



VERANDA BAY FISCAL IMPACT STUDY

Submitted to:

Palm Coast Intracoastal, LLC

Submitted by:



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VERANDA BAY FISCAL IMPACT STUDY

EXECUTIVE SUMMARY

Palm Coast Intracoastal, LLC, retained Strategic Planning Group, Inc., to perform a fiscal impact analysis of Veranda Bay, a new 899-acre development on the west side of the Intracoastal Waterway.

Analysis Approach/Assumptions

This study uses a per-capita fiscal methodology model. This approach is used for several reasons. The study is limited to the City of Flagler Beach impacts (although ad valorem revenues are calculated for other taxing districts within the County) including the Flagler County School Board. Impact fees will be applied to off-site capital needs directly related to the development. Impact fees cover capital costs associated with increased off-site recreation needs, fire and police enforcement, libraries, administration, potable water, and wastewater.¹ This analysis used the existing fee structure.

Veranda Bay is projected to contain 2,735 residential units and 472,491 square feet of commercial, retail, office, and marina space, excluding the hotel. These residential units are projected to accommodate 5,112 permanent residents, accounting for seasonal uses and vacancies. Nonresidential space is projected to generate 1,039 jobs of which 53% of these employees are estimated to live in Flagler County.

Veranda Bay is projected to be built- out by 2044.

Revenues

Flagler Beach has an FY 2024/2025 proposed Operating Budget of \$77,071,488.

The City of Flagler Beach General Fund is the City's second-largest fund accounting for 13.8% of the budget². This study focuses only on the General Fund which funds most "traditional city services" (fire and police protection, etc.). General Revenue funds come from numerous sources and contribute proportionally to the General Fund. The General Fund has \$9,418,772 budgeted in the current fiscal year excluding transfers.

Veranda Bay is projected to generate \$56.2 million in revenue annually in 2044 at buildout. Veranda Bay is projected to generate \$451.6 million in revenues through 2044.

¹ Impact Fees are collected when the building permit is pulled; ad valorem taxes are collected a year after assessed.

² Excluding Transfers

Expenditures (Costs)

To determine county costs, SPG used a per capita approach, inflated by two percent (2%)³, as shown in detail within the Report. City costs start at \$53,213 in 2025 and increase to \$13.5 million at buildout in 2044.

General Fund Net Surplus/Deficit

The analysis demonstrates that revenue generated by Veranda Bay is projected to exceed the City's annual cost for general governmental functions. Veranda Bay would have a net surplus of \$42.7 million annually and \$336.5 million cumulatively by 2044.

³ IRS inflation goal

FLAGLER BEACH FISCAL IMPACT STUDY

INTRODUCTION

Palm Coast Intracoastal, LLC retained Strategic Planning Group, Inc., to analyze the fiscal impact of Veranda Bay on the City of Flagler Beach General Fund.

What is Fiscal Impact Analysis?

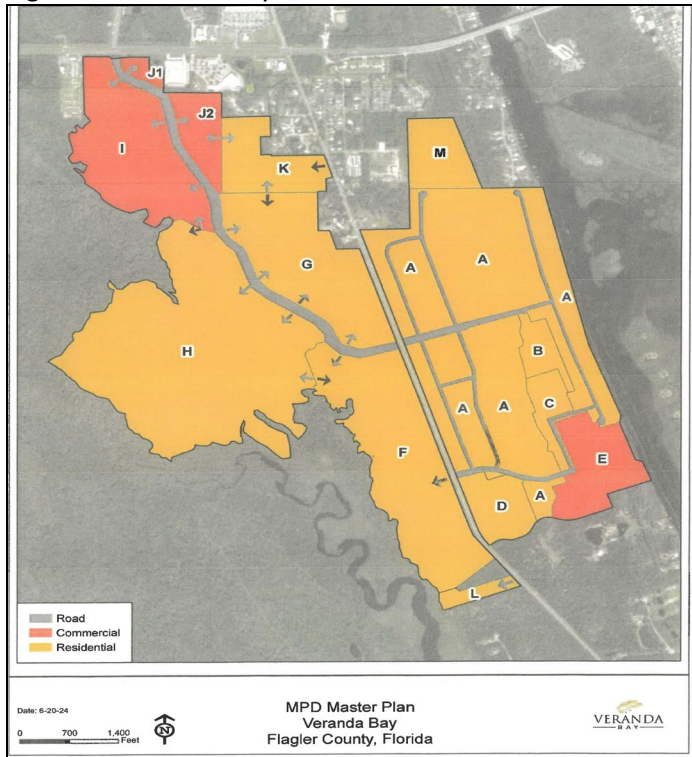
- A technique to examine fiscal (financial) impacts of new developments
- It only considers the direct effects leading to higher budgetary outlays – indirect effects like environmental costs, congestion costs, permitting fees, etc., are not considered

This study aims to determine the fiscal impact of Veranda Bay developments on the City of Flagler Beach.

VERANDA BAY

Veranda Bay is an 899-acre development containing a host of residential and retail/office/commercial land uses. Figure 1 shows the development staging.

Figure 1: Veranda Bay Master Plan



Housing Development by Type

The absorption figures assumed a six-year single-family lot absorption. The developments of the single-family homes were calculated to be absorbed over six years. The remainder of Veranda Bay is projected to be completed by 2044.

According to the Veranda Bay Master Plan, Veranda Bay will contain 2,735 residential units. While the ultimate composition is subject to change, the proposed distribution of housing is shown in Table 1.

Table 1. Veranda Bay Residential Units by Type

	Townhomes	Apartments	Condominium		Single Family	Total Units	
	Units/ Cumulative	Units/ Cumulative	Units Annual	Units/ Cumulative	Units Annual	Units/ Cumulative	Cumulative /All Types
2024	0	0	0	0	20	20	20
2025	0	0	0	0	73	93	93
2026	0	0	0	0	243	336	336
2027	0	0	0	0	173	509	509
2028	0	0	0	0	131	640	640
2029	78	0	152	152	83	723	953
2030	78	0	60	212	72	795	1,085
2031	78	350	60	272	72	867	1,567
2032	78	350	80	352	60	927	1,707
2033	78	350	80	432	36	963	1,823
2034	78	350	100	532	12	975	1,935
2035	78	350	80	612	0	975	2,015
2036	78	350	100	712	0	975	2,115
2037	78	350	80	792	0	975	2,195
2038	78	350	100	892	0	975	2,295
2039	78	350	80	972	0	975	2,375
2040	78	350	100	1,072	0	975	2,475
2041	78	350	80	1,152	0	975	2,555
2042	78	350	100	1,252	0	975	2,655
2043	78	350	80	1,332	0	975	2,735
2044	78	350	0	1,332	0	975	2,735

Source: Palm Coast Intracoastal LLC

Non Residential Development

Veranda Bay is also projected to include 36,200 square feet (sq. ft.) of clubhouse/marina space, 40,000 sq. ft. of office/retail/commercial space, and 396,291 sq. ft. of mixed-use commercial uses. There is a 250-room hotel planned which has been calculated at a gross 380 sq. ft. per room.

Table 2. Veranda Bay Non-Residential Square Feet

Non Residential		
Year	Square Feet	Cumulative SF
2024	0	0
2025	6,200	6,200
2026	0	6,200
2027	40,000	46,200
2028	129,073	175,273
2029	0	175,273
2030	194,073	369,346
2031	0	369,346
2032	0	369,346
2033	99,073	468,419
2034	0	468,419
2035	99,072	567,491
2036	0	567,491
2037	0	567,491
2038	0	567,491
2039	0	567,491
2040	0	567,491
2041	0	567,491
2042	0	567,491
2043	0	567,491
2044	0	567,491

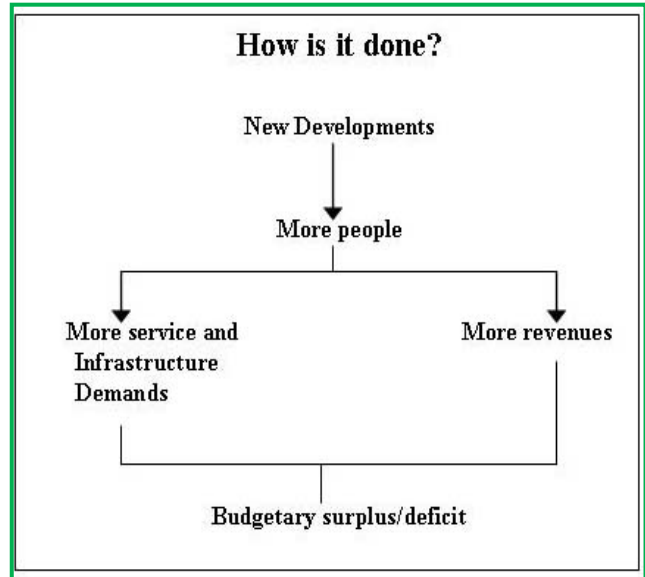
Source: Palm Coast Intracoastal LLC

FISCAL IMPACT METHODOLOGY

A fiscal impact study aims to determine the impact that adding more people and businesses to the County will have on the County’s budget.

Several methodologies can be used to analyze fiscal impacts. To a large degree, the depth of the analysis is related to the specific details needed and the time/costs to perform the analysis.

Figure 2: Fiscal Impact Overview



The following graphic shows some of the techniques used in fiscal impact analyses.

Figure 3: Types of Fiscal Impact Analyses

The Different Types of Impact Analysis

- **Per capita Multiplier Method (70% usage)**
 - Utilizes average municipal costs per person and applies that to projected future population
- **Case Study Method (15% usage)**
 - Interviewing public officials and school administrators
 - Gathering a first-hand knowledge base
- **Service standard method (10% usage)**
 - Similar to per capita method but estimates main power needs rather than dollar amounts
- **Comparable City Method (1% usage)**
 - Based on available data from communities of comparable size
- **The Proportional Valuation Method (1% usage)**
 - Mostly used for non-residential buildings
 - Assigns a share of municipal costs as a proportion of size of facility

As shown above, most fiscal impact studies (70%) utilize the per-capita approach. This study for the most part uses the per-capita approach.

ASSUMPTIONS

Flagler Beach had a total estimated population of 5,216 as of April 1, 2023. Based on census data, SPG estimated the household size to be 2.36 persons per household.

Table 3: Flagler Beach Demographics/Assumptions

Demographics		City 2023
Population	April 1, 2023	5,216
Housing Units		3,550
Vacant	30.9%	1,097
Occupied		2,453
Household Size		2.36
Percent of Employment Living within City		13.4%

Source: American Community Survey, 2024; Strategic Planning Group, Inc., 2024

Table 4: Flagler Beach Persons per Households

	Flagler Beach Population	Flagler Beach Households	Persons Per Household	Note
Residents Per HH	5,216	2,453	2.36	
Rental Apartments			2.00	SPG estimate
For Sale Housing			2.50	SPG estimate

Note: # households based on BEBR 2022 estimates

Source: Strategic Planning Group, Inc., 2024

This study uses Flagler Beach and Flagler County metrics to calculate Veranda Bay's employment generation. It assumes that retail space would have a vacancy rate of 5% with an assumed employee/ space ratio of one employee for every 909 feet of retail space. For office usage, it is believed that there is one employee for every 227 square feet of office space with a 5 percent vacancy rate. It should be noted that the analysis also assumes a residential vacancy of 5 percent.

Table 5: Flagler Beach Employment Assumptions

Resident and Employee Ratios	
Office employment/ratio	227
Office Vacancy Rate	5.0%
Retail	909
Retail Vacancy Rate	5.0%
Residential Vacancy Rate	5.0%

Source: Strategic Planning Group, Inc., 2024

The analysis assumed that 53 percent of employees would work and live within the County based on data from the U.S. Census Bureau,⁴ while only 13.4 percent of Flagler Beach residents live and work within the City.

