

# 2007 ANNUAL REPORT



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

COMMUNITY DEVELOPMENT DEPARTMENT



2007 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 related growth data and are utilized in the City's transportation modeling efforts. Building permits, Certificates of Occupancy, and development approvals are tracked and referenced to TAZs by the Community Development Department. Each TAZ is numbered on the maps and throughout the report will be referenced for the reader's benefit and use.

## GENERAL DEMOGRAPHICS

In 2006, the U.S. Census Bureau conducted the American Community Survey in the City of Palm Coast and Flagler County. The American Community Survey replaces the "long form" that was part of the 2000 Bicentennial Census and provides interesting demographical information about the City's population in comparison to the 2000 Bicentennial Census. The 2006 American Community Survey indicates that the City's population is younger than in 2000, but still well above the national average in terms of median age and percentage of population 65 years and over.

FIGURE 1.1 – GENERAL DEMOGRAPHICS TABLE

	CITY OF PALM COAST	CITY OF PALM COAST	NATIONAL
	2000 Bicentennial Census Estimate	2006 American Community Survey Census Estimate	2006 American Community Survey Census Estimate
% OF POPULATION UNDER 18 YEARS	18.5 %	17.8 %	24.6 %
% OF POPULATION 65 YEARS AND OVER	30.2 %	23.1 %	12.4 %
MEDIAN AGE	51.2	44.9	36.4
AVERAGE HOUSEHOLD SIZE	2.38	2.21	2.61
MEDIAN HOUSEHOLD INCOME	\$ 41,570	\$ 48,545	\$ 48,541
PER CAPITA INCOME	\$ 21,490	\$ 23,670	\$ 25,267
FAMILIES BELOW POVERTY LEVEL	5.6 %	6.1 %	9.8 %
HOUSEHOLD UNITS	14,929	29,971	-
% OF OWNER OCCUPIED HOUSEHOLDS	85.9 %	81.0 %	67.3 %

## POPULATION ESTIMATES / PROJECTIONS

The U.S. Census Bureau provides population estimates of the City's population every July 1<sup>st</sup>. Based on these estimates, the City's population more than doubled from 2002 (34,650) to 2007 (70,237).

FIGURE 1.2 – U.S. CENSUS BUREAU POPULATION ESTIMATES AND GROWTH RATES TABLE

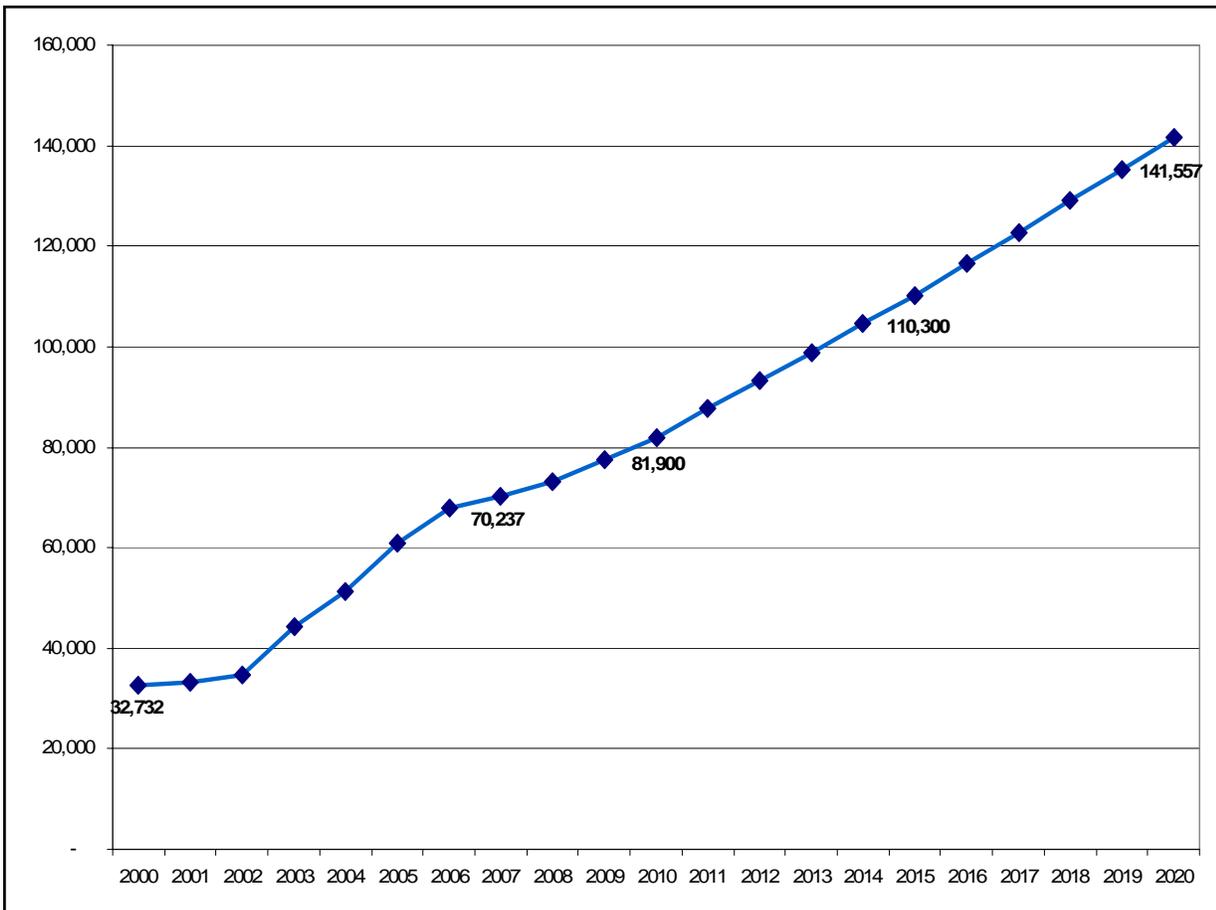
	2001	2002	2003	2004	2005	2006	2007
POPULATION	33,148	34,650	44,406	51,208	60,932	68,013	70,237
GROWTH RATE	1.3 %	4.5 %	28.2 %	15.3 %	19.0 %	11.6 %	3.3 %

The City's Utility Department maintains population projections, in order to plan for future infrastructure needs, based on the Bureau of Business and Economic Business Research population projections for Flagler County (High Projection). The population projection indicates that by 2020, the City's population will more than double to 141,557.

FIGURE 1.3 – UTILITY DEPARTMENT POPULATION AND GROWTH RATE PROJECTIONS TABLE

	2010	2015	2020
COUNTY POPULATION PROJECTION	119,700	159,000	201,300
CITY POPULATION PROJECTION	81,900	110,300	141,557
CITY GROWTH RATE	5.6 %	5.4 %	4.6 %

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 843 dwelling units were issued a CO, which was a 71% drop off from 2006. Notably in 2007, 208 townhome/condominium dwelling units were issued a CO, which was a 27% increase from 2006.

FIGURE 2.1 – RESIDENTIAL CONSTRUCTION COMPLETED TABLE (2005–2007)

	2005	2006	2007
SINGLE-FAMILY DETACHED DWELLING UNITS	3,569	2,645	580
SINGLE-FAMILY ATTACHED DWELLING UNITS	208	102	46
TOWNHOME/CONDOMINIUM DWELLING UNITS	100	164	208
MULTI-FAMILY DWELLING UNITS	0	0	0
<b>TOTAL DWELLING UNITS</b>	<b>3,877</b>	<b>2,911</b>	<b>834</b>

FIGURE 2.2 – RESIDENTIAL CONSTRUCTION COMPLETED CHART (2005–2007)

