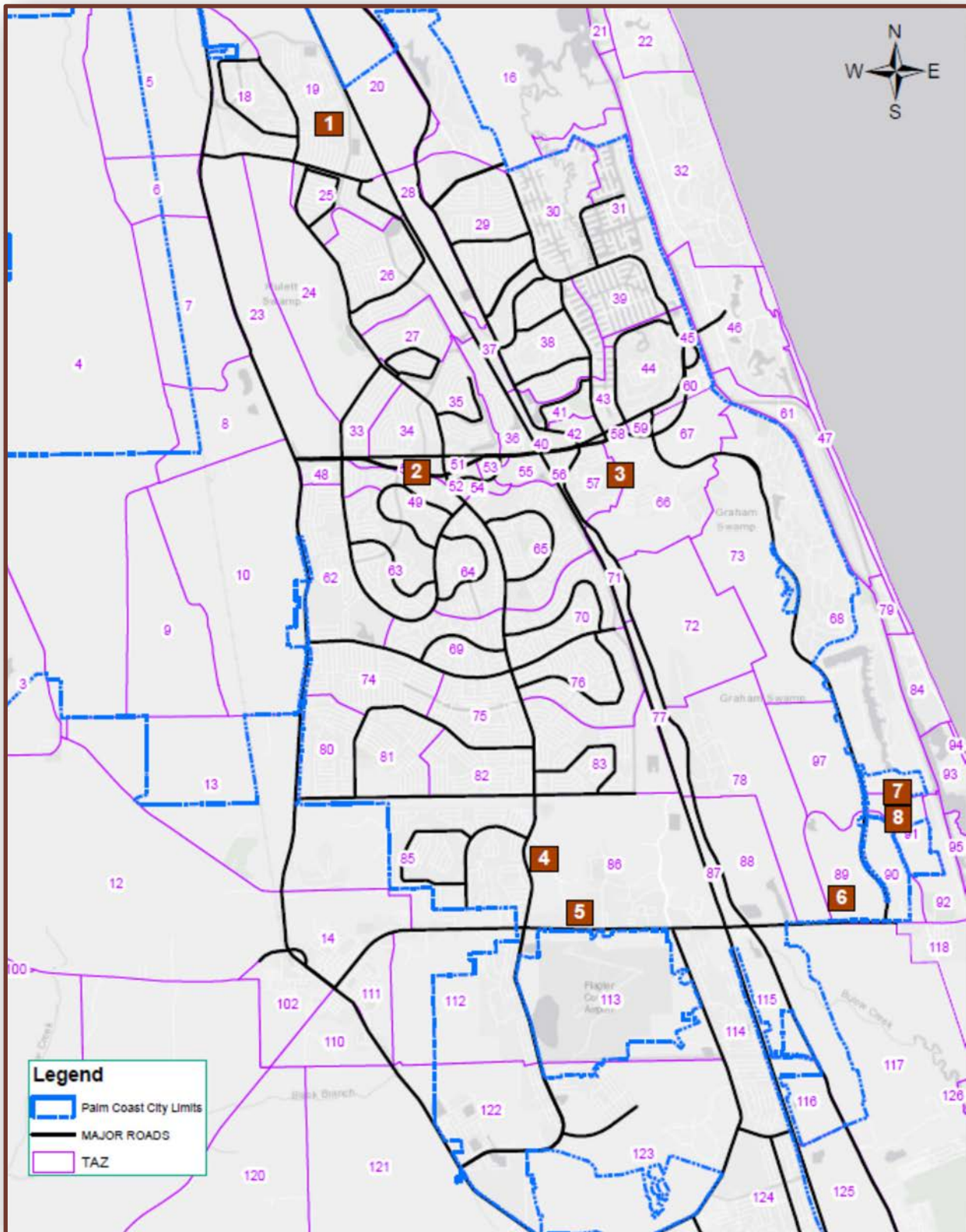
CONSTRUCTION COMPLETED

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 225,526 sq. ft. of non-residential space. The total for 2022 is a slight decrease from the previous year's total of 271,865 square feet. This year's non-residential projects is driven mainly by Storage/Warehouse.

FIGURE 3.1 — NON-RESIDENTIAL CONSTRUCTION COMPLETED TABLE (2022)

Map ID #	Project Name	TAZ	Sq. Ft.	Description
1	Matanzas Lake Community Amenities (35 MATANZAS LAKES DR.)	5	--	Residential Amenity
2	Goodwill Retail Store (420 PALM COAST PKWY SW)	50	16,129	Retail
3	Admin Building-WWTP 1 (26 UTILITY DR)	57	2,060	Administrative Office
4	Capstone Office Building (18 MARKET AVE)	86	6,398	Office
5	Autozone (5284 STATE HWY 100 E)	86	6,446	Retail
6	Bella Cita - Storage Bldg. 1 (6372 STATE RD 100)	89	160,129	Storage/Warehouse
7	Marina Del Palma Clubhouse (35 RIO VISTA DR.)	68	--	Residential Amenity
8	Marina Del Palma Dry Boat Storage (46 RIO VISTA DR.)	68	34,364	Dry Boat Storage
Summary of Non-Residential Building Construction Completed (CCs)		225,526 Sq. Ft. of non-residential		

FIGURE 3.2 — NON-RESIDENTIAL CONSTRUCTION COMPLETED (2022)



