

City of Palm Coast, Florida Agenda Item

Agenda Date: August 4, 2026

Agenda Item:
G.4

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Org/Account #
Subject: ORDINANCE 2026-XX, A FUTURE LAND USE MAP (FLUM) AMENDMENT TO CHANGE 20,144+/- ACRES FROM CITY OF PALM COAST DESIGNATIONS: DRI-MU (NEOGA LAKES & OLD BRICK TOWNSHIP), CONSERVATION, AND MIXED USE, AND FLAGLER COUNTY DESIGNATIONS: AGRICULTURE & TIMBERLANDS, CONSERVATION, AND RESIDENTIAL LOW DENSITY/RURAL ESTATE TO MASTER PLANNED MIXED USE		
Presenter: Jose Papa, AICP, Senior Planner, Phong Nguyen, PTP, Planning Manager		
Attachments: 1. Presentation 2. Ordinance-FLUM Amendment 3. Exhibit A to Ordinance 4. Exhibit B. to Ordinance 5. Staff Report-FLUM amendment 6. Current FLUM 7. Proposed FLUM 8. Current Zoning 9. Proposed Zoning 10. Proposed Land for Annexation 11. Applicant's submittal-Preliminary Environmental Site Analysis 12. Applicant's submittal-Cultural Resource Analysis, 13. Applicant's submittal-FLUM Analysis of Impact on Public Facilities 14. Flagler County Comments on MPD 15. Economic Impact Report		
Background: There is a companion zoning map amendment that will change the zoning on the designated parcels to be consistent with the proposed FLUM designation of the subject property. The proposed zoning designation will be Master Planned Development (MPD). The proposed development potential contained within the MPD will be used for the analysis in the FLUM staff report. A summary of the findings and information within the FLUM staff report is provided as follows: Density/Intensity and Population. Based on 21,920 dwelling units and 2.5 persons/household, there is potential gross population of 54,800.		

Public Facilities Impact Analysis.

There is currently no infrastructure available to serve the subject area. As stated in the proposed MPD-DA, development in the subject area will be required to meet the Level of Service (LOS) standards established in the Comprehensive Plan and would be the subject of “development agreements” that address the responsibilities, the timing, and the process for ensuring that public infrastructure and facilities are available to serve development.

Environmental/Cultural Resources Analysis.

Any potential impact on environmental/cultural resources are intended to be addressed as development proceeds.

Land Use Compatibility.

No incompatibility with the proposed FLUM designation of Master Planned Mixed Use (MPMU) and the existing and potential uses in the vicinity of the subject property. The proposed MPMU designation includes objectives and policies to recognize the uniqueness and the environmental sensitivity of the subject area.

The MPMU designation includes Goal, Objectives, and Policies such as the creation of a Greenway Overlay” to serve as “the primary defining component of the community form. This Overlay is created based on the regional context of planned conservation lands, adjacent public conservation lands, on-site environmentally sensitive lands, an assessment of wetland quality, and ecological linkages to avoid habitat fragmentation”.

The MPMU designation also creates an “Employment Center” sub area to provide economic development opportunities and encourage the location of jobs proximate to the transportation network. As currently proposed, the Employment Centers are located proximate to existing employment centers found along US-1 and the FEC railroad tracks.

Also, the MPMU establish compatibility, design standards, and in-depth analysis to protect the long-term viability and multi-function of the Greenway Overlay.

Consistency with Other Policies of the Comprehensive Plan

The proposed FLUM amendment recognizes the availability of an approximately 20,100-acre area for the potential implementation of various Annexation and Economic Development goals; objectives and policies identified within the Comprehensive Plan.

It is important to recognize that there are other policies within the Comprehensive Plan that need to be addressed such as the provision of public infrastructure, facilities and services which are required as part of expanding a city’s urban boundary. It is recognized that the provision of the required public infrastructure, facilities, and services are not comprehensively addressed as part of this FLUM amendment but are to be addressed when or should future phases of the westward expansion move forward.

These processes may include the approval of a zoning map amendment, approval of a development agreement, and approval of agreements to specify responsibilities for the stated public infrastructure, facilities, and services.

Neighborhood Meeting

The applicant hosted a neighborhood meeting as required by Unified Land Development Code (LDC) Section 2.05.02 on April 22, 2026, from 6 p.m. to 7 p.m. Numerous staff members from the City of Palm Coast attended the meeting. A summary of the neighborhood meeting is attached to the agenda package.

Planning and Land Development Regulation Board (PLDRB) Public Hearing

The PLDRB held a public hearing on July 15, 2026. The following is a summary of comments provided at the hearing.

Public:

1. Concern for historic value of area. Suggests museum, library, along with historic railroad
2. Need to protect Old Brick Rd. and protect its status on National Register of Historic Places.
3. Need to protect additional historic resources
4. Language in Development Agreement as to who can enforce and is responsible for the Overlay District (not sure HOA should be responsible).
5. Include area for sandhill cranes and create an on-site area for gopher tortoise habitat.
6. Work with US Fish and Wildlife Service (USFWS) on reestablishing habitat for certain species like indigo snake.
7. Create hurricane shelters within project.
8. Importance of laying out area and identifying specific location for industrial uses.
9. Infrastructure needs to be in place prior to development.

School District

1. Concern with granting entitlements without a mitigation agreement for impacts on public facilities.
2. Recommend pulling existing DRI agreements forward.

Flagler County

1. Concern with impacts on Old Brick Rd.
2. Requests language in MPD-Agreement for an agreement with Flagler County on roadway mitigation.

PLDRB

1. Not enough information on industrial
2. Need to specifically identify where industrial will go
3. Lack of industrial in employment center
4. Not enough land allocated for industrial
5. Work with partners request (School District, Flagler County).

This is a legislative item.

Recommended Action:

THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD HELD A PUBLIC HEARING ON JULY 15, 2026 AND RECOMMENDS THAT CITY COUNCIL DENY THE PROPOSED FUTURE LAND USE MAP AMENDMENT.

City Council
Public Hearing
August 4, 2026

Westward Expansion
FLUM and Zoning Map Amendment
AR # 6681 & 6682

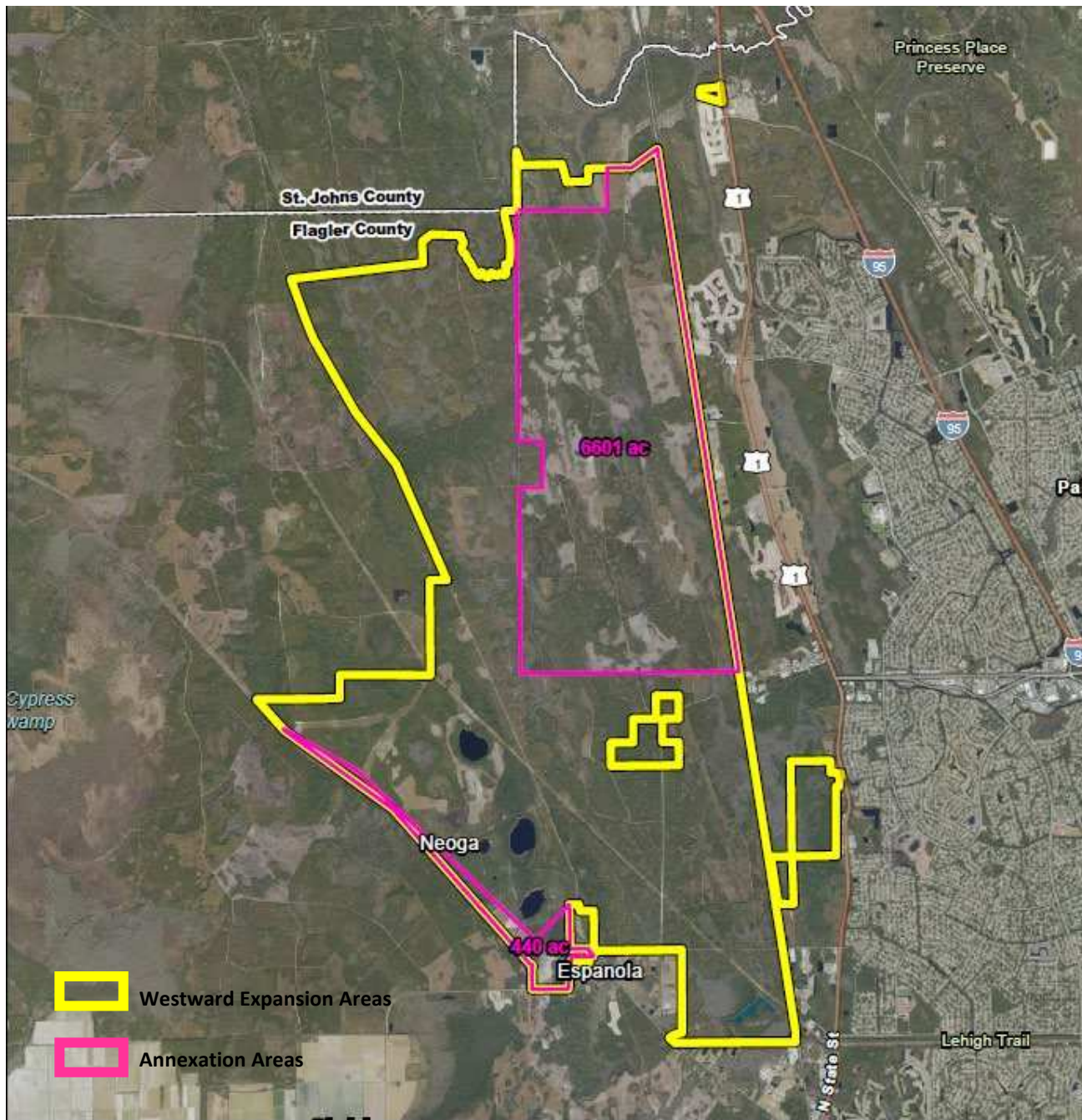


BACKGROUND

Owner: Raydient Palm Coast, LLC

Site Size/Location:

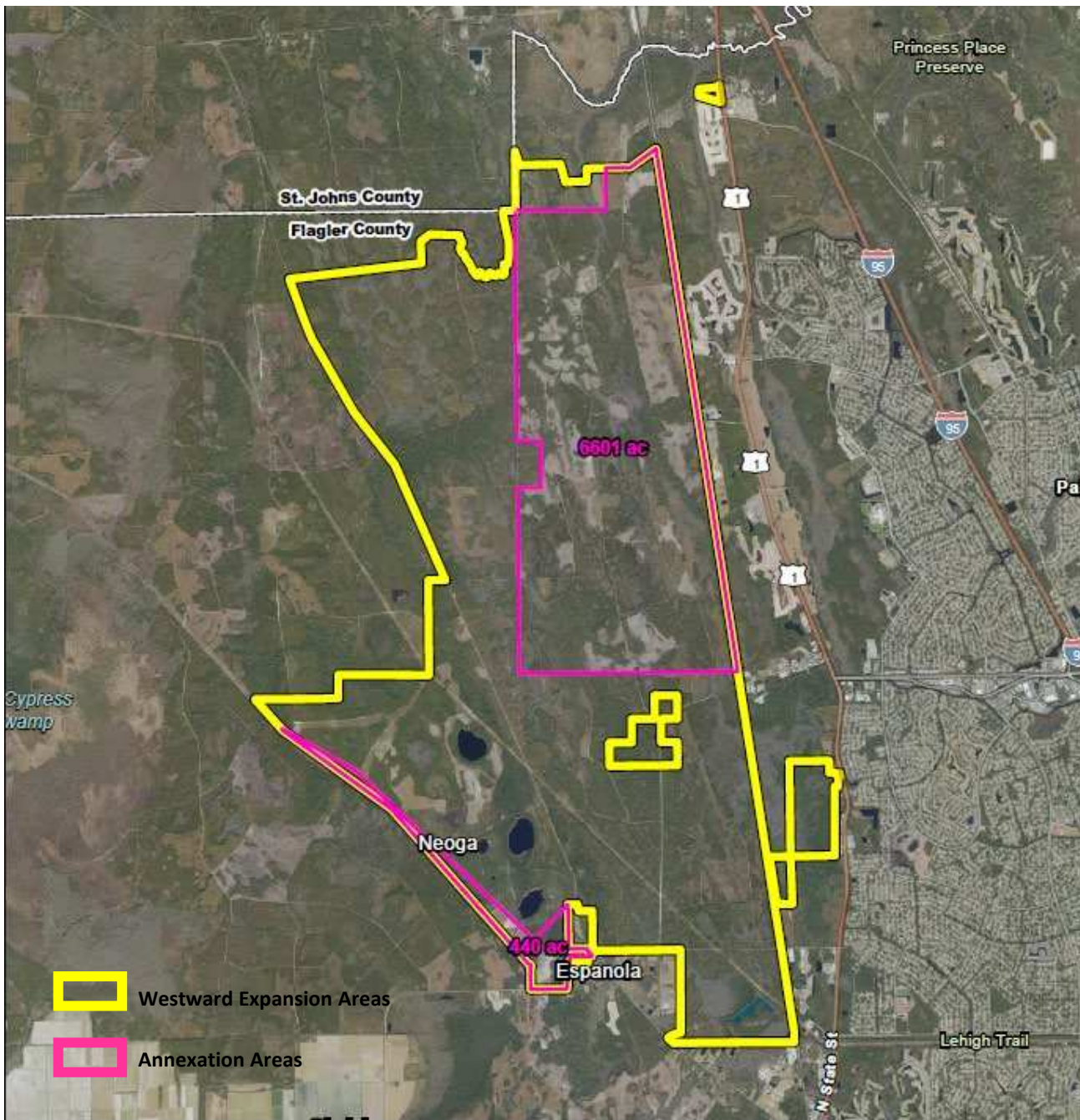
- $\pm 20,144$ acres ($\pm 7,041$ acres to be annexed)
- Generally located west of FEC railroad and north of Espanola and southeast of Flagler/St. Johns County line



BACKGROUND

FLUM Amendment: FROM: Palm Coast designations of DRI-MU, Conservation, and Mixed Use, and Flagler County designations: Agriculture & Timberlands, Conservation, and Residential Low Density/Rural Estate **TO:** City of Palm Coast Designation of Master Planned Mixed Use

REZONING: FROM: City of Palm Coast designations of MPD, COM-3, and PRS and Flagler County designations: Agriculture, and Rural Mobile-Home **TO:** Master Planned Development (MPD)



Future Land Use Map Designations – Existing vs. Proposed



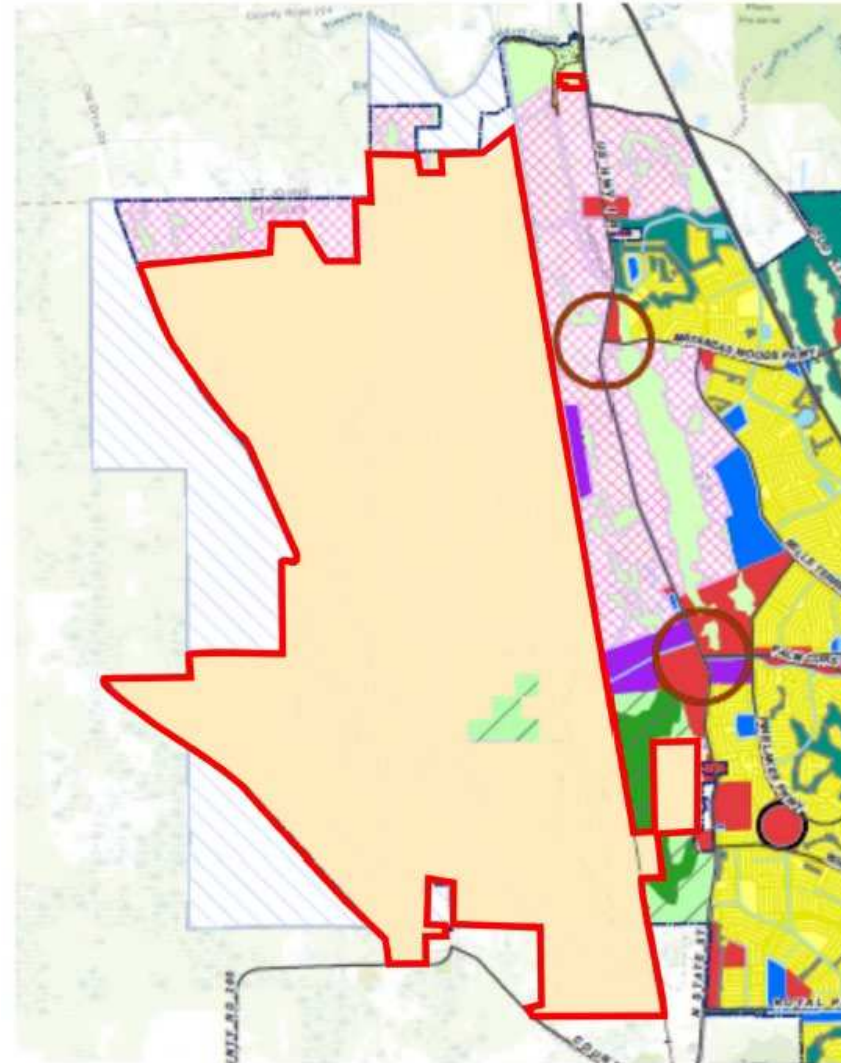
 Westward Expansion Area

Flagler County Designations

- RESIDENTIAL: LOW DENSITY / RURAL ESTATE
- CONSERVATION
- AGRICULTURE & TIMBERLANDS

Palm Coast Designations

- DRI-Mixed Use
- Mixed Use
- Conservation



 Westward Expansion Area

Proposed
Designation

Master Planned Mixed Use

Zoning Map Districts – Existing vs. Proposed



 Westward Expansion Area

Flagler County Designations

MH-1

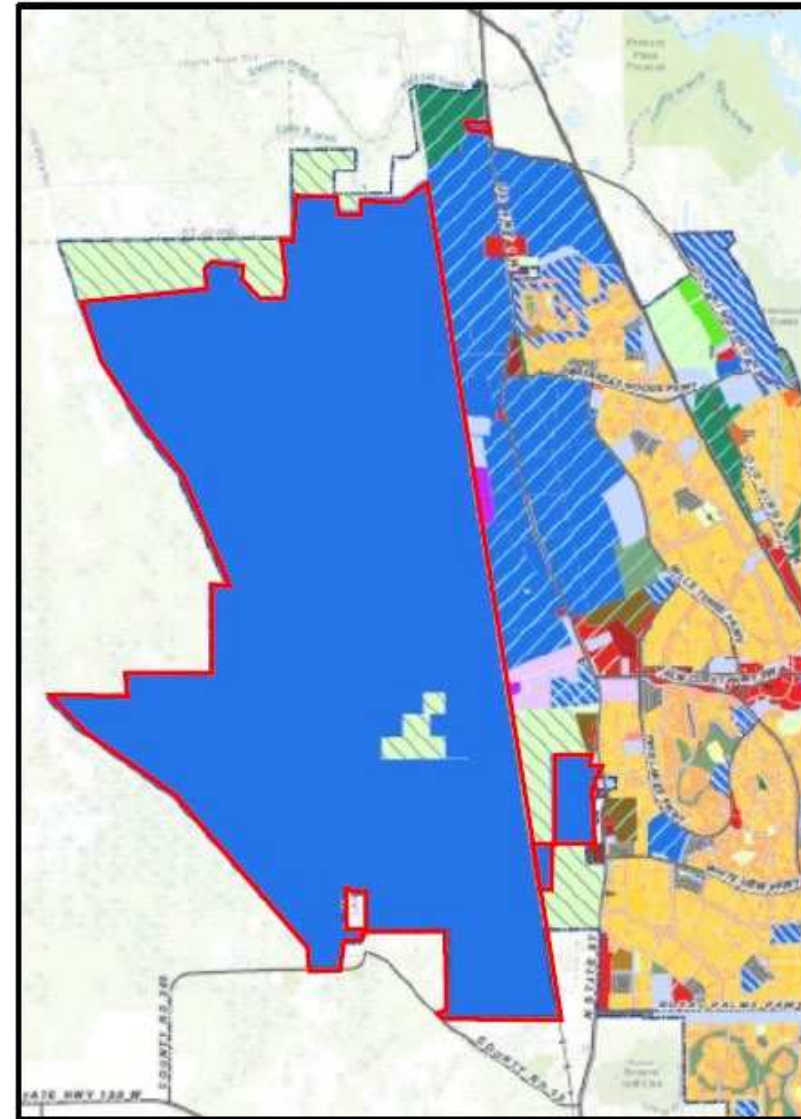
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Palm Coast Designations

COM-3

PRS

MPD



 Westward Expansion Area

Proposed
Designation



MPD Master Planned Development

Public Participation/ Public Notice

- The applicant hosted a neighborhood meeting on April 22, 2026. Attendees were able to view various informational stations related to the proposed project and were able to ask questions of various representatives from the applicant.

Westward Expansion
Future Land Use Map Amendment
Analysis and Recommendation
AR # 6681



Future Land
Use Map
Amendment
Maximum
Density/Intensity

- The analysis for the FLUM amendment will consider the maximum development potential as proposed by the applicant in the companion zoning map amendment to Master Planned Development.
- The tables will provide the net change between the existing and proposed amendment,
- It is important to recognize that no infrastructure currently exists to serve the subject area.
- Gross impact from the proposed amendment is provided.

Maximum Density/Intensity

TABLE 1 - FLUM DESIGNATION MAXIMUM DENSITY/INTENSITY ALLOWED (RESIDENTIAL USE)				
	# of Acres	Maximum Density ⁽¹⁾	Maximum # of units ⁽²⁾ , (3)	Population (2.5 persons/dwel ling unit)
Proposed FLUM: Master Planned Mixed Use	20,144	1.2/acre	21,920	54,800
Current FLUM: DRI-MU, Ag&Timberlands, Residential Low-Density/Rural Estate	16,043	Varies with each Land Use category	12,435	31,088
NET CHANGE	4,101		9,485	23,713
Footnotes: ⁽¹⁾ Maximum densities are established by Comprehensive Plan Policy. ⁽²⁾ Maximum # of units for the proposed FLUM designation wil be the caps established in the companion MPD application. ⁽³⁾ Maximum # of units for the current FLUM designations are based on approved DRI-DOs or if not within a DRI, the maximum permitted by the FLUM designation.				

Maximum Density/Intensity

TABLE 2 - FLUM DESIGNATION MAXIMUM DENSITY/INTENSITY ALLOWED (NON-RESIDENTIAL USE)			
	# of Acres	Maximum FAR ⁽¹⁾	Maximum Sq. Ft. ^{(2), (3)}
Proposed FLUM: Master Planned Mixed Use	20,144	1.0	6,682,100
Current FLUM: DRI-MU, & Mixed Use	8,916	Varies with each Land Use Category	3,734,436
NET CHANGE	11,228		2,947,664
Footnotes: ⁽¹⁾ <i>Maximum intensities are established by Comprehensive Plan Policy.</i> ⁽²⁾ <i>Maximum intensity for the proposed FLUM designation will be the caps established in the companion MPD application.</i> ⁽³⁾ <i>Maximum intensity for the current FLUM designation are based on approved DRI-DOs or if not within a DRI, the maximum intensity permitted by the FLUM designation.</i>			

Public Facilities Impact Analysis

Density ⁽¹⁾	# of units or square feet of development	Transportation (PHT) ⁽²⁾	Potable Water (GPD) ⁽³⁾	Sanitary Sewer (GPD) ⁽⁴⁾	Solid Waste (lbs./day) ⁽⁵⁾	Recreation and Parks (8 acres/ 1000 pop.) ⁽⁶⁾	Public Education (students) ⁽⁷⁾
Proposed FLUM designation*							
Master Planned Mixed Use-Single Family Detached	15440	14977	3667000	3165200	319052	308.8	4243
Master Planned Mixed Use-Single-family Attached	4480	1971	1064000	918400	92575	89.6	School Impact included in total above.
Master Planned Mixed Use-Multi-family	2000	1240	475000	410000	41328	40.0	108
Master Planned Mixed Use-Retail (Commercial)	1876000	7298	318920	187600	N/A	N/A	N/A
Master Planned Mixed Use-Office	738000	871	125460	73800	N/A	N/A	N/A
Master Planned Mixed Use-Industrial	3235000	1068	549950	323500	N/A	N/A	N/A
Master Planned Mixed Use-Hospital (assumes 150,000 sq. ft.)	100 beds	210	25500	15000	N/A	N/A	N/A
Master Planned Mixed Use-Hotel (assumes hotel of 82,500 sq. ft. for 125 rooms or 660 sq. ft./room)	1,035 rooms (683,100 sq. ft.)	486	116127	68310	N/A	N/A	N/A
Master Planned Mixed Use-Golf Course	18 holes	66			N/A	N/A	N/A
Master Planned Mixed Use-Sports/Entertainment Venue	28,000 seats				N/A	N/A	N/A
	Total	28,187	6,341,957	5,161,810	452,955	438	4,351

Public Facilities Impact Analysis

Current FLUM designation** - the combined acreage of the DRIs to be included as part of the MPMU is +/-10,512 acres							
COPC-DRI-MU (Residential)	11000	10670	2612500	2255000	236775	220.0	2343
COPC-DRI-MU (Age Restricted Units)	1000	970	237500	205000	21525	20.0	N/A
COPC-DRI-MU (Life Care Units)	150	146	35625	30750	N/A	N/A	N/A
COPC-DRI-MU (Retail)	454000	1766	77180	45400	N/A	N/A	N/A
COPC-DRI-MU (Office)	656000	774	111520	65600	N/A	N/A	N/A
COPC-DRI-MU (Industrial)	2309000	762	392530	230900	N/A	N/A	N/A
COPC-DRI-MU (Civic)	222000	1958	37740	22200	N/A	N/A	N/A
COPC-Mixed Use (3.9 acres)-Shopping Center Use	93436.2	363	15884	9344	N/A	N/A	N/A
FC-Residential Low Density/Rural Estate (12 ac.) 1 du/acre	12	12	2850	2460	258	0.2	3
FC-Agriculture & Timberlands (7,113 ac.) 1 du/5 acres	1423	1380	337868	291633	30621	28.5	303
FC & COPC-Conservation	4097 acres	0	0	0	0	0	0
Total		18,801	3,861,197	3,158,287	289,180	269	2,649
Net Change		9,386	2,480,760	2,003,523	163,775	169.7	1,702

Future Land Use Map Amendment Environmental Impact Analysis

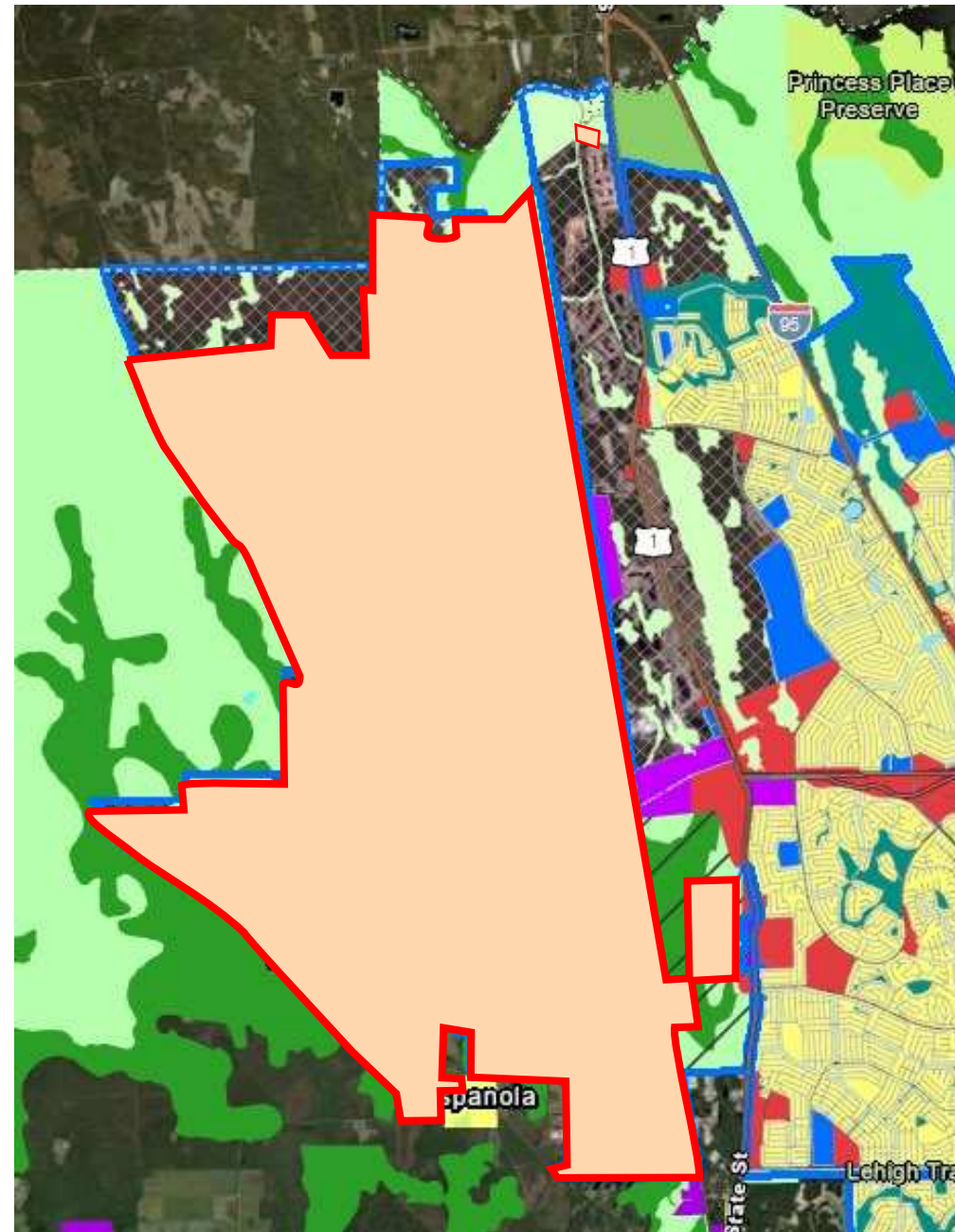
- Topography and Soil Conditions – No indicators of unique topographical reliefs or soils that would be affected by the amendment
- Floodplains. FLUM amendment will have no adverse impact on 100 year floodplain. Floodplain management will be addressed during site specific permitting process
- Vegetative Communities. Subject to US Army Corps of Engineers and SJRWMD regulations. FLUM amendment will not change need to comply with regulations.

Future Land Use Map Amendment Environmental Impact Analysis

- Protected Species. FLUM amendment will not change need to comply with federal and state regulations related to Listed Species. A Greenway Overlay is proposed to provide interconnected greenways and wildlife corridors.
- Groundwater Resource Protection. Development will follow regulations and requirements of LDC Section 10.03. Active production well sites will not be located within more intensive use areas like Regional Activity Center or Employment Center.
- Historical Resources. Technical Memo identifies National Register of Historic Places (Old Brick Road) and twelve (12) eligible resources within subject area. Applicant will conduct more detailed site specific cultural resource assessment if a site may potentially have significant cultural resources

Future Land Use Map Amendment

Land Use Consistency Analysis



Land Use Compatibility Analysis

- Proposed designation includes objectives and policies to recognize environmental sensitivity of the subject area
- Comprehensive Plan policy calls for creation of Greenway Overlay to protect connection of habitat and other environmentally sensitive lands with lands beyond borders of the MPMU area
- Other policies tied to the MPMU area relate to:
 - Compatibility – minimize conflicting uses, prohibit structural obstructions that may affect wildlife mobility, minimizing nuisance wildlife attractants
 - Design Guidelines – Protect and/or enhance historic and cultural resources, avoid habitat fragmentation, and incorporate appropriate wildlife crossings
 - Conservation – creation of easements through permitting process

Land Use Compatibility Analysis

- Other policies tied to the MPMU area relate to:
 - Habitat Conservation Management Plan as part of federal and state permitting process
 - Public Access Provisions-balance recreational use with purpose and intent of Greenway Overlay
- Policy that annexed lands must meet requirements of City's Concurrency Management System (for public infrastructure)

Consistency with the Future Land Use Element

Future Land Use Map Amendment Comprehensive Plan Consistency

- Creates a mixed-use community to be served by regionally significant interconnected transportation network and public facilities
- Promotes enhanced opportunities for economic growth
- Establishes guide for protection of the natural environment
- Expansion of public services and facilities to meet adopted levels of service will require development agreement with approval by City Council

Consistency with the Housing Element

- Proposed amendment is in area that may be developed for a variety of housing types

Consistency with the Infrastructure Element

- Proposed amendment is in area that does not have existing public water or sewer system the provision of the facilities will be covered by a development agreement to outline responsibilities for developing the necessary infrastructure to serve the subject area, the development agreement between the landowner and the City must be approved by City Council

Consistency with the Annexation Goal, Objectives, and Policies

- Consistent with policy to explore opportunities for properties that can be used for commercial, industrial, and residential uses (particularly to diversify housing stock) and to diversify City's tax base
- Consistent with annexation policy to create a Greenway Overlay over environmentally sensitive lands in the MPMU area

Consistency with the Economic Development Element

- Consistent with implementing the Economic Development element by identifying areas for creating employment opportunities, business growth, and diversifying the tax base in the City
- The MPMU policies include identification of Employment Centers and a Regional Activity Center
- The MPMU policies include a development program to ensure MPMU will have mix of uses at buildout (50 sq. ft. of retail/service space for every dwelling unit, and 100 sq. ft. of workplace space (minimum 50% of which is industrial))
- Consistent with recognizing the importance of quality of life in maintaining community. This is accomplished through MPMU policies that call for open space and recreation areas along with promoting alternative transportation modes

Future Land
Use Map
Amendment
Recommendation

Recommendation from PLDRB is not available at the time of preparation of this presentation. Staff will provide an update on PLDRB action at the City Council Public Hearing.

Westward Expansion
Zoning Map Amendment
Analysis & Recommendation
AR # 6682



Zoning Map Districts – Existing vs. Proposed



 Westward Expansion Area

Flagler County Designations

MH-1

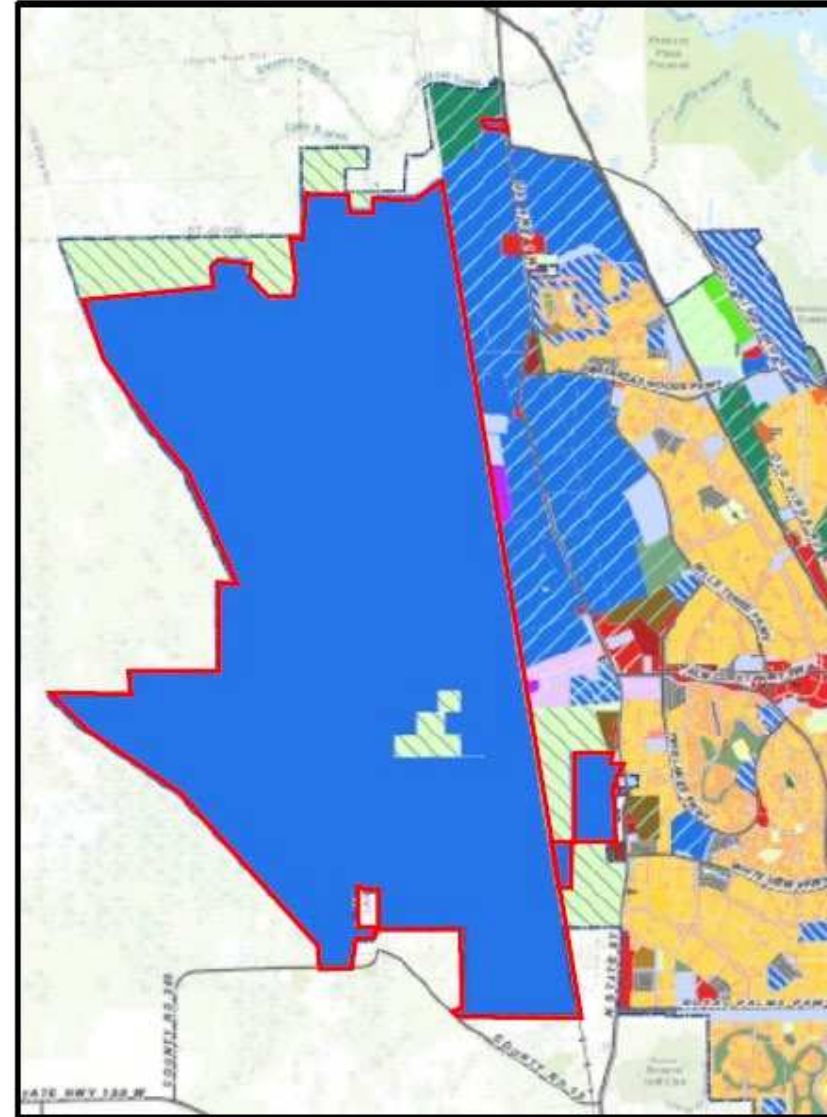
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Palm Coast Designations

COM-3

PRS

MPD



 Westward Expansion Area

Proposed
Designation



MPD Master Planned Development

Notes:

1. THIS DRAWING IS INTENDED FOR CONCEPTUAL SITE PLANNING ONLY, AND IS SUBJECT TO CHANGE BASED UPON FINAL DESIGN.
2. THIS DRAWING IS NOT INTENDED TO BE USED FOR CONSTRUCTION AND PERMITTING PURPOSES.
3. SALES/LEASING AND CONSTRUCTION TRAILERS SHALL BE ALLOWED, AND MAY BE LOCATED AS SET FORTH IN THE MPD WRITTEN DESCRIPTION AND MAY BE MOVED THROUGHOUT THE SITE AS CONSTRUCTION PROGRESSES. EACH DEVELOPMENT PARCEL WILL BE ALLOWED A MINIMUM OF ONE SALES/LEASING/CONSTRUCTION TRAILER.
4. THE GENERAL LOCATION AND CONFIGURATION OF DEVELOPMENT PARCELS, INCLUDING LOT LAYOUT, INTERNAL ROADS, STORMWATER PONDS, SIGNS, AND OTHER IMPROVEMENTS SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE DURING ENGINEERING AND TECHNICAL SITE PLAN REVIEW.
5. THE LIMITS OF THE REGIONAL ACTIVITY CENTER, EMPLOYMENT CENTER, AND VILLAGE CENTERS ARE SHOWN DIAGRAMMATICALLY ON THE MPD. LIMITS OF THESE AREAS WILL BE ESTABLISHED ON TECHNICAL SITE PLANS IN ACCORDANCE WITH THE MPD AGREEMENT.
6. STOCKPILE LOCATIONS AND UTILITY EASEMENTS WILL BE DEPICTED ON TECHNICAL SITE PLANS.
7. UPLAND BUFFERS AND BUILDING SETBACKS TO UPLAND BUFFER LINES WILL BE SHOWN ON TECHNICAL SITE PLANS.
8. DEVELOPMENT DETAILS (INCLUDING ACCESS AND SIGMA) FOR ALL DEVELOPMENT AREAS WILL BE SHOWN ON TECHNICAL SITE PLANS.
9. VEHICULAR ACCESS SHOWN IS CONCEPTUAL AND MAY CHANGE IN ACCORDANCE WITH THE MPD AGREEMENT.
10. MULTI-FAMILY 'PARENT PARCEL' LINES WILL BE SHOWN ON TECHNICAL SITE PLANS.
11. NON-RESIDENTIAL DETAIL WILL BE SHOWN ON TECHNICAL SITE PLANS.

MPD DEVELOPMENT SUMMARY

A. ZONING: MPD	
B. FUTURE LAND USE: MPMU	
C. AREA SUMMARY:	
1. TOTAL PROJECT AREA: 20,144 ± Ac.	
2. DEVELOPMENT SUMMARY (NORTH VILLAGE, CENTRAL VILLAGE, EAST VILLAGE, WEST VILLAGE, SOUTH VILLAGE):	
2.1. GREENWAY OVERLAY:	8,501 Ac.
2.1.1. TRANSITION ZONE:	1,103 Ac.
2.2. REGIONAL ACTIVITY CENTER:	947 Ac.
2.3. EMPLOYMENT CENTER:	564 Ac.
2.4. VILLAGES ¹ :	9,206 Ac.
2.5. VILLAGE CENTERS:	926 Ac.
3. WETLANDS	
3.1. PRESERVED WETLANDS:	8,120 Ac.
4. UPLAND BUFFER	
4.1. PER SJRWMD REQUIREMENTS	
¹ VILLAGE ACREAGE INCLUDES NEIGHBORHOOD CENTERS AND HAMLETS.	
² ACTUAL NET ACREAGE WILL BE DETERMINED THROUGH ONE OR MORE FORMAL WETLAND DETERMINATIONS, FINAL DESIGN AND PERMITTING AND PER THE MPD AGREEMENT.	

LEGEND

	GREENWAY OVERLAY
	TRANSITION ZONE
	VILLAGE
	WETLANDS
	UPLAND/OPEN SPACE
	EXISTING LAKE
	VILLAGE CENTER
	EMPLOYMENT CENTER
	REGIONAL ACTIVITY CENTER
	CONCEPTUAL ENTRANCES TO PARCELS
	REGIONAL ROADWAY NETWORK



MPD MASTER PLAN
RAYDIENT PALM COAST
FOR
RAYDIENT PALM COAST, LLC

MPD1

Trusted
Advisors,
Creating
Community

ETM
ENGLAND-THMS & MILLER

PROJECT: MPD 1
DATE: 03/23/2024
DRAWN BY: JLM
CHECKED BY: JLM
DATE: 03/23/2024

REVISIONS
DATE
DESCRIPTION
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Zoning Map Amendment

LDC Sec. 2.05.05
Criteria Analysis

- A. The proposed development must not be in conflict with or contrary to the public interest;*
- B. The proposed development must be consistent with the Comprehensive Plan and the provisions of this LDC;*
- C. The proposed development must not impose a significant financial liability or hardship for the City;*
- D. The proposed development must not create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City's inhabitants;*
- E. The proposed development must comply with all other applicable local, state and federal laws, statutes, ordinances, regulations, or codes.*

A. The proposed development must not be in conflict with or contrary to the public interest;

Zoning Map Amendment

LDC Sec. 2.05.05
Criteria Analysis

- Rezoning is part of a process that envisions expansion of the City's footprint to the west of the FEC railroad.
- It is recognized through the MPD Agreement that development in the westward expansion area can only occur with the approval of additional development agreement that details items like the timing of improvements, and the financial responsibilities for implementing the necessary public infrastructure and facilities to serve development.
- The Levels of Service for these facilities are documented in Exhibit 8.1 and Goal 1.3 of the Comprehensive Plan
- This is captured in various sections of the MPD-DA.

B. The proposed development must be consistent with the Comprehensive Plan and the provisions of this LDC;

Zoning Map
Amendment
LDC Sec. 2.05.05
Criteria Analysis

- An analysis of the proposed amendment is captured as part of the Comprehensive Plan amendment analysis

C. The proposed development must not impose a significant financial liability or hardship for the City;

Zoning Map Amendment

LDC Sec. 2.05.05
Criteria Analysis

- It is recognized that the MPD-Development Agreement does not include details on the financial liabilities for funding public infrastructure. However, the MPD agreement does state that development agreements between the City and Landowner are necessary to address the required Level of Service (LOS) for public infrastructure. This is to be addressed as a subsequent phase and be approved by City Council.
- It is important to note that no Technical Site Plan approval can be approved without meeting the LOS standards

Zoning Map Amendment

LDC Sec. 2.05.05
Criteria Analysis

D. The proposed development must not create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City's inhabitants; and

E. The proposed development must comply with all other applicable local, state and federal laws, statutes, ordinances, regulations, or codes.

- Development in the subject area is still subject to Federal, State, and local regulations regarding stormwater, special flood hazard areas, fire code, building code, the Comprehensive Plan, and Land Development Code (if standard is not identified within the MPD-DA).

A. Consistency with all adopted elements of the Comprehensive Plan and whether it furthers the goals and objectives of the Comprehensive Plan;

Zoning Map
Amendment
LDC Sec. 2.09.04
Criteria Analysis

Previously Addressed as part of companion
Comprehensive Plan Amendment

B. Consistency with the general intent of the LDC;

Zoning Map
Amendment
LDC Sec. 2.09.04
Criteria Analysis

- The proposed MPD-DA establishes standards that vary from those in the LDC. The MPD-DA does include the elements and requires necessary information crucial to completing a thorough review of proposed developments in the subject area.

C. Degree of departure of the proposed development from surrounding areas in terms of character and density/intensity; and

D. Compatibility within the development and relationship with surrounding neighborhoods;

Zoning Map Amendment

LDC Sec. 2.09.04
Criteria Analysis

- Proposed density is consistent with what's found in developed areas of Palm Coast.
- The Floor to Area Ratio for non-residential development (.75 to 1.0) is more intense than is currently allowed within the LDC.
- Area lies west of developed Palm Coast and is envisioned to have a character that may differ from existing development in Palm Coast due to differing architectural standards and development regulations for landscaping and signage. Differing standards is not uncommon in large development projects such as Palm Coast Park or Town Center.

E. Adequate provision for future public education and recreation facilities, transportation, water supply, sewage disposal, surface drainage, flood control, and soil conservation as shown in the development plan;

Zoning Map Amendment

LDC Sec. 2.09.04
Criteria Analysis

- As previously stated, the details for the provision of public education facilities and other public infrastructure are to be addressed in future phase through a series of development agreements.
- The other items listed above, flood control, and soil conservation are to be addressed in accordance with permitting agency regulations and the Land Development Code

F. The feasibility and compatibility of development phases to stand as independent developments;

Zoning Map
Amendment
LDC Sec. 2.09.04
Criteria Analysis

- The MPD-DA includes a phasing plan for development intended to provide a mix of uses during each phase.
- The DA requires that a development agreement to address public facilities LOS be approved prior to any development. The development agreement will ensure that each phase may stand as independent development with provisions for the appropriate infrastructure

G. The availability and adequacy of primary streets and thoroughfares to support traffic to be generated within the proposed development;

Zoning Map Amendment

LDC Sec. 2.09.04
Criteria Analysis

- There are currently no developed or paved streets within the MPMU area. The proposed MPD Master Plan identifies the main thoroughfares to serve the area.
- As with other public infrastructure, a development agreement to address the needs and financing will be created by the landowner and the City with final approval by City Council

H. The benefits within the proposed development and to the general public to justify the requested departure from standard development requirements inherent in a Master Planned Development District classification;

Zoning Map Amendment

LDC Sec. 2.09.04
Criteria Analysis

- MPD-DA envisions a mixed-use community ranging from a large employment center to hamlets scattered along the edges of a Greenway Overlay area.
- Flexibility provided in an MPD zoning to vary development patterns should allow for development of a community that would provide a mix of diverse land use types to promote a development that meets the community form that provides for:
 - *job opportunities proximate to housing, and*
 - *strive to ensure mixed-use areas include civic, cultural, and recreational uses.*

I. The conformity and compatibility of the development with any adopted development plan of the City of Palm Coast.

Zoning Map Amendment

LDC Sec. 2.09.04
Criteria Analysis

The proposed MPD-DA is consistent with the policies for development espoused for the westward expansion area in the Comprehensive Plan.

J. Impact upon the environment or natural resources

Zoning Map Amendment LDC Sec. 2.09.04 Criteria Analysis

- Identifies Greenway Overlay to provide for ecological connectivity and recreational opportunities compatible with natural resources
- MPD-DA identifies 8,120 acres or 40% of the total land area as “Preserved Wetlands”.
- 8,501 acres or 42.2% of the MPD land area as Greenway Overlay.

K. Impact on the economy of any affected area

Zoning Map Amendment LDC Sec. 2.09.04 Criteria Analysis

- As depicted on the MPD Master Plan Map, the westward expansion proposes a mixed use community with a 947-acre Regional Activity Center, and 564-acres combined in 2 areas designated as Employment Center.

Zoning Map Amendment Findings Summary

- The requested zoning amendment meets the developmental criteria of LDC Sections 2.05.05 and 2.09.04,
- The requested zoning is consistent with the Comprehensive Plan,
- The DA requires the approval of development agreements which address the Level of Service requirements for public facilities and public services required by the Comprehensive Plan

Zoning Map Amendment Recommendation

Recommendation from PLDRB is not available at the time of preparation of this presentation. Staff will provide an update on PLDRB action at the City Council Public Hearing.

Next Steps

- City Council 1st reading – August 4
- 30-day review by Florida Commerce after 1st reading
- City Council 2nd reading – September 15

Staff is available for any questions and
the applicant's team is in attendance.

Thank you.



ORDINANCE 2026-XX
WESTWARD EXPANSION – FUTURE LAND USE MAP AMENDMENT
APPLICATION NO. 6681

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, PROVIDING FOR THE AMENDMENT OF THE CITY OF PALM COAST 2050 COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED, PURSUANT TO SECTION 163, FLORIDA STATUTES; AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION FOR 20,144+/- ACRES OF CERTAIN REAL PROPERTY FROM FLAGLER COUNTY DESIGNATIONS OF AGRICULTURE & TIMBERLANDS, RESIDENTIAL-LOW DENSITY/RURAL ESTATE AND CONSERVATION, AND CITY OF PALM COAST DESIGNATIONS OF DEVELOPMENT OF REGIONAL IMPACT-MIXED USE, MIXED USE, AND CONSERVATION TO CITY OF PALM COAST DESIGNATION OF MASTER PLANNED MIXED USE; AS DESCRIBED IN MORE DETAIL IN THE LEGAL DESCRIPTION WHICH IS AN EXHIBIT TO THIS ORDINANCE; PROVIDING FOR SEVERABILITY, CODIFICATION, CONFLICTS, AND AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Palm Coast enacted Ordinance 2025-06, adopting the *City of Palm Coast 2050 Comprehensive Plan* which includes the City of Palm Coast Future Land Use Map (FLUM), which Plan and FLUM have been amended from time-to-time; and

WHEREAS, Section 163.3161 et seq., Florida Statutes established the Community Planning Act; and

WHEREAS, Section 163.3184, Florida Statutes, establishes a process for adoption of comprehensive plans or plan amendments amending the future land use designation of property; and

WHEREAS, the City of Palm Coast is desirous of amending the future land use designation of property located within the City from Flagler County Designations of Agriculture & Timberlands, Residential Low Density/Rural Estate, and Conservation, and City of Palm Coast designations of Development of Regional Impact-Mixed Use, Mixed Use, and Conservation to City of Palm Coast Designation of Master Planned Mixed-Use; and

WHEREAS, the City of Palm Coast Planning and Land Development Regulation Board (PLDRB) acting as the City's Local Planning Agency, considered the proposed map amendments

at a public hearing on July 15, 2026, and voted to recommend **Approval/Denial** of the proposed Comprehensive Plan Amendment; and

WHEREAS, on August 4, 2026, and September 15, 2026, the City of Palm Coast City Council held public hearings on this Comprehensive Plan amendment after due public notice and upon thorough and complete consideration and deliberation, adopted the proposed Comprehensive Plan amendment; and

WHEREAS, the Comprehensive Plan amendments adopted by this Ordinance complies with the requirements of the Community Planning Act, the State Comprehensive Plan as set forth in Chapter 187, Florida Statutes, as well as other applicable law, and is consistent with the goals, objectives, and policies and the overall land use plan of the City's *Comprehensive Plan*; and

WHEREAS, the City Council of the City of Palm Coast hereby reaffirms its commitment to the goal of enacting and implementing sound growth management practices within the City; and

WHEREAS, the City Council of the City of Palm Coast finds that this Ordinance is in the best interests of the health, safety, and welfare of the citizens of Palm Coast.

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE CITY OF PALM COAST, FLORIDA, THAT THE FUTURE LAND USE MAP IS AMENDED AS FOLLOWS:

SECTION 1. LEGISLATIVE AND ADMINISTRATIVE FINDINGS. The above recitals (whereas clauses) are hereby adopted as the legislative and administrative findings of the City Council.

SECTION 2. FUTURE LAND USE MAP AMENDED. The 20,144+/- acres subject area, generally located west of the Florida East Coast (FEC) Railroad tracks, south of the Flagler/St. Johns County line and north of Espanola, as depicted and legally described in "Exhibit A", attached hereto, is hereby amended from Flagler County Designations of Agriculture & Timberlands, Residential Low Density/Rural Estate, and Conservation, and City of Palm Coast designations of Development of Regional Impact-Mixed Use, Mixed Use, and Conservation to City of Palm Coast Designation of Master Planned Mixed-Use.

SECTION 3. SEVERABILITY. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance.

SECTION 4. CODIFICATION. It is the intention of the City Council of the City of Palm Coast, Florida, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinance of the City of Palm Coast, Florida; that the Sections of this Ordinance may be renumbered or re-lettered to accomplish such intention; that the word, “Ordinance” may be changed to Section,” “Article,” or other appropriate word.

SECTION 5. CONFLICTS. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed

SECTION 6. EFFECTIVE DATE. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

APPROVED on first reading this 4th day of August, 2026.

ADOPTED on second reading after due public notice and hearing this 15th day of September, 2026.

ATTEST:

CITY OF PALM COAST

KALEY COOK, CITY CLERK

MICHAEL NORRIS, MAYOR

APPROVED AS TO FORM AND LEGALITY

MARCUS DUFFY, CITY ATTORNEY

Attachment:

Exhibit “A” – Legal Description of Subject Property

Exhibit “B” – Amended Future Land Use Map

EXHIBIT A
LEGAL DESCRIPTION

TOWNSHIP 10 SOUTH, RANGE 29 EAST

Section 22 - That part lying East of State Road No. 13

Section 23 - All of Section

Section 24 - All of Section

Section 25 - All of Section

Section 26 - That part lying East of the centerline of State Road No. 13

Section 27 - That part lying East of the centerline of State Road No. 13

Section 35 - That part lying East of the centerline of State Road No.13

Section 36 - All of Section

LESS AND EXCEPT from Sections 23 and 24, those portions contained in that instrument recorded in OR Book 2126, Page 557, public records of Flagler County, Florida.

LESS AND EXCEPT from Section 24 that portion described below:

Commence at the Northwest corner of Section 18, Township 10 South, Range 30 East, Flagler County, Florida;

Thence North 89°04'11" East, along the Northerly line of said Section 18, a distance of 1,124.21 feet;

Thence South 16°27'47" East, 1,065.50 feet;
Thence North 77°00'21" West, 1,912.26 feet;
Thence South 82°31'11" West, 650.64 feet;
Thence South 20°02'18" East, 3,199.59 feet;

Thence South 00°31'26" East, 586.96 feet to the arc of a curve leading Southwesterly;

TOWNSHIP 10 SOUTH, RANGE 29 EAST
Section 24 - Less & Except Cont'd

Thence Southwesterly, along and around the arc of said curve, concave Southeasterly, having a radius of 1,275.47 feet, an arc distance of 1,702.71 feet, said arc being subtended by a chord bearing and distance of South 23°42'37" West, 1,579.07 feet;

Thence South 12°22'44" East, 1,072.22 feet to the Point of Beginning;
Thence North 88°25'50" West, 2,797.59 feet;
Thence South 22°00'06" West, 61.82 feet;
Thence South 00°00'00" East, 121.03 feet;
Thence South 39°27'07" East, 227.97 feet;
Thence South 08°08'04" East, 109.39 feet;
Thence South 32°06'19" West, 269.05 feet;
Thence South 21°40'30" East, 298.90 feet;
Thence South 58°28'03" East, 183.10 feet;
Thence South 19°34'17" East, 272.45 feet;
Thence South 43°51'34" East, 154.26 feet;
Thence South 30°37'49" East, 424.79 feet;
Thence South 14°52'31" East, 150.13 feet;
Thence South 36°28'48" East, 356.39 feet;
Thence South 53°05'21" East, 129.75 feet;
Thence North 36°20'11" East 123.29 feet;
Thence North 07°45'20" East, 121.14 feet;
Thence North 76°33'30" East, 89.21 feet;
Thence South 38°40'11" East, 405.96 feet;
Thence North 87°10'09" East, 153.20 feet;
Thence North 30°39'11" East, 209.65 feet;
Thence North 05°11'49" East, 90.24 feet;
Thence South 68°01'22" East, 179.68 feet;
Thence South 45°57'38" East, 198.08 feet;
Thence North 69°03'15" East, 158.21 feet;
Thence North 11°20'06" East, 96.92 feet;
Thence North 75°46'52" East, 92.10 feet;
Thence South 26°07'32" East, 71.39 feet;
Thence South 71°22'57" East, 163.45 feet;
Thence North 90°00'00" East, 53.44 feet;
Thence North 65°41'09" East, 50.37 feet;
Thence North 31°09'56" East, 98.41 feet;
Thence North 01°52'11" West, 268.15 feet;
Thence North 36°12'30" East, 90.56 feet;
Thence North 31°15'09" West, 89.68 feet;

TOWNSHIP 10 SOUTH, RANGE 29 EAST
Section 24 - Less & Except Cont'd

Thence North 68°23'14" West, 75.07 feet;
Thence North 11°30'46" East, 69.47 feet;
Thence North 90°00'00" East, 228.87 feet;
Thence North 68°16'34" East, 9.83 feet;

Thence North 05°33'16" East, 500.82 feet to the Point of curvature of a curve leading Northerly;

Thence Northerly along and around the arc of said curve, concave Westerly, having a radius of 825.56 feet, an arc distance of 76.93 feet, said arc being subtended by a chord bearing and distance of North 02°53'05" East, 76.90 feet to the Point of Tangency of said curve;

Thence North 00°12'55" East, 580.03 feet to the Point of curvature of a curve leading Northerly;

Thence Northerly, along and around the arc of said curve, concave Westerly, having a radius of 825.56 feet, an arc distance of 181.39 feet, said arc being subtended by a chord bearing and distance of North 06°04'45" West, 181.03 feet to the Point of Tangency of said curve;

Thence North 12°22'25" West, 224.48 feet to the Point of Beginning.

LESS AND EXCEPT from Section 22 that portion described below:

Commence at the Northeast corner of said Section 23-T10S-R29E, Flagler County, Florida;

Thence South 89°34'20" West along the Northerly line of said Section 23, a distance of 602.50 feet;

Thence North 07°25'53" West, 171.04 feet;
Thence North 43°16'05" West, 190.84 feet;
Thence North 41°41'02" West, 165.44 feet;
Thence North 03°54'02" West, 217.25 feet;
Thence North 54°30'41" West, 408.60 feet;
Thence South 88°16'08" West, 639.02 feet;
Thence South 56°06'25" West, 1,749.51 feet;
Thence South 89°42'01" West, 1,536.55 feet;
Thence North 89°01'30" West, 936.13 feet;
Thence North 89°57'43" West, 3,139.54 feet to the Point of Beginning;

TOWNSHIP 10 SOUTH, RANGE 29 EAST
Section 22 - Less & Except Cont'd

Thence continue North 89°57'43" West, 101.55 feet to a line lying 50 feet East of and parallel with, when measured at right angles to the centerline of Old Brick Road (as now established), said line being the Westerly line of those lands described and recorded in OR book 1558, Page 679 of said public records, and the Easterly line of those lands described and recorded in OR Book 1404, Page 1753 of said public records;

Thence Southeasterly along last said line, run the following ten (10) courses and distances:

Course No. 1: South 09°59'58" East, 134.60 feet;
Course No. 2: South 09°25'15" East, 345.62 feet;
Course No. 3: South 10°43'37" East, 121.88 feet;
Course No. 4: South 14°27'44" East, 48.36 feet;
Course No. 5: South 16°32'58" East, 51.96 feet;
Course No. 6: South 18°24'59" East, 94.72 feet;
Course No. 7: South 20°52'15" East, 399.35 feet;
Course No. 8: South 20°22'19" East, 1,878.37 feet;
Course No. 9: South 20°52'53" East, 155.63 feet;
Course No. 10: South 20°23'01" East, 688.76 feet;

Thence North 83°18'33" East, 102.92 feet;
Thence North 20°23'01" West, 713.56 feet;
Thence North 20°52'53" West, 155.62 feet;
Thence North 20°22'19" West, 1,878.36 feet;
Thence North 20°52'15" West, 397.65 feet;
Thence North 18°24'59" West, 90.95 feet;
Thence North 16°32'58" West, 48.51 feet;
Thence North 14°27'44" West, 43.27 feet;
Thence North 10°43'37" West, 117.47 feet;
Thence North 09°25'15" West, 344.99 feet;
Thence North 09°59'58" West, 117.40 feet, to the Point of Beginning.

LESS AND EXCEPT from Sections 22, 23 and 24 that portion of the lands contained in the following description (also known as Mitigation Bank Phase 3 Parcel No. 2):

TOWNSHIP 10 SOUTH, RANGE 29 EAST
Sections 22, 23 and 24 - Less & Except Cont'd

A portion of Section 14, Township 10 South, Range 29 East, St. Johns County, Florida, and a portion of Sections 22, 23 and 24, Township 10 South, Range 29 East, Flagler County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Section 23;

Thence South 89°34'20" West, along the Northerly line of said Section 23, a distance of 602.50 feet to the Point of Beginning;

Thence North 07°25'53" West, 171.04 feet;
Thence North 43°16'05" West, 190.84 feet;
Thence North 41°41'02" West, 165.44 feet;
Thence North 03°54'02" West, 217.25 feet;
Thence North 54°30'41" West, 408.60 feet;
Thence South 88°16'08" West, 639.02 feet;
Thence South 56°06'25" West, 1,749.51 feet;
Thence South 89°42'01" West 1,536.55 feet;
Thence North 89°01'30" West, 936.13 feet;

Thence North 89°57'43" West, 3,139.53 feet to a line lying 150.00 feet East of and parallel with, when measured at right angles to the centerline of Old Brick Road (as now established), said line being the westerly line of those lands described and recorded in OR Book 1558, Page 679 of said public records, and the easterly line of those lands described and recorded in OR Book 565, Page 444 of said public records;

Thence Southeasterly along last said line, run the following ten (10) courses and distances:

Course No. 1: South 09°59'58" East, 117.40 feet;
Course No. 2: South 09°25'15" East, 344.99 feet;
Course No. 3: South 10°43'37" East, 117.47 feet;
Course No. 4: South 14°27'44" East, 43.27 feet;
Course No. 5: South 16°32'58" East, 48.51 feet;
Course No. 6: South 18°24'59" East, 90.95 feet;
Course No. 7: South 20°52'15" East, 397.65 feet;
Course No. 8: South 20°22'19" East, 1,878.36 feet;
Course No. 9: South 20°52'53" East, 155.62 feet;
Course No. 10: South 20°23'01" East, 713.56 feet;

TOWNSHIP 10 SOUTH, RANGE 29 EAST
Sections 22, 23 and 24 - Less & Except Cont'd

Thence North 83°18'27" East, 7,475 feet;
Thence North 02°20'27" West, 1,232.90 feet;
Thence North 53°24'43" East, 1,186.70 feet;
Thence North 42°58'16" West, 178.59 feet;
Thence South 84°24'59" West, 442.50 feet;
Thence North 86°49'42" West, 215.31 feet;
Thence North 42°42'34" West 273.53 feet;
Thence North 45°00'00" West, 262.38 feet;
Thence North 16°41'57" West, 322.83 feet;
Thence North 07°25'53" West, 187.57 feet to the Point of Beginning.

TOWNSHIP 11 SOUTH, RANGE 29 EAST

Section 1 - That part lying East of centerline of State Road No. 13.

Section 2 - That part of the East 1/2 lying East of centerline of State Road No. 13.

Section 12 - All except right of way of Highway 13 a/k/a Brick Road.

Section 13 - All except right of way of Highway 13 a/k/a Brick Road;

Section 14 - All of Section Except Florida East Coast Railroad right of way.

Section 15 - All of Section lying East of lands conveyed to Florida Power & Light Company in that Special Warranty Deed from Container Corporation of America, recorded in OR Book 213, Page 795, Flagler County Records.

LESS the N 1/2 of N 1/2;

Section 22 - That portion lying East of that parcel conveyed to Florida Power & Light Company in that Special Warranty Deed from Container Corporation of America, recorded in OR Book 213, Page 795, Flagler County Records.

TOWNSHIP 11 SOUTH, RANGE 29 EAST – Cont'd

Section 23 - All of Section lying East of lands conveyed to Florida Power & Light Company in that Special Warranty Deed from Container Corporation of America, recorded in OR Book 213, Page 795, Flagler County Records.

Section 24 - All of Section **Except** Florida East Coast Railroad right of way;

FURTHER LESS AND EXCEPT lands conveyed to Florida Power & Light Company in that Special Warranty Deed from Container Corporation of America, recorded in OR Book 213, Page 795, Flagler County Records.

Section 25 - That portion lying East that parcel conveyed to Florida Power & Light Company in that Special Warranty Deed from Container Corporation of America, recorded in OR Book 213, Page 795, Flagler County Records.

Section 36 - That portion lying East that parcel conveyed to Florida Power & Light Company in that Special Warranty Deed from Container Corporation of America, recorded in OR Book 213, Page 795, Flagler County Records.

TOWNSHIP 10 SOUTH, RANGE 30 EAST

Sections 9 and 47 - A portion of Section 9 and a portion of the Martin Hernandez Grant, Section 47, Township 10 South, Range 30 East, being more particularly described as follows:

Commence at the most Southerly corner of the said Martin Hernandez Grant, Section 47;

Thence North 54°22'31" East, along the Southeasterly line of said Section 47, a distance of 2083.95 feet to the Easterly right of way line of the Florida East Coast Railway (a variable width right of way, as now established);

Thence continue North 54°22'31" East, along the Southeasterly line of Section 47 and the Easterly right of way line of the Florida East Coast Railway, 139.63 feet;

Thence North 09°09'48" West, departing said Southeasterly line of Section 47, continuing along said easterly right of way line of the Florida East Coast Railway, 1086.14 feet;

Thence North 09°09'26" West, continuing along last said line, 51.01 feet to the Point of Beginning;

TOWNSHIP 10 SOUTH, RANGE 30 EAST
Sections 9 and 47 - Cont'd

Thence continue North 09°09'26" West, along last said line, 429.17 feet;

Thence North 53°08'46" East, 293.65 feet;
Thence North 09°09'26" West, 369.47 feet;
Thence North 59°03'12" East, 1221.29 feet;
Thence South 23°47'57" East, 206.79 feet;

Thence North 53°08'46" East, 298.22 feet to the point of curvature of a curve leading easterly;

Thence Easterly, along and around the arc of said curve, concave southerly, having a radius of 1140.00 feet, an arc distance of 1102.11 feet, said arc being subtended by a chord bearing and distance of North 80°50'30" East, 1059.69 feet;

Thence North 83°31'35" East, 1062.86 feet;

Thence North 38°01'56" East, 126.33 feet to the westerly right of way line of U.S. Highway No. 1 (a 225 foot right of way, as now established);

Thence South 08°28'32" East, along last said line, 986.40 feet to the Southerly line of those lands designated parcel CMP 2-17W, described and recorded in Official Records Book 546, Page 1197 of the Public Records of said County;

Thence Northwesterly, Westerly and Southwesterly, along last said line, run the following three (3) courses and distances:

Course No. 1: North 74°10'25" West, 1490.98 feet to the point of curvature of a curve leading westerly;

Course No. 2: Westerly, along last said line and along and around the Arc of said curve, concave southerly, having a Radius of 760.00 feet, an Arc distance of 698.78 feet, said Arc being subtended by a Chord bearing and distance of South 79°29'10" West, 674.42 feet to the point of tangency of said curve;

Course No. 3: South 53°08'46" West, 2131.17 feet to the Point of Beginning;

TOWNSHIP 10 SOUTH, RANGE 30 EAST – Cont'd

Sections 17 and 47 - All that part of Sections 17 and 47 lying West of the Florida East Coast Railway right-of-way Flagler County, FL,

LESS AND EXCEPT That portion of Sections 17 and 47 described as Parcel CMP 2-1 in that instrument recorded in OR Book 0545, Page 1611, Public Records of Flagler County, Florida;

TOGETHER WITH a portion of Section 17 and a portion of the Martin Hernandez Grant, Section 47, Township 10 South, Range 30 East, Flagler County, Florida, being more particularly described as follows:

Begin at the southwest corner of said Section 17;

Thence North 00°36'33" West, along the Westerly line of said Section 17, a distance of 2664.61 feet;

Thence North 89°01'59" East, 879.21 feet;
Thence North 02°16'42" East, 1105.85 feet;
Thence North 04°32'07" East, 1041.09 feet;
Thence South 88°11'29" East, 839.92 feet;
Thence North 56°36'09" East, 817.26 feet to the Westerly right of way line of the Florida East Coast Railway (a variable width right of way, as now established);

Thence South 09°09'26" East, along last said line, 274.80 feet;

Thence South 09°09'48" East, continuing along last said line, 141.93 feet to the easterly line of those lands designated parcel CMP 2-1, described and recorded in Official Records Book 546, Page 1 197 of the Public Records of said County;

Thence southwesterly and southerly, along last said line, run the following three (3) courses and distances:

Course No. 1: South 56°36'09 West, 1279.07 feet to a point of Curvature of a curve leading southwesterly;

Course No. 2: southwesterly, along and around the Arc of said curve, concave southeasterly, having a Radius of 500.00 feet, an Arc distance of 474.07 feet, said Arc being subtended by a Chord bearing and distance of South 29°26'25" West, 456.51 feet to the Point of Tangency of said Curve;

Course No. 3: South 02°16'42" West, 3725.05 feet to the southerly line of said Section 17;

TOWNSHIP 10 SOUTH, RANGE 30 EAST
Sections 17 and 47 - Cont'd

Thence South 89°28'29" West, along last said line, 1124.91 feet to the Point of Beginning.

LESS AND EXCEPT those parcels conveyed to Flagler County, Florida, by Special Warranty Deed from Raydient Palm Coast LLC, recorded June 16, 2025, as Instrument No. 2025024964 in OR Book 2968, Page 232, Flagler County, Florida, described as follows:

Parcel A

A portion of Sections 9 and 47 of the Martin Hernandez Grant, Township 10 South, Range 30 East, Flagler County Florida, being more particularly described as follows:

For a Point of Beginning commence at the Northeast corner of Freedom at Sawmill Phase 7A, recorded in Map Book 42, page 67 of said Public Records, thence North 74°10'00" West, along the Northerly line of said Freedom at Sawmill Phase 7A and along the Northerly line of those lands described and recorded in Official Records Book 1660, page 894, of said Public Records, a distance of 1491.11 feet to the point of curvature of a curve concave Southerly having a radius of 760.00 feet; thence Westerly continuing along said Northerly line of Official Records Book 1660, page 894 and along the arc of said curve, through a central angle of 52°40'00", an arc length of 698.60 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 79°30'00" West, 674.26 feet; thence South 53°10'00" West, continuing along said last said Northerly line, 2131.60 feet to the Southwesterly corner of those lands designated Parcel CMP 2-17W, described and recorded in Official Records Book 546, page 1197, said corner lying on the Easterly right of way line of the Florida East Coast Railway, a 400 foot right of way as presently established; thence North 09°08'39" West, along said Easterly right of way line, 427.63 feet to the Northwest corner of those lands designated Parcel 2, described and recorded in Official Records Book 2282, page 1695, of said Public Records; thence along the Northerly line of said lands described in Official Records Book 2282, page 1695 the following 6 courses; Course 1, thence North 53° 10' 00" East, 294.18 feet; Course 2, thence North 09°09'32" West, 369.93 feet; Course 3, thence North 59°03'40" East, 1221.29 feet; Course 4, thence South 23°47'39" East, 206.51 feet; Course 5, thence North 53°10'00" East, 298.65 feet to the point of curvature of a

TOWNSHIP 10 SOUTH, RANGE 30 EAST
Less and Except Sections 9 and 47 – Cont'd

curve concave Southerly having a radius of 1139.66 feet; Course 6, thence Easterly along the arc of said curve, through a central angle of 53° 24' 40", an arc length of 1062.39 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 79°52'20" East, 1024.34 feet; thence Due South, departing said Southerly line and along a non-tangent line, 311.38 feet to a point lying on the Northerly line of Ranch House Grade, an 80 foot private road easement recorded in Official Records Book 545, page 1645, of said Public Records; thence South 74°10'00" East, along said Northerly line, 1355.17 feet to the Northeast corner of said lands described in Official Records Book 545, page 1645 a point lying on the Westerly right of way line of US Highway No. 1, a public variable width right of way as presently established; thence South 08°29'47" East, along said Westerly right of way line, 87.80 feet to the Point of Beginning.

Containing 36.31 acres, more or less.

TOWNSHIP 10 SOUTH, RANGE 30 EAST
LESS AND EXCEPT – Cont'd

Parcel B1

A portion of Sections 17 and 47 of the Martin Hernandez Grant, Township 10 South, Range 30 East, Flagler County Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of Section 18, Township 10 South, Range 30 East, Flagler County, Florida; thence North 89°04'09" East along the Northerly line of said Section 18, a distance of 1124.07 feet to the Northeast corner of lands designated Parcel 2, described and recorded in Official Records Book 2126, page 557, of said Public Records, also being the Southerly line of those lands designated Parcel CMP 2-1, described and recorded in Official Records Book 546, page 1197, of said Public Records; thence continue North 89°04'09" East, along last said lines, a distance of 1519.42 feet to the Northwest corner of those lands described and recorded in Official Records Book 2126, page 551, of said Public Records; thence South 00°52'53" East, departing

TOWNSHIP 10 SOUTH, RANGE 30 EAST

LESS AND EXCEPT Sections 17 and 47 – Parcel B1 – Cont'd

Last said Southerly line and said Northerly line of Section 18, along the Westerly line of said lands described in Official Records Book 2126, page 551 and along the Westerly lines of lands described in Official Records Book 1723, page 845 and Official Records Book 2112, page 844, of said Public Records, a distance of 2636.59 feet to the Southwest corner of those lands described and recorded in Official Records Book 2112, page 844 of said Public Records; thence North 89°02'19" East, along the Southerly line of last said lands and along the Southerly lines of lands described in Official Records Book 2082, page 1188, Official Records Book 1570, page 1661 and Official Records Book 546, page 1197, a distance of 2645.73 feet to the Point of Beginning.

From said Point of Beginning; thence continue along said Southerly line of lands described in Official Records Book 546, page 1197 the following 5 courses; Course 1, thence North 89°05'46" East, 879.78 feet; Course 2, thence North 02°16'39" East, 1105.87 feet;

Course 3, thence North 04°30' 10" East, 1041.91 feet; Course 4, thence South 88°11'03" East, 839.77 feet; Course 5, thence North 56°36'09" East, 816.87 feet to the Westerly right of way line of the Florida East Coast Railway; thence along said Westerly right of way line of the Florida East Coast Railway the following 3 Courses: Course 1, thence South 09°08'39" East, 1563.77 feet; Course 2, thence North 54°26'10" East, 139.34 feet; Course 3, thence South 09°08'39" East, 334.99 feet; thence South 54°26'10" West, departing said Westerly right of way line, 1829.63 feet; thence South 89°05'46" West, 1448.80 feet to a point lying on the Westerly line of said Section 17; thence North 00°55'57" West, along said Westerly line, 300.00 feet to the Point of Beginning.

Containing 97.17, acres more or less.

TOWNSHIP 10 SOUTH, RANGE 30 EAST - Cont'd

Section 18 - NW 1/4 of NE 1/4; W 1/2; SE 1/4

LESS AND EXCEPT from Section 18 that portion conveyed in that instrument recorded in OR Book 2126, Page 551, Public Records of Flagler County, Florida;

TOWNSHIP 10 SOUTH, RANGE 30 EAST

Less and Except Section 18 - Cont'd

LESS AND EXCEPT that portion contained in Conservation Easement conveyed to St. Johns River Water Management District recorded in OR Book 2126, Page 557, Public Records of Flagler County, Florida.

LESS AND EXCEPT those parcels conveyed to Flagler County, Florida, by Special Warranty Deed from Raydient Palm Coast LLC, recorded June 16, 2025, as Instrument No. 2025024964 in OR Book 2968, Page 232, Flagler County, Florida, described as follows:

Parcel B2

A portion of Section 18, Township 10 South, Range 30 East, Flagler County Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of Section 18, Township 10 South, Range 30 East, Flagler County, Florida; thence North 89° 04' 09" East along the Northerly line of said Section 18, a distance of 1124.07 feet to the Northeast corner of lands designated Parcel 2, described and recorded in Official Records Book 2126, page 557, of said Public Records, also being the Southerly line of those lands designated Parcel CMP 2-1, described and recorded in Official Records Book 546, page 1197, of said Public Records; thence continue North 89°04'09" East, along last said lines, a distance of 1519.42 feet to the Northwest corner of those lands described and recorded in Official Records Book 2126, page 551, of said Public Records; thence South 00°52'53" East, departing last said Southerly line and said Northerly line of Section 18, along the Westerly line of said lands described in Official Records Book 2126, page 551 and along the Westerly lines of lands described in Official Records Book 1723, page 845 and Official Records Book 2112, page 844, of said Public Records, a distance of 2636.59 feet to the Southwest corner of those lands described and recorded in Official Records Book 2112, page 844 of said Public Records for the Point of Beginning.

From said Point of Beginning; thence North 89°02'19" East, along the Southerly line of last said lands and along the Southerly lines of lands described in Official Records Book 2082, page 1188, Official Records Book 1570, page 1661 and Official Records Book 546, page 1197, a distance of 2645.73 feet to a point lying on the Easterly line of said Section 18; thence South 00°55'57" East, along said Easterly line, 300.00 feet; thence South 89°02'19" West, departing said Easterly line, 1120.03 feet; thence South 00°57'41" East, 740.00 feet; thence South 89°02'19" West, 1252.09 feet;

TOWNSHIP 10 SOUTH, RANGE 30 EAST
Less and Except Section 18 - Parcel B-2 - Cont'd

thence North 16°17'16" West, 1034.80 feet; thence North 00°52'53" West, 42.00 feet to the Point of Beginning.

Containing 41.01, acres more or less.

TOWNSHIP 10 SOUTH, RANGE 30 EAST
LESS AND EXCEPT - Cont'd

Parcel C

A portion of Section 18, Township 10 South, Range 30 East, Flagler County Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of Section 18, Township 10 South, Range 30 East, Flagler County, Florida; thence North 89°04'09" East along the Northerly line of said section 18, 1124.07 feet to the Northeast corner of lands designated Parcel 2, described and recorded in Official Records Book 2126, Page 557, of said Public Records, said corner lying on the Northerly line of said Section 18, also being the Southerly line of those lands designated Parcel CMP 2-1, described and recorded in Official Records Book 546, page 1197, of said Public Records for the Point of Beginning.

From said Point of Beginning, thence continue North 89°04'09" East, along last said lines, a distance of 1519.42 feet to the Northwest corner of those lands described and recorded in Official Records Book 2126, page 551, of said Public Records; thence South 00°52'53" East, departing last said Southerly line and said Northerly line of Section 18, along the Westerly line of lands described in said Official Records Book 2126, page 551 and along the Westerly lines of lands described in Official Records Book 1723, page 845 and Official Records Book 2112, page 844, of said Public Records, a distance of 2636.59 feet to the Southwest corner of lands described in said Official Records Book 2112, page 844; thence continue South 00° 52'53" East, along the Southerly prolongation of said Westerly line of lands described in Official Records Book 2112, page 844, a distance of 42.00 feet; thence South 88°34'51" West, 2392.58 feet; thence North 18°52'24" West, 826.04 feet to a point lying on the Westerly line of said Section 18, said line being the dividing line between said Flagler County

TOWNSHIP 10 SOUTH, RANGE 30 EAST
Less and Except Section 18 - Parcel C - Cont'd

and St. Johns County; thence North 00°45'27" West, along said Westerly line of Section 18, a distance of 1236.47 feet to the Southerly line of the portion of designated Parcel 2 lying within Section 18, Southwest corner of those lands described and recorded in Official Records Book 2126, page 557, of said Public Records; thence South 77°00'12" East, along the Southerly line of last said lands, 1454.18 feet to the Southeast corner thereof; thence North 16°27'42" West, along the Easterly line of lands designated Parcel 2, described in said Official Records Book 2126, page 557, a distance of 1065.56 feet to the Point of Beginning.

Containing 136.88 acres, more or less.