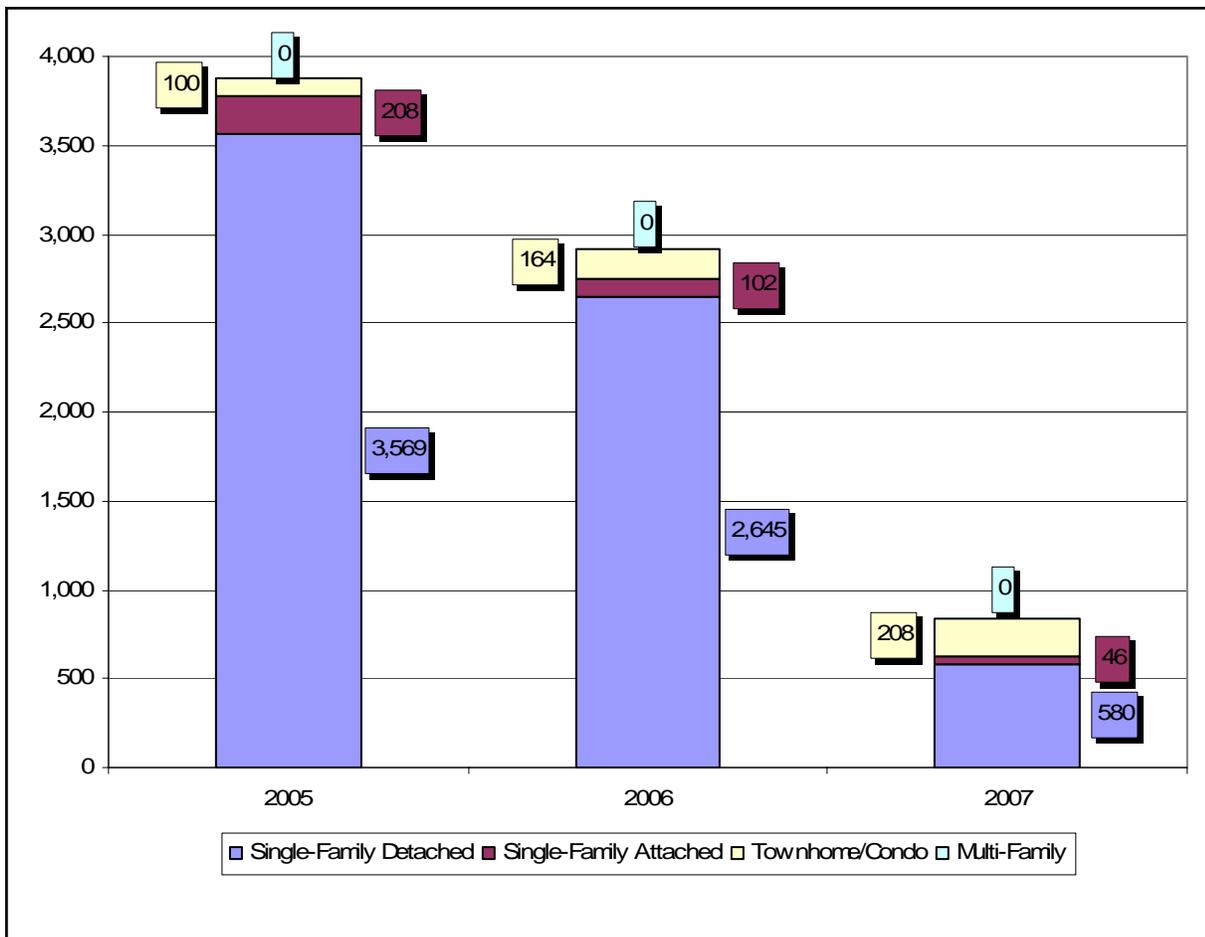
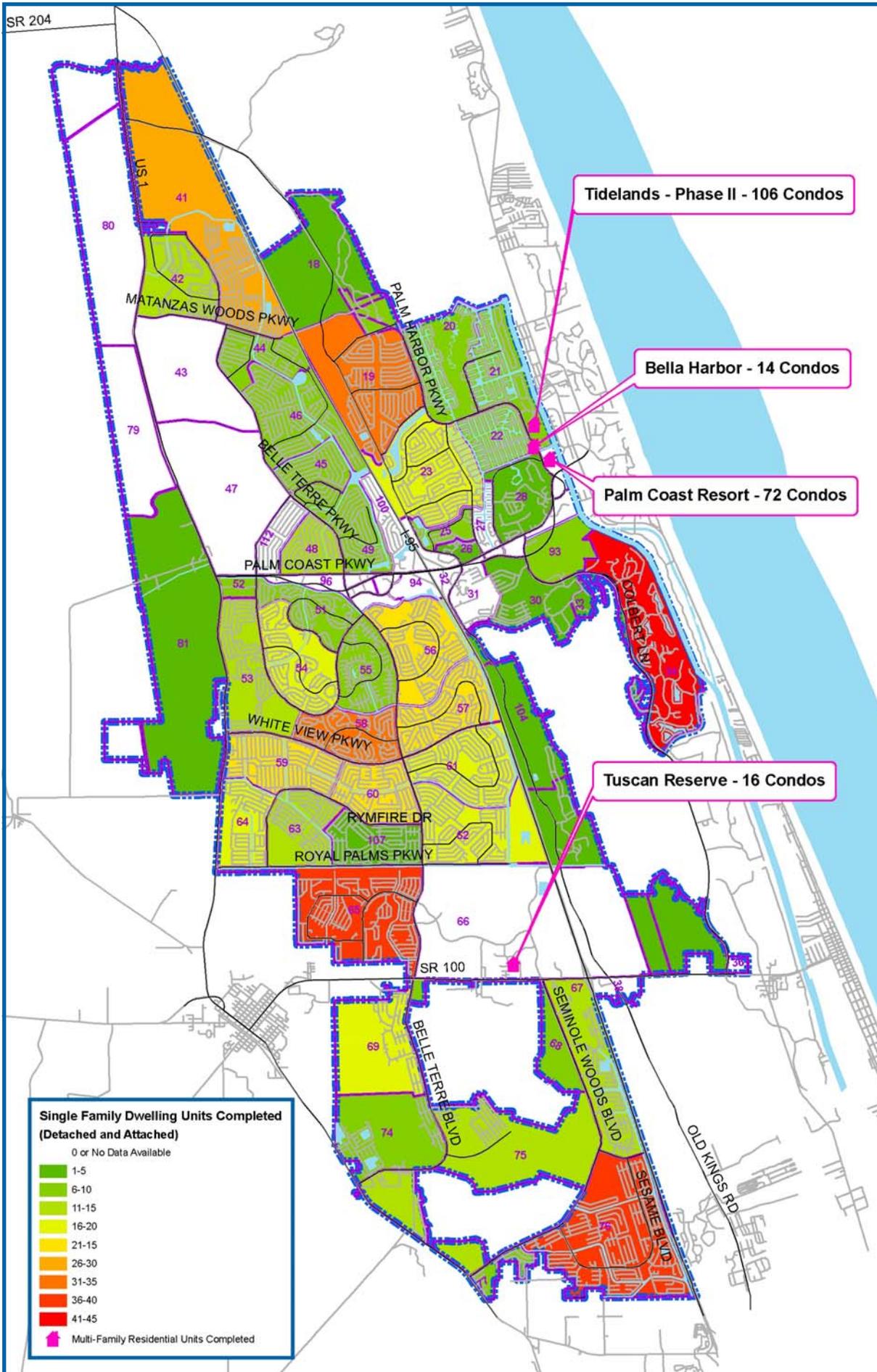


FIGURE 2.3 — RESIDENTIAL CONSTRUCTION COMPLETED MAP (2007)

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 442 dwelling units were issued a building permit, which was a 72% drop off from 2006.

FIGURE 2.4 – RESIDENTIAL BUILDING PERMITS ISSUED TABLE (2005–2007)

	2005	2006	2007
SINGLE-FAMILY DETACHED DWELLING UNITS	3,067	1,237	408
SINGLE-FAMILY ATTACHED DWELLING UNITS	126	62	8
TOWNHOME/CONDOMINIUM DWELLING UNITS	186	282	26
MULTI-FAMILY DWELLING UNITS	0	0	0
<b>TOTAL DWELLING UNITS</b>	<b>3,379</b>	<b>1,561</b>	<b>442</b>

FIGURE 2.5 – RESIDENTIAL BUILDING PERMITS ISSUED CHART (2005–2007)