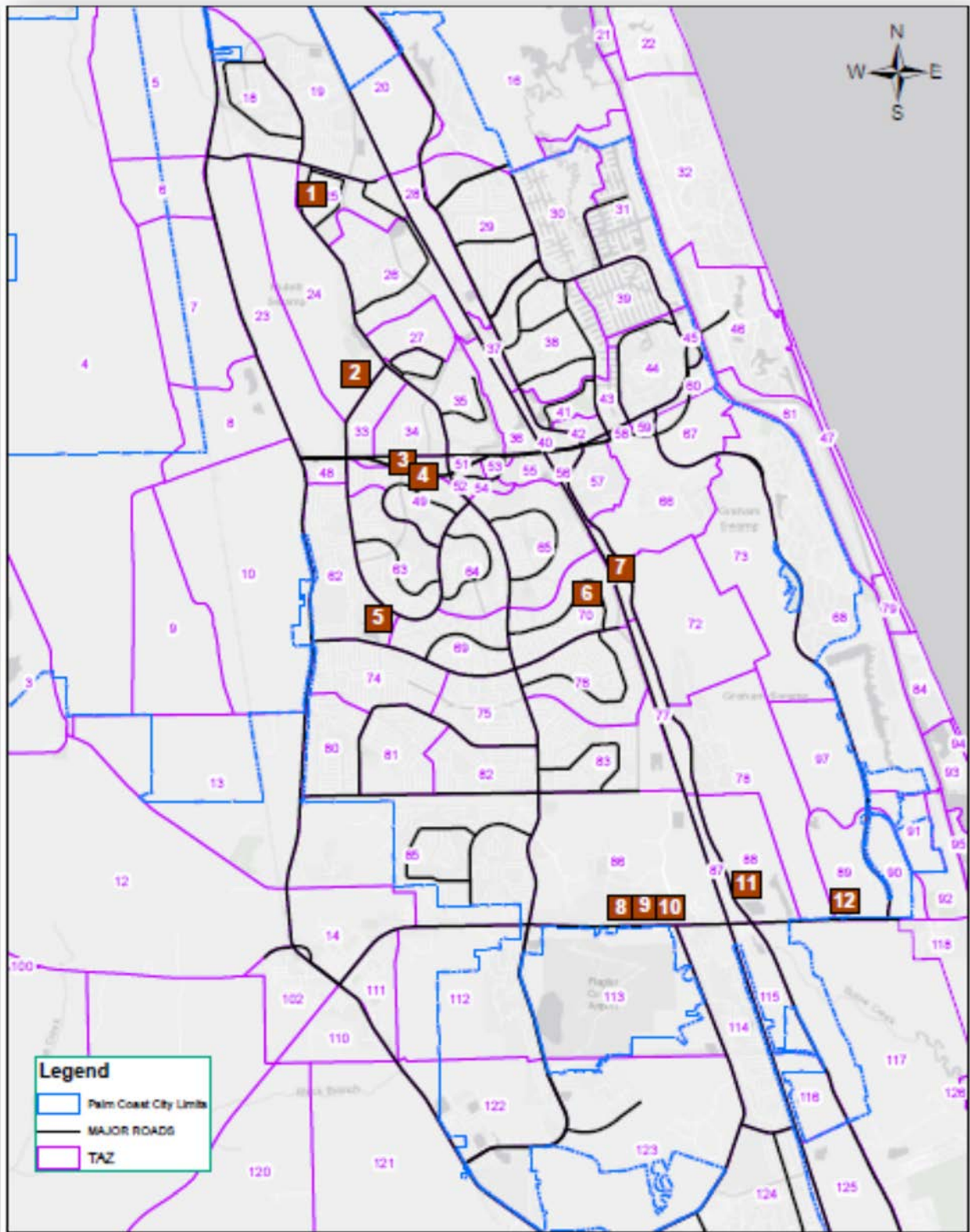
BUILDING PERMITS ISSUED

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 302,265 square feet of non-residential space, this amount is a decrease from last year's total of 328,771 sq.ft.

FIGURE 3.3 — NON-RESIDENTIAL BUILDING PERMITS ISSUED TABLE (2022)

Map ID #	Project Name	TAZ	Sq. Ft.	Description
1	United Methodist Church Ph 3 (6500 BELLE TERRE PKWY)	25	25,845	Institutional
2	Clubhouse Building & Fitness Building- Pointe Grande Apartments (99 & 101 ATHENS CT)	24	--	Residential Amenity
3	Memorial Hospital (100 ADVENT HEALTH WAY)	50	30,000	Medical Office
4	Goodwill Retail Store (420 PALM COAST PKWY SW)	50	16,129	Retail
5	Amenity Center-Whiteview Village (32 WAVERLY LN)	62	840	Residential Amenity
6	Pool Pavilion-American Village (67 GREEN CIR)	70	1,050	Residential Amenity
7	Broward Storage @ Old Kings Rd. (2240 OLD KINGS RD)	71	45,235	Storage/Warehouse
8	Storage King USA (5622 STATE HWY 100 E)	86	99,515	Storage/Warehouse
9	Town Center Commons Retail/Office (5650 STATE HWY 100 E)	86	39,416	Retail/Office Space
10	Palm Coast Station (Town Center) (5890 STATE HWY 100)	86	7,915	Retail Center
11	Florida Skin Cancer Institute (6029 OLD KINGS RD)	88	2,020	Medical Office
12	Bella Cita - Storage Bldg. 1 (6372 STATE RD 100)	89	34,300	Storage/Warehouse
Summary of Non-Residential Building Permits Issued		302,265 Sq. ft. of non-residential		