Table 6 shows the residential absorption through 2044 when it is expected to be built.

⁴ Center for Economic Studies, *onthemap*, Strategic Planning Group, Inc., 2024

Table 6: Projected Residential Absorption

	Single Family	Condo	Apt	TH	Total Residential
2024	20	0	0	0	20
2025	73	0	0	0	73
2026	243	0	0	0	243
2027	173	0	0	0	173
2028	131	0	0	0	131
2029	83	152	0	78	313
2030	72	60	0	0	132
2031	72	60	350	0	482
2032	60	80	0	0	140
2033	36	80	0	0	116
2034	12	100	0	0	112
2035	0	80	0	0	80
2036	0	100	0	0	100
2037	0	80	0	0	80
2038	0	100	0	0	100
2039	0	80	0	0	80
2040	0	100	0	0	100
2041	0	80	0	0	80
2042	0	100	0	0	100
2043	0	80	0	0	80
2044	0	0	0	0	0
Total	975	1,332	350	78	2,735

Source: Palm Coast Intracoastal LLC

Veranda Bay Population

In calculating the overall population the total number of housing units are converted to occupied housing units. SPG estimates that 69 percent of the housing units will be occupied at any given time. This figure is largely based on census data and Flagler County’s seasonality.

The development of Veranda Bay is projected to add 5,112 new residents to the City over the next twenty years.

The development will generate 1,039 direct jobs within its office/retail/commercial uses. Based on Census data approximately 53 percent of the job holders will live within Flagler County.

Table 7: Veranda Bay Generated Population (Occupied Units)

	Occupied Residential Units					Population						Employment	
	Townhomes Units	Apartments Units	Condos	Single Family Units	Total Units	Townhomes	Apartments	Condo	Vacancy Rate 5%		Cumulative Population	Office	Retail
									Single Family	Total Pop			
2024	0	0	0	14	14	0	0	0	31	29	29	6	5
2025	0	0	0	50	64	0	0	0	113	107	107	6	5
2026	0	0	0	168	232	0	0	0	376	357	357	12	36
2027	0	0	0	119	351	0	0	0	268	254	254	183	137
2028	0	0	0	90	442	0	0	0	203	193	193	183	137
2029	54	0	105	57	499	102	0	235	128	443	780	386	290
2030	54	0	146	50	549	102	0	328	111	515	945	386	290
2031	54	242	188	50	598	102	459	421	111	1,039	2,020	386	290
2032	54	242	243	41	640	102	459	545	93	1,139	2,244	490	367
2033	54	242	298	25	664	102	459	668	56	1,221	2,450	490	367
2034	54	242	367	8	673	102	459	823	19	1,333	2,717	594	445
2035	54	242	422	0	673	102	459	947	0	1,432	2,940	594	445
2036	54	242	491	0	673	102	459	1,101	0	1,579	3,242	594	445
2037	54	242	546	0	673	102	459	1,225	0	1,697	3,483	594	445
2038	54	242	615	0	673	102	459	1,380	0	1,844	3,785	594	445
2039	54	242	671	0	673	102	459	1,504	0	1,962	4,026	594	445
2040	54	242	740	0	673	102	459	1,658	0	2,108	4,328	594	445
2041	54	242	795	0	673	102	459	1,782	0	2,226	4,569	594	445
2042	54	242	864	0	673	102	459	1,937	0	2,373	4,871	594	445
2043	54	242	919	0	673	102	459	2,061	0	2,491	5,112	594	445
2044	54	242	919	0	673	102	459	2,061	0	2,491	5,112	594	445

Source: Strategic Planning Group, Inc., 2024

Unit Values (initial value based on sales price estimate 2024)

Based on information from the local market, the anticipated average sales value for apartments is \$225,000 per unit in 2024. Condominium average prices are estimated at \$375,000 per unit, and single-family homes are valued at an average price of \$600,000⁵.

Table 8: Value of Veranda Bay Developed Property

Unit Values	
Beginning Year	2024
Appreciation	4.00%
Base Year Tax Value	\$0
Initial Year Values (Gross)	2024
Residential	
Apartments (Unit)	\$ 225,000
Condominiums (Unit)	\$ 375,000
Single Family (Unit)	\$ 600,000
Single Family Lot	\$ 100,000
Non Residential	
Commercial (SF)	\$ 250
Retail/Office (SF)	\$ 250

Source: Strategic Planning Group, Inc., 2024

Calculation of Property Value

Apartments

Table 9 shows the calculation of the apartment development within Veranda Bay. At buildout, the apartment sector is projected to have a taxable value of \$155.7 million.

⁵ Including lot

Table 9: Apartment Valuation

Apartment	350		4.00%		95.00%
Year	Units	Cumulative Units	Unit Value/Price	Total Value	Taxable Value
2024	0	0	\$225,000	\$0	\$0
2025	0	0	\$234,000	\$0	\$0
2026	0	0	\$243,360	\$0	\$0
2027	0	0	\$253,094	\$0	\$0
2028	0	0	\$263,218	\$0	\$0
2029	0	0	\$273,747	\$0	\$0
2030	0	0	\$284,697	\$0	\$0
2031	350	350	\$296,085	\$98,448,146	\$93,525,739
2032	0	350	\$307,928	\$102,386,072	\$97,266,768
2033	0	350	\$320,245	\$106,481,515	\$101,157,439
2034	0	350	\$333,055	\$110,740,776	\$105,203,737
2035	0	350	\$346,377	\$115,170,407	\$109,411,886
2036	0	350	\$360,232	\$119,777,223	\$113,788,362
2037	0	350	\$374,642	\$124,568,312	\$118,339,896
2038	0	350	\$389,627	\$129,551,044	\$123,073,492
2039	0	350	\$405,212	\$134,733,086	\$127,996,432
2040	0	350	\$421,421	\$140,122,409	\$133,116,289
2041	0	350	\$438,278	\$145,727,306	\$138,440,941
2042	0	350	\$455,809	\$151,556,398	\$143,978,578
2043	0	350	\$474,041	\$157,618,654	\$149,737,721
2044	0	350	\$493,003	\$163,923,400	\$155,727,230

Source: Strategic Planning Group, Inc., 2024

Condominiums

As shown in Table 10, the development’s 1,332 units are projected to have a value of \$876.4 million and a taxable value of \$832.6 million at build-out.

Table10: Condominiums Value

Homestead		60%		\$50,000 Homestead		Non Homestead		40%		Condominium	
		4.00%		3.00%		3.00%		40%		95.00%	
Year	Units	Cumulative Units	Unit Value/Price	Unit Value HS	Homestead Taxable	Cumulative Homestead	Non Homestead	Cumulative Non Homestead	Total Value	Total Taxable Value	
2024	0	0			0	\$0	\$0	\$0	\$0	\$0	
2025	0	0	\$375,000	\$325,000	0	\$0	\$0	\$0	\$0	\$0	
2026	0	0	\$390,000	\$334,750	0	\$0	\$0	\$0	\$0	\$0	
2027	0	0	\$405,600	\$344,793	0	\$0	\$0	\$0	\$0	\$0	
2028	0	0	\$421,824	\$355,136	0	\$0	\$0	\$0	\$0	\$0	
2029	152	152	\$438,697	\$365,790	33,360,081	\$33,360,081	\$26,672,775	\$26,672,775	\$60,032,856	\$57,031,213	
2030	60	212	\$456,245	\$376,764	47,924,390	\$81,284,471	\$38,689,562	\$65,362,337	\$86,613,953	\$82,283,255	
2031	60	272	\$474,495	\$388,067	63,332,534	\$144,617,005	\$51,625,016	\$116,987,353	\$114,957,550	\$109,209,672	
2032	80	352	\$493,474	\$399,709	84,418,542	\$229,035,547	\$69,481,198	\$186,468,551	\$153,899,740	\$146,204,753	
2033	80	432	\$513,213	\$411,700	106,712,712	\$335,748,259	\$88,683,274	\$275,151,826	\$195,395,986	\$185,626,187	
2034	100	532	\$533,742	\$424,051	135,357,170	\$471,105,429	\$113,580,283	\$388,732,108	\$248,937,453	\$236,490,580	
2035	80	612	\$555,092	\$436,773	160,382,981	\$631,488,410	\$135,886,425	\$524,618,534	\$296,269,406	\$281,455,936	
2036	100	712	\$577,295	\$449,876	192,187,031	\$823,675,440	\$164,413,693	\$689,032,227	\$356,600,724	\$338,770,688	
2037	80	792	\$600,387	\$463,372	220,194,511	\$1,043,869,952	\$190,202,628	\$879,234,855	\$410,397,139	\$389,877,282	
2038	100	892	\$624,403	\$477,273	255,436,754	\$1,299,306,706	\$222,786,835	\$1,102,021,690	\$478,223,589	\$454,312,410	
2039	80	972	\$649,379	\$491,592	286,696,256	\$1,586,002,962	\$252,478,426	\$1,354,500,116	\$539,174,683	\$512,215,948	
2040	100	1,072	\$675,354	\$506,339	325,677,509	\$1,911,680,471	\$289,591,716	\$1,644,091,832	\$615,269,224	\$584,505,763	
2041	80	1,152	\$702,368	\$521,530	360,481,254	\$2,272,161,726	\$323,651,159	\$1,967,742,991	\$684,132,414	\$649,925,793	
2042	100	1,252	\$730,463	\$537,175	403,526,221	\$2,675,687,946	\$365,815,713	\$2,333,558,704	\$769,341,934	\$730,874,837	
2043	80	1,332	\$759,681	\$553,291	442,189,963	\$3,117,877,910	\$404,758,140	\$2,738,316,844	\$846,948,103	\$804,600,698	
2044	0	1,332	\$790,068	\$569,889	455,455,662	\$3,573,333,572	\$420,948,465	\$3,159,265,309	\$876,404,128	\$832,583,921	

Source: Strategic Planning Group, Inc., 2024Townhomes

Townhome

As shown in Table 11, Veranda Bay is planned to include 78 Townhomes projected to have a taxable value of \$263 million at buildout (2044).

Table 11: Townhome Ad Valorem Value

Homestead		0.6		\$50,000		Homestead					
Non Homestead		0.4		No Homestead		Home Steaded		0.6		0.4	
TH		0.04		0.03		0.03				0.95	
Year	Units	Cumulative Units	Unit Value/Price	Unit Value HS	Homestead Taxable	Cumulative Homestead	Non Homestead	Cumulative Non Homestead	Total Value	Taxable Value	
2024	0	0	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2025	0	0	\$312,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2026	0	0	\$324,480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2027	0	0	\$337,459	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2028	0	0	\$350,958	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2029	78	78	\$364,996	\$24,569,678	\$14,741,807	\$14,741,807	\$11,387,871	\$11,387,871	\$26,129,678	\$24,823,194	
2030	0	78	\$379,596	\$25,708,465	\$15,425,079	\$30,166,886	\$11,843,386	\$23,231,257	\$38,656,336	\$36,723,519	
2031	0	78	\$394,780	\$26,892,804	\$16,135,682	\$46,302,568	\$12,317,121	\$35,548,379	\$51,684,061	\$49,099,858	
2032	0	78	\$410,571	\$28,124,516	\$16,874,709	\$63,177,277	\$12,809,806	\$48,358,185	\$65,232,894	\$61,971,250	
2033	0	78	\$426,994	\$29,405,496	\$17,643,298	\$80,820,575	\$13,322,199	\$61,680,384	\$79,323,681	\$75,357,497	
2034	0	78	\$444,073	\$30,737,716	\$18,442,630	\$99,263,205	\$13,855,087	\$75,535,470	\$93,978,100	\$89,279,195	
2035	0	78	\$461,836	\$32,123,225	\$19,273,935	\$118,537,140	\$14,409,290	\$89,944,760	\$109,218,695	\$103,757,760	
2036	0	78	\$480,310	\$33,564,154	\$20,138,492	\$138,675,632	\$14,985,662	\$104,930,422	\$125,068,914	\$118,815,468	
2037	0	78	\$499,522	\$35,062,720	\$21,037,632	\$159,713,264	\$15,585,088	\$120,515,510	\$141,553,142	\$134,475,485	
2038	0	78	\$519,503	\$36,621,229	\$21,972,737	\$181,686,002	\$16,208,492	\$136,724,001	\$158,696,738	\$150,761,902	
2039	0	78	\$540,283	\$38,242,078	\$22,945,247	\$204,631,249	\$16,856,831	\$153,580,832	\$176,526,079	\$167,699,775	
2040	0	78	\$561,894	\$39,927,761	\$23,956,657	\$228,587,905	\$17,531,104	\$171,111,937	\$195,068,593	\$185,315,164	
2041	0	78	\$584,370	\$41,680,872	\$25,008,523	\$253,596,428	\$18,232,349	\$189,344,285	\$214,352,808	\$203,635,168	
2042	0	78	\$607,745	\$43,504,106	\$26,102,464	\$279,698,892	\$18,961,643	\$208,305,928	\$234,408,392	\$222,687,972	
2043	0	78	\$632,055	\$45,400,271	\$27,240,162	\$306,939,054	\$19,720,108	\$228,026,036	\$255,266,199	\$242,502,889	
2044	0	78	\$657,337	\$47,372,282	\$28,423,369	\$335,362,423	\$20,508,913	\$248,534,949	\$276,958,318	\$263,110,402	