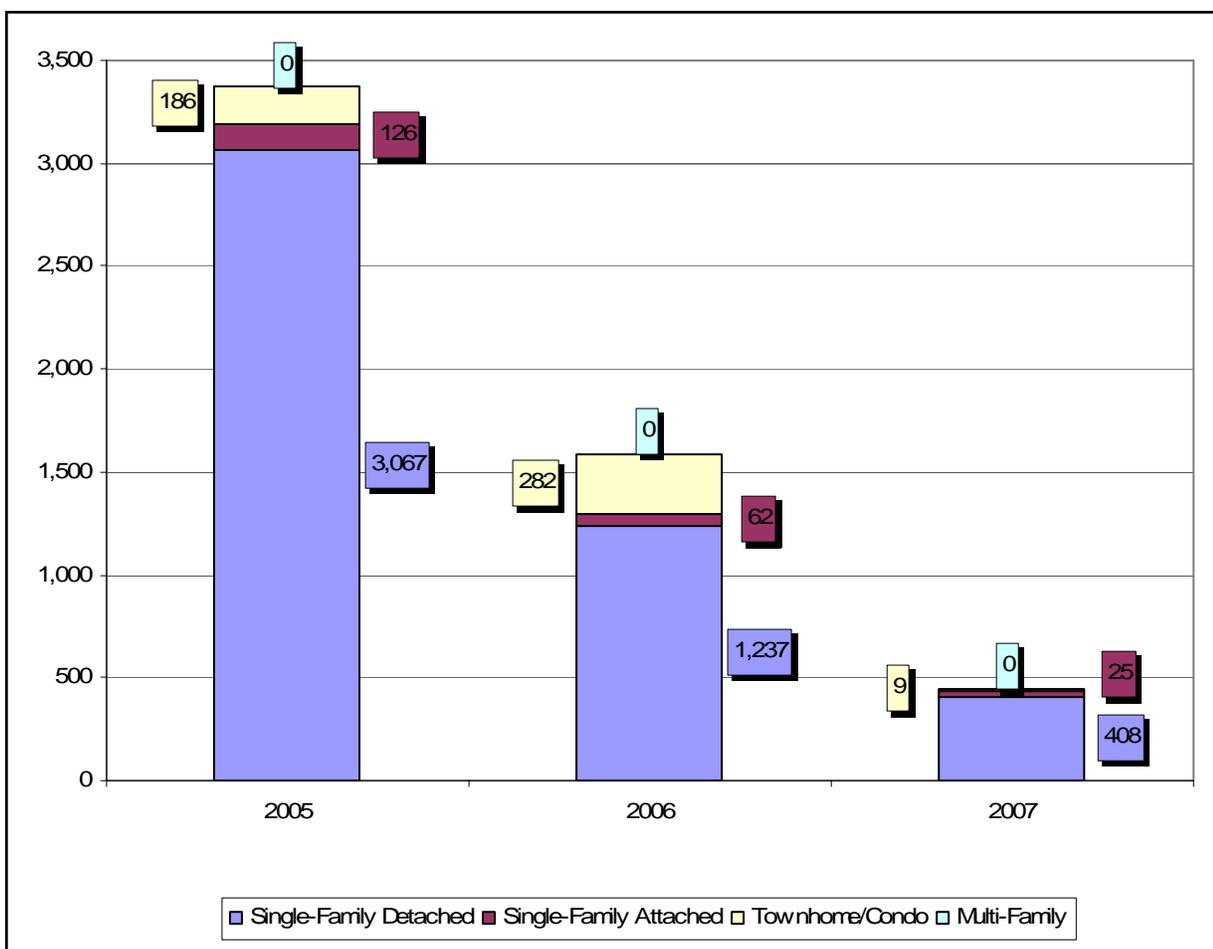
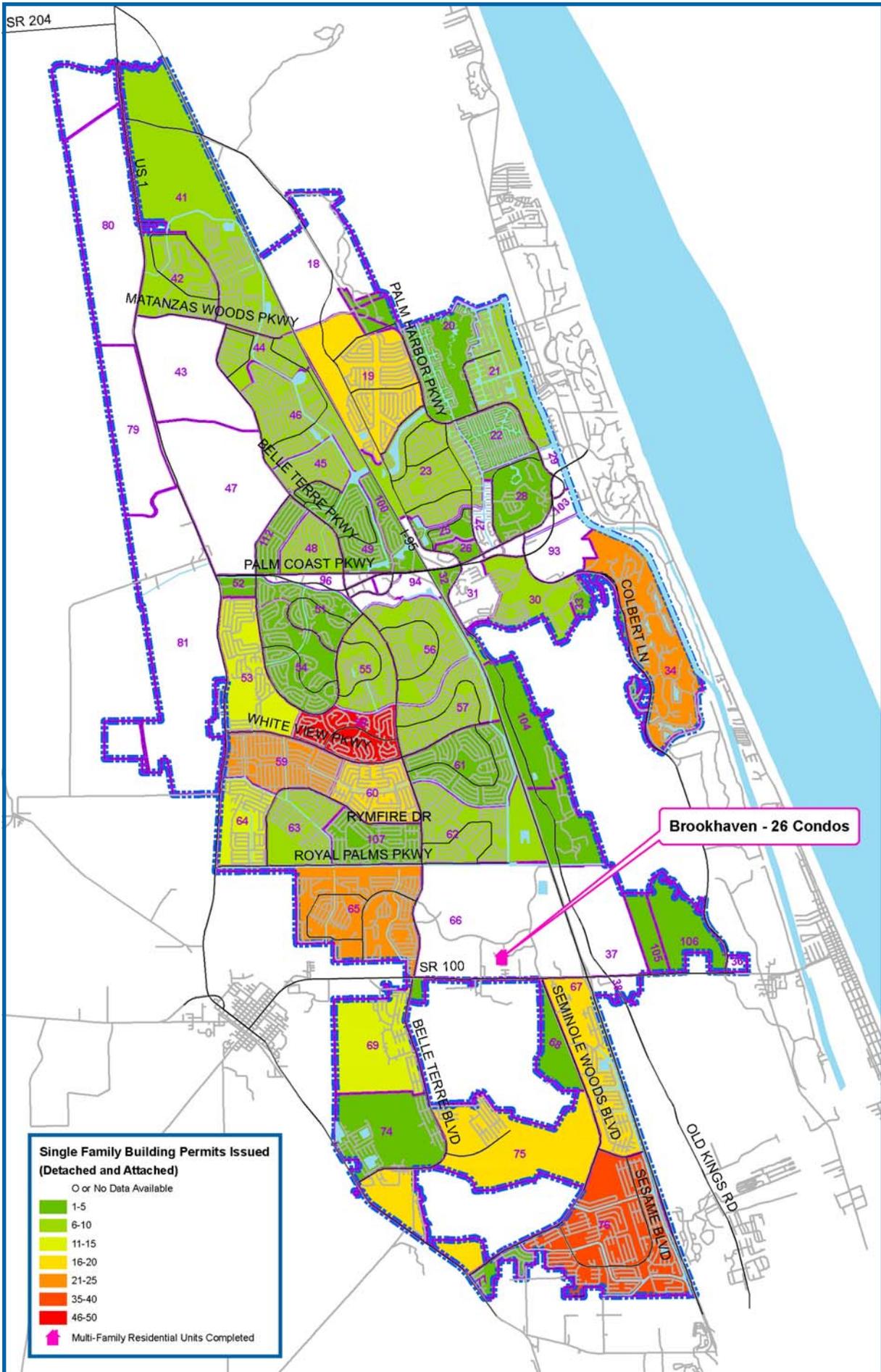


FIGURE 2.6 — RESIDENTIAL BUILDING PERMITS ISSUED MAP (2007)



## 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 2007, development orders approved included 2,174 total dwelling units.

FIGURE 2.7 – RESIDENTIAL DEVELOPMENT APPROVED TABLE (2007)

	TAZ	PRELIMINARY PLAT	FINAL PLAT OR SITE PLAN	# AND TYPE OF UNITS
BROOKHAVEN	66	-	5/15/07	134 Condos
CITY PLACE	66	-	5/15/07	151 Condos
HIDDEN LAKES, PHASE I	105	7/26/05	1/16/07	131 Single-Family Detached
HIDDEN LAKES, PHASE II	104	7/15/05	6/5/07	187 Single-Family Detached
INTEGRA WOODS AT PALM COAST	75	-	11/6/07	482 Apartments
OLD HAMMOCK COVE	28	10/29/07	-	136 Condo/Townhomes 3 Single-Family Detached
PARK PLACE	61	3/16/07	-	126 Single-Family Detached
PINE CLUB VILLAS	54	9/26/07	-	32 Townhomes
PORTOFINO	62	3/15/07	-	69 Single-Family Detached
REDMILL POINTE	64	-	11/6/07	174 Townhomes
SAND LAKE	53	12/21/07	-	147 Townhomes
SAWMILL CREEK, PHASE 1-A	80	10/19/07	-	279 Single-Family Detached
SAWMILL CREEK, PHASE 1-B	80	10/19/07	-	126 Single-Family Detached
<b>SUMMARY OF RESIDENTIAL DEVELOPMENT APPROVED IN 2007</b>				918 Single- Family Detached Dwelling Units 774 Condo/Townhome Dwelling Units 482 Multi-Family Dwelling Units 2,174 Total Dwelling Units

FIGURE 2.8 – RESIDENTIAL DEVELOPMENT APPROVED BY TYPE CHART (2007)