FIGURE 3.4 — NON-RESIDENTIAL BUILDING PERMITS ISSUED MAP (2022)



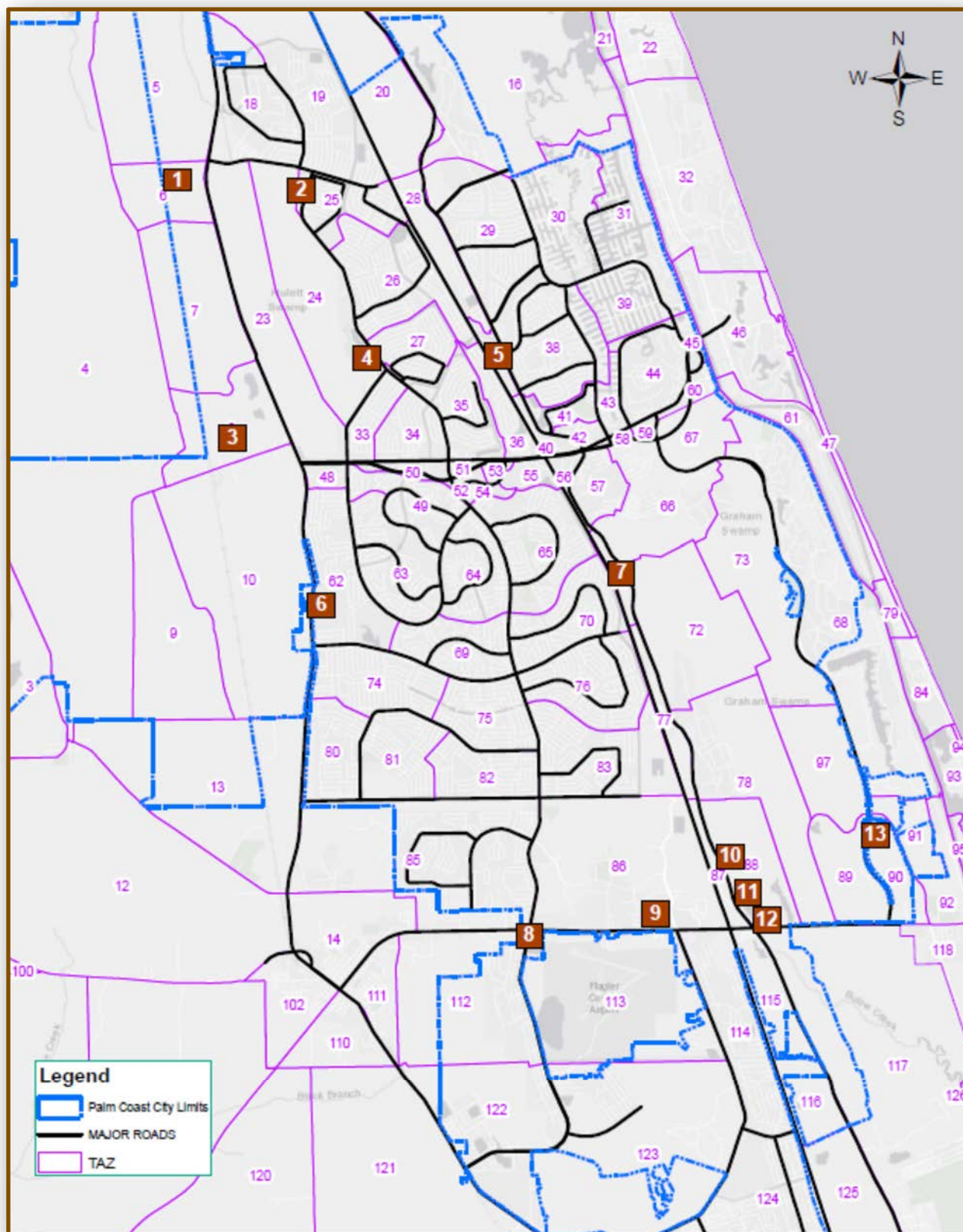
DEVELOPMENT APPROVED

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 2022, development orders totaled 423,885 sq.ft. of non-residential uses, this is a decrease from 2021 total of 719,334 sq. ft.

FIGURE 3.5 — NON-RESIDENTIAL DEVELOPMENT APPROVED TABLE (2022)