Section 19 - All of Section

Section 20 - All that part lying West of the Florida East Coast Railway right-of-way;

LESS AND EXCEPT well site SW-128, more particularly described as a parcel of land lying in Government Section 20, Township 10 South, Range 30 East, being more particularly described as follows:

Commence at the Southwest corner of Section 20, Township 10 South, Range 30 East, Flagler County, Florida; thence North 00°26'40" West, along the West line of said Section 20, a distance of 1,354.63 feet; thence North 38°42'01" East, departing the West line of said Section 20, a distance of 178.37 feet to the Point of Beginning of this description; thence North 51°17'59" West, a distance of 70.00 feet; thence North 38°42'01" East, a distance of 100 feet; thence South 51°17'59" East, a distance of 70.00 feet; thence South 38°42'01" West, a distance of 100 feet to the Point of Beginning. Said parcel containing 0.16 acres, more or less.

Section 29 - All that part lying West of the Florida East Coast Railway right-of-way;

LESS AND EXCEPT well site SW-133, more particularly described as a parcel of land lying in Government Section 29, Township 10 South, Range 30 East, being more particularly described as follows:

TOWNSHIP 10 SOUTH, RANGE 30 EAST
Section 29 Less and Except – Cont'd

Commence at the Northeast corner of Section 32, Township 10 South, Range 30 East, Flagler County, Florida; thence South 89°48'24" West along the North line of said Section 32, a distance of 2,764.38 feet; thence North 17°36'05" West, departing said North line of Section 32, a distance of 1,462.39 feet; thence North 12°00'45" West, a distance of 2,909.78 feet; thence North 77°59'15" East, a distance of 174.49 feet to the Point of Beginning of this description; thence North 12°00'45" West, a distance of 100.00 feet; thence North 77°59'15" East, a distance of 70.00 feet; thence South 12°00'45" East, a distance of 100.00 feet; thence South 77°59'15" West, a distance of 70.00 feet to the Point of Beginning.

LESS AND EXCEPT well site SW-134, more particularly described as a parcel of land lying in Government Section 29, Township 10 South, Range 30 East, being more particularly described as follows:

Commence at the Northeast corner of Section 32, Township 10 South, Range 30 East, Flagler County, Florida; thence South 89°48'24" West along the North line of said Section 32, a distance of 2,816.78 feet; thence North 17°36'05" West, departing said North line of Section 32, a distance of 330.96 feet; thence South 72°23'55" West, a distance of 38.10 feet to the Point of Beginning of this description; thence continue South 72°23'55" West, a distance of 70.00 feet; thence North 17°36'05" West, a distance of 100.00 feet; thence North 72°23'55" East, a distance of 70.00 feet; thence South 17°36'05" East, a distance of 100.00 feet to the Point of Beginning.

Section 30 - All of Section

LESS AND EXCEPT well site SW-129, more particularly described as a parcel of land lying in Government Section 30, Township 10 South, Range 30 East, being more particularly described as follows:

Commence at the Northeast corner of Section 30, Township 10 South, Range 30 East, Flagler County, Florida; thence South 89°23'58" West along the North line of said Section 30, a distance of 1,414.24 feet; thence South 00°51'56" East, departing the North line of said Section 30, a distance of 449.81 feet; thence South 02°27'15" West, a distance of 87.89 feet to the Point of Beginning of this description; thence North 87°32'45" East, a distance of 70.00 feet; thence South 02°27'15" East, a distance of 100.00 feet; thence South 87°32'45" West, a distance of

TOWNSHIP 10 SOUTH, RANGE 30 EAST
Section 30 Less and Except - Cont'd

70.00 feet; thence North 02°27'14" West, a distance of 100 feet to the Point of Beginning. Said parcel containing 0.16 acre, more or less.

LESS AND EXCEPT well site SW-141, more particularly described as a parcel of land lying in Government Section 30, Township 10 South, Range 30 East, being more particularly described as follows:

Commence at the Southeast corner of Section 30, Township 10 South, Range 30 East, Flagler County, Florida; thence South 88°51'06"W along the South line of said Section 30, a distance of 826.15 feet; thence North 29°03'37" East, departing the South line of said Section 30, a distance of 685.63 feet; thence North 00°43'56" West, a distance of 384.36 feet; thence North 19°12'00" West, a distance of 620.25 feet; thence North 20°56'10" West, a distance of 98 1.43 feet to the Point of Beginning of this description; thence continue North 20°56'10" West, a distance of 100.00 feet; thence North 69°03'50" East, a distance of 70.00 feet; thence South 20°56'10" East, a distance of 100 feet; thence South 69°03'50" West, a distance of 70.00 feet to the Point of Beginning. Said parcel containing 0.16 acre, more or less.

LESS AND EXCEPT well site SW-142, more particularly described as a parcel of land lying in Government Section 30, Township 10 South, Range 30 East, being more particularly described as follows:

Commence at the Southeast corner of Section 30, Township 10 South, Range 30 East, Flagler County, Florida; thence South 88°51'06" West along the South line of said Section 30, a distance of 826.15 feet; thence North 29°03'37" East, departing said South line of Section 30, a distance of 685.63 feet; thence North 00°43'56" West, a distance of 10.77 feet to the Point of Beginning of this description; thence continue North 00-43'56" West, a distance of 100.29 feet; thence South 86°20'44" East, a distance of 77.67 feet; thence South 03°39'16" West, a distance of 100.00 feet; thence North 86°20'44" West, a distance of 70.00 feet to the Point of Beginning. Said parcel containing 0.17 acre, more or less.

Section 31 - All of Section

LESS AND EXCEPT well site SW-144, more particularly described as a parcel of land lying in Government Section 31, Township 10 South, Range 30 East, being more particularly described as follows:

TOWNSHIP 10 SOUTH, RANGE 30 EAST
Section 31 Less and Except - Cont'd

Commence at the Northeast corner of Section 31, Township 10 South, Range 30 East, Flagler County, Florida; thence South 88°51'06" West along the North line of said Section 31, a distance of 826.15 feet; thence South 29°03'37" West, departing North line of said Section 31, a distance of 209.32 feet; thence South 10°58'14" West, a distance of 817.88 feet; thence South 79°01'46" East, a distance of 441.13 feet to the Point of Beginning of this description; thence continue South 79°01'46" East, a distance of 70.00 feet; thence South 10°58'14" West, a distance of 100.00 feet; thence North 79°01'46" West, a distance of 70.00 feet; thence North 10°58'14" East, a distance of 100 feet to the Point of Beginning. Said parcel containing 0.16 acre, more or less.

LESS AND EXCEPT well site SW-145, more particularly described as a parcel of land lying in Government Section 31, Township 10 South, Range 30 East, being more particularly described as follows:

Commence at the Southeast corner of Section 31, Township 10 South, Range 30 East, Flagler County, Florida; thence North 00°38'19" East along the East line of said Section 31, a distance of 1,948.83 feet; thence South 86°29'52" West, departing said East line of Section 31, a distance of 815.96 feet to the Point of Beginning of this description; thence continue South 86°29'52" West, a distance of 106.45 feet; thence North 05°55'18" East, a distance of 70.96 feet; thence North 86°29'52" East, a distance of 83.85 feet; thence South 34°46'53" East, a distance of 21.15 feet; thence South 03°30'08" East, a distance of 51.93 feet to the Point of beginning. Said parcel containing 0.16 acre, more or less.

Section 32 - All of Section

LESS AND EXCEPT the right-of-way of the Florida East Coast Railway.

LESS AND EXCEPT well site SW-135, more particularly described as a parcel of land lying in Government Section 32, Township 10 South, Range 30 East, being more particularly described as follows:

Commence at the Northeast corner of Section 32, Township 10 South, Range 30 East, Flagler County, Florida; thence South 00°40'42" East along the East line of Section 32, Township 10, Range 30 East, Flagler

TOWNSHIP 10 SOUTH, RANGE 30 EAST
Section 32 - Less and Except - Cont'd

County, Florida, a distance of 1,532.01 feet to a point on the West line of the Florida East Coast Railroad, a 150 right of way as now established; thence North 09°09'52" West along said West right of way line and departing said East section line, a distance of 91.96 feet; thence South 84°02'41" West, departing said West right of way line, a distance of 108.81 feet; thence South 71°41'49" West, a distance of 1,014.82 feet; thence South 70°35'28" West, a distance of 442.50 feet to the Point of Beginning of this description; thence continue South 70°35'28" West, a distance of 100 feet; thence North 19°24'32" West, a distance of 70.00 feet; thence North 70°35'28" East, a distance of 100 feet; thence South 19°24'32" East, a distance of 70.00 feet to the Point of Beginning. Said parcel containing 0.16 acre, more or less. Together with a 200-foot radius from the center point of shown well per Ordinance Number 98-11, 9-8-98.

LESS AND EXCEPT well site SW-146, more particularly described as a parcel of land lying in Government Section 32, Township 10 South, Range 30 East, being more particularly described as follows:

Commence at the Northeast corner of Section 32, Township 10 South, Range 30 East, Flagler County, Florida; thence South 00°38'19" West along the West line of said Section 32, a distance of 3,291.15 feet; thence North 86°29'52" East, departing said West line of Section 32, a distance of 799.45 feet; thence North 64°50'10" East, a distance of 93.54 feet; thence North 54°54'40" East, a distance of 582.70 feet to the Point of Beginning of this description; thence North 35°05'20" West, a distance of 70.00 feet; thence North 54°54'40" East, a distance of 100 feet; thence South 35°05'20" East, a distance of 70.00 feet; thence South 54°54'40" West, a distance of 100.00 feet to the Point of Beginning. Said parcel containing 0.16 acre, more or less.

TOWNSHIP 10 SOUTH, RANGE 30 EAST

Section 33 - That portion of Section 33 lying West of the Florida East Coast Railway right-of-way.

TOWNSHIP 11 SOUTH, RANGE 30 EAST – Cont'd

Section 4 - All of Section lying West of the Florida East Coast Railway right-of-way;

Section 5 - All of Section

LESS AND EXCEPT the following Palm Coast Utility Corp, well site SW- 115 (description furnished by Palm Coast Utility Corp).

A parcel of land lying in Government Section 5, Township 11 South, Range 30 East, Flagler County, Florida, being more particularly described as follows:

From a Point of Reference being the Southeast corner of said Section 5; Thence South 88°35'11" West 1670.47 feet along the southerly boundary line of said Section 5; Thence departing said southerly boundary line North 01°24'49" West 97.40 feet to the Point of Beginning of this description; Thence South 64°53'51" West 84.19 feet; Thence North 25°06'09" West 100.00 feet; Thence North 64°53'51" East 84.19 feet; Thence South 25°06'09" East 100 feet to the Point of Beginning of this description. Excepting parcel containing 0.19 acre, more or less.

LESS AND EXCEPT well site SW-127, more particularly described as a parcel of land lying in Government Section 5, Township 11 South, Range 30 East, being more particularly described as follows:

Commence at the Southeast corner of Section 32, Township 10 South, Range 30 East, Flagler County, Florida; thence South 88°57'21" West along the South line of said Section 32, a distance of 3,017.14 feet; thence South 14°02'57" East, departing said South line of Section 32, a distance of 3,005.72 feet to the Point of Beginning of this description; thence North 75°57'03" East, a distance of 70.00 feet; thence South 14°02'57" East, a distance of 100.00 feet; thence South 75°57'03" West, a distance of 70.00 feet; thence North 14°02'57" West, a distance of 100 feet to the Point of Beginning. Said parcel containing 0.16 acres, more or less.

LESS AND EXCEPT well site SW-136, more particularly described as a parcel of land lying in Government Section 5, Township 11 South, Range 30 East, being more particularly described as follows:

TOWNSHIP 11 SOUTH, RANGE 30 EAST
Section 5 Less and Except - Cont'd

Commence at the Southeast corner of Section 32, Township 10 South, Range 30 East, Flagler County, Florida; thence South 88°57'21" West along the South line of said Section 32, a distance of 3,017.14 feet;

Thence South 14°02'57" East, departing said South line of Section 32, a distance of 454.91 feet to the Point of Beginning of this description; thence North 75°57'03" East, a distance of 70.00 feet; thence South 14°02'57" East, a distance of 100 feet; thence South 75°57'03" West, a distance of 70.00 feet; thence North 14°02'57" West, a distance of 100 feet to the Point of Beginning. Said parcel containing 0.16 acre, more or less.

Section 6 - All of Section

Section 7 - All of Section

Section 8 - All of Section

LESS AND EXCEPT the following Palm Coast Utility Corp. Well site SW-114, (description furnished by Palm Coast Utility Corp.)

A parcel of land lying in Government Section 8, Township 11 South, Range 30 East, Flagler County, Florida, being more particularly described as follows:

From a Point of Reference being the Northeast corner of said Government Section 8; Thence South 01°12'30" West 1158.40 feet along the easterly boundary line of said Section 8; Thence departing said easterly boundary line North 88°47'30" West 334.35 feet to the Point of Beginning of this description; Thence South 10°21'36" West 60.00 feet; Thence North 79°38'24" West 60.00 feet; Thence North 10°21'36" East 60.00 feet; Thence South 79°38'24" East 60.00 feet to the Point of Beginning of this description, containing 0.08 acres, more or less.

Section 9 - All that part lying West of the Florida East Coast Railway right-of-way;

Section 16 - That portion of Section 16 lying West of the westerly right of way line of the Florida East Coast Railway (150-foot right-of-way), containing 317.5177 acres, more or less;

TOWNSHIP 11 SOUTH, RANGE 30 EAST - Cont'd

Section 17 - The North 1/2 of the North 1/2; the SE 1/4 of the NW 1/4; the SE 1/4 of NE 1/4; the E 1/2 of SE 1/4; the E 3/4 of NW 1/4 of SE 1/4; The SW 1/4 of NW 1/4 and NW 1/4 of SW 1/4;

Section 18 - All of Section **Except** right of way for Highway 13 a/k/a Brick Road;

Section 19 - All of Section **Except** right of way for Highway 13 a/k/a Brick Road;

Section 20 - All of Section 20, **LESS** Hargrove Grade

Section 21 - All of Section 21, lying and being West of the right-of-way of Florida East Coast Railway (150-foot right-of-way);

Section 22 - The portion of the NE 1/4 lying West of the West right-of-way line of U.S. Highway No. 1 (300' R/W) and being more particularly described as follows:

From the Point of Reference being the Northwest corner of the NE 1/4 of Section 22, said corner being marked by a 4" x 4" "Moody" Concrete Monument, bear N 89°01'09" E, along the North line of the NE 1/4 of Section 22, a distance of 118.31 feet to a point of intersection with said West right-of-way line of U.S. Highway No. 1, said point being marked by a 4"x 4" Concrete Monument with metal cap stamped L.S. 2238; Thence S 13°30'16" E, along West right-of-way line, a distance of 749.20 feet to the Point of Beginning; Thence S 13°30'16" E, continuing along said West right-of-way line of U.S. Highway No. 1, a distance of 200.00 feet; Thence S 74°13'18" W, departing West right-of-way line, a distance of 145.75 feet; Thence S 00°01'07" W, a distance of 500 feet; Thence S 88°26'15" W a distance of 200 feet to the West line of the NE 1/4 of Section 22; Thence N 00°01'17" E along the West line of the NE 1/4, a distance of 720 feet; Thence N 86°11'15" E, departing West line of the NE 1/4, a distance of 294.13 feet to the West right-of-way line of U.S. Highway No. 1 and the Point of Beginning.

ALSO, the West 1/2 of **Section 22**,

LESS AND EXCEPT that parcel conveyed to Raydient LLC dba Raydient Places + Properties LLC by Special Warranty Deed from Rayonier Forest Resources LP, dated October 14, 2022, recorded in OR Book 2729, Page 267 of the public records of Flagler County, Florida, described as follows:

TOWNSHIP 11 SOUTH, RANGE 30 EAST
Section 22 - Less & Except - Cont'd

S 1/2 of the SE 1/4 of the SE 1/4 of the NW 1/4;
E 1/2 of the S 1/2 of the SW 1/4 of the SE 1/4 of the NW 1/4;
E 1/2 of the W 1/2 of the E 1/2 of the SW 1/4;
E 1/2 of the E 1/2 of the SW 1/4

LESS AND EXCEPT that part conveyed to Raccoon Realty, Inc. by deed recorded July 7, 2007, in OR Book 1600, Page 1785 of the public records of Flagler County, Florida, described as follows:

A parcel of land situated in the NW 1/4 of Section 22, Township 11 South, Range 30 East, Flagler County, Florida, being a portion of that land described in O.R. Book 1501, Pages 1664 through 1674, said O.R. Book and Pages hereafter known as the Holland M. Ware Property, and being more particularly described as follows:

From the Point of Beginning being the Northeast corner of said Holland M. Ware Property, also being the NE 1/4 of said NW 1/4 of Section 22, said corner being marked by a 4" x 4" "Moody" Concrete Monument, bear S 00°01'07" W along the East line of Holland M. Ware Property, also being the East line of the NW 1/4 of Section 22, a distance of 680.00 feet; Thence S 88°59'45" W, departing East line of Holland M. Ware Property, a distance of 325 feet; Thence N 00°01'07" E, parallel to said East line of Holland M. Ware Property, a distance of 680.00 feet to the North line of the NW 1/4 of Section 22, also being the North line of Holland M. Ware Property; Thence N 88°59'45" E, along the North line, a distance of 325 feet to the Northeast corner of Holland M. Ware Property, the Northeast corner of the NW 1/4 of Section 22 and the Point of Beginning.

Section 28 - The North 1/2, **LESS** railroad right-of-way, and the North 3/4 of the NW 1/4 of the SE 1/4;

The S 1/2 of SW 1/4 the NE 1/4 of SW 1/4; the SW 1/4 of SE 1/4; and S 1/2 of S 1/2 of NW 1/4 of SE 1/4; NW 1/4 of SW 1/4;

Together With all of the following parcel of land (Parcel B) in Official Records Book 437, pages 1705 to 1707;

TOWNSHIP 11 SOUTH, RANGE 30 EAST
Section 28 - Cont'd

A 100-foot by 400 feet rectangular shaped parcel of land lying within Section 28, Township 11 South, Range 30 East, Flagler County, Florida being more particularly described as follows: Beginning at the intersection of the North line of the East 1/2 of the Southeast 1/4 of said Section 28 and the westerly limit of the

100-foot right-of-way of the Moultrie Cutoff of the Florida East Coast Railway, Thence West along said North line 100 feet. Thence southeasterly parallel to said westerly right-of-way limit 400 feet. Thence East parallel to said north line of said East 1/2 of Southeast 1/4, 100 feet. Thence Northwesterly along said westerly right-of-way limit 400 feet to the point of beginning; said rectangular parcel also referenced in Deed Book 11, Page 38, all being a part of the Public Records of and situate in Flagler County, Florida.

ALSO, A parcel of land lying in Government Section 28, Township 11 South, Range 30 East, lying West of FL East Coast Railway, being all that portion of the Dorena Subdivision, Plat Book 2, Page 21, as conveyed from ITT Rayonier Incorporated to ITT Land Corporation November 17, 1972, recorded on Page 246 of Official Records Book 45, Pages 244 through 248, together with all that portion of the East 1/2 of the Southeast 1/4 of said Section 28, lying South of the Dorena Subdivision, all being a portion of the Public Records of and situate within Flagler County, Florida.

LESS AND EXCEPT the right-of-way of the Florida East Coast Railway (150-foot right-of-way)

Section 29 - All of Section, **LESS and EXCEPT** Hargrove Grade.

Section 30 - NE 1/4; N 1/2 of NW 1/4; SE 1/4 of NW 1/4; NE 1/4 of SW 1/4; S 1/2 of SW 1/4; E 1/2 of SE 1/4; NW 1/4 of SW 1/4; and SW 1/4 of NW 1/4; and a parcel of land in the Northeast corner of the NW 1/4 of SE 1/4 per Deed Book 9, Page 145, as follows:

Begin at Northeast corner of NW 1/4 of SE 1/4; thence West 880 feet to center line of Brick Road; thence South along centerline of said Brick Road 390 feet; thence Eastward 810 feet; Thence North to beginning;

Township 11 South, Range 30 East - Cont'd

ALSO, a parcel of land in the SW 1/4 of SE 1/4 per Deed Book 9, Page 277, being the North 125 feet of the South 143 feet of the SW 1/4 of SE 1/4 West

of Brick Road; all land described in Deed Book 10, Page 221 in Section 30, Except Florida East Coast Railroad right of way; and Except right of way of Highway 13 a/k/a Brick Road;

Section 31 - West 1/2 lying North of Highway 205;

LESS AND EXCEPT lands conveyed to Florida Power & Light Company set forth in Special Warranty Deed recorded in OR Book 213, Page 795, Flagler County Records;

LESS AND EXCEPT that portion of the W 1/2 of the NW 1/4 lying North of Highway 205 and South and West of lands conveyed to Florida Power & Light Company set forth in Special Warranty Deed recorded in OR Book 213, Page 795, Flagler County Records

Section 31 - The North Half of the Northwest Quarter of the North East Quarter lying West of Old Brick Road (aka N Old Dixie Hwy) in Section 31, Township 11 South, Range 30 East.

LESS AND EXCEPT A parcel measuring 82 feet by 287 feet in the southeast corner thereof as shown on the First Addition to Espanola, Florida recorded in Plat Book 2, page 28, St Johns County Public Records (now Flagler County, Florida)

LESS AND EXCEPT The east 250 feet of Burnsed Avenue as shown on said plat and on that certain Resubdivision of the First Addition to Espanola, Florida recorded in Plat Book 2, page 16, Flagler County Public Records.

LESS AND EXCEPT Lots 49 through 54, inclusive as shown on the First Addition to Espanola, Florida recorded in Plat Book 2, page 28, St Johns County Public Records (now Flagler County, Florida)

TOWNSHIP 11 SOUTH, RANGE 30 EAST

Section 31 - Less & Except - Cont'd

LESS AND EXCEPT The east 250 feet of Edminster Avenue as shown on that certain Resubdivision of the First Addition to Espanola, Florida recorded in Plat Book 2, page 16, Flagler County Public Records.

Section 32 - The East 1/2 of the East 1/2; together with the following parcel of land in the Southwest 1/4 of the Southeast 1/4 described as follows:

Commence at the Northeast corner of the Southwest 1/4 of the Southeast 1/4 at a 4" x 4" concrete monument;

thence along the East line of the Southwest 1/4 of the Southeast 1/4 South 00 degrees 05 minutes 02 seconds East a distance of 718.15 feet to an iron pipe and cap (LB 6888) located on the northerly maintained right of way of an existing dirt road, said point marking the point of beginning of the herein described parcel;

thence South 73 degrees 42 minutes 15 seconds West along said Northerly maintained right of way line 446.36 feet to the point of curvature of a curve to the left, concave Southeast, having a radius of 574.60 feet;

thence Southwesterly along said Northerly maintained right of way line and the arc of said curve 181.18 feet, through a central angle of 18 degrees 04 minutes 00 seconds and being subtended by a chord bearing and distance of

South 64 degrees 40 minutes 15 seconds West 180.43 feet to the point of tangency;

thence South 55 degrees 38 minutes 16 seconds West continuing along said Northerly maintained right of way line 173.18 feet to a point on the Northeasterly right of way line of State Road No. 13 (a variable width right of way);

thence Southeast 48 degrees 54 minutes 41 seconds East to a point where the Northeasterly right of way line of S. R. 13 (a variable width right of way)

TOWNSHIP 11 SOUTH, RANGE 30 EAST
Section 32 - Cont'd

intersects the southern boundary line of Section 32, Township 11 South, Range 30 East;

thence South 89 degrees 03 minutes 16 seconds East along said southern boundary of Section 32 to a concrete monument (LS 2615);

thence North 00 degrees 05 minutes 02 seconds West 598.69 feet to the Point of Beginning.

Section 33 - All lying and being West of the right-of-way of the Florida East Coast Railway, (150 foot right-of-way);

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 32, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE SOUTH 88°57'21" WEST ALONG THE SOUTH LINE OF SAID SECTION 32 A DISTANCE OF 3017.14 FEET, THENCE SOUTH 14°02'57" EAST, DEPARTING SAID SOUTH LINE OF SECTION 32 A DISTANCE OF 3005.72 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 75°57'03" EAST A DISTANCE OF 70.00 FEET, THENCE SOUTH 14°02'57" EAST A DISTANCE OF 100.00 FEET, THENCE SOUTH 75°57'03" WEST A DISTANCE OF 70.00 FEET, THENCE NORTH 14°02'57" WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.16 ACRES MORE OR LESS.

EXHIBIT A
Page 2 of 24

Survey Notes:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE SOUTH LINE OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARING BEING SOUTH 88°57'21" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Surveyor's Certification:

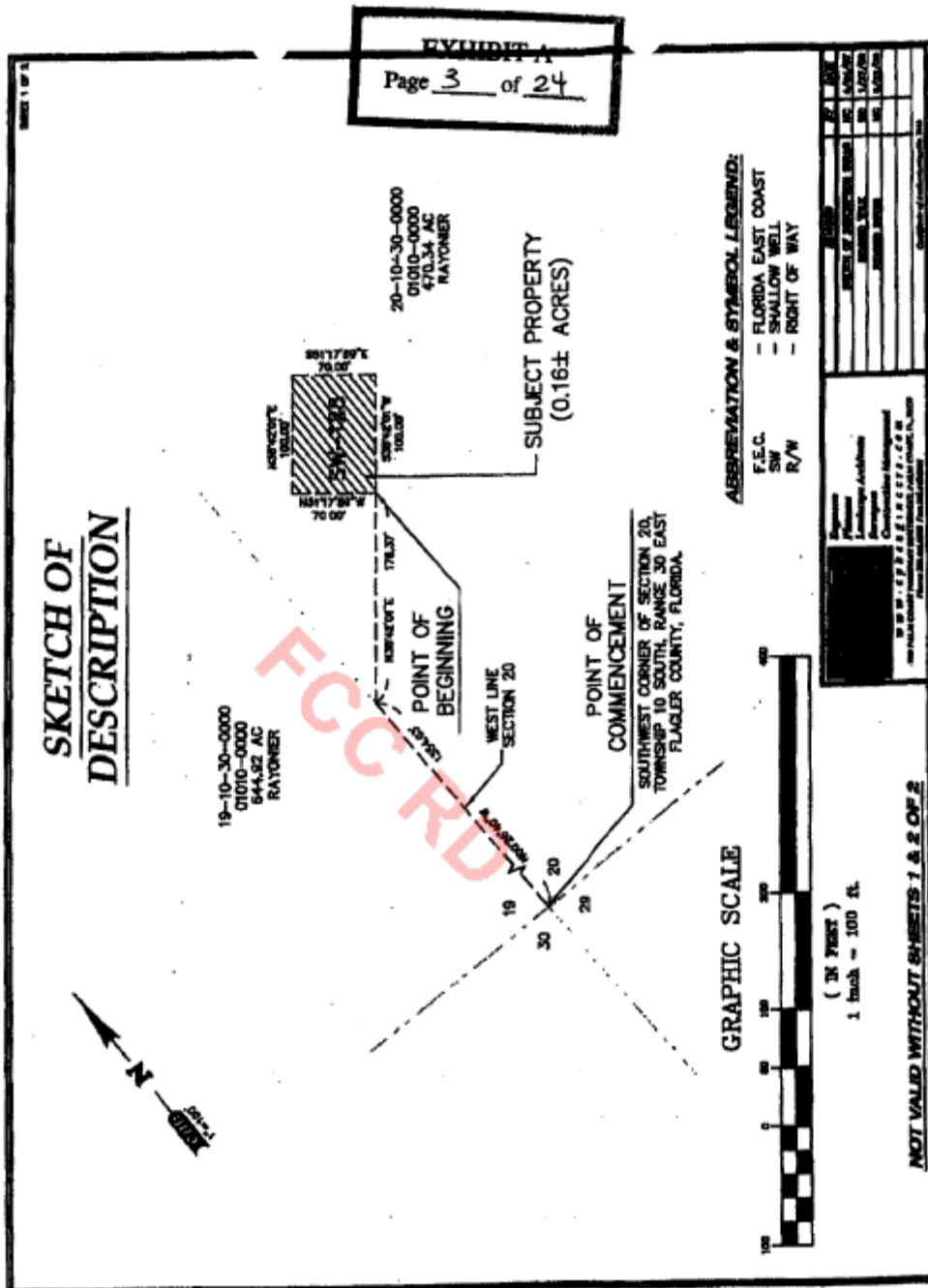
I hereby certify that the attached "SKETCH OF DESCRIPTION" of the herein-described property is true and correct to the best of my knowledge, information and belief as sketched under my direction on August 10, 2010. I further certify that this "SKETCH OF DESCRIPTION" meets the minimum technical standards set forth in Chapter 61-17 of the Florida Administrative Code.

[Signature]
Jeffrey V. Patterson, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 8354

cph
ENGINEERS
PLANNERS
LANDSCAPE ARCHITECTS
SURVEYORS
CONSTRUCTION MANAGEMENT
1000 W. C. P. H. E. N. R. I. X. E. S. C. O. R. P.
3007 ALHAMBRA COURT, SUITE 100, PALM BEACH, FL 33480
(561) 844-1111 FAX (561) 844-1112
www.cph-engineers.com

REVISION	BY	DATE
REVISED LEGAL DESCRIPTION SHEET	ME	1/22/09
REVISED TITLE	ME	1/22/09
REVISED LEGAL DESCRIPTION SHEET	ME	8/22/09
REVISED LEGAL DESCRIPTION SHEET	BB	8/16/10

NOT VALID WITHOUT SHEETS 1 & 2 OF 2



LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 20, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE NORTH 00°28'40" WEST, ALONG THE WEST LINE OF SAID SECTION 20, A DISTANCE OF 1364.63 FEET, THENCE NORTH 30°42'01" EAST, DEPARTING THE WEST LINE OF SAID SECTION 20, A DISTANCE OF 178.37 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 81°17'59" WEST A DISTANCE OF 70.00 FEET, THENCE NORTH 30°42'01" EAST A DISTANCE OF 100.00 FEET, THENCE SOUTH 81°17'59" EAST A DISTANCE OF 70.00 FEET, THENCE SOUTH 30°42'01" WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.16 ACRES MORE OR LESS.

Survey Notes:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE WEST LINE OF SECTION 20, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARINGS BEING NORTH 00°28'40" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Surveyor's Certification:

I hereby certify that the attached "SKETCH OF DESCRIPTION" of the parcel of land shown is true and correct to the best of my knowledge, information and belief as obtained under my license on September 23, 2020. I further certify that this "SKETCH OF DESCRIPTION" meets the minimum technical standards set forth in chapter 61g17-6 of the Florida Administrative Code.

[Signature]
 JERRY W. VETTERLICH, P.E.S.M.
 Registered Professional Surveyor and Mapper
 License Registration No. 6384

NAME OF SURVEYOR	DATE	SCALE
JERRY W. VETTERLICH, P.E.S.M.	SEPTEMBER 23, 2020	AS SHOWN
PROJECT NAME	DATE	SCALE
FLAGLER COUNTY, FLORIDA		

REGISTERED PROFESSIONAL SURVEYOR AND MAPPER	DATE	SCALE
JERRY W. VETTERLICH, P.E.S.M.	SEPTEMBER 23, 2020	AS SHOWN
PROJECT NAME	DATE	SCALE
FLAGLER COUNTY, FLORIDA		

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 30, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE SOUTH 89°23'58" WEST, ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 1414.24 FEET; THENCE SOUTH 00°01'08" EAST, DEPARTING THE NORTH LINE OF SAID SECTION 30 A DISTANCE OF 449.81 FEET; THENCE SOUTH 02°27'15" WEST A DISTANCE OF 87.80 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 87°32'45" EAST A DISTANCE OF 70.00 FEET; THENCE SOUTH 02°27'15" EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH 87°32'45" WEST A DISTANCE OF 70.00 FEET; THENCE NORTH 02°27'14" WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.18 ACRES MORE OR LESS.

Survey Notes:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE NORTH LINE OF SECTION 30, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARING BEING SOUTH 89°23'58" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

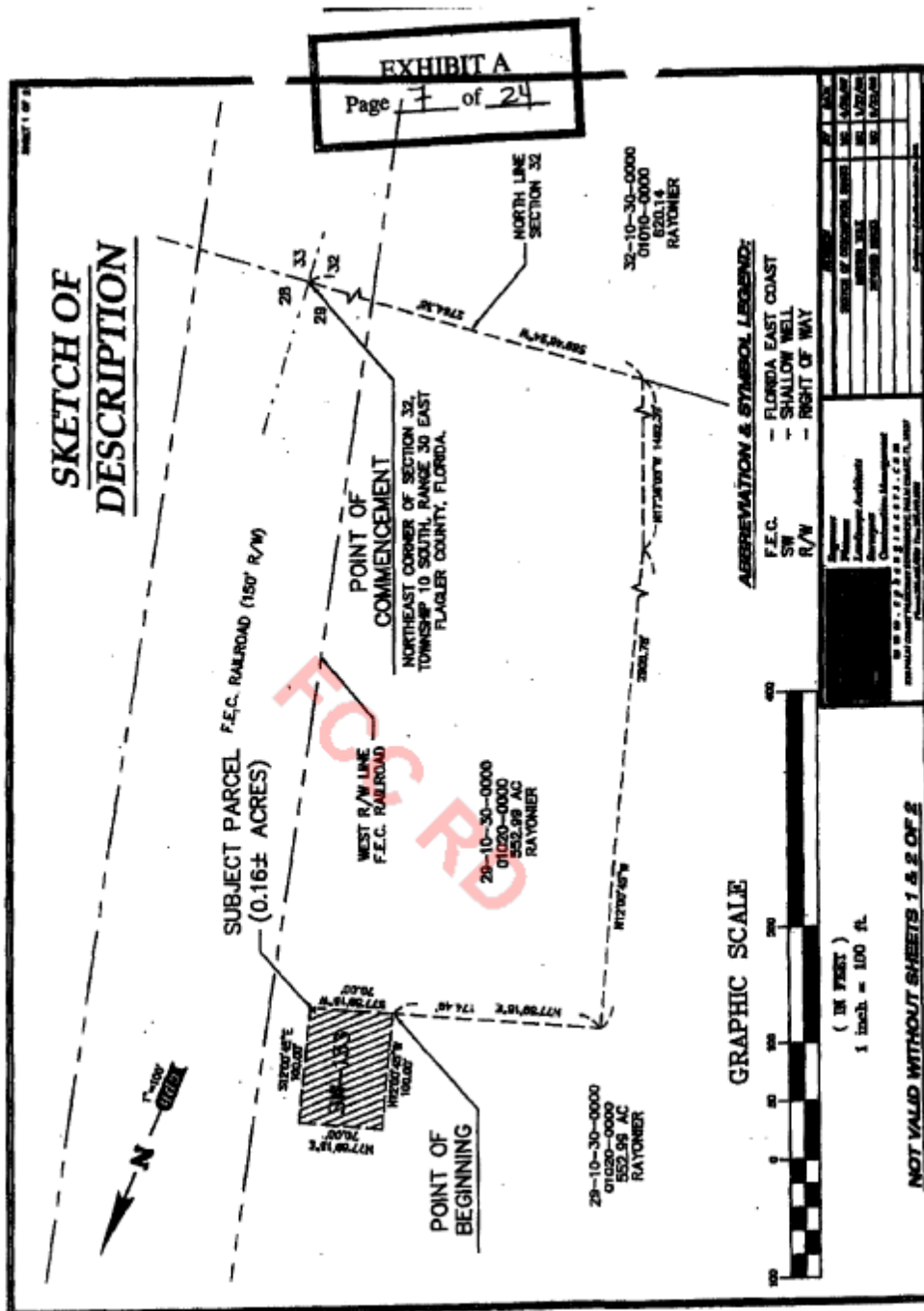
Surveyor's Certification:

I hereby certify that the attached "SKETCH OF DESCRIPTION" of the herein-described property is true and correct to the best of my knowledge, information and belief as obtained under any direction on September 22, 2009. I further certify that the "SKETCH OF DESCRIPTION" meets the minimum technical standards set forth in Chapter 49F-28.0, of the Florida Statutes.

[Signature]
 J. Patterson, P.S.M.
 Professional Surveyor and Mapper
 Florida Registration No. 63864

Project Name	Section 30, Township 10 South, Range 30 East, Flagler County, Florida
Surveyor's Name	J. Patterson, P.S.M.
Surveyor's License No.	63864
Map Scale	AS SHOWN
Map Date	09/22/09
Map Sheet	1 & 2 OF 2

NOT VALID WITHOUT SHEETS 1 & 2 OF 2



LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 20, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE SOUTH 89°46'24" WEST ALONG THE NORTH LINE OF SAID SECTION 32 A DISTANCE OF 2784.38 FEET, THENCE NORTH 17°36'05" WEST, DEPARTING SAID NORTH LINE OF SECTION 32 A DISTANCE OF 1452.38 FEET, THENCE NORTH 12°07'45" WEST A DISTANCE OF 2909.78 FEET, THENCE NORTH 77°59'15" EAST A DISTANCE OF 174.49 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 12°07'45" WEST A DISTANCE OF 100.00 FEET, THENCE NORTH 77°59'15" EAST A DISTANCE OF 70.00 FEET, THENCE SOUTH 12°07'45" EAST A DISTANCE OF 100.00 FEET, THENCE SOUTH 77°59'15" WEST A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL, CONTAINING 0.16 ACRES MORE OR LESS.

Survey Notes:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
2. BEARINGS SHOWN HEREIN ARE ASSUMED AND RELATIVE TO THE NORTH LINE OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, SAID BEARINGS BEING SOUTH 89°46'24" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Surveyor's Certification:

I hereby certify that the attached "SKETCH OF DESCRIPTION" of this hereuntofore described property is true and correct to the best of my knowledge and belief, and I further certify that this sketch was made on September 22, 2009. I further certify that this "SKETCH OF DESCRIPTION" meets the minimum technical standards set forth in Chapter 81817-8 of the Florida Administrative Code.

[Signature]
Anthony J. Williamson, P.S.M.
Florida Licensed Surveyor and Mapper
Florida Registration No. 5304

Project Name	Project No.	Sheet No.
Client Name	Client No.	Client Address
Surveyor Name	Surveyor No.	Surveyor Address
Mapper Name	Mapper No.	Mapper Address
Checker Name	Checker No.	Checker Address
Reviewer Name	Reviewer No.	Reviewer Address
Approval Date	Approval Time	Approval Location

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

EXHIBIT A
Page 8 of 24

[illegible]

Ordinance 2026-____
Page 40 of 60

TABLE 2. CV 2

COMMENCE AT THE NORTH-EAST CORNER OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE SOUTH 89°46'24" WEST ALONG THE NORTH LINE OF SAID SECTION 32 A DISTANCE OF 2816.78 FEET; THENCE NORTH 17°36'05" WEST, DEPARTING SAID NORTH LINE OF SECTION 32 A DISTANCE OF 330.06 FEET; THENCE SOUTH 72°23'55" WEST A DISTANCE OF 38.10 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 72°23'55" WEST A DISTANCE OF 70.00 FEET; THENCE NORTH 17°36'05" WEST A DISTANCE OF 100.00 FEET; THENCE NORTH 72°23'55" EAST A DISTANCE OF 70.00 FEET; THENCE SOUTH 17°36'05" EAST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

POINT OF BEGINNING.

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".

2. BEARINGS SHOWN HEREON ARE ASSUMED ANY RELATIVE TO THE NORTH LINE OF SECTION 22, TOWNSHIP 10 N. TO SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, SAID BEARING BEING SOUTH 89°46'24" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

I hereby certify that the attached "SKETCH OF DESCRIPTION" of the herein-described property is true and correct to the best of my knowledge, information and belief as reflected under my direction on September 22, 2000. I further certify that the SKETCH OF DESCRIPTION meets the minimum required standards as set forth in Chapter 61B17-8 of the Florida Statutes.

[illegible]

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

[illegible]

Ordinance 2026-____
Page 42 of 60

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2

EXHIBIT A
Page 12 of 24

6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Surveyor and Mapper
Horizon Registration No. 5354

[illegible]

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

SKETCH OF DESCRIPTION

SUBJECT PARCEL
-(0.16± ACRES)

**POINT OF
COMMENCEMENT**
EAST CORNER OF SECTION 32,
SHIP 10 SOUTH, RANGE 30 EAST
FLAGLER COUNTY, FLORIDA.

POINT OF BEGINNING

UNIVERSITY
STUDY

MEMPHIS
775 GUYTON
MEMPHIS, TN 38103
615-261-1130

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

ABBREVIATION & SYMBOL LEGEND:

F.E.C.	-	FLORIDA EAST COAST
SW	-	SHALLOW WELL
R/W	-	RIGHT OF WAY

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

Engineers
Physicists
Landscapes Architects
Surveyors
Construction Managers

NO.	400000
DATE OF COMPLETION	NO.
PERIOD YEAR	NO.
PERIOD MONTH	NO.

Page 1 of 2

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE SOUTH 89°57'21" WEST ALONG THE SOUTH LINE OF SAID SECTION 32 A DISTANCE OF 3017.14 FEET, THENCE SOUTH 14°02'57" EAST, DEPARTING SAID SOUTH LINE OF SECTION 32 A DISTANCE OF 454.91 FEET TO THE POINT OF BEGINNING; THENCE NORTH 75°37'03" EAST A DISTANCE OF 70.00 FEET, THENCE SOUTH 14°02'57" EAST A DISTANCE OF 100.00 FEET, THENCE SOUTH 75°37'03" WEST A DISTANCE OF 70.00 FEET, THENCE NORTH 14°02'57" WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

RECORD

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".

1. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
2. THE SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
3. THIS IS NOT A BOUNDARY SURVEY.
4. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
5. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE SOUTH LINE OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, SAID BEARING BEING SOUTH 10°07'21" WEST.

I hereby certify that the attached "SECTION OF DESCRIPTION" of the herein-described property is true and correct to the best of my knowledge, information and belief as stated under my direction on December 22, 2000. I further certify that this "SECTION OF DESCRIPTION" meets the minimum technical standards set forth in Chapter 61G-6 of the Florida Administrative Code.

Administrative Code
J. M. Patterson, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6384

[illegible]

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

[illegible]

Ordinance 2026-____
Page 46 of 60

[illegible]

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 30, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE SOUTH 88°51'00" WEST ALONG THE SOUTH LINE OF SAID SECTION 30 A DISTANCE OF 826.15 FEET, THENCE NORTH 25°03'37" EAST, DEPARTING SAID SOUTH LINE OF SECTION 30 A DISTANCE OF 665.63 FEET, THENCE NORTH 00°43'05" WEST A DISTANCE OF 10.77 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 00°43'05" WEST A DISTANCE OF 100.26 FEET, THENCE SOUTH 88°20'44" EAST A DISTANCE OF 77.87 FEET, THENCE SOUTH 00°39'16" WEST A DISTANCE OF 100.00 FEET, THENCE NORTH 88°20'44" WEST A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.17 ACRES MORE OR LESS.

EXHIBIT A
Page 18 of 24

Survey Notes:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE SOUTH LINE OF SECTION 30, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, SAID BEARING BEING SOUTH 88°51'00" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Surveyor's Certification:

I hereby certify that the attached "SKETCH OF DESCRIPTION" of the herein-described property is true and correct to the best of my knowledge, information and belief as obtained under my direction on September 22, 2008. I further certify that this "SKETCH OF DESCRIPTION" meets the minimum technical standards set forth in chapter 84§17-8 of the Florida Administrative Code.

Jedrey E. Peltzman, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 63864

DATE OF SURVEY	09/22/08
DATE OF THIS CERTIFICATION	09/22/08
DATE OF PREVIOUS CERTIFICATION	09/22/08
DATE OF PREVIOUS CERTIFICATION	09/22/08

Signature	
Print Name	Jedrey E. Peltzman
License Number	63864
Commission Expires	09/22/11
Commission Management	09/22/11

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

RECORD

COMMENCE AT THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE SOUTH 88°51'08" WEST, ALONG THE NORTH LINE OF SAID SECTION 31 A DISTANCE OF 286.15 FEET, THENCE SOUTH 28°53'37" WEST, DEPARTING NORTH LINE OF SAID SECTION 31 A DISTANCE OF 208.32 FEET, THENCE SOUTH 10°58'14" WEST A DISTANCE OF 817.88 FEET, THENCE SOUTH 79°01'46" EAST A DISTANCE OF 441.13 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 79°01'46" EAST A DISTANCE OF 70.00 FEET, THENCE SOUTH 10°58'14" WEST A DISTANCE OF 100.00 FEET, THENCE NORTH 79°01'46" WEST A DISTANCE OF 70.00 FEET, THENCE NORTH 10°58'14" EAST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.16 ACRES MORE OR LESS.

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".

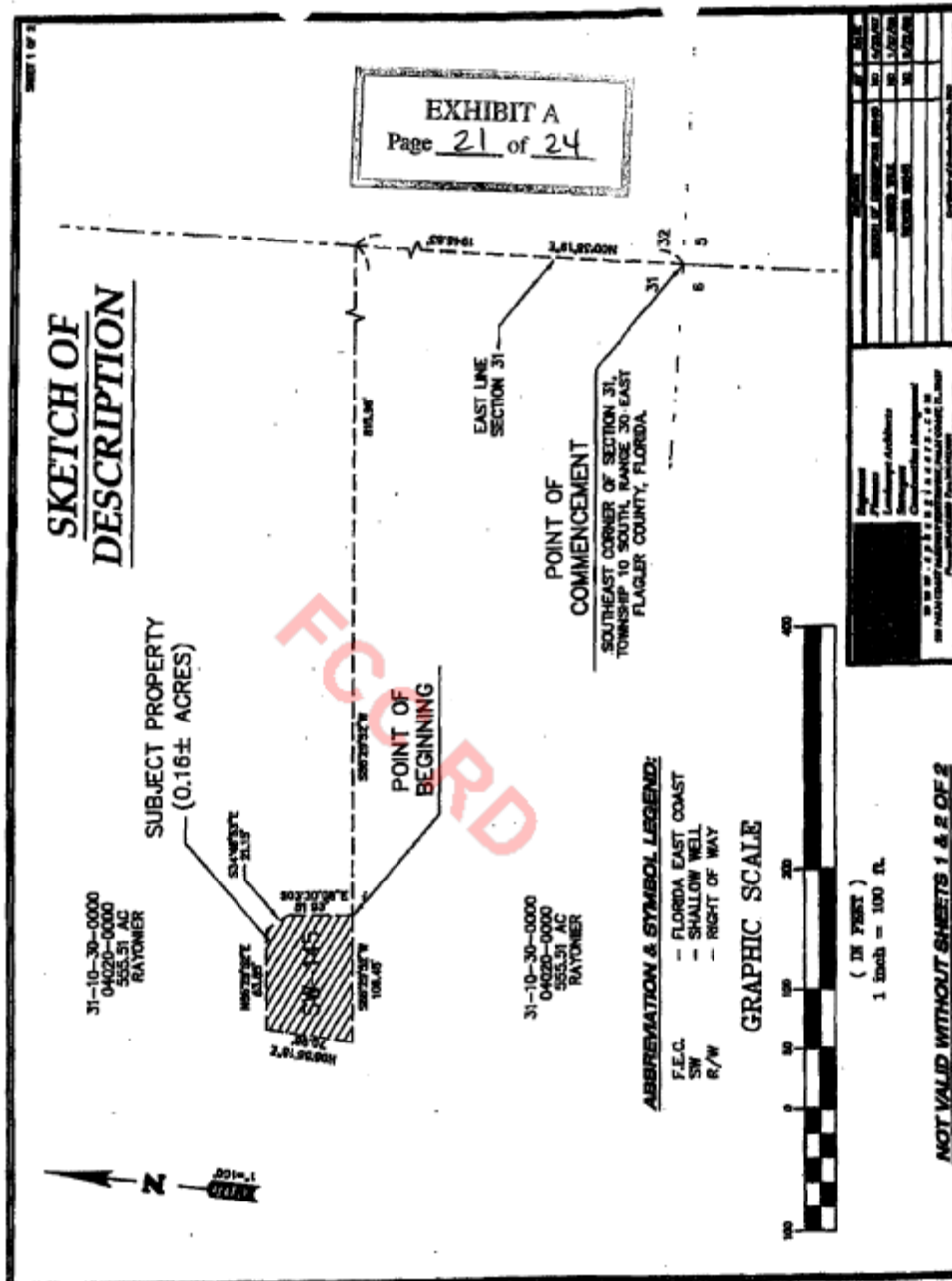
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE NORTH LINE OF SECTION 24, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, SAID BEARING BEING SOUTH 89°31'10" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

I hereby certify that the attached "SECTION OF DESCRIPTION" of the herein-described property is true and correct to the best of my knowledge, information and belief as disclosed under my direction on September 22, 2008. I further certify that this "SECTION OF DESCRIPTION" meets the minimum technical standards set forth in chapter 81g/17-8 of the Florida Administrative Code.

Jedrey W. Patterson, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6384

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

Region	Country	City	Phone	Fax	E-Mail
North America	USA	Atlanta, GA	(404) 521-1234	(404) 521-1235	atlanta@atlanta.com
Europe	UK	London	(020) 7123 4567	(020) 7123 4568	london@london.com
Asia	Japan	Tokyo	(03) 1234 5678	(03) 1234 5679	tokyo@tokyo.com
Africa	South Africa	Johannesburg	(011) 123 4567	(011) 123 4568	johnesburg@johnesburg.com
Oceania	Australia	Sydney	(02) 1234 5678	(02) 1234 5679	sydney@sydney.com



PAGE 2 OF 2

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE NORTH 00°30'19" EAST ALONG THE EAST LINE OF SAID SECTION 31 A DISTANCE OF 1944.83 FEET, THENCE SOUTH 86°57'03" WEST, DEPARTING SAID EAST LINE OF SECTION 31 A DISTANCE OF 815.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 86°57'03" WEST A DISTANCE OF 108.48 FEET, THENCE NORTH 00°35'16" EAST A DISTANCE OF 70.98 FEET, THENCE NORTH 06°29'52" EAST A DISTANCE OF 83.65 FEET, THENCE SOUTH 34°40'53" EAST A DISTANCE OF 21.15 FEET, THENCE SOUTH 03°30'08" EAST A DISTANCE OF 51.33 FEET TO THE POINT OF BEGINNING.

EXHIBIT A
Page 22 of 24

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".

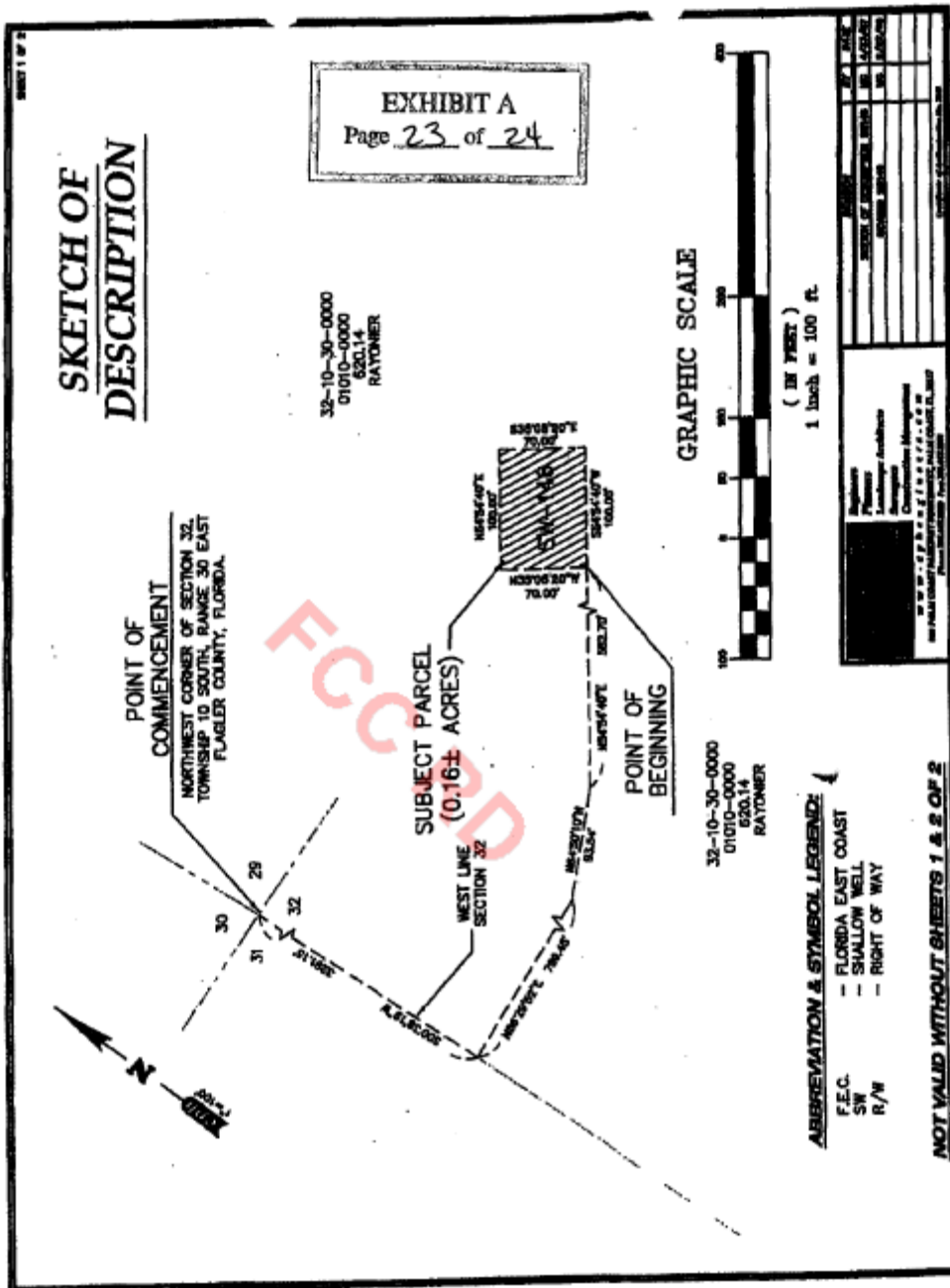
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE EAST LINE OF SECTION 31, TOWNSHIP 30 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARINGS BEING SOUTH 00°30'18" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS, Etc. ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

I hereby certify that the attached "SKETCH OF DESCRIPTION" of the herein-described property is true and correct to the best of my knowledge, information and belief as obtained under my direction on September 22, 2003. I further certify that this "SKETCH OF DESCRIPTION" meets the minimum technical standards set forth in chapter 610.17-3 of the Florida

standards set forth in chapter 817
 Authority: none given
 J. W. Peterson, P.E.
 Professional Surveyor and Mapper
 License No. 6384

Agency	Address	City	State	Zip
Phoenix	1000 N. CENTRAL AVENUE	PHOENIX	ARIZONA	85004
Landscaper Architects	1000 N. CENTRAL AVENUE	PHOENIX	ARIZONA	85004
Subsequent	1000 N. CENTRAL AVENUE	PHOENIX	ARIZONA	85004
Construction Management	1000 N. CENTRAL AVENUE	PHOENIX	ARIZONA	85004
and Field Construction	1000 N. CENTRAL AVENUE	PHOENIX	ARIZONA	85004
Construction Management	1000 N. CENTRAL AVENUE	PHOENIX	ARIZONA	85004

NOT VALID WITHOUT SHEETS 1 & 2 OF 2



Page 2 of 2

COMMENCE AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE SOUTH 07°35'19" WEST ALONG THE WEST LINE OF SAID SECTION 32 A DISTANCE OF 329.115 FEET, THENCE NORTH 89°29'52" EAST, DEPARTING SAID WEST LINE AT A DISTANCE OF 796.45 FEET, THENCE NORTH 64°50'10" EAST A DISTANCE OF 353.54 FEET, THENCE NORTH 54°54'40" EAST A DISTANCE OF 582.70 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 35°05'20" WEST A DISTANCE OF 70.00 FEET, THENCE NORTH 54°54'40" EAST A DISTANCE OF 100.00 FEET, THENCE SOUTH 35°05'20" EAST A DISTANCE OF 70.00 FEET, THENCE SOUTH 54°54'40" WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT A
Page 24 of 24

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SERVER AND MAPPER".

2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE WEST LINE OF SECTION 21, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, SAID BEARINGS BEING SOUTH 60°21'17" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

I hereby certify that the attached "SECTION OF DESCRIPTION" of the herein-described property is true and correct to the best of my personal knowledge and belief as obtained under my own personal observation and investigation.

Jeffrey A. Potluri, P.E.
Professional Surveyor and Mapper
Florida Registration No. 63344

[illegible]

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

LEGAL DESCRIPTION:

SW-114

OFF REC 0566 PAGE 0868

DATE:

APRIL 14, 1981

PREPARED BY:

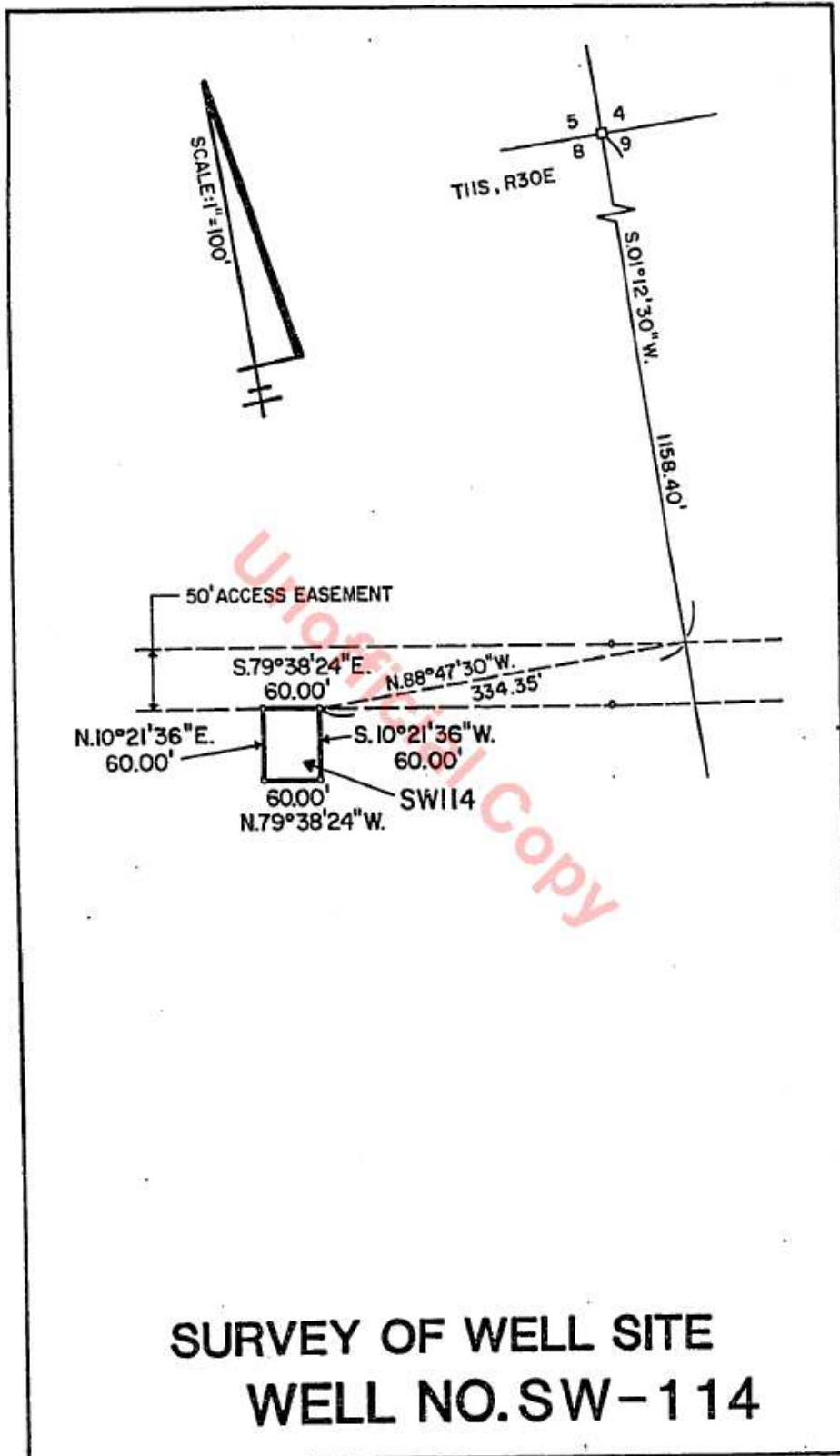
HERSHEL PRESTRIDGE

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 8, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT OF REFERENCE BEING THE NORTHEAST CORNER OF SAID GOVERNMENT SECTION 8; THENCE SOUTH $01^{\circ} 12' 30''$ WEST 1158.40 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID SECTION 8; THENCE DEPARTING SAID EASTERLY BOUNDARY LINE NORTH $88^{\circ} 47' 30''$ WEST 334.35 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH $10^{\circ} 21' 36''$ WEST 60.00 FEET; THENCE NORTH $79^{\circ} 38' 24''$ WEST 60.00 FEET; THENCE NORTH $10^{\circ} 21' 36''$ EAST 60.00 FEET; THENCE SOUTH $79^{\circ} 38' 24''$ EAST 60.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL CONTAINING .08 ACRES, MORE OR LESS.

PH



LEGAL DESCRIPTION: SW-115
DATE: APRIL 14, 1981
PREPARED BY: HERSHEL PRESTRIDGE

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 5, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT OF REFERENCE BEING THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE SOUTH $88^{\circ} 35' 11''$ WEST 1670.47 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID SECTION 5; THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE NORTH $01^{\circ} 24' 49''$ WEST 97.40 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH $64^{\circ} 53' 51''$ WEST 84.19 FEET; THENCE NORTH $25^{\circ} 06' 09''$ WEST 100.00 FEET; THENCE NORTH $64^{\circ} 53' 51''$ EAST 84.19 FEET; THENCE SOUTH $25^{\circ} 06' 09''$ EAST 100.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL CONTAINING .19 ACRES, MORE OR LESS.

PH

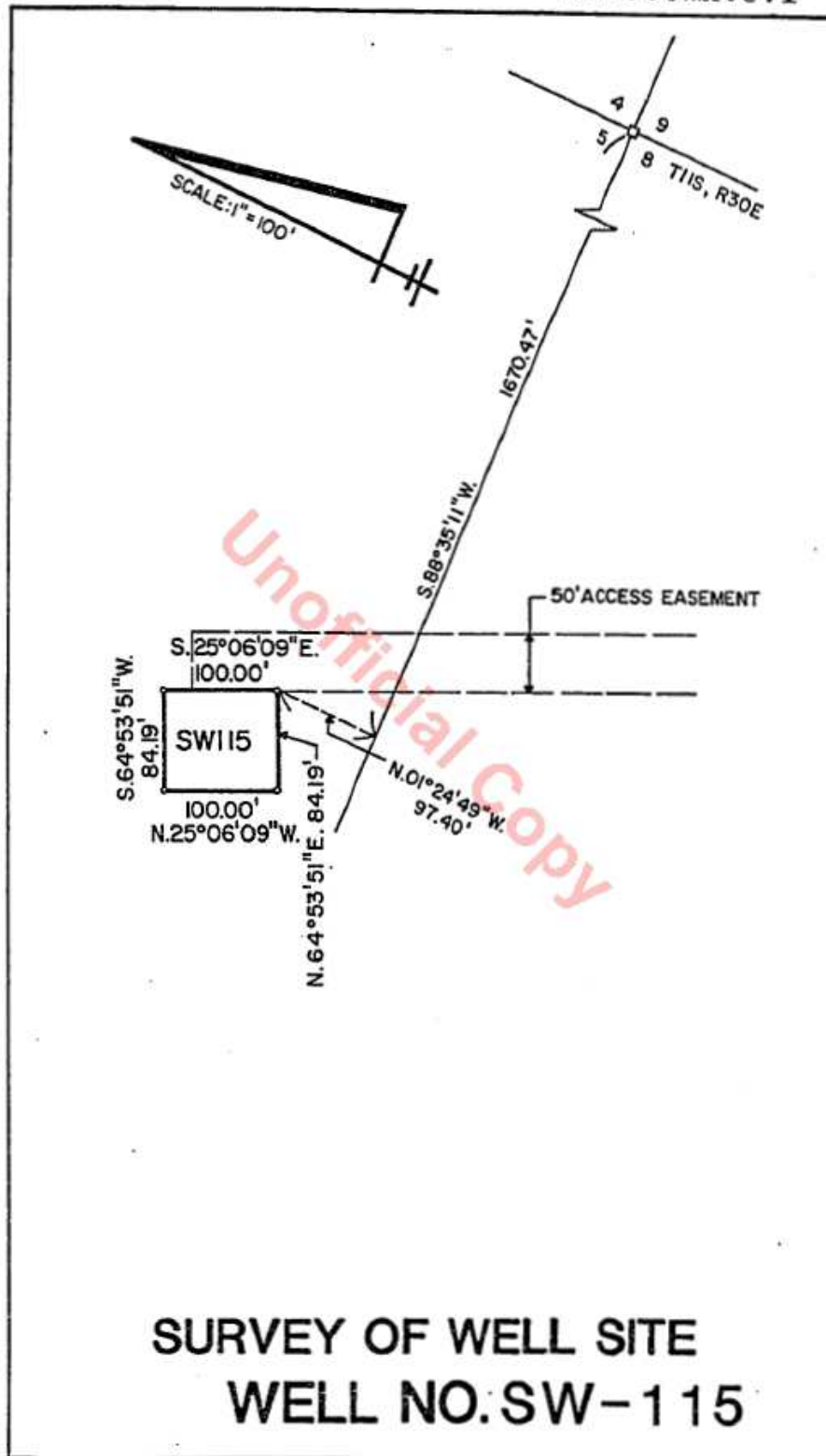
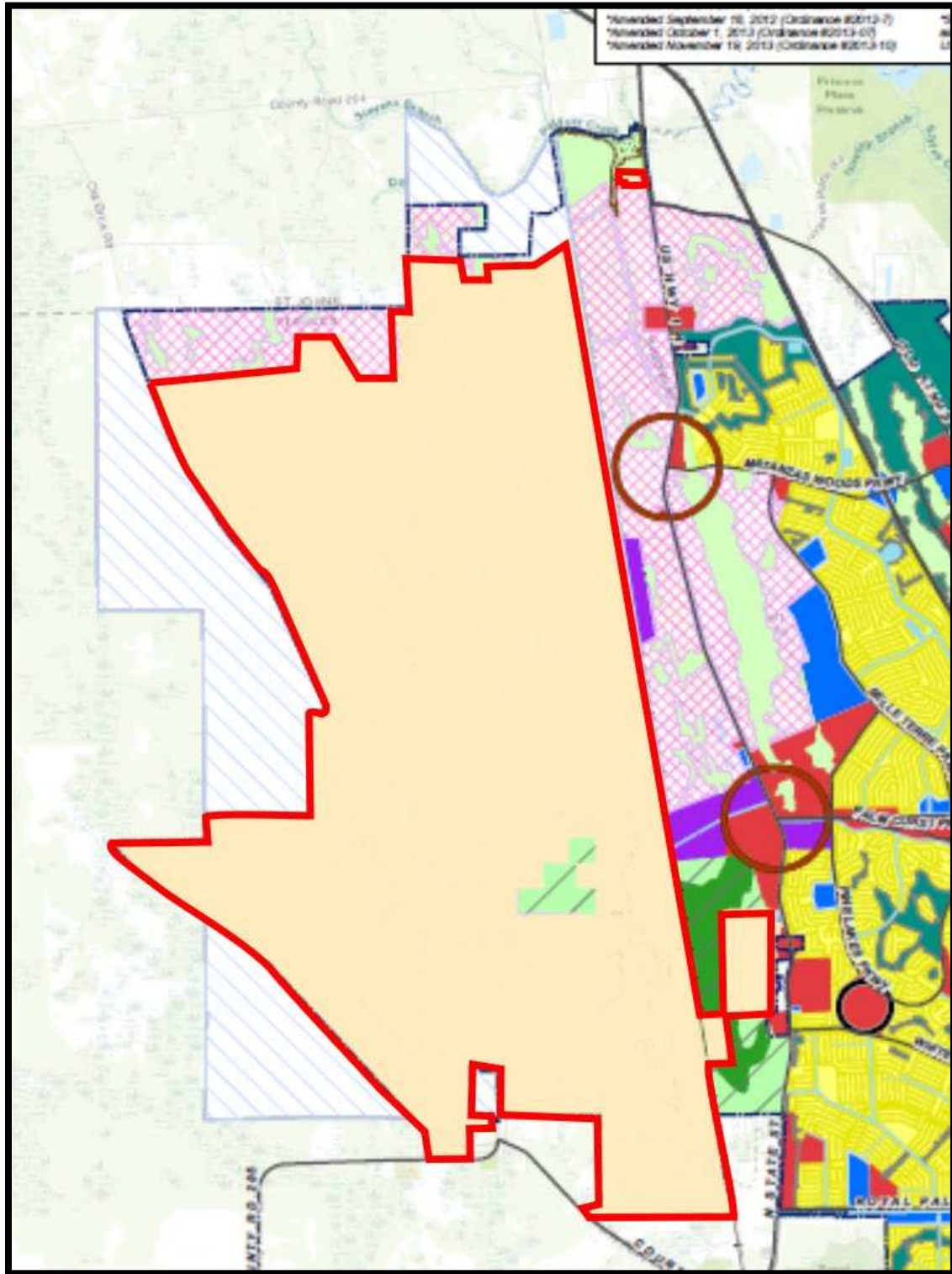


EXHIBIT B
AMENDED FUTURE LAND USE MAP





**COMMUNITY DEVELOPMENT DEPARTMENT
COMPREHENSIVE PLAN AMENDMENT STAFF REPORT
CITY COUNCIL PUBLIC HEARING
August 4, 2026**

OVERVIEW

Case Number: 6681

Applicant: England, Thims, & Miller and Driver, McAfee, Hawthorne & Diebenow, PLLC as Agents for Raydient Palm Coast LLC (Owner)

Size of subject property: 20,144+/- acres

Property Description: 20,144+/- acre area generally located west of U.S.1, east of Old Brick Road, and north of Espanola

Property Owner: Raydient Palm Coast LLC

Real Estate ID #: List may be found in Application Package

Current FLUM Designation: City of Palm Coast designations: DRI-MU (Neoga Lakes & Old Brick Township), Conservation, and Mixed Use, and Flagler County designations: Agriculture & Timberlands, Conservation, and Residential Low Density/Rural Estate

Current Zoning Designation: City of Palm Coast designations: Master Planned Development, High Intensity Commercial, and Preservation, and Flagler County Designations: Agriculture, and Rural Mobile Home

Current Use: Vacant/Silviculture

Requested Action: A Future Land Use Map (FLUM) amendment to change 20,144+/- acre subject area from City of Palm Coast designations: DRI-MU (Neoga Lakes & Old Brick Township), Conservation, and Mixed Use, and Flagler County designations: Agriculture & Timberlands, Conservation, and Residential Low Density/Rural Estate to of City of Palm Coast Designation of Master Planned Mixed Use

There is a companion zoning map amendment that will change the zoning on the designated parcels to be consistent with the proposed FLUM designation of the subject property. The proposed zoning designation will be Master Planned Development.

Recommendation: The Planning and Land Development Regulation Board (PLDRB) is scheduled to meet on July 15, 2026. Staff will provide an update on PLDRB's recommendation at the City Council public hearing.

Project Planner: José Papa, AICP, Senior Planner

ANALYSIS

BACKGROUND

The proposed westward expansion of the City of Palm Coast encompasses an approximately 20,144 acre area generally located west of the FEC Railroad tracks. Approximately 13,103 acres are already within the city limits of Palm Coast with an additional 7,041+/- acres subject to an annexation petition to be incorporated into the City of Palm Coast. The parcels that are part of this proposed expansion are under singular ownership by Raydient Palm Coast, LLC.

To proceed with the proposed expansion, a series of applications will be presented through a series of public hearings as required by Florida Statutes and the City's Land Development Code. These applications will include: an Annexation, a Future Land Use Map Amendment, a Zoning Map Amendment which will include a Development Agreement, and Abandonment of two (2) Development of Regional Impact (DRI) Development Orders. If the applications are approved by City Council, additional development agreements, mainly related to the funding and construction of public facilities will be negotiated and presented for approval by City Council. A summary of these applications are provided in the Table below.

Application	Background of Proposed Application
Annexation	7,041+/- acres of land, requires two public hearings before the City Council.
Future Land Use Map Amendment	20,144+/- acres of lands that are currently designated as City of Palm Coast designations of Development of Regional Impact-Mixed Use, Mixed Use, Conservation, and Flagler County designations of Agriculture & Timberlands, Residential-Low Density/Rural Estate, and Conservation to be amended to City of Palm Coast designation of Master Planned Mixed Use
Zoning Map Amendment (Companion application)	The subject lands are currently designated as City of Palm Coast zoning designations of Master Planned Development, High Intensity Commercial, and Preservation, and Flagler County designation of Agriculture, Rural Mobile Home, to City of Palm Coast designation of Master Planned Development along with a Development Agreement.
Abandonment of Development of Regional Impact (DRI) Development Orders (DO)	There are two approved Developments of Regional Impact (DRIs) in the westward expansion area. The proposed rezoning to MPD and the accompanying MPD agreement are intended to replace the DOs.

Future Land Use Map Amendment –

Current Designations	Acres (+/-)
City of Palm Coast – DRI-MU (Neoga Lakes & Old Brick Township)	8912
City of Palm Coast – Conservation	1600
City of Palm Coast – Mixed Use	4
Flagler County – Agriculture & Timberlands	7113
Flagler County – Conservation	2497
Flagler County – Residential Low Density/Rural Estate	18
TOTAL	20,144

The push for westward expansion includes a long history of city actions through public hearings that extend back to the annexation of lands that encompasses the Neoga Lakes and Old Brick Township DRIs. These series of annexations extended from 2007 to 2010. The annexations were followed by adoption of Comprehensive Plan amendments to designate the subject properties (which encompasses the DRIs) with a City of Palm Coast Future Land Use Map designation of Development of Regional Impact-Mixed Use (DRI-MU) and Conservation. The approval of the Comprehensive Plan amendments was in conjunction with the approval of the DRI-Development Orders for Neoga Lakes and Old Brick Township DRIs. In addition to the DRI-DOs, a series of mitigation agreements addressing utilities and school facilities were approved by the City, the landowner, and as appropriate, the applicable agency for the public facility (School Board for School mitigation, and FDOT for state roadway mitigation, etc.). Other lands that were annexed during this time, but are not part of the DRIs retain their Flagler County designation of Agriculture & Timberlands, and Conservation.

In addition to the Future Land Use Map amendment and DRI-DO approvals, Neoga Lakes also received approval for a change of zoning to Master Planned Development in 2012. Old Brick Township continues to retain the Flagler County designation of Agriculture.

Over the subsequent years, the City started to make an effort to kick-start the westward expansion of the City. In 2022, the City Council's Strategic Action Plan (SAP) (FY 2022-2023) made westward expansion a strategy in its Goal of creating a Strong Resilient Economy. Additionally, City Council's Legislative Priorities for the fiscal year included **Transportation Access to the West**.

The background for this legislative priority is as follows:

The FEC Railroad bisects Palm Coast running north/south just west of US1. There are approximately 12,000 acres of land within the Palm Coast municipal boundaries west of the railroad tracks with limited access. Currently, there are only two, at grade, railroad crossings within the city limits. The City is actively evaluating options for three additional westbound corridors at Matanzas Woods Parkway, Palm Coast Parkway, and Whiteview Parkway. Judicious transportation investments lower the costs of moving people and goods increasing economic productivity. Because productivity is a central component of economic growth, it should be a strong consideration when assessing the value of transportation expenditures. Opening these corridors will promote economic opportunities in Palm Coast and Flagler County.

As provided in the Legislative Priority background, as adopted by City Council:

Request Action: Support transportation projects that will improve access to large land tracts on the west side of Palm Coast. Effect: Improved access to the west will provide opportunities for economic advancement. 2022 Legislative Session Update: With assistance from our lobbyist, we successfully submitted a direct appropriations request to the Florida House of Representatives. The request was accepted and filled by Rep. Shoaf as HB3391. The bill was introduced and passed unanimously by the Infrastructure & Tourism Appropriations Subcommittee on 1/13/2022. The bill was referred to the Appropriations committee but was not taken up for a vote. On March 12th, 2022, the bill was indefinitely postponed and withdrawn from consideration.

Since 2023 the City has received an appropriation of approximately \$125 million from the Florida Legislature, while committing approximately \$6.5 million in transportation impact fees for planning

studies and engineering design to extend Matanzas Woods Pkwy. to a “loop road” that will serve the westward expansion area.

In addition to allocation of funds for a loop road to serve the westward expansion area, the City finalized and adopted the 2050 Comprehensive Plan in May 2025. The 2050 Comprehensive Plan was the culmination of an 18 month long process to revise the Comprehensive Plan to envision the City’s future direction with a robust participation process from the community and various stakeholders (this includes the landowners of the westward expansion area).

The updated Comprehensive Plan includes a new Goal 1.7 and associated Objectives and Policies that provide policy and guidance to the City’s westward expansion. Along with this guidance, the Comprehensive Plan provides for a new Economic Development Element that with policies that may be implemented with the proposed westward expansion.

As stated in the adopted 2050 Comprehensive Plan, the City adopted Goal 1.7 - Master Planned Mixed Use as a Future Land Use Map designation to properly plan for long term potential growth in the annexed areas west of US 1 and the railroad. The purpose of Goal 1.7 is to *“Create parameters for the development of a Master Planned Mixed Use community in a means that allows and promotes a mixture of uses with an integrated, interconnected transportation network and guides development within the means of the natural environment”*.

The finding for this Goal reads: *“The City will encourage new development to (i) be composed of mixed-use communities and neighborhoods served by a regionally significant interconnected transportation network and public facilities, (ii) provides energy efficient and diverse housing opportunities, (iii) promote enhanced opportunities for further economic growth in the City, and (iv) establish a guide for protection of the natural environment”*.

Other Objectives and Policies for Goal 1.7 envision the “Community Form” of the westward expansion area which includes an interconnected system of greenways within a Greenway Overlay, promoting a greater diversity of land use types (i.e. opportunities for industrial and other non-residential uses (civic, cultural, and recreational), as well as diversifying housing types)), and promoting an interconnected multi-use trail network. The “Community Form” is specified through different sub areas within the expansion area, these sub areas include:

- the Greenway Overlay – this sub area is to be shaped by the planned conservation lands, wetland quality, and linkages to avoid habitat fragmentation,
- Villages – this sub area is described as the building block of the community and designed to be compatible with Greenway Overlay, at least 10% of the area within each Village shall be reserved for open space and recreation,
- Village Centers – this sub area is designed to serve the retail, service, and civic needs of the Village sub area,
- Regional Activity Center – this sub area within the westward expansion area serves as a regional destination for employment, shopping, recreation, and other uses such as education, hospitality or health care, and
- Employment Center – this sub area serves to provide economic development opportunities and encourage the location of jobs within close proximity of the regional roadway network. This sub area will include a variety of non-residential uses.

In addition to the “Community Form” objectives, the MPMU objectives include parameters for an overall mix of uses. This includes a requirement to keep 50% of the total lands within the MPMU for recreation and open space. Other policies include providing for a minimum of 50 sq. ft. of retail and service space per dwelling unit and a minimum of 100 sq. ft. of workplace space per dwelling

unit. The overall mix of uses may be tracked through each MPD application to demonstrate compliance and consistency with the policy and to ensure the targeted mix of uses.

Finally, the 2050 Comprehensive Plan includes Annexation Goal, Objectives, and Policies supporting the annexation of lands in the westward expansion area. These include:

- identifying lands to increase commercial and industrial development,
- establishing criteria for the annexation of employment-based lands and residential land that may be needed to attract businesses. Criteria shall address the evaluation of potential annexation sites, suitability, and proximity to other uses of any land proposed to be annexed,
- Identify and annex land appropriate for all types of housing,
- For any lands proposed for future annexation, the Conservation Future Land Use designation, or if within a MPMU designation a Greenway Overlay designation may be assigned to environmentally sensitive lands to provide protection of large interconnected optimal wetland systems and other high quality environmentally sensitive areas that are located within the proposed annexation area, and
- require developers of annexed lands that are seeking development approval to abide by the City's Concurrency Management System consistent with state law.