Source: Strategic Planning Group, Inc., 2024

Single Family Homes

Veranda Bay’s concept plan calls for 975 single-family homes with an estimated starting average price of \$600,000. By 2044 Veranda Bay’s single-family homes are estimated to have a taxable value of \$1.19 billion as shown in Table 12.

Table 12: Single Family Ad Valorem Value

Year	60.00%		40.00%		Units		Appreciation		Lots Value		No Homestead		Home Steaded		\$50,000		Homestead		Annual	
	Homestead	Non Homestead	75	Annal Sales	Cumulative	Lot	Value/Price (1)	Value/Price	Value HS	Value/Price	Value	4.00% Unit+Lot	3.00% Homestead	Homestead	Homestead	Non Homestead	Non Homestead	Cumulative	Cumulative	Total
2024	89	20	20	\$100,000	\$8,900,000	\$600,000	\$600,000	\$4,800,000	\$12	\$12,000,000	\$12,000,000	\$20	\$20	\$12,000,020	\$11,400,019					
2025	89	73	93	\$104,000	\$9,256,000	\$600,000	\$600,000	\$17,520,000	\$17,520,000	\$33,480,000	\$45,480,000	\$22,320,000	\$22,320,020	\$55,800,000	\$53,010,000					
2026	124	243	336	\$108,160	\$13,411,840	\$682,500	\$618,000	\$66,339,000	\$18,045,600	\$124,588,800	\$170,068,800	\$91,728,000	\$114,048,020	\$216,316,800	\$205,500,960					
2027	0	173	509	\$112,486	\$0	\$716,625	\$636,540	\$49,590,450	\$18,586,968	\$194,399,316	\$364,468,116	\$145,904,850	\$259,952,870	\$340,304,166	\$323,288,958					
2028	540	131	640	\$116,986	\$63,172,362	\$752,456	\$655,636	\$39,428,708	\$19,144,577	\$251,764,301	\$616,232,417	\$192,628,800	\$452,581,670	\$444,393,101	\$422,173,446					
2029	0	83	723	\$121,665	\$0	\$790,079	\$675,305	\$26,230,625	\$19,718,914	\$292,947,433	\$909,179,850	\$228,490,865	\$681,072,535	\$521,438,298	\$495,366,383					
2030	0	72	795	\$126,532	\$0	\$829,583	\$695,564	\$23,891,991	\$20,310,482	\$331,784,240	\$1,240,964,090	\$263,807,399	\$944,879,934	\$595,591,639	\$565,812,057					
2031	0	72	867	\$131,593	\$0	\$871,062	\$716,431	\$25,086,590	\$20,869,796	\$372,687,603	\$1,613,651,693	\$302,084,359	\$1,246,964,293	\$674,771,962	\$641,033,364					
2032	0	60	927	\$136,857	\$0	\$914,615	\$737,924	\$21,950,767	\$21,495,890	\$410,433,506	\$2,024,085,199	\$339,139,344	\$1,586,103,637	\$749,572,850	\$712,094,208					
2033	0	36	963	\$960,346	\$782,864	\$806,350	\$760,062	\$13,828,983	\$22,140,767	\$439,163,852	\$2,463,249,051	\$369,925,294	\$1,956,028,931	\$809,089,146	\$768,634,689					
2034	36	12	975	\$1,008,363	\$806,350	\$830,540	\$782,864	\$4,840,144	\$22,804,990	\$457,975,388	\$2,921,224,438	\$393,261,703	\$2,349,290,634	\$851,237,090	\$808,675,236					
2035	0	0	975	\$1,058,782	\$855,457	\$881,120	\$806,350	\$0	\$23,489,140	\$471,714,649	\$3,392,939,088	\$412,924,788	\$2,762,215,422	\$884,639,437	\$840,407,465					
2036	0	0	975	\$1,111,721	\$885,457	\$907,554	\$830,540	\$0	\$24,193,814	\$485,866,089	\$3,878,805,176	\$433,571,027	\$3,195,786,449	\$919,437,116	\$873,465,260					
2037	0	0	975	\$1,167,307	\$881,120	\$934,780	\$855,457	\$0	\$24,919,628	\$500,442,071	\$4,379,247,247	\$455,249,579	\$3,651,036,028	\$955,691,650	\$907,907,067					
2038	0	0	975	\$1,225,672	\$881,120	\$991,709	\$881,120	\$0	\$25,667,217	\$515,455,333	\$4,894,702,581	\$478,012,058	\$4,129,048,085	\$993,467,391	\$943,794,021					
2039	0	0	975	\$1,286,956	\$907,554	\$1,021,460	\$907,554	\$0	\$26,437,233	\$530,918,993	\$5,425,621,574	\$501,912,660	\$4,630,960,746	\$1,032,831,654	\$981,190,071					
2040	0	0	975	\$1,351,303	\$934,780	\$1,021,460	\$934,780	\$0	\$27,230,350	\$546,846,563	\$5,972,468,138	\$527,008,293	\$5,157,969,039	\$1,073,854,857	\$1,020,162,114					
2041	0	0	975	\$1,418,868	\$962,824	\$1,021,460	\$962,824	\$0	\$28,047,261	\$563,251,960	\$6,535,720,098	\$553,358,708	\$5,711,327,747	\$1,116,610,668	\$1,060,780,135					
2042	0	0	975	\$1,489,812	\$991,709	\$1,021,460	\$991,709	\$0	\$28,888,679	\$580,149,519	\$7,115,869,617	\$581,026,644	\$6,292,354,391	\$1,161,176,162	\$1,103,117,354					
2043	0	0	975	\$1,564,303	\$1,021,460	\$1,021,460	\$1,021,460	\$0	\$29,755,339	\$597,554,004	\$7,713,423,621	\$610,077,976	\$6,902,432,367	\$1,207,631,980	\$1,147,250,381					
2044	0	0	975	\$1,642,518	\$1,052,104	\$1,052,104	\$1,052,104	\$0	\$30,647,999	\$615,480,625	\$8,328,904,246	\$640,581,875	\$7,543,014,241	\$1,256,062,499	\$1,193,259,374					

Source: Strategic Planning Group, Inc., 2024

Table 13 summarizes the projected value of Veranda Bay residential development in 2044. In the development’s 20th year, the value of its residential component is projected at \$2.44 billion and \$25.3 billion cumulatively.

Table: 13 Veranda Bay Residential Valuation

Residential Property Value						Total
Year	Apt	Condo	TH	SF		Residential
2024	\$0	\$0	\$0	\$11,400,019		\$11,400,019
2025	\$0	\$0	\$0	\$53,010,000		\$53,010,000
2026	\$0	\$0	\$0	\$205,500,960		\$205,500,960
2027	\$0	\$0	\$0	\$323,288,958		\$323,288,958
2028	\$0	\$0	\$0	\$422,173,446		\$422,173,446
2029	\$0	\$57,031,213	\$24,823,194	\$495,366,383		\$577,220,791
2030	\$0	\$82,283,255	\$36,723,519	\$565,812,057		\$684,818,831
2031	\$93,525,739	\$109,209,672	\$49,099,858	\$641,033,364		\$892,868,633
2032	\$97,266,768	\$146,204,753	\$61,971,250	\$712,094,208		\$1,017,536,979
2033	\$101,157,439	\$185,626,187	\$75,357,497	\$768,634,689		\$1,130,775,812
2034	\$105,203,737	\$236,490,580	\$89,279,195	\$808,675,236		\$1,239,648,747
2035	\$109,411,886	\$281,455,936	\$103,757,760	\$840,407,465		\$1,335,033,047
2036	\$113,788,362	\$338,770,688	\$118,815,468	\$873,465,260		\$1,444,839,778
2037	\$118,339,896	\$389,877,282	\$134,475,485	\$907,907,067		\$1,550,599,730
2038	\$123,073,492	\$454,312,410	\$150,761,902	\$943,794,021		\$1,671,941,825
2039	\$127,996,432	\$512,215,948	\$167,699,775	\$981,190,071		\$1,789,102,226
2040	\$133,116,289	\$584,505,763	\$185,315,164	\$1,020,162,114		\$1,923,099,330
2041	\$138,440,941	\$649,925,793	\$203,635,168	\$1,060,780,135		\$2,052,782,036
2042	\$143,978,578	\$730,874,837	\$222,687,972	\$1,103,117,354		\$2,200,658,742
2043	\$149,737,721	\$804,600,698	\$242,502,889	\$1,147,250,381		\$2,344,091,689
2044	\$155,727,230	\$832,583,921	\$263,110,402	\$1,193,259,374		\$2,444,680,928
						\$25,315,072,507

Source: Strategic Planning Group, Inc., 2024

The following table shows the estimated value of office and retail use assuming a 4 percent inflation rate and a taxable value of 95% of the estimated value of the properties. The nonresidential development is estimated to have a taxable value of \$295.3 million billed out in 2044.

Table 14: Veranda Bay Non-Residential Valuation

Year	Square Feet	Cumulative SF	average	\$250	SF
			4.00%	Total	95.00%
			Unit Price SF	Value	Taxable Value
2024	0	0	\$250	\$0	\$0
2025	6,200	6,200	\$260	\$1,612,000	\$1,531,400
2026	0	6,200	\$270	\$1,676,480	\$1,592,656
2027	40,000	46,200	\$281	\$12,992,179	\$12,342,570
2028	129,073	175,273	\$292	\$51,261,155	\$48,698,097
2029	0	175,273	\$304	\$53,311,601	\$50,646,021
2030	194,073	369,346	\$316	\$116,835,130	\$110,993,373
2031	0	369,346	\$329	\$121,508,535	\$115,433,108
2032	0	369,346	\$342	\$126,368,876	\$120,050,432
2033	99,073	468,419	\$356	\$166,676,574	\$158,342,745
2034	0	468,419	\$370	\$173,343,637	\$164,676,455
2035	99,072	567,491	\$385	\$218,406,580	\$207,486,251
2036	0	567,491	\$400	\$227,142,844	\$215,785,702
2037	0	567,491	\$416	\$236,228,557	\$224,417,130
2038	0	567,491	\$433	\$245,677,700	\$233,393,815
2039	0	567,491	\$450	\$255,504,808	\$242,729,567
2040	0	567,491	\$468	\$265,725,000	\$252,438,750
2041	0	567,491	\$487	\$276,354,000	\$262,536,300
2042	0	567,491	\$506	\$287,408,160	\$273,037,752
2043	0	567,491	\$527	\$298,904,486	\$283,959,262
2044	0	567,491	\$548	\$310,860,666	\$295,317,633

Source: Palm Coast Intracoastal, LLC; Strategic Planning Group, Inc. 2024

FLAGLER BEACH BUDGET - FY 2024/2025

Revenues

Flagler Beach has an FY 2024/2025 Operating Budget of \$77 million. The largest three revenue sources are the Utility Fund (53.4%), the General Fund (15.25%), and the Storm Water Fund (9.12%). Total estimated revenues for fiscal year 2024/2025 are \$68,134,156⁶. This analysis focuses on the impacts of the Veranda Bay development on the City’s General Fund which accounts for 53 percent of the overall Budget.