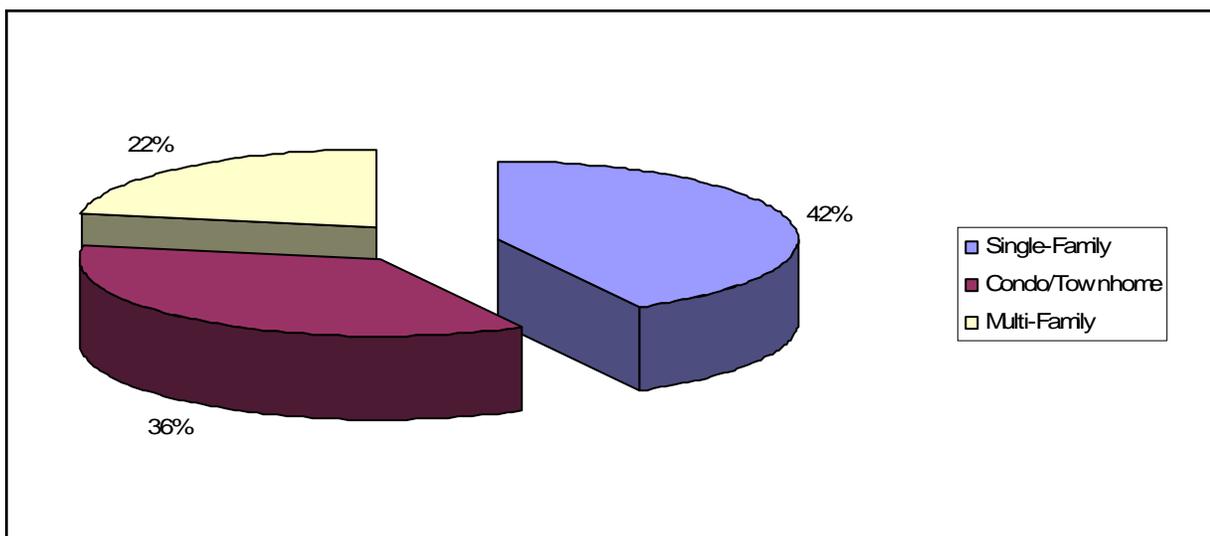
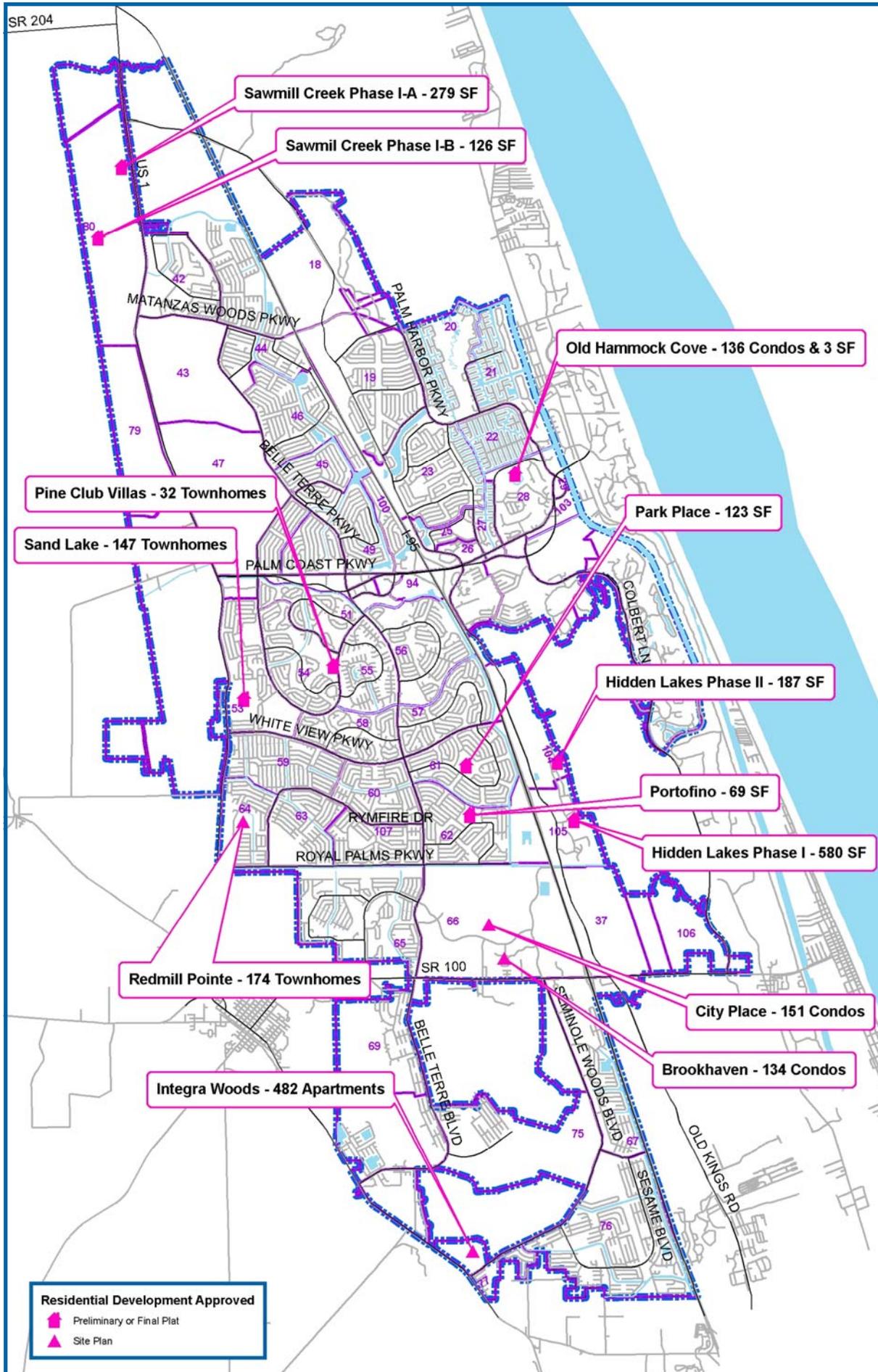


FIGURE 2.9 — RESIDENTIAL DEVELOPMENT APPROVED MAP (2007)



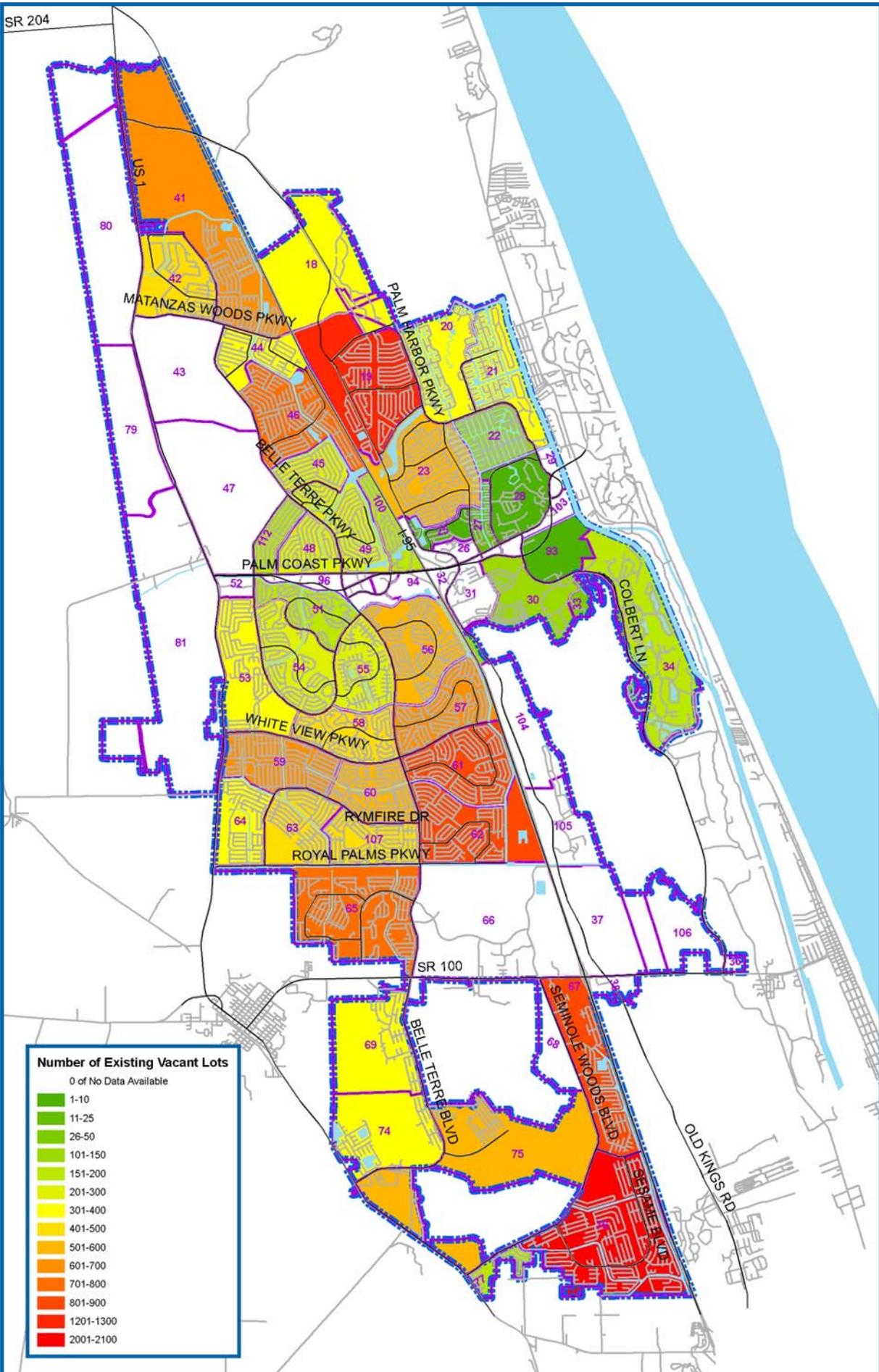
## EXISTING VACANT LOTS

The City maintains a database of existing vacant lots for use by its various departments. At the end of 2007, the City contained approximately 18,637 vacant lots, down from 19,834 in 2006. The number of existing vacant lots represents future potential growth in the City over an extended period, possibly up to 20 years.