Neighborhood Meeting

The applicant hosted a neighborhood meeting as required by Unified Land Development Code (LDC) Section 2.05.02 on April 22, 2026, from 6 p.m. to 7 p.m. A summary of the neighborhood meeting may be found with the application.

DENSITY/INTENSITY AND POPULATION

Note: The footnotes within the tables specify how maximum densities/intensities are determined.

The application proposes designating a 20,144+/- acre area with the City of Palm Coast designation of Master Planned Mixed Use. Certain assumptions are made in developing the estimates found in the following tables. As previously stated, there is a companion Zoning Map Amendment application to designate the entire subject property as Master Planned Development (MPD) along with a Development Agreement (DA) to govern the development of the subject area. The calculations use the development limits identified in the companion zoning map amendment to determine the projected impacts. Additionally, the development potential is assumed to be the maximum allowed by the land use category if it is not identified in the existing Development of Regional Impact Development Order (DRI-DO) or within the proposed DA. Finally, the population projection uses the adopted number of persons per dwelling unit (2.5persons/dwelling unit) found in the adopted 2050 Comprehensive Plan.

Tables 1 and 2 below are intended to demonstrate the net impact of the proposed amendment. It should be noted that since no infrastructure currently exists to serve the subject area, it is important to recognize the gross impact of the proposed amendment (i.e. the entirety of the westward expansion area).

As Table 1 shows, the proposed FLUM amendment results in a net increase of 8,845 dwelling units with a potential population of 19,598. The gross impact from the proposed amendment would be 21,920 dwelling units with a potential population of 54,800. Note that the current FLUM designations through the approved DRI-DO also permit 1,000 age restricted units and 150 Life Care (assisted living) units.

TABLE 1 - FLUM DESIGNATION MAXIMUM DENSITY/INTENSITY ALLOWED (RESIDENTIAL USE)				
	# of Acres	Maximum Density ⁽¹⁾	Maximum # of units ⁽²⁾ , (3)	Population (2.5 persons/dwelling unit)
Proposed FLUM: Master Planned Mixed Use	20,144	1.2/acre	21,920	54,800
Current FLUM: DRI-MU, Ag&Timberlands, Residential Low-Density/Rural Estate	16,043	Varies with each Land Use category	12,435	31,088
NET CHANGE	4,101		9,485	23,713
Footnotes: ⁽¹⁾ Maximum densities are established by Comprehensive Plan Policy. ⁽²⁾ Maximum # of units for the proposed FLUM designation will be the caps established in the companion MPD application. ⁽³⁾ Maximum # of units for the current FLUM designations are based on approved DRI-DOs or if not within a DRI, the maximum permitted by the FLUM designation.				

In addition to measuring the potential impact from the residential development of the subject area, Table 2 below exhibits the potential non-residential development for the subject area. As shown, the proposed amendment may result in a net increase of approximately 2.95 million sq. ft in non-residential development. Overall, the proposed amendment will permit approximately 6.7 million sq. ft. of non-residential development.

TABLE 2 - FLUM DESIGNATION MAXIMUM DENSITY/INTENSITY ALLOWED (NON-RESIDENTIAL USE)			
	# of Acres	Maximum FAR ⁽¹⁾	Maximum Sq. Ft. ^{(2), (3)}
Proposed FLUM: Master Planned Mixed Use	20,144	1.0	6,682,100
Current FLUM: DRI-MU, & Mixed Use	8,916	Varies with each Land Use Category	3,734,436
NET CHANGE	11,228		2,947,664
Footnotes: ⁽¹⁾ Maximum intensities are established by Comprehensive Plan Policy. ⁽²⁾ Maximum intensity for the proposed FLUM designation will be the caps established in the companion MPD application. ⁽³⁾ Maximum intensity for the current FLUM designation are based on approved DRI-DOs or if not within a DRI, the maximum intensity permitted by the FLUM designation.			

PUBLIC FACILITIES AVAILABILITY /IMPACT ANALYSIS (BASED ON THEORETICAL YIELD OF MAXIMUM DEVELOPMENT POTENTIAL)

Objective 1.1.3-Evaluation of Amendments to the FLUM

Review proposed amendments to the Future Land Use Map (FLUM) based upon environmental conditions, the availability of facilities and services, school capacity, compatibility with surrounding uses, and other generally accepted land use planning principles.

Policy 1.1.3.2 - *At a minimum, infrastructure availability and capacity, specified as follows, shall be considered when evaluating proposed FLUM amendments:*

- A. *Existing and future capacity of roadways based on functional classifications and best available data for traffic modeling. For the purposes of evaluating capacity, roadway improvements programmed in the FDOT 5-year Work Plan or listed in either the City or the County 5-year Capital Improvement Program shall be considered.*
- B. *Large-scale, high-intensity commercial projects shall be concentrated at intersections of the following arterials*
- C. *Existing and future availability and capacity of central utility systems.*
- D. *Availability and capacity of receiving watercourses and drainage systems to convey design storm events.*

PUBLIC FACILITIES CAPACITY/IMPACT ANALYSIS

As previously stated, the analysis for this proposed FLUM amendment will consider the proposed companion zoning map amendment and associated Development Agreement as the potential development impact. The current development potential will use the existing approved DRI-DO or maximum development potential from the current FLUM designation (if the parcel is not within one of the two DRIs). Other assumptions such as the number of trips are provided in the footnotes of the analysis table.

The analysis of the public facilities impacts represents the theoretical net change between the existing and proposed land use categories. As previously stated, there is currently no infrastructure available to serve the subject area, therefore, it is crucial to acknowledge that the development impact of the gross development potential for the subject area since it is this development potential that will need to be accommodated by the public infrastructure and public facilities improvements.

The results of the net impact analysis are provided in Table 3 below:

Transportation

The proposed FLUM amendment has previously been described in the Background section. Based on the analysis conducted in Table 3, the net increase in potential trips is 9,386 PM Peak Hour Trips with a gross total of 28,187 trips if the proposed FLUM amendment is approved. The provision for addressing the demand on transportation facilities and the need to expand the transportation facilities is to be covered by a development agreement which will be a negotiated instrument between the applicant and the City with final approval by City Council. Elements of the development agreement may include the impact on the existing roadway network, the additional roadways needed to serve the subject area, the timing of improvements, the costs of the improvements, and the financial mechanism to implement the transportation projects.

Potable Water

The proposed FLUM amendment will have a maximum potential net increase in demand for potable water of approximately 2.5 MGD and a gross increase in demand of 6.3 MGD. Similar to addressing the transportation facilities impacts, the necessary system improvements will be addressed in a development agreement. Elements of the development agreement may include the impact on the capacity (water lines and plant treatment capacity), the costs of the improvements necessary to accommodate the project, and the financial mechanism to implement the necessary improvements to serve the subject area.

Wastewater

The proposed FLUM amendment will have a maximum potential net increase in demand for wastewater treatment of approximately 2.0 MGD and a gross increase in demand of 5.1 MGD. Similar to addressing the other public facilities and utilities, the necessary improvements will be addressed in a development agreement. Elements of the development agreement may include the impact on the capacity (water lines and treatment), the additional capacity needed to serve the subject area, the costs of the improvements, and the financial mechanism to implement the necessary improvements to serve the subject area.

Solid Waste

The proposed FLUM amendment will have a potential net increase of 163,775 lbs./day of solid waste with a gross demand of 452,955 lbs./day of solid waste. Only the demand from residential use is calculated. The demand from non-residential uses are not calculated since the landowner or proprietor (business owner) of a non-residential use have the option to contract with a provider for solid waste disposal.

Public Recreation and Open Space

The proposed FLUM amendment will have a potential net increase in demand of 169.7 acres of park facilities with a gross demand of approximately 438 acres. Addressing the demand for park facilities may include the donation of land, the payment of impact fees, or a development agreement between the City and developer that will address the demand on recreation and open space created by development in the subject area.

Public Schools

The proposed FLUM amendment will have a potential net decrease in demand of 1,702 student stations with a gross increase in demand for 4,351 student stations. Similar to addressing the other public facilities, an agreement between the land owner and the School District will be necessary to address the impact on school facilities. Mitigation of school impacts can range from the donation of land to a payment of a proportionate-share amount.

Stormwater

Stormwater treatment facilities are reviewed for consistency with LOS during site plan review. The LOS standards for stormwater quantity and quality, at a minimum, shall be the requirement established by the SJRWMD and other applicable regulatory requirements.

Table 3 Public Facilities Impact Analysis

***Proposed FLUM designation assigns entitlements as specified in the companion MPD amendment.**

****Current FLUM impacts are based on approved DRI-DO entitlements for the property and maximum development potential based on land use.**

Density ⁽¹⁾	# of units or square feet of development	Transportation (PHT) ⁽²⁾	Potable Water (GPD) ⁽³⁾	Sanitary Sewer (GPD) ⁽⁴⁾	Solid Waste (lbs./day) ⁽⁵⁾	Recreation and Parks (8 acres/ 1000 pop.) ⁽⁶⁾	Public Education (students) ⁽⁷⁾
Proposed FLUM designation*							
Master Planned Mixed Use-Single Family Detached	15440	14977	3667000	3165200	319052	308.8	4243
Master Planned Mixed Use-Single-family Attached	4480	1971	1064000	918400	92575	89.6	School Impact included in total above.
Master Planned Mixed Use-Multi-family	2000	1240	475000	410000	41328	40.0	108
Master Planned Mixed Use-Retail (Commercial)	1876000	7298	318920	187600	N/A	N/A	N/A
Master Planned Mixed Use-Office	738000	871	125460	73800	N/A	N/A	N/A
Master Planned Mixed Use-Industrial	3235000	1068	549950	323500	N/A	N/A	N/A
Master Planned Mixed Use-Hospital (assumes 150,000 sq. ft.)	100 beds	210	25500	15000	N/A	N/A	N/A
Master Planned Mixed Use-Hotel (assumes hotel of 82,500 sq. ft. for 125 rooms or 660 sq. ft./room)	1,035 rooms (683,100 sq. ft.)	486	116127	68310	N/A	N/A	N/A
Master Planned Mixed Use-Golf Course	18 holes	66			N/A	N/A	N/A
Master Planned Mixed Use-Sports/Entertainment Venue	28,000 seats				N/A	N/A	N/A
	Total	28,187	6,341,957	5,161,810	452,955	438	4,351
Current FLUM designation** - the combined acreage of the DRIs to be included as part of the MPMU is +/-10,512 acres							
COPC-DRI-MU (Residential)	11000	10670	2612500	2255000	236775	220.0	2343
COPC-DRI-MU (Age Restricted Units)	1000	970	237500	205000	21525	20.0	N/A
COPC-DRI-MU (Life Care Units)	150	146	35625	30750	N/A	N/A	N/A
COPC-DRI-MU (Retail)	454000	1766	77180	45400	N/A	N/A	N/A
COPC-DRI-MU (Office)	656000	774	111520	65600	N/A	N/A	N/A
COPC-DRI-MU (Industrial)	2309000	762	392530	230900	N/A	N/A	N/A
COPC-DRI-MU (Civic)	222000	1958	37740	22200	N/A	N/A	N/A
COPC-Mixed Use (3.9 acres)-Shopping Center Use	93436.2	363	15884	9344	N/A	N/A	N/A
FC-Residential Low Density/Rural Estate (12 ac.) 1 du/acre	12	12	2850	2460	258	0.2	3
FC-Agriculture & Timberlands (7,113 ac.) 1 du/5 acres	1423	1380	337868	291633	30621	28.5	303
FC & COPC-Conservation	4097 acres	0	0	0	0	0	0
	Total	18,801	3,861,197	3,158,287	289,180	269	2,649
Net Change		9,386	2,480,760	2,003,523	163,775	169.7	1,702

Footnotes:

- ⁽¹⁾ Calculation of Density: Lot Size (acre)*# of units/acre, or determined by site specific policy
- ⁽¹⁾ Calculation of Intensity: Lot Size (acre)*allowable FAR or determined by site specific policy
- ⁽²⁾ Transportation: Single Family Residential - Detached, PM Peak Hour Trips (PHT), ITE Code 210 = 0.97 Trips/Unit, ITE Trip Generation Manual, 12th Edition
- ⁽²⁾ Transportation: Single Family Residential - Attached, PM Peak Hour Trips (PHT), ITE Code 215 = 0.44 Trips/Unit, ITE Trip Generation Manual, 12th Edition
- ⁽²⁾ Transportation: Multi-family Residential, PM Peak Hour Trips (PHT), ITE Code 220 = 0.62 Trips/Unit, ITE Trip Generation Manual, 12th Edition
- ⁽²⁾ Transportation: Retail PM Peak Hour Trips (PHT), ITE Code 820: Shopping Center (>150k) = 3.89/1000 sq. ft. based on equation in ITE Manual, 12th Edition
- ⁽²⁾ Transportation: Office PM Peak Hour Trips (PHT), ITE Code 710: General Office Building = 1.18/1000 sq. ft. based on equation in ITE Manual, 12th Edition
- ⁽²⁾ Transportation: Industrial PM Peak Hour Trips (PHT), ITE Code 130: Industrial Park = .33/1000 sq. ft. based on equation in ITE Manual, 12th Edition
- ⁽²⁾ Transportation: Civic Use PM Peak Hour Trips (PHT), ITE Code 590: Library = 8.82/1000 sq. ft. based on equation in ITE Manual, 12th Edition
- ⁽²⁾ Transportation: Hospital Use PM Peak Hour Trips (PHT), ITE Code 610: Hospital = 2.10/Bed based on equation in ITE Manual, 12th Edition
- ⁽²⁾ Transportation: Hotel Use PM Peak Hour Trips (PHT), ITE Code 310: Hotel = .47/Room based on equation in ITE Manual, 12th Edition
- ⁽²⁾ Transportation: Golf Course PM Peak Hour Trips (PHT), ITE Code 430: Golf Course = 3.68/Hole based on equation in ITE Manual, 12th Edition
- ⁽³⁾ Potable Water: Residential = # of units*2.5*95 gallons/capita/day
- ⁽³⁾ Potable Water: Commercial = 17 gpd/100 sq. ft.
- ⁽⁴⁾ Wastewater: Residential = # of units*2.5*82 gallons/capita/day
- ⁽⁴⁾ Wastewater: Commercial = 10 gpd/100 sq. ft.
- ⁽⁵⁾ Solid Waste: Residential Demand = # of units*2.50*8.61 lbs/capita/day
- ⁽⁵⁾ Solid Waste: No Level of Service Requirement for Non-residential
- ⁽⁶⁾ Recreation and Parks: Residential Demand = # of units * 2.50 *8 acres/1000 persons
- ⁽⁶⁾ Recreation and Parks = No LOS Requirement for Non-residential
- ⁽⁷⁾ Public Education Residential: = Based on multiplier provided by Flagler County School District.

ENVIRONMENTAL/CULTURAL RESOURCES ANALYSIS

Objective 1.1.3-Evaluation of Amendments to the FLUM

Review proposed amendments to the Future Land Use Map (FLUM) based upon environmental conditions, the availability of facilities and services, school capacity, compatibility with surrounding uses, and other generally accepted land use planning principles.

Policy 1.1.3.1- At a minimum, the following environmental factors shall be evaluated each time FLUM amendments are proposed:

- A. Topography and soil conditions including the presence of hydric soils.*
- B. Location and extent of floodplains and the Coastal Planning Area, including areas subject to seasonal or periodic flooding.*
- C. Location and extent of wetlands, certain vegetative communities, and protected wildlife species.*
- D. Location and extent of other environmentally sensitive features.*
- E. Proximity to wellfields and aquifer recharge areas.*
- F. Impacts to potable water supply.*

The following section discusses site conditions. Staff has evaluated this information and provides the following findings.

A. TOPOGRAPHY AND SOIL CONDITIONS

The analysis area is vacant and primarily in timberland. It is surrounded to the east by the FEC railroad, the north primarily by public and private conservation lands, the west generally by Old Brick Road and an FPL electric transmission line, and the south by Espanola, CR 13 and CR 205. Aside from a few parcels of land near Espanola, there are no adjacent residential areas.

Analysis: The analysis area is situated within the Atlantic Coastal Plain and the Eastern Flatwoods District physiographic region and is characterized by predominantly flat to gently rolling topography with relatively low overall relief. The landscape consists of pine flatwoods, mixed

upland forests, forested wetlands, cypress strands, and shallow depressional features typical of northeastern Florida.

Surface water drainage on the analysis area is shaped by subtle topographic gradients and extensive natural wetland systems. Due to the limited relief, runoff generally moves as shallow overland flow through interconnected wetlands, swales, and natural drainageways. Wetlands and depressional areas temporarily store surface water before it gradually discharges to downstream receiving systems. Overall, drainage is broadly distributed and influenced more by natural wetlands and the low-gradient landscape than by defined stream channels.

According to the USDA NRCS Soil Survey Geographic database (USDA, 2016) for Flagler County, Florida, the following soil types occur within the analysis area. Soils are classified as hydric, predominantly hydric, partially hydric, predominantly nonhydric, and nonhydric. The hydric and predominantly hydric soils are typically found in the wetland systems in the analysis area.

Soil Map Unit	Hydric Classification	General Description
Riviera fine sand, 0 to 2 percent slopes	Predominantly hydric	Poorly drained, 0 to 2% slope, drainageways and flats.
Samsula and Hontoon soils, depressional	Hydric	Very poorly drained, 0 to 2% slope, floodplains.
Wabasso fine sand, 0 to 2 percent slopes	Predominantly nonhydric	Poorly drained, 0 to 2% slope, floodplains and drainageways.
Pineda-Wabasso complex	Predominantly nonhydric	Poorly drained, 0 to 2% slope, flats.
Favoretta, Chobee, and Winder soils, frequently flooded	Hydric	Very poorly drained, 0 to 2% slope, floodplains.
Hicoria, Riviera, and Gator soils, depressional	Predominantly hydric	Very poorly drained, 0 to 21% slope, depressions.
EauGallie fine sand, 0 to 2 percent slopes	Predominantly nonhydric	Poorly drained, 0 to 2% slope, flatwoods.
Winder fine sand, 0 to 2 percent slopes	Predominantly hydric	Poorly drained, 0 to 2% slope, flats and drainageways.
Myakka-Myakka, wet, fine sands, 0 to 2 percent slopes	Predominantly nonhydric	Poorly drained, 0 to 2% slope, flatwoods.
Placid, Basinger, and St. Johns soils, depressional	Hydric	Very poorly drained, 0 to 1% slope, depressions.
Immokalee fine sand, 0 to 2 percent slopes	Predominantly nonhydric	Poorly drained, 0 to 2% slope, flatwoods.
Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes	Partially hydric	Poorly drained, 0 to 2% slope, drainageways and flatwoods.
Pomello fine sand, 0 to 5 percent slopes	Nonhydric	Moderately well drained, 0 to 5% slope, ridges and knolls.
Malabar fine sand, 0 to 2 percent slopes	Predominantly hydric	Poorly drained, 0 to 2% slope, drainageways and flats.
Valkaria-Smyrna complex	Partially hydric	Poorly drained, 0 to 2% slope, drainageways.
Valkaria fine sand, 0 to 2 percent slopes	Predominantly hydric	Poorly drained, 0 to 2% slope, drainageways on flats.

Soil Map Unit	Hydric Classification	General Description
Orsino fine sand, 0 to 5 percent slopes	Predominantly nonhydric	Moderately well drained, 0 to 5% slopes, knolls and ridges.
Smyrna fine sand, 0 to 2 percent slopes	Predominantly nonhydric	Poorly drained, 0 to 2% slopes, flatwoods.
Astatula fine sand, 0 to 8 percent slopes	Nonhydric	Excessively drained, 0 to 8% slopes, ridges and hills.
Adamsville fine sand, 0 to 2 percent slopes	Predominantly nonhydric	Somewhat poorly drained, 0 to 2% slopes, rises and knolls.
Samsula and Placid soils, frequently flooded	Hydric	Very poorly drained, 0 to 2% slopes, flood plains.
Tavares fine sand, 0 to 5 percent slopes	Nonhydric	Moderately well drained, 0 to 5% slopes, flats, hills, ridges, and knolls.
Cassia fine sand, 0 to 2 percent slopes	Nonhydric	Somewhat poorly drained, 0 to 2% slopes, rises and knolls on flatwoods.
Udarents, moderately wet	Nonhydric	Somewhat poorly drained, 0 to 2% slopes, flats.
Pits	Predominantly nonhydric	0 to 2% slopes, depressions.
Paola fine sand, 0 to 8 percent slopes	Nonhydric	Excessively drained, 0 to 8% slopes, ridges and knolls.
Pomona fine sand, 0 to 2 percent slopes	Predominantly nonhydric	Poorly drained, 0 to 2% slopes, flatwoods.
Water	Nonhydric	—

FINDING: There are no indicators of unique topographical reliefs or soils that would be affected by the FLUM change. It is not anticipated that the FLUM change will negatively impact the local topography and soils or prevent development permissible within the FLUM designation.

B. FLOODPLAINS

Federal Emergency Management Agency's ("FEMA"), Flood Insurance Rate Maps (FIRM) source indicates that the subject analysis area contains Special Flood Hazard Areas (SFHA) designated as Zone A with no Base Flood Elevation ("BFE") determined.

Analysis: The development within the analysis area will follow the FEMA rules and regulations regarding floodplain management. A FEMA-compliant hydrologic and hydraulic analysis will be conducted prior to development to determine BFE for the approximate Zone A floodplain. In addition, substantial areas of the 100-year floodplain will be contained within the Greenway Overlay and other open space areas as provided by Comprehensive Plan Future Land Use Element Objective 1.7.1 and supporting policies.

FINDING: No adverse impacts to the 100-year floodplain are anticipated with the FLUM change. Floodplain management will be addressed during the site specific permitting process prior to technical site plan approval.

C. VEGETATIVE COMMUNITIES

According to the Breedlove, Dennis & Associates, Inc. ("BDA") Preliminary Environmental Site Assessment ("BDA Report"), the following vegetative community types and features are located within the analysis area:

1. Uplands
 - a. Upland Coniferous Forests (410)
 - b. Pine Flatwoods (411)
 - c. Sand Pine (413)
 - d. Regenerating Sand Pine/Xeric Oak Scrub (417)
 - e. Live Oak (427)
 - f. Upland Scrub, Pine and Hardwoods (436)
 - g. Coniferous Plantations (441)
 - h. Sand Pine Plantations (4411)
 - i. Railroads (812)
 - j. Communication Facilities (822) and Electrical Power Transmission Lines (832)
2. Wetlands
 - a. Bay Swamps (611)
 - b. Mixed Wetland Hardwoods (617)
 - c. Cypress (621)
 - d. Hydric Pine Flatwoods (625)
 - e. Wetland Forested Mixed (630)
 - f. Freshwater Marshes (641)
 - g. Wet Prairies (643)
 - h. Mixed Scrub-Shrub Wetland (646)
 - i. Wet Coniferous Plantation (W441)
3. Surface Waters
 - a. Ditches (516)
 - b. Lakes (520)
 - c. Reservoirs larger than 10 acres (533)
 - d. Reservoirs less than 10 acres (534)

Analysis: The analysis area contains uplands, wetlands, and surface waters. Any wetland impacts and mitigation within the analysis area will be pursuant to the St. Johns River Water Management District ("SJRWMD") and U.S. Army Corps of Engineers ("Corps") regulations. Upland buffers along (non-impacted) wetlands within the analysis area will be subject to SJRWMD permitting requirements. In certain instances, a ten (10) foot wide building setback will be provided from upland buffers.

Consistent with Comprehensive Plan Future Land Use Element Goal 1.7, Master Planned Mixed Use, a Greenway Overlay will be created within the analysis area. The Greenway Overlay will consist of a system of interconnected greenways and serve as a critical tool for providing ecological connectivity and recreational opportunities compatible with surrounding natural resources. At least 15% of the Greenway Overlay will consist of upland buffers or other upland open space.

Finding: The FLUM amendment will not change the need to adhere to federal and state regulations related to wetland impacts and upland buffers. It is staff's determination that based on the BDA Report and the above, the FLUM amendment will have no adverse impact on wetlands.

D. PROTECTED SPECIES DISTRIBUTION/ WILDLIFE UTILIZATION

BDA assessed the analysis area for the occurrence or likelihood of occurrence for Listed Species (wildlife or plants listed for protection by the U.S. Fish and Wildlife Service (“USFWS”) and Florida Fish and Wildlife Conservation Commission (“FWC”)). The BDA Report documents the following:

1. American Alligator are regulated and have a high likelihood of occurrence within the analysis area;
2. Eastern Indigo Snake have a low to moderate potential to occur within the analysis area;
3. Florida Pine Snake have a low potential for occurrence within the analysis area;
4. Gopher Tortoise burrows that were potentially occupied were observed by BDA within the analysis area;
5. Striped Newt has a low likelihood of occurring within the analysis area;
6. Bald Eagle is unlikely to be adversely affected by analysis area development;
7. Florida Sandhill Crane have a high potential to forage and nest within the analysis area primarily in the southwestern portion where the natural lakes are located;
8. Florida Scrub-jay has a low likelihood of occurrence within the analysis area;
9. Florida Burrowing Owl have a low likelihood of occurring within the analysis area;
10. Southeastern American Kestrel have a moderate to high likelihood of utilizing the analysis area given the observation of an active nest and this wildlife in 2010 and 2023 (respectively) within the analysis area;
11. Wading Bird Rookeries (little blue heron, reddish egret, roseate spoonbill and tricolored heron) – the wetlands within the analysis area have the potential to contribute to the nesting success of these birds particularly the little blue heron or tricolored heron; and
12. Wood Storks have a moderate likelihood of utilizing the analysis area for foraging (these birds were removed from the USFWS Federal List of Endangered and Threatened Wildlife but protected by the Migratory Bird Treaty Act and under review by the FWC).

Analysis: Listed Species have been observed within the analysis area. The only Listed Species observed by BDA during 2023-2025 analysis area investigations were gopher tortoise. Previously documented observations of Listed Species on the southwestern portion of the analysis area include American alligator, Florida Sandhill crane, gopher tortoise, little blue heron, southeastern American kestrel and a wood stork flying over and within the vicinity of the analysis area. Previously documented observations of Listed Species on the northwestern portion of the analysis area include gopher tortoise, little blue heron and tricolored heron.

Mitigation or protection of Listed Species within the analysis area will be per federal and/or state environmental resource permitting associated with development of the analysis area. To the extent any gopher tortoise within the analysis area will be adversely affected by the development of the analysis area, a relocation permit from the FWC will be required with relocation to an FWC Certified Gopher Tortoise Recipient Site.

In addition to the applicable Listed Species regulatory framework, the analysis area is proposed to contain an approximately 8,501 acre Greenway Overlay. The Greenway Overlay is proposed to provide a connection to the Florida Wildlife Corridor located outside the analysis area and a wildlife habitat corridor within the analysis area. In addition, a Habitat Conservation Management Plan(s) will be developed and implemented for the Greenway Overlay as part of the federal and state environmental permitting process.

FINDING: The FLUM amendment will not change the need to adhere to federal and state regulations related to Listed Species. The Greenway Overlay is proposed to provide interconnected greenways and a wildlife corridor for wildlife, including Listed Species. It is staff’s

determination that based on the BDA Report and the above, the FLUM amendment will have no adverse impact on Listed Species.

E. Groundwater Resource Protection

The analysis area includes active production well sites, all of which are within the area to be annexed. The analysis area does not include areas of high aquifer recharge. Most of the analysis area is within an area of low aquifer recharge.

Analysis: Development within the primary and secondary wellhead protections zones will be required to follow the regulations and requirements provided in LDC Section 10.03. None of the active production well sites are located within the more intensive Regional Activity Center and Employment Center sub-areas depicted on the companion zoning application, Master Plan Map Exhibit B. The amendment is not within an area of high aquifer recharge area and the FLUM amendment will not change the need to comply with the City's LDC Section 10.03 regarding wellhead protection zones.

FINDING: The land use change is not anticipated to impact groundwater resources.

F. Historical Resources

SEARCH prepared a Technical Memorandum, Cultural Resources Desktop Analysis and Reconnaissance Survey of the analysis area ("Search Technical Memo") which provides an overview of background research and results of a field reconnaissance survey for the analysis area.

Analysis: The Technical Memo identified one (1) National Register of Historic Places ("NRHP") listed property, the Old Dixie Highway (Old Brick Road), and twelve (12) NRHP eligible resources within the analysis area. If any portion of the analysis area is determined to have a potentially significant or significant cultural resource in areas of development, the applicant will conduct more detailed site specific cultural resource assessment(s) and adhere to any recommendations of the state historic preservation officer.

FINDING: The FLUM amendment will have no adverse impact on historical or cultural resources.

LAND USE COMPATIBILITY ANALYSIS

Policy 1.1.3.3 – At a minimum, compatibility with proximate uses and development patterns shall be considered when evaluating proposed FLUM amendments. "Compatibility" shall be as defined in Section 163.3164(9), Florida Statutes.

A. This policy shall not be construed to mean that different categories of uses are inherently incompatible. This policy is intended to promote the use of transitional areas where densities and intensities can be appropriately scaled.

B. Buffers are encouraged as an effective means of transition between areas where there is a greater difference between densities and intensities of the existing and proposed developments.

C. Impacts to the health, safety, and welfare of surrounding residents shall be considered.

D. An analysis shall be conducted of the proposed development, and how that will interface with existing abutting development, if approval is granted.

E. Neighborhood character shall be preserved and promoted by working toward maintaining compatibility of surrounding land uses when new abutting uses are introduced.

Surrounding Future Land Use Map Designation:

North: predominantly Flagler County Agriculture & Timberlands, DRI-MU, St. Johns County-Rural/Silviculture

South: predominantly Flagler County Agriculture & Timberlands, Espanola – FLUM designation of Low Density Residential-Rural Estate

East: DRI-MU, Industrial (County and City designation), and Residential

West: predominantly Flagler County Agriculture & Timberlands

Surrounding Zoning Designation:

North: predominantly Flagler County Agriculture, St. Johns County – Open/Rural

South: predominantly Flagler County Agriculture, Espanola – Rural Mobile Home

East: Master Planned Development, Industrial (County and City designation), Single-family residential

West: predominantly Flagler County Agriculture

Surrounding Property - Existing Uses:

North: Vacant, Silviculture/Timberlands

South: Espanola area, Timberlands, Industrial

East: Industrial Park, Single family, Florida East Coast Railroad

West: Mitigation bank, Silviculture/Timberlands

North

The area on the northern section of the proposed MPMU area are bounded by unincorporated Flagler County and St. Johns County. This area is currently vacant with a FLUM designation of Flagler County Agriculture & Timberlands and zoning of Agriculture. The St. Johns County area is designated Rural/Silviculture.

The northwest area of the proposed MPMU area bounds tracts that have a FLUM designation of Development of Regional Impact-Mixed Use (DRI-MU). These parcels are part of the Old Brick Township DRI but are not proposed to be part of the MPMU designation. These lands are proposed to become a mitigation bank.

East

The area to the east of the proposed MPMU area is mainly bounded by the Florida East Coast (FEC) Railroad tracks. The immediate area to the east of the FEC tracks are part of the Palm Coast Park DRI and are mainly slated for residential development. There are patches of industrial areas/uses along the FEC mostly concentrated to the southern portion of the proposed MPMU area.

South

Abutting the subject property to the south is the enclave of Espanola and unincorporated Flagler County. These properties are currently designated Flagler County Low Density Residential/Rural Estate, along with Agriculture & Timberlands, and Conservation. This area has a zoning of Rural Mobile Home as well as Agriculture. The development pattern ranges from single-family residential and vacant lands. There are areas along the southern boundary (mainly along the southeast quadrant) which are developed with industrial uses such as concrete plant, and industrial park. These areas found in both unincorporated Flagler County and the City of Bunnell are zoned Industrial.

West

Finally, the parcels to the west are bounded by lands in unincorporated Flagler County. These lands have a FLUM designation of Agriculture and Timberlands with zoning designations of Agriculture. The properties are currently vacant or are used for Silviculture activities. As previously stated, the northwest section of the proposed MPMU area is a mitigation bank.

Analysis: Overall, staff does not find any incompatibility with the proposed FLUM designation of Master Planned Mixed Use and the existing and potential uses in the vicinity of the subject property based on the following:

The proposed MPMU designation includes objectives and policies to recognize the uniqueness and the environmental sensitivity of the subject area. Although a large portion of the land is under silviculture activities, there exists in the subject area environmental features (wetlands and upland habitat) whose function needs to be maintained as part of the future plans for the subject area. As provided in the Comprehensive Plan, **Goal 1.7 Master Planned Mixed Use** is established to *“Create parameters for the development of a Master Planned Mixed Use community in a means that allows and promotes a mixture of uses with an integrated, interconnected transportation network, and guides development within the means of the natural environment”*.

A key feature of the MPMU Goal, Objectives, and Policies is **Policy 1.7.1.1** which calls for the depiction of a “Greenway Overlay” as part of the companion Master Planned Development zoning. The purpose of the Greenway Overlay is to serve as *“the primary defining component of the community form. This Overlay is created based on the regional context of planned conservation lands, adjacent public conservation lands, on-site environmentally sensitive lands, an assessment of wetland quality, and ecological linkages to avoid habitat fragmentation”*. As such, this policy calls for the protection of connection of habitat and other environmentally sensitive lands with lands that are beyond the borders of the proposed MPMU area.

In addition to the “Greenway Overlay”, **Policy 1.7.1.1** also creates an “Employment Center” sub area. The objective of this sub area which is to be located proximate to the regionally significant transportation network is to provide economic development opportunities and encourage the location of jobs proximate to the transportation network. As currently proposed, the Employment Centers are located proximate to existing employment centers found along US-1 and the FEC railroad tracks.

Additionally, Policies in the MPMU establish compatibility, design standards, and in-depth analysis to protect the long-term viability and multi-function of the Greenway Overlay. These policies are found in the following:

Policy 1.7.1.2 A. Compatibility

- *Minimize conflicting uses through site planning (e.g. placing stormwater ponds and trails adjacent to established Greenway Overlay instead of homes, etc.),*
- *Prohibition of structural obstructions that may adversely affect wildlife mobility (e.g. fencing or bulkhead revetments, etc.),*
- *Minimization of nuisance wildlife attractants (e.g. storage of household trash in wildlife-resistant containers, outside feeding of domesticated pets, etc.).*

Policy 1.7.1.2 B. Design Guidelines

- *Protection and/or enhancement of historic and cultural resources in conjunction with the State Historic Preservation Officer (SHPO) and in compliance with the National Historic Preservation Act,*
- *Retaining unique ecological linkages to avoid habitat fragmentation,*
- *Incorporating appropriate wildlife crossings where streets cross the Greenway Overlay.*

Policy 1.7.1.2 C. Conservation

- *Conservation easements will be developed and implemented as part of the federal and state environmental permitting process.*

Policy 1.7.1.2 D. Habitat Conservation Management Plan

- *Establishes the need to develop and implement a Habitat Conservation Management Plan as part of the federal and state environmental permitting process. This policy will help to ensure that existing habitat remain viable in the MPMU area.*

Policy 1.7.1.2 E. Monitoring and Enforcement

- *Establish within an MPD Development Agreement, enforcement provisions to ensure consistency with Policies found in 1.7.1.2.*

Policy 1.7.1.2 F. Public Access Provisions

- *Balance recreational use with the purpose and intent of the Greenway Overlay by planning for public access.*

Finally, the following directly provides a mandate for newly annexed areas to comply with the City's Concurrency Management System.

Policy 1.5.1.8 - *The City shall require developers of annexed lands that are seeking development approval to abide by the City's Concurrency Management System consistent with state law. This policy requires that any expansion into any newly annexed areas will still have to provide for the required public facilities.*

CONSISTENCY WITH COMPREHENSIVE PLAN

In addition to being consistent with Objective 1.1.3 and Policy 1.1.3.3 which establishes the criteria for review of Future Land Use Map Amendments as provided in the previous section. Staff's analysis finds the designation of the MPMU westward annexation area consistent with various Annexation and Economic Development Goals, Objectives, and Policies found in the Comprehensive Plan. These are highlighted as follows:

The proposed FLUM amendment recognizes the availability of an approximately 20,100 acre area for the potential implementation of various Annexation and Economic Development goals, objectives and policies identified within the Comprehensive Plan. It is important to recognize that there are other policies within the Comprehensive Plan that need to be addressed such as the provision of public infrastructure, facilities and services which are required as part of expanding a City's urban boundary. It is recognized that the provision of the required public infrastructure, facilities, and services are not comprehensively addressed as part of this FLUM amendment but are to be addressed when or should future phases of the westward expansion move forward. These processes may include the approval of a zoning map amendment, approval of a development agreement, and approval of agreements to specify responsibilities for the stated public infrastructure, facilities, and services. These policies are addressed below:

Consistency with the Future Land Use Element

Policy 1.1.4.3 – *Land use patterns will be required to be efficient and not disproportionately increase the cost of providing and maintaining public facilities, as well as providing housing and transportation strategies that will foster energy conservation.*

Analysis: The subject property encompasses approximately 20,100 acres located mainly west of the Florida East Coast (FEC) railroad tracks. As stated in the findings of the Comprehensive Plan Future Land Use Element Goal 1.7, *the City will encourage new development to (i) be composed of mixed-use communities and neighborhoods served by a regionally significant interconnected transportation network and public facilities, (ii) provides energy efficient and diverse housing opportunities, (iii) promote enhanced opportunities for further economic*

growth in the City, and (iv) establish a guide for protection of the natural environment. Currently, access to the subject area is very limited and will require significant improvements to the road network in order to accommodate the potential densities/intensities contemplated by the MPMU designation. There is approximately \$120 million allocated from the State of Florida to begin the extension of an existing roadway (Matanzas Woods Parkway) to serve the subject area, however, more resources are necessary to build a transportation network to accommodate the contemplated level of development.

In addition to the roadway network, other public infrastructure such as central water and sewer, schools, and parks will require extensive expansion to serve the contemplated development and subsequent population that are expected to occupy the MPMU area.

The total cost and provision of these improvements are currently not known at this time but will be the subject of a development agreement subject to approval by the City Council and the Developer.

Policy 1.3.1.3 - *The City shall encourage development to locate in the areas where public facilities, infrastructure, and services are available. Where there are deficiencies and where appropriate, the City shall require the developer to provide or extend the facilities as necessary to accommodate development provided such provision or extension is consistent with state law. Applicable impact fees shall be used by the City consistent with State law to offset the costs of the City providing facilities.*

Analysis: See analysis for Policy 1.1.4.3.

Consistency with the Housing Element

Objective 3.4.1 – *Diversity in Housing Opportunities - Increase the diversity of the housing types, prices, and opportunities*

Policy 3.4.1.1 – *Through the FLUM and the zoning district regulations of the LDC, the City shall make provisions to supply land that can be developed with various types of residential uses, including single-family homes of various sizes, duplexes, multi-family dwellings, and residential units in mixed use developments*

Analysis: The proposed MPD-DA includes a table of permitted uses which includes a variety of residential unit types ranging from fee simple Tiny Homes to multi-family units. The Lot and Site Development standards proposed within the MPD-DA also provide for a variety of lot sizes which results in the potential to have housing stock with a variety of sales price.

Consistency with the Infrastructure Element

Policy 5.1.3.2 – *The City shall designate urban densities or intensities on the Future Land Use Map only in areas that have sufficient existing or planned capacity for potable water facilities and wastewater facilities where connection is available consistent with Policies 1.1.1.2 and 1.1.3.2. For the purposes of this Plan, any residential density exceeding one (1) dwelling unit per acre shall be deemed to be an urban density.*

Analysis: There are currently no existing public facilities to accommodate development in the Master Planned Mixed Use (MPMU) area. The existing DRIs in the proposed MPMU area as part of their DO have an approved master utility agreement. Since the MPMU area will encompass areas that are not in the existing DRIs it is necessary to expand the scope and develop a new utility mitigation agreement to outline responsibilities for accommodating the potable water needs in the MPMU area. The approval of these agreements is necessary prior to the commencement of any development within the MPMU area.

Policy 5.2.2.3 – *The City shall designate urban densities or intensities on the Future Land Use Map only in areas that have sufficient existing or planned capacity for sanitary sewer facilities and where connection is available as set forth in State law and City regulations. The City shall minimize the use of septic tanks in accordance with the provisions of Objective 5.2.3 and policies implementing that objective. For the purpose of this Plan, any residential density exceeding one (1) dwelling unit per acre shall be deemed to be an urban density.*

Analysis: There are currently no existing public facilities to accommodate development in the Master Planned Mixed Use (MPMU) area. The existing DRIs in the proposed MPMU area as part of their DO have approved master utility agreements. Since the MPMU area will encompass areas that are not in the existing DRIs it is necessary to expand the scope and develop a new master utility agreement to outline responsibilities for accommodating the sanitary sewer impact in the MPMU area. The approval of these agreements is necessary prior to the commencement of any development within the MPMU area.

Consistency with the Future Land Use Element – Annexation Goal, Objectives, and Policies

GOAL 1.5: ANNEXATION

Promote economic development and provide sufficient housing diversity, recreational opportunities, and natural resource protection through the adoption of an annexation policy.

Objective 1.5.1 - Develop an Annexation Plan and Policies

Explore opportunities for annexation of properties that can be used for commercial, industrial, and residential uses, particularly those that can help to diversify the housing stock and diversifying the City's tax base.

Policy 1.5.1.1 – *Identify land that is appropriate for annexation and meets the City's adopted Goals that focus on increasing commercial and industrial development.*

Policy 1.5.1.5 - *Identify and annex land appropriate for all types of housing.*

Policy 1.5.1.7 – *For any lands proposed for future annexation, the Conservation Future Land Use designation, or if within a MPMU designation a Greenway Overlay designation may be assigned to environmentally sensitive lands in order to provide protection of large interconnected optimal wetland systems and other high quality environmentally sensitive areas that are located within the proposed annexation area.*

Policy 1.5.1.8 - *The City shall require developers of annexed lands that are seeking development approval to abide by the City's Concurrency Management System consistent with state law.*

Analysis: Since approximately 7,000 acres are proposed to be annexed to become part of the MPMU area, staff reviewed this action for consistency with the Comprehensive Plan Goal, Objective, and Policies for Annexation. Staff finds that the annexation will provide opportunities for the expansion of diversifying the housing stock (through the creation of identified areas as Villages, Village Centers, Regional Activity Center, and Employment Centers as part of the Community Form for the MPMU area - **Policy 1.7.1.1 A-E**), the recreational opportunities (at least 50% of total lands within MPMU shall be planned for recreation and open space uses – **Policy 1.7.2.1**), and protecting the natural resources found in the annexation area (these policies were identified previously in the analysis of **Policy 1.7.1.2 A-F**). (*See text in italics below for full text of MPMU Policies*).

Additionally, **Annexation Policy 1.5.1.7** calls for the assignment of a Greenway Overlay for environmentally sensitive lands in the MPMU area. **MPMU Policy 1.7.1.1 A** creates a Greenway Overlay sub area for the protection of connection of habitat and other environmentally sensitive lands with lands that are beyond the borders of the proposed MPMU area. (*Full text of MPMU Policy 1.7.1.1A are shown below in italics*).

Policy 1.7.1.1 – *The Master Planned Mixed Use (MPMU) FLU designation shall only be implemented through one or more applications for rezoning to the Master Planned Development (MPD) zoning district. Due to the large size of MPMU FLU designation, applications for MPD zoning districts may be submitted in multiple phases for all or a portion of the sub areas listed below. MPD Master Plans will depict the sub-areas for the overall MPMU FLU designation as described below except for Neighborhood Centers, which may be depicted at the time of final development plan review.*

- A. *Greenway Overlay: The Greenway Overlay will be the primary defining component of the community form. The Greenway Overlay will be created based on the regional context of planned conservation lands, any adjacent public conservation lands, on-site environmentally sensitive lands (as defined herein), an assessment of wetland quality, and ecological linkages to avoid habitat fragmentation. The Overlay will consist of a system of interconnected greenways to be depicted on MPD Master Plans. At least 15% of the Greenway Overlay within one or more MPD zoning designations will consist of upland buffers or other upland open space. Each MPD will address the general location, minimum size of the Greenway Overlay within its boundaries, and design standards to ensure development is compatible with the Greenway Overlay. Permitted uses within the Greenway Overlay include passive recreation such as trails and campgrounds, roadway and utility crossings, utilities and support facilities, ecotourism and agritourism related uses, public facilities, stormwater harvesting, water supply uses, and other similar uses as may be further defined in each MPD zoning designation. The Greenway Overlay will serve as a critical tool for providing ecological connectivity and recreational opportunities compatible with surrounding natural resources. Given this, lands within a Greenway Overlay will not be designated with a Conservation FLU designation or subject to the various related Comprehensive Plan regulations and instead will be subject to the Master Planned Mixed Use regulations. To ensure the long-term viability of the Greenway Overlay, Policy 1.7.1.2 sets forth elements to be addressed during each applicable MPD rezoning process.*

- B. Villages: Neighborhoods are the basic building block of a community and will be designed to be compatible with the Greenway Overlay. One or more neighborhoods may make up a Village. Villages will consist of one or more residential neighborhoods with edges defined by the Greenway Overlay and/or the interconnected transportation network. Villages will be designed in a clustered and compact form and contain at least two different housing styles and types. At least 10 percent of the area within each Village shall be retained in open space and recreation. All types of residential uses and ancillary type uses are permitted.*

Each Village shall have a centrally located Neighborhood Center to allow for civic, recreation and open space, institutional, neighborhood commercial, and public uses and facilities to create an identity and sense of place. At a minimum, Neighborhood Centers will include a central public gathering place such as a park, village green, square, plaza, community center or similar public spaces. Neighborhood Centers may also include residential, schools, places of worship, public buildings, office and personal service uses designed to serve the applicable Village.

- C. Village Centers: Village Centers are mixed use districts designed to serve the retail, service and civic needs of the surrounding Villages. These areas are intended to encourage a fine-grained mix of land uses either centrally located within a Village or at the entrances to a Village and/or located around the intersection of streets classified/defined in the LDC as collectors or higher. The Village Centers will vary in size depending upon the surrounding population served, but in no case will a Village Center exceed 200 acres in size. A wide range of land uses are permitted in Village Centers with the highest density and intensity of uses located near the center with decreasing density and intensity of uses proceeding outward from the center toward the adjacent Villages. The Master Planned Mixed Use Village Center area is different from and not subject to any other village center standards in the Comprehensive Plan, and those village centers depicted on Map CP-1.5 (Future Land Use), the LDC and/or other City regulations.*

- D. Regional Activity Center: Each Master Planned Mixed Use project will include a Regional Activity Center that will serve as a regional destination for employment, shopping, recreation, entertainment, civic, institutional, health care, education, hospitality, and/or residential. A Regional Activity Center will be located on or proximate to the regionally significant transportation network to provide easy, convenient access and high visibility. Regional Activity Centers will be a minimum of 200 acres in size. Mixed-use areas within a Regional Activity Center shall provide a range of housing types, recreational amenities, diverse retail and services, entertainment, and/or employment opportunities as well as an integrated multi-modal transportation system for the area. The conceptual location of a Regional Activity Center will be depicted on the Recreation Service Areas Map 4.2 of the Comprehensive Plan Map Series. The final location of any Regional Activity Center shall be determined at the time of construction plan approval without the need to modify the Comprehensive Plan Map Series provided the Regional Activity Center is consistent with the Master Planned Mixed Use Future Land Use designation and applicable MPD zoning.*

- E. Employment Center(s): An Employment Center proximate to the regionally significant transportation network will provide economic development opportunities and encourage the location of jobs within proximity to the multi-modal transportation network and residential uses, thereby resulting in shorter commuting distances and a reduction in vehicle miles travelled (VMT) and greenhouse gas (GHG) emissions. The Employment Center shall include a mixture of office, civic, institutional, industrial, warehouse, supporting retail, supporting residential and/or other similar uses.*

Policy 1.7.1.2 - *To effectively maintain the multi-functional Greenway Overlay and ensure its long-term viability, the following elements shall be addressed during the MPD rezoning review:*

- A. Compatibility: Specific guidelines within the MPD will be established for development outside and adjacent to the Greenway Overlay to minimize edge effects. Such guidelines may include:*
- i. Establishment of setbacks, transition zones, and buffer zones;*
 - ii. Minimization of conflicting uses through site planning (e.g., placing stormwater ponds and trails adjacent to established Greenway Overlay instead of homes, etc.);*
 - iii. Prohibition of structural obstructions that may adversely affect wildlife mobility (e.g., fencing or bulkhead revetments, etc.);*
 - iv. Pursuing FWC Lighting Certification;*
 - v. Minimization of nuisance wildlife attractants (e.g., storage of household trash in wildlife-resistant containers, outside feeding of domesticated pets, etc.); and/or*
 - vi. Locating Hamlets within transition zones.*
- B. Design Guidelines: Guidelines will be established for design elements within and adjacent to the Greenway Overlay. Such guidelines will include:*
- i. Connection to any adjacent regional greenway(s); and internal community elements;*
 - ii. Protection and/or enhancement of historic and cultural resources in conjunction with the State Historic Preservation Officer (SHPO) and in compliance with the National Historic Preservation Act;*
 - iii. Incorporating water conservation strategies to minimize use of potable water;*
 - iv. Incorporating energy conservation strategies;*
 - v. Retaining unique ecological linkages to avoid habitat fragmentation;*
 - vi. Incorporating appropriate wildlife crossings where streets cross the Greenway Overlay;*
 - vii. Protection and management for environmentally sensitive areas (as defined below);*
 - viii. Locating Hamlets:*
 - 1. The conceptual location of transition zones will be shown on the MPD Master Plan. Hamlets will be located within the transition zones.*
 - 2. Hamlets shall be located outside of the Greenway Overlay.*
 - 3. The maximum number of units within hamlets is limited to no more than 1 unit per 20 acres of the Greenway Overlay.*
 - 4. The MPD will describe lot size and width, impervious surface ratio, setbacks and residential uses within Hamlets.*
- C. Conservation: The entire Greenway Overlay will not be encumbered by conservation easements, nor will any portion be designated with a Conservation*

FLU designation. Notwithstanding this, conservation easements shall be established within portions of the Greenway Overlay in accordance with federal and state permits obtained for the applicable MPMU project or portion thereof.

- D. Habitat Conservation Management Plan: A Habitat Conservation Management Plan(s) (HCMP) will be developed and implemented as part of the federal and state environmental permitting process. The HCMP is intended to be a living document and as such will be modified as the final boundaries of the Greenway Overlay are established as set forth in the applicable MPD.*
- E. Monitoring and Enforcement: The applicable MPD Development Agreement will include enforcement provisions to ensure consistency with the elements in this Policy 1.7.1.2. In addition, monitoring and enforcement will be conducted in relation to any applicable federal and state environmental or regulatory permit issued for lands within the Greenway Overlay.*
- F. Public Access Provisions: Where appropriate, the MPD should include provisions for public access to the Greenway Overlay, balancing recreational use with the purpose and intent of the Greenway Overlay as set forth in Policy 1.7.1.1.*

Policy 1.7.2.1 - At least 50% of the total lands within a Master Planned Mixed Use designation shall be planned for recreation and open space uses and such uses within the Greenway Overlay will count toward this percentage. In addition, any open space and recreation lands within each Village (located outside the Greenway Overlay) that satisfy the minimum 10% condition in Policy 1.7.1.1.B above will also satisfy this 50% minimum condition.

Consistency with the Economic Development Element

As detailed in the discussion of Annexation Goals, Objectives, Policies (GOPs) above, the MPMU designation furthers the implementation of the Annexation GOPs. Additionally, the MPMU designation is consistent with implementing the Economic Development Goals, Objectives, and Policies found in the Comprehensive Plan.

GOAL 11.1: ECONOMIC DEVELOPMENT

Foster a sustainable economic environment to create employment opportunities, business growth, and diversified tax base.

Objective 11.1 – Robust, Diversified, and Resilient Local Economic Environment

Foster a dynamic and robust economic environment that targets industry sectors, anticipates future industry trends, and leverages local strengths to build a diversified and resilient economy.

Policy 11.1.1.2 - Prioritize the creation of opportunities for, expansion of, and retention of industry sectors that support the creation of a resilient and diverse economy and tax base by recruiting investments in targeted industries related to Advanced Manufacturing, Corporate Headquarters, Aviation & Aerospace, Logistics & Warehousing, and Healthcare Training & Research.

Policy 11.1.1.5 – Establish a site development process that ensures the City has an inventory of shovel-ready economic employment center sites ready to meet the needs of potential business and industry.

Objective 11.1.2 – Targeted Economic Employment Centers and Jobs

Create a thriving economic environment that attracts new industries, enables existing business to expand, and creates workforce opportunities by implementing strategic land use planning, infrastructure enhancement, and community development practices in targeted locations and sites.

Policy 11.1.2.1 – Maintain an inventory of targeted economic employment hubs that have available, development-ready sites, and suitable land uses for industrial, office professional, and commercial development. Ensure the targeted economic employment hubs have adequate land resources strategically located with access to transportation and utility infrastructure available for future business attraction and expansion.

Policy 11.1.2.2 – Create incentives and leverage funding for the development of economic employment center through the establishment of incentive zones that prioritize capital investments that develop infrastructure critical to economic development—such as reliable transportation networks, rail, multi-modal transportation, and utilities, which will support the development of employment centers and attract new businesses.

Policy 11.1.2.3 – Utilize private and public partnerships to allocate specific zones within the City for the establishment of significant economic employment hubs capable of hosting diverse businesses and industries. The City shall focus its economic development efforts and incentives within these economic employment hubs.

Policy 11.1.2.4 – Promote the creation of mixed-use developments integrating housing, commerce, and office spaces to foster economic employment hubs where the workforce can live, work, and enjoy recreational activities, thus minimizing the necessity for extensive commuting.

Objective 11.1.3 – Investment in Infrastructure

Improve and extend the capacity of City infrastructure, public services, and related facilities to accommodate the attraction and expansion of industries and businesses.

Policy 11.1.3.3 Ensure public utility infrastructure services—potable water, sanitary sewer, electric, natural gas, and others—extend to lands targeted as economic employment hubs. Future expansion of services should be prioritized through the City’s capital improvement efforts.

Policy 11.1.3.4 Utilize the City’s transportation planning efforts to support the City’s economic priorities by (1.) determining economic facility needs, (2.) identifying deficiencies, and (3.) scheduling capital improvements and facility expansions through the City’s Capital Improvement Plan and Long Range Transportation Plan.

Objective 11.1.4 – Business Attraction and Retention

Implement strategies to market, recruit, and support new and expanding businesses to (1.) create sustained economic growth and enhanced quality of life for its residents, (2.) promote the City of Palm Coast as a premier destination for business and investment, (3.) attract industries that offer well-paying jobs and contribute to economic diversification.

Policy 11.1.4.1 – Create a regional brand to market Palm Coast as a premier destination for targeted industries and site selection consultants. The branding initiative shall consider materials that show the City as a competitor in attracting new businesses and investments.

Policy 11.1.4.4 – Develop incentive programs and streamline the permitting processes to encourage the relocation and expansion of businesses job opportunities and contribute to a robust local economy.

Objective 11.1.6 - Support Workforce Development Opportunities

Attract, retain, and support Palm Coast’s diverse workforce by creating a comprehensive environment that addresses housing, employment, education, community engagement,

and quality of life factors, resulting in a vibrant community that offers a range of opportunities for personal and professional growth.

Policy 11.1.6.7 – *The City shall support the development of vibrant, walkable neighborhoods with a mix of residential, commercial, and entertainment options that attract entry-level workforce, families, and working age adults.*

Analysis: As stated in the Comprehensive Plan, the MPMU FLUM designation was created to properly plan for long term potential growth in the annexed areas west of US-1 and the railroad. The City will encourage new development to (i) be composed of mixed-use communities and neighborhoods served by a regionally significant interconnected transportation network and public facilities, (ii) provides energy efficient and diverse housing opportunities, (iii) promote enhanced opportunities for further economic growth in the City, and (iv) establish a guide for protection of the natural environment.

The Goals, Objectives, and Policies from the Economic Development element of the Comprehensive Plan highlighted above establishes a strategy on creating employment opportunities, business growth, and diversifying the tax base in the city. Though these policies apply to all areas of the city, the expansion of the city boundaries to include an additional 21,000 acres provides opportunities not available within the existing urbanized areas of Palm Coast due to limited availability of vacant commercial and industrial land.

The MPMU Policies (specifically **MPMU Policies 1.7.1.1D-E**) include the creation of Employment Centers and a Regional Activity Center through which the Economic Development GOPs can be implemented. Additionally, **MPMU Policies 1.7.2.2 and 1.7.2.3** call for a development program to ensure that the MPMU will have a mix of uses at buildout that will be consistent with creating the comprehensive community envisioned in the Comprehensive Plan. (**Full text of MPMU Policies 1.7.2.2 and 1.7.2.3 are shown in italics below**).

Policy 1.7.2.2 - *The MPD(s) for a Master Planned Mixed Use FLU designation will include a development program to demonstrate compliance with the following non-residential space standards:*

- A. *Retail/Service - At a minimum, 50 square feet of retail and service space per dwelling unit shall be planned for in a Regional Activity Center, Village Centers, and/or Neighborhood Centers with this standard measured in the aggregate across these areas. Retail uses shall be located and designed to encourage alternate transportation through urban design, such as sidewalks and related streetscaping. Retail within Neighborhood Centers shall be of limited scale and intensity to ensure compatibility with the low intensity character of the predominantly residential Villages.*
- B. *Workplace/Employment Center - At a minimum, 100 square feet of workplace space per dwelling unit designed to serve the development shall be planned for in Neighborhood Centers, Village Centers, Employment Center, and/or Regional Activity Center with this standard measured in the aggregate across these areas. Workplace space can include office, health care, industrial and similar uses. Industrial uses shall compose a minimum of 50% of the workplace space.*

Policy 1.7.2.3 – *For purposes of implementing Objective 1.7.1.2, the mixed use percentages and nonresidential space square footage will be measured and tracked in each MPD application to demonstrate compliance and consistency with the Master*

Planned Mixed Use FLU designation and to demonstrate that the MPD development program at buildout will consist of a mix of uses.

Objective 11.1.8 – Maintaining a High Quality of Life

The City of Palm Coast is dedicated to maintaining a thriving, sustainable, and engaged community.

Policy 11.1.8.1 - The City shall continue to focus on one of our greatest assets by expanding and maintaining green spaces, parks, and recreational areas.

Policy 11.1.8.7 – The City shall promote alternative transportation modes, such as biking and walking, by creating safe and well-maintained pedestrian and cycling pathways.

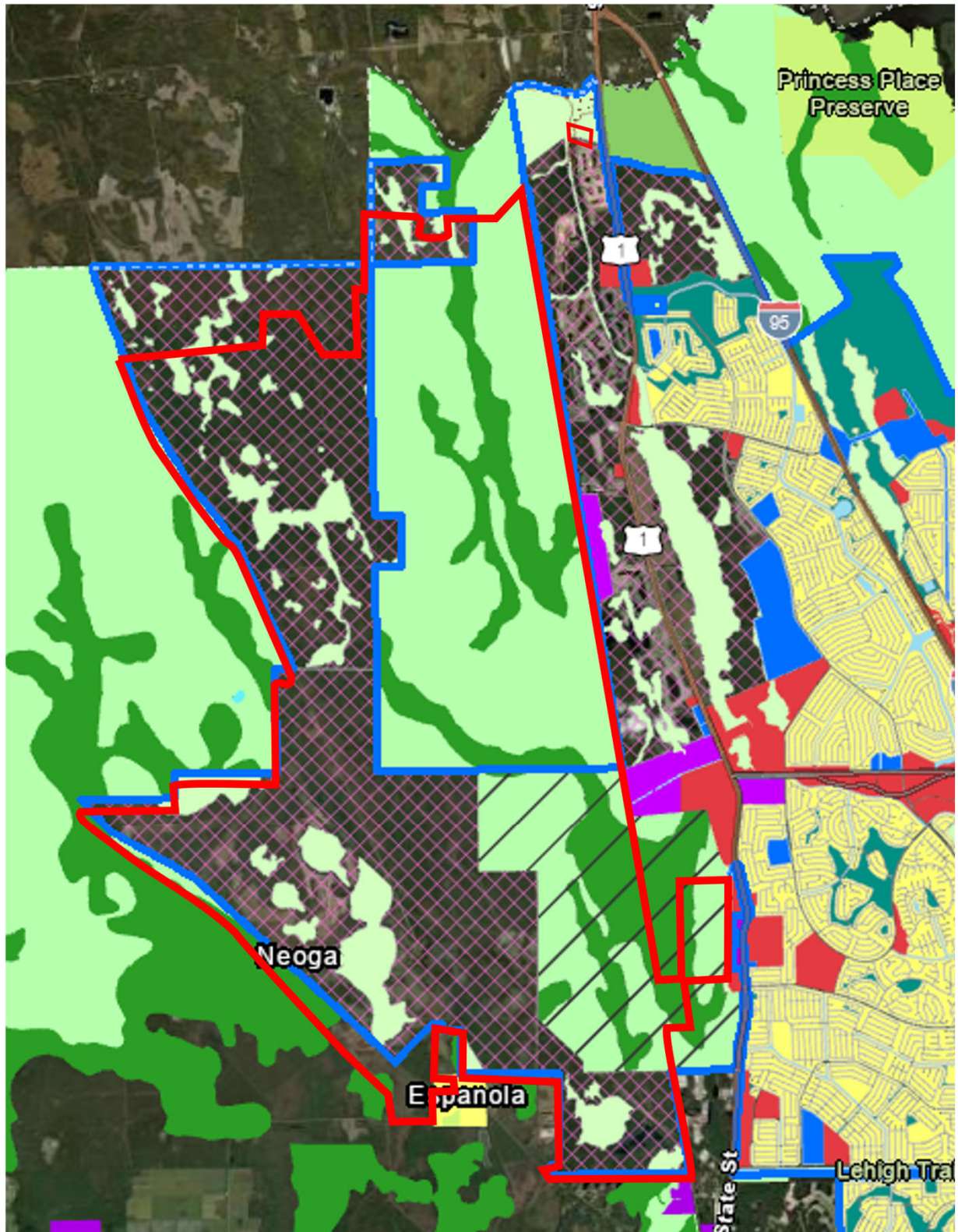
Analysis: The Economic Development GOPs of the Comprehensive Plan recognizes the importance of quality of life in maintaining a thriving, sustainable, and engaged community. The Policies cited above relates to maintaining open space and recreational areas along with promoting alternative transportation modes (biking and walking) by providing safe pathways. MPMU Policies previously cited above, specifically Policies 1.7.1.1, 1.7.1.2, and 1.7.2.1 highlight the use of approximately 50% of the lands in the MPMU area for recreation and open space. Additionally, MPMU Policy 1.7.1.3 envisions the development of a regionally significant transportation network that encompasses all modes of transportation including a trail network. MPMU Policy 1.7.1.3 reads as follows:

The MPD will include a regionally significant transportation network providing internal and external multi-modal interconnectivity. When designing the transportation network, equal consideration shall be given to all modes of transportation including a trail network to provide access between the various land uses and access to the greenways.

RECOMMENDATION

The Planning and Land Development Regulation Board (PLDRB) is scheduled to meet on July 15, 2026. Staff will provide an update on PLDRB's recommendation at the City Council public hearing.

Current Future Land Use Map – Westward Expansion Area



 Westward Expansion Area

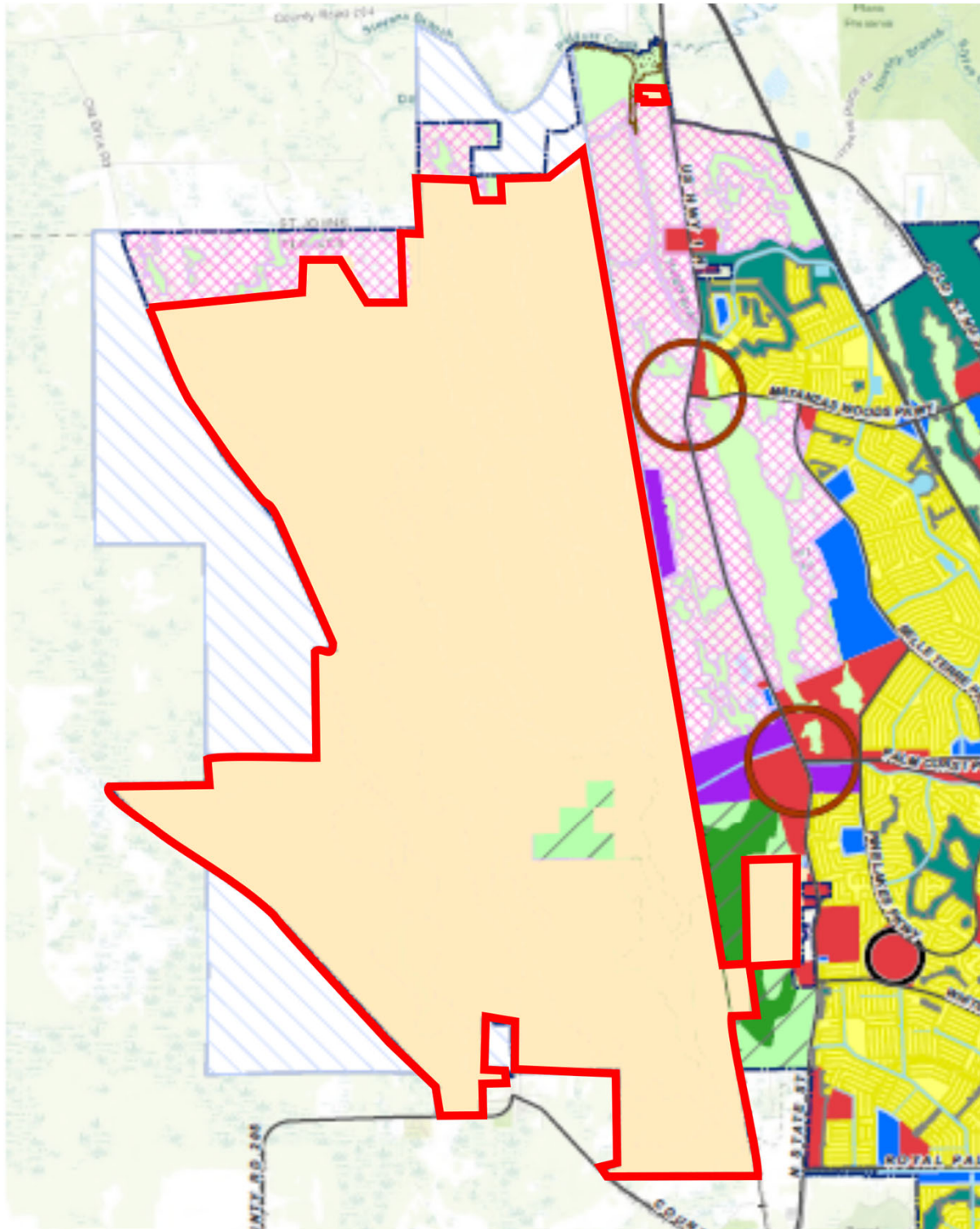
Flagler County Designations

-  RESIDENTIAL: LOW DENSITY / RURAL ESTATE
-  CONSERVATION
-  AGRICULTURE & TIMBERLANDS

Palm Coast Designations

-  DRI-Mixed Use
-  Mixed Use
-  Conservation

Proposed Future Land Use Map – Westward Expansion Area

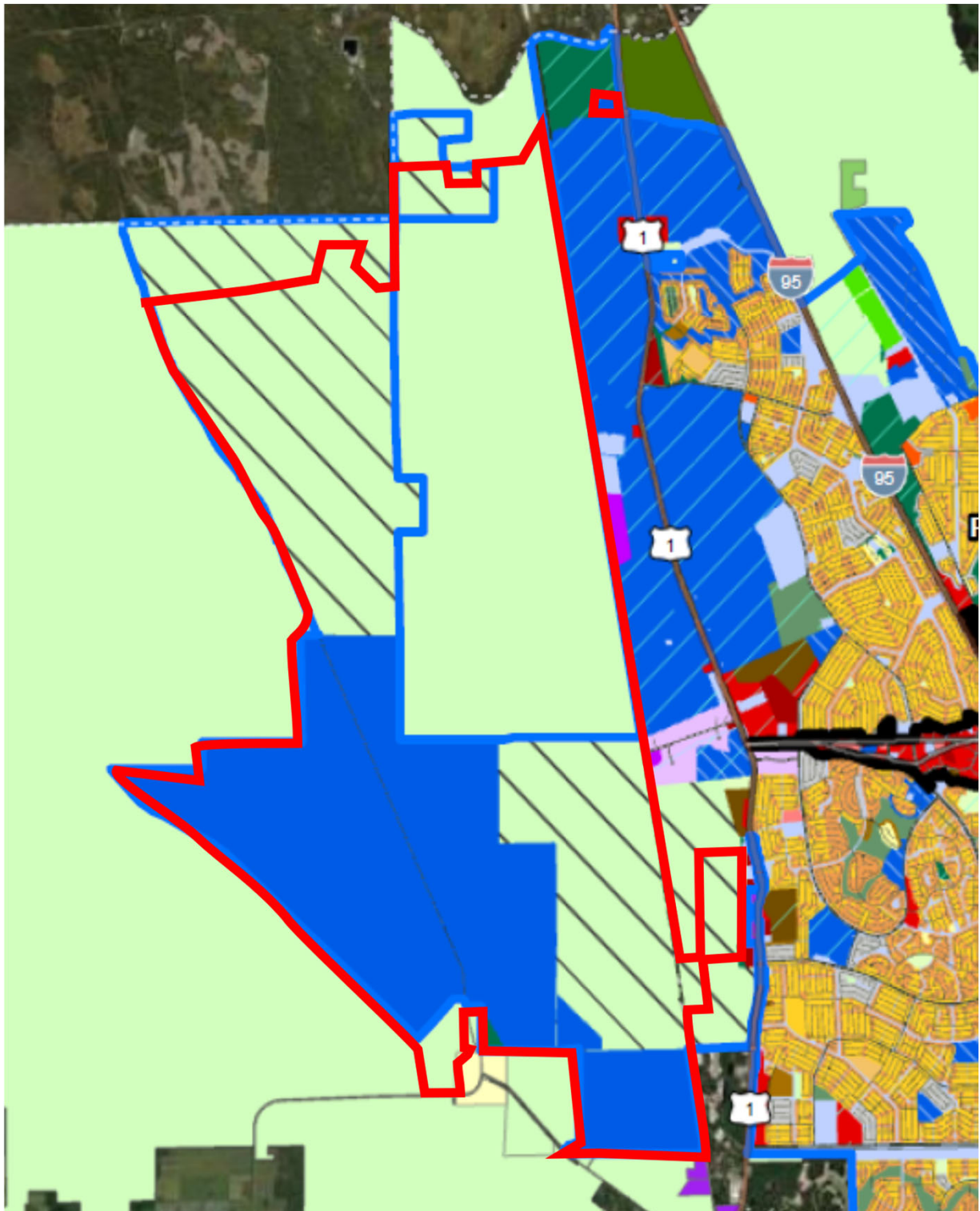


 Westward Expansion Area

**Proposed
Designation**

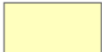
 Master Planned Development

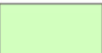
Current Zoning Map – Westward Expansion Area



 **Westward Expansion Area**

Flagler County Designations

 MH-1

 AC

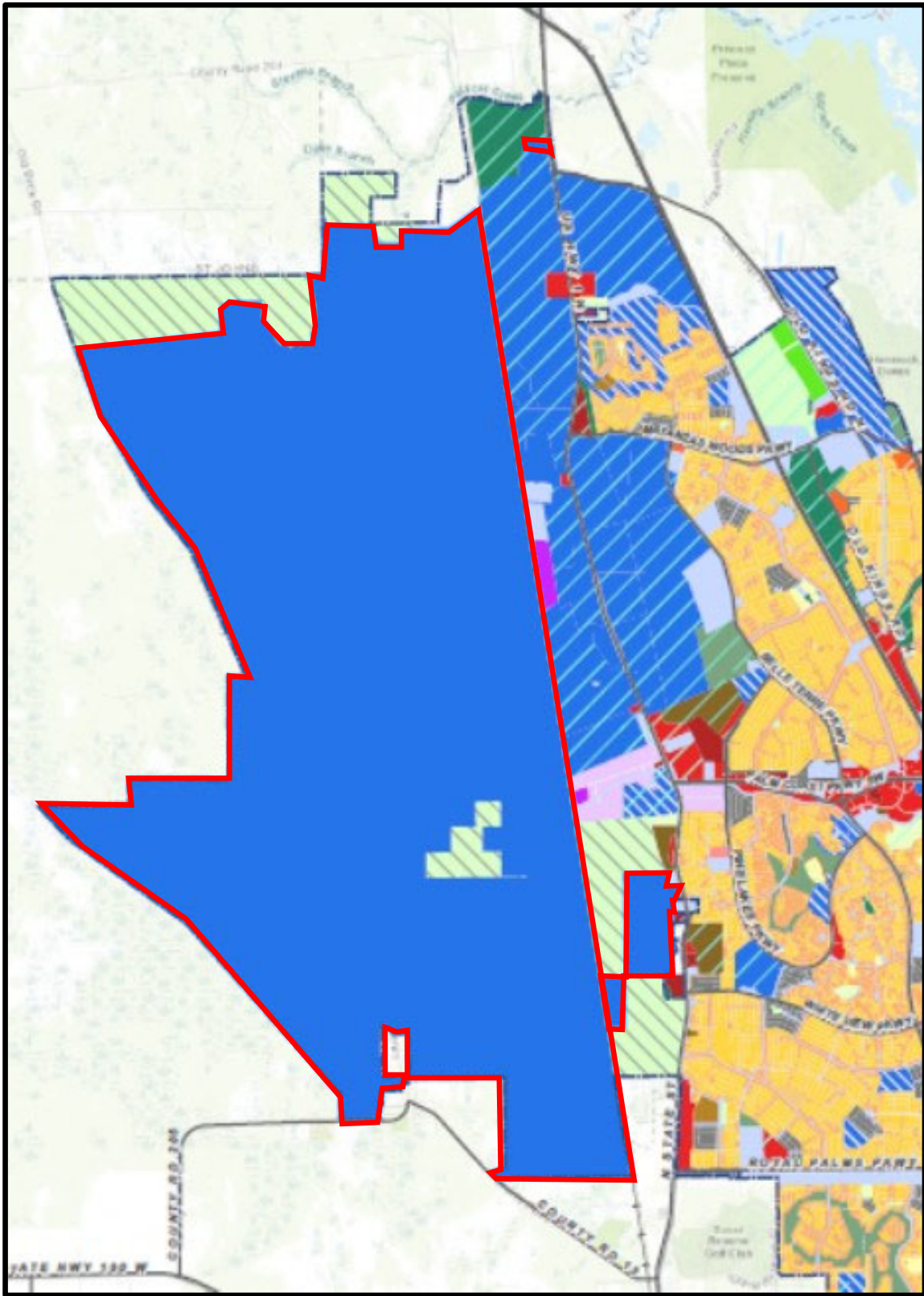
Palm Coast Designations

 COM-3

 PRS

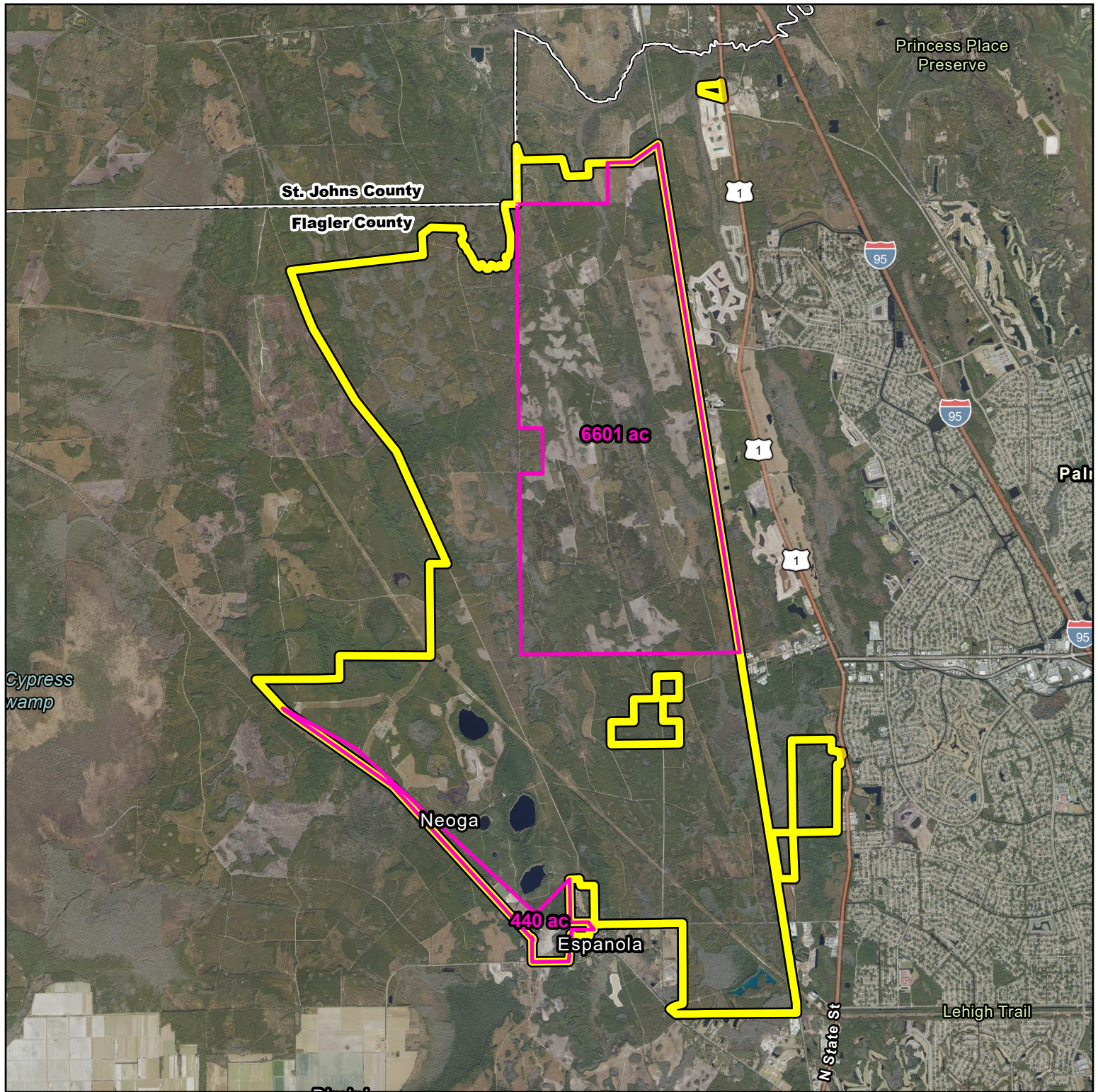
 MPD

Proposed Zoning Map – Westward Expansion Area



 **Westward Expansion Area**

Proposed Designation   Master Planned Development

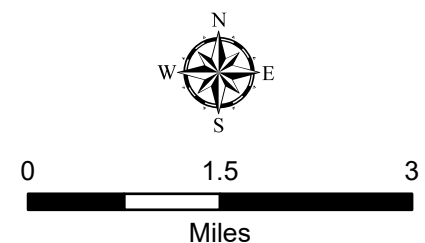


MPMU Palm Coast

Annexed Lands - Acreage

Source: ETM, Flagler County, St. Johns County, Esri

- MPMU
- Annexed Lands (7,041 ac)



ETM
 ENGLAND-THIMS & MILLER
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 Date: 6/26/2026

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**Preliminary Environmental Site Assessment
of the Palm Coast Master Plan Development Site,
City of Palm Coast, Flagler County, Florida**

Introduction

Breedlove, Dennis & Associates, Inc. (BDA) conducted an environmental assessment of the Palm Coast Master Plan Development (MPD) Site (Site). Dr. W. Michael Dennis, City of Palm Coast Qualified Environmental Professional No. 19466, directed the assessment. The Site is approximately 20,144 acres located within Sections 22-27, and 35-36, Township 10 South, and Range 29 East; Sections 9, 17-20 and 29-33, Township 10 South, Range 30 East; Sections 1-2, 12-15, and 23-25, Township 11 South, Range 29 East, and Sections 4-9, 16-22, and 27-34, Township 11 South, Range 30 East located in Flagler County, Florida (Exhibit 1). The Site is generally located west of U.S. Highway 1, north of County Road 13 and County Road 205, and south of County Road 204. The majority of the Site is located within the City of Palm Coast. An aerial photograph of the Site is included as Exhibit 2.