Flagler Beach General Fund Revenues

The City’s General Fund Operating Budget’s various revenue sources are shown in Table 14. Property taxes (ad valorem) are the major source of a City’s General fund and account for 62.0 percent of the City’s General Fund revenues. The remaining funds are self-generated enterprise funds and are considered impact-neutral.

Table 15: General Fund FY 2023/2024

CITY OF FLAGLER BEACH - FISCAL YEAR 2024/2025										
*THE PROPOSED OPERATING BUDGET EXPENDITURES OF THE CITY OF FLAGLER BEACH ARE 0.9% MORE THAN LAST YEARS TOTAL OPERATING EXPENDITURES.										
	GENERAL FUND	CAPITAL FUND	PIER ENTERPRISE FUND	BUILDING CODE INSPECTION FUND	UTILITY FUND	IMPACT FEE FUND	SANITATION FUND	STORM WATER FUND	CRA FUND	TOTAL BUDGET
ESTIMATED REVENUES:										
Taxes: Millage per \$1000 = Flagler Co.	5.4500									
Taxes: Millage per \$1000 = Volusia Co.	5.4500									
Ad Valorem Taxes	\$5,812,816								\$607,777	\$6,420,593
Sales and Use Taxes	\$1,922,200									\$1,922,200
Licenses and Permits	\$256,250			\$619,200						\$875,450
Intergovernmental	\$776,429				\$4,396,966					\$5,173,395
Charges for Services	\$20,000				\$7,008,000		\$1,828,700	\$900,000		\$9,736,700
Fines and Forfeitures	\$87,000				\$65,000		\$15,000			\$167,000
Miscellaneous Revenue	\$544,077		\$16,948,400		\$25,241,000	\$996,341	\$82,000	\$7,000		\$43,818,818
TOTAL SOURCES	\$9,418,772		\$16,948,400	\$619,200	\$36,710,966	\$996,341	\$1,925,700	\$907,000	\$607,777	\$68,134,156
Transfers In		\$912,731								\$912,731
Fund Balances/Reserves/Net Assets	\$2,329,693			\$280,568	\$4,439,190	\$625,000	\$198,650	\$90,700		\$7,963,801
TOTAL ESTIMATED REVENUES, TRANSFERS AND BALANCES	\$11,748,465	\$912,731	\$16,948,400	\$899,768	\$41,150,156	\$1,621,341	\$2,185,150	\$997,700	\$607,777	\$77,071,488
EXPENSES										
General Government Services	\$1,714,734	\$373,731							\$240,267	\$2,328,732
Public Safety	\$5,164,432	\$373,750		\$871,418						\$6,409,600
Physical Environment	\$300,164	\$6,250			\$35,082,582	\$1,621,341	\$1,530,376	\$789,135		\$39,329,848
Transportation	\$497,962	\$100,000								\$597,962
Human Services										\$0
Culture and Recreation	\$203,509	\$50,000	\$16,750,000							\$17,003,509
Debt Services			\$198,400		\$979,148			\$117,865	\$74,779	\$1,370,192
Financial and Administrative	\$1,377,171	\$9,000			\$1,347,503		\$456,124			\$3,189,798
TOTAL EXPENSES	\$9,257,972	\$912,731	\$16,948,400	\$871,418	\$37,409,233	\$1,621,341	\$1,986,500	\$907,000	\$315,046	\$70,229,641
Transfers Out	\$60,800			\$28,350					\$292,731	\$381,881
Revenue Net Expenses	\$100,000									\$100,000
Fund Balance Policy - For Emergencies	\$2,329,693				\$3,740,923		\$198,650	\$90,700		\$6,359,966
TOTAL APPROPRIATED EXPENDITURES	\$11,748,465	\$912,731	\$16,948,400	\$899,768	\$41,150,156	\$1,621,341	\$2,185,150	\$997,700	\$607,777	\$77,071,488
The tentative, adopted, and / or final budgets are on file in the clerk's office of the City of Flagler Beach as a public record										
Must show at least 96% Ad Valorem for each millage										
* If TDC grant is awarded, \$750K match will come from GF unrestricted budget.										

Source: Flagler Beach FY 2024-2025 proposed budget

⁶ Does not include Transfers

The per capita summary of the various sources of the General Fund is shown in Table 16, with per capita ad valorem taxes of \$1,114.

Table 16: Summary of Flagler Beach General Revenues

General Fund Revenue Proposed FY 2024-25		
	Amount	Per Capita
Ad Valorem Taxes	\$5,812,816	\$1,114.42
Other Taxes	\$1,966,600	\$377.03
Licenses & Permits	\$256,250	\$49.13
Intergovernmental Revenue	\$776,429	\$148.86
Charges for Services	\$20,000	\$3.83
Fines & Forfeitures	\$87,000	\$16.68
Miscellaneous Revenue	\$544,077	\$104.31
Interfund Transfers	\$973,531	\$186.64
Other Sources	\$0	\$0.00
Excess Fees	\$0	\$0.00
Total	\$10,436,703	\$2,000.90
note: does not include Cash Carry Forward	\$0	\$79.82

Source: Flagler Beach FY 2024/25 Budget

Ad Valorem Tax Revenues

Ad valorem taxes or property taxes are the largest revenue source for the City’s General Fund.

Apartments

The analysis uses a 4 percent annual price increase for the development’s 350 apartment units. It also assumes a taxable value based on 95 percent of market value. The analysis assumes taxes will be collected from sales or valuation the following year.

The development of the 350 apartments is projected to raise \$848,713 in property taxes by build-out. It will cumulatively generate \$9.3 million in total ad valorem taxes by buildout as shown in Table 17.

Table 17: Veranda Bay Apartments Ad Valorem (Property) Tax Generation

Apartments	350		4.00%		95.00%	5.45000
		Cumulative	Unit	Total	Taxable	City
Year	Units	Units	Value/Price	Value	Value	
2024	0	0	\$225,000	\$0	\$0	\$0
2025	0	0	\$234,000	\$0	\$0	\$0
2026	0	0	\$243,360	\$0	\$0	\$0
2027	0	0	\$253,094	\$0	\$0	\$0
2028	0	0	\$263,218	\$0	\$0	\$0
2029	0	0	\$273,747	\$0	\$0	\$0
2030	0	0	\$284,697	\$0	\$0	\$0
2031	350	350	\$296,085	\$98,448,146	\$93,525,739	\$509,715
2032	350	350	\$307,928	\$102,386,072	\$97,266,768	\$530,104
2033	350	350	\$320,245	\$106,481,515	\$101,157,439	\$551,308
2034	350	350	\$333,055	\$110,740,776	\$105,203,737	\$573,360
2035	350	350	\$346,377	\$115,170,407	\$109,411,886	\$596,295
2036	350	350	\$360,232	\$119,777,223	\$113,788,362	\$620,147
2037	350	350	\$374,642	\$124,568,312	\$118,339,896	\$644,952
2038	350	350	\$389,627	\$129,551,044	\$123,073,492	\$670,751
2039	350	350	\$405,212	\$134,733,086	\$127,996,432	\$697,581
2040	350	350	\$421,421	\$140,122,409	\$133,116,289	\$725,484
2041	350	350	\$438,278	\$145,727,306	\$138,440,941	\$754,503
2042	350	350	\$455,809	\$151,556,398	\$143,978,578	\$784,683
2043	350	350	\$474,041	\$157,618,654	\$149,737,721	\$816,071
2044	350	350	\$493,003	\$163,923,400	\$155,727,230	\$848,713
						\$9,323,667

Source: Strategic Planning Group, Inc. 2024

VERANDA BAY FISCAL IMPACT ANALYSIS

Condominiums

The analysis of the development’s condominium units assumes that 60 percent of the 1,332 units will be owner-occupied and receive a \$50,000 homestead deduction. In comparison, the remaining 40 percent will not be homesteaded. It is further assumed that homestead properties will inflate by 3 percent annually and non-homestead properties will inflate by an annual rate of 4 percent.

Veranda Bay condominium units are projected to generate \$34.86 million cumulatively in total ad valorem revenue through build-out, again based on a 95 percent market value taxable valuation. In its 20th year (2044), Veranda Bay is projected to generate \$4.54 million in ad valorem revenues annually, as shown below.

Table 18: Veranda Bay Condominium Ad Valorem (Property) Tax

Year	Homestead 60%		\$50,000 Homestead			Non Homestead 40%			Total Value	95.00% Taxable Value	City 5.45000
	Units	Cumulative Units	Unit Value/Price	Home Steaded Unit Value HS	60% Homestead Taxable	Non Homestead	Cumulative Non Homestead	Total			
2024	0	0			0	\$0	0	\$0	\$0	\$0	\$0
2025	0	0	\$375,000	\$325,000	0	\$0	0	\$0	\$0	\$0	\$0
2026	0	0	\$390,000	\$334,750	0	\$0	0	\$0	\$0	\$0	\$0
2027	0	0	\$405,600	\$344,793	0	\$0	0	\$0	\$0	\$0	\$0
2028	0	0	\$421,824	\$355,136	0	\$0	0	\$0	\$0	\$0	\$0
2029	152	152	\$438,697	\$365,790	33,360,081	\$33,360,081	26,672,775	\$26,672,775	\$60,032,856	\$57,031,213	\$310,820
2030	60	212	\$456,245	\$376,764	47,924,390	\$81,284,471	38,689,562	\$65,362,337	\$86,613,953	\$82,283,255	\$448,444
2031	60	272	\$474,495	\$388,067	63,332,534	\$144,617,005	51,625,016	\$116,987,353	\$114,957,550	\$109,209,672	\$595,193
2032	80	352	\$493,474	\$399,709	84,418,542	\$229,035,547	69,481,198	\$186,468,551	\$153,899,740	\$146,204,753	\$796,816
2033	80	432	\$513,213	\$411,700	106,712,712	\$335,748,259	88,683,274	\$275,151,826	\$195,395,986	\$185,626,187	\$1,011,663
2034	100	532	\$533,742	\$424,051	135,357,170	\$471,105,429	113,580,283	\$388,732,108	\$248,937,453	\$236,490,580	\$1,288,874
2035	80	612	\$555,092	\$436,773	160,382,981	\$631,488,410	135,886,425	\$524,618,534	\$296,269,406	\$281,455,936	\$1,533,935
2036	100	712	\$577,295	\$449,876	192,187,031	\$823,675,440	164,413,693	\$689,032,227	\$356,600,724	\$338,770,688	\$1,846,300
2037	80	792	\$600,387	\$463,372	220,194,511	\$1,043,869,952	190,202,628	\$879,234,855	\$410,397,139	\$389,877,282	\$2,124,831
2038	100	892	\$624,403	\$477,273	255,436,754	\$1,299,306,706	222,786,835	\$1,102,021,690	\$478,223,589	\$454,312,410	\$2,476,003
2039	80	972	\$649,379	\$491,592	286,696,256	\$1,586,002,962	252,478,426	\$1,354,500,116	\$539,174,683	\$512,215,948	\$2,791,577
2040	100	1,072	\$675,354	\$506,339	325,677,509	\$1,911,680,471	289,591,716	\$1,644,091,832	\$615,269,224	\$584,505,763	\$3,185,556
2041	80	1,152	\$702,368	\$521,530	360,481,254	\$2,272,161,726	323,651,159	\$1,967,742,991	\$684,132,414	\$649,925,793	\$3,542,096
2042	100	1,252	\$730,463	\$537,175	403,526,221	\$2,675,687,946	365,815,713	\$2,333,558,704	\$769,341,934	\$730,874,837	\$3,983,268
2043	80	1,332	\$759,681	\$553,291	442,189,963	\$3,117,877,910	404,758,140	\$2,738,316,844	\$846,948,103	\$804,600,698	\$4,385,074
2044	0	1,332	\$790,068	\$569,889	455,455,662	\$3,573,333,572	420,948,465	\$3,159,265,309	\$876,404,128	\$832,583,921	\$4,537,582
											\$34,858,031

Source: Strategic Planning Group, Inc., 2024

VERANDA BAY FISCAL IMPACT ANALYSIS

Townhomes

The analysis of the development’s Townhome units assumes that 60 percent of the 78 townhome units will be owner-occupied and receive a \$50,000 homestead deduction. In comparison, the remaining 40 percent will not be homesteaded. It is further assumed that homestead properties will inflate by 3 percent annually and non-homestead properties will inflate by an annual rate of 4 percent.