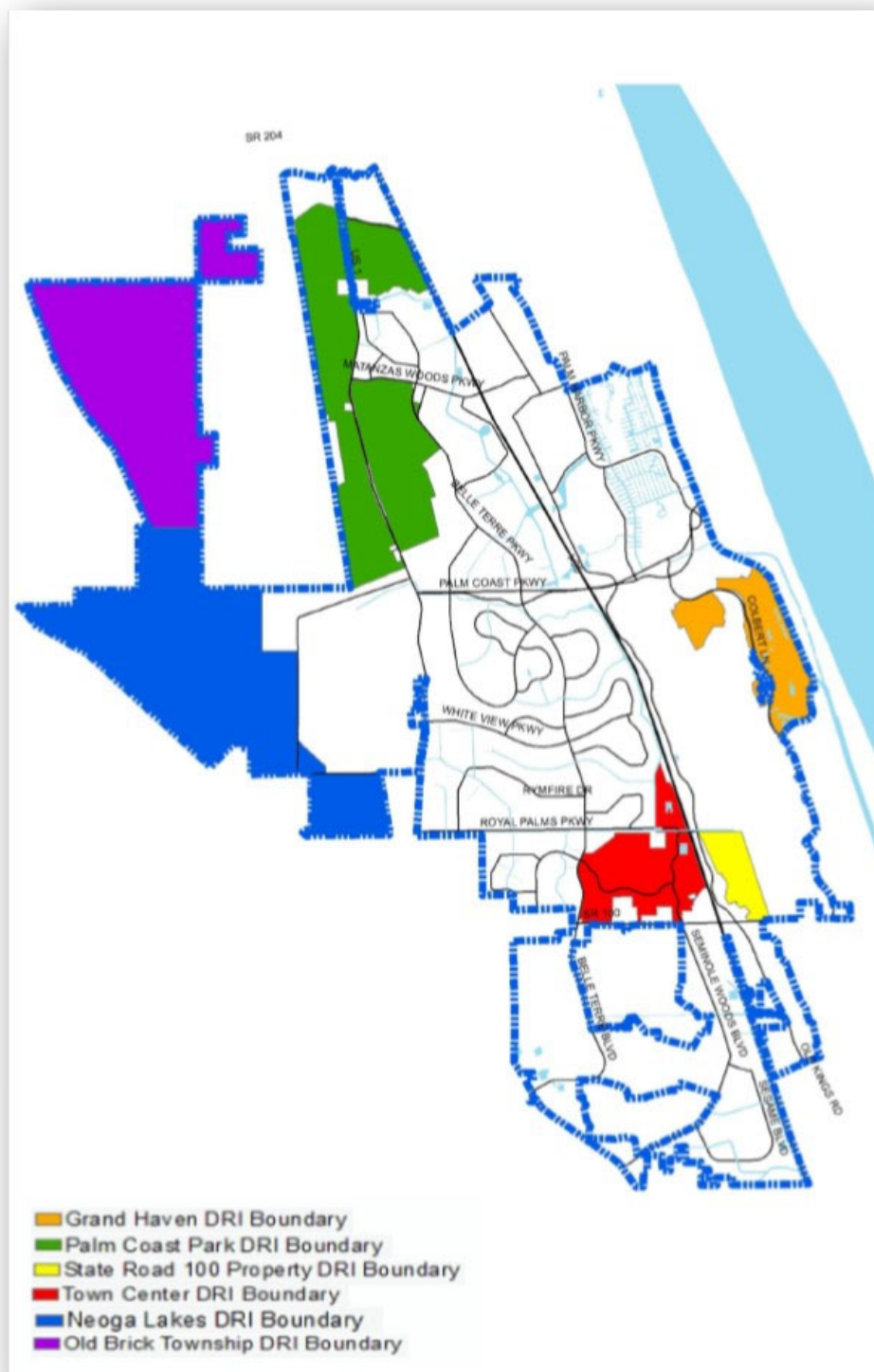
Map ID #	Project Name	TAZ	Sq. Ft.	Description
1	Palm Coast Park Lot 4 Storage (105 MATANZAS WOODS PKWY)	6	90,000	Storage/Warehouse
2	United Methodist Church Ph 3 (6500 BELLE TERRE PKWY)	25	25,845	Institutional
3	Real Estate Development of Florida LLC (24 HARGROVE GRADE)	8	20,000	industrial Warehouse
4	Parkview Baptist Church Addition (5435 BELLE TERRE PKWY)	24	13,900	Institutional
5	Kings Crossing (125 OLD KINGS RD N)	37	70,011	Storage/Warehouse
6	Dollar General (4530 N US HWY 1)	62	12,480	Retail
7	Broward Storage @ Old Kings Rd. (2240 OLD KINGS RD)	71	45,235	Storage/Warehouse
8	Take 5 Carwash (5051 STATE HWY 100 E)	113	3,650	Personal Service
9	Palm Coast Station (Town Center) (5890 STATE HWY 100)	86	7,915	Retail Center
10	Old Kings Rd Storage (5507 OLD KINGS RD)	88	124,893	Boat & RV Storage
11	Tire Outlet - Kings Pointe (6085 OLD KINGS RD)	88	6,720	Storage/Warehouse
12	Dunkin Donuts - Kings Pointe (6120 STATE RD 100)	88	4,516	Food Service
13	Barnes Office Building (6255 COLBERT LN)	68	11,200	Office
Summary of Non-Residential Development Approved (Development Orders)		423,885 Sq. Ft. of Non Residential		

FIGURE 3.6 — NON-RESIDENTIAL DEVELOPMENT APPROVED MAP (2022)



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 shown below and the pages following provide a detailed status of the approved major developments.