The purpose of the review was to provide a summary of the existing environmental conditions of the Site. The environmental assessment included a desktop database review, site investigations, and review of previously compiled site data to document the existing ecological conditions and assess the potential for occurrence of species of wildlife or plants listed for protection by the U.S. Fish and Wildlife Service (USFWS) and Florida Fish and Wildlife Conservation Commission (FWC) (Listed Species).

Ecological Communities

Wetlands depicted within the boundaries of the previous Old Brick Township Development of Regional Impact (DRI) project have been approved by the St. Johns River Water Management District (SJRWMD) pursuant to Formal Wetland Determination (FWD) No. 118954-5 issued on April 11, 2025. Surveyed wetlands associated with Conceptual Environmental Resource Permit (ERP) No. 123802-1 issued November 23, 2011, and construction ERP issued May 3, 2017, for the previous Neoga Lakes project are SJRWMD-approved. The remaining wetlands and surface waters on the Site have been photo-interpreted with selective ground truthing. The Site contains approximately 10,513 acres of uplands, 9,468 acres of wetlands, and 233 acres of surface water (Exhibit 3).

The on-site vegetative communities and land use types were classified by BDA scientists based on aerial photointerpretation, ground-truthing, and delineations to characterize the habitats present and provide the basis for an assessment of the occurrence or likelihood of occurrence for Listed Species (Exhibit 4). The characterization of the vegetative communities and land use types was based on the *Florida Land Use*,

Cover and Forms Classification System (FDOT, 1999). Conditions were documented during previous on-site reconnaissance, and botanical nomenclature (scientific names) is per Wunderlin and Hansen (2003).

The majority of wetlands on the Site exist within large contiguous strands associated with tributaries of Pellicer Creek on the east side and surrounding the natural lakes on the west side. The vast majority of the upland communities and more than half of the Site are dominated by pine plantations. The ecological conditions of the Site have been influenced by the underlying physical template (i.e., topography, hydrology, soils). However, the historical and current silvicultural land use on the Site may have a more significant impact on the ecological character and functioning of the landscape. The Site has been managed for timber and turpentine production since the late 1870s, with intensive timber production starting in the late 1940s and continuing to the present day. Historical and present-day construction of ditches, roads, canals, and planting beds have changed the topography, hydrology, and drainage characteristics, altering the natural structure and function of both uplands and wetlands. Specific vegetation and land use types are described below.

Surface Waters

Ditches (516)

Surface waters on the Site include numerous roadside Ditches (516) that are periodically maintained. These areas either lacked a canopy or included scattered canopy trees and shrubs on the berms consisting of Carolina willow (*Salix caroliniana*), Peruvian primrosewillow (*Ludwigia peruviana*), and wax myrtle (*Myrica cerifera*). The groundcover species included blue maidencane (*Amphicarpum muhlenbergianum*), maidencane (*Panicum hemitomon*), common buttonbush (*Cephalanthus occidentalis*), maple (*Acer* sp.) seedlings, sweetgum (*Liquidambar styraciflua*) seedlings, arrowhead (*Sagittaria graminea*), clustered bushmint (*Hyptis alata*), blue waterhyssop (*Bacopa caroliniana*), Peruvian primrosewillow, cattail (*Typha* sp.), and torpedograss (*Panicum repens*).

Lakes (520)

Four natural Lakes (520) are located in the western portion of the Site, including three large lakes (Speckled Perch Lake, Black Lake, and Tank Lake) and one small lake (Neoga Lake).

Reservoirs larger than 10 acres (533)

Three Reservoirs larger than 10 acres (533) are located on the southwest portion of the Site. These reservoirs were formerly borrow pit areas.

Reservoirs less than 10 acres (534)

There is one Reservoir less than 10 acres (534) located on the eastern portion of the Site (<1 acre). Perimeter groundcover vegetation included scattered cattail, wax myrtle, and anglestem primrosewillow (*Ludwigia leptocarpa*).

Wetlands

Bay Swamps (611)

The canopy in the Bay Swamps (611) community was dominated by loblolly bay (*Gordonia lasianthus*), sweetbay (*Magnolia virginiana*), and swamp bay (*Persea palustris*) interspersed with cypress (*Taxodium* sp.), loblolly pine (*Pinus taeda*), red maple (*Acer rubrum*), and slash pine (*Pinus elliottii*). Dominant shrub and understory species noted within this cover type included saw palmetto (*Serenoa repens*), cypress, sweetgum, red maple, fetterbush (*Lyonia lucida*), wax myrtle, rusty staggerbush (*Lyonia ferruginea*), cinnamon fern (*Osmunda cinnamomea*), chain fern (*Woodwardia* sp.), greenbrier (*Smilax* sp.), grape (*Vitis* sp.) vine, and highbush blueberry (*Vaccinium corymbosum*).

Mixed Wetland Hardwoods (617)

The canopy of the Mixed Wetland Hardwoods (617) community included a mixture of sweetbay, swamp bay, loblolly bay, red maple, and sweetgum with scattered live oaks (*Quercus virginiana*). The shrub stratum included loblolly bay, red maple, sweetgum, common buttonbush, fetterbush, wax myrtle, and highbush blueberry. The groundcover was dominated by Carolina redroot (*Lachnanthes carolina*) and Virginia chain fern (*Woodwardia virginica*).

Cypress (621)

Cypress (621) swamps were dominated by bald-cypress (*Taxodium distichum*) or pond-cypress (*Taxodium ascendens*) with swamp tupelo (*Nyssa sylvatica* var. *biflora*) and occasionally slash pine in the canopy layer. The subcanopy was comprised of dahoon (*Ilex cassine* var. *cassine*) and cabbage palm (*Sabal palmetto*) with sweetbay or loblolly bay in some areas. The shrub layer in some areas is comprised of fetterbush and gallberry (*Ilex glabra*), while in other areas there is a mixture of wax myrtle, swamp bay, and sweetbay. Ground cover in some areas included Virginia chain fern, cinnamon fern, royal fern (*Osmunda regalis* var. *spectabilis*), maidencane, dotted smartweed (*Polygonum punctatum*), pickerelweed (*Pontederia cordata*), soft rush (*Juncus effusus*), lizard's tail (*Saururus cernuus*), manyflower marshpennywort (*Hydrocotyle umbellata*), blue waterhyssop, and spadeleaf (*Centella asiatica*). In other areas the ground cover was characterized by blue maidencane, broomsedge bluestem (*Andropogon virginicus*), meadowbeauty (*Rhexia* sp.), beaksedge (*Rhynchospora* sp.), and sand cordgrass (*Spartina bakeri*).

Hydric Pine Flatwoods (625)

Hydric Pine Flatwoods (625) were dominated by a canopy of loblolly pine or slash pine with sweetbay. The shrub stratum species included pines (*Pinus* spp.), myrtle dahoon (*Ilex cassine* var. *myrtifolia*), wax myrtle, gallberry, fetterbush, and loblolly bay. The groundcover was dominated by sandweed (*Hypericum fasciculatum*) with additional species consisting of fascicled beaksedge (*Rhynchospora fascicularis*), blue maidencane, cinnamon fern, Virginia chain fern, yelloweyed grass (*Xyris* sp.), loblolly pine, beaked

panicum (*Panicum anceps*), loblolly bay, Virginia chain fern, dahoon, purple bluestem (*Andropogon glomeratus* var. *glaucopsis*), spadeleaf, clustered mille grains (*Oldenlandia uniflora*), sphagnum (*Sphagnum* sp.), flattened pipewort (*Eriocaulon compressum*), Mohr's thoroughwort (*Eupatorium mohrii*), Nuttall's meadowbeauty (*Rhexia nuttallii*), whitehead bogbutton (*Lachnocaulon anceps*), and savannah meadowbeauty (*Rhexia alifanus*).

Wetland Forested Mixed (630)

The canopy in the Wetland Forested Mixed (630) communities was dominated by a mixture of cypress, with additional species including red maple, sweetgum, swamp tupelo, swamp bay, sweetbay, loblolly bay, loblolly pine, slash pine, dahoon, and myrtle dahoon. Scattered occurrences of water oak (*Quercus nigra*) and laurel oak (*Quercus laurifolia*) were also noted within the canopy stratum. The shrub stratum was dominated by wax myrtle with additional species including red maple, cabbage palm, common buttonbush, Carolina willow, loblolly pine, myrtle dahoon, gallberry, loblolly bay, swamp bay, wax myrtle, pond-cypress, bald-cypress, swamp tupelo, fetterbush, and highbush blueberry on hummocks. The herbaceous groundcover was dominated by Virginia chain fern or St. John's-wort (*Hypericum* sp.), with additional species including red maple saplings, eastern poison ivy (*Toxicodendron radicans*), pond-cypress, sphagnum, swamp fern (*Blechnum serrulatum*), clustered bushmint, Virginia willow (*Itea virginica*), sawtooth blackberry (*Rubus pensilvanicus*), laurel greenbrier (*Smilax laurifolia*), climbing hempvine (*Mikania scandens*), narrowfruit horned beaksedge (*Rhynospora inundata*), taperleaf waterhorehound (*Lycopus rubellus*), lizard's tail, pond-cypress, cinnamon fern, swamp bay, woolly witchgrass (*Dichanthelium scabriusculum*), flatsedge (*Cyperus* sp.), bogbutton (*Lachnocaulon* sp.), Carolina redroot, blue maidencane, bushy bluestem (*Andropogon glomeratus*), yelloweyed grass, fetterbush, purple bluestem, dotted smartweed, and bracken fern (*Pteridium aquilinum*) on hummocks. Some of these communities included saw palmetto, wax myrtle, and gallberry throughout the cover type.

Freshwater Marshes (641)

Freshwater Marshes (641) included a scattered canopy of slash pine, loblolly pine, and pond-cypress. The shrub stratum included common buttonbush, swamp tupelo, loblolly pine, cabbage palm, slash pine, willow (*Salix* sp.), and wax myrtle. The herbaceous groundcover included swamp sawgrass (*Cladium* sp.), narrow plumegrass (*Saccharum baldwinii*), pickerelweed, Mohr's thoroughwort, fireflag (*Thalia geniculata*), woolgrass (*Scirpus cyperinus*), Virginia chain fern, maidencane, yelloweyed grass, soft rush, and red maple seedlings.

Wet Prairies (643)

There was no canopy stratum present in the Wet Prairies (643), and the shrub stratum consisted of scattered occurrences of wax myrtle, red maple, and loblolly pine. This cover type was prevalent in the powerline easements. The groundcover included beaksedge (*Rhynospora* spp.), blue maidencane, Carolina redroot, grassleaf rush (*Juncus marginatus*), Nuttall's meadowbeauty, pale meadowbeauty (*Rhexia mariana*), pond-cypress, purple bluestem, sand cordgrass, sandweed, savannah meadowbeauty, smallfruit beggarticks

(*Bidens mitis*), St. John's wort (*Hypericum spp.*), Virginia buttonweed (*Diodia virginiana*), Virginia chain fern, and yelloweyed grass.

Mixed Scrub-Shrub Wetland (646)

Mixed Scrub-Shrub Wetland (646), the dominant wetland cover type, represents areas of past disturbance and harvesting. The canopy typically consisted of a few scattered loblolly bay, sweetgum, slash pine, and swamp bay with a shrub stratum dominated by loblolly bay, wax myrtle, dahoon, saw palmetto, highbush blueberry, and fetterbush. The groundcover consisted of Virginia chain fern, saw palmetto seedlings, sandweed, Carolina redroot, and bluestem (*Andropogon sp.*).

Wet Coniferous Plantation (W441)

Wet Coniferous Plantation (W441) was dominated by densely planted slash or loblolly pine of various stand age. Subcanopy/shrub species included cabbage palm, cypress, loblolly bay, loblolly pine, large gallberry (*Ilex coriacea*), myrtle dahoon, saw palmetto, slash pine, and wax myrtle. Groundcover species included beaksedge, blackberry, blackroot (*Pterocaulon pycnostachyum*), blue maidencane, bogbutton, camphorweed (*Pluchea sp.*), Carolina redroot, cinnamon fern, dogfennel (*Eupatorium capillifolium*), eastern poison ivy, greenbrier, maidencane, mermaidweed (*Proserpinaca sp.*), Mohr's thoroughwort, muscadine (*Vitis rotundifolia*), pine (*Pinus sp.*) seedlings, pipewort (*Eriocaulon sp.*), purple bluestem, spadeleaf, St. John's-wort, Virginia chain fern, Virginia creeper (*Parthenocissus quinquefolia*), woolly witchgrass, and yelloweyed grass.

Uplands

Upland Coniferous Forests (410)

Upland Coniferous Forests (410) were characterized by a canopy dominated by slash pine. Portions of this cover type had an understory dominated by saw palmetto, with bracken fern, bushy bluestem, and grape vine throughout the understory. An upland coniferous forest encircles Lake Neoga in the western part of the Site. The canopy in this area was dominated by slash pine, with a subcanopy comprised primarily of loblolly bay and scattered occurrences of shrub-sized myrtle oak (*Quercus myrtifolia*) and sand live oak (*Quercus geminata*). The shrub layer was generally characterized by gallberry, while the ground cover was typically comprised of broomsedge bluestem, dogfennel, greenbrier, saw palmetto, and slender flattop goldenrod (*Euthamia caroliniana*).

Pine Flatwoods (411)

Pine Flatwoods (411) typically exist on the Site as upland islands within the swamp systems. This cover type was characterized by a canopy dominated by longleaf pine (*Pinus palustris*) or slash pine, with lesser occurrences of laurel oak, live oak, loblolly bay, and water oak. The subcanopy/shrub layer consisted of dahoon, fetterbush, gallberry, live oak, rusty staggerbush, saw palmetto, sweetbay, and wax myrtle. The groundcover was dominated by saw palmetto and fetterbush, with minor occurrences of blackroot, bracken

fern, broomsedge bluestem, oak (*Quercus* sp.) seedlings, dogfennel, greenbrier, and reindeer lichen (*Cladonia* sp.).

Sand Pine (413)

Small areas of Sand Pine (413) on the southwestern portion of the Site were dominated by sand pine (*Pinus clausa*) and the subcanopy was primarily comprised of sand live oak. The shrub layer included Chapman's oak (*Quercus chapmanii*), myrtle oak, sand pine, and rusty staggerbush. The ground cover was composed of bracken fern, broomsedge bluestem, gallberry, greenbrier, gopher apple (*Licania michauxii*), reindeer lichen, shiny blueberry (*Vaccinium myrsinites*), and saw palmetto.

Regenerating Sand Pine/Xeric Oak Scrub (417)

The canopy stratum in the Regenerating Sand Pine/Xeric Oak Scrub (417) areas was characterized by sand pine, myrtle oak, Chapman's oak, and sand live oak. The understory was comprised of saplings of these species as well. The shrub and groundcover also included croton (*Croton* sp.), nutrush (*Scleria* sp.), pricklypear (*Opuntia humifusa*), rusty staggerbush, shiny blueberry, gopher apple, saw palmetto, silk bay (*Persea borbonia* var. *humilis*), tall jointweed (*Polygonella gracilis*), and vanillaleaf (*Carphephorus odoratissimus* var. *odoratissimus*).

Live Oak (427)

Live Oak (427) forest is primarily found adjacent to Pringle Branch. This community was characterized by a canopy dominated by live oak with scattered laurel oak and sand pine. The shrub stratum consisted of cabbage palm, holly (*Ilex* sp.), saw palmetto, and wax myrtle. The groundcover species included blackberry (*Rubus* sp.), bracken fern, cabbage palm, dogfennel, greenbrier, and saw palmetto.

Upland Scrub, Pine and Hardwoods (436)

The canopy stratum of the Upland Scrub, Pine and Hardwoods (436) community was characterized by species such as Chapman's oak, myrtle oak, sand live oak, and sand pine. Understory and groundcover species observed within this cover type included croton, gopher apple, nutrush, pricklypear, rusty staggerbush, saw palmetto, shiny blueberry, silk bay, tall jointweed, and vanillaleaf.

Coniferous Plantations (441)

The majority of the upland cover on the Site is characterized by Coniferous Plantations (441), which are typically dominated by high densities of slash pine or loblolly pine that have been planted in rows for timber production. Stand ages throughout the Site range from 2 to >20 years. Shrub stratum species included American beautyberry (*Callicarpa americana*), cabbage palm, gallberry, loblolly bay, loblolly pine, red maple, saw palmetto, and shiny blueberry. Groundcover species included bracken fern, cinnamon fern, dogfennel, Elliott's milkpea (*Galactia elliottii*), muscadine, sawtooth blackberry, saw palmetto, and yankeeweed (*Eupatorium compostifolium*). Some coniferous plantations in xeric areas had an understory

of Chapman's oak, myrtle oak, and sand live oak, with a groundcover of gallberry, gayfeather (*Liatris* sp.), shiny blueberry, and saw palmetto.

Sand Pine Plantations (4411)

Sand Pine Plantations (4411) were generally characterized by species such as bracken fern, Chapman's oak, Elliott's milkpea, Florida rosemary (*Ceratiola ericoides*), gopher apple, live oak, myrtle oak, reindeer lichen, rusty staggerbush, sand pine, sand live oak, saw palmetto, shiny blueberry, and silk bay.

Railroads (812)

The Railroads (812) classification is found in the southeastern portion of the Site and borders the eastern edge of the majority of the Site. The species present in the canopy and shrub stratum of the berm included loblolly pine. The groundcover included camphorweed (*Herteotheca subaxillaris*), southern crabgrass (*Digitaria ciliaris*), torpedograss, and smutgrass (*Sporobolus indicus*).

Communication Facilities (822) and Electrical Power Transmission Lines (832)

Communication Facilities (822) and Electrical Power Transmission Lines (832) are found in various locations on the Site.

Soils

The U.S. Department of Agriculture (USDA) National Technical Committee for Hydric Soils (NTCHS) defines a hydric soil as a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (USDA, 1994). The NTCHS and Natural Resources Conservation Service (NRCS) have generated a National Hydric Soils List using selected soil properties indicative of hydric soils. The hydric classification listed within this table is based on the properties of all soil types which comprise a map unit. Soils are classified as hydric, predominantly hydric, partially hydric, predominantly nonhydric, and nonhydric. A classification of "partially hydric" indicates the map unit is comprised of both hydric and nonhydric soils. "Partially hydric" soils require field verification to determine the presence or absence of hydric soil indicators.

According to the USDA NRCS Soil Survey Geographic database (USDA, 2016) for Flagler County, Florida, the following soil types occur within the project Site (Exhibit 5).

Soil Map Unit	Number	Hydric Classification	Percent of Map Unit	General Description
Riviera fine sand, 0 to 2 percent slopes	2	Predominantly hydric	86	Poorly drained, 0 to 2% slope, drainageways and flats.
Samsula and Hontoon soils, depressional	3	Hydric	100	Very poorly drained, 0 to 2% slope, floodplains.

Soil Map Unit	Number	Hydric Classification	Percent of Map Unit	General Description
Wabasso fine sand, 0 to 2 percent slopes	4	Predominantly nonhydic	10	Poorly drained, 0 to 2% slope, floodplains and drainageways.
Pineda-Wabasso complex	5	Predominantly nonhydic	6	Poorly drained, 0 to 2% slope, flats.
Favoretta, Chobee, and Winder soils, frequently flooded	7	Hydric	100	Very poorly drained, 0 to 2% slope, floodplains.
Hicoria, Riviera, and Gator soils, depressional	8	Predominantly hydric	95	Very poorly drained, 0 to 21% slope, depressions.
EauGallie fine sand, 0 to 2 percent slopes	9	Predominantly nonhydic	3	Poorly drained, 0 to 2% slope, flatwoods.
Winder fine sand, 0 to 2 percent slopes	10	Predominantly hydric	96	Poorly drained, 0 to 2% slope, flats and drainageways.
Myakka-Myakka, wet, fine sands, 0 to 2 percent slopes	11	Predominantly nonhydic	25	Poorly drained, 0 to 2% slope, flatwoods.
Placid, Basinger, and St. Johns soils, depressional	12	Hydric	100	Very poorly drained, 0 to 1% slope, depressions.
Immokalee fine sand, 0 to 2 percent slopes	13	Predominantly nonhydic	6	Poorly drained, 0 to 2% slope, flatwoods.
Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes	14	Partially hydric	52	Poorly drained, 0 to 2% slope, drainageways and flatwoods.
Pomello fine sand, 0 to 5 percent slopes	15	Nonhydic	0	Moderately well drained, 0 to 5% slope, ridges and knolls.
Malabar fine sand, 0 to 2 percent slopes	16	Predominantly hydric	96	Poorly drained, 0 to 2% slope, drainageways and flats.
Valkaria-Smyrna complex	18	Partially hydric	59	Poorly drained, 0 to 2% slope, drainageways.
Valkaria fine sand, 0 to 2 percent slopes	19	Predominantly hydric	93	Poorly drained, 0 to 2% slope, drainageways on flats.
Orsino fine sand, 0 to 5 percent slopes	20	Predominantly nonhydic	1	Moderately well drained, 0 to 5% slopes, knolls and ridges.
Smyrna fine sand, 0 to 2 percent slopes	21	Predominantly nonhydic	6	Poorly drained, 0 to 2% slopes, flatwoods.
Astatula fine sand, 0 to 8 percent slopes	22	Nonhydic	0	Excessively drained, 0 to 8% slopes, ridges and hills.

Soil Map Unit	Number	Hydric Classification	Percent of Map Unit	General Description
Adamsville fine sand, 0 to 2 percent slopes	23	Predominantly nonhydric	2	Somewhat poorly drained, 0 to 2% slopes, rises and knolls.
Samsula and Placid soils, frequently flooded	24	Hydric	100	Very poorly drained, 0 to 2% slopes, flood plains.
Tavares fine sand, 0 to 5 percent slopes	25	Nonhydric	0	Moderately well drained, 0 to 5% slopes, flats, hills, ridges, and knolls.
Cassia fine sand, 0 to 2 percent slopes	27	Nonhydric	0	Somewhat poorly drained, 0 to 2% slopes, rises and knolls on flatwoods.
Udarents, moderately wet	29	Nonhydric	0	Somewhat poorly drained, 0 to 2% slopes, flats.
Pits	30	Predominantly nonhydric	30	0 to 2% slopes, depressions.
Paola fine sand, 0 to 8 percent slopes	38	Nonhydric	0	Excessively drained, 0 to 8% slopes, ridges and knolls.
Pomona fine sand, 0 to 2 percent slopes	40	Predominantly nonhydric	7	Poorly drained, 0 to 2% slopes, flatwoods.
Water	99	Nonhydric	0	—

Listed Species

The Site was previously inspected during field investigations to assess the occurrence or likelihood of occurrence for species of wildlife or plants listed for protection by the USFWS and FWC (Listed Species) under provisions of the Endangered Species Act (ESA) of 1973, as amended and the Florida Rule (FWC, 2023b). Listed species known to occur within Flagler County, Florida are summarized in Exhibit 6.

The likelihood of occurrence for Listed Species is based on a comparison of known general habitat requirements by these species with the habitats found on or near the Site; the quantity, quality, and adjacency of these habitats; historical records; as well as any observations of these species during field investigations. The likelihood of occurrence for Listed Species referenced in this report was rated as high, moderate, low, unlikely, or not applicable based on knowledge of a species' habitat preference and site conditions. A likelihood of occurrence given as "unlikely" indicates that no, or very limited, suitable habitat for this species exists onsite, but the Site is within the documented range of the species; "not applicable" indicates that the habitat for this species does not exist on or immediately adjacent to the Site. These

likelihood of occurrence ratings are generally consistent with Section 3.01(A)(1)(e) of the *City of Palm Coast Technical Manual Section VII Environmental Standards and Specifications*.

Amphibians and Reptiles

American Alligator (Alligator mississippiensis) (Threatened [T], USFWS):

The American alligator is listed as “Threatened” by the USFWS due to its similarity of appearance. The similarity of appearance designation reflects that, while the American alligator is fully recovered and is not itself threatened, its close resemblance to other crocodilian species that are endangered or threatened requires that the American alligator also be regulated. American alligators are found throughout Florida in permanent water bodies of freshwater including marshes, swamps, lakes, reservoirs, and rivers. Suitable habitat is present on the site and American alligators are often observed in the small reservoirs. There is a high likelihood of occurrence of alligators on the Site.

Eastern Indigo Snake (Drymarchon couperi) (T, USFWS):

Eastern indigo snakes are found in a variety of habitats throughout Florida, from mangrove swamps and wet prairies to sandhill and scrub habitats, and they often winter in the burrows of gopher tortoises (*Gopherus polyphemus*). Eastern indigo snakes have not been observed on the Site, but they have the potential to occur based on the presence of gopher tortoise burrows. Based on the FWC and USFWS habitat models (FWC, 2009; FWC, 2014; USFWS, 2018), the Site contains primarily secondary habitat/moderate potential for the eastern indigo snake to occur on the Site. Currently, the USFWS uses a 1.70-mile radius from a documented occurrence to assess probability of occurrence on a project site in the North Ecological region. Based on various databases, there are no occurrence records of eastern indigo snakes on or within a 1.7-mile radius of the Site. Eastern indigo snakes were not observed on the Site and there is a low to moderate potential for the eastern indigo snakes to occur on the Site.

Florida Pine Snake (Pituophis melanoleucus mugitus) (T, FWC):

The Site is located within the range of the Florida pine snake (Franz, 1992). Florida pine snakes typically occur in sandhills and former sandhills (including old fields and pastures, sand pine scrub, and scrubby flatwoods) with relatively open canopies and dry sandy soils. Occurrence databases contain no records of Florida pine snakes on or near the Site (FWC, 2016). FWC habitat models (Cox et al., 1994) indicate approximately 5% of the Site in the northeast portion was mapped as potentially suitable habitat for Florida pine snakes. The FWC Integrated Wildlife Habitat Ranking System Model (FWC, 2009) indicates approximately 10% of potential habitat for the Florida pine snake on the northeast and southwest portions of the Site. Soils and land cover data indicate that the sandhill xeric habitats preferred by this species only occur in the northeast and southwest portion of the Site. The Florida pine snake has a low potential for occurrence on the Site based on the historical silvicultural use of the Site and the limited amount of potential habitat for the Florida pine snake.

Gopher Tortoise (Gopherus polyphemus) (State Threatened [ST], FWC):

BDA scientists observed potentially occupied gopher tortoise burrows on the Site. FWC potential habitat models (Cox et al., 1994; FWC, 2016) indicate that approximately 5% of the Site, primarily in the southwestern portion of the Site, contain habitats potentially suitable for gopher tortoises. Gopher tortoises typically inhabit sites with soils that support sandhill, scrub, and pine flatwoods habitats (Enge et al., 2006). A 100% survey of all areas of suitable gopher tortoise habitat will be conducted prior to the start of any Site development activities (including silt fence installation, clearing, or grading) for the portion of the Site undergoing development activities in accordance with the FWC *Gopher Tortoise Permitting Guidelines* (Guidelines) (FWC, 2023a) to determine the population size and distribution of gopher tortoises currently on the Site and evaluate management options available for this species. A relocation permit from the FWC will be required to relocate any gopher tortoises that are adversely affected by proposed development to an off-site FWC Certified Gopher Tortoise Recipient Site.

Striped Newt (Notophthalmus perstriatus) (T, FWC):

The eastern portion of the Site is located within the range of the striped newt as mapped by the FWC *Striped Newt Species Conservation Measures and Permitting Guidelines* (2022). The preferred habitat of striped newts is longleaf pine – turkey oak sandhills with an intact groundcover containing wiregrass (*Aristida stricta*), but this species is also found in scrub and scrubby flatwoods habitats (Christman and Means, 1992; USFWS, 2011). Striped newts have long life spans (approximately 12-15 years) and a complex life cycle that requires both uplands and wetlands (USFWS, 2011). They breed exclusively in small (typically less than 12.4 acres), isolated, ephemeral ponds that lack predaceous fish and are interspersed in and surrounded by xeric upland habitats (USFWS, 2011).

There are no database records of striped newt occurrence on the Site (FNAI, 2023). The Site does contain xeric soil types that typically support the sandhill and scrubby flatwood habitats preferred by this species; however, the majority of these areas have been converted to silviculture. Based on the absence of sandhill habitat on the Site and the historical management of pine plantations on the Site, there is a low likelihood that striped newts occur on the Site.

Birds

Bald Eagle (Haliaeetus leucocephalus):

The bald eagle is protected by the USFWS under provisions of the Bald and Golden Eagle Protection Act (BGEPA) (1972) and the Migratory Bird Treaty Act (1995). Recovery goals have been achieved for this species; therefore, the bald eagle is no longer listed or protected as a “Threatened” species under the ESA of 1973, as amended. The FWC revised the state bald eagle rule (FWC, 2017a) to remove the need for a state permit to impact bald eagles or their nests. The USFWS has implemented National Guidelines (USFWS, 2007) to assist private landowners and others to plan land-use activities in proximity (within 660 feet) of active bald eagle nests that will minimize the likelihood of causing “disturbance” to nesting bald

eagles, as defined under the BGEPA. Coordinating with the USFWS for guidance prior to undertaking any activity that may result in “disturbance” of nesting bald eagles is recommended.

The FWC bald eagle nest database (FWC, 2017b) and Audubon EagleWatch database (Audubon, 2025) were reviewed to determine the locations of all documented nests on or in close proximity to the Site. The nearest recorded bald eagle nest is No. FL009, located approximately 2.28 miles northeast of the Site (Exhibit 7). The nest was last surveyed and recorded as active in 2013. There are no bald eagle nests reported within 660 feet of the Site boundary and none were observed on or adjacent to the Site during site investigations; therefore, consistent with the National Guidelines, it is unlikely that development activities on the Site would adversely affect bald eagles. As individual portions of the Site are proposed for development, the area will be inspected to determine if any bald eagle nests have been newly established.

Florida Sandhill Crane (Antigone canadensis pratensis) (ST, FWC):

Florida sandhill cranes nest in shallow, emergent palustrine wetlands, particularly those dominated by pickerelweed and maidencane. They feed in a variety of open, upland habitats, mostly prairies, but also human-manipulated habitats such as sod farms, ranchlands, pastures, golf courses, airports, and suburban subdivisions (Nesbitt, 1996; Stys, 1997; Wood, 2001). Home ranges of individual pairs overlap with those of adjacent pairs and average approximately 1,100 acres. Core nesting territories within home ranges vary from approximately 300 acres to 625 acres and are aggressively defended from other cranes (Wood, 2001).

The FWC potential habitat model (Cox et al., 1994) indicates the Site is not mapped as potentially suitable habitat for Florida sandhill cranes. However, during field investigations in 2010 associated with the Neoga Lakes DRI, BDA scientists observed an active Florida sandhill crane nest along the northern portion of Tank Lake. The Site is located within the current range of Florida sandhill cranes, and the northeast portion of the Site is located within a Breeding Bird Atlas (BBA) (Kale et al., 1992) block in which Florida sandhill cranes have been observed nesting. This information indicates that there is a high potential for Florida sandhill cranes to forage and nest on the Site, primarily in the southwestern portion of the Site where the natural lakes are located.

Florida Scrub-jay (Aphelocoma coerulescens) (T, USFWS):

The Site is located within the USFWS consultation area for Florida scrub-jays. However, available databases contain no records of Florida scrub-jay territories within the Site. Based on the Flagler County Florida Natural Areas Inventory (FNAI) data (2023), the nearest occurrence record for scrub-jays is approximately 4.8 miles east of the Site within the Guana Tolomato Matanzas National Estuarine Research Reserve. This occurrence record is from 1981. Although 85% of documented Florida scrub-jay dispersal is within two miles of the natal territory, scrub-jays may occasionally disperse up to five miles to establish territories of their own (Fitzpatrick et al., 1991; Stith, 1999). Recolonization of vacant patches of habitat rarely occurs beyond about 7.4 miles (Stith et al. 1996). Florida scrub-jay territories that are within 7.4 miles of one another are considered to be members of the same metapopulation (35, Stith, 1999). Based on

the FWC habitat models (Cox et al., 1994;; Endries et al., 2009), approximately 2% of the Site in the northeastern portion contains potential habitat for the Florida scrub-jays on the Site. During the October 2023 site inspections of this area, scrubby flatwood communities were noted but no scrub-jays were observed.

Based on the historical silvicultural use of the Site, Florida scrub-jays have a low likelihood for occurrence within the Site due to poor on-site habitat conditions.

Least Tern (Sternula antillarum) (ST, FWC):

The least tern is a migratory bird that is a breeding summer resident in Florida (Gore, 1996). Least terns are typically found in coastal areas, including beaches, lagoons, bays, and estuaries, but they increasingly are nesting in inland areas near large bodies of water. Historically, least terns nested along the coast on broad, sparsely vegetated, sandy beaches. Typical nesting habitat has been characterized as open bare sand or gravel with vegetation covering <20% of the Site (Gore, 1996). However, the loss of natural nesting habitats has resulted in least terns nesting in a variety of artificial habitats, including gravel rooftops, dredge spoil islands or other dredged material deposits, construction sites, causeways, and mine lands.

The Site is within the current range of the least tern as depicted by the FWC Imperiled Species Management Plan (ISMP) (2016). The likelihood of least terns nesting on the Site is unlikely based on the lack of open bare substrate, extended distance from the coast, and the Site's location west of Interstate 95 and US-1.

Florida Burrowing Owl (Athene cunicularia floridana) (ST, FWC):

The Site is located within the current range of the Florida burrowing owl as depicted by the FWC ISMP (2016). The Site is not located within a BBA (Kale et al., 1992) block in which Florida burrowing owls have been observed nesting. The nearest BBA record of confirmed nesting by Florida burrowing owls is approximately 27 miles southeast of the Site. Burrowing owls typically occur in open, well-drained treeless areas where herbaceous groundcover is low and sparse. Burrowing owls historically occurred primarily in the dry prairies of central Florida, but land clearing and drainage of wetlands have greatly expanded the range and habitats used by burrowing owls (Millsap, 1996). Burrowing owls are found in a variety of open well-drained habitats including improved pastures, golf courses, school campuses, athletic fields, airports, cemeteries, and industrial/residential complexes (Millsap, 1996; Wood, 2001). Burrowing owls construct burrows in well-drained soils but will also adopt abandoned gopher tortoise burrows or will nest in polyvinyl chloride pipes, culverts, and under the eaves of buildings (Wood, 2001).

FWC habitat models Cox et al., 1994;; Endries et al., 2009) indicate that the Site does not contain potential habitat for burrowing owls and there are no documented occurrence records on the Site (FNAI, 2023; FWC, 2016); therefore, there is a low likelihood for this species to occur on the Site.

Southeastern American Kestrel (Falco sparverius paulus) (ST, FWC):

Two subspecies of American kestrels (*Falco sparverius*) occur in Florida, the eastern American kestrel (*Falco sparverius sparverius*) and the southeastern American kestrel. The eastern American kestrel winters in Florida, arriving in September and leaving in March or April (Stys, 1993; Wood, 2001). The southeastern American kestrel is a permanent resident in Florida. Southeastern American kestrels and eastern American kestrels are both found in Florida during the winter and are virtually indistinguishable in the field. Surveys intended to determine the presence of resident southeastern American kestrels should be conducted between April and August, and surveys for nesting American kestrels ideally would be conducted in April or May (Stys, 1993; Wood, 2001). Southeastern American kestrels are secondary cavity nesters, typically using cavities excavated by other species in trees or snags. They will occasionally nest in human structures such as utility poles (Wood, 2001). American kestrels feed in open areas, such as croplands, pasture, and open pine flatwoods that are adjacent to nest sites. Home ranges around nest sites range in size from 125 to 800 acres (Stys, 1993; Wood, 2001).

According to the FWC ISMP (2016), the Site is not located within or near a population eclipse or a primary management unit. The Site is not located within the range for southeastern American kestrels (Collopy, 1996). Available databases including the Flagler County FNAI data (2023) and the Florida BBA (Kale et al., 1992) contain no occurrence records of southeastern American kestrels on or near the Site. The nearest Florida BBA block is located approximately 8.4 miles southwest of the Site. The FWC habitat model (Cox et al., 1994) indicates that approximately 1% of the southern portion of the Site was mapped as potentially suitable for southeastern American kestrels. During field investigations in 2010 associated with the Neoga Lakes DRI, BDA scientists observed an active southeastern American kestrel nest along a powerline easement on the eastern portion of the Neoga Lakes DRI. During the October 2023 field investigations on the eastern portion of the Site, an American kestrel was observed. Based on this information, there is a moderate to high likelihood that southeastern American kestrels utilize the Site, most likely in areas that have open pasture-like habitat such as powerline easements.

Wading Bird Rookeries (1999):

There are four State Threatened wading birds: the little blue heron (*Egretta caerulea*), reddish egret (*Egretta rufescens*), roseate spoonbill (*Platalea ajaja*), and tricolored heron (*Egretta tricolor*). All four occur throughout the state, although the reddish egret occurs almost exclusively in coastal areas. Wading birds typically nest in multi-species colonies, although reddish egrets and tricolored herons may nest in small, single species groups or build solitary nests.

During field investigations in 2010 associated with the Neoga Lakes DRI, BDA scientists observed a little blue heron and tricolored heron. These same wading birds were also observed during the Old Brick Township DRI field investigations. The FWC wading bird rookery database (FWC, 1999) from the 1999 statewide survey contain no records of rookeries used by other species of wading birds on the Site, but the database contains records of one wading bird rookery within 9.3 miles of the Site (Exhibit 7). The closest

active wading bird rookery (No. 6606109) is located approximately 5.89 miles north of the Site and was last known active in 1999 (FWC, 1999). Listed species of wading birds will fly up to approximately 9.3 miles from the nesting site to forage in wetlands and return food to incubating adults and nestlings (Cox et al., 1994). Wetlands within 9.3 miles of wading bird colonies that provide foraging or sheltering are considered important to wading bird nesting success (Cox et al., 1994). Based on the proximity of at least one known active rookery within normal foraging distances of the Site and that wading bird species were previously observed in the Neoga Lakes DRI, there is a potential for these wetlands to contribute to the nesting success of listed species of wading birds, particularly the little blue heron or tricolored heron.

Wood Stork (Mycteria americana) (Under Review, FWC):

Surveys were conducted for wood storks during the nesting season in 2010 within potentially suitable nesting habitats in accordance with USFWS guidance. No wood stork nests were observed. Two wood storks were observed during preliminary field investigations. There are no records of a wood stork colony on the Site based on the most recent USFWS wood stork data.

Effective March 9, 2026, the USFWS removed the Southeast U.S. distinct population segment of the wood stork from the Federal List of Endangered and Threatened Wildlife. While no longer protected under the ESA, the wood stork remains protected by the Migratory Bird Treaty Act. The wood stork is currently under review with the FWC. According to 68A-27.0012 Florida Administrative Code (F.A.C.), before species that have been removed from the ESA are removed from the Florida Endangered and Threatened Species rule, they shall receive a biological status review to determine if the species warrants listing as a state-designated species. Prior to any species being removed from the Florida Endangered and Threatened Species list, the Commission shall develop a management plan that is intended to maintain or enhance the conservation of that species.

Previously, the USFWS used a regulatory tool known as the Core Foraging Area (CFA) to determine the potential effects of project activities on wood stork colonies that have been active within ten years of initiation of consultation. The CFA in Flagler County, Florida, was determined as a circle, 13 miles in radius, around a nesting colony (USFWS, 2020). The area included within the circle represents an area used extensively by adult and juvenile wood storks for foraging during the nesting season. The Site is not located within the 13-mile CFA of any known wood stork colonies that have been active in the last ten years (Exhibit 7). The closest wood stork colony, Lake Disston Colony, is located approximately 14.69 miles southwest of the Site and was surveyed and last documented as active in 2019. Wood storks typically return to the same rookery sites each year to nest (Ogden, 1996). Wood storks will travel up to 18.6 miles from rookeries to forage in wetlands and return food to incubating adults and nestlings during the nesting season (Cox et al., 1994). Wetlands within this distance are considered critical to nesting success and are considered by the USFWS to comprise core foraging areas for known wood stork colonies.

The USFWS previously described suitable wood stork foraging habitat (SFH) as “...any area containing open (<25% aquatic vegetation), calm water, and having a permanent or seasonal water depth between 2 and 15 inches (5 to 38 cm) deep. SFH supports and concentrates, or is capable of supporting and concentrating small fish, frogs, and other aquatic prey. Examples of SFH include, but are not limited to, freshwater marshes and stock ponds, shallow, seasonally flooded roadside or agricultural ditches, narrow tidal creeks or shallow tidal pools, managed impoundments, and depressions in cypress heads and swamp sloughs” (USFWS, 2020). The Site’s forested wetlands are not considered suitable foraging habitat for wood storks due to canopy closure and density of understory vegetation in the cypress and mixed forested wetlands and insufficient water depths in the hydric pine flatwoods and wet prairies to support fish populations. Although wood storks consume other prey, fish are the primary prey species and field investigations of the Site provided little evidence that sufficient fish populations occur within on-site wetlands for wood stork foraging.

Minimal suitable foraging habitat within and adjacent to the proposed project, compared with the amount of potential foraging habitat available for wood storks within the CFAs surrounding the nesting colonies, suggests that there is a moderate likelihood that wood storks utilize the Site for foraging based on the presence of freshwater marshes, lakes, and ditches.

Wildlife Observations

The only listed species observed during 2023 - 2025 Site investigations were gopher tortoises. General wildlife species documented during 2023 and 2024 site investigations included American crow (*Corvus brachyrhynchos*), American kestrel, barred owl (*Strix varia*), belted kingfisher (*Megasceryle alcyon*), black racer (*Coluber constrictor*), black vulture (*Coragyps atratus*), blue jay (*Cyanocitta cristata*), brown anole (*Anolis sagrei*), Carolina wren (*Thryothorus ludovicianus*), common ground-dove (*Columbina passerina*), common yellowthroat (*Geothlypis trichas*), cottonmouth (*Agkistrodon piscivorus*), downy woodpecker (*Dryobates pubescens*), eastern ribbon snake (*Thamnophis saurita saurita*), great egret (*Ardea alba*), green anole (*Anolis carolinensis*), mourning dove (*Zenaida macroura*), nine-banded armadillo (*Dasypus novemcinctus*), oak toad (*Anaxyrus quercicus*), palm warbler (*Setophaga palmarum*), pileated woodpecker (*Dryocopus pileatus*), raccoon (*Procyon lotor*), red-shouldered hawk (*Buteo lineatus*), red-tailed hawk (*Buteo jamaicensis*), six-lined racerunner (*Cnemidophorus sexlineatus*), southern leopard frog (*Lithobates sphenoccephalus*), toad (*Bufo* sp.), turkey vulture (*Cathartes aura*), white-tailed deer (*Odocoileus virginianus*), wild turkey (*Meleagris gallopavo*), yellow-bellied sapsucker (*Sphyrapicus varius*), and yellow-billed cuckoo (*Coccyzus americanus*). Previously documented observations of listed species on the southwestern portion of the Site included American alligators, Florida sandhill cranes, gopher tortoises, little blue herons, southeastern American kestrels, and a wood stork flying over and within the vicinity of the Site. Previously documented observations of listed species on the northwestern portion of the Site included gopher tortoises, little blue herons, and tricolored herons.

Watersheds

The Site is located within two watersheds (Exhibit 8). The northern two thirds of the Site is located within the Pellicer Creek and Matanzas River Watershed. Water generally flows in a northern direction toward the sub-basins of the Pellicer Creek and Matanzas River Watershed (to include Dave Branch, Pringle Branch, and Hulett Branch). Dave Branch, Pringle Branch, and Hulett Branch are tributaries of Pellicer Creek, and extend south into the northeastern portion of Site. Pellicer Creek, located offsite to the northeast of the Site, serves to connect headwaters and tributaries to the downstream Matanzas River. The southern third of the Site is located within the Crescent Lake Watershed with water generally flowing towards the southwest.

100-Year Floodplain

FEMA floodplain mapping is depicted on Exhibit 9. No base flood elevations have been determined for this area. A small area of Zone AE occurs in the northeasternmost parcel, associated with Hulett Branch.

Water Quality

The portion of Pellicer Creek near the Matanzas River upstream to U.S. Highway 1 (located northeast of the Site) has been designated by the State of Florida as an Aquatic Preserve and an Outstanding Florida Water (OFW) (Exhibit 10). None of the Site directly abuts the Aquatic Preserve or OFW. However, the north/south wetland strands in the northeastern portion of the Site are associated with Pringle Branch and Hulett Branch, both tributaries of Pellicer Creek which contribute downstream flow to the OFW.

The northern two thirds of the Site is located within the Florida Department of Environmental Protection (FDEP) Pellicer Creek Planning Unit. FDEP utilizes Waterbody Identification Numbers (WBIDs) for their assessment of water quality impairment. Each WBID represents a receiving waterbody or stream segment according to the U.S. Geological Survey National Hydrography Dataset. The Pellicer Creek Planning Unit includes WBIDs 2598 in the northwestern portion of the Site associated with Dave Branch, WBID 2577 associated with Pringle Branch, WBID 2597 in the northeastern portion of the Site associated with Hulett Branch. The southeastern portion of the Site falls within WBID 2609A associated with the St. Joe Canal. Based on the FDEP's 2022-2024 Biennial Assessment (BA) adopted in August 2024, WBID 2609A remained impaired for nutrients (including macrophytes, algal mats, and total phosphorus) and remained on the State's Study List for chlorophyll-a. In the draft 2024-2026 BA released in November 2025, WBIDs 2577 and 2609A were determined to be impaired for *Escherichia coli*. The draft BA lists are expected to be finalized for adoption by the FDEP Secretary in August 2026.

The southern one third of the Site is located within the FDEP Crescent Lake Planning Unit. A small portion of the north central portion of the Site falls within WBID 2545 associated with the Salt Creek Ditches. The

southwestern portion of the Site falls within WBID 2612 associated with the Tank Lake Outlet with Tank Lake identified as a stand-alone WBID (2612A), the majority of the remaining Site falls within WBID 2610 associated with an unnamed canal. Small portions of the western and southwestern extent of the Site overlaps WBID 2608 (Unnamed Canal), WBID 2615 (Bull Creek Ditches), and WBID 2618 associated with Espanola Drain. Based on the FDEP's adopted 2022-2024 BA for water quality standards, WBID 2615 remained impaired for nutrients (total phosphorus and macrophytes), metals (iron), and was determined to be impaired for *Escherichia coli*. WBID 2545 remained on the State's Study List for dissolved oxygen. In the draft 2024-2026 BA, WBID 2615 was added to the State's Planning List for specific conductance, WBID 2610 was added to the State's Planning List for nutrients (Total Nitrogen, Total Phosphorus), and WBID 2545 was added to the State's Planning List for alkalinity, pH, and metals (iron). All of these WBIDs are part of a 2008 FDEP-approved Statewide Surface Water Basin Management Action Plan (BMAP) associated with the Lower St. Johns Mainstem Project. BMAPs represent water quality restoration plans prepared pursuant to Section 403.067(7), Florida Statutes to reduce pollutant loadings in an effort to achieve the limitations in an adopted Total Maximum Daily Load (TMDL). The FDEP identified several segments of the main stem of the Lower St. Johns River Basin to be impaired by nutrients and adopted TMDLs for Total Nitrogen (TN) and Total Phosphorus in the freshwater section and adopted a TMDL for TN in the marine section of the river. The majority of the southwest portion of the Site is located within the BMAP.

Environmental Context

Regional environmental studies have been conducted since the previous Neoga Lakes and Old Brick Township DRIs were approved. These studies and additional databases were reviewed and evaluated for the entire Site (Exhibit 11). Previous field studies and recent site inspections provided additional data and insights into the location and extent of environmentally sensitive features.

The following list of regional studies were evaluated during environmental assessments of the Site:

- Florida Wildlife Corridor
- Location of offsite mitigation banks, conservation lands, and Florida Forever Lands
- Proposed Matanzas to Ocala Conservation Corridor
- Florida Ecological Greenways Network
- FWC Florida Landscape Assessment Model (2020)
- FWC Cooperative Conservation Blueprint (2019)
- Southeast Conservation Adaptation Strategy Southeast Conservation Blueprint (2025)

- FNAI, University of Florida, FWC Critical Lands and Waters Identification Project (CLIP) 4.0 (2016)
 - Rare Species Habitat Conservation Priorities
 - Biodiversity Resource Priorities
 - Landscape Resource Priorities
 - Surface Water Resource Priorities
 - Aquifer Recharge Priorities
 - Aggregated Priorities

Regulatory Jurisdiction

St. Johns River Water Management District

The SJRWMD regulates the development and construction of stormwater management systems pursuant to the environmental resource permitting rules and regulations, the criteria contained in Chapter 62-330 F.A.C., and the Environmental Resource Permitting Applicant's Handbook, Volume I and Volume II. Development of the project Site will require a General Permit or Individual ERP depending on the scope of potential development activities. Wetland impacts will be reviewed during the permitting process to determine if practicable design modifications have been incorporated to reduce and/or eliminate wetland impacts. The SJRWMD requires an upland buffer of minimum width of 15 feet and an average width of 25 feet around wetlands remaining on the Site post-development in order to minimize secondary impacts. In accordance with the Applicant's Handbook, impacts to wetlands less than 0.5 acre in size, not of critical state concern, not used by a Listed Species, and not connected to other water such that the total acreage is > 0.5 acre will not require mitigation. The SJRWMD will consult with the FWC regarding Listed Species during the permitting process. As previously discussed, portions of the Site are the subject of valid SJRWMD permits including the Neoga Lakes Conceptual ERP (No. 123802-3 and 123802-4), Old Brick Township FWD (No.118954-3), and the western portion of the Matanzas Woods Parkway Extension (102595-42).

Florida Department of Environmental Protection

In December 2020, the U.S. Environmental Protection Agency granted a partial assumption of the Clean Water Act Section 404 implementation to the FDEP. This grant of assumption to FDEP has been vacated, reverting federal wetland jurisdiction to the Department of the Army, Corps of Engineers (ACOE). Existing ACOE permits remain valid, including an Individual Permit (No. SAJ-2009-03286) that was issued for Neoga Lakes and Approved Jurisdictional Determination (No. SAJ-2024-01723) issued for the Matanzas Woods Parkway Extension.



In accordance with current regulatory policy, future development within the Site will require inspection and approval of federal wetland jurisdictional limits and permit authorization. In general, a project will require an Individual Permit if proposed impacts to federally jurisdictional wetlands exceed a total of 0.5 acre. The regulatory process for an Individual Permit requires submittal of an alternatives analysis, which examines other properties that could have been purchased to yield a net reduction of wetland impact acreage for the proposed project. The applicant must demonstrate that wetland impacts have been avoided and minimized to the greatest extent practicable and that the proposed project is the most feasible alternative. Once the above criteria are met, a compensatory mitigation plan for wetland impacts can be proposed.

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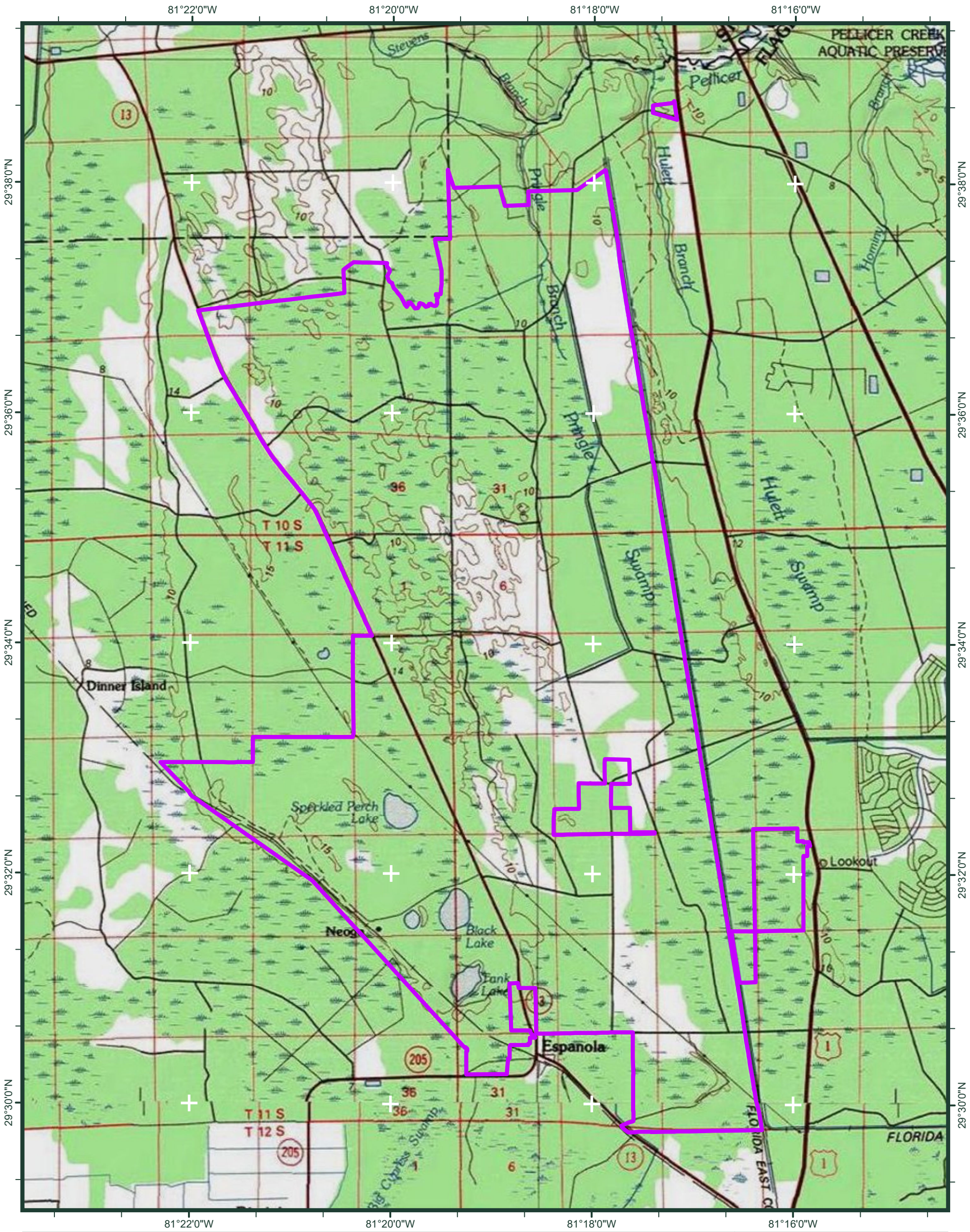
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EXHIBIT 1

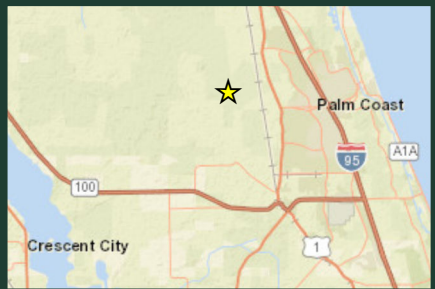
**LOCATION OF THE PALM COAST MPD SITE,
FLAGLER COUNTY, FLORIDA**



Legend

-  Palm Coast MPD Boundary (20,214 ac)
- USGS Bunnell, Dinner Island NE and Espanola, Fla. Quadrangle (7½ Minute Topographic Map)
- Sections 22-27 and 35-36, Township 10 South, Range 29 East
- Sections 9, 17-20 and 29-33, Township 10 South, Range 30 East
- Sections 1-2, 12-15 and 23-25, Township 11 South, Range 29 East
- Sections 4-9, 16-22 and 27-34, Township 11 South, Range 30 East

Source: Project boundary provided by England-Thims & Miller, Inc., 2026/03/23. USA Topographic Maps © 2013 National Geographic Society, i-cubed.



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Feet
1 inch = 5,000 feet

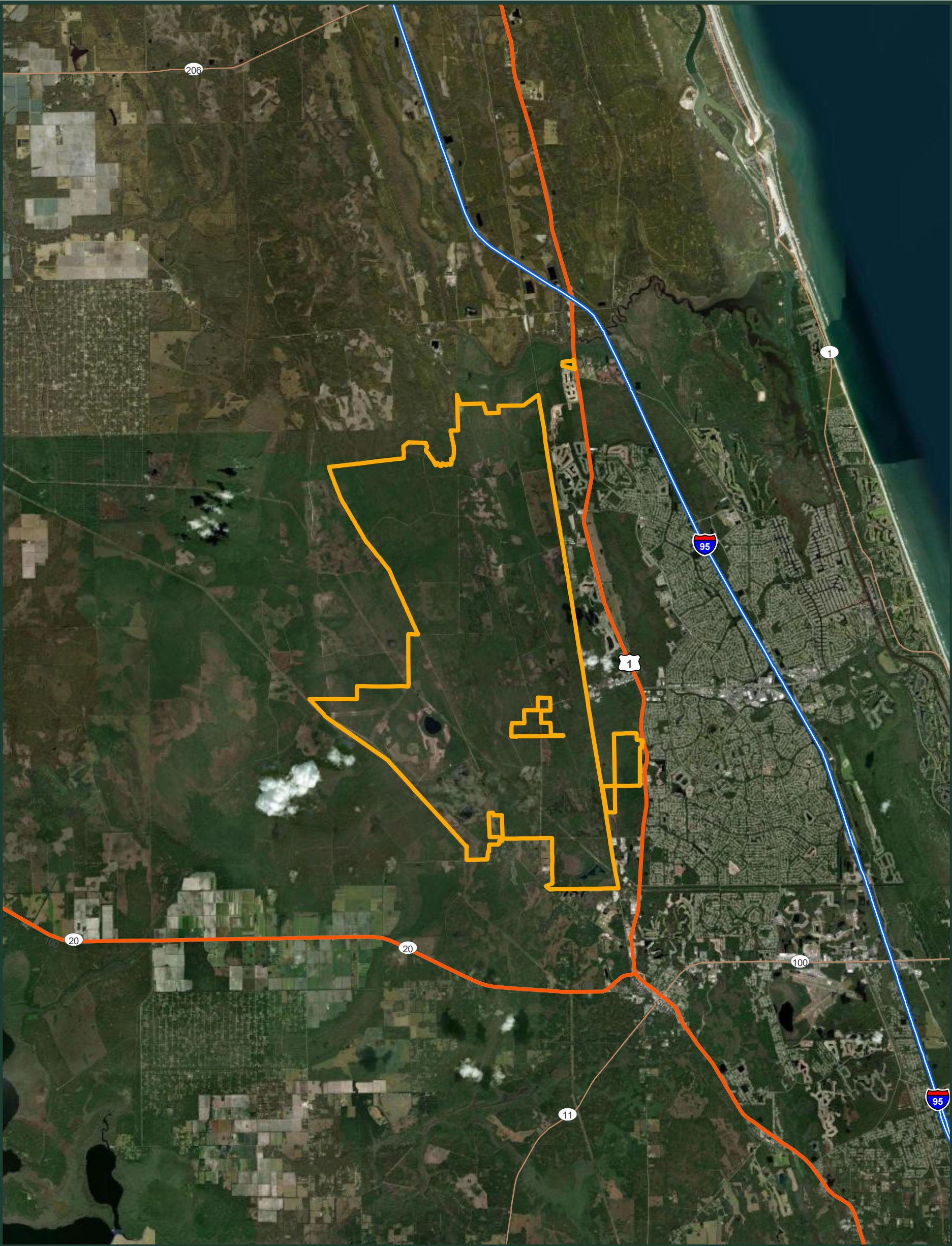
EXHIBIT 1
LOCATION OF THE PALM COAST MPD SITE,
FLAGLER COUNTY, FLORIDA

BDA BREEDLOVE, DENNIS
& ASSOCIATES, INC.
Environmental Consultants
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EXHIBIT 2

**AERIAL PHOTOGRAPH OF THE
PALM COAST MPD SITE,
FLAGLER COUNTY, FLORIDA**



Legend

 Palm Coast MPD Boundary (20,214 ac)

Source: Project boundary provided by England-Thims & Miller, Inc., 2026/03/23. ArcGIS Online World Imagery, © ESRI, 2023/09/19 - 2025/11/04.

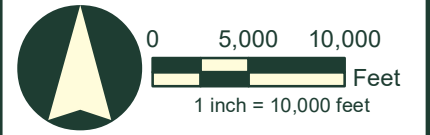
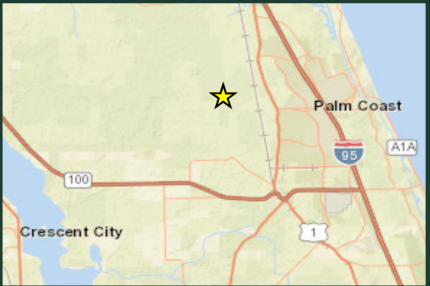


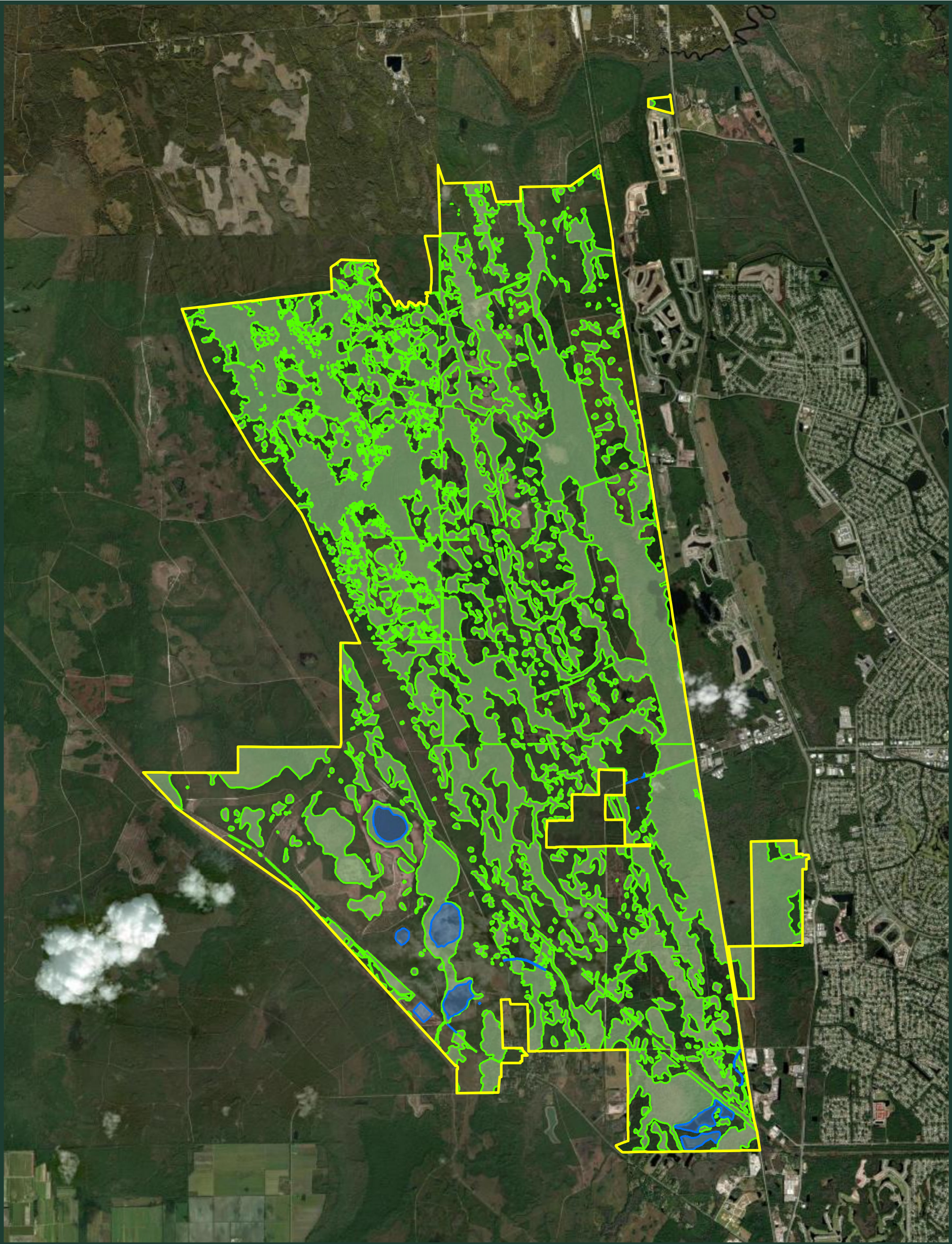
EXHIBIT 2
AERIAL PHOTOGRAPH OF THE PALM COAST MPD SITE,
FLAGLER COUNTY, FLORIDA

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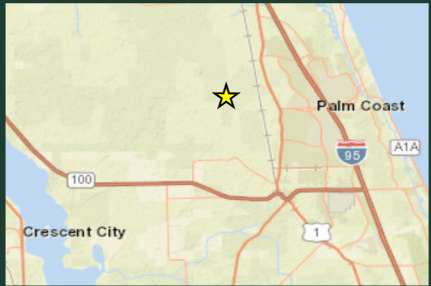
EXHIBIT 3

WETLANDS WITHIN THE PALM COAST MPD SITE, FLAGLER COUNTY, FLORIDA



- Legend**
- Palm Coast MPD Boundary (20,214 ac)
 - Surface Waters (233 ac)
 - Wetlands (9,468 ac)

Source: Project boundary provided by England-Thims & Miller, Inc., 2026/03/23. Neoga Lakes Phase 1 wetlands provided by LD Bradley Land Surveyors, 2010/03/30. Neoga Lakes Phase 2 wetlands provided by LD Bradley Land Surveyors, 2016/11/14. Neoga Lakes remaining area wetlands based on photointerpretation and selective groundtruthing by BDA 2008-2010. Old Brick Township surveyed wetlands provided by LD Bradley Land Surveyors, 2019/07/15. Remaining area wetlands based on photointerpretation and selective groundtruthing by BDA, 2021/06 and 2023/10. ArcGIS Online World Imagery, © ESRI, 2023/09/19 - 2025/11/04.



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Feet
1 inch = 5,000 feet

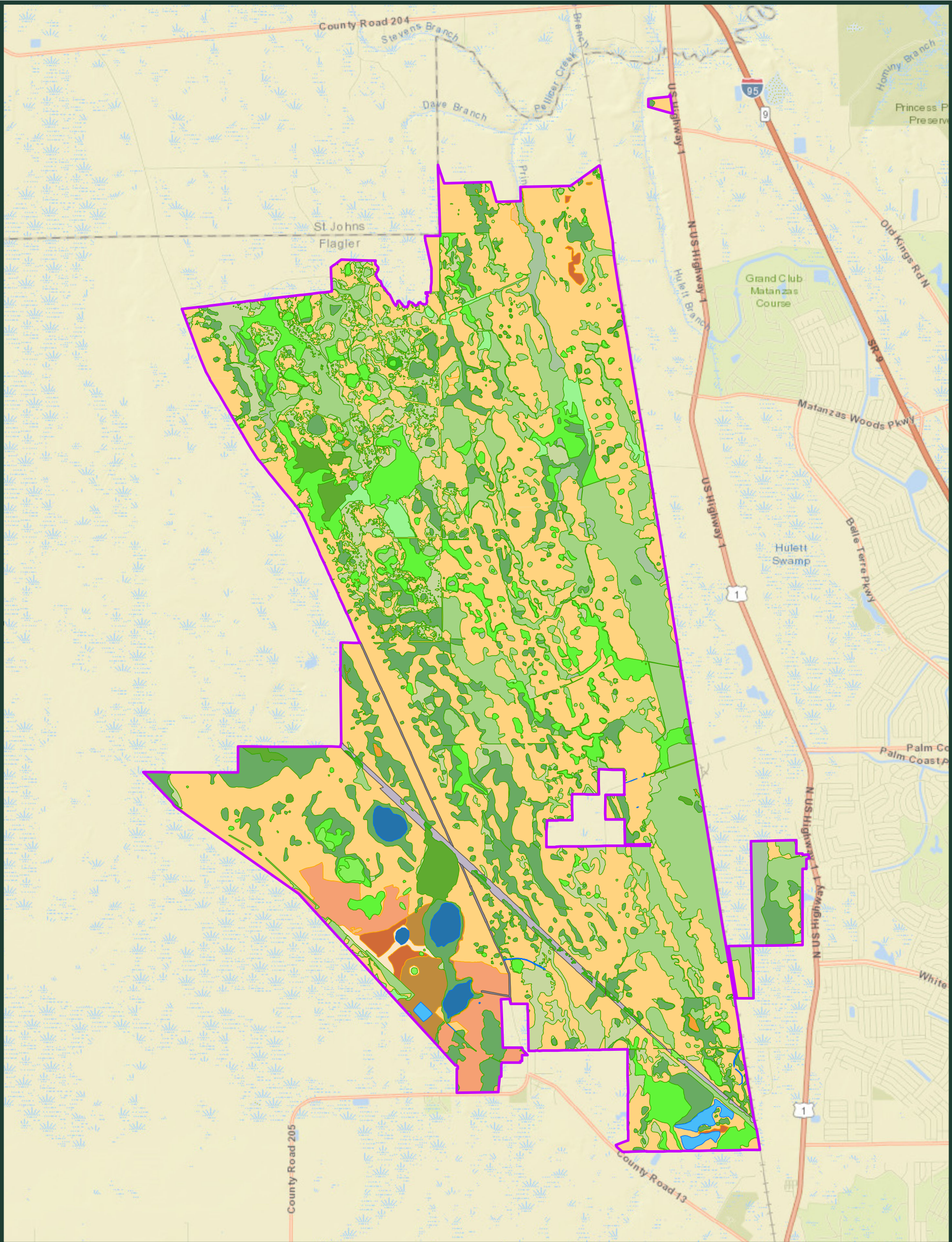
EXHIBIT 3
WETLANDS WITHIN THE PALM COAST MPD SITE,
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EXHIBIT 4

FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM MAP OF THE PALM COAST MPD SITE, FLAGLER COUNTY, FLORIDA



Legend

- Palm Coast MPD Boundary (20,214 ac)

Land Cover Classification

 - 410 - Upland Coniferous Forests (14 ac)
 - 411 - Pine Flatwoods (18 ac)
 - 413 - Sand Pine (48 ac)
 - 417 - Regenerating Sand Pine / Xeric Oak scrub (97 ac)
 - 427 - Live Oak (17 ac)
 - 436 - Upland Scrub, Pine and Hardwoods (181 ac)
 - 441 - Coniferous Plantations (9,481 ac)
 - 4411 - Sand Pine Plantations (477 ac)
 - 516 - Ditches (3 ac)
 - 520 - Lakes (160 ac)
 - 533 - Reservoirs larger than 10 acres (70 ac)
- 534 - Reservoirs less than 10 acres (<1 ac)
 - 611 - Bay Swamps (253 ac)
 - 617 - Mixed Wetland Hardwoods (311 ac)
 - 621 - Cypress (1,308 ac)
 - 625 - Hydric Pine Flatwoods (181 ac)
 - 630 - Wetland Forested Mixed (2,492 ac)
 - 641 - Freshwater Marshes (56 ac)
 - 643 - Wet Prairies (26 ac)
 - 646 - Mixed Scrub-shrub Wetland (2,972 ac)
 - W441 - Wet Coniferous Plantations (1,869 ac)
 - 812 - Railroads (<1 ac)
 - 822 - Communication Facilities (38 ac)
 - 832 - Electrical Power Transmission Lines (142 ac)

Source: Project boundary provided by England-Thims & Miller, Inc., 2026/03/23. Vegetative delineation based on photointerpretation and selective groundtruthing by BDA, 2024/01/18.

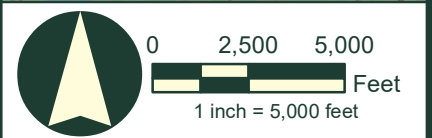
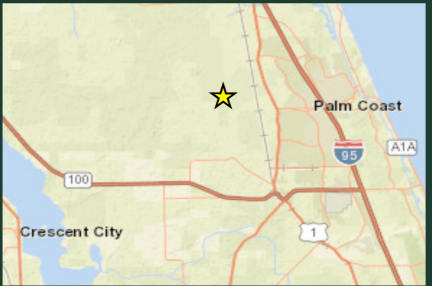


EXHIBIT 4

FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) MAP OF THE PALM COAST MPD SITE, FLAGLER COUNTY, FLORIDA

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EXHIBIT 5

NATURAL RESOURCES CONSERVATION SERVICE SOILS MAP OF THE PALM COAST MPD SITE, FLAGLER COUNTY, FLORIDA



Legend

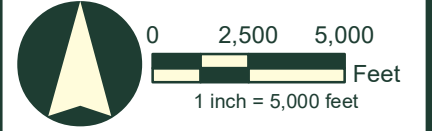
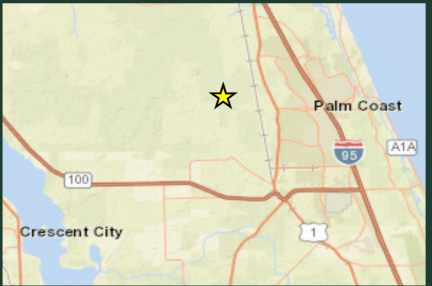
Palm Coast MPD Boundary (20,214 ac)

Soils (Flagler County)

- 2 - Riviera fine sand, 0 to 2 percent slopes (28 ac)
- 3 - Samsula and Honton soils, depressional (1,047 ac)
- 4 - Wabasso fine sand, 0 to 2 percent slopes (870 ac)
- 5 - Pineda-Wabasso complex (855 ac)
- 7 - Favoretta, Chobee, and Winder soils, frequently flooded (31 ac)
- 8 - Hicoria, Riviera, and Gator soils, depressional (4,622 ac)
- 9 - EauGallie fine sand, 0 to 2 percent slopes (349 ac)
- 10 - Winder fine sand, 0 to 2 percent slopes (61 ac)

- 11 - Myakka-Myakka, wet, fine sands, 0 to 2 percent slopes (2,113 ac)
- 12 - Placid, Basinger, and St. Johns soils, depressional (1,231 ac)
- 13 - Immokalee fine sand, 0 to 2 percent slopes (1,900 ac)
- 14 - Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes (949 ac)
- 15 - Pomello fine sand, 0 to 5 percent slopes (614 ac)
- 16 - Malabar fine sand, 0 to 2 percent slopes (1,285 ac)
- 18 - Valkaria-Smyrna complex (113 ac)
- 19 - Valkaria fine sand, 0 to 2 percent slopes (204 ac)
- 20 - Orsino fine sand, 0 to 5 percent slopes (250 ac)

- 21 - Smyrna fine sand, 0 to 2 percent slopes (698 ac)
- 22 - Astatula fine sand, 0 to 8 percent slopes (9 ac)
- 23 - Adamsville fine sand, 0 to 2 percent slopes (140 ac)
- 24 - Samsula and Placid soils, frequently flooded (88 ac)
- 25 - Tavares fine sand, 0 to 5 percent slopes (96 ac)
- 27 - Cassia fine sand, 0 to 2 percent slopes (239 ac)
- 29 - Udarents, moderately wet (1 ac)
- 30 - Pits (7 ac)
- 38 - Paola fine sand, 0 to 8 percent slopes (129 ac)
- 40 - Pomona fine sand, 0 to 2 percent slopes (2,122 ac)
- 99 - Water (163 ac)



Source: Project boundary provided by England-Thims & Miller, Inc., 2026/03/23. USDA, NRCS, SSURGO database for Flagler County, FL, V. 2.2, pub. 2018/09/12.

EXHIBIT 5
NATURAL RESOURCES CONSERVATION SERVICE (NRCS) SOILS MAP OF THE PALM COAST MPD SITE,
FLAGLER COUNTY, FLORIDA

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EXHIBIT 6

**LISTED SPECIES WITH POTENTIAL FOR OCCURRENCE ON
THE PALM COAST MPD SITE,
FLAGLER COUNTY, FLORIDA**

Exhibit 6
Listed Species with Potential for Occurrence on the Palm Coast MPD Site, Flagler County, Florida.

Species	Habitat of Occurrence	Likelihood of Occurrence	Designated Status ¹	
			USFWS ²	FWC ^{3,4}
AMPHIBIANS				
<i>Notophthalmus perstriatus</i> striped newt	Isolated ephemeral ponds, longleaf pine, turkey oak sandhill, scrub, scrub flatwoods, xeric oak scrub, sand pine scrub, sandhill, pine flatwoods.	Low	—	ST
REPTILES				
<i>Alligator mississippiensis</i> American alligator	Freshwater marsh, cypress swamp, mixed hardwood swamp, shrub swamp, bottomland hardwoods, lakes, ponds, rivers, streams.	High	T(S/A)	FT(S/A)
<i>Caretta caretta</i> loggerhead sea turtle	Marine coastal and oceanic waters, beaches.	Not Applicable	T	FT
<i>Chelonia mydas</i> green sea turtle	Estuarine and marine coastal and oceanic waters, beaches.	Not Applicable	T	FT
<i>Dermochelys coriacea</i> leatherback sea turtle	Oceanic waters, beaches.	Not Applicable	E	FE
<i>Drymarchon couperi</i> eastern indigo snake	Xeric oak scrub, sand pine scrub, sandhill, pine flatwoods, pine rocklands, torpical hardwood hammock, hydric hammock, wet prairie, mangrove swamp.	Low to Moderate	T	FT
<i>Eretmochelys imbricata</i> hawksbill sea turtle	Oceanic waters, beaches.	Not Applicable	E	FE
<i>Gopherus polyphemus</i> gopher tortoise	Sandhill, sand pine scrub, xeric oak scrub, coastal strand, xeric hammock, dry prairie, pine flatwoods, mixed hardwood-pine forests, ruderal.	High	—	ST

Exhibit 6 Continued.

Species	Habitat of Occurrence	Likelihood of Occurrence	Designated Status ¹	
			USFWS ²	FWC ^{3,4}
<i>Lepidochelys kempii</i> Kemp's ridley sea turtle	Marine coastal waters.	Not Applicable	E	FE
<i>Pituophis melanoleucus mugitus</i> Florida pine snake	Xeric oak scrub, sand pine scrub, sandhill, scrubby pine flatwoods, old fields on former sandhill and scrub sites.	Low	—	ST
BIRDS				
<i>Antigone canadensis pratensis</i> Florida sandhill crane	Dry prairie, freshwater marsh, pasture.	High	—	ST
<i>Aphelocoma coerulescens</i> Florida scrub-jay	Xeric oak scrub.	Low	T	FT
<i>Athene cunicularia floridana</i> Florida burrowing owl	Sandhill, dry prairie, pastures, ruderal.	Low	—	ST
<i>Calidris canutus rufa</i> rufa red knot	Coastal sandy beaches, saltmarshes, lagoons, mudflats of estuaries and bays, and mangrove swamps.	Unlikely	T	FT
<i>Charadrius melodus</i> piping plover	Beaches, tidal mud flats.	Unlikely	T	FT
<i>Dryobates (=Picoides) borealis</i> red-cockaded woodpecker	Sandhill, pine flatwoods.	Unlikely	T	FT
<i>Egretta caerulea</i> little blue heron	Freshwater marsh, various types of forested wetlands, lakes, steams, salt marsh, mangrove swamp, tidal mud flats.	High	—	ST
<i>Egretta tricolor</i> tricolored heron	Salt marsh, mangrove swamp, tidal mud flats, tidal creeks, tidal dtiches, freshwater marsh, various types of forested wetlands, lakes, and ponds.	High	—	ST

Exhibit 6 Continued.