Veranda Bay Townhome units are projected to generate \$11.6 million cumulatively in total ad valorem revenue through build-out, again based on a 95 percent market value taxable valuation. In its 20th year (2044), Veranda Bay is projected to generate \$1.4 million in ad valorem revenues annually, as shown below.

Table 19: Veranda Bay Townhome Ad Valorem (Property) Tax

Homestead 0.6		Non Homestead 0.4		\$50,000 Home Steaded 0.6		Homestead 0.6		City			
TH		No Homestead 0.04		Home Steaded 0.03		Homestead 0.03		0.95		5.45	
Year	Units	Cumulative Units	Unit Value/Price	Unit Value HS	Homestead Taxable	Cumulative Homestead	Non Homestead	Cumulative Non Homestead	Total Value	Taxable Value	
2024	0	0	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2025	0	0	\$312,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2026	0	0	\$324,480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2027	0	0	\$337,459	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2028	0	0	\$350,958	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2029	78	78	\$364,996	\$24,569,678	\$14,741,807	\$14,741,807	\$11,387,871	\$11,387,871	\$26,129,678	\$24,823,194	\$135,286
2030	0	78	\$379,596	\$25,708,465	\$15,425,079	\$30,166,886	\$11,843,386	\$23,231,257	\$38,656,336	\$36,723,519	\$200,143
2031	0	78	\$394,780	\$26,892,804	\$16,135,682	\$46,302,568	\$12,317,121	\$35,548,379	\$51,684,061	\$49,099,858	\$267,594
2032	0	78	\$410,571	\$28,124,516	\$16,874,709	\$63,177,277	\$12,809,806	\$48,358,185	\$65,232,894	\$61,971,250	\$337,743
2033	0	78	\$426,994	\$29,405,496	\$17,643,298	\$80,820,575	\$13,322,199	\$61,680,384	\$79,323,681	\$75,357,497	\$410,698
2034	0	78	\$444,073	\$30,737,716	\$18,442,630	\$99,263,205	\$13,855,087	\$75,535,470	\$93,978,100	\$89,279,195	\$486,572
2035	0	78	\$461,836	\$32,123,225	\$19,273,935	\$118,537,140	\$14,409,290	\$89,944,760	\$109,218,695	\$103,757,760	\$565,480
2036	0	78	\$480,310	\$33,564,154	\$20,138,492	\$138,675,632	\$14,985,662	\$104,930,422	\$125,068,914	\$118,815,468	\$647,544
2037	0	78	\$499,522	\$35,062,720	\$21,037,632	\$159,713,264	\$15,585,088	\$120,515,510	\$141,553,142	\$134,475,485	\$732,891
2038	0	78	\$519,503	\$36,621,229	\$21,972,737	\$181,686,002	\$16,208,492	\$136,724,001	\$158,696,738	\$150,761,902	\$821,652
2039	0	78	\$540,283	\$38,242,078	\$22,945,247	\$204,631,249	\$16,856,831	\$153,580,832	\$176,526,079	\$167,699,775	\$913,964
2040	0	78	\$561,894	\$39,927,761	\$23,956,657	\$228,587,905	\$17,531,104	\$171,111,937	\$195,068,593	\$185,315,164	\$1,009,968
2041	0	78	\$584,370	\$41,680,872	\$25,008,523	\$253,596,428	\$18,232,349	\$189,344,285	\$214,352,808	\$203,635,168	\$1,109,812
2042	0	78	\$607,745	\$43,504,106	\$26,102,464	\$279,698,892	\$18,961,643	\$208,305,928	\$234,408,392	\$222,687,972	\$1,213,649
2043	0	78	\$632,055	\$45,400,271	\$27,240,162	\$306,939,054	\$19,720,108	\$228,026,036	\$255,266,199	\$242,502,889	\$1,321,641
2044	0	78	\$657,337	\$47,372,282	\$28,423,369	\$335,362,423	\$20,508,913	\$248,534,949	\$276,958,318	\$263,110,402	\$1,433,952
											\$11,608,590

Source: Strategic Planning Group, Inc., 2024

VERANDA BAY FISCAL IMPACT ANALYSIS

Single Family Residences

The single-family ad valorem calculations assume that 60 percent of the 975 single-family homes will be eligible for \$50,000 homestead relief and will inflate by 3 percent annually. The remaining 40 percent of units are inflated by 4 percent. The analysis is based on both lot sales and home sales. Veranda Bay single-family homes are projected to generate \$6.5 million in ad valorem revenue annually (the year 2044) while cumulatively generating \$82.2 million by its 20th build-out year.

Table 20: Veranda Bay Single Family Homes Ad Valorem Valuation

Year	60.00% Homestead		40.00% Non Homestead		Units		Appreciation		\$50,000 Homestead		Annual Cumulative		95.00%		Ad Valorem 5.45000 City		
	975 Lots	Annal Sales Units	Units	Annual Cumulative Units	Lot Value	Lots Value	Unit Value/Price	Unit Value HS	Unit+Lot Value/Price	Homestead Value	Homestead Cumulative	Non Homestead Cumulative	Total Value	Taxable Value			
2024	89	20	20		\$100,000	\$8,900,000	\$600,000	\$600,000	\$4,800,000	\$12	\$12,000,000	\$12,000,000	\$20	\$20	\$12,000,020	\$11,400,019	\$62,130
2025	89	73	93		\$104,000	\$9,256,000	\$600,000	\$600,000	\$17,520,000	\$17,520,000	\$33,480,000	\$45,480,000	\$22,320,000	\$22,320,020	\$55,800,000	\$53,010,000	\$288,905
2026	124	243	336		\$108,160	\$13,411,840	\$682,500	\$618,000	\$66,339,000	\$18,045,600	\$124,588,800	\$170,068,800	\$91,728,000	\$114,048,020	\$216,316,800	\$205,500,960	\$1,119,980
2027	0	173	509		\$112,486	\$0	\$716,625	\$636,540	\$49,590,450	\$18,586,968	\$194,399,316	\$364,468,116	\$145,904,850	\$259,952,870	\$340,304,166	\$323,288,958	\$1,761,925
2028	540	131	640		\$116,986	\$63,172,362	\$752,456	\$655,636	\$39,428,708	\$19,144,577	\$251,764,301	\$616,232,417	\$192,628,800	\$452,581,670	\$444,393,101	\$422,173,446	\$2,300,845
2029	0	83	723		\$121,665	\$0	\$790,079	\$675,305	\$26,230,625	\$19,718,914	\$292,947,433	\$909,179,850	\$228,490,865	\$681,072,535	\$521,438,298	\$495,366,383	\$2,699,747
2030	0	72	795		\$126,532	\$0	\$829,583	\$695,564	\$23,891,991	\$20,310,482	\$331,784,240	\$1,240,964,090	\$263,807,399	\$944,879,934	\$595,591,639	\$565,812,057	\$3,083,676
2031	0	72	867		\$131,593	\$0	\$871,062	\$716,431	\$25,086,590	\$20,869,796	\$372,687,603	\$1,613,651,693	\$302,084,359	\$1,246,964,293	\$674,771,962	\$641,033,364	\$3,493,632
2032	0	60	927		\$136,857	\$0	\$914,615	\$737,924	\$21,950,767	\$21,495,890	\$410,433,506	\$2,024,085,199	\$339,139,344	\$1,586,103,637	\$749,572,850	\$712,094,208	\$3,880,913
2033	0	36	963				\$960,346	\$760,062	\$13,828,983	\$22,140,767	\$439,163,852	\$2,463,249,051	\$369,925,294	\$1,956,028,931	\$809,089,146	\$768,634,689	\$4,189,059
2034	36	12	975				\$1,008,363	\$782,864	\$4,840,144	\$22,804,990	\$457,975,388	\$2,921,224,438	\$393,261,703	\$2,349,290,634	\$851,237,090	\$808,675,236	\$4,407,280
2035	0	0	975				\$1,058,782	\$806,350	\$0	\$23,489,140	\$471,714,649	\$3,392,939,088	\$412,924,788	\$2,762,215,422	\$884,639,437	\$840,407,465	\$4,580,221
2036	0	0	975				\$1,111,721	\$830,540	\$0	\$24,193,814	\$485,866,089	\$3,878,805,176	\$433,571,027	\$3,195,786,449	\$919,437,116	\$873,465,260	\$4,760,386
2037	0	0	975				\$1,167,307	\$855,457	\$0	\$24,919,628	\$500,442,071	\$4,379,247,247	\$455,249,579	\$3,651,036,028	\$955,691,650	\$907,907,067	\$4,948,094
2038	0	0	975				\$1,225,672	\$881,120	\$0	\$25,667,217	\$515,455,333	\$4,894,702,581	\$478,012,058	\$4,129,048,085	\$993,467,391	\$943,794,021	\$5,143,677
2039	0	0	975				\$1,286,956	\$907,554	\$0	\$26,437,233	\$530,918,993	\$5,425,621,574	\$501,912,660	\$4,630,960,746	\$1,032,831,654	\$981,190,071	\$5,347,486
2040	0	0	975				\$1,351,303	\$934,780	\$0	\$27,230,350	\$546,846,563	\$5,972,468,138	\$527,008,293	\$5,157,969,039	\$1,073,854,857	\$1,020,162,114	\$5,559,884
2041	0	0	975				\$1,418,868	\$962,824	\$0	\$28,047,261	\$563,251,960	\$6,535,720,098	\$553,358,708	\$5,711,327,747	\$1,116,610,668	\$1,060,780,135	\$5,781,252
2042	0	0	975				\$1,489,812	\$991,709	\$0	\$28,888,679	\$580,149,519	\$7,115,869,617	\$581,026,644	\$6,292,354,391	\$1,161,176,162	\$1,103,117,354	\$6,011,990
2043	0	0	975				\$1,564,303	\$1,021,460	\$0	\$29,755,339	\$597,554,004	\$7,713,423,621	\$610,077,976	\$6,902,432,367	\$1,207,631,980	\$1,147,250,381	\$6,252,515
2044	0	0	975				\$1,642,518	\$1,052,104	\$0	\$30,647,999	\$615,480,625	\$8,328,904,246	\$640,581,875	\$7,543,014,241	\$1,256,062,499	\$1,193,259,374	\$6,503,264
\$82,176,858																	

Source: Strategic Planning Group, Inc., 2024

Residential Property Tax Summary

The following table shows the combined or total residential ad valorem revenues generated by Veranda Bay. In its 20th year, Veranda Bay residential ad valorem revenue is projected to increase to \$13.3 million annually in 2044 and \$138 million cumulatively.