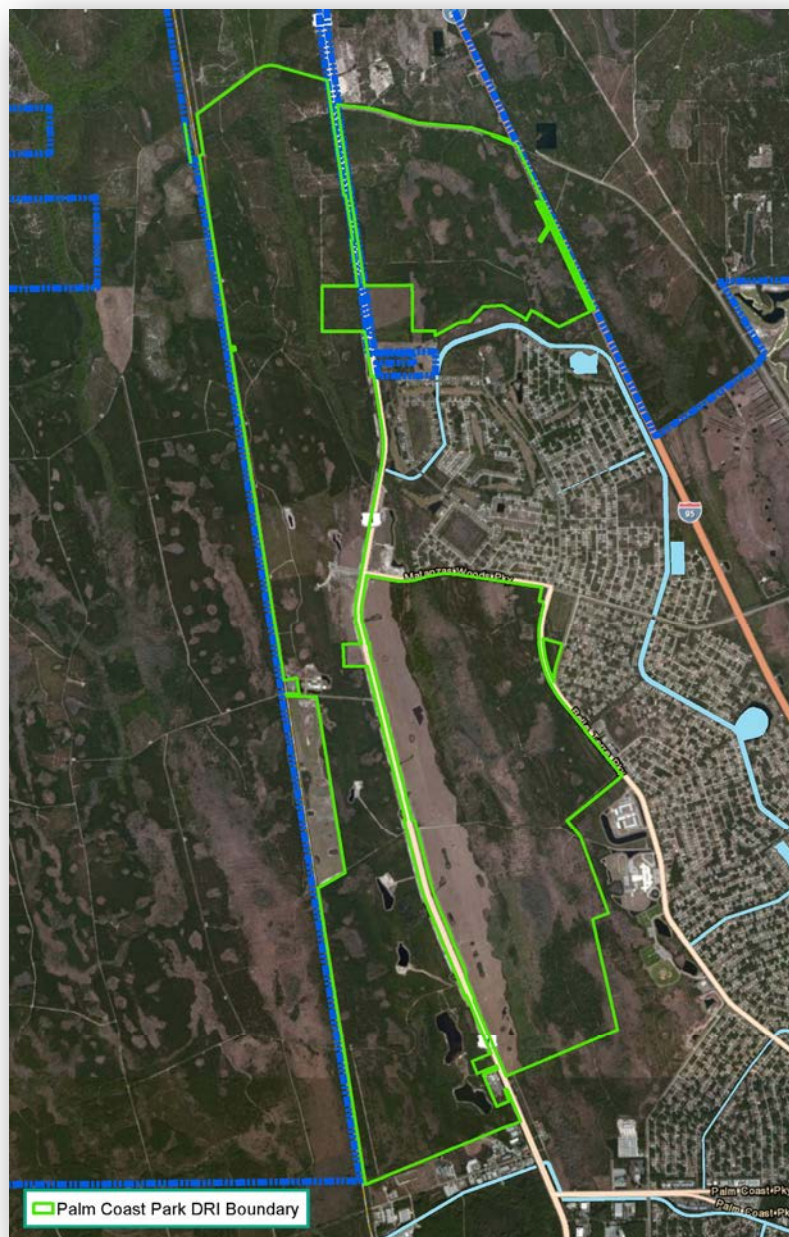
FIGURE 4.1 – MAJOR DEVELOPMENT LOCATION MAP



PALM COAST PARK DRI

The Palm Coast Park DRI was approved on December 7, 2004. In 2018, the Development Order was amended to increase the maximum number of dwelling units to 4,960. As part of the increase in dwelling units, the maximum retail commercial entitlements were reduced from 1,500,000 sq. ft. to 1,317,800 sq. ft.). The development order has a buildout date through Dec. 31, 2034.