Species	Habitat of Occurrence	Likelihood of Occurrence	Designated Status ¹	
			USFWS ²	FWC ^{3,4}
<i>Falco sparverius paulus</i> southeastern American kestrel	Sandhill, pine flatwoods, dry prairie, pasture, old field.	Moderate to High	—	ST
<i>Haematopus palliatus</i> American oystercatcher	Beaches, sandbars, tidal mud flats, shellfish beds.	Low	—	ST
<i>Laterallus jamaicensis jamaicensis</i> eastern black rail	Dense overhead vegetation cover with shallow inundation in salt, brackish, and freshwater wetlands.	Unlikely	T	FT
<i>Mycteria americana</i> wood stork	Freshwater marsh, various types of forested wetlands, ponds, salt marsh, mangrove swamp, tidal mud flats, lagoons, flooded pastures.	Moderate	—	Under Review
<i>Rhynchops niger</i> black skimmer	Beaches, tidal mud flats, sandbars, tidal creeks, estuarine bays and lagoons.	Unlikely	—	ST
<i>Rostrhamus sociabilis plumbeus</i> Everglade snail kite	Freshwater marsh, lakes.	Unlikely	E	FE
<i>Sternula antillarum</i> least tern	Beaches, tidal mud flats, estuarine and marine waters, lakes.	Unlikely	—	ST
MAMMALS				
<i>Trichechus manatus latirostris</i> Florida manatee	Estuarine bays and lagoons, seagrass beds, rivers, spring runs.	Not Applicable	T	FT

¹ Federal Designations: E = Endangered; T = Threatened; T(S/A) = Threatened Due to Similarity of Appearance; State Designations: ST = State-designated Threatened; ST(S/A) = State-designated Threatened Due to Similarity of Appearance; FE = Federally-designated Endangered; FT = Federally-designated Threatened; FT(S/A) = Federally-designated Threatened Due to Similarity of Appearance.

² U.S. Fish and Wildlife Service.

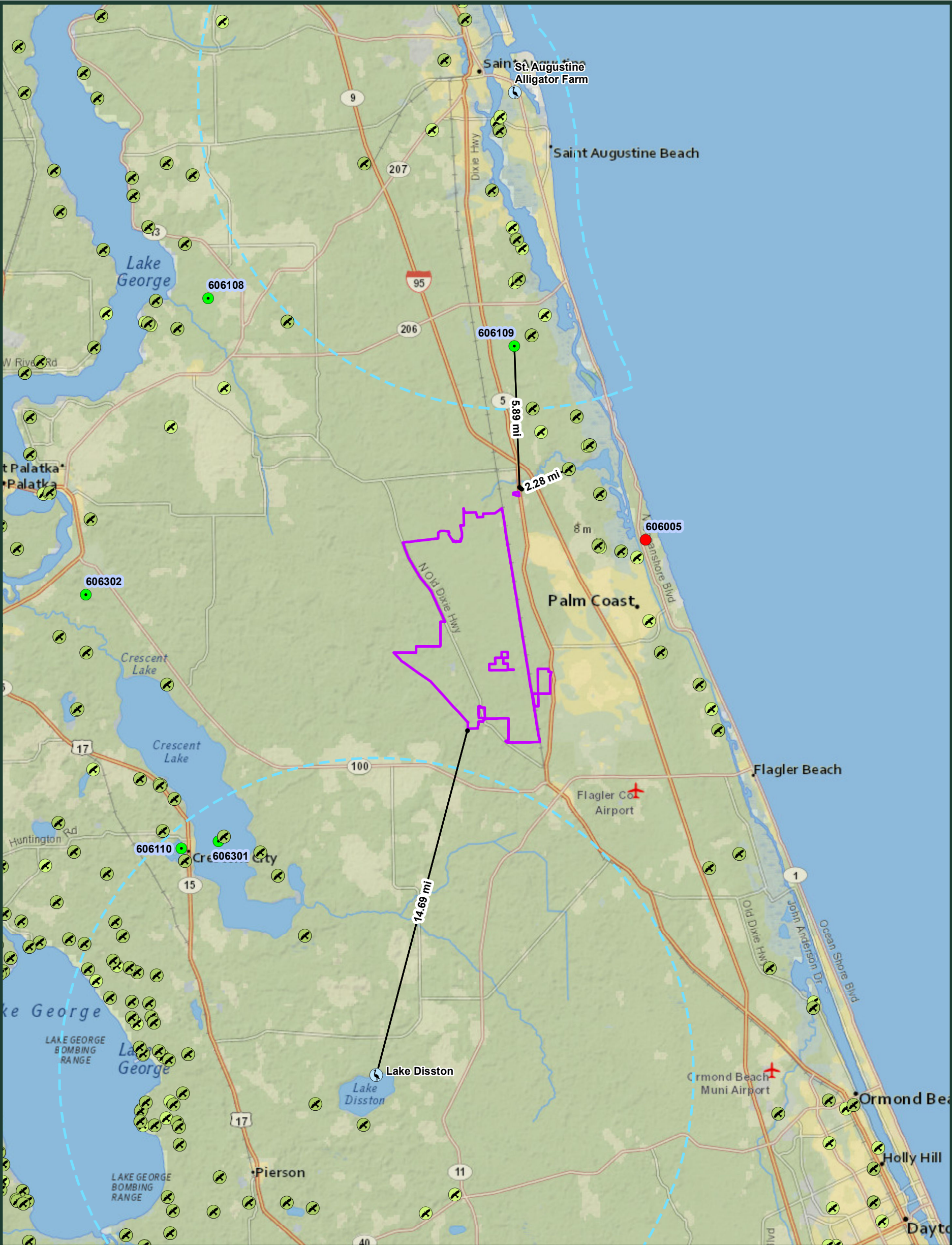
³ Florida Fish and Wildlife Conservation Commission.

⁴ Species are listed as “Federally-designated endangered or threatened species” on the Florida Endangered and Threatened Species list; however, regulatory authorizations for take are only provided by the federal agency administering the species under the Endangered Species Act of 1973, as amended.



EXHIBIT 7

**BALD EAGLE NESTS, WOOD STORK COLONIES,
AND WADING BIRD ROOKERIES IN THE VICINITY OF THE
PALM COAST MPD SITE,
FLAGLER COUNTY, FLORIDA**



Legend

- Palm Coast MPD Boundary (20,214 ac)

Bald Eagle Nests (FWC, 2017)

Bald Eagle Nests (EagleWatch, Jan 2026)

Wood Stork Colonies (2019)

Wood Stork Foraging Areas (2019)
- Wading Bird Rookeries (1999)

Active

Inactive

Not checked

Source: Project boundary provided by England-Thims & Miller, Inc., 2026/03/23. Florida Fish and Wildlife Conservation Commission (FWC) Caracara and Eagle nests, Wood Stork colonies and wading bird rookeries. Audubon Eaglewatch Program nest sites, 2026/01.

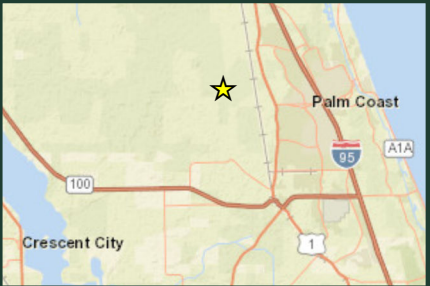


EXHIBIT 7

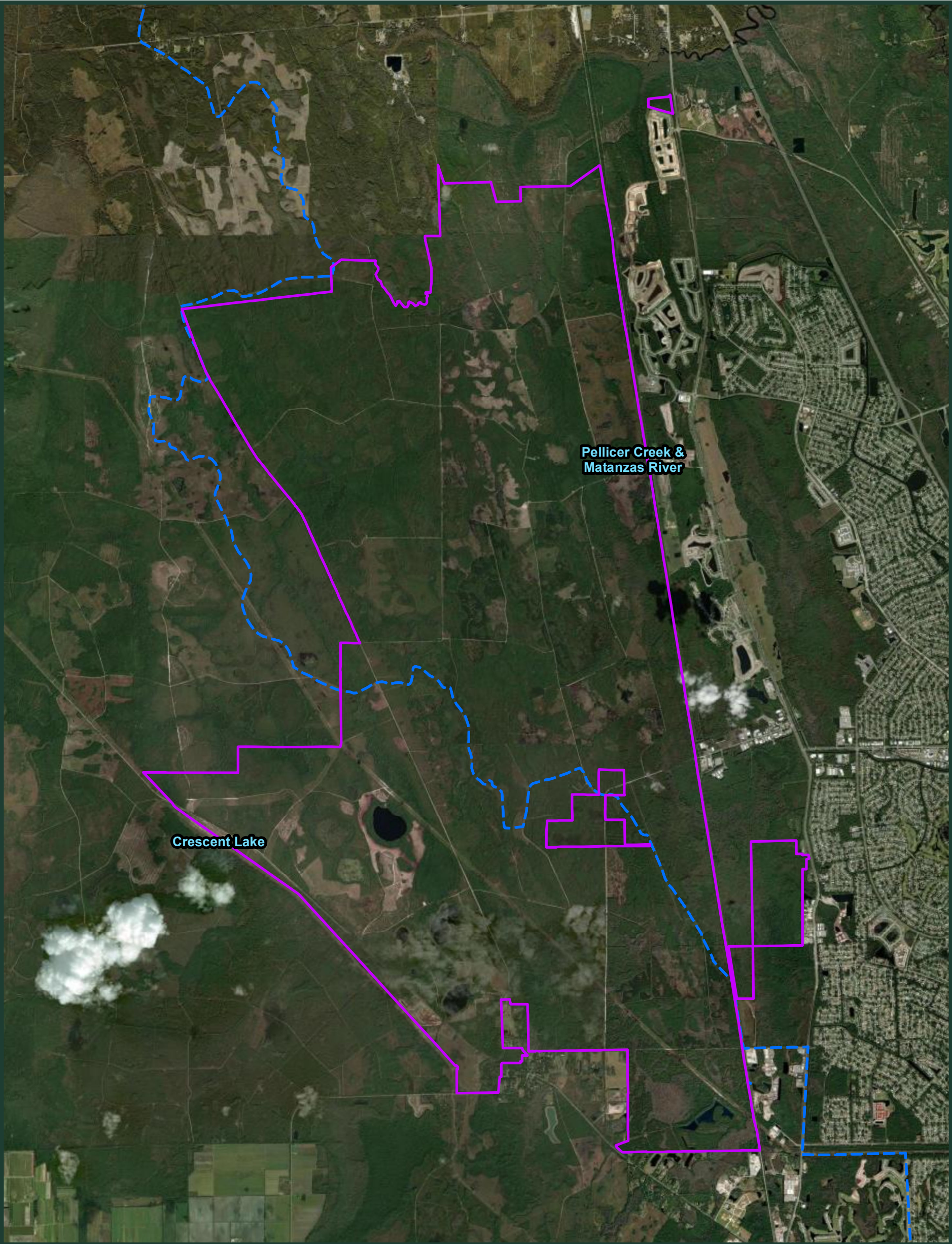
BALD EAGLE NESTS, WOOD STORK COLONIES, AND WADING BIRD ROOKERIES IN THE VICINITY OF THE PALM COAST MPD SITE, FLAGLER COUNTY, FLORIDA

BDA BREEDLOVE, DENNIS & ASSOCIATES, INC.
Environmental Consultants
330 W. Canton Ave., Winter Park, FL 32789 • 407-677-1882



EXHIBIT 8

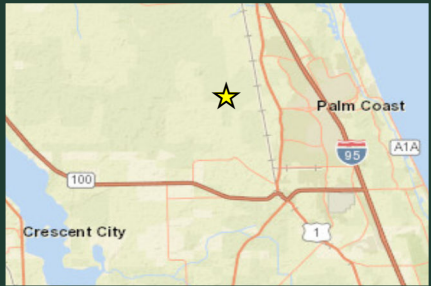
**FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERSHEDS IN THE VICINITY OF THE PALM COAST MPD SITE,
FLAGLER COUNTY, FLORIDA**



Legend

-  Palm Coast MPD Boundary (20,214 ac)
-  Watersheds (FDEP)

Source: Project boundary provided by England-Thims & Miller, Inc., 2026/03/23. FDEP Cumulative Impact Basins, 2015/11/20.
ArcGIS Online World Imagery, © ESRI, 2023/09/19 - 2025/11/04.



0 2,500 5,000
Feet
1 inch = 5,000 feet

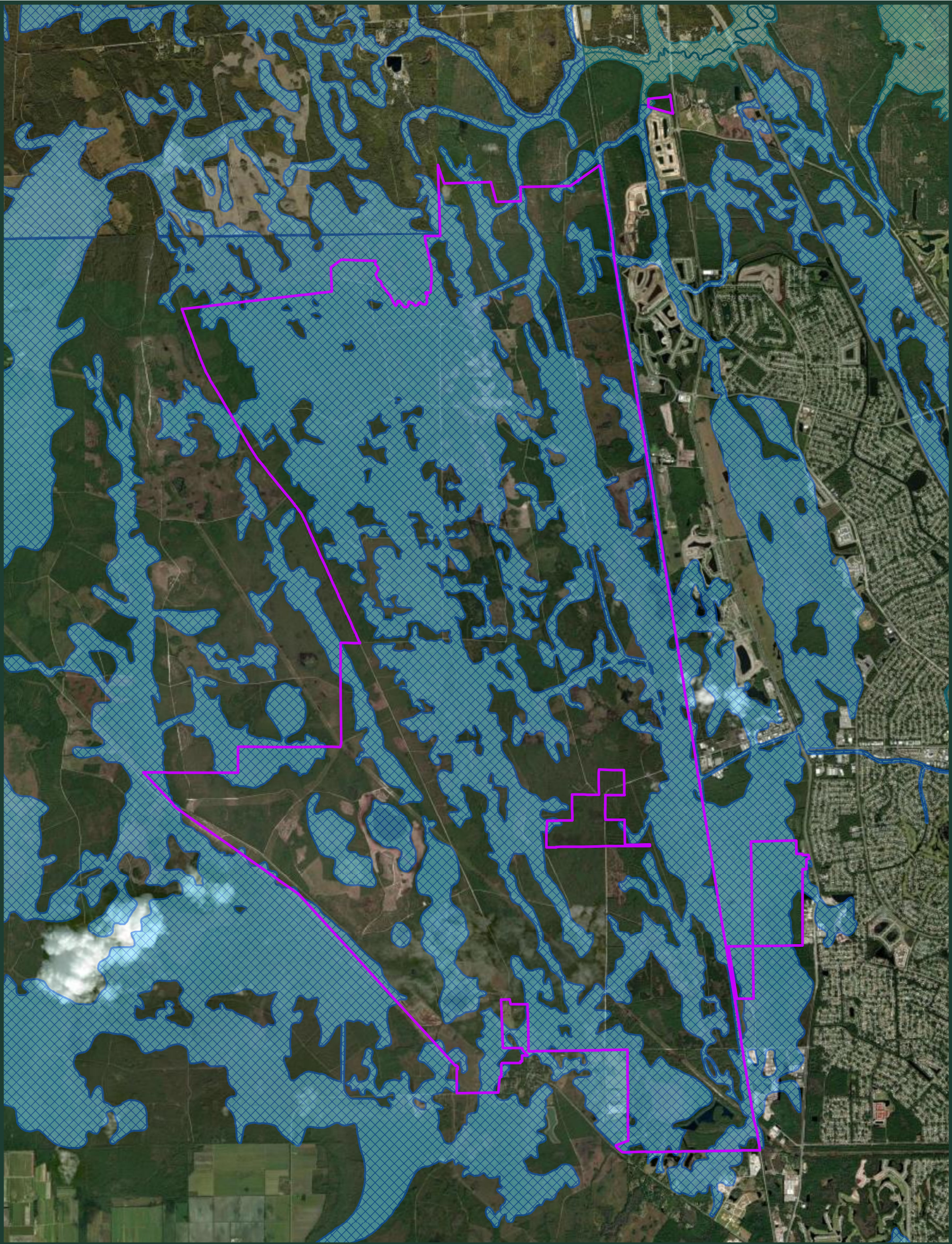
EXHIBIT 8
FDEP WATERSHEDS IN THE VICINITY OF THE PALM COAST MPD SITE,
FLAGLER COUNTY, FLORIDA

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EXHIBIT 9

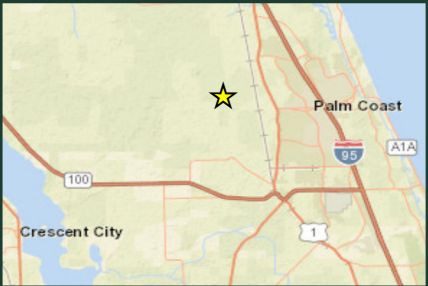
FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD DATA FOR THE PALM COAST MPD SITE, FLAGLER COUNTY, FLORIDA



Legend

-  Palm Coast MPD Boundary (20,214 ac)
- Area Located Within Special Flood Hazard Area
-  Zone A
-  Zone AE

Source: Project boundary provided by England-Thims & Miller, Inc., 2026/03/23. FGDL, Version 3.0, July 2000; FEMA, Q3 Flood data, 1996.
ArcGIS Online World Imagery, © ESRI, 2023/09/19 - 2025/11/04.



0 2,500 5,000
Feet
1 inch = 5,000 feet

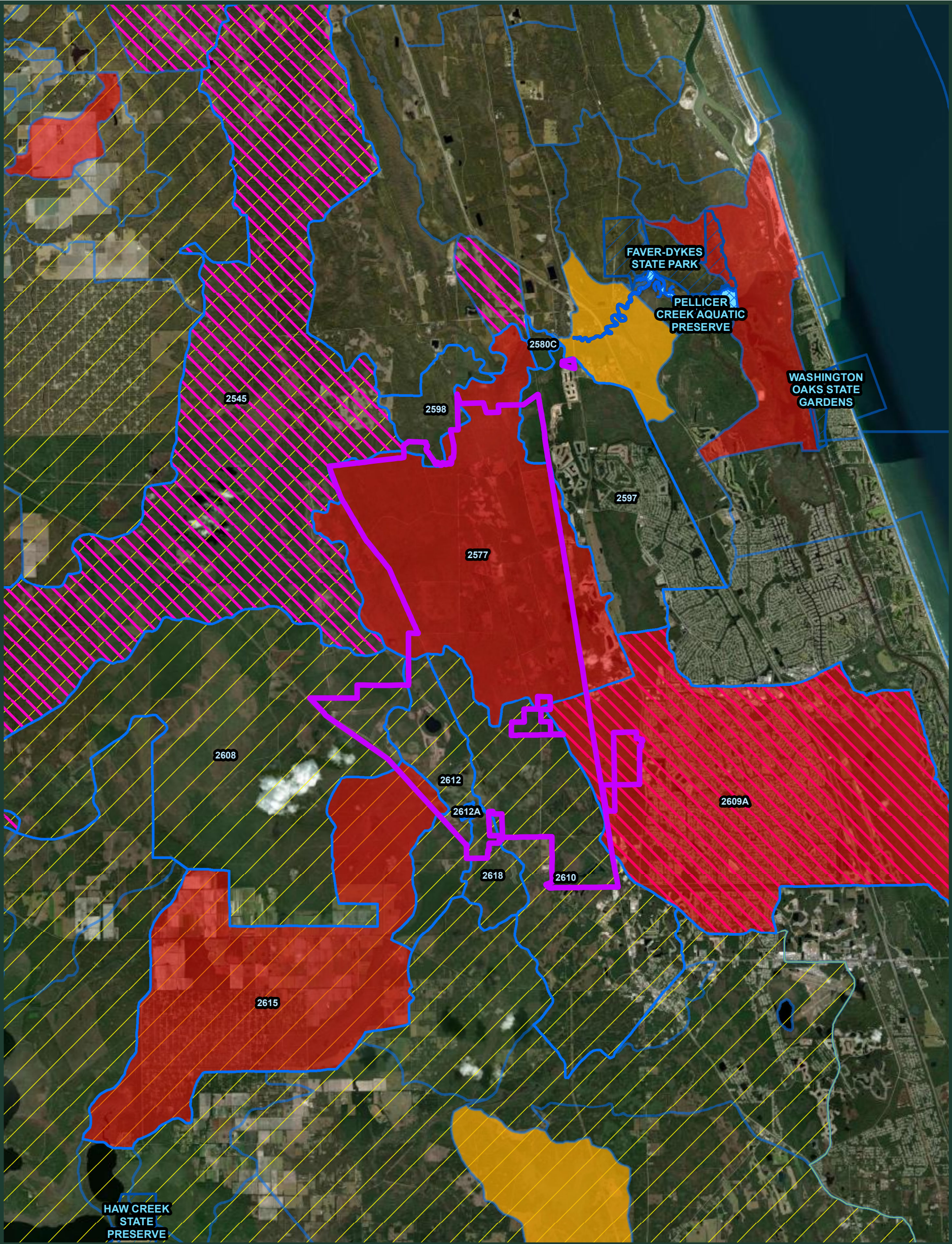
EXHIBIT 9
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD DATA FOR THE PALM COAST MPD SITE,
FLAGLER COUNTY, FLORIDA

BDA BREEDLOVE, DENNIS
& ASSOCIATES, INC.
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EXHIBIT 10

WATER QUALITY IN THE VICINITY OF THE PALM COAST MPD SITE, FLAGLER COUNTY, FLORIDA



Legend

-  Palm Coast MPD Boundary (20,214 ac)

 Florida Aquatic Preserves

 Outstanding Florida Waters

 Statewide Basin Management Action Plan (BMAP)
-  Impaired

 Delist

 Study List
-  Draft 2024-2026 Biennial Assessment

Source: Project boundary provided by England-Thims & Miller, Inc., 2026/03/23. FDEP Biennial Assessment 2024 2026 Draft Lists, 2025/11/17. FDEP Florida Aquatic Preserves, 2025/06/26. FDEP Outstanding Florida Waters, 2026/02/24. FDEP Statewide Basin Management Action Plan (BMAP), 2025/10/08.

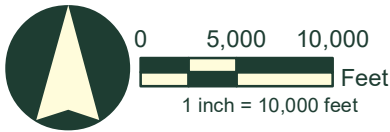
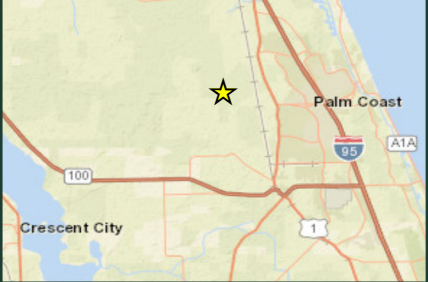


EXHIBIT 10
WATER QUALITY IN THE VICINITY OF THE PALM COAST MPD SITE,
FLAGLER COUNTY, FLORIDA

BDA BREEDLOVE, DENNIS
& ASSOCIATES, INC.
Environmental Consultants
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EXHIBIT 11

ENVIRONMENTAL GEOGRAPHIC INFORMATION SYSTEM DATA REVIEWED FOR THE PALM COAST MPD SITE, FLAGLER COUNTY

Exhibit 11 Environmental Geographic Information System Data Reviewed for the Palm Coast MPD Site, Flagler County, Florida.

Statewide
2022-2024 Biennial Assessment (FDEP)
2024-2026 Draft Biennial Assessment (FDEP)
Bald eagle nests (FWC, Audubon)
Basin Management Action Plan Areas (FDEP)
Biodiversity hot spots (FWC)
Breeding Bird Atlas (FWC)
CLIP (FNAI, USFWS)
Cooperative Conservation Blueprint (FWC)
Cooperative Land Cover (FNAI)
Critical Linkages (FEGN)
Ecological Regions of North America (USEPA)
Florida black bear records (FWC)
Florida Conservation Lands (FNAI)
Florida Forever Acquisitions (FNAI)
Florida Forever BOT projects (FNAI)
Florida scrub-jay territories (FWC)
Florida Wildlife Corridor (FNAI)
Focal Natural Communities (FNAI)
Integrated Wildlife Habitat Ranking System (FWC)
Land Use Intensity Index (FWC)
Mitigation Banks (FDEP)
Outstanding Florida Waters (FDEP)
Panther habitat and models (USFWS)
Physiography (Puri and Vernon 1964, Brooks 1981)
Potential habitat models for rare & imperiled wildlife (FWC)
Priority wetlands for listed species of wetland-dependent wildlife (FWC)
Species richness for rare & imperiled wildlife (FWC)
Strategic Habitat Conservation Areas (Cox et al. 1994)
Topography (FGDL)
Wildlife Observation Database (FWC)
Wood stork colonies (USFWS)
Regional
100-yr Floodplain (FEMA)
Aquifer Recharge (SJRWMD 2015)
Drainage Basins (FDEP)
Land use/land cover (SJRWMD)
National Hydrography Database (USGS)
Regulatory easements (SJRWMD)
Southeast Conservation Blueprint (SECAS 2025)
Watersheds (USGS)

Exhibit 11 Continued.

Local/Site Specific
Culverts/bridges/ditches (Rayonier, BDA)
Element Occurrence Flagler County (FNAI)
Field reconnaissance (BDA)
Neoga Lakes DRI Conservation (BDA)
Old Brick Township DRI Conservation (BDA)
Old Brick Township SJRWMD FWD (BDA)
Photo-interpretation, delineation (BDA)
SSURGO (NRCS)
Stand data (Rayonier)
T&E occurrence records (BDA)
Timber timeline (Rayonier)



TECHNICAL MEMORANDUM

CULTURAL RESOURCES DESKTOP ANALYSIS AND RECONNAISSANCE SURVEY OF THE FRONTIER/PALM COAST PROJECT, FLAGLER COUNTY, FLORIDA

CONSULTANT:	SEARCH 8298 Bayberry Road, Suite 1 Jacksonville, FL 32256
PROJECT MANAGER:	Greg Hendryx, MA
PRINCIPAL INVESTIGATOR:	Michael Whitehead, MA
DOCUMENT PREPARER:	Betsy Carlson, PhD
CLIENT:	Rayonier, Inc.
DATE:	January 2024
SEARCH PROJECT NUMBER:	230349

The proposed Frontier/Palm Coast Project is located on a 20,493-acre (ac) parcel west of the community of Palm Coast in Flagler County, Florida (**Figure 1**). This document was prepared for Rayonier, Inc. and the project team for planning purposes for this commercial development.

This document provides a synthesis of background research and the results of a field reconnaissance survey. The background information includes a review of the environment, historic maps and aerial photographs, previously conducted cultural resources studies, and previously recorded resources within and immediately adjacent to the project area. The National Register of Historic Places (NRHP) eligibility of these resources is also discussed. A LiDAR relative digital elevation map (DEM) was created to identify relatively elevated landforms within this generally low and flat landscape, and guide testing to locate possible precontact habitation sites. The field investigation was performed to visually inspect the condition of the property and assess the likelihood for cultural resources to be present, particularly within the areas where background research indicated the greatest likelihood. The combined background review and reconnaissance investigation will assist in estimating the level of effort required to perform a Phase I Cultural Resources Assessment Survey (CRAS) of the property.

PROJECT LOCATION AND ENVIRONMENT

The over 20,000-ac project area is composed of adjacent tracts in northern Flagler County, and generally falls west of US Highway 1 (US 1), south of County Road 204 (CR 204), and north of State Road 100 (SR 100). The eastern boundary of the project is the historic Florida East Coast (FEC) Railroad. In two locations the project area extends east of this rail line up to US 1. County Road 13 (CR 13) crosses the project area from northwest to southeast and is the historic Old Dixie County Highway. A second historic railroad bed of the FEC Railroad is adjacent to a portion of the southwest project boundary. The community of Espanola is adjacent to the southern project boundary and the City of Bunnell is 1.5 km to the southeast.

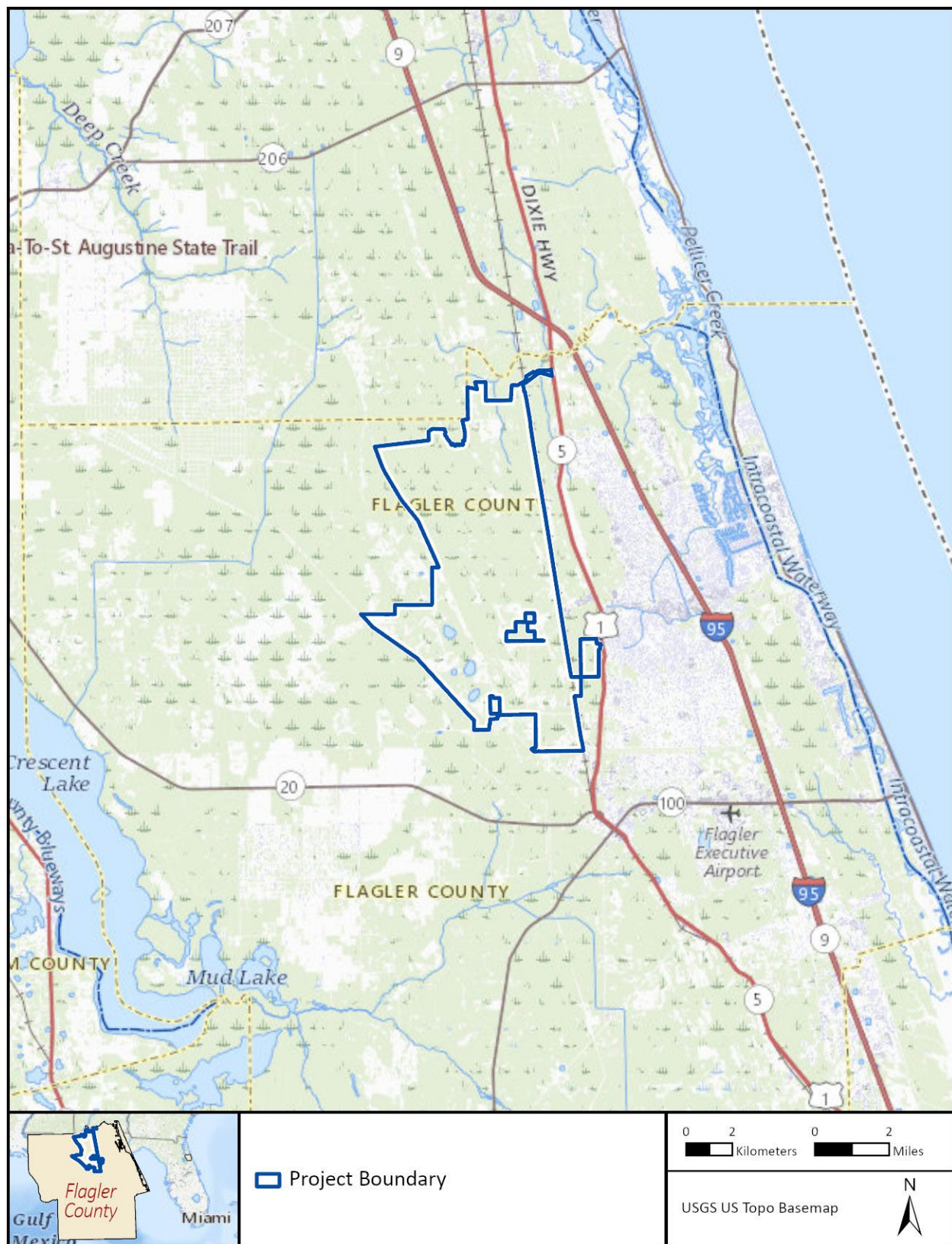


Figure 1. Project location.

Numerous improved and unimproved roads cross the project area. The north-central portion of the property was drained with a canal system in the 1950s with more ditches dug in the 1960s when significant cultivation of the property began. Most of the project area is undeveloped and currently used for silviculture (planted pine forest). The higher portions of the project support oak hammock vegetation and the lower areas include cypress domes.

The project area is within the Eastern Flatwoods District physiographic region, also called the Coastal Lowlands (Brooks 1981; White 1970). This region was formerly composed of barrier islands and lagoons of Plio-Pleistocene and more recent age, and contains Late Pleistocene-age sediments deposited through estuarine and lagoonal processes (Brooks 1981). The majority of the project area is within the St. Augustine Ridge Sets Subdistrict, which is an area of low, relic beach ridges. Flatwoods vegetation is found on the ridges and the swales contain cypress stands. The western portion of the project area is part of the Palatka Anomalies Subdistrict which includes limestone solution geology. The Roy Divide Subdivision marks the northwestern edge of the project area and is a poorly drained low ridge.

Terrain within the project area is mostly flat to undulating, but elevations range from 56 to 180 ft above mean sea level (asml). The most dramatic rise in elevation is in the southwest part of the project area (**Figure 2**). The soils identified in the project area are provided in **Figure 3** and **Table 1**, 91% of which are poorly drained and very poorly drained types. The remaining 9% of the project area are somewhat poorly drained, moderately well drained, and excessively drained soils, which are isolated in the northeast and southwest corners of the property. There are 26 soil types across the property, but only three types contribute more than 10% of the acreage. These three main soil types are: the poorly drained Pomono fine sand; poorly drained Myakka-Myakka wet, fine sands; and the very poorly drained Hicoria, Riviera, and Gator depressional soils. Together these three types make up 43% of the project area. All of these soils have slopes of less than 2%.

The poorly drained Pomono and Myakka series consists of very deep soils that formed in sandy marine sediments and have rapid permeability and low runoff. These soils are found on flats and flatwoods on marine terraces. Depth to seasonal high water table is a maximum of 30 cm in the wet season and between 30 and 100 cm of the surface for the dry season. These soils can be used for commercial forest production or native range. With adequate water control measures, these soils can be used for citrus, improved pasture, and truck crops. Native vegetation includes longleaf and slash pine with an undergrowth of saw palmetto, wax myrtle, gallberry, bluestem, and pineland threeawn.

The very poorly drained Hicoria, Riviera, and Gator depressional soils are very deep and slowly permeable. These soils are found in ponded depressions on flood plains, broad low flats, or in marsh or swamp wetlands, and can be flooded for a long duration. Natural vegetation consists of cypress, willow, sweetbay, red bay, pickerel weed, sawgrass, waxmyrtle, and other water tolerant plants.

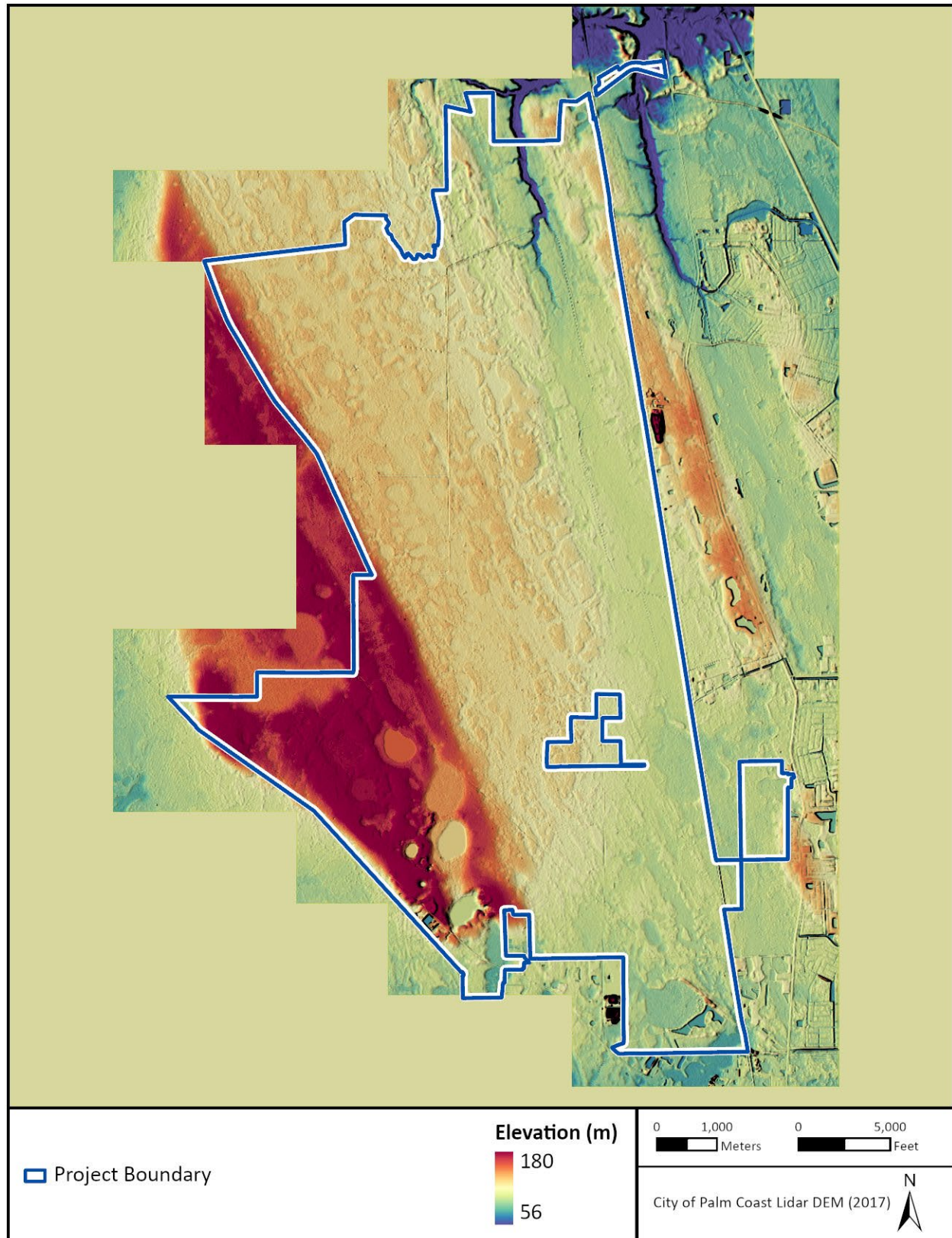


Figure 2. Elevation model of the project area.



Table 1. Soil Types within the Project Area.

Soil Type	Drainage Class	Area (acres)	Area (%)	Acres by Drainage	% by Drainage
Paola fine sand, 0–8% slopes	Excessively drained	128.5	0.6%	156.7	0.8%
Astatula fine sand, 0–8% slopes		28.2	0.1%		
Pomello fine sand, 0–5% slopes	Moderately well drained	620.2	3.0%	1,057.9	5.1%
Orsino fine sand, 0–5% slopes		249.7	1.2%		
Tavares fine sand, 0–5% slopes		188.0	0.9%		
Cassia fine sand, 0–2% slopes	Somewhat poorly drained	264.7	1.3%	456.7	2.2%
Adamsville fine sand, 0–2% slopes		192.0	0.9%		
Pomona fine sand, 0–2% slopes	Poorly drained	2,121.7	10.3%	11,607.4	56.6%
Myakka-Myakka, wet, fine sands, 0–2% slp		2,117.2	10.3%		
Immokalee fine sand, 0–2% slopes		1,926.4	9.4%		
Malabar fine sand, 0–2% slopes		1,285.0	6.3%		
Pineda-Pineda, wet, fine sand, 0–2% slopes		949.3	4.6%		
Wabasso fine sand, 0–2% slopes		870.4	4.2%		
Pineda-Wabasso complex		855.0	4.2%		
Smyrna fine sand, 0–2% slopes		726.3	3.5%		
EauGallie fine sand, 0–2% slopes		348.8	1.7%		
Valkaria fine sand, 0–2% slopes		205.6	1.0%		
Valkaria-Smyrna complex		113.1	0.5%		
Winder fine sand, 0–2% slopes		60.8	0.3%		
Hicoria, Riviera, & Gator soils, depressional	Very poorly drained	4,586.8	22.4%	7,043.2	34.4%
Placid, Basinger, & St. Johns soils, depress.		1,277.0	6.2%		
Samsula and Hontoon soils, depressional		1,049.6	5.1%		
Samsula and Placid soils, frequently flooded		98.8	0.5%		
Favoretta, Chobee, and Winder soils, frequently flooded		30.9	0.1%		
Pits	N/A	7.4	0.0%	7.4	0.0%
Water		162.6	0.8%	162.6	0.8%
Total		20,492.0	100.0%	20,492.0	100.0%

Of the better drained soils, Pomello fine sand (620.2 ac) is the most common, and is found on flatwoods ridges, hills, and knolls with slopes up to 5%. Vegetation consists of oaks and pines with saw palmetto undergrowth. Given the Tertiary age of upland soils and Pleistocene age of lower terrace deposits, deeply buried sites are unlikely in the project area.

The 1918 USDA Soils Map of Flagler County (**Figure 4**) provides an overview of the project area environment and early cultural features. The project includes the Pellicer Creek basin, although Pellicer Creek itself flows from west to east outside the northern project boundary. Pringle Branch flows south from Pellicer Creek across the eastern portion of the project area, merging into Pringle Swamp and then Matanzas Swamp. Other drainages in the vicinity include Dave Branch, located just to the north of the northeast project boundary, and Hulett Branch, located east of the northeast project boundary. The property includes part of the Little Fishtail Swamp and Big Cypress Swamp on the west side of the project. The rest of the project area does not contain named streams, but the drainage has been improved by a series of canals and ditches, including several that flow into Pringle Branch.



Several ponds and lakes are located in the southwest part of the project area. The current names of these lakes are Black Lake, Tank Lake, Neoga Lake, and Speckled Perch Lake. Neoga Lake is close to the historic community of Neoga, and this lake was known historically as Racecourse Lake. Black Lake was historically called Low Water Lake, Tank Lake was called Windemere Lake, and Speckled Perch Lake was called Grassmere Lake.

BACKGROUND RESEARCH

SEARCH conducted background research using Florida Master Site File (FMSF) data (October 2023) to identify previously conducted cultural resource surveys and previously recorded cultural resources within and directly adjacent to the project area. Six previously conducted cultural resource surveys have been completed within or immediately adjacent to the project area, which have recorded numerous historic cultural resources including resource groups, linear resources (roads, railroads, and canals), structures, bridges, and both historic and precontact archaeological sites. There is one NRHP-listed property within the project area, the Old Dixie Highway (8FL00155), and there are 12 NRHP-eligible resources (one structure, five linear resources, and six historic sites). One eligible resource group, the British Period Hewitt's Mill Archaeological Complex (8FL00262) is just outside the northeast portion of the project area.

Previous Surveys

Table 2 summarizes the six previously conducted surveys within or immediately adjacent to the project area, which were completed between 2004 and 2010. Two of the surveys (FMSF Survey Nos. 10663 and 17277) are entirely within the project area and one survey (FMSF Survey No. 15621) mostly coincides with the northwest portion of the project area (**Figure 5**). The other three surveys are adjacent to portions of the project boundary. Five of these previous surveys

Table 2. Previous Surveys that Cross or are Immediately Adjacent to the Current Project.

FMSF Survey No.	Survey Report Title	Year	Consultant
10663	An Intensive Cultural Resource Assessment Survey of the Sand Box Borrow Pit Tract, Flagler County, Florida	2004	Environmental Services, Inc.
10747	Cultural Resource Assessment Survey of the West Palm Coast Development, Flagler County, Florida	2004	Heritage Services, Inc.
14712	A Cultural Resource Reconnaissance Survey of the Pellicer-Pringle Transmission Line Right-Of-Way (ROW), St. Johns and Flagler Counties, Florida	2007	Environmental Services, Inc.
15088	Archaeological Monitoring of the Sawmill Park Construction, Palm Coast, Florida	2008	Heritage Services, Inc.
15621	An Intensive Cultural Resource Assessment Survey of the Old Brick Township DRI Property, Flagler County, Florida	2008	Environmental Services, Inc.
17277	Cultural Resource Assessment Survey of the Neoga Lakes DRI	2010	Heritage Services, Inc.

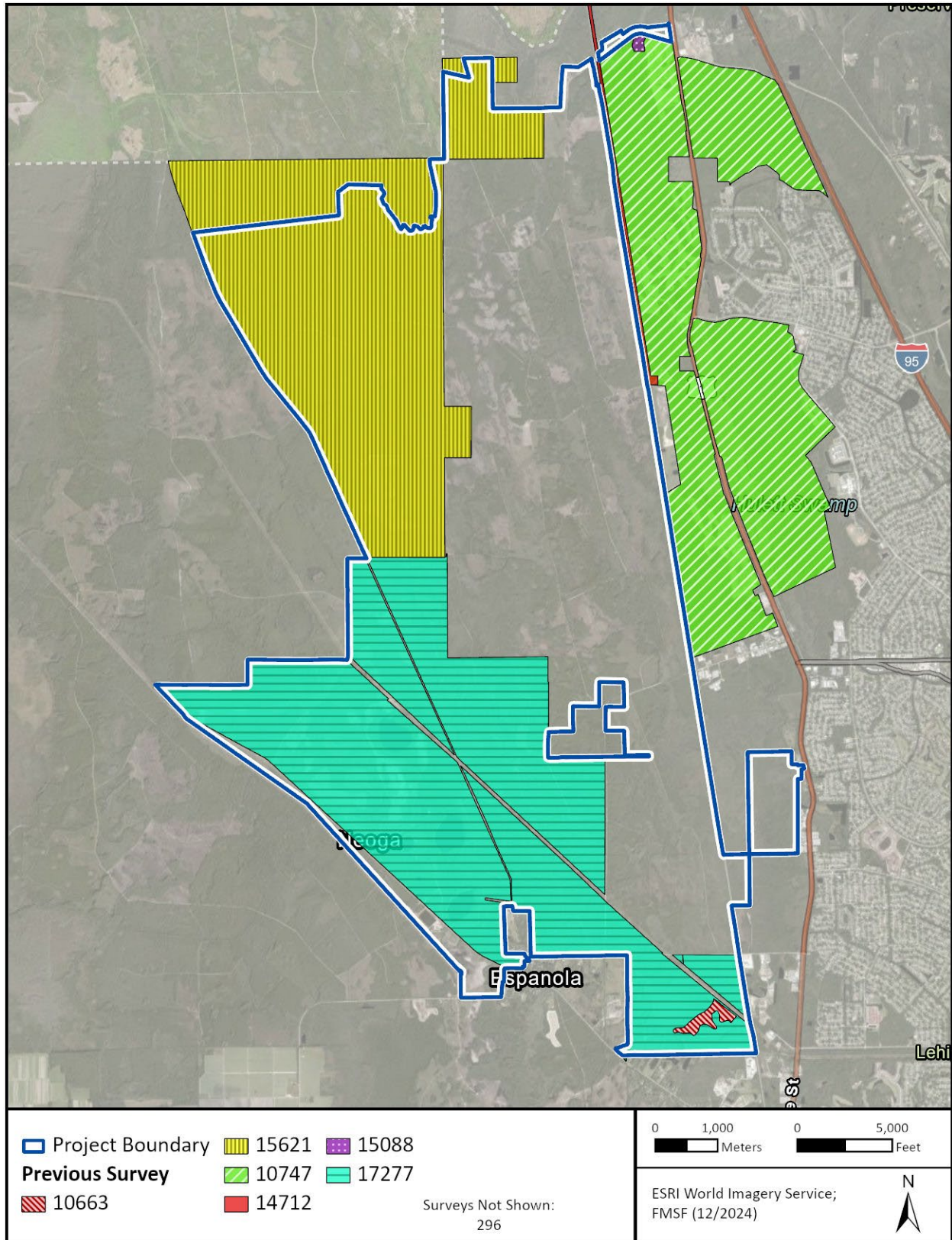


Figure 5. Previous surveys within and adjacent to the current project area.

involved walkover inspection and subsurface testing within the survey areas and resulted in the documentation of previously recorded and/or newly recorded cultural resources. One survey is a monitoring report. Brief descriptions of these surveys are provided.

Survey #10663 was conducted in 2004 by Environmental Services, Inc. (ESI) and covered 41.5 ac of a proposed mining borrow pit (Sand Box Borrow Pit). This Phase I survey falls within the southern part of the current project. Pedestrian survey found previous mining activities that had stripped soils up to five feet below the natural ground surface. One previously recorded St. Johns pottery site, 8FL00156, was found to be destroyed. A total of 11 shovel tests were dug in the more intact eastern portion of the survey area. No new cultural resources were found (ESI 2004).

Survey #10747, the West Palm Coast Development, was conducted in 2004 by Heritage Services, Inc. (HSI) and covered 4,740 ac immediately east of the FEC Railroad and encompassing US 1 south of Pellicer Creek. This survey area is directly adjacent to the northeast and east-central edges of the current project. Focused high-probability shovel testing was conducted along the Hulett Branch waterway with moderate and low probability testing across much of the remainder of the survey area. The survey resulted in the identification of 14 new archaeological sites (one precontact, 13 historic), and two previously recorded sites were evaluated. Both the previously recorded sites are eligible for the NRHP: 8FL00014 (Hewitt's Mill Complex), and the Old King's Road (8FL00186) (HSI 2004). The Hewitt's Mill Complex is a British Period sawmill that falls approximately 28 m outside the current project's northeast boundary.

Survey #14712, the Pellicer-Pringle Transmission Line survey, was conducted by ESI in 2007 and is located adjacent to the northeast part of the project area, extending along its eastern boundary. The corridor was subjected to pedestrian survey and the excavation of 49 shovel tests placed judgmentally and at pole locations. This corridor runs parallel to the FEC Railroad (8FL00298), which is a NRHP eligible resource. No other cultural resources were identified (ESI 2007). In general, the corridor was flat, low, and poorly drained, with disturbance from trail construction and ditch excavation.

Survey #15088 documented the archaeological monitoring by HSI associated with the construction of Sawmill Park in 2008, a 12-acre interpretive park encompassing the British Period Hewitt's Mill Archaeological Complex (8FL00262) (HSI 2008).

Survey #15621, the Old Brick Township DRI, was conducted in 2008 by ESI and covered approximately 5,200 ac, the majority of which overlaps with the current northwest part of the project area. The property was tested at high and moderate probability (25 and 50 m) intervals in the northeast portion where soils were moderately and excessively well drained (called Area A, 520 ac, 411 tests). The remainder of the parcel (Area B) where soils were poorly and very poorly drained was tested at low probability (100 m intervals; 175 tests), except near the Old Brick Road (8FL00155, Old Dixie Highway) and Flagler City (8FL00154). Generally, pedestrian survey and subsurface testing in Area B found heavy disturbance from silviculture activities and areas of standing water. A total of 586 shovel tests were excavated, with 78 tests following the Old Dixie Highway. Two St. Johns campsites with precontact pottery were identified from 11

positive tests adjacent to Pringle Branch; artifacts were recovered from 15 to 100 centimeters below surface (cmbs) with most found below 60 cmbs. Historic resources included two bridges, a canal, the remains of Flagler City, and the Old Dixie Highway/Old Brick Road. Except for the NRHP-listed Old Brick Road (8FL00155), the resources were recommended ineligible for the NRHP. ESI recommended a 50-foot (ft) preservation buffer, starting at the road's centerline. They noted that much of the brick today is covered by sand to protect the original brick and oyster construction. ESI also recommended that the natural vegetation parallel to the roadway should be maintained to provide a viewshed screen to the historic property from any adjacent development (ESI 2008). This 2008 survey included a pedestrian survey and shovel testing within the Boom time development called Flagler City along the Old Dixie Highway; 33 tests were excavated. The surveyors identified a concrete wall foundation on the east side of the highway, and a concrete pad and mortar fragments (old filing station) on the west side. Artifacts consisted of a spike, two cut nails, a piece of window glass, and a piece of whiteware (ESI 2008).

Survey #17277, the Neoga Lakes DRI, was conducted by Heritage Services, Inc. (HSI) in 2010 and covered approximately 6,410 ac, the majority of which overlaps with the southwest and southernmost portion of the current project area. The survey identified 45 new resources, several of which have been found eligible for the NRHP, and assessed five previously recorded resources. The majority of the sites were organized into four resource groups including the Neoga Settlement and Turpentine Enterprises (8FL00823), Racecourse Lake (8FL00844), the FEC Railway Corridor (8FL00853), and the Old Dixie Highway Heritage Corridor (8FL00155) (HSI 2010).

Previously Recorded Cultural Resources

The review of FMSF recorded resources identified numerous archaeological sites, resource groups, bridges, and structures within and immediately adjacent to the project area. No cemeteries are known within the project area, with the closest recorded cemetery (8FL01052) mapped 200 m outside the northeast project boundary; however, its location has not been confirmed. The previously recorded resources are detailed in **Table 3** and shown in **Figure 6**. Several of these resources are listed or eligible for listing on the NRHP.

Precontact Sites

There are six precontact sites recorded within the project area, all of which have been recommended ineligible for the NRHP. Two sites are demolished from mining activity (8FL00156 and 8FL00871) (ESI 2004; HSI 2010). The remaining four sites are low-density artifact scatters, primarily of St. Johns pottery. One site is in the northern portion of the project area, and the remainder are in the south, mostly in the lakes region.

Bridges

There are three bridges within the project area, all of which have been recommended ineligible for the NRHP. Two of the bridges date to the 1950s (8FL00300 and 8FL00301), and cross over the OBT Canal in the northern portion of the project area. One bridge is possibly associated with the

Table 3. Previously Recorded Sites within and Immediately Adjacent to the Project Area.

Site File #	Site Name	Description	Culture/Time Period	NRHP Status
Archaeological Sites -- Precontact				
8FL156	NN (Sand Box Borrow Pit)	Artifact scatter-low density; precontact ceramics	St. Johns II, unspecified, 700 BC–AD 1500	Ineligible (destroyed by mining activity)
8FL303	Old Brick Township South	Campsite (precontact); 6 positive tests w/ 18 artifacts	St Johns II, AD 800–1500	Ineligible
8FL850	Neoga Lakeshore	Artifact scatter; ceramic-precontact (4 sherds)	St Johns, 700 BC–AD 1500	Ineligible
8FL868	Tank Grade	Campsite (precontact), ceramic scatter (3 sherds)	St Johns, 700 BC–AD 1500	Ineligible
8FL869	Black Lake	Campsite (precontact), ceramic scatter (7 sherds)	St Johns, 700 BC–AD 1500	Ineligible
8FL871	Sycamore Grove	Surface artifact scatter; St. Johns plain and check stamped, Orange pottery, heat-treated debitage and projectile points	Late Archaic; Middle Archaic; St. Johns, 700 BC–AD 1500	Ineligible (site demolished by sand mining)
Archaeological Sites -- Historic				
8FL140	Fort Fulton	Second Seminole War Fort	Ca. 1835–1842	Not Evaluated
8FL152 (part of Resource Group 8FL853)	Tank Lake (FEC Water Tank #1)	Cement foundation and wooden water tower	American-19th c. (1821–1899, American-20th c.	Eligible
8FL154/8FL867 (part of RG 8FL862)	Flagler City (subdivision on Dixie Hwy)	Broken cement foundations and sidewalks	1925	Ineligible
8FL845 (part of RG 8FL844)	Racecourse Lake	Horse racing site on sandy edges of lakeshore	Late 1800s	Eligible
8FL846 (part of RG 8FL844)	Neoga Sawmill	Building remains on west side of lake and related earthworks (dams, berms, borrow pits)	1890s to early 1900s (burned down)	Eligible
8FL854 (part of RG 8FL853)	FEC Pumphouse	Cement reservoir and wooden structure	American-19th c. (1821–1899, American-20th c.	Eligible
8FL856 (part of RG 8FL853)	FEC Water Tank #2	Cement foundation and wooden water tower	American-19th century (1821-1899)	Eligible
8FL857 (part of RG 8FL853)	FEC Water Tank Pier	Part of railroad aqueduct system; displaced pier from 8FL152.	American-19th century (1821-1899)	Ineligible
8FL858 (part of RG 8FL853)	Neoga Depot	Railroad depot no longer extant; metal and ceramics found in survey	American-19th c. (1821–1899, American-20th c.	Ineligible
8FL863 (just outside project area to south)	Live and Let Live Tourist Camp	Brick fragments, wire nails, and terracotta pottery, no above ground remnants	1920s	Ineligible
8FL865 (part of RG 8FL862)	Pappy Ortega Filling Station	Glass and metal fragments, no above ground remnants	1920s	Ineligible

Site File #	Site Name	Description	Culture/Time Period	NRHP Status
8FL866 (part of RG 8FL862)	Flagler Heights (subdivision on Dixie Hwy)	Never developed; no evidence of buildings remains (2010 survey)	1925	Ineligible
8FL870	Neoga Town Hunt Club	Archaeological remnants only	Ca. 1950s	Ineligible
Structures				
8FL824	Neoga #1, the Stiller's House (Joe Moore)	Part of Neoga Turpentine Settlement and Resource Group 8FL823; collapsed	Ca. 1900 to 1930s	Ineligible
8FL840	Neoga Worker's House	Part of Neoga Turpentine Settlement and Resource Group 8FL823; standing as of 2010	Ca. 1900 to 1930s	Eligible
8FL864	Hunter Homestead	Private residence, 2-story frame vernacular	Ca. 1915 build date	Ineligible (demolished)
Bridges				
8FL250	King's Road Bridge	Wood piers present in water, but current bridge is steel and concrete	Ca. 1770, but bridge was replaced in 1990s	Ineligible
8FL300	OBT Bridge 1	precast concrete and wooden pilings over canal	Ca. 1952	Ineligible
8FL301	OBT Bridge 2	precast concrete and wooden pilings over canal	Ca. 1952	Ineligible
Linear Resources				
8FL155 (NR)	Old Brick Road/Old Dixie Highway	Currently CR 13, part of Dixie Highway District (8FL862)	Constructed 1914 to 1916; used until 1926	NRHP Listed (in 2005)
8FL186	Old King's Road	Exact location of road is often unknown	1762–1950	Eligible
8FL239	Hulett Colonial Road	Part of Hewitt's Mill Resource Group 8FL262	1763–1940	Eligible
8FL291 (outside project area)	US-1	Historic road	1915–1959	Eligible
8FL298	FEC Railroad	Rail line, parallels US 1	1892–1957	Eligible
8FL299	OBT Canal	Drainage canal, 5 km long, 5 m wide, terminus at Pringle Branch	1950s	Ineligible
8FL855	FEC Aqueduct	Iron pipeline, removed in 1970s when railroad was taken up (demolished)	19 th and 20 th c.	Ineligible
8FL861	FEC Railway	Rail line	Ca. 1885 to 1970	Eligible
Resource Groups				
8FL262 (includes 8FL14, 8FL238, 8FL239, and 8FL1007)	Hewitt Colonial Complex	Archaeological district with sawmill and colonial road	1763–1821	Eligible

Site File #	Site Name	Description	Culture/Time Period	NRHP Status
8FL823 (includes 8FL135, and 8FL824–8FL843)	Neoga Settlement and Turpentine Enterprise	21 resources: 17 turpentine worker’s houses (8FL824–8FL840), a warehouse (8FL841), commissary (8FL842), a dump site (8FL843), and a turpentine still (8FL135).	Late 1890s to 1940	Ineligible (except for 8FL840)
8FL844 (includes 8FL151, 8FL845–8FL852)	Racecourse Lake	Location of horse races and “cracker” gathering, with sawmill and worker’s camp, public pool, boarding house, fallout shelter, turpentine cup wash station, and precontact site	Late 1800s	Ineligible (except for 8FL845 and 8FL846)
8FL853 (includes 8FL152, and 8FL854–8FL861)	FEC Railway	Linear railway district	American–19th century (1821–1899)	Ineligible (except for 8FL152, 8FL854, 8FL856, and 8FL861)
8FL862 (includes 8FL155, and 8FL863–8FL867)	Dixie Highway Resource Group	Old Dixie Highway and associated subdivisions, filling stations, & tourist camps	Ca. 1916–1925	Ineligible (except for 8FL155 which is listed)

Old King’s Road (8FL00250), but the prior wooden bridge in this location was replaced in the 1990s with a steel and concrete bridge (HSI 2004). Wooden pier remnants of the old bridge were noted in the waters of Hulett Branch below the bridge in the 2004 survey.

Resource Groups

There are five resource groups that are within or adjacent to the project area. Each is introduced briefly.

The **Hewitt Colonial Complex** (8FL00262) falls just outside the northeast project boundary, with the mapped GIS boundary for the colonial complex only 28 m outside the current project (**Figure 7**). This resource group consists of Hewitt’s Mill (8FL00014), which dates between 1763 and 1821, and includes numerous earthworks associated with a former milling operation. In addition, the resource group includes the tabby and coquina Hewitt’s Mill House (8FL00238), the Hulett Colonial Road (8FL00239), and a colonial refuse area (8FL01007) (HSI 2004). The resource group was recommended eligible for the NRHP by HSI in 2004, at which time they recommended a 100-m buffer be placed around the site for its preservation. The resource is currently protected as part of Sawmill Park, which has walkways and interpretative signage (HSI 2008). This resource illustrates that British Period and early Second Spanish Period activity is present very close to the northeast portion of the current project.

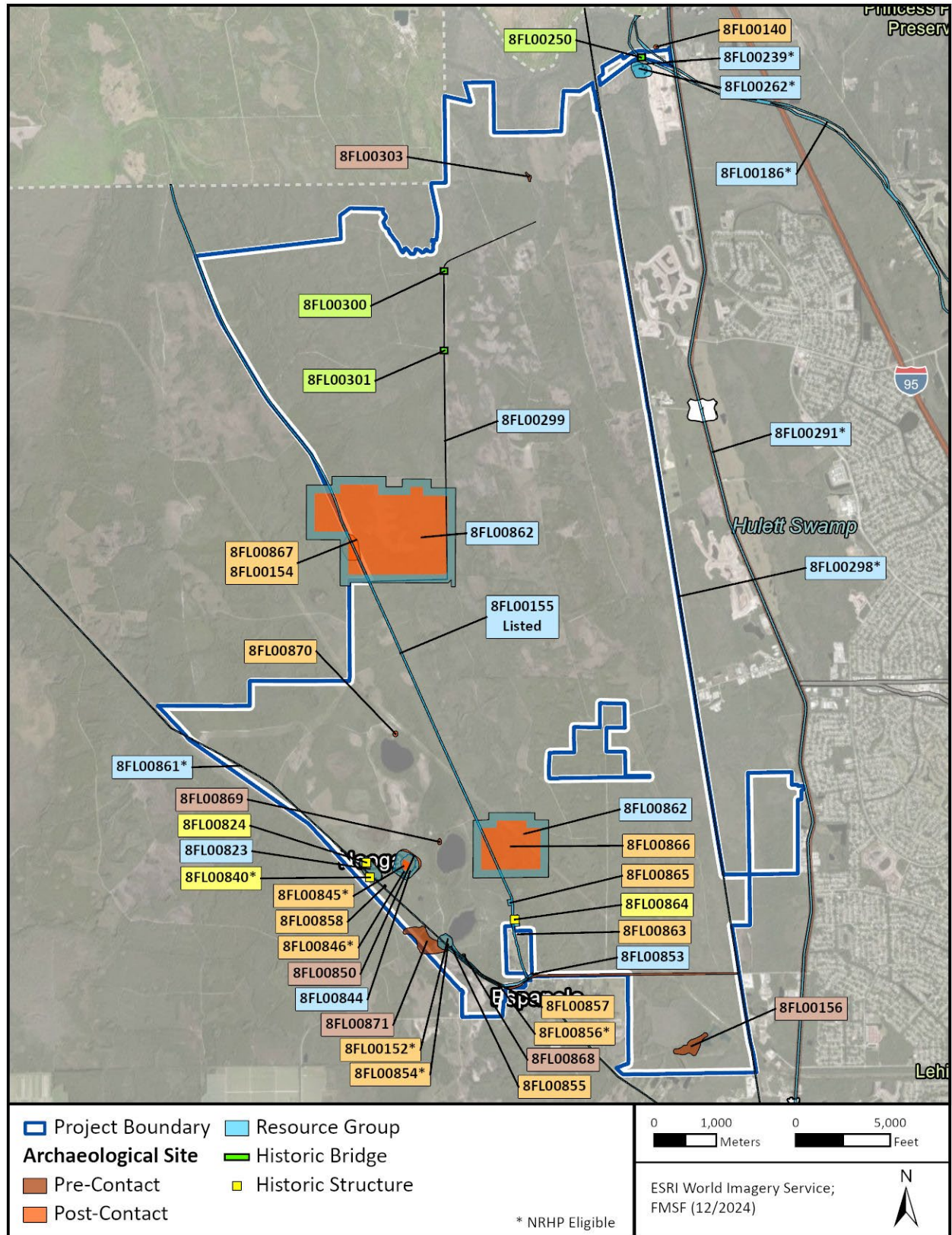


Figure 6. Previously recorded cultural resources within and immediately adjacent to the project area.

The **Neoga Turpentine Settlement** (8FL00823) is an early twentieth century turpentine camp located southwest of Neoga Lake. This resource group falls within the current project boundary and is made up of 21 cultural resources: 15 turpentine worker's houses (8FL00826–8FL00840), two other cabins (8FL00824 and 8FL00825), a warehouse (8FL00841), a commissary (8FL00842), a dump site (8FL00843), and a turpentine still (8FL00135) (**Figure 8** and **Figure 9**) (HSI 2010). The structures are spread out along the adjacent historic railroad (8FL00861). The turpentine camp dates from the 1890s to the early 1940s. The community was a cluster of cabins, two of which were occupied by the foreman and the stiller, who were both white men; these two cabins were at the north end of the camp. Fifteen of the remaining cabins were occupied by the African American turpentine workers. Only two structures were standing at the time of the 2010 survey -- 8FL00840 (worker's cabin) and 8FL00824 (stiller's cabin). The remainder of the settlement consisted of collapsed structural debris and associated artifacts, as most of the settlement was bulldozed prior to 2010. The resource group as a whole was recommended not eligible for the NRHP, with concurrence from the State Historic Preservation Office (SHPO). However, the SHPO disagreed on the eligibility for the worker's cabin, 8FL00840, finding it NRHP eligible. This eligible structure is located on the west side of the railroad track.

A leader of the settlement, Hiram Favors, was reported to have been buried behind one of the cabins that had been modified as a church. His grave was said to be 200 ft back in the woods off a trail to Neoga Lake (between the turpentine camp and the lake). The grave was said to be covered and lined with "old brown whiskey flask bottles" (HSI 2010:69). The Phase I survey by HSI in 2010 concluded that this grave was likely destroyed or displaced by tree farming activity, as the grave could not be located. As a result, the site file number associated with this burial site, 8FL00151 (Neoga Lake, GV Cemetery), was closed by the FMSF. There is no cemetery associated with Neoga Lake or the turpentine camp.

The **Racecourse Lake Resource Group** (8FL00844) surrounds the current Neoga Lake and consists of nine archaeological sites dating to the late 1800s (**Figure 10**, see **Figure 8**). The resource group as a whole has been recommended not eligible for the NRHP, but two of its contributing resources are eligible. The Neoga Sawmill (8FL00846) and its associated earthworks is mapped on the southwest shore of the lake and operated from the late 1890s to the early 1900s when the operation burned down. The second eligible site is Racecourse Lake (8FL00845), which consists of the lake itself and the uses of its historic banks. Deadhead logs are present in the shallow lake and the lake shore was once the site of horse races and "cracker" gatherings in the early 1900s (HSI 2010:70).

The **FEC Railway Corridor Group** (8FL00853) consists of the FEC Railway (8FL00861) and seven additional contributing archaeological features (**Figure 10**, see **Figure 8**). The resource group as a whole has been found not eligible for the NRHP, but the FEC Railway (8FL00861) and three of its contributing resources are eligible. The eligible contributing resources are: two water tanks (8FL00152, 8FL00856), and a pump house and cement reservoir (8FL00854) that drew water from Tank Lake. These three features are part of a late nineteenth century aqueduct system that pumped water to the steam locomotives of the railway. The FEC Aqueduct (8FL00855) connected

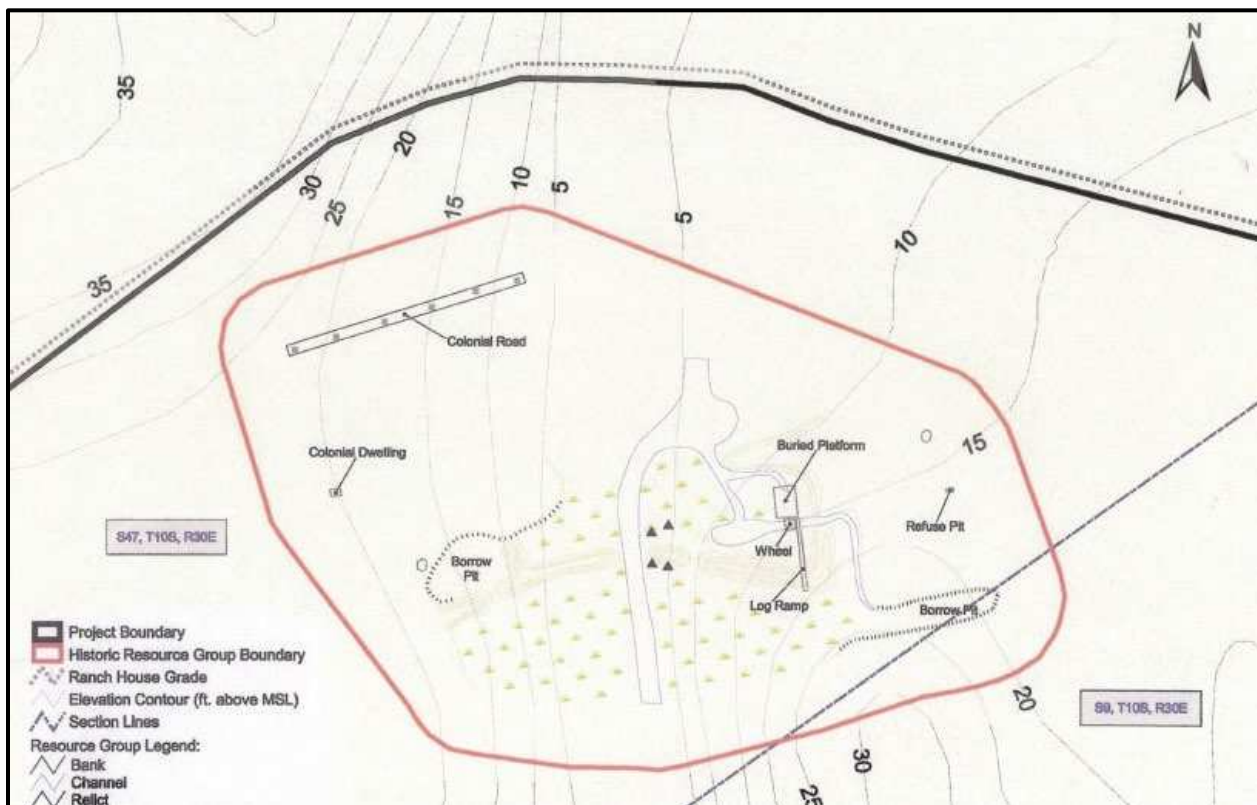
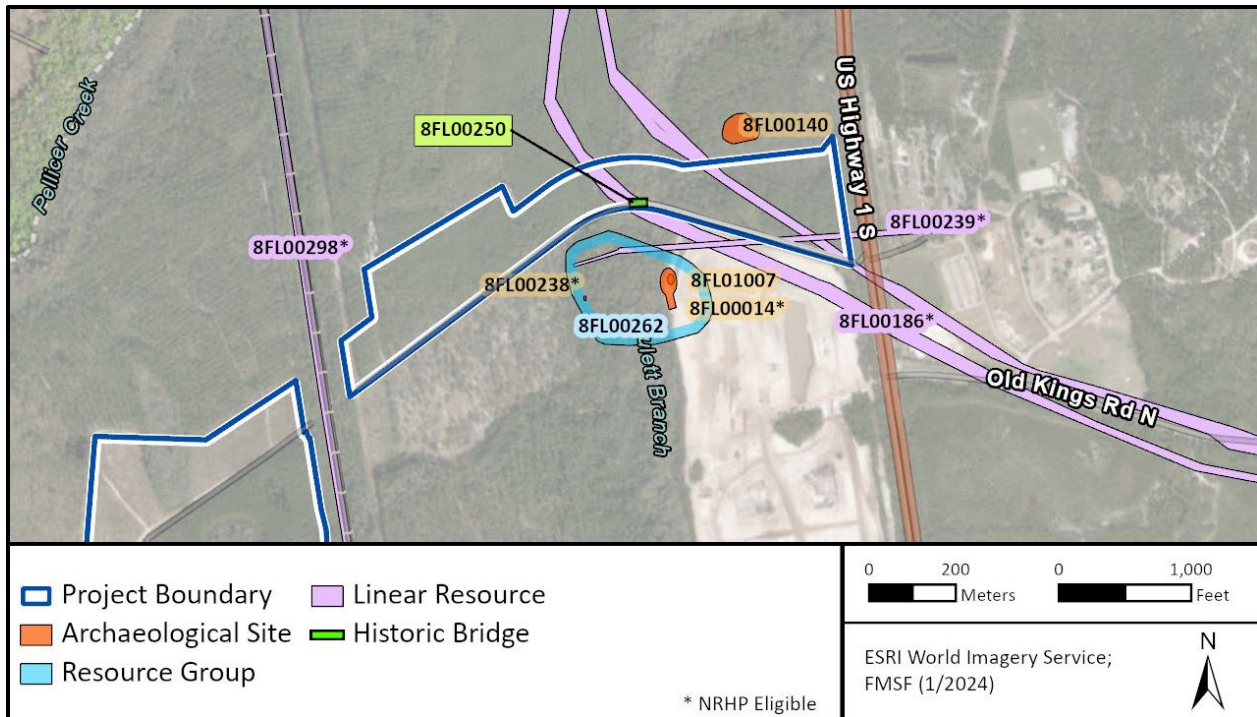


Figure 7. Detail of the Hewitt Colonial Complex (8FL00262) just outside the northeast segment of project area with previously recorded resources (above) and drawing from Survey 15088 showing Hewitt's Mill (8FL00014), a colonial dwelling (8FL00238), and a colonial road (8FL00239) (HSI 2010). Note 8FL01007 is a colonial dump site.

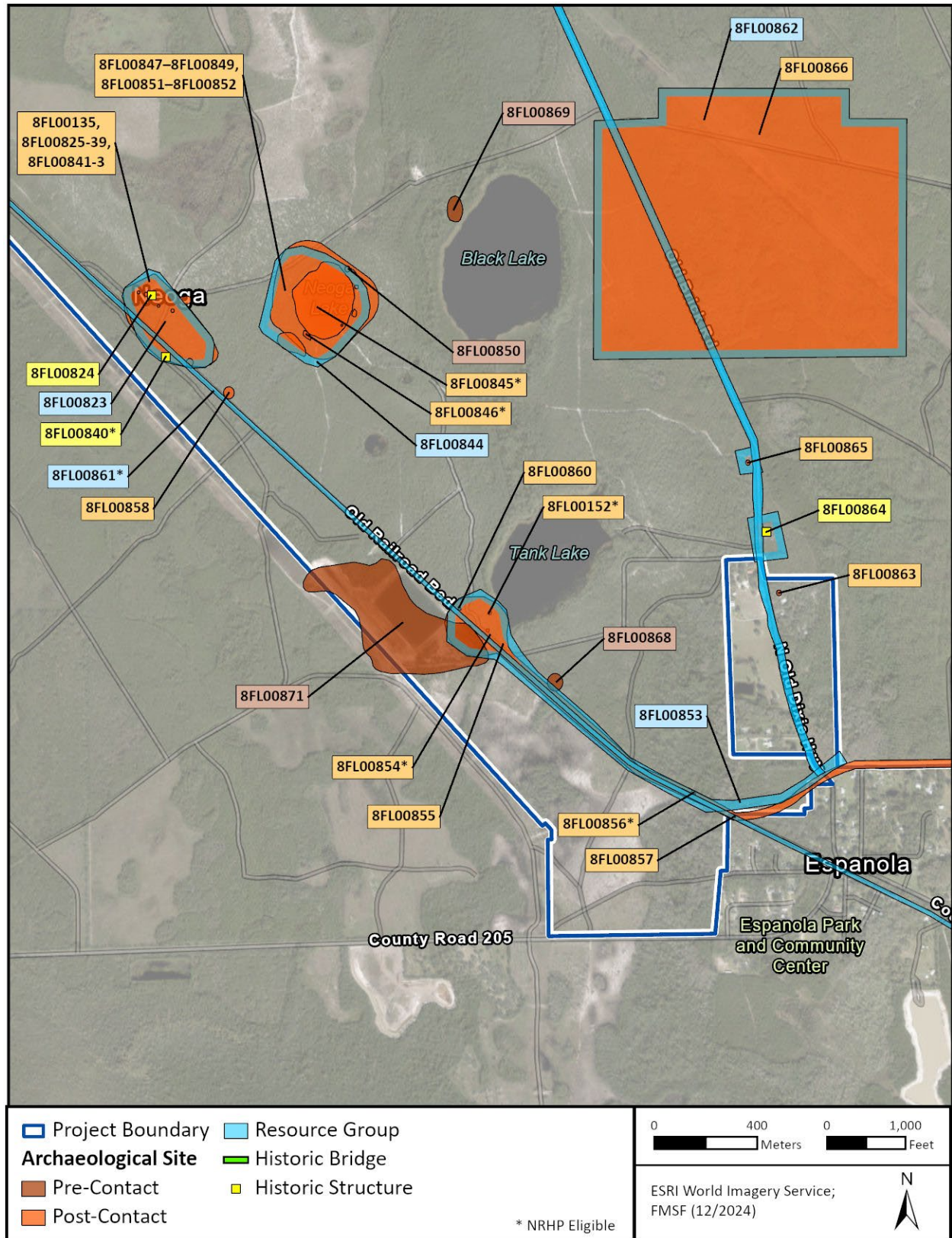


Figure 8. Detail of recorded resources in the southern portion of project area.

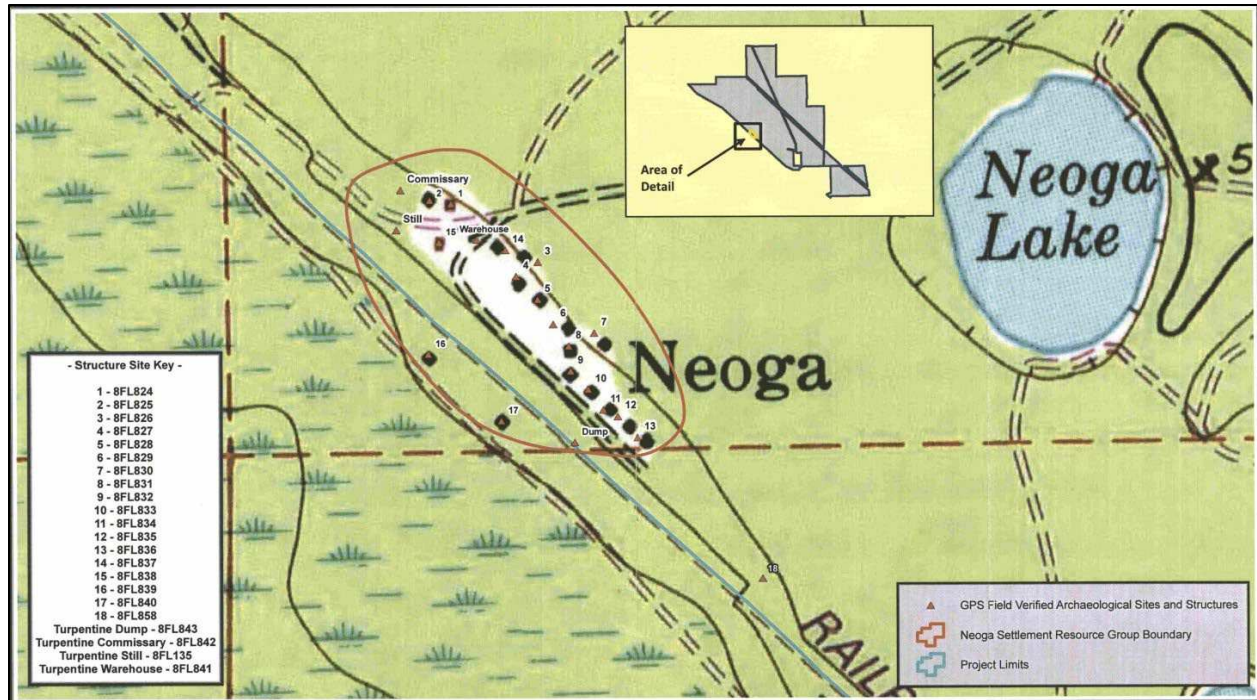


Figure 9. Detail of Neoga Settlement (8FL00823) with 21 associated resources mapped.
Source: HSI 2010:Figure 10. Note Structure #17 on west side of railroad track (8FL00840) is NRHP eligible.
Structure 18, the Neoga Depot (8FL00858) is outside the resource group.