Table 21. Residential Property Tax Summary

Residential Property Tax Revenue					Total	Cumulative
Year	Apt	Condo	TH	SF	Residential	Property Taxes
2024	\$0	\$0	\$0	\$62,130	\$62,130	\$62,130
2025	\$0	\$0	\$0	\$288,905	\$288,905	\$351,035
2026	\$0	\$0	\$0	\$1,119,980	\$1,119,980	\$1,471,015
2027	\$0	\$0	\$0	\$1,761,925	\$1,761,925	\$3,232,940
2028	\$0	\$0	\$0	\$2,300,845	\$2,300,845	\$5,533,785
2029	\$0	\$310,820	\$135,286	\$2,699,747	\$3,145,853	\$8,679,638
2030	\$0	\$448,444	\$200,143	\$3,083,676	\$3,732,263	\$12,411,901
2031	\$509,715	\$595,193	\$267,594	\$3,493,632	\$4,866,134	\$17,278,035
2032	\$530,104	\$796,816	\$337,743	\$3,880,913	\$5,545,577	\$22,823,611
2033	\$551,308	\$1,011,663	\$410,698	\$4,189,059	\$6,162,728	\$28,986,340
2034	\$573,360	\$1,288,874	\$486,572	\$4,407,280	\$6,756,086	\$35,742,425
2035	\$596,295	\$1,533,935	\$565,480	\$4,580,221	\$7,275,930	\$43,018,355
2036	\$620,147	\$1,846,300	\$647,544	\$4,760,386	\$7,874,377	\$50,892,732
2037	\$644,952	\$2,124,831	\$732,891	\$4,948,094	\$8,450,769	\$59,343,501
2038	\$670,751	\$2,476,003	\$821,652	\$5,143,677	\$9,112,083	\$68,455,584
2039	\$697,581	\$2,791,577	\$913,964	\$5,347,486	\$9,750,607	\$78,206,191
2040	\$725,484	\$3,185,556	\$1,009,968	\$5,559,884	\$10,480,891	\$88,687,082
2041	\$754,503	\$3,542,096	\$1,109,812	\$5,781,252	\$11,187,662	\$99,874,744
2042	\$784,683	\$3,983,268	\$1,213,649	\$6,011,990	\$11,993,590	\$111,868,334
2043	\$816,071	\$4,385,074	\$1,321,641	\$6,252,515	\$12,775,300	\$124,643,634
2044	\$848,713	\$4,537,582	\$1,433,952	\$6,503,264	\$13,323,511	\$137,967,145
						\$999,530,158

Source: Strategic Planning Group, Inc., 2024

Commercial//Retail//Office

The commercial analysis assumes an initial value of \$250 per square foot and an inflation rate of 4 percent. The taxable value is considered to be 95 percent of the market value. The development plans indicate 567,491 square feet of commercial/retail/office space and the equivalent square feet for 250 hotel rooms. The non-residential space is projected to generate \$1.61 million ad valorem revenue in 2044 and cumulatively generate \$17.8 million for the City at buildout as shown in the following table.

Table 22: Veranda Bay Non-Residential Ad Valorem Taxes

Non Residential			average	\$250	SF	
			4.00%		95.00%	5.45000
Year	Square Feet	Cumulative SF	Unit Price SF	Total Value	Taxable Value	City
2024	0	0	\$250	\$0	\$0	\$0
2025	6,200	6,200	\$260	\$1,612,000	\$1,531,400	\$8,346
2026	0	6,200	\$270	\$1,676,480	\$1,592,656	\$8,680
2027	40,000	46,200	\$281	\$12,992,179	\$12,342,570	\$67,267
2028	129,073	175,273	\$292	\$51,261,155	\$48,698,097	\$265,405
2029	0	175,273	\$304	\$53,311,601	\$50,646,021	\$276,021
2030	194,073	369,346	\$316	\$116,835,130	\$110,993,373	\$604,914
2031	0	369,346	\$329	\$121,508,535	\$115,433,108	\$629,110
2032	0	369,346	\$342	\$126,368,876	\$120,050,432	\$654,275
2033	99,073	468,419	\$356	\$166,676,574	\$158,342,745	\$862,968
2034	0	468,419	\$370	\$173,343,637	\$164,676,455	\$897,487
2035	99,072	567,491	\$385	\$218,406,580	\$207,486,251	\$1,130,800
2036	0	567,491	\$400	\$227,142,844	\$215,785,702	\$1,176,032
2037	0	567,491	\$416	\$236,228,557	\$224,417,130	\$1,223,073
2038	0	567,491	\$433	\$245,677,700	\$233,393,815	\$1,271,996
2039	0	567,491	\$450	\$255,504,808	\$242,729,567	\$1,322,876
2040	0	567,491	\$468	\$265,725,000	\$252,438,750	\$1,375,791
2041	0	567,491	\$487	\$276,354,000	\$262,536,300	\$1,430,823
2042	0	567,491	\$506	\$287,408,160	\$273,037,752	\$1,488,056
2043	0	567,491	\$527	\$298,904,486	\$283,959,262	\$1,547,578
2044	0	567,491	\$548	\$310,860,666	\$295,317,633	\$1,609,481
						\$17,850,979

Source: Strategic Planning Group, Inc., 2024

Impact Fees

As this report/study mentioned, the analysis calculated the impact fee revenues for the City’s seven existing impact fees.

Table 23: Flagler Beach Impact Fees

Land-Use Type	County Educational Residential	Parks & Recreation du	Fire Rescue size sf or du	Police size sf or du	Libraries size sf or du	Administration 1,000 sq.ft.	Potable Water	Waste Water	Total City Impact Fees Excluding Education
Office	\$0	\$0	\$1,003	\$848	\$0	\$9	\$3,007	\$3,806	\$8,673
Retail	\$0	\$0	\$2,261	\$1,911	\$0	\$6	\$3,007	\$3,806	\$10,991
SF (du)	\$7,175	\$1,519	\$1,516	\$1,281	\$345	\$8	\$3,007	\$3,806	\$11,482
Condo (du)	\$1,774	\$1,073	\$1,071	\$905	\$244	\$6	\$3,007	\$3,806	\$10,112
Apts (du)	\$1,774	\$539	\$849	\$717	\$193	\$5	\$3,007	\$3,806	\$9,116

Source: Strategic Planning Group, Inc., 2024

Residential Education Impact Fees (County School Board)

By 2044, Veranda Bay will have generated \$12.3 million in education impact fees.

Table 24: Veranda Bay Education Impact Fees

Year	County Educational Residential		TH		Single Family		Total ED Residential Impact Fee	Cumulative	
	Apartments	Condo Units	TH	Single Family	Single Family	Education Impact Fee			
2024	0	\$0	0	\$0	20	\$148,164	\$148,164	\$148,164	
2025	0	\$0	0	\$0	73	\$557,820	\$557,820	\$705,984	
2026	0	\$0	0	\$0	243	\$1,913,519	\$1,913,519	\$2,619,503	
2027	0	\$0	0	\$0	173	\$1,402,641	\$1,402,641	\$4,022,144	
2028	0	\$0	0	\$0	131	\$1,092,663	\$1,092,663	\$5,114,806	
2029	0	\$0	152	\$322,229	78	\$156,360	\$711,652	\$1,033,882	\$6,148,688
2030	0	\$0	60	\$130,655	0	\$0	\$634,127	\$764,782	\$6,913,470
2031	350	\$782,334	60	\$134,114	0	\$0	\$650,916	\$1,567,364	\$8,480,834
2032	0	\$0	80	\$183,432	0	\$0	\$556,421	\$739,853	\$9,220,687
2033	0	\$0	80	\$188,044	0	\$0	\$342,248	\$530,292	\$9,750,978
2034	0	\$0	100	\$240,821	0	\$0	\$116,881	\$357,701	\$10,108,680
2035	0	\$0	80	\$197,269	0	\$0	\$0	\$197,269	\$10,305,949
2036	0	\$0	100	\$252,352	0	\$0	\$0	\$252,352	\$10,558,300
2037	0	\$0	80	\$206,494	0	\$0	\$0	\$206,494	\$10,764,794
2038	0	\$0	100	\$263,883	0	\$0	\$0	\$263,883	\$11,028,676
2039	0	\$0	80	\$215,718	0	\$0	\$0	\$215,718	\$11,244,395
2040	0	\$0	100	\$275,414	0	\$0	\$0	\$275,414	\$11,519,808
2041	0	\$0	80	\$224,943	0	\$0	\$0	\$224,943	\$11,744,751
2042	0	\$0	100	\$286,945	0	\$0	\$0	\$286,945	\$12,031,696
2043	0	\$0	80	\$234,168	0	\$0	\$0	\$234,168	\$12,265,864
2044	0	\$0	0	\$0	0	\$0	\$0	\$0	\$12,265,864
		\$782,334	1,332	\$3,356,479	0	\$156,360	975	\$8,127,051	\$12,265,864

Source: Strategic Planning Group, Inc., 2024

The developments within Veranda Bay are projected to generate over \$45 million for Park and Recreation, Fire, Police, Libraries, City Administration, Potable Water, and Waste impact fees throughout the development period.

Table 25: Veranda Bay Generated City Impact Fees

Flagler Beach Impact Fees												Total Cumulative	
Year	Commercial & Hotel	Office Impact Fee	Single Family	Impact Fee	Apartments	Impact Fee	TH	Impact fees	Condos	Impact Fee		With Park	
	(Sq. Ft.)		Units		Units		Units		Units				
2024	0	\$0	20	\$229,640	0	\$0	0	\$0	0	\$0	\$229,640	\$260,020	
2025	6,200	\$57,268	73	\$892,668	0	\$0	0	\$0	0	\$0	\$949,936	\$1,075,238	
2026	0	\$0	243	\$3,062,163	0	\$0	0	\$0	0	\$0	\$3,062,163	\$3,491,262	
2027	40,000	\$392,020	173	\$2,244,616	0	\$0	0	\$0	0	\$0	\$2,636,636	\$2,950,666	
2028	129,073	\$1,301,361	131	\$1,748,565	0	\$0	0	\$0	0	\$0	\$3,049,926	\$3,294,185	
2029	0	\$0	83	\$1,138,842	0	\$0	78	\$711,048	152	\$1,786,790	\$2,925,633	\$3,274,089	
2030	194,073	\$2,066,122	72	\$1,014,779	0	\$0	0	\$0	60	\$725,030	\$3,805,932	\$4,024,224	
2031	0	\$0	72	\$1,041,647	350	\$3,190,600	0	\$0	60	\$744,749	\$4,976,996	\$5,432,503	
2032	0	\$0	60	\$890,429	0	\$0	0	\$0	80	\$1,019,290	\$1,909,719	\$2,141,600	
2033	99,073	\$1,138,520	36	\$547,691	0	\$0	0	\$0	80	\$1,045,581	\$2,731,792	\$2,918,751	
2034	0	\$0	12	\$187,042	0	\$0	0	\$0	100	\$1,339,840	\$1,526,882	\$1,694,984	
2035	99,072	\$1,194,360	0	\$0	0	\$0	0	\$0	80	\$1,098,163	\$2,292,523	\$2,409,051	
2036	0	\$0	0	\$0	0	\$0	0	\$0	100	\$1,405,568	\$1,405,568	\$1,554,715	
2037	0	\$0	0	\$0	0	\$0	0	\$0	80	\$1,150,746	\$1,150,746	\$1,272,853	
2038	0	\$0	0	\$0	0	\$0	0	\$0	100	\$1,471,296	\$1,471,296	\$1,627,418	
2039	0	\$0	0	\$0	0	\$0	0	\$0	80	\$1,203,328	\$1,203,328	\$1,331,015	
2040	0	\$0	0	\$0	0	\$0	0	\$0	100	\$1,537,024	\$1,537,024	\$1,700,120	
2041	0	\$0	0	\$0	0	\$0	0	\$0	80	\$1,255,910	\$1,255,910	\$1,389,177	
2042	0	\$0	0	\$0	0	\$0	0	\$0	100	\$1,602,752	\$1,602,752	\$1,772,823	
2043	0	\$0	0	\$0	0	\$0	0	\$0	80	\$1,308,493	\$1,308,493	\$1,447,339	
2044	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0	\$0	
	567,491	\$6,149,649	975	\$229,640	350	711,048	0	\$0	1,332	78,881,598	41,032,893	45,062,030	

Source: Strategic Planning Group, Inc., 2024

VERANDA BAY GENERATED CITY REVENUES

The following table shows that Veranda Bay is projected to generate one-time impact fees of \$45 million. In addition to impact fees, Veranda Bay is projected to generate annual revenue (excluding Intergovernmental Transfers) of \$56.2 million and \$451.6 million cumulatively through 2044 (build-out).