FIGURE 2.10 — EXISTING VACANT RESIDENTIAL LOTS BY TAZ TABLE (2007)

TAZ	TOTAL LOTS	OCCUPIED LOTS	VACANT LOTS	PERCENTAGE VACANT
18	585	274	311	53.2 %
19	2,121	858	1,263	59.5 %
20	1,238	865	373	30.1 %
21	1,146	800	346	30.2 %
22	917	774	143	15.6 %
23	2,347	1,828	519	22.1 %
25	287	282	5	1.7 %
27	259	236	23	8.9 %
28	404	400	4	0.1 %
30	690	554	136	19.7 %
33	236	186	50	21.2 %
34	1,483	1,284	199	13.4 %
41	1,421	737	684	48.1 %
42	1,170	703	467	39.9 %
44	868	505	363	41.8 %
45	787	553	234	29.7 %
46	2,043	1,291	752	36.8 %
48	811	594	217	26.8 %
49	1,320	1,043	277	21.0 %
51	1,082	913	169	15.6 %
53	1,187	886	301	25.4 %
54	1,493	1,259	234	15.7 %
55	1,187	944	243	20.5 %
56	1,712	1,134	578	33.8 %
57	1,556	946	610	39.2 %
58	1,304	810	494	37.9 %
59	1,717	1,028	689	40.1 %
60	1,615	1,034	581	40.0 %
61	1,902	1,059	843	44.3 %
62	1,764	923	841	47.7 %
63	1,130	677	453	40.1 %
64	891	522	369	41.4 %
65	2,165	1,375	790	36.5 %
67	1,310	469	841	35.8 %
69	755	434	321	42.5 %
74	741	386	355	47.9 %
75	978	446	532	54.4 %
76	3,185	1,169	2,016	63.3 %
77	327	164	163	49.9 %
93	34	28	6	17.6 %
100	471	289	182	38.6 %
107	1,250	762	488	39.0 %
112	605	433	172	28.4 %
<b>TOTAL</b>	<b>50,494</b>	<b>31,857</b>	<b>18,637</b>	<b>36.9 %</b>

FIGURE 2.11 – EXISTING VACANT RESIDENTIAL LOTS MAP (2007)



SECTION 2

# SECTION 3: NON-RESIDENTIAL DEVELOPMENT

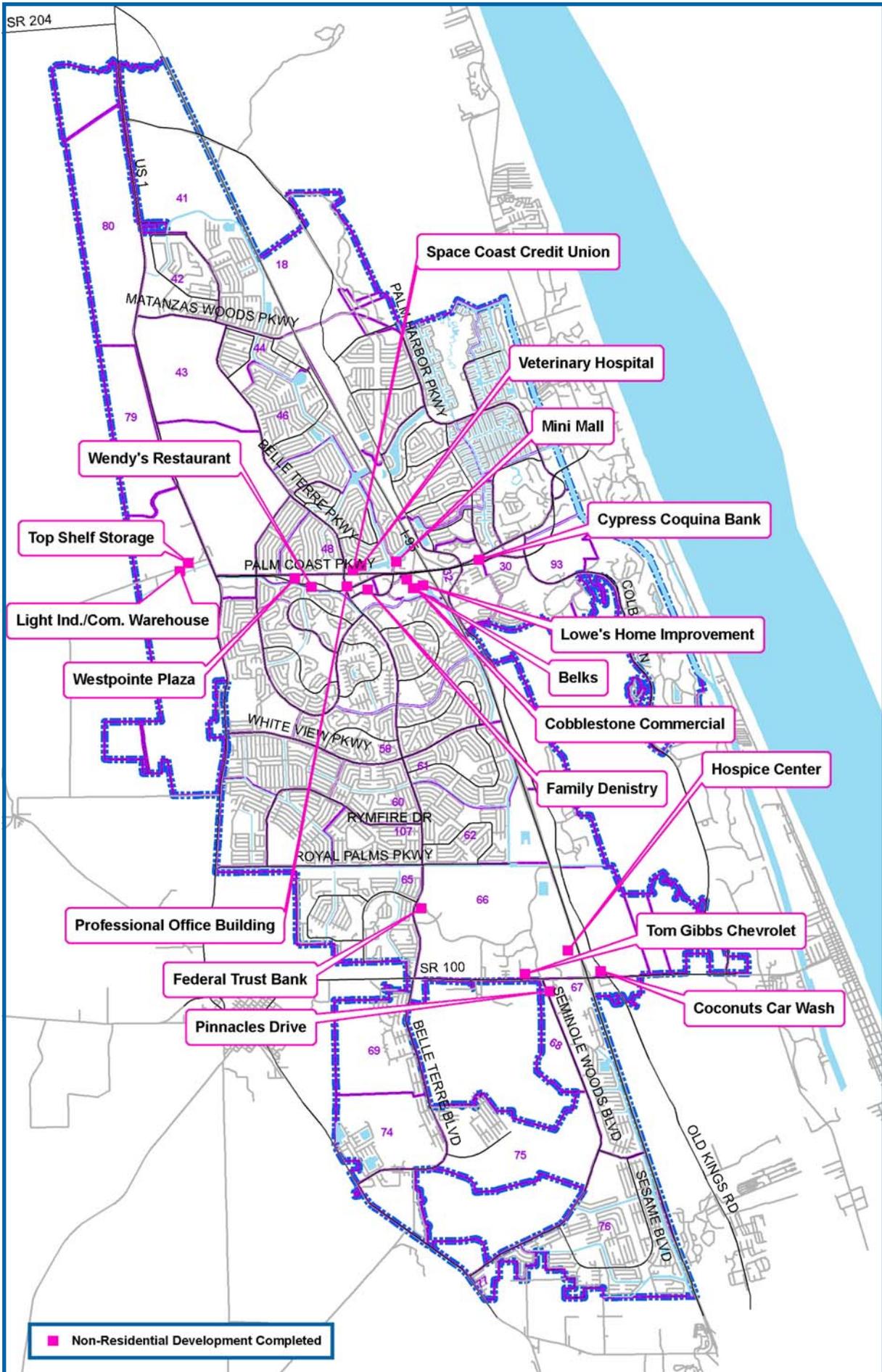
## CONSTRUCTION COMPLETED

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 that included a total of 590,028 square feet of non-residential space.

FIGURE 3.1 — NON-RESIDENTIAL CONSTRUCTION COMPLETED TABLE (2007)

	TAZ	DESCRIPTION
BELKS (COBBLESTONE VILLAGE)	94	77,000 square foot department store
COBBLESTONE COMMERCIAL (COBBLESTONE VILLAGE)	94	22,875 square foot retail/restaurant (16-units)
COCONUTS CAR WASH (OLD KINGS ROAD)	37	4,460 square foot full service car wash
CYPRESS COQUINA BANK (PALM COAST PARKWAY)	26	6,600 square foot bank
FAMILY DENISTRY (PALM COAST PARKWAY)	99	12,546 square foot dentistry center
FEDERAL TRUST BANK (TOWN CENTER)	66	4,018 square foot bank
HOSPICE CENTER (FLAGLER HOSPITAL)	66	10,400 square foot hospice center (21-patients)
LIGHT INDUSTRIAL/COMMERCIAL CENTER (HARGROVE GRADE)	81	(2) 12,000 square foot commercial warehouses (4) 11,000 square foot industrial warehouses
LOWE’S HOME IMPROVEMENT (COBBLESTONE VILLAGE)	94	178,681 square foot home improvement store
MINI MALL (HOME DEPOT CENTER)	100	17,678 square foot retail/office/restaurant
PINNACLES PROFESSIONAL OFFICE PARK (PINNACLES DRIVE)	67	(2) 13,308 square foot office buildings
PROFESSIONAL OFFICE BUILDING (PALM COAST PARKWAY)	99	12,200 square foot office (7-units)
SPACE COAST CREDIT UNION (PALM COAST PARKWAY)	49	4,555 square foot bank
TOM GIBBS CHEVROLET (STATE ROAD 100)	66	41,460 square foot auto dealership
TOP SHELF STORAGE (HARGROVE GRADE)	81	52,326 square foot office/storage
WENDY’S RESTAURANT (PALM COAST PARKWAY)	96	3,355 square foot restaurant
WESTPOINTE PLAZA (PALM COAST PARKWAY)	96	40,555 square foot office (8-condo units)
VETERINARY HOSPITAL (PALM COAST PARKWAY)	49	6,701 square foot veterinary hospital
<b>SUMMARY OF NON-RESIDENTIAL CONSTRUCTION COMPLETED IN 2007</b>		384,682 Square Feet of Commercial 150,946 Square Feet of Office 44,000 Square Feet of Industrial 590,028 Square Feet of Non-Residential <i>(with Hospice Center)</i>

FIGURE 3.2 — NON-RESIDENTIAL CONSTRUCTION COMPLETED (2007)