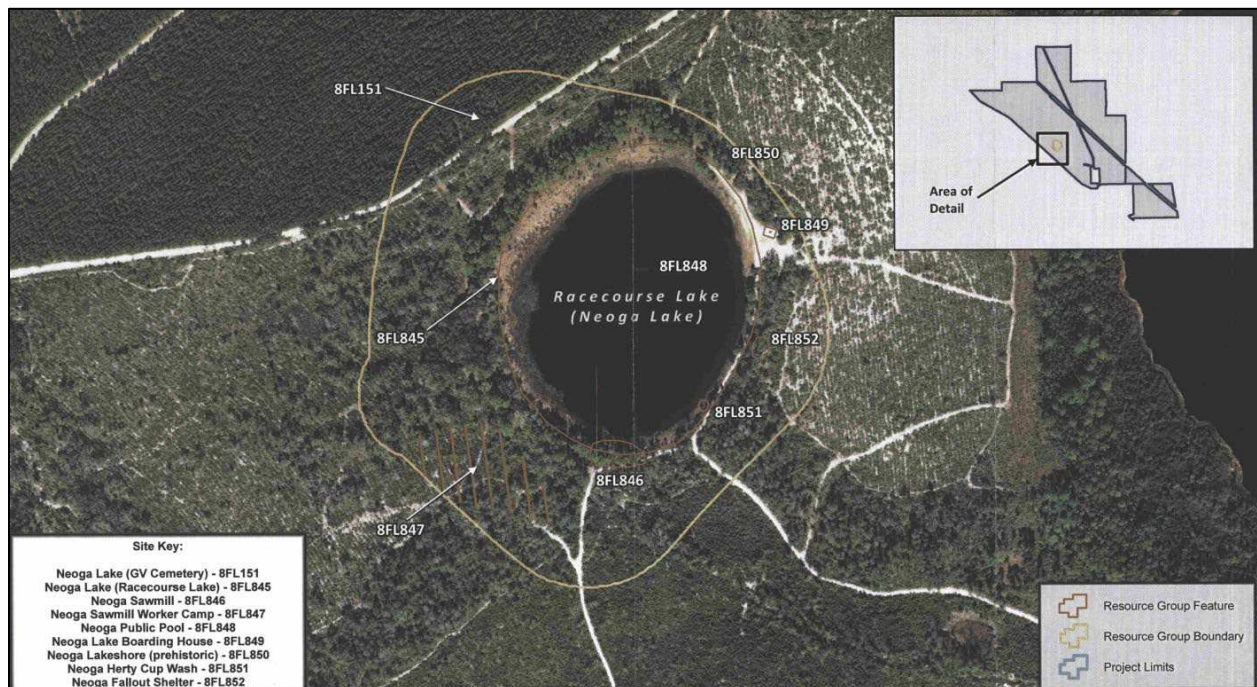


Figure 10. Detail of Racecourse Resource Group (8FL00844) with nine associated resources mapped. Source: HSI 2010:Figure 11). Note the lakeshore (8FL00845) and the sawmill (8FL00846) are NRHP eligible. 8FL00151 (Neoga Lake GV Cemetery) does not exist and the site number has been removed from the FMSF database.

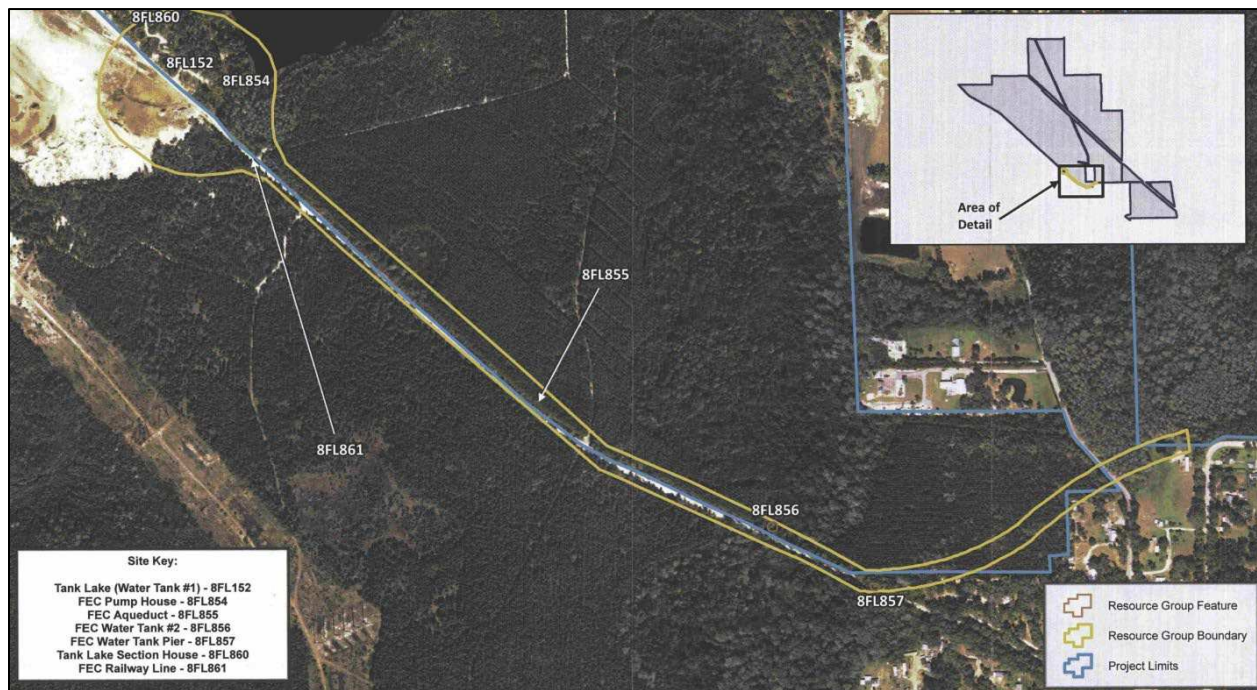


Figure 11. FEC Railway Corridor (8FL00853) with the FEC Railway Line (8FL00861) and seven other associated resources mapped. Source: HSI 2010:Figure 12. Note the Railway (8FL00861), the Tank Lake Water Tank (8FL00152), the FEC Pump House (8FL00854), and the FEC Water Tank #2 (8FL00856) are NRHP eligible.

the two water tanks and the pump house. The iron piping of the aqueduct was removed in the 1970s when the railroad was dismantled, and as such, this resource was found to no longer retain its significance (HSI 2010:81). Lastly, the Neoga Railway Depot (8FL00858) is part of this resource group. It is no longer standing and testing of its reported location recovered only metal fragments and a piece of porcelain (HSI 2010:82).

The **Dixie Highway Heritage Corridor** (8FL00862) consists of the Old Dixie Highway/Old Brick Road (8FL00155) and five associated resources (**Figure 12**, see **Figure 8**). The five resources consist of the subdivision plats for the proposed development of Flagler City (8FL00866) and Flagler Heights (8FL00867), the Pappy Ortega Filling Station (8FL00865), the Live and Let Live Tourist Camp (8FL00863), and the Hunter Homestead (8FL00864) (HSI 2010). The Old Brick Road (8FL00155) is listed on the NRHP, but all the associated resources have been determined to not retain their significance and are not eligible for the NRHP. Additional background is provided for the NRHP listed resource.

The original Dixie Highway was constructed across Florida between 1916 and 1925 and provided the primary route for motorists along Florida's east coast in this period until ca. 1926. The Dixie Highway is unique for being the first brick paved road. Prior to introducing brick as a paver, the roads were typically improved with oyster shell. The 66-mile stretch between Duval and Volusia County lines was paved with vitrified bricks, made specifically for street and road construction. The road was flanked by concrete curbing, and oyster shell was used to reinforce the shoulders

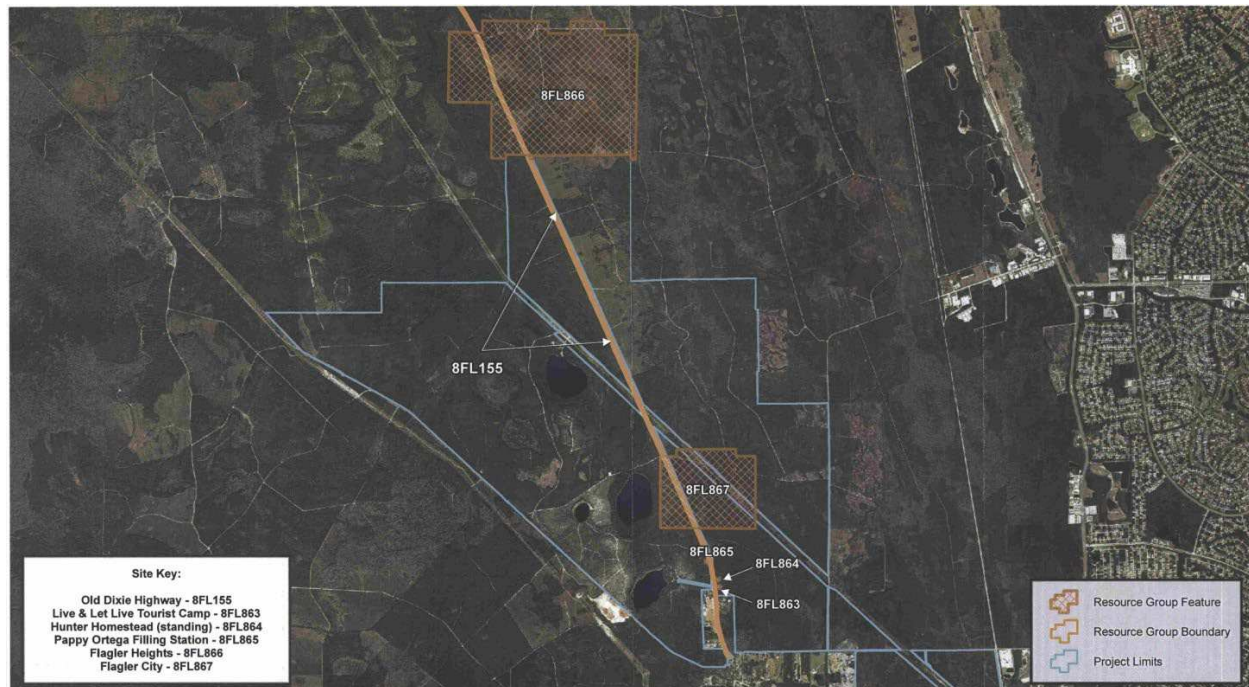


Figure 12. Dixie Highway Resource Group (8FL00862) with the Old Dixie Highway (8FL00155) and five other associated resources mapped. Source: HSI 2010:Figure 13. The Old Dixie Highway is listed on the NRHP.

(ESI 2008). Paving began in Flagler County in 1914 to link Bunnell and Espanola to Hastings with the road completed in 1916. The 10-mi stretch between Espanola and CR 204 in St. Johns County is the portion that is NRHP listed and recorded as 8FL00155. A 50-foot preservation buffer, starting at the road's centerline was recommended by ESI in 2008.

The town of Espanola intersected both the Dixie Highway and the FEC Railway. The town was founded in 1888 (called Raulerson until 1894). In 1920, the census listed 385 people in the Espanola precinct. Two other developments were planned along this portion of the Dixie Highway during the 1920s Florida Land Boom and the collapse that followed: Flagler City (8FL00867) and Flagler Heights (8FL00866). The archaeological remnants of Flagler City are located 4 miles north of Espanola, and the platted location of Flagler Heights is located approximately 1 mile north of Espanola. The town plan for Flagler City was laid out in 1926 on 800 acres. Some streets and sidewalks were built to encourage plot sales, but the town was abandoned in 1928 with very minimal development (ESI 2008). US 1 (New Dixie Highway) was built in the mid-1920s, and as a result the Old Dixie Highway fell into disuse. According to the 1988 Archaeological Survey of Flagler County (Survey #1769, Historic Property Associates [HPA] 1988), Flagler City once supported three houses and a gas station, but the 2008 survey by ESI identified only concrete foundations and no standing structures. Neither the 1988 or 2008 surveys found any evidence of Flagler Heights, and it appears this subdivision was never developed.

The other resources associated with the Old Dixie Highway, the gas station (8FL00865), the tourist camp (8FL00863), and the 1915 homestead (8FL00864), have been destroyed. There are no above ground remnants of any of these resources.

Linear Resources -- Roadways, Railroads, and Canals/Aqueducts

In addition to the Old Dixie Highway and Hulett Road (discussed above), there are six linear resources that cross or are adjacent to the project area and consist of two roads, two railroads, and two canals or aqueducts. The King's Road (8FL00186) is mapped as crossing the project area in the northeast parcel, and US 1 (8FL00291) is just outside the current project's eastern boundary in two locations. Both these resources have been found eligible for the NRHP. However, the portion of the King's Road surveyed in 2004 by HSI (Survey #10747, see **Figure 5**) was found ineligible for the NRHP, reporting that the SHPO concurred that land improvements had compromised the road across Flagler County to such an extent that it was no longer eligible in this area (HSI 2004:69).

There are two NRHP eligible railroads that cross the project area. 8FL00298 is one of the FEC railroads that runs north-south parallel to US 1. A small portion of this rail line crosses the project area at the central-east point. The resource as a whole was found eligible for the NRHP by the SHPO in 2023, even though every segment of the rail line has not been surveyed. The small segment within the project area should be evaluated for its integrity.

The portion of the FEC Railway that runs along the southwest portion of the project area is Resource 8FL00861. This resource was surveyed by HSI in 2010 and is recommended not eligible for the NRHP because this section of railroad grade was converted to a forestry service road in the 1970s, but the SHPO disagreed with the recommendation, saying the FEC Railway Line should be considered eligible and preserved.

There are two other linear resources within the project area: the 1950s OBT drainage canal (8FL00299) in the north-central portion of the project; and the FEC Aqueduct (8FL00855) in the southwest portion of the project, associated with the FEC Railway Line (8FL00861). Both resources have been found ineligible for the NRHP.

Historic Buildings

There are three buildings within the project area that were originally recorded as historic structures rather than archaeological sites (HSI 2010), because at the time of survey they were at least partially still standing. Two of these buildings were part of the Neoga Turpentine Settlement. Resource 8FL00824 was the house of Joe Moore, who was the stiller for the camp. The house was partially collapsed and found ineligible for the NRHP. Resource 8FL00840 is one of the worker's houses, and it was still standing as of 2010. This SHPO determined this building to be NRHP eligible. The third building is the ca. 1915 Hunter Homestead (8FL00864) which was found ineligible for the NRHP and has since been demolished.

Historic Sites

One historic site, Fort Fulton (8FL00140), was recorded in 1988 on the south side of Pellicer Creek near Hulett Branch and the Old King's Road. This Second Seminole War (ca. 1835—1842) fort was

just northwest of Hewitt's Mill, and falls just outside the current northeast project area. The fort is said to have been a log blockhouse. No formal survey of the archaeological deposits has been conducted, and the site has not been evaluated for NRHP eligibility. Archaeological material from this fort may extend into the northeast corner of the current project area.

The remaining historic sites have been discussed above as part of the resource groups, except for the Neoga Town Hunt Club (8FL00870), which is a 1950s hunt camp on Speckled Perch Lake; the site is ineligible for the NRHP.

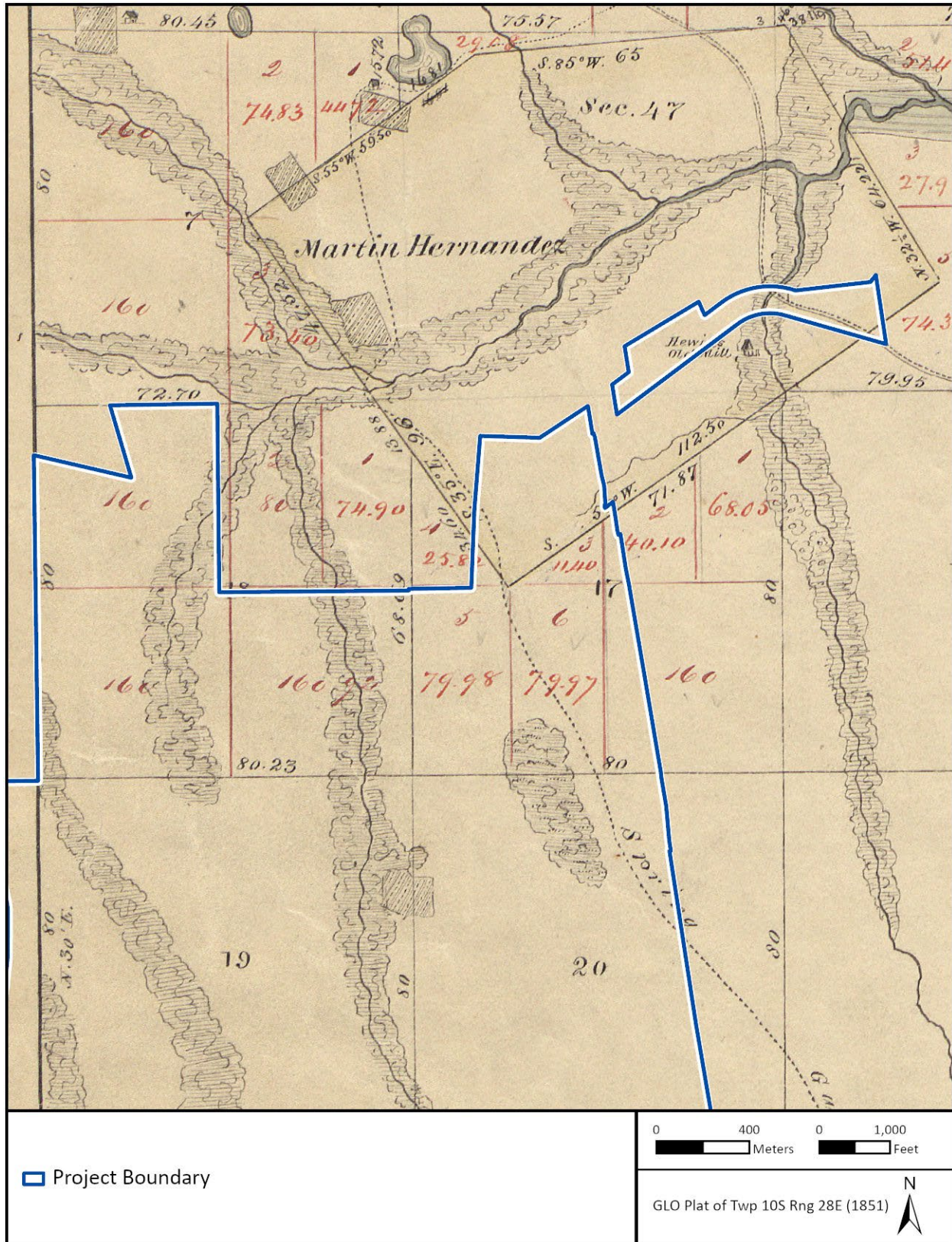
HISTORIC MAPS AND AERIAL PHOTOGRAPH REVIEW

A selection of historical maps and aerial photographs were reviewed to gain an understanding of past land use, events, and other features of the project and adjacent areas. The General Land Office (GLO) maps were reviewed, and the only map that shows cultural features is the 1851 map of Township 10S Range 28E, which covers the northeast portion of the project (**Figure 13**). Section 47 is the land grant of Martin Hernandez which includes Pellicer Creek and Hulett Branch. "Hewitt's Old Mill" is depicted on Hulett Branch near the crossing of the Old King's Road. Fort Fulton is not shown on this map. A dotted line crosses the project parallel to Hulett Branch, labeled "Spring Garden Trail". This trail leads to some agricultural plots on Martin Hernandez's parcel and intersects with the King's Road.

The 1918 USDA Soils Map of Flagler County (see **Figure 4**) shows the Old Dixie Highway (Brick Road), which was completed in this area in 1916. Several unimproved roads cross the project area especially in the southern area near the communities of Neoga and Espanola. Some roads cross into the swamps from the Old Dixie Highway. One road follows the west side of Pringle Branch, crossing the creek in Section 32, and heading east. The FEC Railway Line (8FL00861) is the only railroad shown on this map and it crosses the southern portion of the project. The Neoga Community is shown along the railroad. A few other isolated buildings are shown in the area surrounding Espanola.

A USGS topographic map from 1937 shows a mostly undeveloped and wet region within the project area, although numerous roads cross the area between the Old Dixie Highway, which is now labelled State Highway No. 189, and US 1 (labeled State Highway No. 4) (**Figure 14**). Old King's Road is shown leading to US 1. The FEC Railway (8FL00298) is depicted following the east boundary of the project area. The Neoga Settlement is now labelled Neoga Station, as the railroad depot had been built by this time.

The USGS topographic map from 1943 is similar to the 1937 map; however, in addition to the Neoga Settlement, several additional buildings are depicted within the project area (**Figure 15**). There are two structures along the west side of the FEC Railroad that follows the eastern boundary of the project, and there are two structures in the north-central project area along an old unimproved road. In the southern portion of the project there are approximately 12 buildings around the outskirts of Espanola. The Old Dixie Highway is now labeled Road No. 189, and State Highway US 1 is labeled.



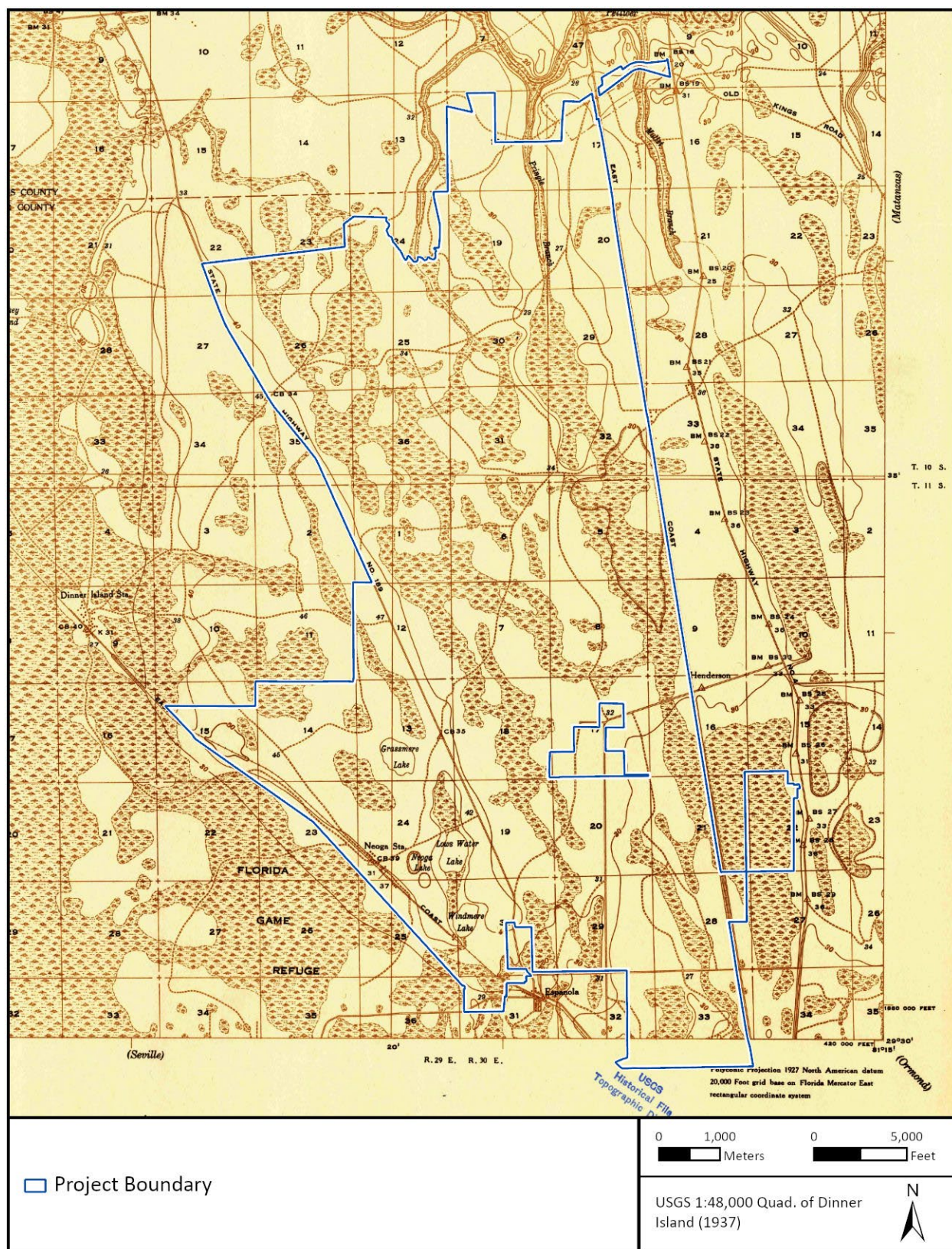


Figure 14. 1937 topographic map of the project area.

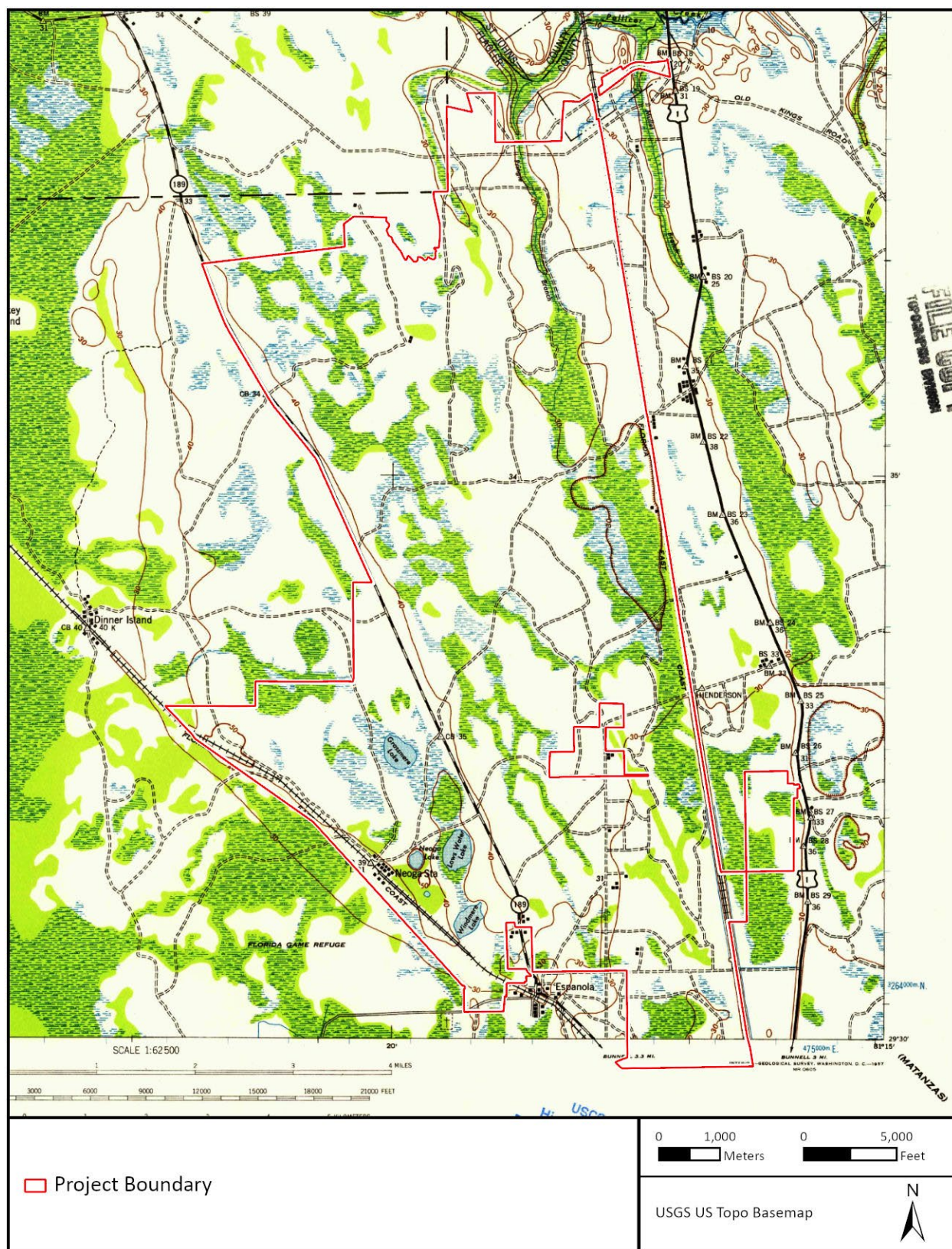


Figure 15. 1943 topographic map of the project area.

The 1943 aerial shows some road traces and cleared land north and northeast of Espanola (**Figure 16**). The area around the Neoga Community is cleared and some structures are still visible. The low resolution of this imagery does not allow smaller structures to be identified.

RELATIVE LIDAR AND DEVELOPMENT OF SURVEY STRATEGY

Because the project is approximately 20,493 ac, SEARCH will develop a survey strategy to guide preliminary archaeological testing. The survey strategy will consider analyses of previously recorded archaeological sites, soil drainage and landform characteristics, vegetation, absolute and relative elevation, and comparisons to historic aerials and maps. As shown in **Figure 2**, above, an absolute digital elevation model (DEM) of the project area does not effectively show the relatively higher areas adjacent to natural waterways. To normalize elevation values across the overall project area, a relative DEM was created (**Figure 17**). The relative DEM is suitable for predicting higher probability areas in low areas with poor drainage. In such environments, slight elevation differences matter as people targeted higher ground for habitation in the past. The relative DEM highlights landforms that are comparatively higher and successfully predicts where archaeological sites could be located.

The relative DEM model converts USGS LiDAR point data to a 1 m resolution DEM raster file. A second raster is created representing the mean elevation based on a 200 m radius of every point created in the first raster. The final product represents the difference between the first and second rasters, showing point elevation compared to the surrounding 200 m area. In other words, the relative DEM displays how much higher or lower a location is in reference to its immediate surrounding, rather than to the entire survey area. The 200 m radius is a practical and project-specific determination, and is designed to capture small elevation changes in the project area.

In the project area, the relatively higher landforms are slightly elevated terraces on the edges of the waterways and the area surrounding the lakes in the southwest. For the testing strategy, other variables, including the location of previously identified sites (see **Figure 6**), soil classes (see **Figure 3**), and resources identified on historic maps and imagery, will be incorporated to establish higher and lower probability areas for archaeological deposits.

Previous Testing and Anticipated Phase I Work

The project area is largely flat and most of the project is undeveloped poorly drained agricultural land. Previous shovel testing has occurred in approximately half of the project area, with testing occurring mostly in 2008 and 2010. The area around Neoga Lake was tested at 25 and 50 m intervals with approximately 200 tests excavated (HSI 2010) (**Figure 18**). Also, a portion of the northeast part of the project area was tested at 25 and 50 m intervals with 411 shovel tests excavated (ESI 2008) (**Figure 19**). These two areas of the parcel appear to have been tested more intensively than other portions of the parcel, and it is anticipated that the prior survey results may minimize the need for intensive survey within these areas.

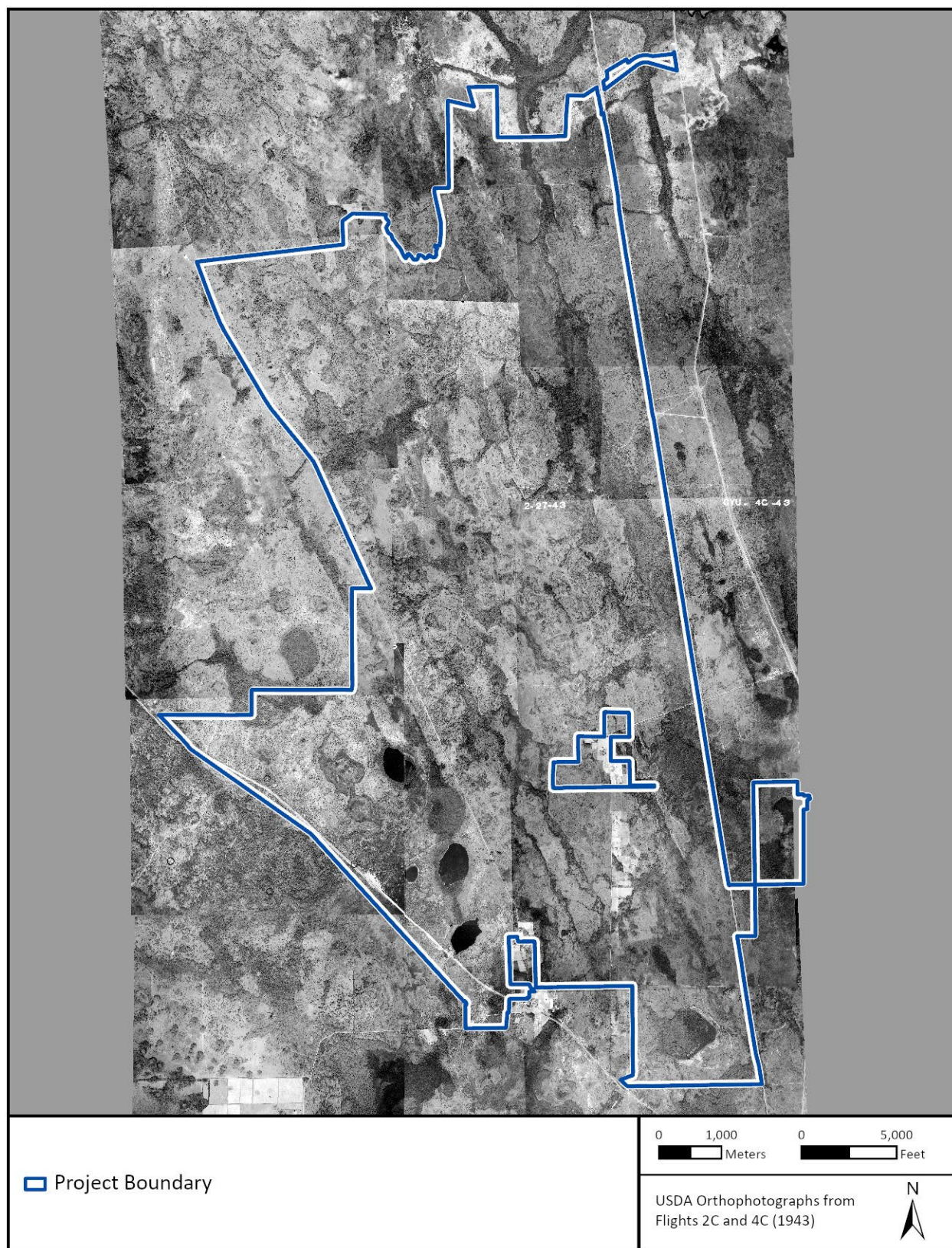


Figure 16. 1943 USDA aerial photograph of the project area.

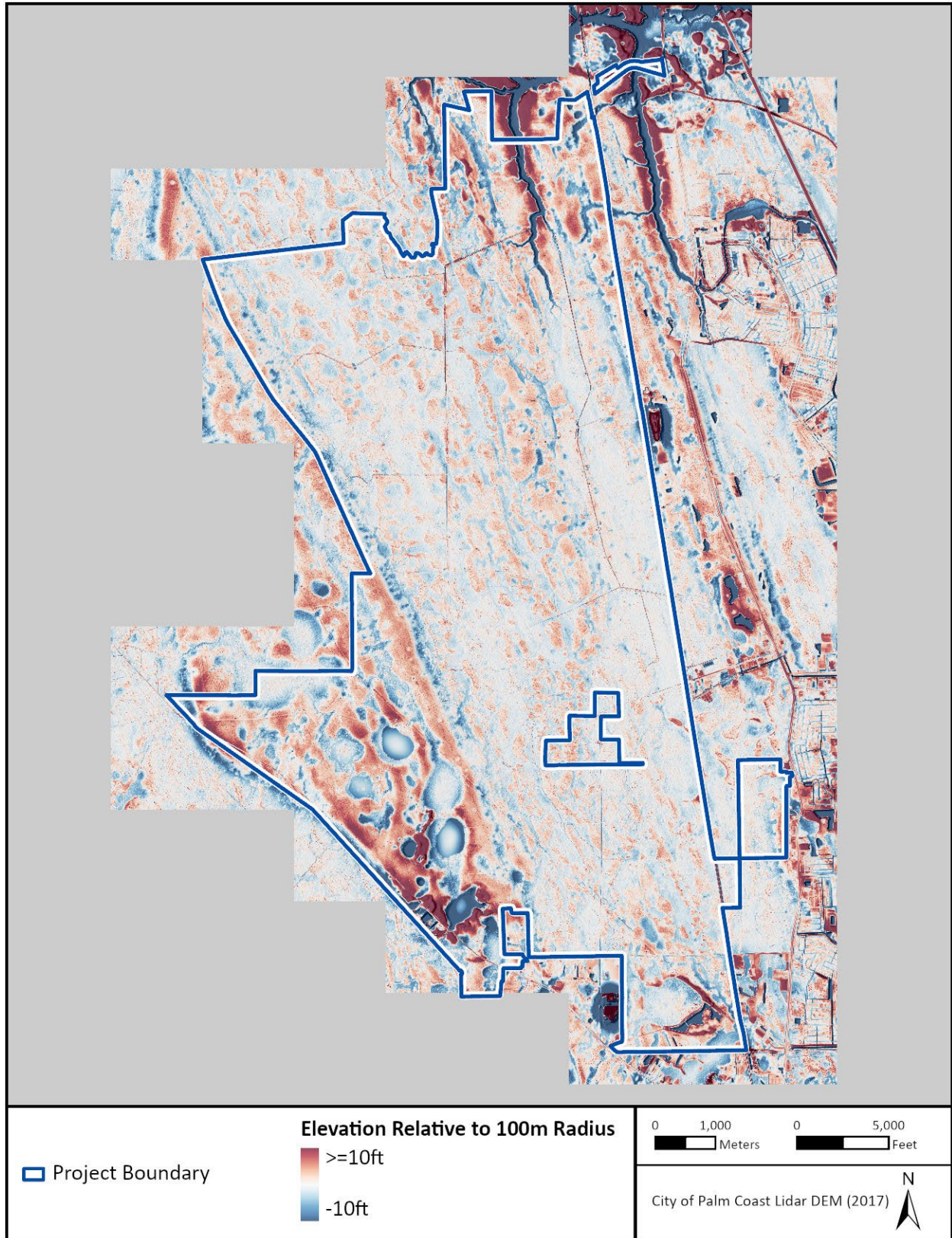


Figure 17. Relative DEM of project area.

The northeast parcel near the Old King's Highway, Fort Fulton, and Hewitt's Mill has not been previously tested and should be considered a high to moderate probability area with testing at 25 and 50 m intervals. Also, the area around the lakes in the southwest project area (with the exception of Neoga Lake) should also be tested at high and moderate probability levels. This southwest area has the highest elevation and best drained soils within the project area.

The area around the southern FEC Railway between Neoga and Tank Lakes was tested at 100 m intervals with approximately 100 tests excavated (HSI 2010) (see **Figure 19**). All the remainder of the previous testing within the project area was done judgmentally or at 100 m or 500 m intervals. The eastern half of the project area has not been previously tested at all, but much of this area is swampland.

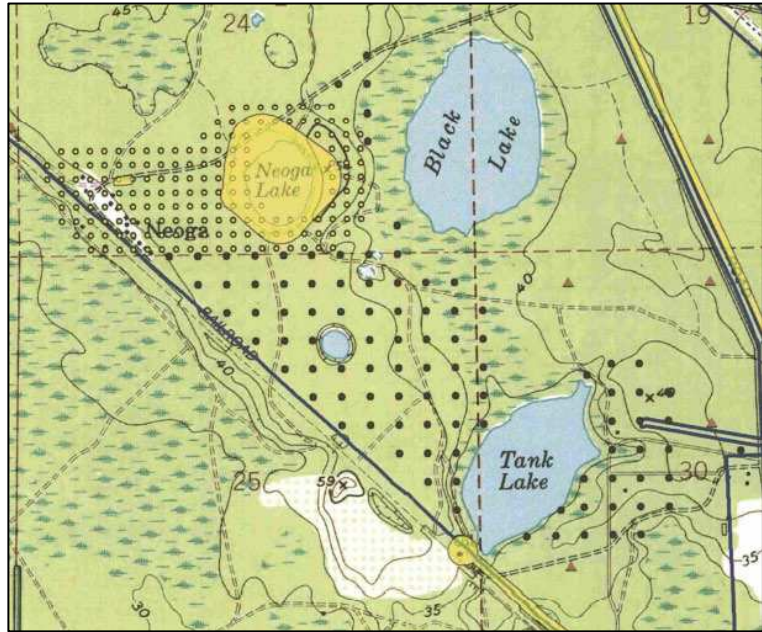


Figure 18. Previous testing during Survey 17277. Source: HSI 2010:43.

In sum, the majority of the project area should be subjected to additional archaeological survey and subsurface testing based on the relative DEM and the background research presented above. Based on historic map and aerial photograph review, there is the potential for buildings older than 50 years to be present within the project area; therefore, an architectural history survey of the project area will be required. Additionally, structures such as bridges, culverts, canals, and other resources could be older than 50 years and still be located within the project.

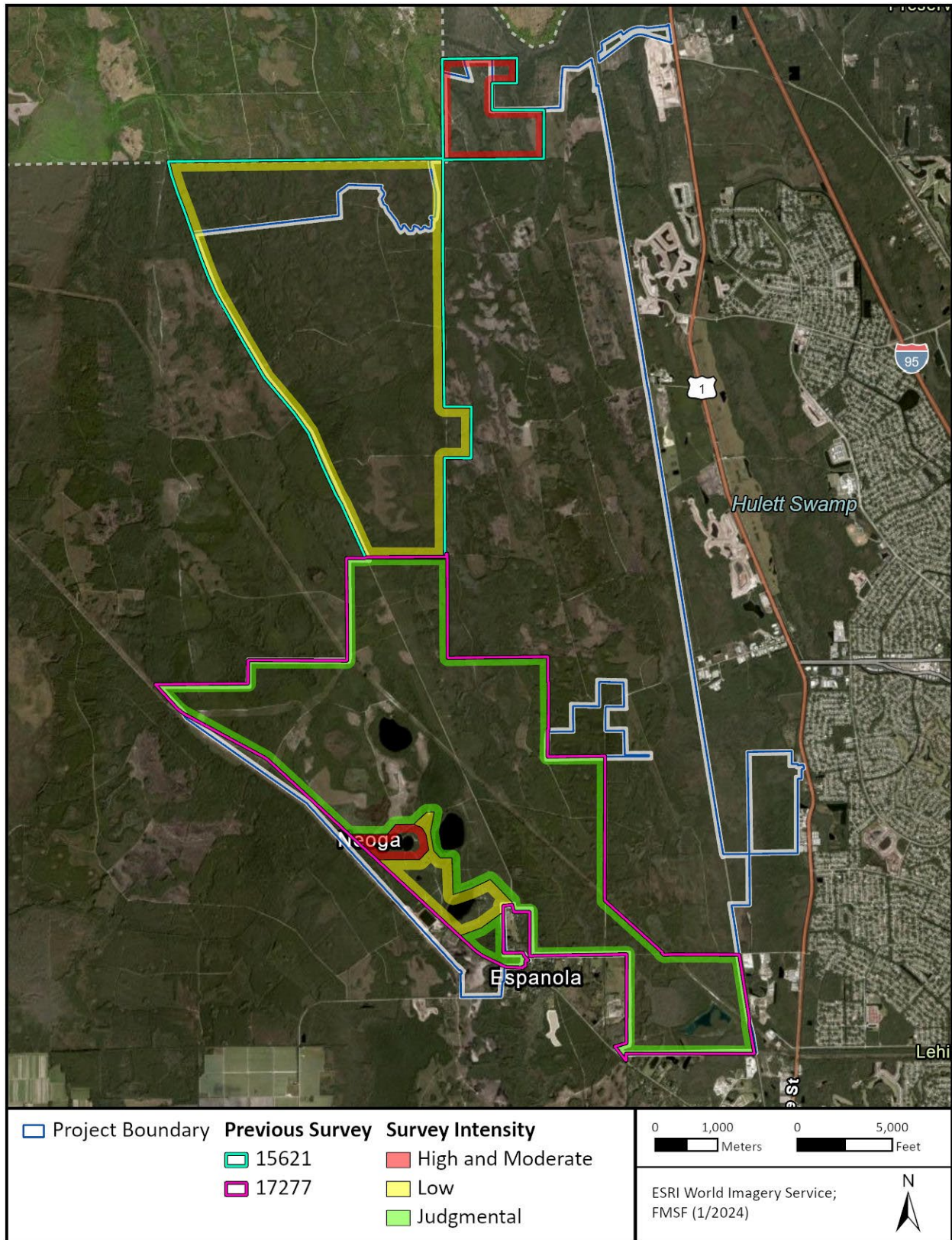


Figure 19. Areas with previous testing. Sources: ESI 2008, HSI 2010.

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- 2008 Archaeological Monitoring of the Sawmill Park Construction, Palm Coast, Florida. Survey #15088. On file with the Division of Historical Resources, Tallahassee.
- 2010 Cultural Resource Assessment Survey of the Neoga Lakes DRI. Survey #17277. On file with the Division of Historical Resources, Tallahassee.

US Department of Agriculture (USDA)

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US Geological Survey (USGS)

- 1937 Dinner Island quadrangle. Historical Topographic Map Collection. Electronic document, <http://www.usgs.gov/>, accessed January 22, 2024.

1943 Dinner Island quadrangle. Historical Topographic Map Collection. Electronic document, <http://www.usgs.gov/>, accessed January 22, 2024.

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1970 The Geomorphology of the Florida Peninsula. *Florida Geological Survey Bulletin* No. 51, 164 p, Tallahassee.

Raydient Palm Coast – Westward Expansion Public Facilities Impact Analysis

DENSITY/INTENSITY AND POPULATION

Note: The analysis for this future land use map amendment will take into consideration the maximum development potential as proposed by the applicant in their zoning map amendment (proposed designation of Master Planned Development with a proposed land use program).

The application proposes to change the future land use map designation of the Property from DRI - Mixed Use and Conservation within two DRI's and Flagler County Agriculture and Timber Lands and Conservation to Master Planned Mixed Use (MPMU) with a companion MPD zoning. The proposed number of dwelling units in the companion MPD zoning is 21,920 and the two DRI's are approved for up to 12,000 dwelling units for a net increase of 9,920 dwelling units. Table 1 below lists the net change in permissible development between the existing and proposed future land use designations. The existing land use designation includes development as currently allowed within the Old Brick Township DRI and Neoga Lakes DRI Development Orders. The proposed future land use designation is based upon the proposed development program in the companion MPD rezoning application. As part of the City's 2050 update to its Comprehensive Plan the net change in development (and the overall Westward Expansion) was contemplated in the Data and Analysis to meet the City's goals and vision to provide economic development, housing diversity and overall sustainability within the City.

**Table 1
Net Change in Permissible Development**

Raydient Palm Coast Westward Expansion		Old Brick Township DRI and Neoga Lakes DRI		Net Change	
Residential (du)	21,920 DU	Residential (du)*	12,000 DU	Residential	9,920 DU
Single Family	15,440 DU	Single Family	11,075	Single Family	4,365 DU
Multi-Family	6,480 DU	Multi-Family/Life Care	925	Multi-Family	5,555 DU
Commercial (sf)	1,876,000 SF	Commercial (sf)	454,000 SF	Commercial	1,422,000 SF
Office (sf)	738,000 SF	Office (sf)	656,000 SF	Office	82,000 SF
Industrial (sf)	3,235,000 SF	Industrial (sf)	2,309,000 SF	Industrial	926,000 SF
Hotel (Rooms)	1,035	Hotel (Rooms)	0	Hotel (Rooms)	1035
Hospital (Beds)	100	Hospital (Beds)	0	Hospital (Beds)	100
Golf Course (Holes)	18	Golf Course (Holes)	0	Golf Course (Holes)	18
20214 Ac.±		11683 Ac.±		8531 Ac.±	

Notes. 1. Table 1 excludes the City initiated sports activity park-related land uses.

Objective 1.1.3-Evaluation of Amendments to the FLUM

Review proposed amendments to the Future Land Use Map (FLUM) based upon environmental conditions, the availability of facilities and services, school capacity, compatibility with surrounding uses, and other generally accepted land use planning principles.

Policy 1.1.3.2 - *At a minimum, infrastructure availability and capacity, specified as follows, shall be considered when evaluating proposed FLUM amendments:*

A. Existing and future capacity of roadways based on functional classifications and best available data for traffic modeling. For the purposes of evaluating capacity, roadway improvements programmed in the FDOT 5-year Work Plan or listed in either the City or the County 5-year Capital Improvement Program shall be considered.

B. Large-scale, high-intensity commercial projects shall be concentrated at intersections of the following arterials

- C. Existing and future availability and capacity of central utility systems.
- D. Availability and capacity of receiving watercourses and drainage systems to convey design storm events.

Transportation

Mitigation for transportation impacts due to residential and nonresidential development of the Property will be consistent with the MPD Agreement. It is anticipated that the applicant will enter into one (1) or more Chapter 163, Florida Statutes, development agreement(s) to provide any identified transportation/mobility mitigation. The regional roadway network consistent with the MPD zoning has already been adopted on the 2050 Transportation Facilities Map (CP 2.13) as new roads.

Potable Water

The proposed FLUM amendment will have a maximum potential net increase in demand for potable water of 2.755 MGD. The applicant will continue to work with the City and enter into one or more utility agreements with the City as stated in the MPD Agreement. The utility agreement will address the provision of potable water, sewer and reuse water to the Property, including without limitation, contributions-in-aid-of-construction, payment of construction fees, dedication of lift stations, the potential conveyance of well sites, plant sites and other ancillary sites within the Property. The attached conceptual MPD Public Facilities Map depicts the conceptual location of a utility site. And as part of the technical site plan/plat review process, the property owner and/or developer will coordinate with the City of Palm Coast Utility Department to determine the appropriate engineering requirements (size of water line, pump stations, etc.) for potable water service consistent with any utility agreement.

**Table 2
Potable Water Demand**

Buildout Potable Water Demand Palm Coast West		
Land Use	Development Amount	Potable Water Demand (MGD)
Single Family (DU)	4,365	1.037
Multi Family (DU)	5,555	1.319
Retail (S.F.)	1,422,000	0.213
Office (S.F.)	82,000	0.012
Hospital (Beds)	100	0.000
Hotel (Rooms)	1,035	0.104
Light Industrial (S.F.)	926,000	0.069
Golf Course (Holes)	18	0.010
Total:		2.755

Wastewater

The proposed FLUM amendment will have a maximum potential net increase in demand for sanitary sewer treatment of 2.462 MGD. The applicant will continue to work with the City and enter into one or more utility agreements with the City as stated in the MPD Agreement. The utility agreement will address the provision of potable water, sewer and reuse water to the Property, including without limitation, contributions-in-aid-of-construction, payment of construction fees, dedication of lift stations, the potential conveyance of well sites, plant sites and other ancillary sites within the Property. The attached conceptual

MPD Public Facilities Map depicts the conceptual location of a utility site. And as part of the site plan/plat review process, the property owner and/or developer will coordinate with the City of Palm Coast Utility Department to determine the appropriate engineering requirements (size of sewer line, lift stations, etc.) for wastewater service.

Table 3
Wastewater Demand

Buildout Wastewater Generation Palm Coast West		
Land Use by Phase	Development Amount	Wastewater Generation (MGD)
Single Family (DU)	4,365	0.895
Multi Family (DU)	5,555	1.139
Retail (S.F.)	1,422,000	0.213
Office (S.F.)	82,000	0.012
Hospital (Beds)	100	0.020
Hotel (Rooms)	1,035	0.104
Light Industrial (S.F.)	926,000	0.069
Golf Course (Holes)	18	0.010
Total:		2.462

Solid Waste

The proposed FLUM amendment will have a potential net increase of over 315,000 lbs. of solid waste per day. Non-residential uses are subject to contracting with a provider for solid waste disposal. The solid waste generation can vary widely for certain land uses such as the commercial and industrial uses.

Table 4
Solid Waste Demand

Land Use by Phase	Development Amount	Generation Rate Per Day	Solid Waste
Buildout			
Single Family (DU)	4,365	21.5 lbs. per DU	93,848
Multi Family (DU)	5,555	21.5 lbs. per DU	119,433
Retail (SF)	1,422,000	5.5 lbs per 100 s.f.	78,210
Office (SF)	82,000	1 lb. per 100 s.f.	820
Golf Course (Holes)	18	300 lbs. per 18 holes	300
Hotel (Rooms)	1,035	2.5 lbs. per room	2,588
Hospital (Rooms)	100	15 lbs per room	1,500
Light Industrial (SF)	926,000	2 lbs. per 100 s.f.	18,520
Buildout Total			315,218

Public Schools

The proposed FLUM amendment will have a potential net increase in demand of 1,364 student stations. Table 5 lists the student generation by school type and the estimated number of schools that the projected population increase would need at buildout. The net increase in residential units will result in 1,364 students based on the current student generation rates of the School District: 572 elementary students, 308

middle school students, and 484 high school students. The additional residential units would result in a need for less than one school at all levels. At the current school impact fee rates, the proposed residential units for the entire Westward Expansion mix of uses in Table 1 would generate over \$111 million in school impact fees at buildout. Note that the school public facility analysis assumes all residential units proposed within the project are non-age restricted. Development of the project may contain age restricted units which are not subject to school concurrency and school impact fees, and nothing herein waives this exemption.

The attached conceptual MPD Public Facilities Map depicts conceptual locations for future school sites within the Property. The applicant intends to continue working with the School District to obtain a school concurrency determination and enter into one or more proportionate share mitigation agreements. Proportionate share agreements currently exists for the existing DRIs and are anticipated to be terminated.

Table 5
Student Population by School Type

SCHOOL REQUIREMENTS - Based on Population & Dwelling Units								
Total Units	9,920							
Single Family Units	4,365							
Multi-Family Units	5,555							
Age Restricted Units	0							
Student Population by School Type								
Elementary								
Single Family Elementary School Demand		367	572					
Multi-Family Elementary School Demand		206						
Middle								
Single Family Middle School Demand		214	308					
Multi-Family Middle School Demand		94						
High School								
Single Family High School Demand		345	484					
Multi-Family High School Demand		139						
			1,364					
Elementary School			Middle School	High School				
Students	Students / School type	Schools Required	Students	Students / School type	Schools Required	Students	Students / School type	Schools Required
572	1000	0.6	308	1,500	0.2	484	2,000	0.2

Public Recreation and Open Space

The residential development of the Property will create a demand for recreation and open space/park based on the City's adopted levels of service for activity-based and resource-based recreation acreage as listed in Table 6. The MPD Agreement provides for the landowner to dedicate to the City up to 180 acres of land for recreational purposes. It is anticipated there will be additional recreation and open space/park acreage to satisfy the remaining adopted LOS as the new community develops. The proposed FLUM amendment will have a potential net increase in demand of 195 acres of park facilities.

**Table 6
Park Demand**

RECREATION AND OPEN SPACE/PARK LEVEL OF SERVICE				
Dwelling Units	Population (2.46 PPH)¹	Overall LOS Standard 8 acres/1000 population	Resource Based 3 acres/1000 population	Activity Based 5 acres/1000 population
9,920	24,403	195	73	122

¹ U.S. Census Bureau, 2020-2024 American Community Survey Estimates.

Stormwater

Stormwater treatment facilities are reviewed for consistency with LOS during site plan review. The LOS standards for stormwater quantity and quality, at a minimum, shall be the requirement established by the SJRWMD and other applicable regulatory requirements.

County Attorney
1769 E. Moody Blvd Bldg 2
Bunnell, FL 32110



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Phone: (386) 313-4005

Fax: (386) 313-4105

June 22, 2026

VIA EMAIL ONLY: JZobler@palmcoastgov.com

John Zobler, Director
City of Palm Coast Community Development
160 Lake Avenue
Palm Coast, FL 32164

Re: Review of Proposed Westward Expansion MPD Agreement

Dear Mr. Zobler-

Please accept this letter as Flagler County's comments following review of Version 7 of the Master Planned Development Agreement between the City of Palm Coast and Raydient Palm Coast LLC dated June 10, 2026 (the "MPD Agreement"). The MPD Agreement, which addresses the mixed-use development of approximately 20,144 acres, including residential, commercial, industrial, and, for a time, agricultural uses (the "Project"), contemplates the annexation of property currently located within unincorporated Flagler County. These comments address the impact both the annexation in particular and the Project as a whole may have on the County.

Old Brick Road

As was noted in Chuck Merenda's email following the County's review of the initial version of the MPD Agreement circulated for comment, there is significant concern relative to the impact the Project will have on the historically designated Old Brick Road. Though the Interlocal Agreement is no longer being pursued, the County's concerns related to the existing logging road connections, future connections, at-grade crossings, utility crossings, enhanced buffers, and parallel roadways remain. Deputy County Attorney Sean Moylan also addressed enhanced buffers, requesting an enhanced buffer between Old Brick Road and the proposed arterial/major collector planned parallel to it.

While the applicant, in its response to these comments, indicated a willingness to continue to engage with the County and City as to Old Brick Road, the section dedicated to Old Brick Road in previous iterations of the MPD Agreement was deleted from Version 6 of the document and similarly does not appear in Version 7. Now, the only references to Old Brick Road can be found in several of the margin notes on the Master Concept Plan (MCP):

OLD BRICK ROAD - FINAL ALIGNMENT
OF 2209 AND BUFFERING OF
OLD BRICK ROAD TO BE
COORDINATED WITH:
CITY, COUNTY, AND FDOT

Andy Dance
District 1

Greg Hansen
District 2

Kim Carney
District 3

Leann Pennington
District 4

Pam Richardson
District 5

The MPD Agreement provides the Landowner with significant leeway once it is approved, only classifying amendments that (1) add land to the Project, (2) add new area, height, or bulk regulations, or (3) increase building height by more than twenty percent (20%) as amendments requiring a public hearing (see Section 13(b) of the MPD Agreement). Accordingly, we would ask that the City require that all concerns related to the Old Brick Road be addressed in the MPD Agreement itself. Per direction received from the Board of County Commissioners at its April 20, 2026 workshop, the following provisions, at a minimum, should be incorporated:

1. At-grade crossing of the Old Brick Road is strictly prohibited.
2. Enhanced buffers along the Old Brick Road right of way are required and are to be based on the City of Palm Coast's Land Development Code Type G buffer standards.

Additional language should be added that precludes modification of the foregoing provisions without agreement from the County.

The buffer language requested above is particularly important given the potentially harmful nature of several of the uses permitted in the Greenbelt and Village areas of the Project, which are the areas that border the Old Brick Road as depicted on the MCP. For example, borrow pits and public works and utility uses are permitted in both areas. The applicant should not be opposed to this request given the MPD Agreement requirement that at least ten percent (10%) of the area within each Village shall be retained in open space and recreation (see Section 5(a)(ii)a. of the MPD Agreement).

Connection to County Roads

Mr. Merenda's email also addressed the County's concern regarding roadway connections to County Road 205 and County Road 13. Rather than substantively responding to the concern, the applicant simply pointed to Sections 10 and 14 of the MPD Agreement for the proposition that the appropriate application and Traffic Impact Assessment (TIA) will be prepared for review and approval consistent with state law. These sections have since been deleted from the MPD Agreement and, even if they had not been deleted, the response is insufficient. It does not address the County's request for a proportional share agreement or a thoroughfare roadway impact agreement to protect the level of service (LOS) of the County roadway system and to mitigate for traffic impacts to the County roadway system.

Notwithstanding, a CR 205 Connector and a CR 13 Connector continue to be contemplated as part of the Regional Roadway Network in Section 7(d)(i) of the MPD Agreement. This is especially concerning given that Section 7(d)(i) of the MPD Agreement further provides that the Regional Roadway Network will be public without specific identification of which party will be responsible for operation and maintenance of which portion, including the associated streetscape elements (see Section 7(d)(iii) of the MPD Agreement).¹ Rather, the MPD Agreement simply provides that the

¹ As it relates to streetscape elements, it should be noted that the revision to Section 7(h)(v) of the MPD Agreement appears to inadvertently omit reference to the County. That is, the subsection was revised to require removal of streetscape improvements if (1) the City *or applicable governmental maintaining agency* determines there are public health, safety or welfare issues warranting removal or (2) the City must maintain or access the right-of-way for public health, safety or welfare issues. Given that it is possible that another government agency, such as the County, may be

Regional Roadway Network shall be dedicated to and maintained by the City, County or the Florida Department of Transportation (“FDOT”) as appropriate.

We would ask that the appropriate party be identified now while all affected parties have an opportunity to participate rather than at the time of technical site plan review that includes said roadway(s) or portion thereof, as is contemplated by Section 7(d)(ii) of the MPD Agreement. At that point, the County has no input and the City’s input is greatly limited. If the Regional Roadway Network location and maintenance responsibilities are not to be identified until a later date, the MPD Agreement should provide the County with the ongoing right to participate in the approval process, at least equal to what the City has been provided. All of this could be addressed in the requested proportional share agreement or a thoroughfare roadway impact agreement.

Mitigation Requirements

While the Landowner’s obligation for mitigation of impacts to public facilities,² parks,³ transportation/mobility,⁴ and public safety⁵ was limited in earlier versions of the MPD Agreement, the issues were at least addressed and required the dedication of land and/or the payment of impact fees. All references to these obligations have been deleted from the latest version of the MPD Agreement that is scheduled to be considered by the Planning Board on July 15, 2026. This concerns the County for many reasons, the least of which is that the Project will, without question, have a regional impact on public facilities and services. Without any commitment on the part of the Landowner, the responsibility will fall to the City and its neighbors that currently provide the facilities and services.

Thank you for allowing us the opportunity to comment on the Project. We would respectfully request that these comments be made part of the record of the July 15 Planning Board meeting.

We look forward to the opportunity to remain involved throughout the process.

Sincerely,



Sarah E. Spector
Assistant County Attorney

cc: Phong Nguyen, PTP (via email only: PNguyen@palmcoastgov.com)
Marcus Duffy, Esq. (via email only: mduffy@palmcoastgov.com)
Chuck Merenda, Acting Growth Management Director (via email only)

responsible for maintenance of the right-of-way at issue, the authority to require removal for maintenance and access purposes should extend to the applicable governmental maintaining agency.

² Previously found in Section 10 of the MPD Agreement.

³ Parks, which were previously addressed in Section 12 of the MPD Agreement, are now addressed in Section 11 and no longer include reference to the Sports Activity Park.

⁴ Previously found in Section 14 of the MPD Agreement.

⁵ Previously found in Section 15 of the MPD Agreement.

A REPORT OF THE ECONOMIC IMPACT OF PALM COAST MPD IN PALM COAST, FL

July 22, 2026

Prepared by:



PURPOSE & LIMITATIONS

This report presents the results of an analysis undertaken by Impact DataSource, an Austin, TX based economic consulting firm with considerable experience in Florida. The analysis relies on prospective estimates of development and business activity that may not be realized. Impact DataSource and the Client made reasonable efforts to ensure that the project-specific data reflects realistic estimates of future activity.

The analysis presented in this report incorporates estimates, assumptions, and other information developed by the Impact DataSource from their independent research effort.

The Client and Impact DataSource make no representation or warranty as to the accuracy or completeness of the information contained herein, and expressly disclaim any and all liability based on or relating to any information contained in, or errors or omissions from, this information or based on or relating to the use of this information.

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Study Highlights

- Palm Coast MPD is a master-planned mixed-use community located in Palm Coast, Florida. This impact analysis estimates the economic and fiscal impact of the MPD on the City of Palm Coast, Flagler County, Flagler County Public Schools and other local taxing jurisdictions.
- The MPD includes significant residential and non-residential development to be built out over the next 30 years. The table below summarizes the developments components, costs and expected taxable value.

Table 1. Development Attributes and Summarized Cost and Taxable Value Assumptions in Current Dollars

	Units	Cost Per Unit	Total Cost	Taxable Value Per Unit	Total Taxable Value
Multi-Family	2,000	\$200,000	\$400,000,000	\$160,000	\$320,000,000
Single Family	17,920	\$350,000	\$6,272,000,000	\$280,000	\$5,017,600,000
<u>Residential Total</u>	<u>19,920</u>		<u>\$6,672,000,000</u>		<u>\$5,337,600,000</u>

	SF	Cost Per SF	Total Cost	Taxable Value Per SF	Total Taxable Value
Commercial	1,876,000	\$270	\$506,520,000	\$216	\$405,216,000
Industrial	5,600,000	\$175	\$980,000,000	\$140	\$784,000,000
Office	738,000	\$350	\$258,300,000	\$280	\$206,640,000
Hotels, Hospitals & Other Dev.			\$497,606,537		\$398,085,230
<u>Non-Residential Total</u>	<u>8,214,000</u>		<u>\$2,242,426,537</u>		<u>\$1,793,941,230</u>
<u>Grand Total</u>			<u>\$8,914,426,537</u>		<u>\$7,131,541,230</u>

- The development's residential impact is expected to expand the number households in the county by 19,920 units. The total household income of new households is expected to be \$2.0 billion per year at full build-out.
 - *An increase of 19,920 housing units represents an 30% increase in the number of housing units in Flagler County over the next 30 years.*
- The new residents will support new taxable property and benefit the county through additional household spending. The residential growth will impose additional costs on the county and school district in the form of one-time capital costs as well as new on-going operating expenditures. These costs will be more than offset by the additional taxes and other revenues generated for the county and school district resulting in a net positive fiscal impact.
- The non-residential development includes 8.2 million square feet of new commercial, industrial, and office space. The new non-residential space is expected to facilitate business growth and job creation in the county and this growth may is estimated to include 16,931 jobs at full buildout.
- The employment impact of the new business activity is estimated to include 16,931 direct jobs as well as 8,711 indirect and induced jobs when incorporating the total economic impact.
 - *The direct employment impact of 16,931 jobs represents a 64% increase in employment in Flagler County over the next 30 years.*
- The new business activity will also support new taxable property and benefit the county through additional employment opportunities and taxable spending in the county. The business growth will impose additional costs on the county in the form of one-time capital costs as well as new on-going operating expenditures. These costs will be more than offset by the additional taxes and other revenues generated for the county and school district resulting in a net positive fiscal impact.

Study Highlights

- This analysis assumes a 2% annual increase in the per-square foot construction costs over time and a 2% annual increase in the value of property added to tax rolls. Additionally, the analysis accounts for a 2% annual increase in the wages paid to new workers and in per household and per worker revenues and local government operating costs. Importantly, this analysis assumes no increase in impact fees. In this way, the analysis is intended to be conservative.
- The estimated construction spending of \$12.0 billion is expected to support an additional \$5.9 billion in spending in the county and result in a total of \$17.8 billion of economic output over the 30-year period.

Temporary Construction Impact

- 84,326 job-years of employment or 2,908 workers per year on average during construction.
- \$5.9 billion in salaries for construction workers during construction.
- \$17.8 billion in revenues or sales for businesses related to construction.
- Impact DataSource estimates that the development will generate \$667.5 million in net benefits for the City of Palm Coast and \$967.2 million for Flagler County over the next 30 years. Including the school and other jurisdictions, the development is estimated to generate and \$2.1 billion in total net benefits for all local districts. A majority of this net benefit comes from property taxes, sales taxes, and development impact fees.

Table 2. Local Fiscal Net Benefits over 30 Years

	City of Palm Coast	Flagler County	Flagler County Public Schools	Other Jurisdictions	Total
Sales Taxes	\$56,117,275	\$51,627,893	\$112,234,550	\$0	\$219,979,719
Property Taxes	\$691,856,861	\$1,383,950,584	\$904,981,867	\$94,118,791	\$3,074,908,104
Tourist Development Taxes	\$0	\$78,463,319	\$0	\$0	\$78,463,319
Impact Fees	\$508,653,972	\$12,086,875	\$100,384,000	\$0	\$621,124,846
Misc. Revenue or Funding	\$209,475,117	\$406,077,748	\$740,221,976	\$0	\$1,355,774,841
Benefits	\$1,466,103,225	\$1,932,206,420	\$1,857,822,394	\$94,118,791	\$5,350,250,829
Operating Costs	(\$289,941,862)	(\$952,934,875)	(\$1,006,316,592)	\$0	(\$2,249,193,329)
Baseline Capital Costs	(\$508,653,972)	(\$12,086,875)	(\$466,399,220)	\$0	(\$987,140,066)
Costs	(\$798,595,834)	(\$965,021,749)	(\$1,472,715,812)	\$0	(\$3,236,333,395)
Net Benefits	\$667,507,391	\$967,184,670	\$385,106,582	\$94,118,791	\$2,113,917,434
<i>Less: Reduction in Residential Property Tax *</i>	<i>(\$263,665,538)</i>	<i>(\$527,421,345)</i>	<i>(\$24,115,164)</i>	<i>(\$35,868,520)</i>	<i>(\$851,070,567)</i>
Adjusted Net Benefits	\$403,841,852	\$439,763,326	\$360,991,418	\$58,250,271	\$1,262,846,867

* Single family market value is adjusted to reflect a proposed increase in the homestead exemption. Consistent with current single family occupancy patterns in Flagler County, this analysis assumes 70% of new single family units will be owner-occupied and eligible for the exemption; the remaining 30% are assumed to be taxed at full assessed value. Multi-family units are assumed to be renter-occupied and therefore ineligible for the exemption. The exemption assumption reflects HJR 1F ("Save Our Homes from Excessive Property Taxes"), a constitutional amendment on the November 3, 2026 statewide ballot. If approved by the required 60% of voters, it would raise the non-school homestead exemption from \$50,000 to \$150,000 in 2027 and \$250,000 in 2028 and thereafter; the school exemption remains unchanged at \$25,000.

These highlights are just a brief summary of the analysis, additional assumptions and details are provided on the following pages.

Introduction

This report presents the results of an economic and fiscal impact analysis prepared by Impact DataSource, an Austin, Texas based economic consulting, research, and analysis firm. The report estimates the impact that the master-planned development will have on the local economy and estimates the fiscal costs and benefits for the City of Palm Coast, Flagler County, and other local taxing districts over a 30-year period.

Palm Coast MPD

Palm Coast MPD (the "MPD") is a master-planned mixed-use community located in Palm Coast, Florida. This impact analysis estimates the economic and fiscal impact of the MPD on Flagler County, City of Palm Coast, Flagler County Public Schools, and other local jurisdictions.

Palm Coast MPD includes significant residential and commercial development which will represent a significant increase in new property value, new tourism, new employment, and new residents in the county. Current plans for the MPD include a total of 19,920 residential units, 8.21 million square feet of non-residential space plus 1,035 hotel rooms, and a 100-bed hospital.

Table 3. Development by Phase and Component

	<u>Development To Be Added 2026-2055</u>			
	Phase 1	Phase 2	Phase 3	Total
<u>Non-Residential Development (Square Feet)</u>				
Commercial	810,000	478,000	588,000	1,876,000
Industrial	1,500,000	2,750,000	1,350,000	5,600,000
Office	400,000	0	338,000	738,000
Multipurpose Recreational Center	180,000	0	0	180,000
<u>Total Square Feet</u>	<u>2,710,000</u>	<u>3,228,000</u>	<u>2,276,000</u>	<u>8,214,000</u>
<u>Non-Residential Development (Units)</u>				
Hotel (Rooms)	920	115	0	1,035
Hospital (Beds)	100	0	0	100
<u>Residential Development (Units)</u>				
Multi-Family	1,180	820	0	2,000
Single Family	5,126	5,654	7,140	17,920
<u>Total Units</u>	<u>6,306</u>	<u>6,474</u>	<u>7,140</u>	<u>19,920</u>

The development associated with the MPD is expected take place over the 30-year period from 2026 through 2055. This analysis models the buildout based on the developer's absorption schedule and accounts for new property coming on line over the period.

Non-Residential Development Assumptions

The tables below illustrate the assumptions used to estimate the commercial, industrial, and office development cost as well as the on-going employment and commercial sales activity included in the MPD.

Commercial Space

This analysis assumes a cost of \$270 per square foot in hard construction costs to build the commercial space for a total cost of \$506.5 million for this component of the MPD. Additionally, this analysis assumes the market value of the commercial real property improvements will be equal to 80% of the hard construction costs.

Table 4. Commercial Development and Workers

	Retail	Full-Service Restaurant	Limited Service Restaurant	Commercial Total
Estimated Percent of Space	50.0%	30.0%	20.0%	100.0%
Total Square Feet	938,000	562,800	375,200	1,876,000
Development Cost per Square Foot	\$225.00	\$325.00	\$300.00	\$270.00
Total Development Cost	\$211,050,000	\$182,910,000	\$112,560,000	\$506,520,000
Taxable Value as % of Development	80%	80%	80%	80%
Taxable Value to be Added	\$168,840,000	\$146,328,000	\$90,048,000	\$405,216,000
Taxable Value per SF	\$180	\$260	\$240	\$216
Activity	452000 General merchandise stores	722110 Full- service restaurants	722211 Limited- service restaurants	
Square Feet Per Worker ^a	375	375	375	375
Estimated Workers	2,501	1,501	1,001	5,003
Average Salary ^b	\$31,589	\$38,133	\$25,090	\$32,253
Total Workers' Earnings	\$79,015,329	\$57,230,650	\$25,103,047	\$161,349,026

a. The "Square Feet Per Worker" assumption targets an overall average of 500 square feet per employee across commercial, industrial, and office space uses. This average is consistent with the current square feet to worker ratio in the county.

b. The "Average Salary" reflects the average workers' earnings paid by the identified activity according to the RIMS II economic impact model for Flagler County.

Note: All construction costs and taxable values shown above are presented in current dollars. This analysis accounts for a 2% annual increase in construction costs and a 2% annual increase in the taxable value over time.

The commercial development and the tenants occupying the space will create new employment opportunities in the county and support taxable spending activity. Impact DataSource assumes that the 1.9 million square feet of planned commercial space will include a mix of retail, hotel, full-service and limited-service restaurants. Although the future tenant mix may be different, these assumptions are intended to be illustrative of the type of activity and impact generated from the commercial space. Based on details about the type of use and amount of square feet per worker, Impact DataSource estimates the total employment impact resulting from the commercial development. In total, Impact DataSource estimates 5,003 jobs could be created in the commercial space. Overall, the annual expected wages for these workers are relatively modest at \$32,000.

Industrial Space

This analysis assumes a cost of \$175 per square foot in hard construction costs to build the industrial space for a total cost of \$980.0 million for this component of the MPD. Additionally, this analysis assumes the market value of the industrial real property improvements will be equal to 80% of the hard construction costs.

Impact DataSource assumes that the tenants occupying the 5.6 million square feet of planned industrial space will include a mix of manufacturing/light industrial and warehousing/distribution activity. Impact DataSource estimates 5,003 jobs could be created in the industrial space with these workers making \$52,000 per year in salaries and wages.

Table 5. Industrial Development and Workers Assumptions

	Manufacturing / Light Industrial	Warehouse / Distribution	Industrial Total
Estimated Percent of Space	50.0%	50.0%	100.0%
Total Square Feet	2,800,000	2,800,000	5,600,000
Development Cost per Square Foot	\$175.00	\$175.00	\$175.00
Total Development Cost	\$490,000,000	\$490,000,000	\$980,000,000
Taxable Value as % of Development	80%	80%	80%
Taxable Value to be Added	\$392,000,000	\$392,000,000	\$784,000,000
<i>Taxable Value per SF</i>	<i>\$140</i>	<i>\$140</i>	<i>\$140</i>
Activity	339990 All other miscellaneous manufacturing	493000 Warehousing and storage	
Square Feet Per Worker ^a	650	650	650
Estimated Workers	4,308	4,308	8,615
Average Salary ^b	\$63,567	\$40,936	\$52,251
Total Workers' Earnings	\$273,827,152	\$176,338,738	\$450,165,891

a. The "Square Feet Per Worker" assumption targets an overall average of 500 square feet per employee across commercial, industrial, and office space uses. This average is consistent with the current square feet to worker ratio in the county.

b. The "Average Salary" reflects the average workers' earnings paid by the identified activity according to the RIMS II economic impact model for Flagler County.

Note: All construction costs and taxable values shown above are presented in current dollars. This analysis accounts for a 2% annual increase in construction costs and a 2% annual increase in the taxable value over time.

Office Space

This analysis assumes that 50% of the office space to be constructed will be one-story office buildings at a cost of \$300 per square foot in hard construction costs. The remaining 50% of the office space to be constructed will be midrise office buildings at a cost of \$400 per square foot. In total, it is estimated that \$258.3 million will be required for this component of the MPD. This analysis assumes the market value of the office real property improvements will be equal to 80% of the hard construction costs.

Impact DataSource assumes that the tenants occupying the 738,000 square feet of planned office space will include a mix of other professional services activities and management activities. In order to reflect this mix, Impact DataSource associates the other professional services activities with 50% of the overall office space and management activities with the remaining 50% of the space. Impact DataSource estimates 1,640 jobs could be created in the office space with these workers making \$99,000 per year in salaries and wages.

Table 6. Office Development and Workers Assumptions

	Office (1-Story)	Midrise	Industrial Total
Estimated Percent of Space	50.0%	50.0%	100.0%
Total Square Feet	369,000	369,000	738,000
Development Cost per Square Foot	\$300.00	\$400.00	\$350.00
Total Development Cost	\$110,700,000	\$147,600,000	\$258,300,000
Taxable Value as % of Development	80%	80%	80%
Taxable Value to be Added	\$88,560,000	\$118,080,000	\$206,640,000
Taxable Value per SF	\$240	\$320	\$280
Activity	5419A0 All other miscellaneous professional, scientific, and technical services	550000 Management of companies and enterprises	
Square Feet Per Worker ^a	450	450	450
Estimated Workers	820	820	1,640
Average Salary ^b	\$82,812	\$114,929	\$98,870
Total Workers' Earnings	\$67,906,078	\$94,241,506	\$162,147,584

a. The "Square Feet Per Worker" assumption targets an overall average of 500 square feet per employee across commercial, industrial, and office space uses. This average is consistent with the current square feet to worker ratio in the county.

b. The "Average Salary" reflects the average workers' earnings paid by the identified activity according to the RIMS II economic impact model for Flagler County.

Note: All construction costs and taxable values shown above are presented in current dollars. This analysis accounts for a 2% annual increase in construction costs and a 2% annual increase in the taxable value over time.

Multipurpose Recreational Center & Sports Complex Fields

The MPD includes a multipurpose recreational center and outdoor soccer fields. Total development cost is estimated to be approximately \$93.0 million with \$44.8 million for hard costs.

Based on a previous study by The Sports Facilities Advisory, the facility is expected to support 52 events per year, inclusive of basketball, volleyball, multipurpose field tournaments, and other tournaments or events. These tournaments and events are expected to drive over 400,000 non-local days in market by visitors. These visitors are anticipated to support approximately 123,000 hotel nights per year and a total of \$493 million in direct spending in the county by visitors.

Table 7. Sports Complex Development

	Sports Complex
Total Development Cost	\$93,024,366
Taxable Value as % of Development	80%
Taxable Value to be Added	\$74,419,493

Table 8. Sports Complex Visitor Spending

	Sports Complex				
<u>Activity</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
Basketball	10	12	14	14	14
Volleyball	9	13	14	14	14
Other	4	4	4	4	4
Multi-Purpose Field	14	17	20	20	20
<u>Total</u>	<u>37</u>	<u>46</u>	<u>52</u>	<u>52</u>	<u>52</u>
Non-Local Days in Market	249,492	334,164	408,252	408,252	408,252
Room Nights	74,976	100,592	122,976	122,976	122,976
Visitor Spending	\$30,119,714	\$40,341,670	\$49,285,882	\$49,285,882	\$49,285,882
<i>Spending Per Visitor Per Day</i>	<i>\$120.72</i>	<i>\$120.72</i>	<i>\$120.72</i>	<i>\$120.72</i>	<i>\$120.72</i>

Hotels

This analysis assumes a cost of \$200,000 per room in hard construction costs to build the hotels for a total cost of \$207.0 million for this component of the MPD. In alignment with typical market values for similar property in the county, this analysis assumes the market value of the hotel real property improvements will be equal to 80% of the hard construction costs.

Table 9. Hotel Development and Workers	
	Hotel
Total Number of Rooms	1,035
Development Cost per Room	\$200,000
Total Development Cost	\$207,000,000
Taxable Value as % of Development	80%
Taxable Value to be Added	\$165,600,000
Activity	721000 Accommodation
Workers Per Room ^a	0.65
Estimated Workers	673
Average Salary ^b	\$47,352
Total Workers' Earnings	\$31,855,830

a. The "Workers per Room" is based on Impact DataSource's experience with other similar hotel projects.

b. The "Average Salary" reflects the average workers' earnings paid by the identified activity according to the RIMS II economic impact model for Flagler County.