Table 26: Projected Veranda Bay Taxes/Fees

City of Flagler Beach Revenues														
Year	Ad Valorem City	Parks Recreation		Licenses	Inter government	Forfeitures	Revenue	Misc.	Interfund	Other Sources	Excess Fees	Cash Carry Forward	Revenues	
		Other	One Time Charge	\$1.923	\$37.823	\$40.102	\$0.279	\$5.504	\$11.472	\$0.000	\$0.000	\$0.000	excluded transfers	
													Annual Total	Cumulative Revenues
2024	na	\$30,380	\$229,640	\$2,203	\$6,675	\$172	\$748	\$4,677	\$8,369	\$0	\$0	\$0	\$276,189	\$276,189
2025	\$288,905	\$125,302	\$949,936	\$3,723	\$723	\$25	\$189	\$159	\$639	\$0	\$0	\$0	\$1,368,877	\$1,645,066
2026	\$1,137,170	\$429,099	\$3,062,163	\$9,503	\$1,464,156	\$25	\$189	\$159	\$639	\$0	\$0	\$0	\$4,638,945	\$6,284,011
2027	\$1,797,679	\$314,030	\$2,636,636	\$29,143	\$10,915,714	\$46	\$805	\$675	\$2,717	\$0	\$0	\$0	\$4,781,732	\$11,065,743
2028	\$2,476,572	\$244,259	\$3,049,926	\$44,030	\$41,432,354	\$703	\$5,350	\$4,483	\$18,050	\$0	\$0	\$0	\$5,843,374	\$16,909,117
2029	\$3,737,265	\$348,456	\$2,925,633	\$56,121	\$41,452,805	\$703	\$5,350	\$4,483	\$18,050	\$0	\$0	\$0	\$7,096,061	\$24,005,179
2030	\$4,855,294	\$218,292	\$3,805,932	\$81,421	\$87,394,983	\$1,482	\$11,274	\$9,448	\$38,037	\$0	\$0	\$0	\$9,021,179	\$33,026,358
2031	\$7,215,005	\$455,507	\$4,976,996	\$111,463	\$87,438,077	\$1,482	\$11,274	\$9,448	\$38,037	\$0	\$0	\$0	\$12,819,211	\$45,845,569
2032	\$9,223,129	\$231,881	\$1,909,719	\$174,345	\$87,481,171	\$1,482	\$11,274	\$9,448	\$38,037	\$0	\$0	\$0	\$11,599,314	\$57,444,883
2033	\$11,273,893	\$186,959	\$2,731,792	\$245,468	\$111,001,686	\$1,879	\$14,298	\$11,982	\$48,240	\$0	\$0	\$0	\$14,514,512	\$71,959,395
2034	\$13,787,565	\$168,102	\$1,526,882	\$324,196	\$111,056,340	\$1,879	\$14,298	\$11,982	\$48,240	\$0	\$0	\$0	\$15,883,144	\$87,842,538
2035	\$16,376,003	\$116,528	\$2,292,523	\$412,616	\$134,611,297	\$2,277	\$17,323	\$14,516	\$58,443	\$0	\$0	\$0	\$19,290,228	\$107,132,766
2036	\$19,605,820	\$149,147	\$1,405,568	\$510,818	\$134,677,510	\$2,277	\$17,323	\$14,516	\$58,443	\$0	\$0	\$0	\$21,763,912	\$128,896,678
2037	\$23,012,395	\$122,107	\$1,150,746	\$622,335	\$134,743,723	\$2,277	\$17,323	\$14,516	\$58,443	\$0	\$0	\$0	\$25,000,141	\$153,896,819
2038	\$26,713,456	\$156,122	\$1,471,296	\$746,211	\$134,809,936	\$2,277	\$17,323	\$14,516	\$58,443	\$0	\$0	\$0	\$29,179,642	\$183,076,461
2039	\$30,614,505	\$127,687	\$1,203,328	\$884,992	\$134,876,149	\$2,277	\$17,323	\$14,516	\$58,443	\$0	\$0	\$0	\$32,923,070	\$215,999,531
2040	\$34,842,039	\$163,096	\$1,537,024	\$1,037,709	\$134,942,362	\$2,277	\$17,323	\$14,516	\$58,443	\$0	\$0	\$0	\$37,672,425	\$253,671,957
2041	\$39,295,391	\$133,267	\$1,255,910	\$1,207,069	\$135,008,575	\$2,277	\$17,323	\$14,516	\$58,443	\$0	\$0	\$0	\$41,984,195	\$295,656,152
2042	\$44,110,499	\$170,071	\$1,602,752	\$1,392,089	\$135,074,789	\$2,277	\$17,323	\$14,516	\$58,443	\$0	\$0	\$0	\$47,367,968	\$343,024,120
2043	\$49,180,124	\$138,846	\$1,308,493	\$1,595,650	\$135,141,002	\$2,277	\$17,323	\$14,516	\$58,443	\$0	\$0	\$0	\$52,315,671	\$395,339,791
2044	\$54,312,646	\$0	\$0	\$1,816,757	\$135,207,215	\$2,277	\$17,323	\$14,516	\$58,443	\$0	\$0	\$0	\$56,221,961	\$451,561,752
		\$393,855,354	\$4,029,137	\$41,032,893	\$11,307,860	\$1,928,737,243	\$32,644	\$248,277	\$212,107	\$843,480	\$0	\$0	\$0	\$451,561,752

Source: Strategic Planning Group, Inc., 2024

FISCAL IMPACT SUMMARY

Based on the data presented above, Veranda Bay's overall City fiscal impact is the difference between the revenues generated by the developments within Veranda Bay and the cost of providing City services to those developments.

Veranda Bay is projected to generate approximately \$56 million annually in 2044 City revenues (development buildout) while incurring \$13.5 million in expenses or a positive fiscal impact of \$42.7 million as shown in Table 27. Cumulatively at buildout, Veranda Bay is projected to produce a cumulative budgetary surplus of \$336.6 million.

Table 27: Veranda Bay's Flagler Beach Fiscal Impact

General Fund	Revenue		Expenses		Fiscal Surplus Deficit	
	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative
2024	\$276,189	\$276,189	\$0	\$0	\$276,189	\$276,189
2025	\$1,368,877	\$1,645,066	\$53,213	\$53,213	\$1,315,664	\$1,591,853
2026	\$4,638,945	\$6,284,011	\$198,112	\$251,324	\$4,440,834	\$6,032,687
2027	\$4,781,732	\$11,065,743	\$672,657	\$923,981	\$4,109,075	\$10,141,762
2028	\$5,843,374	\$16,909,117	\$488,465	\$1,412,446	\$5,354,909	\$15,496,671
2029	\$7,096,061	\$24,005,179	\$377,276	\$1,789,722	\$6,718,786	\$22,215,457
2030	\$9,021,179	\$33,026,358	\$1,558,915	\$3,348,636	\$7,462,264	\$29,677,721
2031	\$12,819,211	\$45,845,569	\$1,926,154	\$5,274,790	\$10,893,058	\$40,570,779
2032	\$11,599,314	\$57,444,883	\$4,201,814	\$9,476,604	\$7,397,500	\$47,968,279
2033	\$14,514,512	\$71,959,395	\$4,726,109	\$14,202,713	\$9,788,403	\$57,756,682
2034	\$15,883,144	\$87,842,538	\$5,301,383	\$19,504,096	\$10,581,761	\$68,338,442
2035	\$19,290,228	\$107,132,766	\$5,995,304	\$25,499,400	\$13,294,924	\$81,633,366
2036	\$21,763,912	\$128,896,678	\$6,618,749	\$32,118,149	\$15,145,163	\$96,778,529
2037	\$25,000,141	\$153,896,819	\$7,443,752	\$39,561,900	\$17,556,390	\$114,334,919
2038	\$29,179,642	\$183,076,461	\$8,157,811	\$47,719,711	\$21,021,832	\$135,356,750
2039	\$32,923,070	\$215,999,531	\$9,041,577	\$56,761,288	\$23,881,493	\$159,238,244
2040	\$37,672,425	\$253,671,957	\$9,810,426	\$66,571,714	\$27,861,999	\$187,100,243
2041	\$41,984,195	\$295,656,152	\$10,756,357	\$77,328,070	\$31,227,838	\$218,328,081
2042	\$47,367,968	\$343,024,120	\$11,583,257	\$88,911,328	\$35,784,711	\$254,112,792
2043	\$52,315,671	\$395,339,791	\$12,594,934	\$101,506,262	\$39,720,737	\$293,833,529
2044	\$56,221,961	\$451,561,752	\$13,483,322	\$114,989,583	\$42,738,639	\$336,572,169

Source: Strategic Planning Group, Inc., 2024

Veranda Bay development generates a General Fund surplus throughout the development buildout.

CONCLUSION

According to this analysis, the cumulative fiscal impact of Veranda Bay never reaches a deficit (cost exceeds revenue). Moreover, Veranda Bay developments are projected to generate a significant revenue surplus to the general fund (revenues over expenses), projected to amount to \$42.7 million annually in 2044 (build-out).



Robert J. Gray
Chairman & CEO

Summary of Experience

As Chairman of Strategic Planning Group, Inc. (SPG) Mr. Robert Gray leads the resource team with over 35 years of international consulting experience in: Growth Management/Comprehensive Land Use/Fiscal Planning; Development Economics/Feasibility, Redevelopment/Economic Development, Tourism and Hospitality Planning, and Strategic Planning. His broad range of experience ensures SPG clients of detailed accuracy, proven programs, and consistent professionalism.

Summary of Experience

Comprehensive Planning/Urban Planning

- ◆ Prepared Land Use and Growth Management Programs for over 20 local and regional governments throughout North America, the Caribbean and the Pacific.
- ◆ Specific experience in fast growth areas where traditional land use planning techniques have been ineffective.
- ◆ Assisted 20+ cities in the Caribbean and the United States in their redevelopment efforts.
- ◆ Secured and managed numerous grants including CDBG, TIFs, BIDs etc.

Economic Development/Site Location

- ◆ Created effective economic development strategies for over 25 local, regional, and national governments including Australia, Egypt, the Caribbean, and locations throughout the United States.
- ◆ Relocation studies resulting in the creation of over 60,000 jobs.
- ◆ Prepared 15 major Environmental Impact Statements (EISs) and 13 Development of Regional Impact (DRI) reports in Florida.

Development Economics/Feasibility

- ◆ Prepared feasibility studies for over 50million square feet of commercial/industrial space, 25,000 residential units, and \$10 billion worth of resorts internationally.
- ◆ Clients have included K. Hovnanian, Prudential, Robinson-Humphrey (American Express), Campeau International (Allied and Federated Stores), DeBartolo, General Development Corporation, U.S. Government and Arvida.