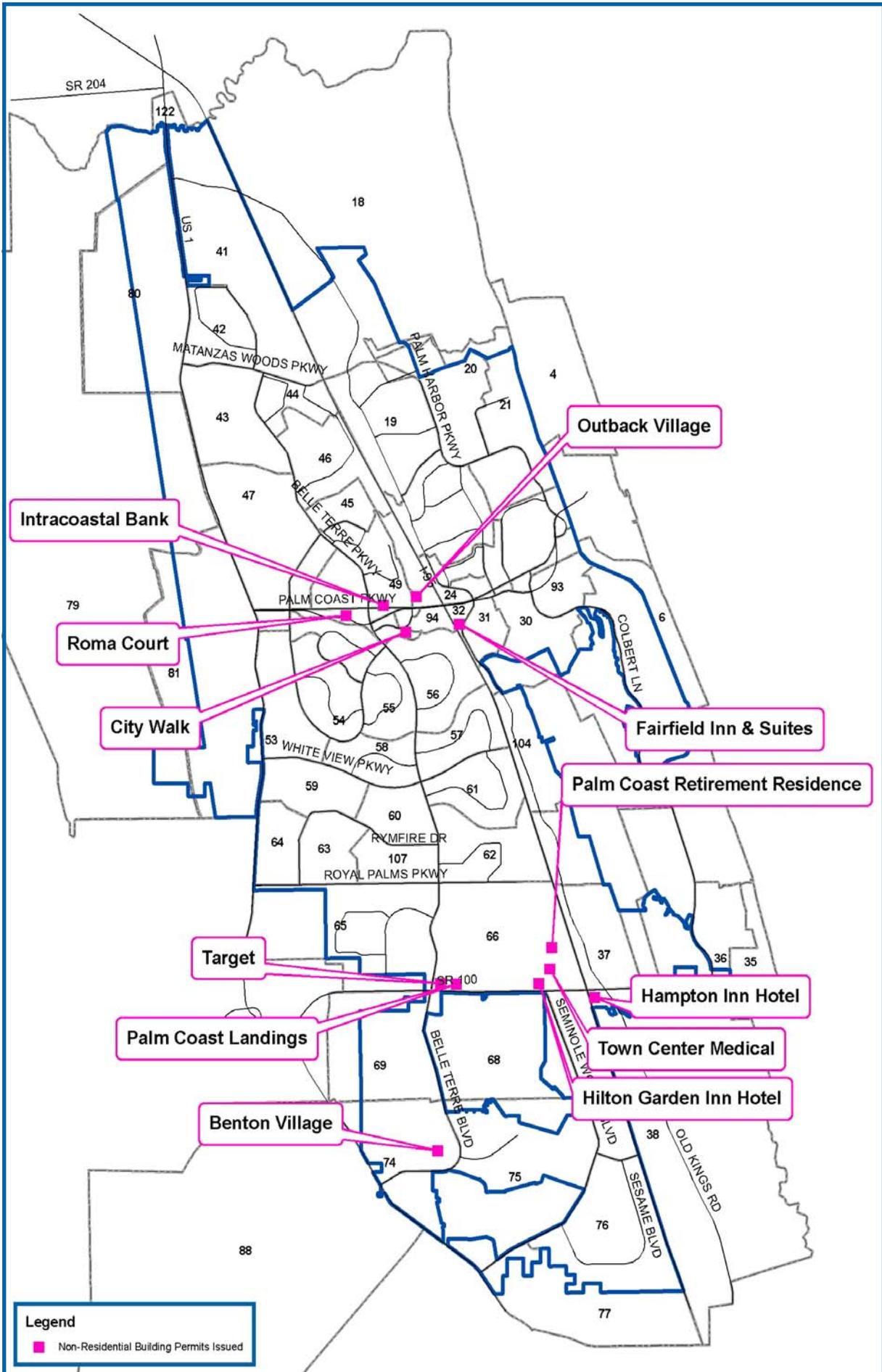
## BUILDING PERMITS ISSUED

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 1,044,865 square feet of non-residential space, including 324 hotel rooms.

FIGURE 3.3 — NON-RESIDENTIAL BUILDING PERMITS ISSUED TABLE (2007)

	TAZ	DESCRIPTION
BENTON VILLAGE (BELLE TERRE PARKWAY SOUTH)	74	37,294 square foot assisted living facility/nursing home (86-beds & 20-apartment units)
CITY WALK (CYPRESS POINT PARKWAY)	99	167,599 square foot retail/office/restaurant
FAIRFIELD INN AND SUITES (OLD KINGS ROAD)	32	55,134 square foot hotel (109-rooms)
HAMPTON INN HOTEL (STATE ROAD 100)	38	55,570 square foot hotel (94-rooms)
HILTON GARDEN INN HOTEL (TOWN CENTER)	66	85,229 square foot hotel (121-rooms)
INTRACOASTAL BANK (PALM COAST PARKWAY)	49	6,400 square foot bank
OUTBACK VILLAGE (PALM COAST PARKWAY)	100	9,412 square foot office
PALM COAST LANDINGS, LOT 3 (TOWN CENTER)	66	154,134 square foot retail (PetSmart, Ross, TJ Maxx, Michaels)
PALM COAST RETIREMENT RESIDENCE (TOWN CENTER)	66	108,000 square foot retirement residence (118-suites)
ROMA COURT (PALM COAST PARKWAY)	96	108,787 square foot shopping plaza
TARGET (TOWN CENTER)	66	180,016 square foot retail
TOWN CENTER MEDICAL (TOWN CENTER)	66	82,290 square foot medical office (18-units)
SUMMARY OF NON-RESIDENTIAL CONSTRUCTION COMPLETED IN 2007		812,869 Square Feet of Commercial 91,702 Square Feet of Office 1,044,865 Square Feet of Non-Residential (with Benton Village & Retirement Residence)

FIGURE 3.4 — NON-RESIDENTIAL BUILDING PERMITS ISSUED MAP (2007)



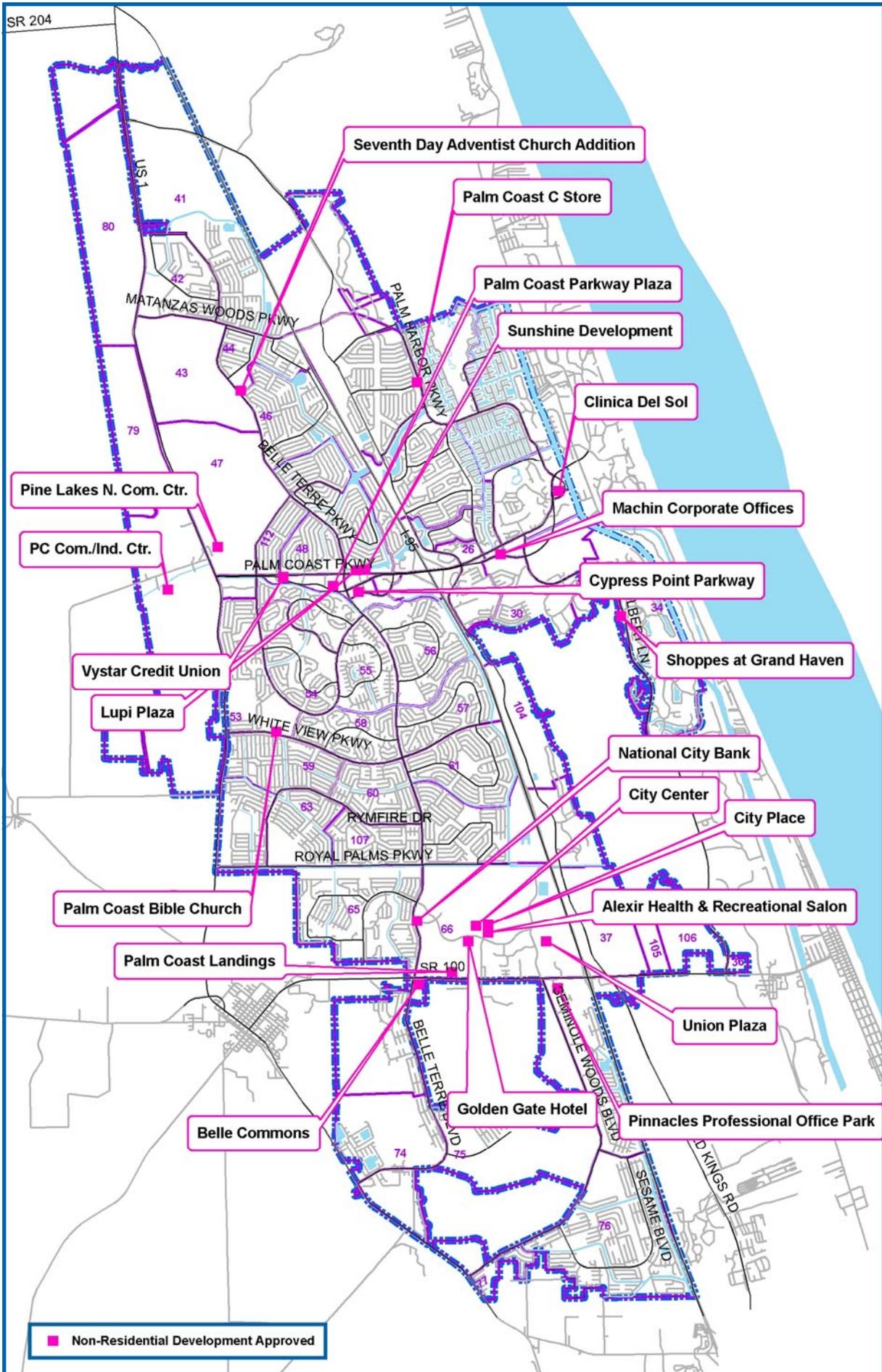
## DEVELOPMENT APPROVED

The Planning Division of the Community Development Department issues development orders for non-residential projects. Development orders for non-residential projects allow an applicant to apply for a building permit to construct the residential project and may predict future growth in the short term (1–5 years), depending on a variety of factors. In 2007, development orders approved included 1,211,495 square feet of non-residential uses.