Note: All construction costs and taxable values shown above are presented in current dollars. This analysis accounts for a 2% annual increase in construction costs and a 2% annual increase in the taxable value over time.

Hospital

This analysis assumes a cost of \$1.2 million per bed in hard construction costs to build the hospital for a total cost of \$120.0 million for this component of the MPD. In alignment with typical market values for similar property in the county, this analysis assumes the hospital will not be subject to property tax.

Table 10. Hospital Development and Workers

	Hospital
Total Number of Beds	100
Development Cost per Bed	\$1,200,000
Total Development Cost	\$120,000,000
Taxable Value as % of Development	80%
Taxable Value to be Added	\$96,000,000
Activity	622000 Hospitals
Workers Per Bed ^a	10.00
Estimated Workers	1,000
Average Salary ^b	\$77,126
Total Workers' Earnings	\$77,126,005

a. The "Workers per Bed" is based on Impact DataSource's experience with other similar hospital projects.

b. The "Average Salary" reflects the average workers' earnings paid by the identified activity according to the RIMS II economic impact model for Flagler County.

Note: All construction costs and taxable values shown above are presented in current dollars. This analysis accounts for a 2% annual increase in construction costs and a 2% annual increase in the taxable value over time.

Residential Development Assumptions

The table below illustrates the assumptions used to estimate the development of the residential units as well as the on-going residential impact of new residents.

According to the absorption plan, the development is expected to include 2,000 multi-family units and 17,920 single family residential units. Multi-family residential units are expected to cost \$200,000 to construct and result in a taxable value of \$160,000 per unit. The construction cost and taxable value of single family homes are both expected to be \$280,000.

The occupants of the multi-family residential units are assumed to have a slightly different demographic profile than that of the single family unit occupants. In both cases, it is assumed that 100% of these residential units are assumed to be occupied by net new households to the county. Each multi-family unit is expected to be occupied by 2.3 residents with an annual household income equal to the countywide median household income of \$82,420 and include 0.3 K-12 students. Single family homes are expected to be occupied by 2.6 residents with an annual household income of \$103,000 or 25% more than the countywide household median income and include 0.3 K-12 students.

Table 11. Residential Units and New Resident Assumptions

	Multi-Family	Single Family	Residential Total
Number of Units	2,000	17,920	19,920
Development Cost per Unit	\$200,000	\$350,000	
Total Development Cost	\$400,000,000	\$6,272,000,000	\$6,672,000,000
Taxable Value as % of Cost to Dev.	80%	80%	
Taxable Value to be Added	\$320,000,000	\$5,017,600,000	\$5,337,600,000
<i>Taxable Value per Unit</i>	<i>\$160,000</i>	<i>\$280,000</i>	
% of units filled by NET NEW households	100%	100%	
# of units filled by NET NEW households	2,000.0	17,920.0	19,920.0
Average residents per unit	2.30	2.60	2.57
Number of new residents	4,600.0	46,592.0	51,192.0
Average household income ^a	\$82,420	\$103,025	\$100,956
Total income of new residents	\$164,840,000	\$1,846,208,000	\$2,011,048,000
Average K-12 students per unit	0.30	0.30	0.30
Number of new K-12 students	600.0	5,376.0	5,976.0

a. Household income of multi-family households is assumed to be equal to the median household income in Flagler County and the household income of single family households is assumed to be 25% more than the median household income in the county.

Note: All construction costs and taxable values shown above are presented in current dollars. This analysis accounts for a 2% annual increase in construction costs and a 2% annual increase in the taxable value over time.

Economic Impact Overview

The Palm Coast master-planned development is summarized in the table below. It is expected that the taxable value of the development will be 80% of the total \$8.9 billion development cost and result in additional property taxes for local districts. It is assumed that 100% of the development's 19,920 residential units/homes will be occupied by new households as opposed to existing county households relocating within the county. The total household income of new households is expected to be \$2.0 billion per year. It is assumed that a portion of the household earnings of these new residents will be spent in the county.

The non-residential space will also generate taxable sales and provide employment opportunities as summarized in the table below.

Table 12. Development Summary

	Commercial	Hotel, Hospital & Other Dev.	Industrial	Office	Residential	Total
Development Cost	\$506,520,000	\$497,606,537	\$980,000,000	\$258,300,000	\$6,672,000,000	\$8,914,426,537
Taxable Value added to tax rolls	\$405,216,000	\$398,085,230	\$784,000,000	\$206,640,000	\$5,337,600,000	\$7,131,541,230
Residential Units or Homes					19,920	19,920
Number of units/homes occupied by new households					19,920	19,920
New Residents					51,192	51,192
Total new resident household income					\$2,011,048,000	\$2,011,048,000
Employment	5,003	1,673	8,615	1,640		16,931
Annual Workers' Earnings	\$161,349,026	\$108,981,835	\$450,165,891	\$162,147,584		\$882,644,336

New Business Growth Economic Impact

The MPD's non-residential development is expected to facilitate business growth and job creation in the county as described above. The direct employment is expected to support additional spin-off employment and economic activity throughout the county in the form of indirect and induced employment and earnings. The table below summarizes the estimated economic impact of permanent employment growth in the county as a result of the MPD.

Businesses located in the development are expected to create 16,931 jobs over the next 29 years. The additional spin-off employment created by suppliers to these businesses (indirect) and through workers spending new earnings in the county (indirect) is estimated to generate an additional 8,711 jobs. The total employment impact of the buildout may create a total of 25,642 jobs over the next 29 years in the county.

Table 13. On-Going Economic Impact of Permanent Job Creation

	Employment			Average Annual Earnings		
	Direct	Spin-off	Total	Direct	Spin-off	Total
Commercial						
Retail	2,501	609	3,111	\$31,589	\$47,708	\$34,747
Full-Service Restaurant	1,501	494	1,995	\$38,133	\$46,745	\$40,265
Limited-Service Restaurant	1,001	351	1,351	\$25,090	\$46,464	\$30,637
Hotel	673	322	994	\$47,352	\$0	\$0
Hospital	1,000	720	1,720	\$77,126	\$47,377	\$64,676
Industrial						
Light Industrial / Manufacturing	4,308	3,092	7,399	\$63,567	\$55,312	\$60,118
Warehousing	4,308	1,921	6,229	\$40,936	\$45,112	\$42,224
Office						
Other Professional Services	820	534	1,354	\$82,812	\$46,767	\$68,598
Management	820	669	1,489	\$114,929	\$47,887	\$84,804
Total	16,931	8,711	25,642	\$51,923	\$49,371	\$51,084

The graphs below illustrate the incremental and cumulative non-residential space developed and projected direct employment.

Figure 1. Incremental Non-Residential SF & Direct Employment

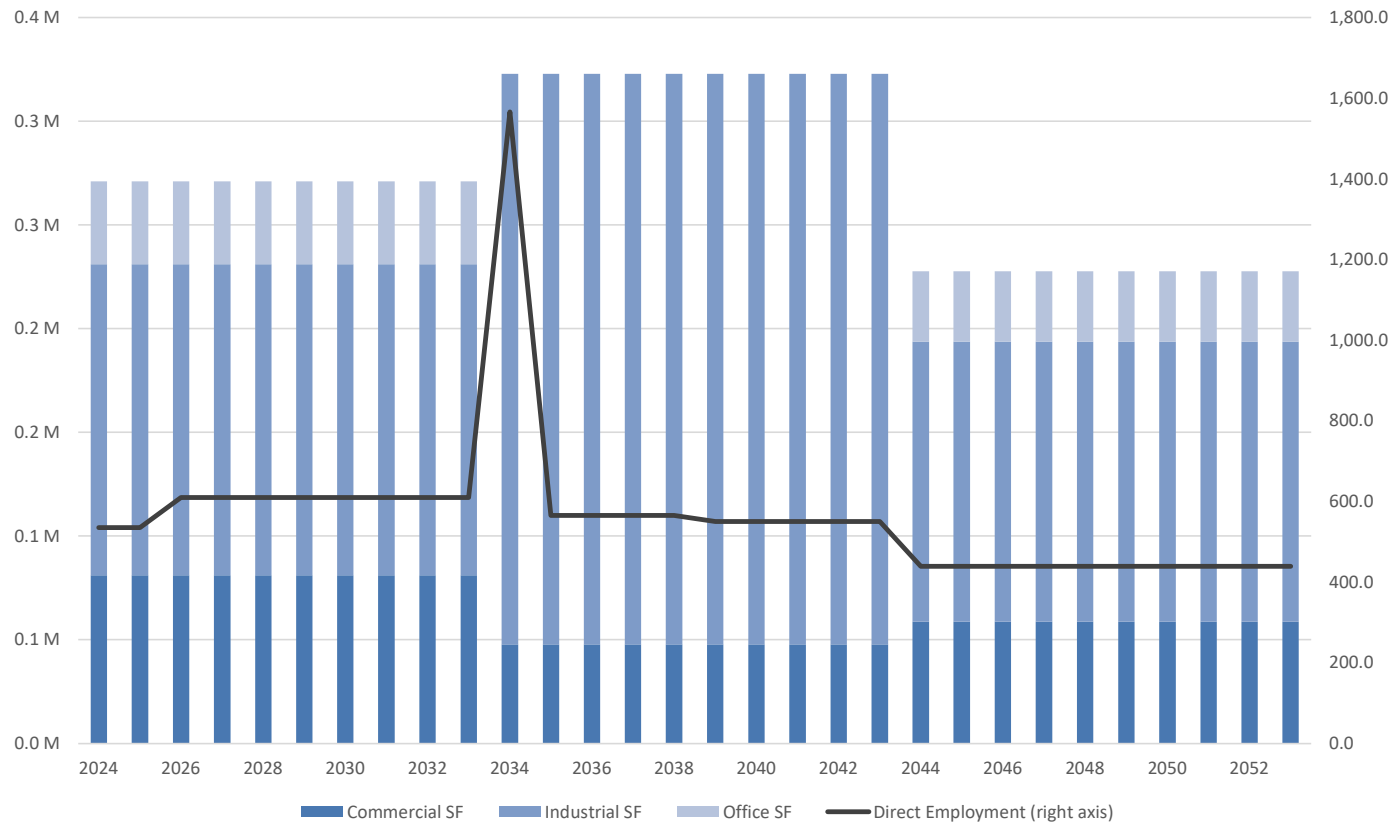
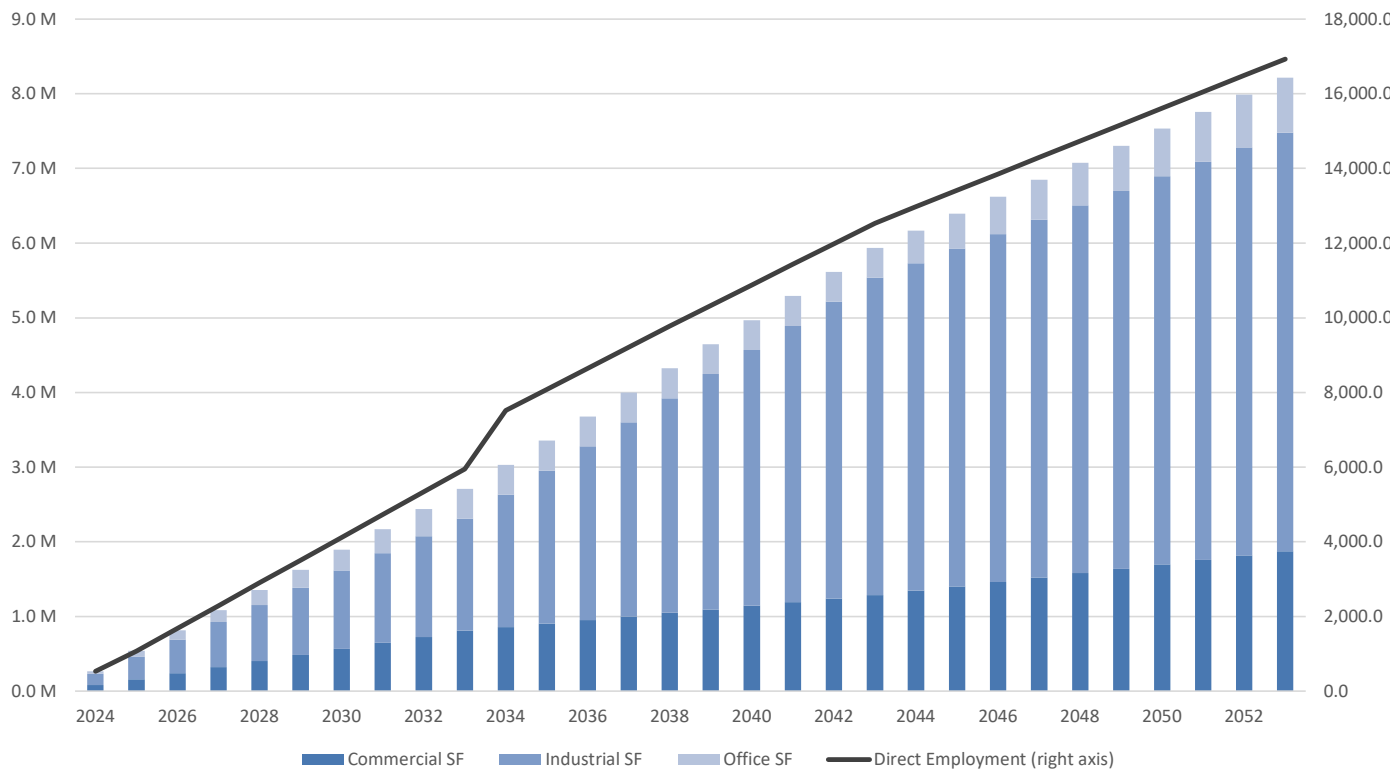


Figure 2. Cumulative Non-Residential SF & Direct Employment



Construction Impact

The economic impact of the MPD's residential and non-residential construction expenditures was estimated over the 30-year buildout period. Each dollar spent for construction will drive additional spending in the county and support both direct as well as spin-off employment.

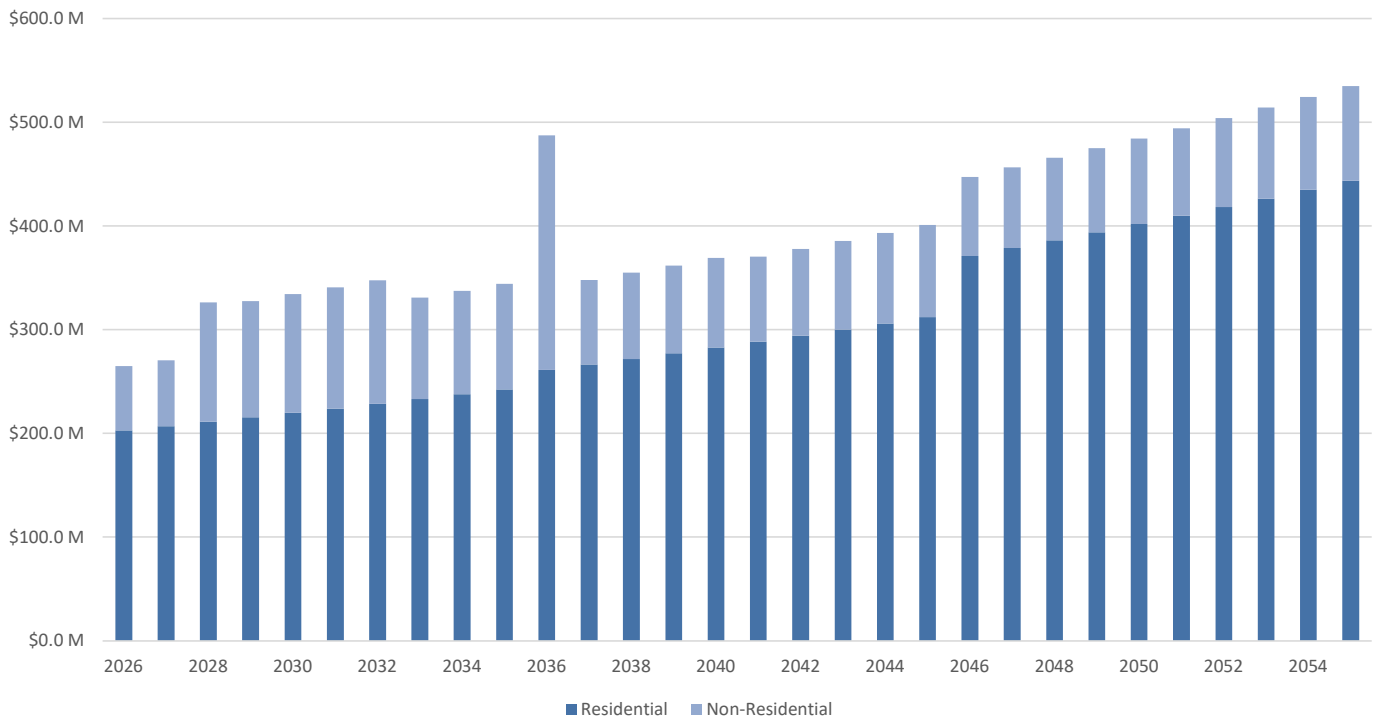
The estimated construction spending of \$12.0 billion is expected to support an additional \$5.9 billion in spending in the county and result in a total of \$17.8 billion of economic output over the 30-year period. This level of economic activity is expected to support a total of 84,300 job years of employment or approximately 2,900 jobs per year. The development activity is expected to support new household earnings or construction workers' income of \$203.3 million per year over the next 30 years.

Table 14. Economic Impact of Construction Spending

	30-Year Total Residential	30-Year Total Non-Residential	30-Year Total All Property	Annual Average
Economic Output:				
Direct	\$9,149,220,802	\$2,827,615,344	\$11,976,836,146	\$412,994,350
Indirect & Induced	\$4,617,611,739	\$1,233,123,052	\$5,850,734,790	\$201,749,476
Total Economic Output	\$13,766,832,541	\$4,060,738,396	\$17,827,570,936	\$614,743,825
Jobs:				
Direct	41,397.2	14,869.4	56,266.6	1,940.2
Indirect & Induced	22,172.3	5,886.8	28,059.1	967.6
Total Job-Years of Employment	63,569.5	20,756.3	84,325.7	2,907.8
Household Earnings:				
Direct	\$3,208,193,879	\$1,090,937,194	\$4,299,131,073	\$148,245,899
Indirect & Induced	\$1,268,519,860	\$328,808,470	\$1,597,328,330	\$55,080,287
Total Household Earnings	\$4,476,713,738	\$1,419,745,664	\$5,896,459,403	\$203,326,186

The graph below shows the direct construction expenditure by year.

Figure 3. Construction Expenditure by Year



Taxable Value

Based on the absorption schedule, construction costs, and assumptions about taxable value, the table below illustrates the taxable value of property over the next 30 years. By 2055, the taxable value associated with the MPD is estimated to be \$13.1 billion in new taxable property. The table includes residential and non-residential real property and an estimate of tangible personal property supported by businesses occupying non-residential space.

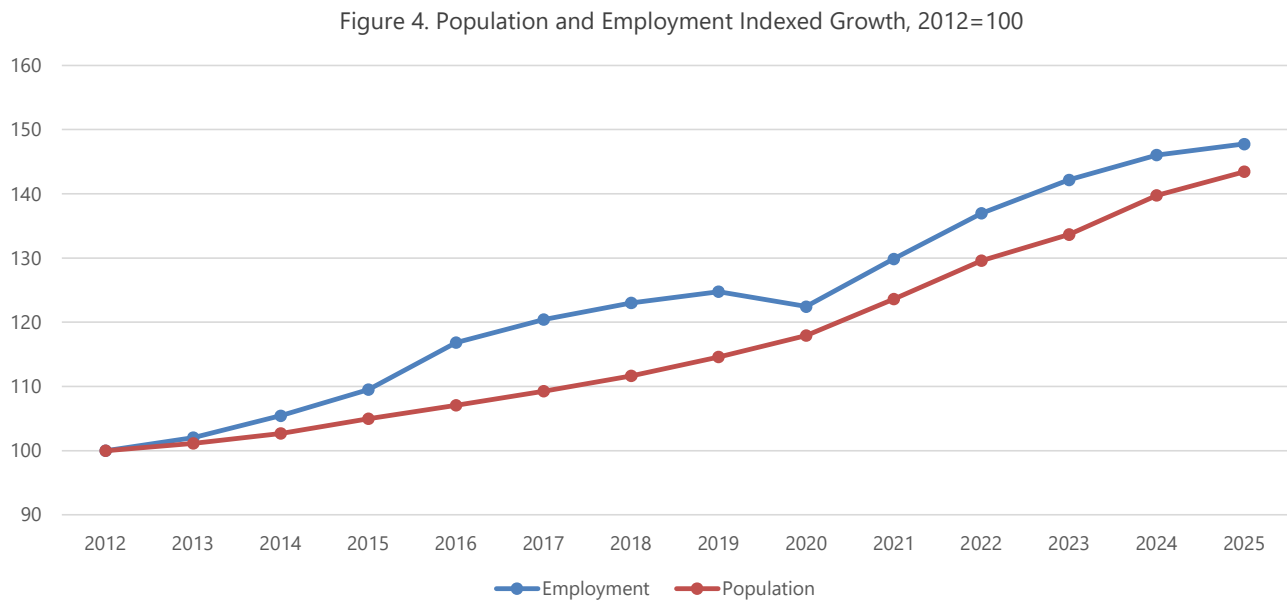
Table 15. Value of Taxable Property Supported by the MPD Over the Next 30 Years

Year	Residential Real Property	Non-Residential Real Property	Tangible Personal Property	Total
2026	\$162,408,000	\$49,696,000	\$13,550,000	\$225,654,000
2027	\$331,312,320	\$101,379,840	\$27,642,000	\$460,334,160
2028	\$506,907,850	\$195,565,963	\$42,292,260	\$744,766,073
2029	\$689,394,675	\$289,234,148	\$57,517,474	\$1,036,146,297
2030	\$878,978,211	\$386,570,833	\$73,334,779	\$1,338,883,823
2031	\$1,075,869,331	\$487,685,292	\$89,761,769	\$1,653,316,392
2032	\$1,280,284,503	\$592,689,701	\$106,816,505	\$1,979,790,710
2033	\$1,492,445,935	\$682,764,394	\$124,517,526	\$2,299,727,856
2034	\$1,712,581,711	\$776,204,999	\$142,883,862	\$2,631,670,571
2035	\$1,940,925,939	\$873,110,123	\$161,935,043	\$2,975,971,105
2036	\$2,188,719,109	\$954,575,383	\$184,848,314	\$3,328,142,806
2037	\$2,445,647,636	\$1,038,950,010	\$208,613,341	\$3,693,210,987
2038	\$2,711,977,816	\$1,126,317,792	\$233,255,031	\$4,071,550,639
2039	\$2,987,982,944	\$1,216,764,706	\$258,798,942	\$4,463,546,592
2040	\$3,273,943,486	\$1,310,378,968	\$285,271,309	\$4,869,593,763
2041	\$3,570,147,257	\$1,402,298,300	\$312,699,050	\$5,285,144,607
2042	\$3,876,889,601	\$1,497,370,254	\$341,109,792	\$5,715,369,646
2043	\$4,194,473,580	\$1,595,684,166	\$370,531,884	\$6,160,689,630
2044	\$4,523,210,162	\$1,697,331,687	\$400,994,416	\$6,621,536,265
2045	\$4,863,418,418	\$1,802,406,834	\$432,527,237	\$7,098,352,490
2046	\$5,257,757,390	\$1,899,475,104	\$458,087,863	\$7,615,320,357
2047	\$5,665,924,553	\$1,999,705,141	\$484,497,903	\$8,150,127,598
2048	\$6,088,315,300	\$2,103,184,590	\$511,781,110	\$8,703,281,000
2049	\$6,525,335,307	\$2,210,003,335	\$539,961,846	\$9,275,300,488
2050	\$6,977,400,788	\$2,320,253,555	\$569,065,099	\$9,866,719,442
2051	\$7,444,938,754	\$2,434,029,783	\$599,116,497	\$10,478,085,035
2052	\$7,928,387,279	\$2,551,428,959	\$630,142,325	\$11,109,958,563
2053	\$8,428,195,769	\$2,672,550,490	\$662,169,540	\$11,762,915,799
2054	\$8,944,825,244	\$2,797,496,311	\$695,225,786	\$12,437,547,340
2055	\$9,478,748,619	\$2,926,370,944	\$729,339,414	\$13,134,458,977

Growth in Context

The planned Palm Coast Development represents a significant increase in residential and nonresidential development in Flagler County. This section is intended to provide context to the development associated with the development over the next 30 years. If recent growth trends in employment and population continue, the MPD will contribute to only a portion of the future growth over the next 30 years.

Population in Flagler County has grown from 97,837 in 2012 to 140,360 in 2025 - an annual growth rate of 2.8% or a 43% increase over the period. Employment in Flagler County grew from 19,337 in 2012 to 28,571 in 2025 or at a growth rate of 3.0% and an increase of 48% over the period. The graph below shows the indexed growth rate of both population and employment over the last 11 year years.



Source: Population data from University of Florida- Bureau of Economic and Business Research and US Census.
Employment data from Bureau of Labor Statistics Quarterly Census of Employment and Wages

The addition of 19,920 new residential units associated with the development is expected to support an increase of 51,192 new residents in the county. The development's buildout will occur over a 30-year period and result in an annual increase in population, households, and K-12 school students of approximately 1.0% per year.

The direct employment impact expected within the nonresidential space associated with the MPD is expected to support 16,931 new jobs in the county. This represents a 1.6% annual increase in employment in the county over the 30-year buildout period.

Table 16. Growth of Population and Employment Associated with Development				
	2025	2025 plus		Annual Growth Rate
		Development Impact	Development Impact	
Population	140,360	51,192	191,552	1.0%
Households	58,876	19,920	78,796	1.0%
K-12 Students	12,424	5,976	18,400	1.3%
Employment	28,571	16,931	45,502	1.6%

The graphs below illustrate the continued 2012-2025 growth trends for employment and population in the county. Additionally, the projected growth in employment and population associated with the development is show as well. Although the development will result in significant increases in both employment and population in the county, the development will contribute only a portion of the county's projected growth over the next 30 years.

Figure 5. Employment Indexed Growth Projections, 2012=100

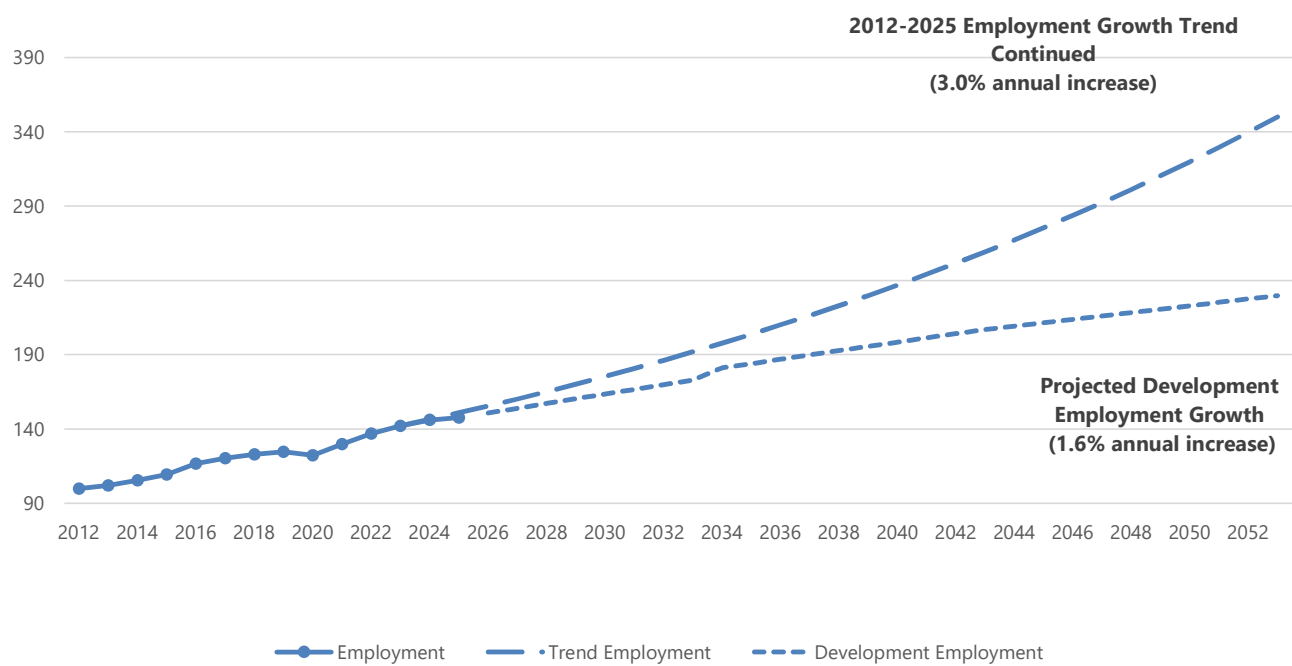
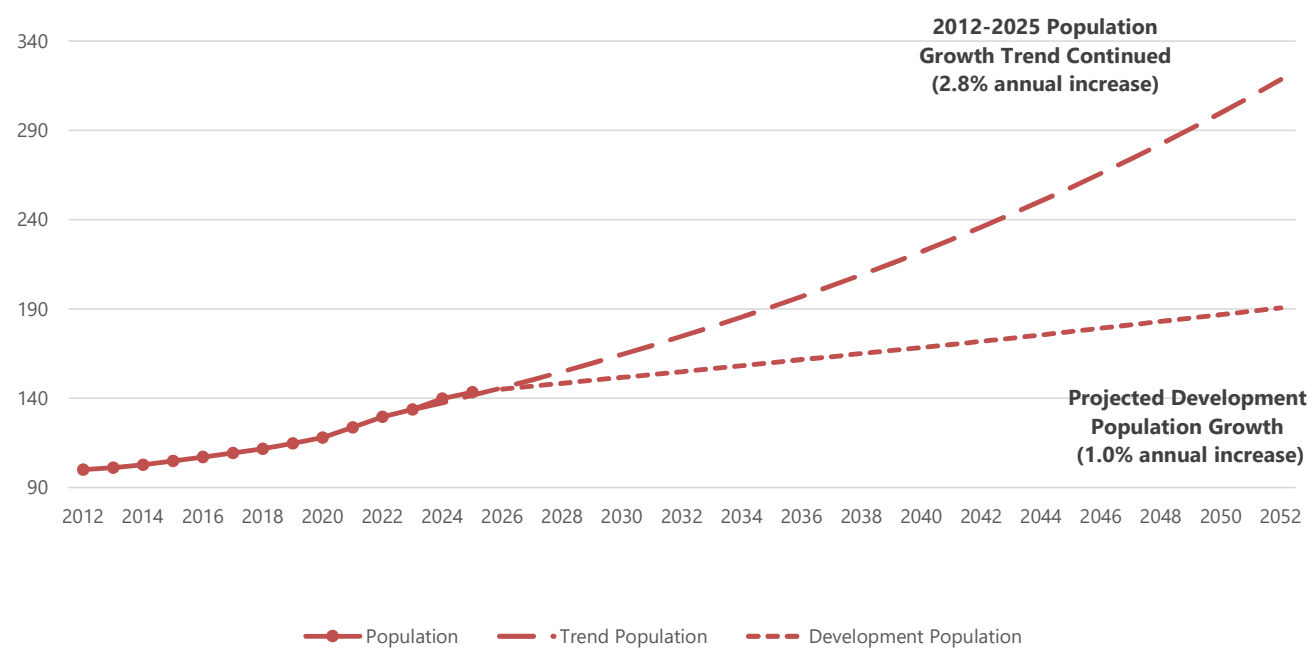


Figure 6. Population Indexed Growth Projections, 2012=100



The following table quantifies the annual growth in real property and tangible property within the county based on current taxable value and the projected taxable property to be added by the MPD over the next 30 years. In general, the growth in taxable value of new property is expected consistent with the growth rate of employment and population over the period.

Table 16. Growth of Taxable Value Associated with the Development

		Development	2025 plus Development	Annual
	2025	Impact	Impact	Growth Rate
Residential Real Property	\$12,655,583,056	\$9,478,748,619	\$22,134,331,675	1.88%
Non-Residential Real Property	\$1,305,540,781	\$2,926,370,944	\$4,231,911,725	4.00%
Tangible Personal Property	\$805,304,352	\$729,339,414	\$1,534,643,766	2.17%

Fiscal Impact Overview

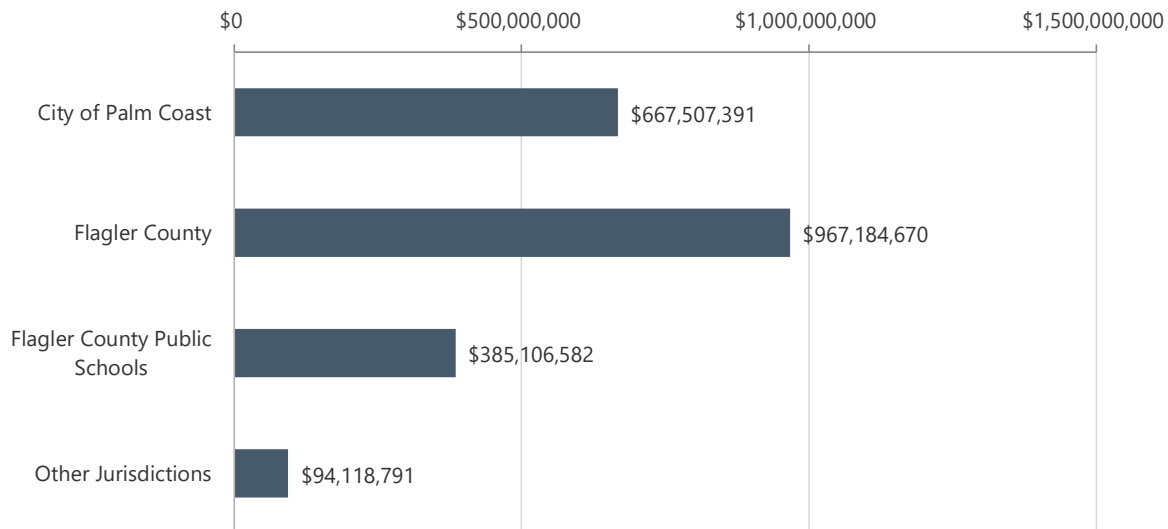
The MPD will generate additional benefits and costs for local taxing districts, a summary of which is provided below. The source of specific benefits and costs are provided in greater detail for each taxing district on subsequent pages. Overall, Flagler County is estimated to receive approximately \$1.0 billion in net benefits over the 30-year period and the MPD will generate \$2.1 billion in total for all local taxing districts.

Table 17. Fiscal Net Benefits Over the Next 30 Years for Local Taxing Districts

	Benefits	Costs	Net Benefits	Present Value of Net Benefits*
City of Palm Coast	\$1,466,103,225	(\$798,595,834)	\$667,507,391	\$301,768,287
Flagler County	\$1,932,206,420	(\$965,021,749)	\$967,184,670	\$439,760,244
Flagler County Public Schools	\$1,857,822,394	(\$1,472,715,812)	\$385,106,582	\$174,133,936
Other Jurisdictions	\$94,118,791	\$0	\$94,118,791	\$42,412,960
Total	\$5,350,250,829	(\$3,236,333,395)	\$2,113,917,434	\$958,075,427

* The Present Value of Net Benefits expresses the future stream of net benefits received over several years as a single value in today's dollars. Today's dollar and a dollar to be received at differing times in the future are not comparable because of the time value of money. The time value of money is the interest rate or each taxing entity's discount rate. This analysis uses a discount rate of 4% to make the dollars comparable.

Figure 7. Net Benefits Over the Next 30 Years for Local Taxing Districts



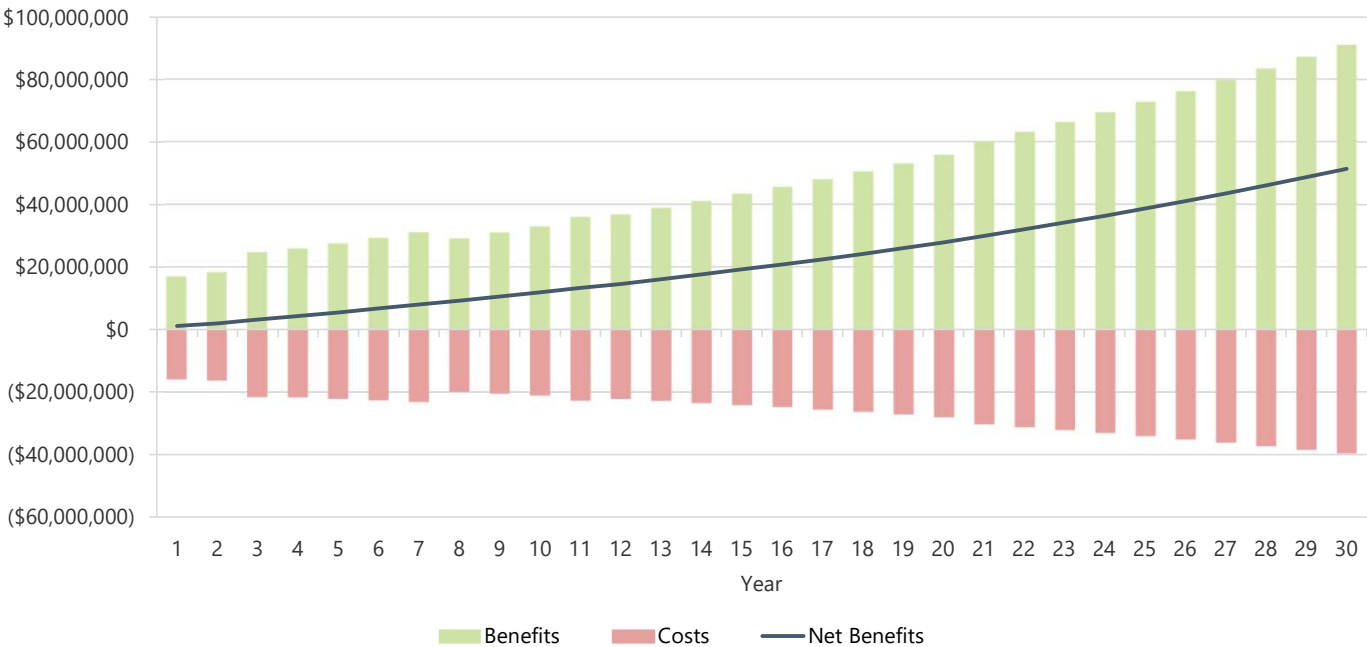
City of Palm Coast

The table below displays the estimated additional benefits, costs, and net benefits to be received by the city over the next 30 years of the MPD. Appendix C contains the year-by-year calculations.

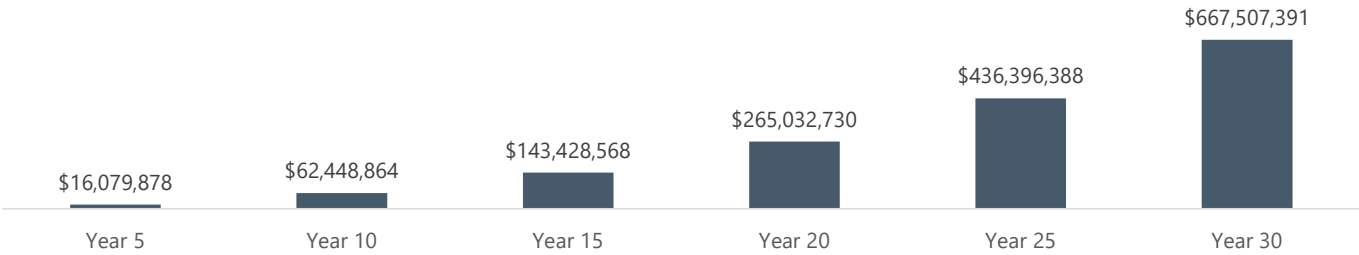
Table 18. City of Palm Coast: Benefits, Costs, and Net Benefits Over the Next 30 Years

Benefits	Residential	Non-Residential	Total
Sales Taxes			
Construction Materials	\$5,718,263	\$1,767,260	\$7,485,523
Construction Workers' Spending	\$1,429,566	\$441,815	\$1,871,381
Purchases of TPP	\$0	\$686,201	\$686,201
On-going New Taxable Spending & Sales	\$38,840,527	\$7,233,645	\$46,074,171
<u>Sales Taxes Subtotal</u>	<u>\$45,988,355</u>	<u>\$10,128,920</u>	<u>\$56,117,275</u>
Property Taxes			
Multi-Family Residential - Real Property	\$40,439,869	\$0	\$40,439,869
Single Family Residential - Real Property	\$439,837,569	\$0	\$439,837,569
Commercial Property - Real Property	\$0	\$40,474,572	\$40,474,572
Industrial Property - Real Property	\$0	\$75,399,015	\$75,399,015
Office Property - Real Property	\$0	\$19,971,505	\$19,971,505
Hotel Property - Real Property	\$0	\$22,963,425	\$22,963,425
Other Property - Real Property	\$0	\$12,907,232	\$12,907,232
Non-Residential Tangible Personal Property	\$0	\$39,863,674	\$39,863,674
<u>Property Taxes Subtotal</u>	<u>\$480,277,438</u>	<u>\$211,579,423</u>	<u>\$691,856,861</u>
Impact Fees			
Fire & Rescue	\$18,764,640	\$13,389,594	\$32,154,234
Parks	\$63,026,880	\$0	\$63,026,880
Transportation	\$143,426,800	\$103,871,098	\$247,297,898
Water Capacity	\$58,697,440	\$0	\$58,697,440
Wastewater Capacity	\$74,293,520	\$0	\$74,293,520
Connection/Inspection	\$33,184,000	\$0	\$33,184,000
<u>Impact Fees Subtotal</u>	<u>\$391,393,280</u>	<u>\$117,260,692</u>	<u>\$508,653,972</u>
Miscellaneous Taxes & User Fees			
City Governmental Funds	\$152,066,808	\$57,408,309	\$209,475,117
<u>Miscellaneous Taxes & User Fees Subtotal</u>	<u>\$152,066,808</u>	<u>\$57,408,309</u>	<u>\$209,475,117</u>
<u>Subtotal Benefits</u>	<u>\$1,069,725,881</u>	<u>\$396,377,344</u>	<u>\$1,466,103,225</u>
Costs	Residential	Non-Residential	Total
Cost of City Services - Operating			
City Governmental Funds	(\$210,485,435)	(\$79,456,428)	(\$289,941,862)
Cost of City Services - Baseline Capital Costs	(\$391,393,280)	(\$117,260,692)	(\$508,653,972)
<u>Subtotal Costs</u>	<u>(\$601,878,715)</u>	<u>(\$196,717,119)</u>	<u>(\$798,595,834)</u>
Net Benefits	Residential	Non-Residential	Total
<u>Grand Total Net Benefits</u>	<u>\$467,847,166</u>	<u>\$199,660,224</u>	<u>\$667,507,391</u>
<i>Present Value (4% discount rate)</i>	<i>\$211,505,430</i>	<i>\$90,262,856</i>	<i>\$301,768,287</i>

Figure 8. Annual Fiscal Net Benefits for City of Palm Coast



City Cumulative Net Benefit



Benefits

Sales Taxes - Construction Materials

Sales taxes on construction materials were calculated based on the effective city sales tax rate after accounting for distributions made by the county and the estimated spending on locally-purchased construction materials for the MPD. It is assumed that construction materials represent 50% of the total hard cost construction expenditure. Further, it assumed that 50% of these construction materials will be purchased in Flagler County and subject to the county's local sales tax.

Sales Taxes - Construction Workers' Spending

Sales taxes on construction workers' spending were calculated based on the effective county sales tax rate after accounting for distributions made by the county and the estimated local spending by construction workers during the buildout of the MPD. It is assumed that construction labor spending represents 50% of the total hard cost construction expenditure. It is assumed that construction workers may spend 25% of their earnings on taxable goods and services. Finally, it is assumed that 50% of this taxable spending will take place in Flagler County.

Sales Taxes - Purchases of TPP

Sales taxes on purchases of tangible personal property were calculated based on the effective county sales tax rate after accounting for distributions made by the county and the estimated local purchases of tangible personal property by businesses occupying space at MPD. Tangible personal property is estimated at \$50 per square foot of non-residential development and 50% is assumed to be subject to the county's local sales tax rate. This analysis does not account for any additional purchases of tangible personal property after the initial year the property is occupied.

Sales Taxes - On-going New Taxable Spending & Sales

Sales taxes on the on-going new taxable spending and sales in the county are intended to reflect the sales tax generated by new households spending money in the county, new workers spending a portion of their new earnings in the county, and the sales by retail businesses locating in the commercial space of the MPD. It is very likely that some of the workers employed in non-residential space of the MPD may also represent new households in the county. In addition, these new workers and residents may spend money at the retail stores located in the MPD. In order to avoid double-counting of spending by new households, workers, and sales at the MPD, the sales taxes on on-going new taxable spending and sales in the county were estimated based on an average revenue approach based on the current sales taxes collected in the county and indexed to population and employment. The methodology relies on the assumption that sales taxes are supported by residential and commercial activity in the county. Appendix A shows more detail on the calculation.

Property Taxes

Property taxes are estimated based on the city's portion of the total millage rate and the estimated taxable property added in the county. The taxable value of real property varies by property type and is generally a percentage of the hard construction cost expenditure. The percentage of hard construction costs representing taxable value is based on the per square foot taxable value of similar property in the county.

Property taxes are also calculated on the estimated tangible personal property added and supported by businesses occupying the new non-residential space. The value of tangible personal property is estimated to be \$50 per square foot of non-residential space which is slightly less than the current amount of tangible personal property per non-residential square feet of development in the county.

Impact Fees

Impact fees are estimated based on the city's current impact fee schedule and the MPD's absorption schedule. This analysis does not account for any potential increase in impact fees over the 30-year buildout period.

Miscellaneous Taxes & User Fees

Miscellaneous taxes and user fees represent the other revenues the city may expect to collect beyond the sales and property taxes itemized above. The miscellaneous revenues generally represent revenues that Impact DataSource expects to increase with an increase in population and business activity in the county. Appendix A details the estimated per-household and per-worker revenues based on the city's governmental funds.

Costs*Cost of City Services - Operating*

The marginal cost of on-going city services was estimated to reflect the additional operating costs incurred by the city as a result of the increase in population and business activity in the city. Based on the expenditures in the city's governmental funds, Impact DataSource estimated a marginal per household and per worker to reflect the increased costs associated with the population and business growth. These calculations are detailed in Appendix A.

Cost of City Services - Baseline Capital Costs

The cost of capital improvements associated with the MPD are estimated to be equal to the city's current impact fees.

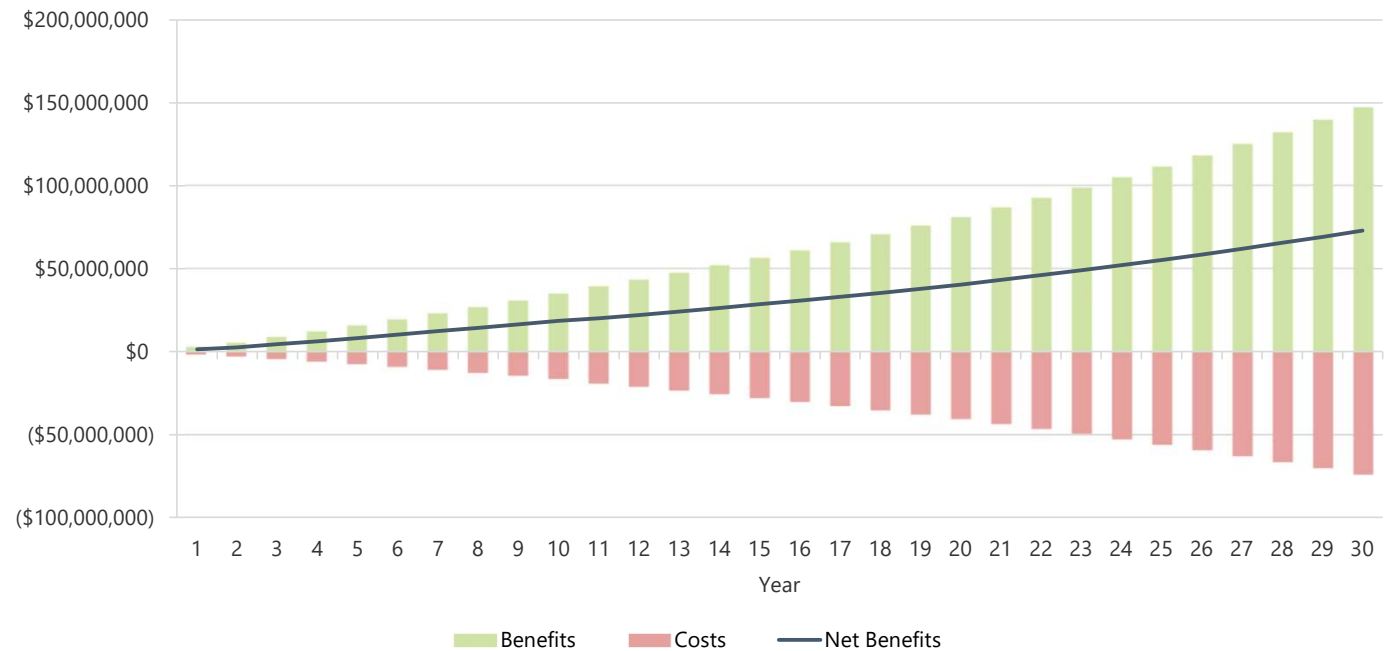
Flagler County

The estimated additional benefits, costs, and net benefits to be received by the county over the next 30 as a result of the MPD is shown below. Each revenue and cost is described on the following pages and Appendix C contains the year-by-year calculations.

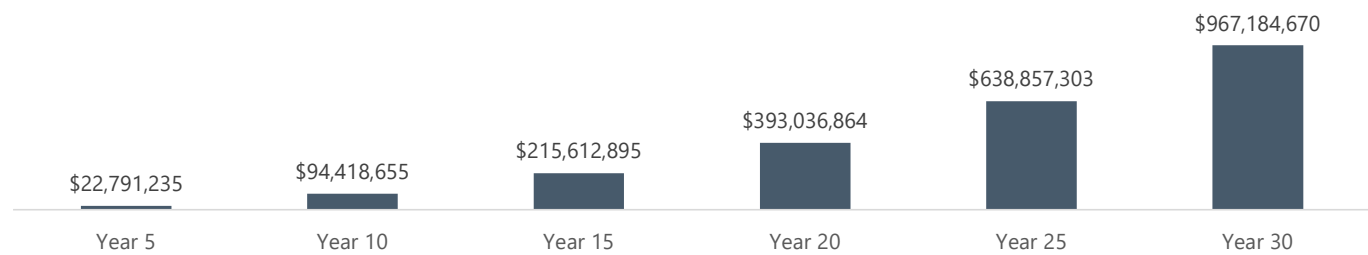
Table 19. Flagler County: Benefits, Costs, and Net Benefits Over the Next 30 Years

Benefits	Residential	Non-Residential	Total
Sales Taxes			
Construction Materials	\$5,260,802	\$1,625,879	\$6,886,681
Construction Workers' Spending	\$1,315,200	\$406,470	\$1,721,670
Purchases of TPP	\$0	\$631,305	\$631,305
On-going New Taxable Spending & Sales	\$35,733,284	\$6,654,953	\$42,388,238
<u>Sales Taxes Subtotal</u>	<u>\$42,309,287</u>	<u>\$9,318,606</u>	<u>\$51,627,893</u>
Property Taxes			
Multi-Family Residential - Real Property	\$80,893,583	\$0	\$80,893,583
Single Family Residential - Real Property	\$879,825,719	\$0	\$879,825,719
Commercial Property - Real Property	\$0	\$80,963,001	\$80,963,001
Industrial Property - Real Property	\$0	\$150,823,844	\$150,823,844
Office Property - Real Property	\$0	\$39,949,847	\$39,949,847
Hotel Property - Real Property		\$45,934,713	\$45,934,713
Other Property - Real Property		\$25,818,882	\$25,818,882
Non-Residential Tangible Personal Property	\$0	\$79,740,995	\$79,740,995
<u>Property Taxes Subtotal</u>	<u>\$960,719,302</u>	<u>\$423,231,282</u>	<u>\$1,383,950,584</u>
Impact Fees			
Library	\$5,080,560	\$0	\$5,080,560
Law & EMS	\$5,303,600	\$1,702,715	\$7,006,315
<u>Impact Fees Subtotal</u>	<u>\$10,384,160</u>	<u>\$1,702,715</u>	<u>\$12,086,875</u>
Tourist Development Taxes	\$0	\$78,463,319	\$78,463,319
Miscellaneous Taxes & User Fees			
General Fund	\$205,134,110	\$79,872,430	\$285,006,540
Nonmajor Governmental Funds	\$86,959,025	\$34,112,184	\$121,071,208
<u>Miscellaneous Taxes & User Fees Subtotal</u>	<u>\$292,093,135</u>	<u>\$113,984,614</u>	<u>\$406,077,748</u>
<u>Subtotal Benefits</u>	<u>\$1,305,505,884</u>	<u>\$626,700,536</u>	<u>\$1,932,206,420</u>
Costs	Residential	Non-Residential	Total
Cost of County Services - Operating			
General Fund	(\$548,064,828)	(\$213,409,149)	(\$761,473,977)
Nonmajor Governmental Funds	(\$137,796,609)	(\$53,664,289)	(\$191,460,897)
<u>Cost of County Services - Operating Subtotal</u>	<u>(\$685,861,437)</u>	<u>(\$267,073,438)</u>	<u>(\$952,934,875)</u>
Cost of County Services - Baseline Capital Costs	(\$10,384,160)	(\$1,702,715)	(\$12,086,875)
<u>Subtotal Costs</u>	<u>(\$696,245,597)</u>	<u>(\$268,776,152)</u>	<u>(\$965,021,749)</u>
Net Benefits	Residential	Non-Residential	Total
<u>Grand Total Net Benefits</u>	<u>\$609,260,287</u>	<u>\$357,924,383</u>	<u>\$967,184,670</u>
<i>Present Value (4% discount rate)</i>	<i>\$277,018,920</i>	<i>\$162,741,325</i>	<i>\$439,760,244</i>

Figure 9. Annual Fiscal Net Benefits for Flagler County



County Cumulative Net Benefit



Benefits

Sales Taxes - Construction Materials

Sales taxes on construction materials were calculated based on the effective county sales tax rate after accounting for distributions made to municipalities and the estimated spending on locally-purchased construction materials for the MPD. It is assumed that construction materials represent 50% of the total hard cost construction expenditure. Further, it is assumed that 50% of these construction materials will be purchased in Flagler County and subject to the county's local sales tax.

Sales Taxes - Construction Workers' Spending

Sales taxes on construction workers' spending were calculated based on the effective county sales tax rate after accounting for distributions made to municipalities and the estimated local spending by construction workers during the buildout of the MPD. It is assumed that construction labor spending represents 50% of the total hard cost construction expenditure. It is assumed that construction workers may spend 25% of their earnings on taxable goods and services. Finally, it is assumed that 50% of this taxable spending will take place in Flagler County.

Sales Taxes - Purchases of TPP

Sales taxes on purchases of tangible personal property were calculated based on the effective county sales tax rate after accounting for distributions made to municipalities and the estimated local purchases of tangible personal property by businesses occupying space in the MPD. Tangible personal property is estimated at \$50 per square foot of non-residential development and 50% is assumed to be subject to the county's local sales tax rate. This analysis does not account for any additional purchases of tangible personal property after the initial year the property is occupied.

Sales Taxes - On-going New Taxable Spending & Sales

Sales taxes on the on-going new taxable spending and sales in the county are intended to reflect the sales tax generated by new households spending money in the county, new workers spending a portion of their new earnings in the county, and the sales by retail businesses locating in the commercial space of the MPD. It is very likely that some of the workers employed in non-residential space of the MPD may also represent new households in the county. In addition, these new workers and residents may spend money at the retail stores located in the MPD. In order to avoid double-counting of spending by new households, workers, and sales at the MPD, the sales taxes on on-going new taxable spending and sales in the county were estimated based on an average revenue approach based on the current sales taxes collected in the county and indexed to population and employment. The methodology relies on the assumption that sales taxes are supported by residential and commercial activity in the county. Appendix A shows more detail on the calculation.

Property Taxes

Property taxes are estimated based on the county's portion of the total millage rate (inclusive of the operating and voted millage rates) and the estimated taxable property added in the county. The taxable value of real property varies by property type and is generally a percentage of the hard construction cost expenditure. The percentage of hard construction costs representing taxable value is based on the per square foot taxable value of similar property in the county.

Property taxes are also calculated on the estimated tangible personal property added and supported by businesses occupying the new non-residential space. The value of tangible personal property is estimated to be \$50 per square foot of non-residential space which is slightly less than the current amount of tangible personal property per non-residential square feet of development in the county.

Impact Fees

Impact fees are estimated based on the county's current impact fee schedule and the MPD's absorption schedule. This analysis does not account for any potential increase in impact fees over the 30-year buildout period.

Tourist Development Taxes

Tourist development taxes are estimated based on the county's tourist development tax rate and estimated lodging sales at new hotels included in the development.

Miscellaneous Taxes & User Fees

Miscellaneous taxes and user fees represent the other revenues the county may expect to collect beyond the taxes and impact fees itemized above. The miscellaneous revenues generally represent revenues that Impact DataSource expects to increase with an increase in population and business activity in the county. Appendix A details the estimated per-household and per-worker revenues based on the county's general fund and nonmajor governmental funds.

Costs

Cost of County Services - Operating

The marginal cost of on-going county services was estimated to reflect the additional operating costs incurred by the county as a result of the increase in population and business activity in the county. Based on the expenditures in the county's general fund, nonmajor governmental funds, Impact DataSource estimated a marginal per household and per worker to reflect the increased costs associated with the population and business growth. These calculations are detailed in Appendix A.

Cost of County Services - Baseline Capital Costs

The cost of capital improvements associated with the MPD are estimated to be equal to the county's current impact fees.

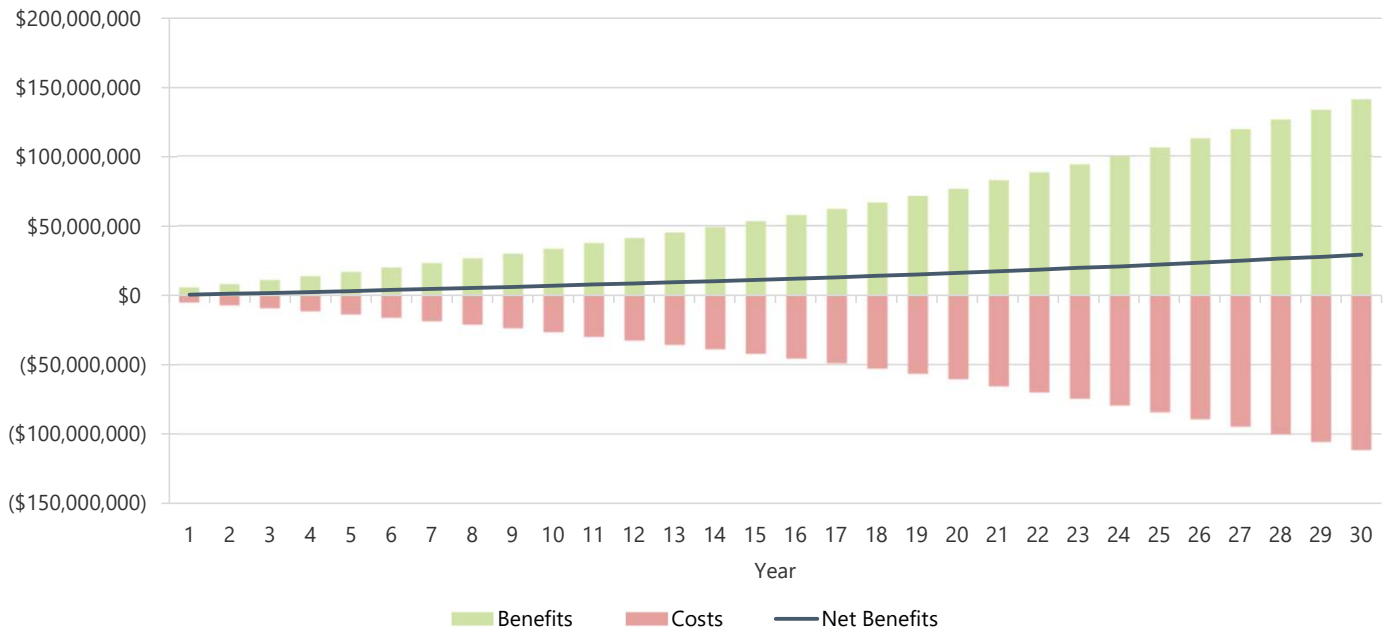
Flagler County Public Schools

The table below displays the estimated additional benefits, costs, and net benefits to be received by the school district over the next 30 years of the MPD. Appendix C contains the year-by-year calculations.

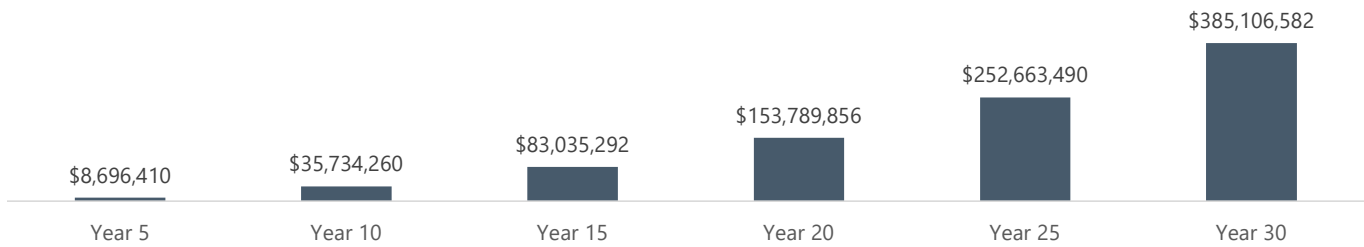
Table 20. Flagler County Public Schools: Benefits, Costs, and Net Benefits Over the Next 30 Years

Benefits	Residential	Non-Residential	Total
Sales Taxes			
Construction Materials	\$11,436,526	\$3,534,519	\$14,971,045
Construction Workers' Spending	\$2,859,132	\$883,630	\$3,742,761
Purchases of TPP	\$0	\$1,372,401	\$1,372,401
On-going New Taxable Spending & Sales	\$77,681,053	\$14,467,290	\$92,148,343
<u>Sales Taxes Subtotal</u>	<u>\$91,976,711</u>	<u>\$20,257,840</u>	<u>\$112,234,550</u>
Property Taxes			
Multi-Family Residential - Real Property	\$52,897,283	\$0	\$52,897,283
Single Family Residential - Real Property	\$575,328,578	\$0	\$575,328,578
Commercial Property - Real Property	\$0	\$52,942,676	\$52,942,676
Industrial Property - Real Property	\$0	\$98,625,518	\$98,625,518
Office Property - Real Property	\$0	\$26,123,684	\$26,123,684
Hotel Property - Real Property	\$0	\$30,037,259	\$30,037,259
Other Property - Real Property	\$0	\$16,883,276	\$16,883,276
Non-Residential Tangible Personal Property	\$0	\$52,143,592	\$52,143,592
<u>Property Taxes Subtotal</u>	<u>\$628,225,862</u>	<u>\$276,756,006</u>	<u>\$904,981,867</u>
Impact Fees			
Education	\$100,384,000	\$0	\$100,384,000
<u>Impact Fees Subtotal</u>	<u>\$100,384,000</u>	<u>\$0</u>	<u>\$100,384,000</u>
Additional State and Federal Funding	\$740,221,976	\$0	\$740,221,976
<u>Subtotal Benefits</u>	<u>\$1,560,808,548</u>	<u>\$297,013,846</u>	<u>\$1,857,822,394</u>
Costs	Residential	Non-Residential	Total
Cost of Educating New Students - Operating	(\$1,006,316,592)	\$0	(\$1,006,316,592)
Cost of School Facilities - Baseline Capital Costs	(\$322,629,193)	(\$143,770,027)	(\$466,399,220)
<u>Subtotal Costs</u>	<u>(\$1,328,945,785)</u>	<u>(\$143,770,027)</u>	<u>(\$1,472,715,812)</u>
Net Benefits	Residential	Non-Residential	Total
<u>Grand Total Net Benefits</u>	<u>\$231,862,764</u>	<u>\$153,243,818</u>	<u>\$385,106,582</u>
<i>Present Value (4% discount rate)</i>	<i>\$104,841,562</i>	<i>\$69,292,374</i>	<i>\$174,133,936</i>

Figure 10. Annual Fiscal Net Benefits for Flagler County Public Schools



School District Cumulative Net Benefit



Benefits

Sales Taxes - Construction Materials

Sales taxes on construction materials were calculated based on the school district's portion of the local sales tax rate and the estimated spending on locally-purchased construction materials for the MPD. It is assumed that construction materials represent 50% of the total hard cost construction expenditure. Further, it is assumed that 50% of these construction materials will be purchased in Flagler County and subject to the county's local sales tax.

Sales Taxes - Construction Workers' Spending

Sales taxes on construction workers' spending were calculated based on the school district's portion of the local sales tax rate and the estimated local spending by construction workers during the buildout of the MPD. It is assumed that construction labor spending represents 50% of the total hard cost construction expenditure. It is assumed that construction workers may spend 25% of their earnings on taxable goods and services. Finally, it is assumed that 50% of this taxable spending will take place in Flagler County.

Sales Taxes - Purchases of TPP

Sales taxes on purchases of tangible personal property were calculated based on the school district's portion of the local sales tax rate and the estimated local purchases of tangible personal property by businesses occupying space at MPD. Tangible personal property is estimated at \$50 per square foot of non-residential development and 50% is assumed to be subject to the local sales tax rate. This analysis does not account for any additional purchases of tangible personal property after the initial year the property is occupied.

Sales Taxes - On-going New Taxable Spending & Sales

Sales taxes on the on-going new taxable spending and sales in the county are intended to reflect the sales tax generated by new households spending money in the county, new workers spending a portion of their new earnings in the county, and the sales by retail businesses locating in the commercial space of the MPD. It is very likely that some of the workers employed in non-residential space of the MPD may also represent new households in the county. In addition, these new workers and residents may spend money at the retail stores located in the MPD. In order to avoid double-counting of spending by new households, workers, and sales at the MPD, the sales taxes on on-going new taxable spending and sales in the county were estimated based on an average revenue approach based on the current sales taxes collected in the county and indexed to population and employment. The methodology relies on the assumption that sales taxes are supported by residential and commercial activity in the county. Appendix A shows more detail on the calculation.

Property Taxes

Property taxes are estimated based on the school district's portion of the total millage rate (inclusive of the basic discretionary, capital outlay, and required local effort) and the estimated taxable property added in the county. The taxable value of real property varies by property type and is generally a percentage of the hard construction cost expenditure. The percentage of hard construction costs representing taxable value is based on the per square foot taxable value of similar property in the county.

Property taxes are also calculated on the estimated tangible personal property added and supported by businesses occupying the new non-residential space. The value of tangible personal property is estimated to be \$50 per square foot of non-residential space which is slightly less than the current amount of tangible personal property per non-residential square feet of development in the county.

Impact Fees

Impact fees are estimated based on the county's current impact fee schedule and the MPD's absorption schedule. This analysis does not account for any potential increase in impact fees over the 30-year buildout period.

Additional State and Federal Funding

Additional state and federal funding for the school district represents the additional revenues the school may expect to receive as a result of the increase in enrollment in the district. Appendix A details the estimated per-student revenue based on the school district's latest enrollment and budget.

Costs*Cost of Educating New Students - Operating*

The marginal cost of educating new students to the school district is estimated based on current school expenditures and enrollment. Appendix A details the estimated per-student marginal cost of educating students. The analysis assumes the marginal cost is equal to 60% of the current average cost.

Cost of School Facilities - Baseline Capital Costs

The cost of capital improvements associated with the MPD are estimated to be equal to the schools current education impact fees and the school capital outlay portions of the property tax rate and sales tax rate.

Other Jurisdictions

The table below displays the estimated additional benefits, costs, and net benefits to be received by the water management district and inland navigation district over the next 30 years of the MPD. Appendix C contains the year-by-year calculations.

Table 21. Other Jurisdictions: Benefits, Costs, and Net Benefits Over the Next 30 Years

Benefits	Residential	Non-Residential	Total
Property Taxes			
Multi-Family Residential - Real Property	\$5,501,357	\$0	\$5,501,357
Single Family Residential - Real Property	\$59,834,602	\$0	\$59,834,602
Commercial Property - Real Property	\$0	\$5,506,078	\$5,506,078
Industrial Property - Real Property	\$0	\$10,257,128	\$10,257,128
Office Property - Real Property	\$0	\$2,716,883	\$2,716,883
Hotel Property - Real Property		\$3,123,897	\$3,123,897
Other Property - Real Property		\$1,755,873	\$1,755,873
Non-Residential Tangible Personal Property	\$0	\$5,422,973	\$5,422,973
<u>Property Taxes Subtotal</u>	<u>\$65,335,959</u>	<u>\$28,782,832</u>	<u>\$94,118,791</u>
<u>Subtotal Benefits</u>	<u>\$65,335,959</u>	<u>\$28,782,832</u>	<u>\$94,118,791</u>
Costs	Residential	Non-Residential	Total
None Estimated	\$0	\$0	\$0
<u>Subtotal Costs</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Net Benefits	Residential	Non-Residential	Total
<u>Grand Total Net Benefits</u>	<u>\$65,335,959</u>	<u>\$28,782,832</u>	<u>\$94,118,791</u>
<i>Present Value (4% discount rate)</i>	<i>\$29,442,488</i>	<i>\$12,970,471</i>	<i>\$42,412,960</i>

Benefits

Property Taxes

Property taxes are estimated based on the water management and inland navigation districts' portion of the total millage rate and the estimated taxable property added in the county. The taxable value of real property varies by property type and is generally a percentage of the hard construction cost expenditure. The percentage of hard construction costs representing taxable value is based on the per square foot taxable value of similar property in the county.

Property taxes are also calculated on the estimated tangible personal property added and supported by businesses occupying the new non-residential space. The value of tangible personal property is estimated to be \$50 per square foot of non-residential space which is slightly less than the current amount of tangible personal property per non-residential square feet of development in the county.

Costs

The water management district and inland navigation district may incur additional costs due to the MPD; however, this analysis does not estimate these costs.

Overview of Methodology

This report presents the results of an analysis undertaken by Impact DataSource, an Austin, TX based economic consulting firm with considerable experience in Florida. The analysis relies on prospective estimates of development and business activity that may not be realized. Impact DataSource and the Client made reasonable efforts to ensure that the project-specific data reflects realistic estimates of future activity.

The model combines project-specific attributes with community data, tax rates, and assumptions to estimate the economic impact of the MPD and the fiscal impact for local taxing districts over a 30-year period.

The economic impact as calculated in this report can be categorized into two main types of impacts. First, the direct economic impacts are the jobs and payroll directly created by the development. Second, this economic impact analysis calculates the indirect and induced impacts that result from the development. Indirect jobs and salaries are created in new or existing area firms, such as maintenance companies and service firms, that may supply goods and services for the development. In addition, induced jobs and salaries are created in new or existing local businesses, such as retail stores, gas stations, banks, restaurants, and service companies that may supply goods and services to new workers and their families.

The economic impact estimates in this report are based on the Regional Input-Output Modeling System (RIMS II), a widely used regional input-output model developed by the U. S. Department of Commerce, Bureau of Economic Analysis. The RIMS II model is a standard tool used to estimate regional economic impacts. The economic impacts estimated using the RIMS II model are generally recognized as reasonable and plausible assuming the data input into the model is accurate or based on reasonable assumptions. Impact DataSource utilizes county-level multipliers to estimate the impact occurring at the sub-county level.

Two types of regional economic multipliers were used in this analysis: an employment multiplier and an earnings multiplier. An employment multiplier was used to estimate the number of indirect and induced jobs created or supported in the area. An earnings multiplier was used to estimate the amount of salaries to be paid to workers in these new indirect and induced jobs. The employment multiplier shows the estimated number of total jobs created for each direct job. The earnings multiplier shows the estimated amount of total salaries paid to these workers for every dollar paid to a direct worker.

The fiscal impacts calculated in this report are detailed in Appendix C. Most of the revenues estimated in this study result from calculations relying on (1) attributes of the development, (2) assumptions to derive the value of associated taxable property or sales, and (3) local tax rates. In some cases, revenues are estimated on a per new household, per new worker, or per new school student basis.

The company or developer was not asked, nor could reasonably provide data for calculating some other revenues. For example, while the county will likely receive revenues from fines paid on speeding tickets given to new workers, the company does not know the propensity of its workers to speed. Therefore, some revenues are calculated using an average revenue approach.

This approach uses relies on two assumptions:

1. The taxing entity has two general revenue sources: revenues from residents and revenues from businesses.
2. The taxing entity will collect (a) about the same amount of miscellaneous taxes and user fees from each new household that results from the development as it currently collects from existing households on average, and (b) the same amount of miscellaneous taxes and user fees from the new business (on a per worker basis) will be collected as it collects from existing businesses.

In the case of the school district, some additional state and federal revenues are estimated on a per new school student basis consistent with historical funding levels.

Additionally, this analysis sought to estimate the additional expenditures faced by the county to provide services to new households and new businesses. A marginal cost approach was used to calculate these additional costs. This approach relies on two assumptions:

1. The taxing entity spends money on services for two general groups: revenues from residents and revenues from businesses.
2. The taxing entity will spend slightly less than its current average cost to provide local government services (police, fire, EMS, etc.) to (a) new residents and (b) businesses on a per worker basis.

In the case of the school district, the marginal cost to educate new students was estimated based on a portion of the school's current expenditures per student and applied to the headcount of new school students resulting from the development.

Additionally, this analysis seeks to calculate the impact on the school district's finances from the development by generally, and at a summary level, mimicking the district's school funding formula.

However, the school district will receive federal and state aid for each new child that moves to the District. The additional revenues for the school district are calculated in this analysis.

About Impact DataSource

Impact DataSource is an Austin economic consulting, research, and analysis firm founded in 1993. The firm has conducted over 3,500 economic impact analyses of firms, projects, and activities in most industry groups in Florida and more than 30 other states.

In addition, Impact DataSource has prepared and customized more than 100 economic impact models for its clients to perform their own analyses of economic development projects. These clients include the Orlando Economic Partnership, Charlotte County, Florida and other Florida cities and counties.

Appendix A

Data and Rates

Local Tax Rates

Sales tax rates

Flagler County		1.000%
	<i>Small County Surtax</i>	<i>0.500%</i>
	<i>School Capital Outlay Surtax</i>	<i>0.500%</i>

Effective Sales Tax Rates

City of Palm Coast	<i>Portion of the Small County Surtax revenue</i>	0.250%
Flagler County	<i>Net Small County Surtax revenue after share to Munis</i>	0.230%
Flagler County Public Schools	<i>School Capital Outlay Surtax</i>	0.500%

Property tax rates, per \$1,000 of valuation

City of Palm Coast		4.0893
	<i>Operating</i>	<i>4.0893</i>
Flagler County		8.1800
	<i>Operating</i>	<i>7.9945</i>
	<i>Voted</i>	<i>0.1855</i>
Flagler County Public Schools		5.3490
	<i>RLE</i>	<i>3.1010</i>
	<i>Discretionary</i>	<i>0.7480</i>
	<i>Capital Outlay</i>	<i>1.5000</i>
Other Jurisdictions		0.5563
	<i>St. John's River WMD</i>	<i>0.1793</i>
	<i>FL Inland Navigation</i>	<i>0.0270</i>
	<i>East Flagler Mosquito Control</i>	<i>0.3500</i>
<u>Total Millage</u>		<u>18.1746</u>

Hotel occupancy tax rates

Flagler County	5.00%
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Residential Impact Fees (Per Unit)

	Multi-Family	Townhomes	Single Family
<i>County</i> Library	\$139.00	\$268.00	\$268.00
<i>County</i> Law & EMS	\$143.00	\$280.00	\$280.00
<i>School</i> Education	\$1,360.00	\$5,450.00	\$5,450.00
<i>City</i> Fire & Rescue	\$942.00	\$942.00	\$942.00
<i>City</i> Parks	\$3,164.00	\$3,164.00	\$3,164.00
<i>City</i> Transportation	\$4,155.00	\$7,648.00	\$7,540.00
<i>City</i> Water Capacity	\$2,406.00	\$3,007.00	\$3,007.00
<i>City</i> Wastewater Capacity	\$3,045.00	\$3,806.00	\$3,806.00
<i>City</i> Connection/Inspection	\$1,360.00	\$1,700.00	\$1,700.00
<u>Total</u>	<u>\$16,714.00</u>	<u>\$26,265.00</u>	<u>\$26,157.00</u>

Non-Residential Impact Fees

	Commercial (1k SF)	Industrial (1k SF)	Office (1k SF)	Hotel (Room)	Hospital (1k SF)
<i>County</i> Library	\$0	\$0	\$0	\$0	\$0
<i>County</i> Law & EMS	\$471	\$88	\$179	\$179	\$238
<i>School</i> Education	\$0	\$0	\$0	\$0	\$0
<i>City</i> Fire & Rescue	\$1,495	\$1,495	\$1,495	\$1,495	\$1,495
<i>City</i> Parks	\$0	\$0	\$0	\$0	\$0
<i>City</i> Transportation	\$23,627	\$5,058	\$8,929	\$4,846	\$8,929
<u>Total</u>	<u>\$25,593</u>	<u>\$6,641</u>	<u>\$10,603</u>	<u>\$6,520</u>	<u>\$10,662</u>

		Golf Course (Hole)	Rec Center(1k SF)	Soccer (Acre)	Amphitheatre (Seat)
County	Library	\$0	\$0	\$0	\$0
County	Law & EMS	\$153	\$439	\$0	\$0
School	Education	\$0	\$0	\$0	\$0
City	Fire & Rescue	\$0	\$1,495	\$0	\$0
City	Parks	\$0	\$0	\$0	\$0
City	Transportation	\$23,893	\$21,539	\$13,155	\$686
	<u>Total</u>	<u>\$24,046</u>	<u>\$23,473</u>	<u>\$13,155</u>	<u>\$686</u>

Rate of expected annual increase in

Residential Impact Fees	0.0%
Non-Residential Impact Fees	0.0%

Flagler County Property Value Data (2025)

	Parcels	Just Value	Taxable Value
Residential	81,144	\$23,693,572,177	\$15,820,927,508
Commercial	1,912	\$1,135,283,521	\$997,864,323
Industrial	411	\$259,823,937	\$230,793,098
Institutional	182	\$189,228,969	\$80,314,927
Agricultural	1,794	\$631,439,900	\$96,805,186
Government	1,666	\$695,035,872	\$4,833,961
Other	772	\$156,356,328	\$88,430,783
Tangible Personal Property	6,232	\$1,250,123,105	\$805,304,352
<u>Total</u>	<u>94,113</u>	<u>\$28,010,863,809</u>	<u>\$18,125,274,138</u>

Selected Detail on Flagler County Property Value Data

				Taxable Value	
<u>Multi-Family Residential</u>	Units	SF	Taxable Value	Per Unit	
Multi-family fewer than 10 units	1,749	4,001,209	\$526,027,637	\$300,759	
Multi-family 10 units or more	515	2,279,309	\$180,655,577	\$350,788	
<u>Total / Wtd Avg</u>	<u>2,264</u>	<u>6,280,518</u>	<u>706,683,214</u>	<u>\$312,139</u>	
				Taxable Value	
<u>Single Family Residential</u>	Parcels	SF	Taxable Value	Per Home	SF Per Home
	52,597	106,199,888	\$12,525,896,892	\$238,149	2,019
				Taxable Value	
<u>Commercial Property</u>	Parcels	SF	Taxable Value	Per SF	
Stores, one story	133	1,355,712	\$124,838,023	\$92	
Supermarkets	4	105,214	\$12,103,466	\$115	
Community Shopping Centers	75	1,713,044	\$145,639,894	\$85	
Restaurants	42	196,033	\$38,811,451	\$198	
Hotels	27	535,150	\$52,746,714	\$99	
<u>Total / Wtd Avg</u>		<u>3,905,153</u>	<u>\$374,139,548</u>	<u>\$96</u>	
				Taxable Value	
<u>Industrial Property</u>	Parcels	SF	Taxable Value	Per SF	
Light Manufacturing	191	1,293,863	\$68,463,318	\$53	
Warehousing	70	1,887,754	\$127,129,769	\$67	
<u>Total / Wtd Avg</u>		<u>3,181,617</u>	<u>\$195,593,087</u>	<u>\$61</u>	
				Taxable Value	
<u>Office Property</u>	Parcels	SF	Taxable Value	Per SF	
One Story Office	567	947,688	\$105,082,365	\$111	
Multi-Story Office	26	358,232	\$23,138,429	\$65	
<u>Total / Wtd Avg</u>		<u>1,305,920</u>	<u>\$128,220,794</u>	<u>\$98</u>	

County Data

On-going Operating Revenues & Marginal Costs for Flagler County

Flagler County - General Fund

Revenues	Amount	Miscellaneous Taxes	
		Excluded	& User Fees
Taxes	\$125,523,856	\$125,523,856	\$0
Special Assessments	\$0	\$0	\$0
Licenses and Permits	\$322,375	\$0	\$322,375
Intergovernmental (excl 50%)	\$16,304,243	\$8,152,122	\$8,152,122
Charges for Services	\$23,538,921	\$0	\$23,538,921
Fines and Forfeits	\$137,375	\$0	\$137,375
Lease revenues	\$339,193	\$339,193	\$0
Interest Income	\$3,615,777	\$3,615,777	\$0
Miscellaneous	\$1,890,070	\$1,890,070	\$0
Total	\$171,671,810	\$139,521,018	\$32,150,793

Source: ACFR Flagler County - Actual

Expenditures	Amount	Marginal Cost as	Marginal
		Percentage of	(Incremental)
		Average Cost	Portion
General Government Services	\$38,647,003	25.0%	\$9,661,751
Public Safety	\$86,060,152	75.0%	\$64,545,114
Physical Environment	\$3,185,288	75.0%	\$2,388,966
Transportation	\$3,933,222	75.0%	\$2,949,917
Economic Environment	\$791,557	25.0%	\$197,889
Human Services	\$5,157,772	25.0%	\$1,289,443
Culture/Recreation	\$4,972,553	25.0%	\$1,243,138
Court-Related Expenditures	\$1,680,744	25.0%	\$420,186
Capital Outlay	\$8,775,423	25.0%	\$2,193,856
Debt Service - Principal Retirement	\$3,282,849	25.0%	\$820,712
Debt Service - Interest & Fiscal Charges	\$467,776	25.0%	\$116,944
Debt Service - Other Costs	\$3,000	25.0%	\$750
Total	\$156,957,339	54.7%	\$85,828,666

<u>Distribution of Revenue & Expenditures</u>	Percentage	Misc. Revenue	Marginal Costs
Residential (per Household)	84.3%	\$27,103,118	\$72,353,565
Business (per Employee)	15.7%	\$5,047,674	\$13,475,101
<u>Total</u>	<u>100.0%</u>	<u>\$32,150,793</u>	<u>\$85,828,666</u>

Based on local composition of residential population and employment.