FIGURE 4.2 — PALM COAST PARK DRI MAP AND TABLE

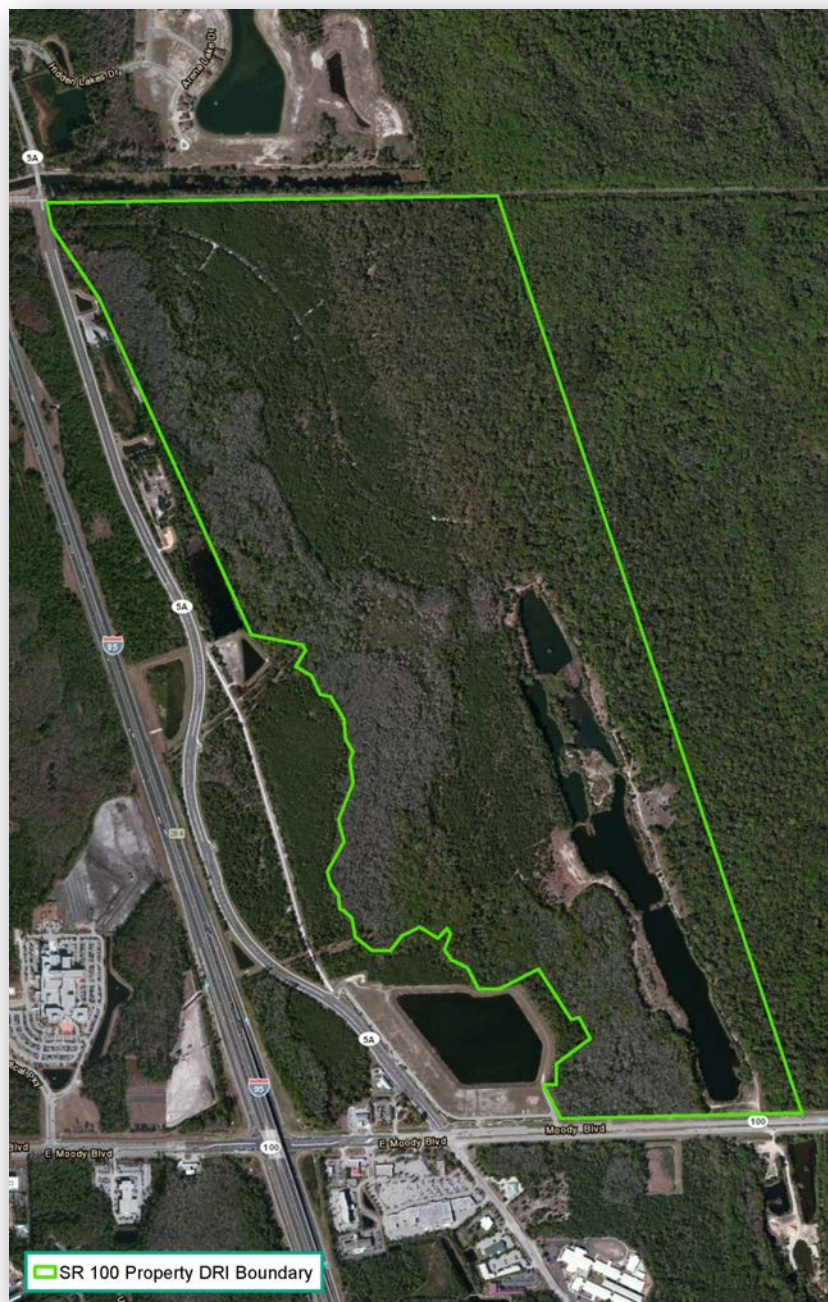


	Entitlement	Approved Development (Plats or DOs)	Building Permits Issued (Units or Sq. ft.)	Construction Completed (COs)
Residential	4,960 du	494	216	188
Office	800,000 sf	-	-	-
Retail Commercial	1,317,800 sf	96,106	6,106	6,106
Industrial	800,000 sf	90,000	-	-
Institutional	100,000 sf	-	-	-

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 2015.

FIGURE 4.3 — STATE ROAD 100 DRI MAP AND TABLE

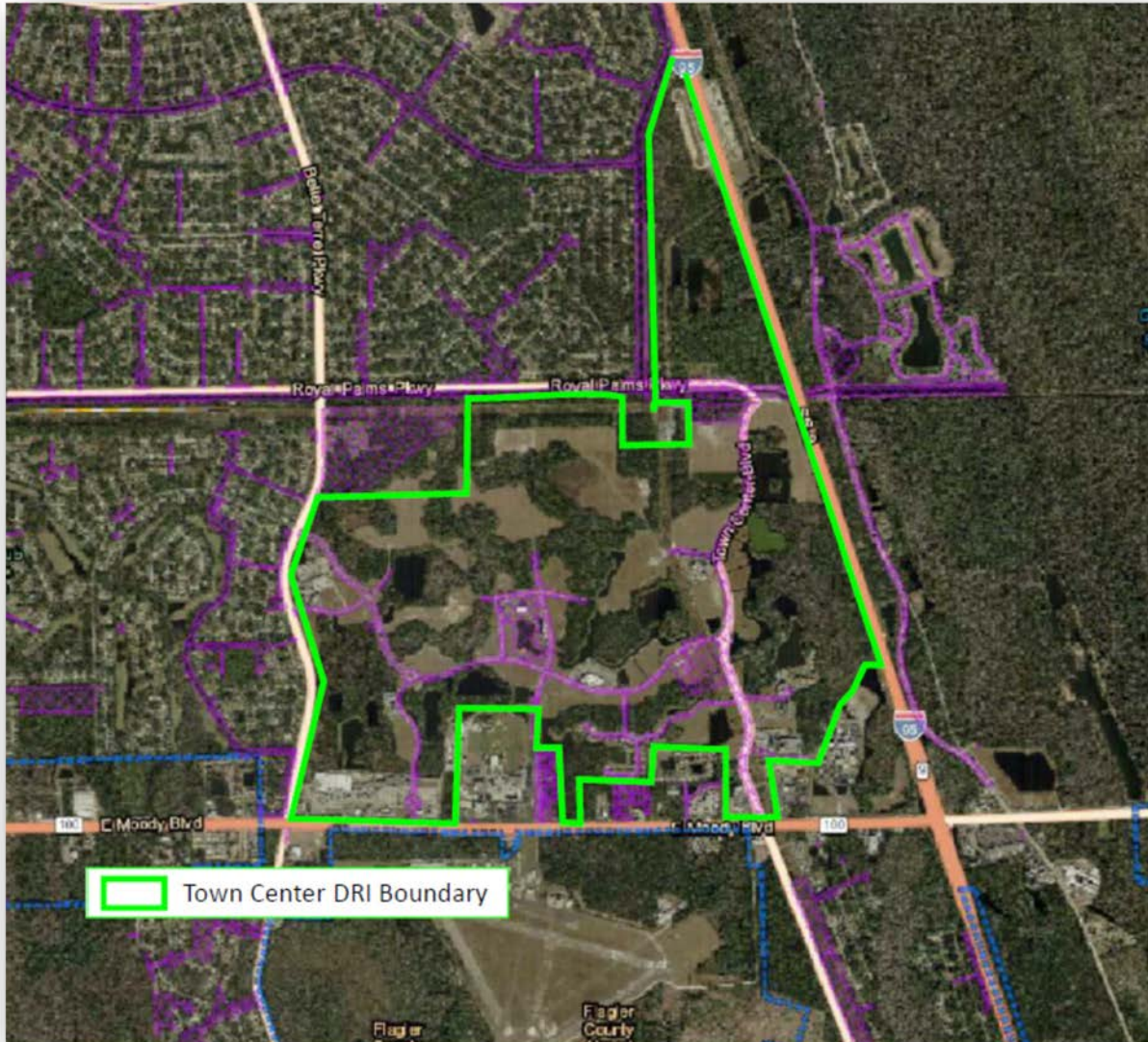


	ENTITLEMENT	Approved Development (Plats or DOs)	Building Permits Issued (Units or Sq. ft.)	Construction Completed (COs)
RESIDENTIAL (SF)	773 du	-	-	-
RESIDENTIAL (MF)	1,638 du	-	-	-
GENERAL RETAIL	50,000 sf	-	-	-
GENERAL OFFICE	30,000 sf	-	-	-
HOTEL	150 rooms	-	-	-

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 through 2035. A summary of development approvals is provided in the table below.