FIGURE 3.5 — NON-RESIDENTIAL DEVELOPMENT APPROVED TABLE (2007)

	TAZ	DESCRIPTION
ALEXIR HEALTH & RECREATIONAL SALON (TOWN CENTER)	66	15,000 square foot retail/non-residential
BELLE COMMONS (STATE ROAD 100)	68	81,300 square foot shopping center
CITY PLACE (TOWN CENTER)	66	30,167 square foot retail/office/restaurant
CITY CENTER (TOWN CENTER)	66	69,280 square foot retail/office/restaurant
CYPRESS POINT PARKWAY, LOT 21 (CYPRESS POINT PARKWAY)	97	11,831 square foot retail
CLINICA DEL SOL (PALM HARBOR PARKWAY)	29	94,000 square foot health/fitness club
GOLDEN GATE HOTEL (TOWN CENTER)	66	74,559 square foot hotel (80-rooms) 4,225 square foot retail
LUPI PLAZA, LOT 7 (PALM COAST PARKWAY)	49	7,000 square foot commercial
MACHIN CORPORATE OFFICE (PALM COAST PARKWAY)	101	5,825 square foot office
NATIONAL CITY BANK (TOWN CENTER)	66	4,995 square foot bank
PALM COAST BIBLE CHURCH (WHITE VIEW PARKWAY)	53	18,000 square foot church
PALM COAST C STORE (PALM HARBOR PARKWAY)	19	5,222 square foot convenience store / retail
PALM COAST COMMERCIAL/INDUSTRIAL CENTER (HARGROVE GRADE)	81	330,000 square foot business park
PALM COAST LANDINGS, LOT 5 (TOWN CENTER)	66	38,600 square foot retail
PALM COAST PARKWAY PLAZA (PALM COAST PARKWAY)	96	166,590 square foot retail (Kohl's)
PINE LAKES NORTH COMMERCE CENTER, LOT 6 (US 1)	47	12,150 square foot retail/medical office
PINNACLES PROFESSIONAL OFFICE PARK, LOT 5 (STATE ROAD 100)	67	3,819 square foot medical office
SEVENTH DAY ADVENTIST CHURCH ADDITION (BELLE TERRE PARKWAY)	44	6,384 square foot church addition
SHOPPES AT GRAND HAVEN (GRAND HAVEN)	33	60,000 square foot shopping center
SUNSHINE DEVELOPMENT (PALM COAST PARKWAY)	49	9,155 square foot commercial
UNION PLAZA (TOWN CENTER)	66	40,000 square foot general office
VYSTAR CREDIT UNION (PALM COAST PARKWAY)	96	4,500 square foot bank
<b>SUMMARY OF NON-RESIDENTIAL CONSTRUCTION COMPLETED IN 2007</b>		593,140 Square Feet of Commercial 110,092 Square Feet of Office 330,000 Square Feet of Industrial (Business Park) 1,211,495 Square Feet of Non-Residential

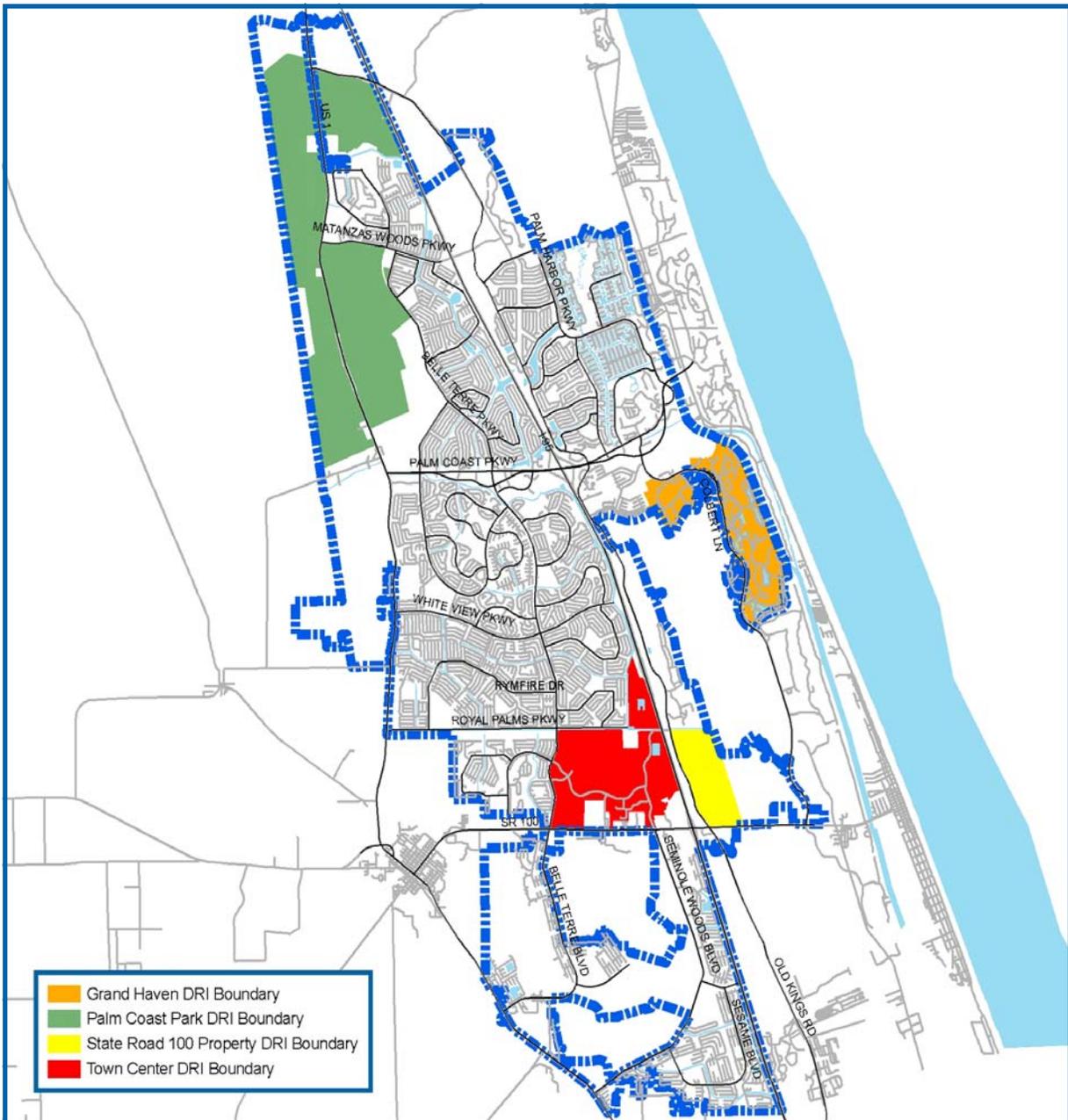
FIGURE 3.6 – NON-RESIDENTIAL DEVELOPMENT APPROVED MAP (2007)



# SECTION 4: STATUS OF MAJOR DEVELOPMENTS

Four (4) major developments, or Developments of Regional Impact (DRI), exist within the City and will contribute to the overall growth of the City over the long term (up to 20 years). The Grand Haven DRI is substantially complete, with the exception of the remaining non-residential component. The other three (3) major developments could contribute 7,511 dwelling units and 7,985,000 square feet of non-residential space over the next 20 years. A location map of these major developments is below and the pages following provide a detailed status of the three (3) active major developments.