Tourism and Hospitality Planning

- ◆ Prepared hotel/resort feasibility studies for over \$10 billion worth of resorts worldwide
- ◆ Prepared Developer Packages for tourism and redevelopment projects for local and regional governments

Strategic Planning

- ◆ Directed 15 basing studies for U.S. Department of Defense.
- ◆ Directed manpower management sources for 15 U.S. Navy/Army Installations.
- ◆ Managed the site selection and permitting of the East Coast Trident Facility, “the largest military peace time activity ever constructed.”
- ◆ Managed U.S. Air Force facility privatization study for the entire United States.

Specific Experience

Comprehensive Planning

SPG Project Manager Baldwin County, AL Comprehensive Plan. Project Planner Jackson County, FL EAR . Project Director for the U.S. Virgin Islands’ 2010 Growth Management Plan (St. Thomas, St. John, and St. Croix). Urban sociologist/economist for the island of Trinidad/Tobago’s redevelopment program. Project Officer for Santa Rosa Island’s Growth Management Program as well as Project Director for Clay County’s 2010 Growth Management Plan. Directed City of St. Cloud Comprehensive Plan Update. . Project Officer for elements of Pasco County’s 2010 Growth Management Plan. Directed various elements of the following Florida governments’ Growth Management Plans: Maitland, Casselberry, North Miami, Winter Haven, as well as the Counties of Orange, Polk, Flagler, Nassau and Leon. Project Director for the port element of the City of Jacksonville, FL’s 2001 comprehensive master plan, and the City of Jacksonville Beach, FL’s Growth Management Plan. Project Manager for St. Johns County, FL Affordable Housing Program; Pasco County, FL Affordable Housing Program; and St. Johns County, FL Elderly and Special Needs Housing Program. Project Director for Guam’s Growth Management Program

Economic Development/Site Location

Directed the Economic Development Programs for Titusville, Deltona, and Ormond Beach, FL. Directed Volusia County’s Economic Development Strategic Plan; Economic Repositioning studies for: Bradenton FL; Safety Harbor FL; Rockledge, FL; Cocoa, FL; St. Petersburg, FL; Melbourne, FL; Deland, FL; Vero Beach, FL; North Miami Florida; Boynton Beach, FL; Delray Beach, FL; Ormond Beach, FL and Palm Coast FL. Project Director for the Overall Economic Development Program (OEDP) for the U.S. Virgin Islands. Directed the economic development program for the Northern Territory of Australia. Project Officer for Egyptian Free-Trade Zone Feasibility Study (five trade zones). Prepared the Strategic Tourism Repositioning Study for Panama City Beach. Directed the Labor Market Study for JEA/Jacksonville Coca. Project Direc

*Robert J. Gray ~ (continued)*

for a five-county regional economic development/target industry study for: Citrus County, FL ; Sumter County, FL ; Hernando County, FL; Levy County, FL ; and Marion County, FL. Project Director for St. Johns County, FL's Economic Development Profile. Served as Project Director for Clay County, FL's Economic Development Program, Wage Study and Profile. Served as Consultant to Citrus County, FL Committee of 100. Consultant to Lee County, FL's Economic Development Committee generating economic development alternatives and strategies for adoption of realistic Comprehensive Plan. Project Manager for the 10-county Coosa River Industrial Targeting Study for the United States Corps of Engineers (COE) including Etowah, Calhoun, St. Clare, Talladega, Shelby, Chilton, Coosa, Autauga, Elmore, and Montgomery Counties. Directed the First Coast Region of Florida's Medical and Medi industrial location study for Jacksonville, FL Chamber of Commerce. Directed economic impact statement for the Port of Jacksonville, FL. Directed the commodity tonnage studies for Port Everglades, FL Master Plan and CEIP program. Directed Panama City, FL's Wage Study. Site Location: Directed market studies for Allied Stores on their Jordan Marsh and Maas Brothers Department Stores in Palm Beach County, FL; Orange County, FL; Seminole County, FL; Collier County, FL; Hillsborough County, FL; and potential new facilities in Duval County, FL; Port Charlotte, FL; and Vero Beach, FL. Project Manager on a Racetrack DRI in Central Florida; Project Director for several DRIs, including two studies on Amelia Island for future tourist developments and a study for expanding the Seaboard Coastline Railroad facilities in Jacksonville, FL. Directed preparation of environmental impact statement for the Coosa River navigational project, Mobile District COE.

Development Economics and Feasibility

Project Director for the 380 room Paradise Point Hotel on Bimini, Bahamas; Project Manager for a 700,000-square foot Power Center, Naples, FL; Project Director 7,000-acre New Town, Southwest, FL. Project Director for Prudential Life Insurance Highest and Best Use Study; Project Director for a \$350 million Caribbean resort. Feasibility analysis for a 616-room golf and casino resort in Alice Springs, Australia, and a \$300 million resort including a casino, 612-room international hotel, 1,352-room villa resort hotel, a 250,000-square foot retail/commercial shopping center and 300-berth marina located in Darwin, Australia. Responsible for feasibility analysis for Forest Hill Villa Resort, a 282-room villa hotel in Polk County, FL. Conducted

cash flow studies on major residential development in Lehigh, FL, as well as the 900-room Sonesta Hotel Village on Sand Lake, Orange County, FL. Conducted detailed feasibility studies and financial package for major tourist development, including a 276-room, five-star hotel, golf course and several hundred villas at Costa Del Sol, Spain.

Urban Planning

Project Manager for Kingston, Jamaica Downtown Redevelopment Area Plan. Project Officer on Jacksonville, FL's Downtown Revitalization Program, Vero Beach, FL's and 2 City of Cocoa Redevelopment Program. Directed City of Maitland, FL's Commercial Development Study, City of Jacksonville Retail Development Potential Program. Directed an elderly transportation study for Volusia County, FL's planning department. Project Manager, Jacksonville, FL Downtown Parking Study. Demographic input to the Gulf Islands National Seashore, Department of the Interior, EIS and demographic input to 701 Comprehensive Plan for Flagler County, FL. Urban Sociologist and Economist for the redevelopment of east Port-of-Spain, Trinidad, and Tobago's capital. Consultant to the City of Gainesville, FL Community Development Department for the city's comprehensive housing study and served as consultant to the City of Tampa, FL's Model Cities Program.

Tourism and Hospitality Planning

Directed the hotel/resort feasibility studies for Four Seasons and Sonesta Hotels, as well as Propinvest and Overseas Development Group. Directed tourism planning studies for the US Virgin Islands, Northern Territory of Australia, Guam, Bahamas, as well as Daytona Beach; Bay County TDC, FL; Daytona Beach Shores, Santa Rosa Island; and Walton County TDC, FL. Served as Sr. VP of Marketing for Robex International, the largest resort in Europe (developments include Courchevel, Antibes, Coudalere, Avoriaz and Bimini Bay. Mr. Gray prepared the tourism development strategies for Washington NC; Englewood, FL; Melbourne, FL; and Tifton, GA. Directed Socio-economic study for the planning/development of Bimini, Bahamas

Redevelopment Planning

Project Director for the SR100 Palm Coast Centre CRA; Ormond Beach North Mainland CRA; Central Bradenton CRA; Downtown Safety Harbor CRA; Boynton Beach Heart of Boynton Redevelopment Plan; Delray Beach West Atlantic Plan; Deland Springfield Annexation Plan; Rockledge Redevelopment Plan, and the Greater Leesburg CRA highest and best use study. Principal Economist on the South Rome Georgia Redevelopment Plan; the Hinesville Georgia Redevelopment Plan, and the Downto



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Washington NC redevelopment Program. Project Director for the City of Jacksonville's Initial Downtown Action Plan, and 3 CRAs/TIFs. Directed the redevelopment master plans for the Cocoa US1 corridor, the A1A Daytona Beach Shores Urban Design Plan, directed the economic sections of Cocoa's Diamond Square CRA, Winter Haven's Downtown CRA and Winter Haven's Florence Villa CRA. Directed Vero Beach's CRA Master Plan, the downtown plan for North Miami, as well as the USAID funded redevelopment Plan for Kingston Jamaica.

Military Realignment Planning

Project Manager for four DoD Air Force Base Market Feasibility/Financial Viability Studies. Project Director, United States Air Force open end contract for all SAC Housing Studies. Project Director for the United States Navy's Gulf Homeporting Study. Project Director for the Department of Navy's Southeast Georgia and Northeast Florida Regional Plan. Responsible for fiscal impact planning assistance to Department of Navy, i.e., determining fiscal impact parameters and development of monitoring program for Naval Submarine Base Kings Bay, GA. Directed socio-economic analyses for the Navy's East Coast Trident EIS (Navy's largest military peacetime construction activity). Directed the base operations support (BOS) management and cost study for the United States Army's national training center, Fort Irwin, CA, and for the Naval Air Station, Whiting Field, FL. Directed development of model statements of work for CITA management studies for the U.S. Army's Facility Engineering Support Agency to be used at all Army installations within the United States. Project Officer for the management and cost study (CITA) at NSWC, White Oak, MD; NSWC Dahlgren, VA, Harry Diamond Laboratories, Adelphi, MD. Directed BOS management study for Naval Submarine Support Base, Kings Bay, GA. Directed the U.S. Navy's Poseidon Homeporting Study. Directed basing studies for Davisville/Quonset Point Naval Weapons Stations, RI; Naval Depot, Cheatham Annex, VA; Naval Weapons Station, Charleston, SC; Naval Submarine Support Base, Kings Bay, GA; and Cape Canaveral, FL. Directed the public participation program for the Department of Navy's East Coast Poseidon EIS Kings Bay, GA. Directed Department of Navy's East Coast Trident Homeporting Study and detailed impact analyses (CEIS) at Bangor, WA; Groton, CT; Dam Neck, VA; Narragansett, RI; Tidewater, VA; Charleston, SC; Kings Bay, GA; Titusville, FL; and Jacksonville, FL.

Employment History

- ♦ Strategic Planning Group, Inc. Chairman and CEO, 1992 to Present. President and CEO, 1985 to 1992. Directed internationally recognized economic development and growth management firm. Responsible for directing major projects and corporate marketing.
- ♦ Robex International. Senior Vice President of Marketing, 1984-1994. Responsible for market and financial feasibility studies for major resort and hotel projects in Europe, United States, and Caribbean.
- ♦ Prepared and reviewed developer agreements and lease documents.
- ♦ Overseas Group, Inc. Senior Vice President; Propinvest S.A. Director and Senior Vice President, 1983 to 1984. Responsible for long-range planning, and feasibility studies, corporate strategy, market strategy, and sales packaging. Corporate representative for Australian and Spanish projects. Liaison with government officials.
- ♦ Plantec Corporation. Vice President and Member of the Board of Directors, 1981 to 1983. Responsible for special studies, corporate marketing; Supervisor of RS&H/Plantec's Washington, DC office.
- ♦ Plantec Corporation. Director, Resource Management Group, 1980 to 1982. Formed Resource Management Group to address regional, industrial and economic development studies, market research, financial feasibility studies, EIS DRI studies, strategic planning, operations management, and opportunity analyses.
- ♦ Plantec Corporation. (Reynolds, Smith and Hills) Senior Planner/Associate, 1974 to 1980. Formed and directed the socio-economic systems group. Responsible for environmental impact study management, regional economic impact studies participation programs, as well as socio-economic studies.
- ♦ Reynolds, Smith and Hills. Senior Market Analyst, 1973 to 1974. Responsible for Development Economics and Market Feasibility Studies.
- ♦ Environmental Science and Engineering (Reynolds, Smith and Hills), 1972 to 1973. Formed and directed the Environmental Economics Group. Responsible for socioeconomic studies and assessments of sociological and psychological impacts for EISs.

Education

Doctoral Courses, University of Florida. ~ M.A., University of Florida, 1972.
B.A., University of Florida, 1970.
Corporate Management Courses, Harvard University.