FIGURE 4.4 — TOWN CENTER DRI MAP AND TABLE

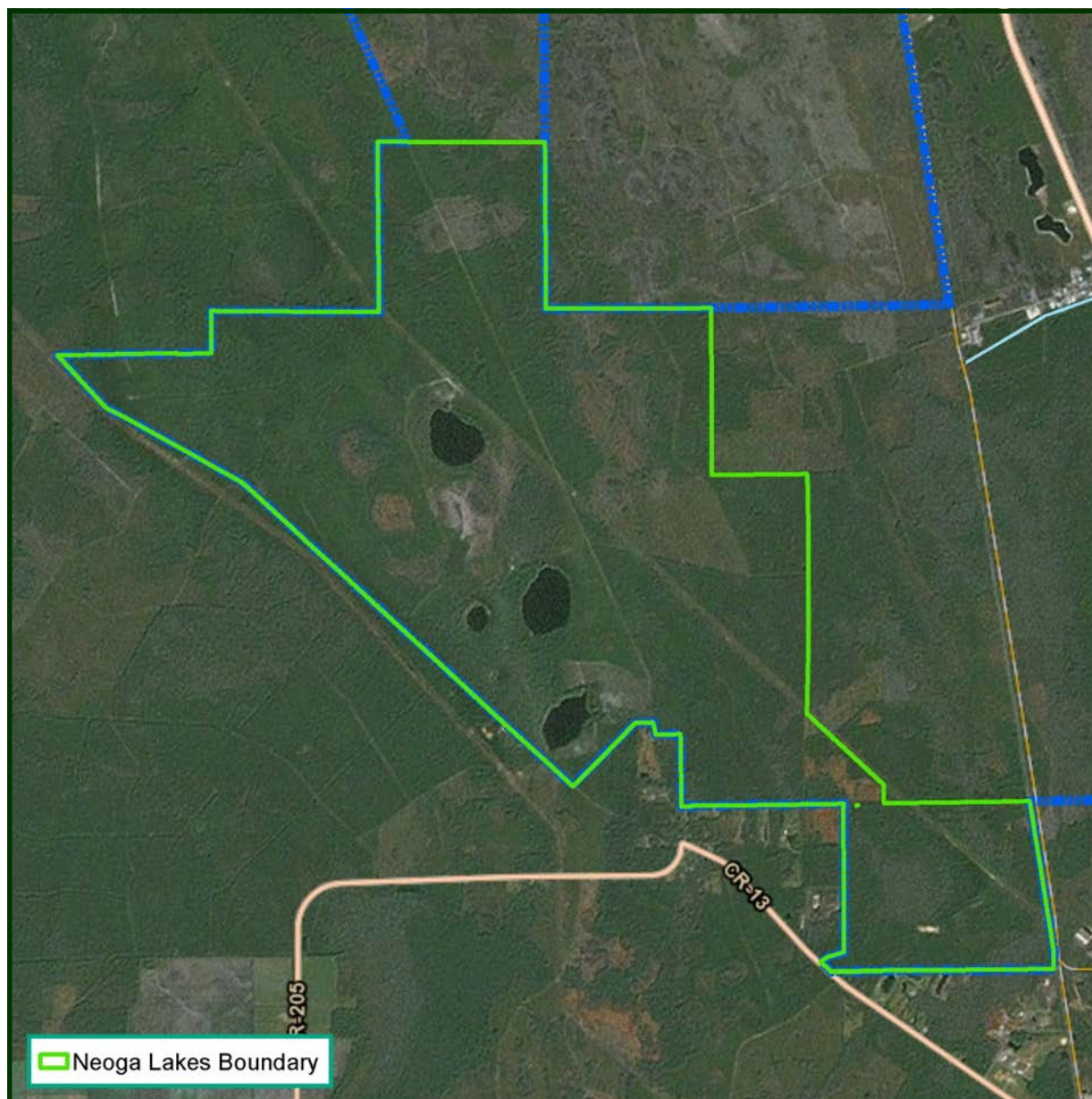


	Entitlement	Approved Development (Plats or DOs)	Building Permits Issued (Units or Sq. ft.)	Construction Completed (COs)
Residential	3,300 du	1204	560	547
Retail/Comm/Office	5,129,240	793054	894345	760343
Movie Theater	2,400 Seats	2,400	2,400	2,400
Lodging	480 rooms	327	327	327
Nursing Home	240 beds	0	0	0