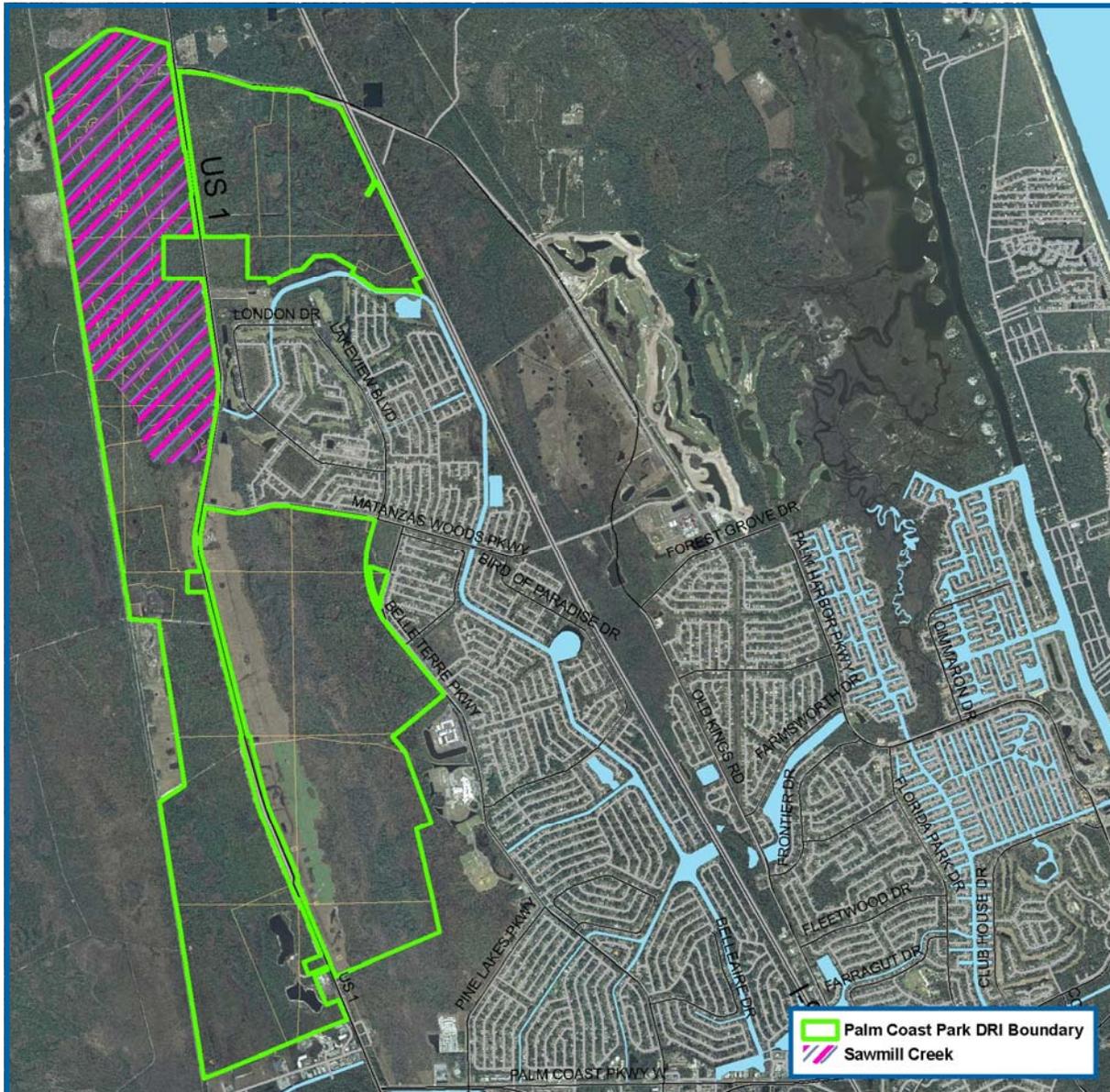
FIGURE 4.1 — MAJOR DEVELOPMENT LOCATION MAP



# PALM COAST PARK DRI

The Palm Coast Park DRI was approved on December 7, 2004 and the development plan includes 3,600 dwelling units and 2,480,000 square feet of non-residential space over three phases over 16 years through 2020. The only project to receive development approval within the Palm Coast Park DRI through the end of 2007 was Sawmill Creek.

FIGURE 4.2 — PALM COAST PARK DRI MAP AND TABLE

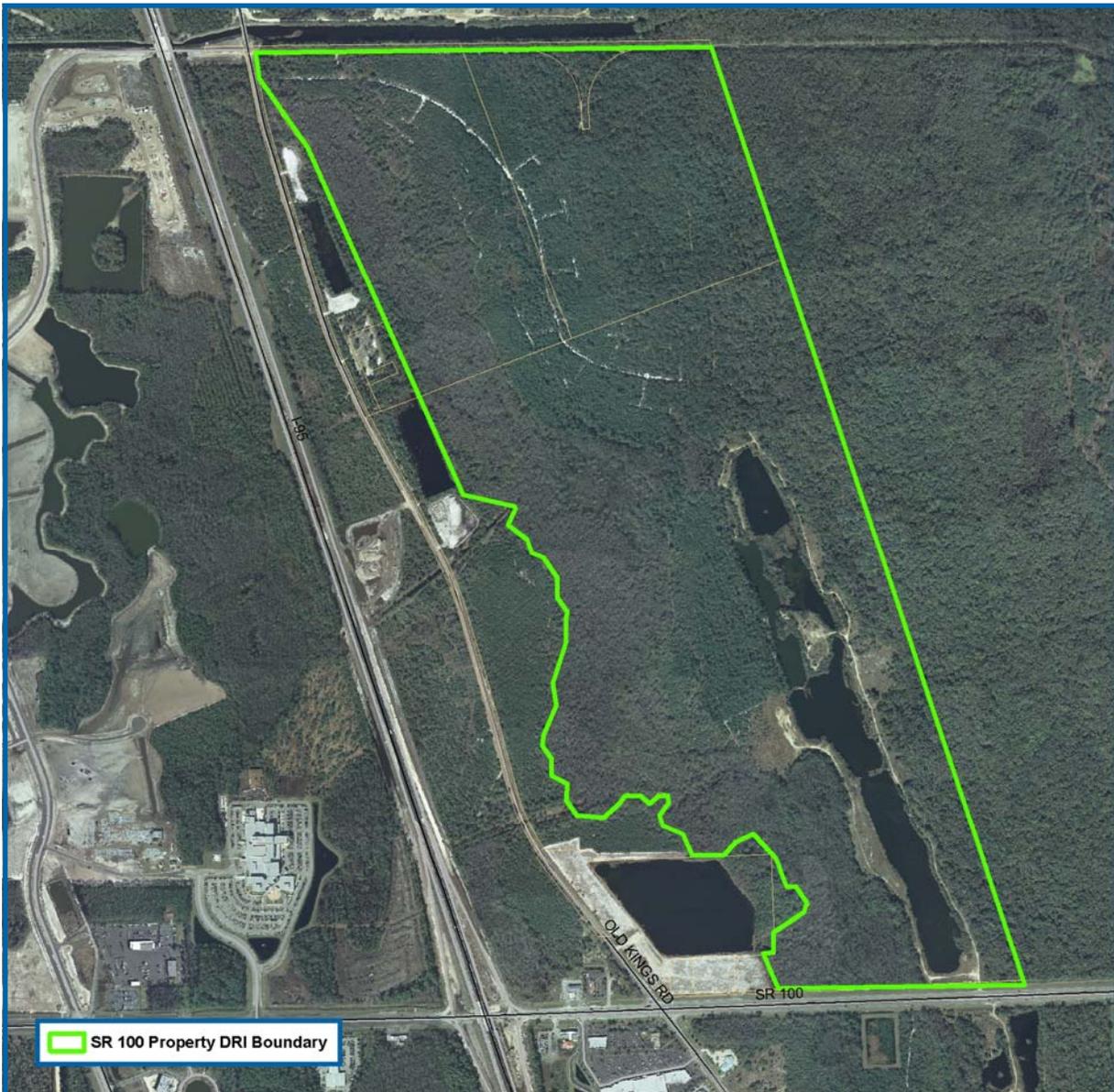


	ENTITLEMENT	DEVELOPMENT APPROVAL	BUILDING PERMITS ISSUED	CONSTRUCTION COMPLETED
RESIDENTIAL	3,600 du	405 du	-	-
OFFICE	800,000 sf	-	-	-
RETAIL COMMERCIAL	1,500,000 sf	-	-	-
INDUSTRIAL	80,000 sf	-	-	-
INSTITUTIONAL	100,000 sf	-	-	-

## STATE ROAD 100 PROPERTY DRI

The State Road 100 Property DRI was approved on September 15, 2006 and the development plan includes 2,411 dwelling units, 80,000 square feet of non-residential space, and 150 hotel rooms over two phases over 9 years through 2015. No projects have received development approval within the State Road 100 Property DRI through to the end of 2007.

FIGURE 4.3 — STATE ROAD 100 PROPERTY DRI MAP AND TABLE



	DRI ENTITLEMENT	DEVELOPMENT APPROVAL	BUILDING PERMITS ISSUED	CONSTRUCTION COMPLETED
RESIDENTIAL (SF)	773 du	-	-	-
RESIDENTIAL (MF)	1,638 du	-	-	-
GENERAL RETAIL	50,000 sf	-	-	-
GENERAL OFFICE	30,000 sf	-	-	-
HOTEL	150 rooms	-	-	-

# TOWN CENTER DRI

The Town Center DRI was approved on July 11, 2003 and the development plan includes 2,500 dwelling units, 4,425,000 square feet of non-residential space, over 3 phases over 17 years through 2020.

FIGURE 4.4 — TOWN CENTER DRI MAP AND TABLE



	DRI ENTITLEMENT	DEVELOPMENT APPROVAL	BUILDING PERMITS ISSUED	CONSTRUCTION COMPLETED
RESIDENTIAL	2,500 du	134 du	26 du	-
RETAIL	2,000,000 sf	46,730 sf	334,140 sf	67,000 sf
COMMERCIAL/OFFICE	2,800,000 sf	119,442 sf	-	4,018 sf
MOVIE THEATER	2,400 seats	2,224 seats	-	-
LODGING	480 rooms	80 rooms	121 rooms	-
NURSING HOME	240 beds	-	118 beds	-

## 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 did not transmit or adopt any Future Land Use Map amendments in 2007 that would increase the number of residential units allowed under the City's Future Land Use Map.

### CONVERSION OF RESIDENTIAL UNITS

The City did not review any conversions or redevelopment of residential units in 2007.

### DEVELOPMENT APPROVALS WITH SCHOOL SITES

#### [PALM COAST PARK DRI SCHOOL SITE](#)

The Palm Coast Park Development of Regional Impact (DRI) includes a 25-acre school site. The school site is included as part of the preliminary plat approved on October 19, 2007 and the final plat submitted for review on October 31, 2007 for Phase 1-B of Sawmill Creek.

#### [JX STATE ROAD 100 DRI SCHOOL SITE](#)

The JX State Road 100 DRI includes a 10-acre pad ready school site co-located with a City park site. The school site is included as part of the preliminary plat submitted for review on December 19, 2007.