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

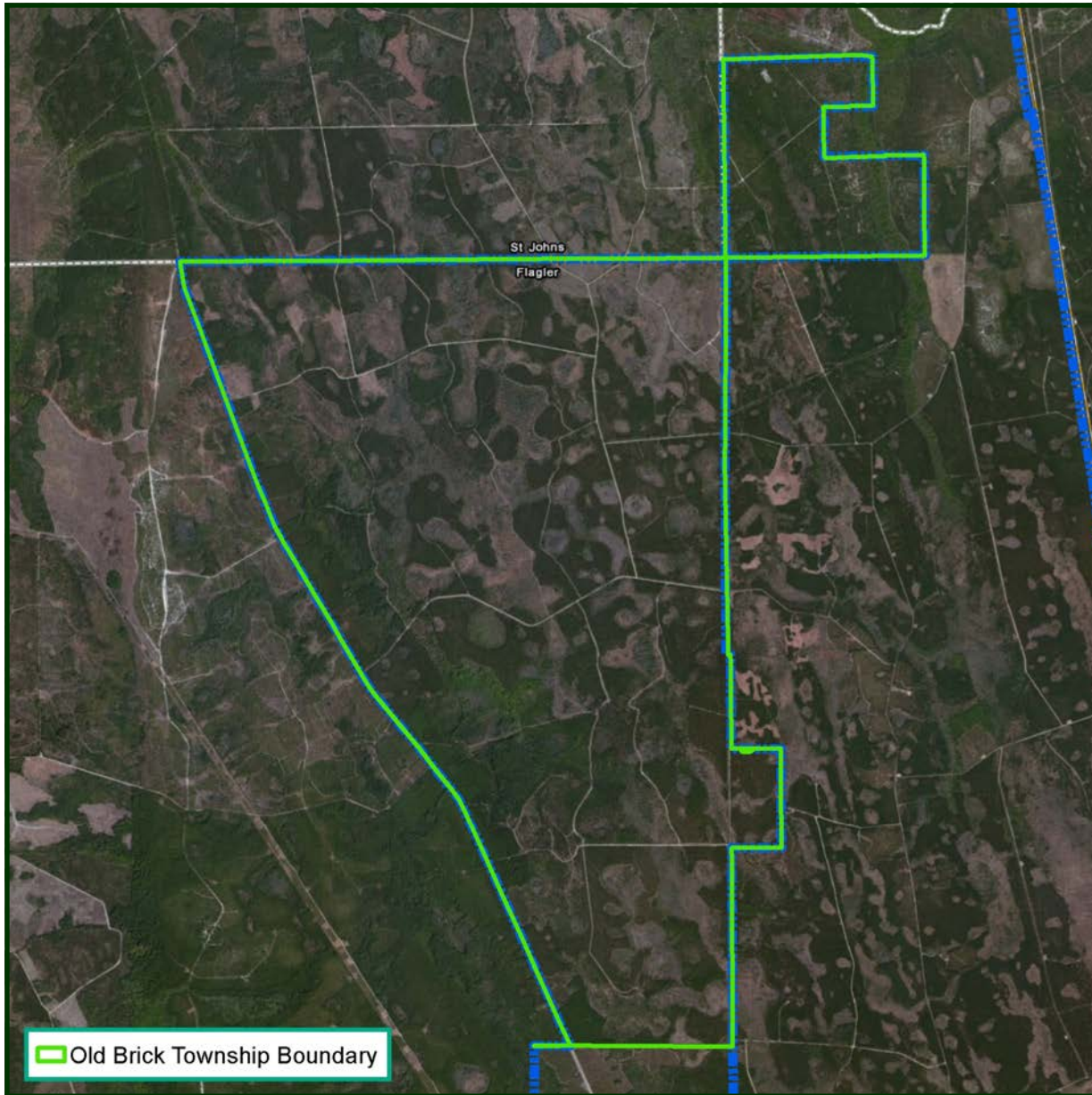


	ENTITLEMENT	Approved Development (Plats or DOs)	Building Permits Issued (Units or Sq. ft.)	Construction Completed (COs)
RESIDENTIAL	7,000 du	-	-	-
RETAIL USES	354,000 sf	-	-	-
OFFICE USES	45,000 sf	-	-	-
CIVIC USES	222,000 sf	-	-	-
EMPLOYMENT CENTER	1,870,000 sf	-	-	-

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



	ENTITLEMENT	Approved Development (Plats or DOs)	Building Permits Issued (Units or Sq. ft.)	Construction Completed (COs)
RESIDENTIAL	5,000 du	-	-	
COMMERCIAL	100,000 sf	-	-	-
OFFICE	50,000 sf	-	-	-
INDUSTRIAL	1,000,000 sf	-	-	-

SECTION 5: ADDITIONAL INFORMATION FOR THE SCHOOL DISTRICT

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

FUTURE LAND USE MAP AMENDMENTS

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

-The declarant for Town Center Development of Regional Impact converted 90,760 square feet of Retail to 550 Residential Units. This brings the total number of residential units in Town Center DRI to 3300 units.

CONVERSION OF RESIDENTIAL UNITS

The City did not review any conversions or redevelopment of residential units in 2022.

DEVELOPMENT APPROVALS WITH SCHOOL SITES

PALM COAST PARK DRI SCHOOL SITE

No action that impacts demand on school capacity.

JX STATE ROAD 100 DRI SCHOOL SITE

No action that impacts demand on school capacity.

OLD BRICK TOWNSHIP DRI SCHOOL SITE

No action that impacts demand on school capacity.

NEOGA LAKES DRI SCHOOL SITE

No action that impacts demand on school capacity.

THIS PAGE INTENTIONALLY LEFT BLANK





2022 ANNUAL REPORT