<u>Per Unit Revenue and Marginal Costs</u>	Number	Misc. Revenue	Marginal Costs
Residential (per Household)	58,876	\$460	\$1,229
Business (per Employee)	26,277	\$192	\$513

Flagler County - Nonmajor Governmental Funds

Revenues	Amount	Miscellaneous Taxes	
		Excluded	& User Fees
Taxes	\$15,570,332	\$15,570,332	\$0
Special Assessments	\$2,462,380	\$2,462,380	\$0
Licenses and Permits	\$1,573,752	\$0	\$1,573,752
Intergovernmental (excl 80%)	\$27,982,271	\$22,385,817	\$5,596,454
Charges for Services	\$2,145,364	\$0	\$2,145,364
Fines and Forfeits	\$1,456,961	\$0	\$1,456,961
Miscellaneous Revenue	\$0	\$0	\$0
Interest Income	\$2,874,688	\$0	\$2,874,688
Investment Income (Loss)	\$318,399	\$318,399	\$0
Total	\$54,384,147	\$40,736,928	\$13,647,219

Source: ACFR Flagler County - Actual

Expenditures	Amount	Marginal Cost as	Marginal
		Percentage of	(Incremental)
		Average Cost	Portion
General Government Services	\$254,568	25.0%	\$63,642
Public Safety	\$2,967,315	75.0%	\$2,225,486
Physical Environment	\$3,244,681	75.0%	\$2,433,511
Transportation	\$10,963,038	75.0%	\$8,222,279
Economic Environment	\$3,086,116	25.0%	\$771,529
Human Services	\$10,397	25.0%	\$2,599
Culture/Recreation	\$168,895	25.0%	\$42,224
Court-Related Expenditures	\$3,582,523	25.0%	\$895,631
Capital Outlay	\$15,961,278	25.0%	\$3,990,320
Debt Service - Principal Retirement	\$9,103,552	25.0%	\$2,275,888
Debt Service - Interest & Fiscal Charges	\$2,445,183	25.0%	\$611,296
Debt Service - Other Costs	\$155,191	25.0%	\$38,798
Total	\$51,942,737	41.5%	\$21,573,201

<u>Distribution of Expenditures</u>	<u>Percentage</u>	<u>Misc. Revenue</u>	<u>Marginal Costs</u>
Residential (per Household)	84.3%	\$11,504,606	\$18,186,209
Business (per Employee)	15.7%	\$2,142,613	\$3,386,993
<u>Total</u>	<u>100.0%</u>	<u>\$13,647,219</u>	<u>\$21,573,201</u>

Based on local composition of residential population and employment.

<u>Per Unit Revenue and Costs</u>	<u>Number</u>	<u>Misc. Revenue</u>	<u>Marginal Costs</u>
Residential (per Household)	58,876	\$195	\$309
Business (per Employee)	26,277	\$82	\$129

City of Palm Coast

Revenues	Amount	Miscellaneous Taxes	
		Excluded	& User Fees
Taxes	\$55,116,460	\$55,116,460	\$0
Licenses and Permits	\$468,006	\$0	\$468,006
Intergovernmental (excl 50%)	\$18,021,436	\$9,010,718	\$9,010,718
Charges for Services	\$7,166,398	\$0	\$7,166,398
Special Assessments	\$332,590	\$332,590	\$0
Fines and Forfeits	\$718,954	\$0	\$718,954
Impact Fees	\$12,349,349	\$12,349,349	\$0
Interest Earnings (Loss)	\$4,209,056	\$4,209,056	\$0
Miscellaneous	\$1,502,949	\$1,502,949	\$0
Total	\$99,885,198	\$82,521,122	\$17,364,076

Source: ACFR Palm Coast

Expenditures	Amount	Incremental	Marginal
		Percentage of	(Incremental)
		Average Cost	Portion
General Government Services	\$16,097,598	25.0%	\$4,024,400
Public Safety	\$23,244,808	75.0%	\$17,433,606
Transportation & Physical Environment	\$14,469,284	0.0%	\$0
Culture/Recreation	\$9,153,766	25.0%	\$2,288,442
Capital Outlay	\$27,238,121	0.0%	\$0
Principal	\$736,000	25.0%	\$184,000
Interest & Other	\$301,205	25.0%	\$75,301
Total	\$91,240,782	26.3%	\$24,005,748

<u>Distribution of Expenditures</u>	<u>Percentage</u>	<u>Misc. Revenue</u>	<u>Marginal Costs</u>
Residential (per Household)	88.2%	\$15,315,115	\$21,173,070
Business (per Employee)	11.8%	\$2,048,961	\$2,832,678
<u>Total</u>	<u>100.0%</u>	<u>\$17,364,076</u>	<u>\$24,005,748</u>

Based on local composition of residential population and employment.

<u>Per Unit Revenue and Costs</u>	<u>Number</u>	<u>Misc. Revenue</u>	<u>Marginal Costs</u>
Residential (per Household)	44,850	\$341	\$472
Business (per Employee)	14,826	\$138	\$191

Estimated additional annual miscellaneous taxes and user fees to be collected

	County General Fund	County Nonmajor Gov't Funds	City of Palm Coast
Residential, per household	\$460	\$195	\$341
Businesses, per worker	\$192	\$82	\$138

Estimated additional annual operating expenditures to be incurred

	County General Fund	County Nonmajor Gov't Funds	City of Palm Coast
Residential, per household	\$1,229	\$309	\$472
Businesses, per worker	\$513	\$129	\$191

Rate of expected annual increase in

Miscellaneous Taxes and User Fees	2.0%
County & City Services	2.0%

School District Data

On-going Operating Revenues & Marginal Costs for Flagler County Public Schools

Flagler County Public Schools

Revenues	Amount	Excluded	State & Federal Funding
Local Tax	\$74,422,207	\$74,422,207	\$0
Other Local & Intermediate Revenue	\$4,420,805	\$4,420,805	\$0
State Revenue	\$67,775,885	\$0	\$67,775,885
Federal Revenue	\$970,000	\$0	\$970,000
Total	\$147,588,897	\$78,843,012	\$68,745,885

Source: Florida Department of Education 2025-26

Expenditures	Amount	Incremental Percentage of Average Cost	Marginal (Incremental) Portion
Total Expenditures	\$155,747,205	60.0%	\$93,448,323
Revenues & Costs		Add'l State & Fed. \$68,745,885	Marginal Costs \$93,448,323
Per Student Revenue and Costs	Number of Students 12,424	Add'l State & Fed. \$5,533	Marginal Costs \$7,522

Annual state aid and federal and other funding per child received by the district \$5,533

The school district's estimated annual marginal cost to educate new each new student \$7,522

Rate of expected annual increase in

State and Federal Aid	2.0%
Cost of educating students	2.0%

Other Rates and Assumptions

Percent annual increase in the taxable value of real property

Commercial/Industrial	2.0%
Residential	2.0%

Average household size and number of school students per household

	Multi-Family	Single Family
Average residents per unit	2.3	2.6
Average K-12 students per unit	0.3	0.3

Percent of the gross salaries that workers will spend on taxable goods and services

New Workers	25.0%
Temporary Construction Workers	25.0%

Percent of a worker's taxable spending will take place in Flagler County

New Workers	50.0%
Temporary Construction Workers	50.0%

Discount rate for calculating the present value of costs and benefits 4.0%

MPD Investments

Residential Units added each year

Year	Multi-Family Residential Units	Single Family Residential Units	Total Residential Units
1	118	513	631
2	118	513	631
3	118	513	631
4	118	513	631
5	118	513	631
6	118	513	631
7	118	513	631
8	118	513	631
9	118	513	631
10	118	513	631
11	82	565	647
12	82	565	647
13	82	565	647
14	82	565	647
15	82	565	647
16	82	565	647
17	82	565	647
18	82	565	647
19	82	565	647
20	82	565	647
21	0	714	714
22	0	714	714
23	0	714	714
24	0	714	714
25	0	714	714
26	0	714	714
27	0	714	714
28	0	714	714
29	0	714	714
30	0	714	714
<u>Total</u>	<u>2,000</u>	<u>17,920</u>	<u>19,920</u>

Cumulative Residential Units each year

Year	Multi-Family Residential Units	Single Family Residential Units	Total Residential Units
1	118	513	631
2	236	1,025	1,261
3	354	1,538	1,892
4	472	2,050	2,522
5	590	2,563	3,153
6	708	3,076	3,784
7	826	3,588	4,414
8	944	4,101	5,045
9	1,062	4,613	5,675
10	1,180	5,126	6,306
11	1,262	5,691	6,953
12	1,344	6,257	7,601
13	1,426	6,822	8,248
14	1,508	7,388	8,896
15	1,590	7,953	9,543
16	1,672	8,518	10,190
17	1,754	9,084	10,838
18	1,836	9,649	11,485
19	1,918	10,215	12,133
20	2,000	10,780	12,780
21	2,000	11,494	13,494
22	2,000	12,208	14,208
23	2,000	12,922	14,922
24	2,000	13,636	15,636
25	2,000	14,350	16,350
26	2,000	15,064	17,064
27	2,000	15,778	17,778
28	2,000	16,492	18,492
29	2,000	17,206	19,206
30	2,000	17,920	19,920

Non-Residential Square Feet and Units added each year

Year	Commercial Square Feet	Industrial Square Feet	Office Square Feet	Total		Hotel Rooms	Hospital Beds	Multipurpose Rec Center (SF)
				Non-Residential				
				Square Feet				
1	81,000	150,000	40,000	271,000		0	0	0
2	81,000	150,000	40,000	271,000		0	0	0
3	81,000	150,000	40,000	271,000		115	0	36,000
4	81,000	150,000	40,000	271,000		115	0	36,000
5	81,000	150,000	40,000	271,000		115	0	36,000
6	81,000	150,000	40,000	271,000		115	0	36,000
7	81,000	150,000	40,000	271,000		115	0	36,000
8	81,000	150,000	40,000	271,000		115	0	0
9	81,000	150,000	40,000	271,000		115	0	0
10	81,000	150,000	40,000	271,000		115	0	0
11	47,800	275,000	0	322,800		23	100	0
12	47,800	275,000	0	322,800		23	0	0
13	47,800	275,000	0	322,800		23	0	0
14	47,800	275,000	0	322,800		23	0	0
15	47,800	275,000	0	322,800		23	0	0
16	47,800	275,000	0	322,800		0	0	0
17	47,800	275,000	0	322,800		0	0	0
18	47,800	275,000	0	322,800		0	0	0
19	47,800	275,000	0	322,800		0	0	0
20	47,800	275,000	0	322,800		0	0	0
21	58,800	135,000	33,800	227,600		0	0	0
22	58,800	135,000	33,800	227,600		0	0	0
23	58,800	135,000	33,800	227,600		0	0	0
24	58,800	135,000	33,800	227,600		0	0	0
25	58,800	135,000	33,800	227,600		0	0	0
26	58,800	135,000	33,800	227,600		0	0	0
27	58,800	135,000	33,800	227,600		0	0	0
28	58,800	135,000	33,800	227,600		0	0	0
29	58,800	135,000	33,800	227,600		0	0	0
30	58,800	135,000	33,800	227,600		0	0	0
<u>Total</u>	<u>1,876,000</u>	<u>5,600,000</u>	<u>738,000</u>	<u>8,214,000</u>		<u>1,035</u>	<u>100</u>	<u>180,000</u>

Cumulative Residential Units and Non-Residential Square Feet each year

Year	Commercial Square Feet	Industrial Square Feet	Office Square Feet	Total		Hotel Rooms	Hospital Beds	Multipurpose Rec Center (SF)
				Non-Residential Square Feet				
1	81,000	150,000	40,000	271,000		0	0	0
2	162,000	300,000	80,000	542,000		0	0	0
3	243,000	450,000	120,000	813,000		115	0	36,000
4	324,000	600,000	160,000	1,084,000		230	0	72,000
5	405,000	750,000	200,000	1,355,000		345	0	108,000
6	486,000	900,000	240,000	1,626,000		460	0	144,000
7	567,000	1,050,000	280,000	1,897,000		575	0	180,000
8	648,000	1,200,000	320,000	2,168,000		690	0	180,000
9	729,000	1,350,000	360,000	2,439,000		805	0	180,000
10	810,000	1,500,000	400,000	2,710,000		920	0	180,000
11	857,800	1,775,000	400,000	3,032,800		943	100	180,000
12	905,600	2,050,000	400,000	3,355,600		966	100	180,000
13	953,400	2,325,000	400,000	3,678,400		989	100	180,000
14	1,001,200	2,600,000	400,000	4,001,200		1,012	100	180,000
15	1,049,000	2,875,000	400,000	4,324,000		1,035	100	180,000
16	1,096,800	3,150,000	400,000	4,646,800		1,035	100	180,000
17	1,144,600	3,425,000	400,000	4,969,600		1,035	100	180,000
18	1,192,400	3,700,000	400,000	5,292,400		1,035	100	180,000
19	1,240,200	3,975,000	400,000	5,615,200		1,035	100	180,000
20	1,288,000	4,250,000	400,000	5,938,000		1,035	100	180,000
21	1,346,800	4,385,000	433,800	6,165,600		1,035	100	180,000
22	1,405,600	4,520,000	467,600	6,393,200		1,035	100	180,000
23	1,464,400	4,655,000	501,400	6,620,800		1,035	100	180,000
24	1,523,200	4,790,000	535,200	6,848,400		1,035	100	180,000
25	1,582,000	4,925,000	569,000	7,076,000		1,035	100	180,000
26	1,640,800	5,060,000	602,800	7,303,600		1,035	100	180,000
27	1,699,600	5,195,000	636,600	7,531,200		1,035	100	180,000
28	1,758,400	5,330,000	670,400	7,758,800		1,035	100	180,000
29	1,817,200	5,465,000	704,200	7,986,400		1,035	100	180,000
30	1,876,000	5,600,000	738,000	8,214,000		1,035	100	180,000

The MPD's capital investment for Construction Costs each year - Residential

Year	Multi-Family Residential Property	Single Family Residential Property	Total Residential Construction Costs
1	\$23,600,000	\$179,410,000	\$203,010,000
2	\$24,072,000	\$182,998,200	\$207,070,200
3	\$24,553,440	\$186,658,164	\$211,211,604
4	\$25,044,509	\$190,391,327	\$215,435,836
5	\$25,545,399	\$194,199,154	\$219,744,553
6	\$26,056,307	\$198,083,137	\$224,139,444
7	\$26,577,433	\$202,044,800	\$228,622,233
8	\$27,108,982	\$206,085,696	\$233,194,677
9	\$27,651,161	\$210,207,410	\$237,858,571
10	\$28,204,185	\$214,411,558	\$242,615,742
11	\$19,991,508	\$241,226,806	\$261,218,314
12	\$20,391,339	\$246,051,342	\$266,442,681
13	\$20,799,165	\$250,972,369	\$271,771,534
14	\$21,215,149	\$255,991,816	\$277,206,965
15	\$21,639,452	\$261,111,652	\$282,751,104
16	\$22,072,241	\$266,333,885	\$288,406,126
17	\$22,513,686	\$271,660,563	\$294,174,249
18	\$22,963,959	\$277,093,774	\$300,057,734
19	\$23,423,238	\$282,635,650	\$306,058,888
20	\$23,891,703	\$288,288,363	\$312,180,066
21	\$0	\$371,338,254	\$371,338,254
22	\$0	\$378,765,019	\$378,765,019
23	\$0	\$386,340,320	\$386,340,320
24	\$0	\$394,067,126	\$394,067,126
25	\$0	\$401,948,469	\$401,948,469
26	\$0	\$409,987,438	\$409,987,438
27	\$0	\$418,187,187	\$418,187,187
28	\$0	\$426,550,931	\$426,550,931
29	\$0	\$435,081,949	\$435,081,949
30	\$0	\$443,783,588	\$443,783,588
<u>Total</u>	<u>\$477,314,856</u>	<u>\$8,671,905,946</u>	<u>\$9,149,220,802</u>

The MPD's capital investment for Construction Costs each year - Non-Residential

Year	Commercial Property	Industrial Property	Office Property	Hotel Rooms	Hospital Beds	Other Investment	Total
						Incl Multipurpose Rec Center (SF)	Non-Residential Construction Costs
1	\$21,870,000	\$26,250,000	\$14,000,000	\$0	\$0	\$0	\$62,120,000
2	\$22,307,400	\$26,775,000	\$14,280,000	\$0	\$0	\$0	\$63,362,400
3	\$22,753,548	\$27,310,500	\$14,565,600	\$23,929,200	\$0	\$26,639,310	\$115,198,158
4	\$23,208,619	\$27,856,710	\$14,856,912	\$24,407,784	\$0	\$21,866,056	\$112,196,081
5	\$23,672,791	\$28,413,844	\$15,154,050	\$24,895,940	\$0	\$22,303,377	\$114,440,003
6	\$24,146,247	\$28,982,121	\$15,457,131	\$25,393,858	\$0	\$22,749,445	\$116,728,803
7	\$24,629,172	\$29,561,764	\$15,766,274	\$25,901,736	\$0	\$23,204,434	\$119,063,379
8	\$25,121,756	\$30,152,999	\$16,081,599	\$26,419,770	\$0	\$0	\$97,776,124
9	\$25,624,191	\$30,756,059	\$16,403,231	\$26,948,166	\$0	\$0	\$99,731,647
10	\$26,136,674	\$31,371,180	\$16,731,296	\$27,487,129	\$0	\$0	\$101,726,279
11	\$15,732,342	\$58,664,106	\$0	\$5,607,374	\$146,279,330	\$0	\$226,283,153
12	\$16,046,989	\$59,837,389	\$0	\$5,719,522	\$0	\$0	\$81,603,899
13	\$16,367,929	\$61,034,136	\$0	\$5,833,912	\$0	\$0	\$83,235,977
14	\$16,695,287	\$62,254,819	\$0	\$5,950,591	\$0	\$0	\$84,900,697
15	\$17,029,193	\$63,499,915	\$0	\$6,069,602	\$0	\$0	\$86,598,711
16	\$17,369,777	\$64,769,914	\$0	\$0	\$0	\$0	\$82,139,691
17	\$17,717,172	\$66,065,312	\$0	\$0	\$0	\$0	\$83,782,484
18	\$18,071,516	\$67,386,618	\$0	\$0	\$0	\$0	\$85,458,134
19	\$18,432,946	\$68,734,351	\$0	\$0	\$0	\$0	\$87,167,297
20	\$18,801,605	\$70,109,038	\$0	\$0	\$0	\$0	\$88,910,643
21	\$23,590,901	\$35,105,507	\$17,578,758	\$0	\$0	\$0	\$76,275,166
22	\$24,062,719	\$35,807,617	\$17,930,333	\$0	\$0	\$0	\$77,800,669
23	\$24,543,973	\$36,523,770	\$18,288,940	\$0	\$0	\$0	\$79,356,682
24	\$25,034,853	\$37,254,245	\$18,654,718	\$0	\$0	\$0	\$80,943,816
25	\$25,535,550	\$37,999,330	\$19,027,813	\$0	\$0	\$0	\$82,562,692
26	\$26,046,261	\$38,759,317	\$19,408,369	\$0	\$0	\$0	\$84,213,946
27	\$26,567,186	\$39,534,503	\$19,796,536	\$0	\$0	\$0	\$85,898,225
28	\$27,098,530	\$40,325,193	\$20,192,467	\$0	\$0	\$0	\$87,616,190
29	\$27,640,500	\$41,131,697	\$20,596,316	\$0	\$0	\$0	\$89,368,514
30	\$28,193,310	\$41,954,331	\$21,008,243	\$0	\$0	\$0	\$91,155,884
Total	\$670,048,936	\$1,314,181,284	\$345,778,586	\$234,564,584	\$146,279,330	\$116,762,623	\$2,827,615,344

The MPD's capital investment for Construction Costs and Tangible Personal Property each year

Year	Total Residential Construction Costs	Total Non-Residential Construction Costs	Tangible Personal Property Investments	Total
1	\$203,010,000	\$62,120,000	\$13,550,000	\$265,130,000
2	\$207,070,200	\$63,362,400	\$13,821,000	\$270,432,600
3	\$211,211,604	\$115,198,158	\$14,097,420	\$326,409,762
4	\$215,435,836	\$112,196,081	\$14,379,368	\$327,631,917
5	\$219,744,553	\$114,440,003	\$14,666,956	\$334,184,556
6	\$224,139,444	\$116,728,803	\$14,960,295	\$340,868,247
7	\$228,622,233	\$119,063,379	\$15,259,501	\$347,685,612
8	\$233,194,677	\$97,776,124	\$15,564,691	\$330,970,801
9	\$237,858,571	\$99,731,647	\$15,875,985	\$337,590,217
10	\$242,615,742	\$101,726,279	\$16,193,504	\$344,342,022
11	\$261,218,314	\$226,283,153	\$19,674,570	\$487,501,467
12	\$266,442,681	\$81,603,899	\$20,068,061	\$348,046,580
13	\$271,771,534	\$83,235,977	\$20,469,423	\$355,007,511
14	\$277,206,965	\$84,900,697	\$20,878,811	\$362,107,662
15	\$282,751,104	\$86,598,711	\$21,296,387	\$369,349,815
16	\$288,406,126	\$82,139,691	\$21,722,315	\$370,545,817
17	\$294,174,249	\$83,782,484	\$22,156,761	\$377,956,733
18	\$300,057,734	\$85,458,134	\$22,599,897	\$385,515,868
19	\$306,058,888	\$87,167,297	\$23,051,894	\$393,226,185
20	\$312,180,066	\$88,910,643	\$23,512,932	\$401,090,709
21	\$371,338,254	\$76,275,166	\$16,910,081	\$447,613,420
22	\$378,765,019	\$77,800,669	\$17,248,283	\$456,565,688
23	\$386,340,320	\$79,356,682	\$17,593,249	\$465,697,002
24	\$394,067,126	\$80,943,816	\$17,945,114	\$475,010,942
25	\$401,948,469	\$82,562,692	\$18,304,016	\$484,511,161
26	\$409,987,438	\$84,213,946	\$18,670,096	\$494,201,384
27	\$418,187,187	\$85,898,225	\$19,043,498	\$504,085,412
28	\$426,550,931	\$87,616,190	\$19,424,368	\$514,167,120
29	\$435,081,949	\$89,368,514	\$19,812,855	\$524,450,463
30	\$443,783,588	\$91,155,884	\$20,209,113	\$534,939,472
Total	\$9,149,220,802	\$2,827,615,344	\$548,960,444	\$11,976,836,146

Percent of building and improvement costs for materials and labor

Materials	50.0%
Labor	50.0%

Percent of construction materials that will be purchased in the County and subject to sales taxes 50.0%

Percent of taxable spending by construction workers in the County and subject to sales taxes 50.0%

Percent of tangible personal property purchases subject to County sales taxes 50.0%

Multi-Family Residential impact fees to be paid during construction

Year	County Library	County Law & EMS	School Education	Total Multi-Family Impact Fees
1	\$16,402	\$16,874	\$160,480	\$193,756
2	\$16,402	\$16,874	\$160,480	\$193,756
3	\$16,402	\$16,874	\$160,480	\$193,756
4	\$16,402	\$16,874	\$160,480	\$193,756
5	\$16,402	\$16,874	\$160,480	\$193,756
6	\$16,402	\$16,874	\$160,480	\$193,756
7	\$16,402	\$16,874	\$160,480	\$193,756
8	\$16,402	\$16,874	\$160,480	\$193,756
9	\$16,402	\$16,874	\$160,480	\$193,756
10	\$16,402	\$16,874	\$160,480	\$193,756
11	\$11,398	\$11,726	\$111,520	\$134,644
12	\$11,398	\$11,726	\$111,520	\$134,644
13	\$11,398	\$11,726	\$111,520	\$134,644
14	\$11,398	\$11,726	\$111,520	\$134,644
15	\$11,398	\$11,726	\$111,520	\$134,644
16	\$11,398	\$11,726	\$111,520	\$134,644
17	\$11,398	\$11,726	\$111,520	\$134,644
18	\$11,398	\$11,726	\$111,520	\$134,644
19	\$11,398	\$11,726	\$111,520	\$134,644
20	\$11,398	\$11,726	\$111,520	\$134,644
21	\$0	\$0	\$0	\$0
22	\$0	\$0	\$0	\$0
23	\$0	\$0	\$0	\$0
24	\$0	\$0	\$0	\$0
25	\$0	\$0	\$0	\$0
26	\$0	\$0	\$0	\$0
27	\$0	\$0	\$0	\$0
28	\$0	\$0	\$0	\$0
29	\$0	\$0	\$0	\$0
30	\$0	\$0	\$0	\$0
Total	\$278,000	\$286,000	\$2,720,000	\$3,284,000

Multi-Family Residential impact fees to be paid during construction

Year	City Fire & Rescue	City Parks	City Transportation	City Water Capacity	City Wastewater Capacity	City Connection/Inspection	Total Multi-Family Impact Fees
1	\$111,156	\$373,352	\$490,290	\$283,908	\$359,310	\$160,480	\$1,778,496
2	\$111,156	\$373,352	\$490,290	\$283,908	\$359,310	\$160,480	\$1,778,496
3	\$111,156	\$373,352	\$490,290	\$283,908	\$359,310	\$160,480	\$1,778,496
4	\$111,156	\$373,352	\$490,290	\$283,908	\$359,310	\$160,480	\$1,778,496
5	\$111,156	\$373,352	\$490,290	\$283,908	\$359,310	\$160,480	\$1,778,496
6	\$111,156	\$373,352	\$490,290	\$283,908	\$359,310	\$160,480	\$1,778,496
7	\$111,156	\$373,352	\$490,290	\$283,908	\$359,310	\$160,480	\$1,778,496
8	\$111,156	\$373,352	\$490,290	\$283,908	\$359,310	\$160,480	\$1,778,496
9	\$111,156	\$373,352	\$490,290	\$283,908	\$359,310	\$160,480	\$1,778,496
10	\$111,156	\$373,352	\$490,290	\$283,908	\$359,310	\$160,480	\$1,778,496
11	\$77,244	\$259,448	\$340,710	\$197,292	\$249,690	\$111,520	\$1,235,904
12	\$77,244	\$259,448	\$340,710	\$197,292	\$249,690	\$111,520	\$1,235,904
13	\$77,244	\$259,448	\$340,710	\$197,292	\$249,690	\$111,520	\$1,235,904
14	\$77,244	\$259,448	\$340,710	\$197,292	\$249,690	\$111,520	\$1,235,904
15	\$77,244	\$259,448	\$340,710	\$197,292	\$249,690	\$111,520	\$1,235,904
16	\$77,244	\$259,448	\$340,710	\$197,292	\$249,690	\$111,520	\$1,235,904
17	\$77,244	\$259,448	\$340,710	\$197,292	\$249,690	\$111,520	\$1,235,904
18	\$77,244	\$259,448	\$340,710	\$197,292	\$249,690	\$111,520	\$1,235,904
19	\$77,244	\$259,448	\$340,710	\$197,292	\$249,690	\$111,520	\$1,235,904
20	\$77,244	\$259,448	\$340,710	\$197,292	\$249,690	\$111,520	\$1,235,904
21	\$0	\$0	\$0	\$0	\$0	\$0	\$0
22	\$0	\$0	\$0	\$0	\$0	\$0	\$0
23	\$0	\$0	\$0	\$0	\$0	\$0	\$0
24	\$0	\$0	\$0	\$0	\$0	\$0	\$0
25	\$0	\$0	\$0	\$0	\$0	\$0	\$0
26	\$0	\$0	\$0	\$0	\$0	\$0	\$0
27	\$0	\$0	\$0	\$0	\$0	\$0	\$0
28	\$0	\$0	\$0	\$0	\$0	\$0	\$0
29	\$0	\$0	\$0	\$0	\$0	\$0	\$0
30	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$1,884,000	\$6,328,000	\$8,310,000	\$4,812,000	\$6,090,000	\$2,720,000	\$30,144,000

Single Family Residential impact fees to be paid to the county during construction

Year	County Library	County Law & EMS	School Education	Total Single Family Impact Fees
1	\$137,377	\$143,528	\$2,793,670	\$3,074,575
2	\$137,377	\$143,528	\$2,793,670	\$3,074,575
3	\$137,377	\$143,528	\$2,793,670	\$3,074,575
4	\$137,377	\$143,528	\$2,793,670	\$3,074,575
5	\$137,377	\$143,528	\$2,793,670	\$3,074,575
6	\$137,377	\$143,528	\$2,793,670	\$3,074,575
7	\$137,377	\$143,528	\$2,793,670	\$3,074,575
8	\$137,377	\$143,528	\$2,793,670	\$3,074,575
9	\$137,377	\$143,528	\$2,793,670	\$3,074,575
10	\$137,377	\$143,528	\$2,793,670	\$3,074,575
11	\$151,527	\$158,312	\$3,081,430	\$3,391,269
12	\$151,527	\$158,312	\$3,081,430	\$3,391,269
13	\$151,527	\$158,312	\$3,081,430	\$3,391,269
14	\$151,527	\$158,312	\$3,081,430	\$3,391,269
15	\$151,527	\$158,312	\$3,081,430	\$3,391,269
16	\$151,527	\$158,312	\$3,081,430	\$3,391,269
17	\$151,527	\$158,312	\$3,081,430	\$3,391,269
18	\$151,527	\$158,312	\$3,081,430	\$3,391,269
19	\$151,527	\$158,312	\$3,081,430	\$3,391,269
20	\$151,527	\$158,312	\$3,081,430	\$3,391,269
21	\$191,352	\$199,920	\$3,891,300	\$4,282,572
22	\$191,352	\$199,920	\$3,891,300	\$4,282,572
23	\$191,352	\$199,920	\$3,891,300	\$4,282,572
24	\$191,352	\$199,920	\$3,891,300	\$4,282,572
25	\$191,352	\$199,920	\$3,891,300	\$4,282,572
26	\$191,352	\$199,920	\$3,891,300	\$4,282,572
27	\$191,352	\$199,920	\$3,891,300	\$4,282,572
28	\$191,352	\$199,920	\$3,891,300	\$4,282,572
29	\$191,352	\$199,920	\$3,891,300	\$4,282,572
30	\$191,352	\$199,920	\$3,891,300	\$4,282,572
Total	\$4,802,560	\$5,017,600	\$97,664,000	\$107,484,160

Single Family Residential impact fees to be paid to the county during construction

Year	City Fire & Rescue	City Parks	City Transportation	City Water Capacity	City Wastewater Capacity	City Connection/Inspection	Total Single Family Impact Fees
1	\$482,869	\$1,621,866	\$3,865,004	\$1,541,388	\$1,950,956	\$871,420	\$10,333,503
2	\$482,869	\$1,621,866	\$3,865,004	\$1,541,388	\$1,950,956	\$871,420	\$10,333,503
3	\$482,869	\$1,621,866	\$3,865,004	\$1,541,388	\$1,950,956	\$871,420	\$10,333,503
4	\$482,869	\$1,621,866	\$3,865,004	\$1,541,388	\$1,950,956	\$871,420	\$10,333,503
5	\$482,869	\$1,621,866	\$3,865,004	\$1,541,388	\$1,950,956	\$871,420	\$10,333,503
6	\$482,869	\$1,621,866	\$3,865,004	\$1,541,388	\$1,950,956	\$871,420	\$10,333,503
7	\$482,869	\$1,621,866	\$3,865,004	\$1,541,388	\$1,950,956	\$871,420	\$10,333,503
8	\$482,869	\$1,621,866	\$3,865,004	\$1,541,388	\$1,950,956	\$871,420	\$10,333,503
9	\$482,869	\$1,621,866	\$3,865,004	\$1,541,388	\$1,950,956	\$871,420	\$10,333,503
10	\$482,869	\$1,621,866	\$3,865,004	\$1,541,388	\$1,950,956	\$871,420	\$10,333,503
11	\$532,607	\$1,788,926	\$4,263,116	\$1,700,158	\$2,151,912	\$961,180	\$11,397,899
12	\$532,607	\$1,788,926	\$4,263,116	\$1,700,158	\$2,151,912	\$961,180	\$11,397,899
13	\$532,607	\$1,788,926	\$4,263,116	\$1,700,158	\$2,151,912	\$961,180	\$11,397,899
14	\$532,607	\$1,788,926	\$4,263,116	\$1,700,158	\$2,151,912	\$961,180	\$11,397,899
15	\$532,607	\$1,788,926	\$4,263,116	\$1,700,158	\$2,151,912	\$961,180	\$11,397,899
16	\$532,607	\$1,788,926	\$4,263,116	\$1,700,158	\$2,151,912	\$961,180	\$11,397,899
17	\$532,607	\$1,788,926	\$4,263,116	\$1,700,158	\$2,151,912	\$961,180	\$11,397,899
18	\$532,607	\$1,788,926	\$4,263,116	\$1,700,158	\$2,151,912	\$961,180	\$11,397,899
19	\$532,607	\$1,788,926	\$4,263,116	\$1,700,158	\$2,151,912	\$961,180	\$11,397,899
20	\$532,607	\$1,788,926	\$4,263,116	\$1,700,158	\$2,151,912	\$961,180	\$11,397,899
21	\$672,588	\$2,259,096	\$5,383,560	\$2,146,998	\$2,717,484	\$1,213,800	\$14,393,526
22	\$672,588	\$2,259,096	\$5,383,560	\$2,146,998	\$2,717,484	\$1,213,800	\$14,393,526
23	\$672,588	\$2,259,096	\$5,383,560	\$2,146,998	\$2,717,484	\$1,213,800	\$14,393,526
24	\$672,588	\$2,259,096	\$5,383,560	\$2,146,998	\$2,717,484	\$1,213,800	\$14,393,526
25	\$672,588	\$2,259,096	\$5,383,560	\$2,146,998	\$2,717,484	\$1,213,800	\$14,393,526
26	\$672,588	\$2,259,096	\$5,383,560	\$2,146,998	\$2,717,484	\$1,213,800	\$14,393,526
27	\$672,588	\$2,259,096	\$5,383,560	\$2,146,998	\$2,717,484	\$1,213,800	\$14,393,526
28	\$672,588	\$2,259,096	\$5,383,560	\$2,146,998	\$2,717,484	\$1,213,800	\$14,393,526
29	\$672,588	\$2,259,096	\$5,383,560	\$2,146,998	\$2,717,484	\$1,213,800	\$14,393,526
30	\$672,588	\$2,259,096	\$5,383,560	\$2,146,998	\$2,717,484	\$1,213,800	\$14,393,526
Total	\$16,880,640	\$56,698,880	\$135,116,800	\$53,885,440	\$68,203,520	\$30,464,000	\$361,249,280

Commercial impact fees to be paid to the county during construction

Year	County Library	County Law & EMS	School Education	City Fire & Rescue	City Parks	City Transportation	Total Commercial Impact Fees
1	\$0	\$38,151	\$0	\$121,095	\$0	\$1,913,771	\$2,073,017
2	\$0	\$38,151	\$0	\$121,095	\$0	\$1,913,771	\$2,073,017
3	\$0	\$38,151	\$0	\$121,095	\$0	\$1,913,771	\$2,073,017
4	\$0	\$38,151	\$0	\$121,095	\$0	\$1,913,771	\$2,073,017
5	\$0	\$38,151	\$0	\$121,095	\$0	\$1,913,771	\$2,073,017
6	\$0	\$38,151	\$0	\$121,095	\$0	\$1,913,771	\$2,073,017
7	\$0	\$38,151	\$0	\$121,095	\$0	\$1,913,771	\$2,073,017
8	\$0	\$38,151	\$0	\$121,095	\$0	\$1,913,771	\$2,073,017
9	\$0	\$38,151	\$0	\$121,095	\$0	\$1,913,771	\$2,073,017
10	\$0	\$38,151	\$0	\$121,095	\$0	\$1,913,771	\$2,073,017
11	\$0	\$22,514	\$0	\$71,461	\$0	\$1,129,361	\$1,223,336
12	\$0	\$22,514	\$0	\$71,461	\$0	\$1,129,361	\$1,223,336
13	\$0	\$22,514	\$0	\$71,461	\$0	\$1,129,361	\$1,223,336
14	\$0	\$22,514	\$0	\$71,461	\$0	\$1,129,361	\$1,223,336
15	\$0	\$22,514	\$0	\$71,461	\$0	\$1,129,361	\$1,223,336
16	\$0	\$22,514	\$0	\$71,461	\$0	\$1,129,361	\$1,223,336
17	\$0	\$22,514	\$0	\$71,461	\$0	\$1,129,361	\$1,223,336
18	\$0	\$22,514	\$0	\$71,461	\$0	\$1,129,361	\$1,223,336
19	\$0	\$22,514	\$0	\$71,461	\$0	\$1,129,361	\$1,223,336
20	\$0	\$22,514	\$0	\$71,461	\$0	\$1,129,361	\$1,223,336
21	\$0	\$27,695	\$0	\$87,906	\$0	\$1,389,256	\$1,504,857
22	\$0	\$27,695	\$0	\$87,906	\$0	\$1,389,256	\$1,504,857
23	\$0	\$27,695	\$0	\$87,906	\$0	\$1,389,256	\$1,504,857
24	\$0	\$27,695	\$0	\$87,906	\$0	\$1,389,256	\$1,504,857
25	\$0	\$27,695	\$0	\$87,906	\$0	\$1,389,256	\$1,504,857
26	\$0	\$27,695	\$0	\$87,906	\$0	\$1,389,256	\$1,504,857
27	\$0	\$27,695	\$0	\$87,906	\$0	\$1,389,256	\$1,504,857
28	\$0	\$27,695	\$0	\$87,906	\$0	\$1,389,256	\$1,504,857
29	\$0	\$27,695	\$0	\$87,906	\$0	\$1,389,256	\$1,504,857
30	\$0	\$27,695	\$0	\$87,906	\$0	\$1,389,256	\$1,504,857
Total	\$0	\$883,596	\$0	\$2,804,620	\$0	\$44,323,877	\$48,012,093

Industrial impact fees to be paid to the county during construction

Year	County Library	County Law & EMS	School Education	City Fire & Rescue	City Parks	City Transportation	Total Industrial Impact Fees
1	\$0	\$13,200	\$0	\$224,250	\$0	\$758,700	\$996,150
2	\$0	\$13,200	\$0	\$224,250	\$0	\$758,700	\$996,150
3	\$0	\$13,200	\$0	\$224,250	\$0	\$758,700	\$996,150
4	\$0	\$13,200	\$0	\$224,250	\$0	\$758,700	\$996,150
5	\$0	\$13,200	\$0	\$224,250	\$0	\$758,700	\$996,150
6	\$0	\$13,200	\$0	\$224,250	\$0	\$758,700	\$996,150
7	\$0	\$13,200	\$0	\$224,250	\$0	\$758,700	\$996,150
8	\$0	\$13,200	\$0	\$224,250	\$0	\$758,700	\$996,150
9	\$0	\$13,200	\$0	\$224,250	\$0	\$758,700	\$996,150
10	\$0	\$13,200	\$0	\$224,250	\$0	\$758,700	\$996,150
11	\$0	\$24,200	\$0	\$411,125	\$0	\$1,390,950	\$1,826,275
12	\$0	\$24,200	\$0	\$411,125	\$0	\$1,390,950	\$1,826,275
13	\$0	\$24,200	\$0	\$411,125	\$0	\$1,390,950	\$1,826,275
14	\$0	\$24,200	\$0	\$411,125	\$0	\$1,390,950	\$1,826,275
15	\$0	\$24,200	\$0	\$411,125	\$0	\$1,390,950	\$1,826,275
16	\$0	\$24,200	\$0	\$411,125	\$0	\$1,390,950	\$1,826,275
17	\$0	\$24,200	\$0	\$411,125	\$0	\$1,390,950	\$1,826,275
18	\$0	\$24,200	\$0	\$411,125	\$0	\$1,390,950	\$1,826,275
19	\$0	\$24,200	\$0	\$411,125	\$0	\$1,390,950	\$1,826,275
20	\$0	\$24,200	\$0	\$411,125	\$0	\$1,390,950	\$1,826,275
21	\$0	\$11,880	\$0	\$201,825	\$0	\$682,830	\$896,535
22	\$0	\$11,880	\$0	\$201,825	\$0	\$682,830	\$896,535
23	\$0	\$11,880	\$0	\$201,825	\$0	\$682,830	\$896,535
24	\$0	\$11,880	\$0	\$201,825	\$0	\$682,830	\$896,535
25	\$0	\$11,880	\$0	\$201,825	\$0	\$682,830	\$896,535
26	\$0	\$11,880	\$0	\$201,825	\$0	\$682,830	\$896,535
27	\$0	\$11,880	\$0	\$201,825	\$0	\$682,830	\$896,535
28	\$0	\$11,880	\$0	\$201,825	\$0	\$682,830	\$896,535
29	\$0	\$11,880	\$0	\$201,825	\$0	\$682,830	\$896,535
30	\$0	\$11,880	\$0	\$201,825	\$0	\$682,830	\$896,535
Total	\$0	\$492,800	\$0	\$8,372,000	\$0	\$28,324,800	\$37,189,600

Office impact fees to be paid to the county during construction

Year	County Library	County Law & EMS	County Education	County Fire & Rescue	County Parks	City Transportation	Total Office Impact Fees
1	\$0	\$7,160	\$0	\$59,800	\$0	\$357,160	\$424,120
2	\$0	\$7,160	\$0	\$59,800	\$0	\$357,160	\$424,120
3	\$0	\$7,160	\$0	\$59,800	\$0	\$357,160	\$424,120
4	\$0	\$7,160	\$0	\$59,800	\$0	\$357,160	\$424,120
5	\$0	\$7,160	\$0	\$59,800	\$0	\$357,160	\$424,120
6	\$0	\$7,160	\$0	\$59,800	\$0	\$357,160	\$424,120
7	\$0	\$7,160	\$0	\$59,800	\$0	\$357,160	\$424,120
8	\$0	\$7,160	\$0	\$59,800	\$0	\$357,160	\$424,120
9	\$0	\$7,160	\$0	\$59,800	\$0	\$357,160	\$424,120
10	\$0	\$7,160	\$0	\$59,800	\$0	\$357,160	\$424,120
11	\$0	\$0	\$0	\$0	\$0	\$0	\$0
12	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15	\$0	\$0	\$0	\$0	\$0	\$0	\$0
16	\$0	\$0	\$0	\$0	\$0	\$0	\$0
17	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18	\$0	\$0	\$0	\$0	\$0	\$0	\$0
19	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21	\$0	\$6,050	\$0	\$50,531	\$0	\$301,800	\$358,381
22	\$0	\$6,050	\$0	\$50,531	\$0	\$301,800	\$358,381
23	\$0	\$6,050	\$0	\$50,531	\$0	\$301,800	\$358,381
24	\$0	\$6,050	\$0	\$50,531	\$0	\$301,800	\$358,381
25	\$0	\$6,050	\$0	\$50,531	\$0	\$301,800	\$358,381
26	\$0	\$6,050	\$0	\$50,531	\$0	\$301,800	\$358,381
27	\$0	\$6,050	\$0	\$50,531	\$0	\$301,800	\$358,381
28	\$0	\$6,050	\$0	\$50,531	\$0	\$301,800	\$358,381
29	\$0	\$6,050	\$0	\$50,531	\$0	\$301,800	\$358,381
30	\$0	\$6,050	\$0	\$50,531	\$0	\$301,800	\$358,381
Total	\$0	\$132,102	\$0	\$1,103,310	\$0	\$6,589,602	\$7,825,014

Hotel impact fees to be paid to the county during construction

Year	County Library	County Law & EMS	County Education	County Fire & Rescue	County Parks	City Transportation	Total Office Impact Fees
1	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	\$0	\$7,205	\$0	\$60,174	\$0	\$557,290	\$624,669
4	\$0	\$7,205	\$0	\$60,174	\$0	\$557,290	\$624,669
5	\$0	\$7,205	\$0	\$60,174	\$0	\$557,290	\$624,669
6	\$0	\$7,205	\$0	\$60,174	\$0	\$557,290	\$624,669
7	\$0	\$7,205	\$0	\$60,174	\$0	\$557,290	\$624,669
8	\$0	\$7,205	\$0	\$60,174	\$0	\$557,290	\$624,669
9	\$0	\$7,205	\$0	\$60,174	\$0	\$557,290	\$624,669
10	\$0	\$7,205	\$0	\$60,174	\$0	\$557,290	\$624,669
11	\$0	\$1,441	\$0	\$12,035	\$0	\$111,458	\$124,934
12	\$0	\$1,441	\$0	\$12,035	\$0	\$111,458	\$124,934
13	\$0	\$1,441	\$0	\$12,035	\$0	\$111,458	\$124,934
14	\$0	\$1,441	\$0	\$12,035	\$0	\$111,458	\$124,934
15	\$0	\$1,441	\$0	\$12,035	\$0	\$111,458	\$124,934
16	\$0	\$0	\$0	\$0	\$0	\$0	\$0
17	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18	\$0	\$0	\$0	\$0	\$0	\$0	\$0
19	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21	\$0	\$0	\$0	\$0	\$0	\$0	\$0
22	\$0	\$0	\$0	\$0	\$0	\$0	\$0
23	\$0	\$0	\$0	\$0	\$0	\$0	\$0
24	\$0	\$0	\$0	\$0	\$0	\$0	\$0
25	\$0	\$0	\$0	\$0	\$0	\$0	\$0
26	\$0	\$0	\$0	\$0	\$0	\$0	\$0
27	\$0	\$0	\$0	\$0	\$0	\$0	\$0
28	\$0	\$0	\$0	\$0	\$0	\$0	\$0
29	\$0	\$0	\$0	\$0	\$0	\$0	\$0
30	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$64,843	\$0	\$541,564	\$0	\$5,015,610	\$5,622,017

Hospital impact fees to be paid to the county during construction

Year	County Library	County Law & EMS	County Education	County Fire & Rescue	County Parks	City Transportation	Total Office Impact Fees
1	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11	\$0	\$47,600	\$0	\$299,000	\$0	\$892,900	\$1,239,500
12	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15	\$0	\$0	\$0	\$0	\$0	\$0	\$0
16	\$0	\$0	\$0	\$0	\$0	\$0	\$0
17	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18	\$0	\$0	\$0	\$0	\$0	\$0	\$0
19	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21	\$0	\$0	\$0	\$0	\$0	\$0	\$0
22	\$0	\$0	\$0	\$0	\$0	\$0	\$0
23	\$0	\$0	\$0	\$0	\$0	\$0	\$0
24	\$0	\$0	\$0	\$0	\$0	\$0	\$0
25	\$0	\$0	\$0	\$0	\$0	\$0	\$0
26	\$0	\$0	\$0	\$0	\$0	\$0	\$0
27	\$0	\$0	\$0	\$0	\$0	\$0	\$0
28	\$0	\$0	\$0	\$0	\$0	\$0	\$0
29	\$0	\$0	\$0	\$0	\$0	\$0	\$0
30	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$47,600	\$0	\$299,000	\$0	\$892,900	\$1,239,500

Golf Course impact fees to be paid to the county during construction

Year	County Library	County Law & EMS	County Education	County Fire & Rescue	County Parks	City Transportation	Total Office Impact Fees
1	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	\$0	\$2,754	\$0	\$0	\$0	\$430,074	\$432,828
4	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11	\$0	\$0	\$0	\$0	\$0	\$0	\$0
12	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15	\$0	\$0	\$0	\$0	\$0	\$0	\$0
16	\$0	\$0	\$0	\$0	\$0	\$0	\$0
17	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18	\$0	\$0	\$0	\$0	\$0	\$0	\$0
19	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21	\$0	\$0	\$0	\$0	\$0	\$0	\$0
22	\$0	\$0	\$0	\$0	\$0	\$0	\$0
23	\$0	\$0	\$0	\$0	\$0	\$0	\$0
24	\$0	\$0	\$0	\$0	\$0	\$0	\$0
25	\$0	\$0	\$0	\$0	\$0	\$0	\$0
26	\$0	\$0	\$0	\$0	\$0	\$0	\$0
27	\$0	\$0	\$0	\$0	\$0	\$0	\$0
28	\$0	\$0	\$0	\$0	\$0	\$0	\$0
29	\$0	\$0	\$0	\$0	\$0	\$0	\$0
30	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$2,754	\$0	\$0	\$0	\$430,074	\$432,828

Recreational Center impact fees to be paid to the county during construction

Year	County Library	County Law & EMS	County Education	County Fire & Rescue	County Parks	City Transportation	Total Office Impact Fees
1	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	\$0	\$15,804	\$0	\$53,820	\$0	\$775,404	\$845,028
4	\$0	\$15,804	\$0	\$53,820	\$0	\$775,404	\$845,028
5	\$0	\$15,804	\$0	\$53,820	\$0	\$775,404	\$845,028
6	\$0	\$15,804	\$0	\$53,820	\$0	\$775,404	\$845,028
7	\$0	\$15,804	\$0	\$53,820	\$0	\$775,404	\$845,028
8	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11	\$0	\$0	\$0	\$0	\$0	\$0	\$0
12	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15	\$0	\$0	\$0	\$0	\$0	\$0	\$0
16	\$0	\$0	\$0	\$0	\$0	\$0	\$0
17	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18	\$0	\$0	\$0	\$0	\$0	\$0	\$0
19	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21	\$0	\$0	\$0	\$0	\$0	\$0	\$0
22	\$0	\$0	\$0	\$0	\$0	\$0	\$0
23	\$0	\$0	\$0	\$0	\$0	\$0	\$0
24	\$0	\$0	\$0	\$0	\$0	\$0	\$0
25	\$0	\$0	\$0	\$0	\$0	\$0	\$0
26	\$0	\$0	\$0	\$0	\$0	\$0	\$0
27	\$0	\$0	\$0	\$0	\$0	\$0	\$0
28	\$0	\$0	\$0	\$0	\$0	\$0	\$0
29	\$0	\$0	\$0	\$0	\$0	\$0	\$0
30	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$79,020	\$0	\$269,100	\$0	\$3,877,020	\$4,225,140

Soccer Complex impact fees to be paid to the county during construction

Year	County Library	County Law & EMS	County Education	County Fire & Rescue	County Parks	City Transportation	Total Office Impact Fees
1	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	\$0	\$0	\$0	\$0	\$0	\$139,443	\$139,443
4	\$0	\$0	\$0	\$0	\$0	\$139,443	\$139,443
5	\$0	\$0	\$0	\$0	\$0	\$139,443	\$139,443
6	\$0	\$0	\$0	\$0	\$0	\$139,443	\$139,443
7	\$0	\$0	\$0	\$0	\$0	\$139,443	\$139,443
8	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11	\$0	\$0	\$0	\$0	\$0	\$0	\$0
12	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15	\$0	\$0	\$0	\$0	\$0	\$0	\$0
16	\$0	\$0	\$0	\$0	\$0	\$0	\$0
17	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18	\$0	\$0	\$0	\$0	\$0	\$0	\$0
19	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21	\$0	\$0	\$0	\$0	\$0	\$0	\$0
22	\$0	\$0	\$0	\$0	\$0	\$0	\$0
23	\$0	\$0	\$0	\$0	\$0	\$0	\$0
24	\$0	\$0	\$0	\$0	\$0	\$0	\$0
25	\$0	\$0	\$0	\$0	\$0	\$0	\$0
26	\$0	\$0	\$0	\$0	\$0	\$0	\$0
27	\$0	\$0	\$0	\$0	\$0	\$0	\$0
28	\$0	\$0	\$0	\$0	\$0	\$0	\$0
29	\$0	\$0	\$0	\$0	\$0	\$0	\$0
30	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0	\$697,215	\$697,215

Amphitheatre impact fees to be paid to the county during construction

Year	County Library	County Law & EMS	County Education	County Fire & Rescue	County Parks	City Transportation	Total Office Impact Fees
1	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	\$0	\$0	\$0	\$0	\$0	\$2,744,000	\$2,744,000
4	\$0	\$0	\$0	\$0	\$0	\$2,744,000	\$2,744,000
5	\$0	\$0	\$0	\$0	\$0	\$2,744,000	\$2,744,000
6	\$0	\$0	\$0	\$0	\$0	\$2,744,000	\$2,744,000
7	\$0	\$0	\$0	\$0	\$0	\$2,744,000	\$2,744,000
8	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11	\$0	\$0	\$0	\$0	\$0	\$0	\$0
12	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15	\$0	\$0	\$0	\$0	\$0	\$0	\$0
16	\$0	\$0	\$0	\$0	\$0	\$0	\$0
17	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18	\$0	\$0	\$0	\$0	\$0	\$0	\$0
19	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21	\$0	\$0	\$0	\$0	\$0	\$0	\$0
22	\$0	\$0	\$0	\$0	\$0	\$0	\$0
23	\$0	\$0	\$0	\$0	\$0	\$0	\$0
24	\$0	\$0	\$0	\$0	\$0	\$0	\$0
25	\$0	\$0	\$0	\$0	\$0	\$0	\$0
26	\$0	\$0	\$0	\$0	\$0	\$0	\$0
27	\$0	\$0	\$0	\$0	\$0	\$0	\$0
28	\$0	\$0	\$0	\$0	\$0	\$0	\$0
29	\$0	\$0	\$0	\$0	\$0	\$0	\$0
30	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0	\$13,720,000	\$13,720,000

Estimated spending for construction

Year	Spending on Construction
1	\$265,130,000
2	\$270,432,600
3	\$326,409,762
4	\$327,631,917
5	\$334,184,556
6	\$340,868,247
7	\$347,685,612
8	\$330,970,801
9	\$337,590,217
10	\$344,342,022
11	\$487,501,467
12	\$348,046,580
13	\$355,007,511
14	\$362,107,662
15	\$369,349,815
16	\$370,545,817
17	\$377,956,733
18	\$385,515,868
19	\$393,226,185
20	\$401,090,709
21	\$447,613,420
22	\$456,565,688
23	\$465,697,002
24	\$475,010,942
25	\$484,511,161
26	\$494,201,384
27	\$504,085,412
28	\$514,167,120
29	\$524,450,463
30	\$534,939,472

Activities During the MPD's Operations

Number of new households to be added in the community each year - Multi-Family Units

Year	Number of Units	Number of New Residents	Number of New K-12 Students	Cumulative Number of Units	Cumulative Number of New Residents	Cumulative Number of New K-12 Students	Cumulative New Household Income
1	118	271	35	118	271	35	\$9,725,560
2	118	271	35	236	543	71	\$19,840,142
3	118	271	35	354	814	106	\$30,355,418
4	118	271	35	472	1,086	142	\$41,283,368
5	118	271	35	590	1,357	177	\$52,636,295
6	118	271	35	708	1,628	212	\$64,426,825
7	118	271	35	826	1,900	248	\$76,667,921
8	118	271	35	944	2,171	283	\$89,372,891
9	118	271	35	1,062	2,443	319	\$102,555,392
10	118	271	35	1,180	2,714	354	\$116,229,445
11	82	189	25	1,262	2,903	379	\$126,792,534
12	82	189	25	1,344	3,091	403	\$137,731,656
13	82	189	25	1,426	3,280	428	\$149,057,625
14	82	189	25	1,508	3,468	452	\$160,781,540
15	82	189	25	1,590	3,657	477	\$172,914,789
16	82	189	25	1,672	3,846	502	\$185,469,055
17	82	189	25	1,754	4,034	526	\$198,456,326
18	82	189	25	1,836	4,223	551	\$211,888,900
19	82	189	25	1,918	4,411	575	\$225,779,395
20	82	189	25	2,000	4,600	600	\$240,140,754
21	0	0	0	2,000	4,600	600	\$244,943,569
22	0	0	0	2,000	4,600	600	\$249,842,440
23	0	0	0	2,000	4,600	600	\$254,839,289
24	0	0	0	2,000	4,600	600	\$259,936,075
25	0	0	0	2,000	4,600	600	\$265,134,796
26	0	0	0	2,000	4,600	600	\$270,437,492
27	0	0	0	2,000	4,600	600	\$275,846,242
28	0	0	0	2,000	4,600	600	\$281,363,167
29	0	0	0	2,000	4,600	600	\$286,990,430
30	0	0	0	2,000	4,600	600	\$292,730,239
Total	2,000	4,600	600				

Number of new households to be added in the community each year - Single-Family Units

Year	Number of Units	Number of New Residents	Number of New K-12 Students	Cumulative Number of Units	Cumulative Number of New Residents	Cumulative Number of New K-12 Students	Cumulative New Household Income
1	513	1,333	154	513	1,333	154	\$52,810,615
2	513	1,333	154	1,025	2,666	308	\$107,733,655
3	513	1,333	154	1,538	3,998	461	\$164,832,492
4	513	1,333	154	2,050	5,331	615	\$224,172,188
5	513	1,333	154	2,563	6,664	769	\$285,819,540
6	513	1,333	154	3,076	7,997	923	\$349,843,117
7	513	1,333	154	3,588	9,329	1,076	\$416,313,310
8	513	1,333	154	4,101	10,662	1,230	\$485,302,372
9	513	1,333	154	4,613	11,995	1,384	\$556,884,472
10	513	1,333	154	5,126	13,328	1,538	\$631,135,735
11	565	1,470	170	5,691	14,798	1,707	\$714,765,283
12	565	1,470	170	6,257	16,268	1,877	\$801,487,559
13	565	1,470	170	6,822	17,738	2,047	\$891,392,820
14	565	1,470	170	7,388	19,208	2,216	\$984,573,696
15	565	1,470	170	7,953	20,678	2,386	\$1,081,125,249
16	565	1,470	170	8,518	22,148	2,556	\$1,181,145,036
17	565	1,470	170	9,084	23,618	2,725	\$1,284,733,164
18	565	1,470	170	9,649	25,088	2,895	\$1,391,992,359
19	565	1,470	170	10,215	26,558	3,064	\$1,503,028,029
20	565	1,470	170	10,780	28,028	3,234	\$1,617,948,328
21	714	1,856	214	11,494	29,884	3,448	\$1,759,613,362
22	714	1,856	214	12,208	31,741	3,662	\$1,906,297,818
23	714	1,856	214	12,922	33,597	3,877	\$2,058,145,807
24	714	1,856	214	13,636	35,454	4,091	\$2,215,305,197
25	714	1,856	214	14,350	37,310	4,305	\$2,377,927,703
26	714	1,856	214	15,064	39,166	4,519	\$2,546,168,988
27	714	1,856	214	15,778	41,023	4,733	\$2,720,188,754
28	714	1,856	214	16,492	42,879	4,948	\$2,900,150,842
29	714	1,856	214	17,206	44,736	5,162	\$3,086,223,338
30	714	1,856	214	17,920	46,592	5,376	\$3,278,578,674
Total	17,920	46,592	5,376				

Number of new jobs to be added in the community each year - Commercial

Year	Retail	Full-Service Restaurant	Limited Service Restaurant	New Commercial Employees to be hired each year
1	108	65	43	216
2	108	65	43	216
3	108	65	43	216
4	108	65	43	216
5	108	65	43	216
6	108	65	43	216
7	108	65	43	216
8	108	65	43	216
9	108	65	43	216
10	108	65	43	216
11	64	38	25	127
12	64	38	25	127
13	64	38	25	127
14	64	38	25	127
15	64	38	25	127
16	64	38	25	127
17	64	38	25	127
18	64	38	25	127
19	64	38	25	127
20	64	38	25	127
21	78	47	31	157
22	78	47	31	157
23	78	47	31	157
24	78	47	31	157
25	78	47	31	157
26	78	47	31	157
27	78	47	31	157
28	78	47	31	157
29	78	47	31	157
30	78	47	31	157
Total	2,501	1,501	1,001	5,003

Number of new jobs to be added in the community each year - Hotel & Hospital

Year	Hotel	Hospital	New Hotel & Hospitals Employees to be hired each year
1	0	0	0
2	0	0	0
3	75	0	75
4	75	0	75
5	75	0	75
6	75	0	75
7	75	0	75
8	75	0	75
9	75	0	75
10	75	0	75
11	15	1,000	1,015
12	15	0	15
13	15	0	15
14	15	0	15
15	15	0	15
16	0	0	0
17	0	0	0
18	0	0	0
19	0	0	0
20	0	0	0
21	0	0	0
22	0	0	0
23	0	0	0
24	0	0	0
25	0	0	0
26	0	0	0
27	0	0	0
28	0	0	0
29	0	0	0
30	0	0	0
Total	673	1,000	1,673

Number of new jobs to be added in the community each year - Industrial & Office

Year	Manufacturing / Light Industrial	Warehouse / Distribution	Other Professional	New Industrial & Office Employees to be hired each year	
				Management	
1	115	115	44	44	320
2	115	115	44	44	320
3	115	115	44	44	320
4	115	115	44	44	320
5	115	115	44	44	320
6	115	115	44	44	320
7	115	115	44	44	320
8	115	115	44	44	320
9	115	115	44	44	320
10	115	115	44	44	320
11	212	212	0	0	423
12	212	212	0	0	423
13	212	212	0	0	423
14	212	212	0	0	423
15	212	212	0	0	423
16	212	212	0	0	423
17	212	212	0	0	423
18	212	212	0	0	423
19	212	212	0	0	423
20	212	212	0	0	423
21	104	104	38	38	283
22	104	104	38	38	283
23	104	104	38	38	283
24	104	104	38	38	283
25	104	104	38	38	283
26	104	104	38	38	283
27	104	104	38	38	283
28	104	104	38	38	283
29	104	104	38	38	283
30	104	104	38	38	283
Total	4,308	4,308	820	820	10,255

Average annual salaries of new jobs - Commercial

Year	Retail	Full-Service Restaurant	Limited Service Restaurant
1	\$31,589	\$38,133	\$25,090
2	\$32,221	\$38,896	\$25,591
3	\$32,865	\$39,674	\$26,103
4	\$33,523	\$40,467	\$26,625
5	\$34,193	\$41,277	\$27,158
6	\$34,877	\$42,102	\$27,701
7	\$35,575	\$42,944	\$28,255
8	\$36,286	\$43,803	\$28,820
9	\$37,012	\$44,679	\$29,397
10	\$37,752	\$45,573	\$29,984
11	\$38,507	\$46,484	\$30,584
12	\$39,277	\$47,414	\$31,196
13	\$40,063	\$48,362	\$31,820
14	\$40,864	\$49,330	\$32,456
15	\$41,681	\$50,316	\$33,105
16	\$42,515	\$51,323	\$33,767
17	\$43,365	\$52,349	\$34,443
18	\$44,233	\$53,396	\$35,132
19	\$45,117	\$54,464	\$35,834
20	\$46,020	\$55,553	\$36,551
21	\$46,940	\$56,664	\$37,282
22	\$47,879	\$57,798	\$38,028
23	\$48,836	\$58,954	\$38,788
24	\$49,813	\$60,133	\$39,564
25	\$50,809	\$61,335	\$40,355
26	\$51,826	\$62,562	\$41,162
27	\$52,862	\$63,813	\$41,986
28	\$53,919	\$65,089	\$42,825
29	\$54,998	\$66,391	\$43,682
30	\$56,098	\$67,719	\$44,555

Average annual salaries of new jobs - - Hotel & Hospital

Year	Hotel	Hospital
1	\$47,352	\$77,126
2	\$48,299	\$78,669
3	\$49,265	\$80,242
4	\$50,250	\$81,847
5	\$51,255	\$83,484
6	\$52,280	\$85,153
7	\$53,326	\$86,856
8	\$54,392	\$88,594
9	\$55,480	\$90,365
10	\$56,590	\$92,173
11	\$57,721	\$94,016
12	\$58,876	\$95,896
13	\$60,053	\$97,814
14	\$61,254	\$99,771
15	\$62,480	\$101,766
16	\$63,729	\$103,801
17	\$65,004	\$105,877
18	\$66,304	\$107,995
19	\$67,630	\$110,155
20	\$68,982	\$112,358
21	\$70,362	\$114,605
22	\$71,769	\$116,897
23	\$73,205	\$119,235
24	\$74,669	\$121,620
25	\$76,162	\$124,052
26	\$77,685	\$126,533
27	\$79,239	\$129,064
28	\$80,824	\$131,645
29	\$82,440	\$134,278
30	\$84,089	\$136,964

Average annual salaries of new jobs - Industrial & Office

Year	Manufacturing / Light Industrial	Warehouse / Distribution	Other Professional	Management
1	\$63,567	\$40,936	\$82,812	\$114,929
2	\$64,838	\$41,754	\$84,469	\$117,227
3	\$66,135	\$42,590	\$86,158	\$119,572
4	\$67,458	\$43,441	\$87,881	\$121,963
5	\$68,807	\$44,310	\$89,639	\$124,402
6	\$70,183	\$45,196	\$91,431	\$126,891
7	\$71,587	\$46,100	\$93,260	\$129,428
8	\$73,019	\$47,022	\$95,125	\$132,017
9	\$74,479	\$47,963	\$97,028	\$134,657
10	\$75,968	\$48,922	\$98,968	\$137,350
11	\$77,488	\$49,900	\$100,948	\$140,097
12	\$79,038	\$50,898	\$102,967	\$142,899
13	\$80,618	\$51,916	\$105,026	\$145,757
14	\$82,231	\$52,955	\$107,127	\$148,672
15	\$83,875	\$54,014	\$109,269	\$151,646
16	\$85,553	\$55,094	\$111,454	\$154,679
17	\$87,264	\$56,196	\$113,684	\$157,772
18	\$89,009	\$57,320	\$115,957	\$160,928
19	\$90,789	\$58,466	\$118,276	\$164,146
20	\$92,605	\$59,636	\$120,642	\$167,429
21	\$94,457	\$60,828	\$123,055	\$170,778
22	\$96,346	\$62,045	\$125,516	\$174,194
23	\$98,273	\$63,286	\$128,026	\$177,677
24	\$100,239	\$64,552	\$130,587	\$181,231
25	\$102,244	\$65,843	\$133,198	\$184,856
26	\$104,288	\$67,159	\$135,862	\$188,553
27	\$106,374	\$68,503	\$138,580	\$192,324
28	\$108,502	\$69,873	\$141,351	\$196,170
29	\$110,672	\$71,270	\$144,178	\$200,094
30	\$112,885	\$72,696	\$147,062	\$204,095

The estimated hotel spending subject to local hotel tax

Year	Hotel Lodging Sales
1	\$0
2	\$0
3	\$5,349,672
4	\$10,913,330
5	\$16,697,396
6	\$22,708,458
7	\$28,953,284
8	\$35,438,819
9	\$42,172,195
10	\$49,160,730
11	\$51,397,544
12	\$53,704,165
13	\$56,082,492
14	\$58,534,471
15	\$61,062,096
16	\$62,283,338
17	\$63,529,005
18	\$64,799,585
19	\$66,095,576
20	\$67,417,488
21	\$68,765,838
22	\$70,141,155
23	\$71,543,978
24	\$72,974,857
25	\$74,434,354
26	\$75,923,041
27	\$77,441,502
28	\$78,990,332
29	\$80,570,139
30	\$82,181,542

Appendix B

Economic Impact Calculations

Summary of Economic Impact of Construction Expenditures - Residential & Non-Residential

	Peak Year	30-Year Total
Economic Output:		
Direct	\$534,939,472	\$11,976,836,146
Indirect & Induced	\$263,730,658	\$5,850,734,790
<u>Total Economic Output</u>	<u>\$798,670,130</u>	<u>\$17,827,570,936</u>
Value Added:		
<u>Total Value Added</u>	<u>\$450,695,133</u>	<u>\$10,069,515,047</u>
Jobs:		
Direct	2,595.8	56,266.6
Indirect & Induced	1,213.4	28,059.1
<u>Total Jobs</u>	<u>3,809.3</u>	<u>84,325.7</u>
Household Earnings:		
Direct	\$190,782,999	\$4,299,131,073
Indirect & Induced	\$72,129,680	\$1,597,328,330
<u>Total Household Earnings</u>	<u>\$262,912,679</u>	<u>\$5,896,459,403</u>

Economic Impact of Construction Expenditures - Residential & Non-Residential

Year	Direct Economic Output (Construction Expenditures)	Indirect & Induced Economic Output	Total Economic Output	Total Value Added
1	\$265,130,000	\$129,549,679	\$394,679,679	\$222,920,595
2	\$270,432,600	\$132,140,673	\$402,573,273	\$227,379,007
3	\$326,409,762	\$156,836,413	\$483,246,175	\$273,402,879
4	\$327,631,917	\$157,659,177	\$485,291,095	\$274,518,923
5	\$334,184,556	\$160,812,361	\$494,996,917	\$280,009,301
6	\$340,868,247	\$164,028,608	\$504,896,855	\$285,609,487
7	\$347,685,612	\$167,309,180	\$514,994,792	\$291,321,677
8	\$330,970,801	\$160,333,521	\$491,304,323	\$277,735,188
9	\$337,590,217	\$163,540,192	\$501,130,409	\$283,289,892
10	\$344,342,022	\$166,810,996	\$511,153,017	\$288,955,690
11	\$487,501,467	\$230,518,966	\$718,020,434	\$406,875,476
12	\$348,046,580	\$170,061,081	\$518,107,661	\$292,635,113
13	\$355,007,511	\$173,462,303	\$528,469,814	\$298,487,815
14	\$362,107,662	\$176,931,549	\$539,039,211	\$304,457,571
15	\$369,349,815	\$180,470,180	\$549,819,995	\$310,546,723
16	\$370,545,817	\$181,379,691	\$551,925,508	\$311,679,804
17	\$377,956,733	\$185,007,285	\$562,964,018	\$317,913,400
18	\$385,515,868	\$188,707,430	\$574,223,298	\$324,271,668
19	\$393,226,185	\$192,481,579	\$585,707,764	\$330,757,101
20	\$401,090,709	\$196,331,211	\$597,421,919	\$337,372,243
21	\$447,613,420	\$220,678,017	\$668,291,437	\$377,121,526
22	\$456,565,688	\$225,091,577	\$681,657,265	\$384,663,957
23	\$465,697,002	\$229,593,409	\$695,290,411	\$392,357,236
24	\$475,010,942	\$234,185,277	\$709,196,219	\$400,204,381
25	\$484,511,161	\$238,868,982	\$723,380,143	\$408,208,468
26	\$494,201,384	\$243,646,362	\$737,847,746	\$416,372,638
27	\$504,085,412	\$248,519,289	\$752,604,701	\$424,700,090
28	\$514,167,120	\$253,489,675	\$767,656,795	\$433,194,092
29	\$524,450,463	\$258,559,468	\$783,009,931	\$441,857,974
30	\$534,939,472	\$263,730,658	\$798,670,130	\$450,695,133
Total	\$11,976,836,146	\$5,850,734,790	\$17,827,570,936	\$10,069,515,047

Economic Impact of Construction Expenditures - Residential & Non-Residential

Year	Direct Jobs	Indirect Jobs	Total Jobs	Direct Salaries	Indirect Salaries	Total Salaries
1	1,683.3	842.4	2,525.7	\$95,152,736	\$35,370,509	\$130,523,245
2	1,683.3	842.4	2,525.7	\$97,055,791	\$36,077,919	\$133,133,710
3	2,014.9	973.7	2,988.5	\$118,507,011	\$42,679,822	\$161,186,833
4	1,980.8	960.2	2,940.9	\$118,830,000	\$42,916,407	\$161,746,407
5	1,980.8	960.2	2,940.9	\$121,206,600	\$43,774,736	\$164,981,335
6	1,980.8	960.2	2,940.9	\$123,630,732	\$44,650,230	\$168,280,962
7	1,980.8	960.2	2,940.9	\$126,103,346	\$45,543,235	\$171,646,581
8	1,840.2	904.5	2,744.7	\$119,493,736	\$43,701,812	\$163,195,548
9	1,840.2	904.5	2,744.7	\$121,883,610	\$44,575,848	\$166,459,458
10	1,840.2	904.5	2,744.7	\$124,321,282	\$45,467,365	\$169,788,648
11	2,595.8	1,213.4	3,809.3	\$178,900,259	\$62,530,634	\$241,430,892
12	1,777.3	889.4	2,666.6	\$124,912,728	\$46,430,994	\$171,343,721
13	1,777.3	889.4	2,666.6	\$127,410,982	\$47,359,614	\$174,770,596
14	1,777.3	889.4	2,666.6	\$129,959,202	\$48,306,806	\$178,266,008
15	1,777.3	889.4	2,666.6	\$132,558,386	\$49,272,942	\$181,831,328
16	1,745.9	876.9	2,622.8	\$132,820,974	\$49,538,483	\$182,359,456
17	1,745.9	876.9	2,622.8	\$135,477,393	\$50,529,252	\$186,006,645
18	1,745.9	876.9	2,622.8	\$138,186,941	\$51,539,837	\$189,726,778
19	1,745.9	876.9	2,622.8	\$140,950,680	\$52,570,634	\$193,521,314
20	1,745.9	876.9	2,622.8	\$143,769,693	\$53,622,047	\$197,391,740
21	1,900.7	969.1	2,869.8	\$159,638,679	\$60,354,890	\$219,993,569
22	1,900.7	969.1	2,869.8	\$162,831,452	\$61,561,988	\$224,393,440
23	1,900.7	969.1	2,869.8	\$166,088,081	\$62,793,227	\$228,881,309
24	1,900.7	969.1	2,869.8	\$169,409,843	\$64,049,092	\$233,458,935
25	1,900.7	969.1	2,869.8	\$172,798,040	\$65,330,074	\$238,128,114
26	1,900.7	969.1	2,869.8	\$176,254,001	\$66,636,675	\$242,890,676
27	1,900.7	969.1	2,869.8	\$179,779,081	\$67,969,409	\$247,748,489
28	1,900.7	969.1	2,869.8	\$183,374,662	\$69,328,797	\$252,703,459
29	1,900.7	969.1	2,869.8	\$187,042,155	\$70,715,373	\$257,757,528
30	1,900.7	969.1	2,869.8	\$190,782,999	\$72,129,680	\$262,912,679
Total	56,266.6	28,059.1	84,325.7	\$4,299,131,073	\$1,597,328,330	\$5,896,459,403

Summary of Economic Impact of Construction Expenditures - Residential

	Peak Year	30-Year Total
Economic Output:		
Direct	\$443,783,588	\$9,149,220,802
Indirect & Induced	\$223,977,577	\$4,617,611,739
<u>Total Economic Output</u>	<u>\$667,761,165</u>	<u>\$13,766,832,541</u>
Value Added:		
<u>Total Value Added</u>	<u>\$375,929,077</u>	<u>\$7,750,304,941</u>
Jobs:		
Direct	1,550.5	41,397.2
Indirect & Induced	830.5	22,172.3
<u>Total Jobs</u>	<u>2,381.0</u>	<u>63,569.5</u>
Household Earnings:		
Direct	\$155,613,666	\$3,208,193,879
Indirect & Induced	\$61,529,644	\$1,268,519,860
<u>Total Household Earnings</u>	<u>\$217,143,310</u>	<u>\$4,476,713,738</u>

Economic Impact of Construction Expenditures - Residential

Year	Direct Economic Output (Construction Expenditures)	Indirect & Induced Economic Output	Total Economic Output	Total Value Added
1	\$203,010,000	\$102,459,147	\$305,469,147	\$171,969,771
2	\$207,070,200	\$104,508,330	\$311,578,530	\$175,409,166
3	\$211,211,604	\$106,598,497	\$317,810,101	\$178,917,350
4	\$215,435,836	\$108,730,466	\$324,166,303	\$182,495,697
5	\$219,744,553	\$110,905,076	\$330,649,629	\$186,145,611
6	\$224,139,444	\$113,123,177	\$337,262,621	\$189,868,523
7	\$228,622,233	\$115,385,641	\$344,007,874	\$193,665,893
8	\$233,194,677	\$117,693,354	\$350,888,031	\$197,539,211
9	\$237,858,571	\$120,047,221	\$357,905,792	\$201,489,995
10	\$242,615,742	\$122,448,165	\$365,063,908	\$205,519,795
11	\$261,218,314	\$131,836,883	\$393,055,197	\$221,278,034
12	\$266,442,681	\$134,473,621	\$400,916,301	\$225,703,595
13	\$271,771,534	\$137,163,093	\$408,934,627	\$230,217,667
14	\$277,206,965	\$139,906,355	\$417,113,320	\$234,822,020
15	\$282,751,104	\$142,704,482	\$425,455,586	\$239,518,460
16	\$288,406,126	\$145,558,572	\$433,964,698	\$244,308,830
17	\$294,174,249	\$148,469,743	\$442,643,992	\$249,195,006
18	\$300,057,734	\$151,439,138	\$451,496,872	\$254,178,906
19	\$306,058,888	\$154,467,921	\$460,526,809	\$259,262,484
20	\$312,180,066	\$157,557,279	\$469,737,346	\$264,447,734
21	\$371,338,254	\$187,414,417	\$558,752,671	\$314,560,635
22	\$378,765,019	\$191,162,705	\$569,927,725	\$320,851,848
23	\$386,340,320	\$194,985,959	\$581,326,279	\$327,268,885
24	\$394,067,126	\$198,885,679	\$592,952,805	\$333,814,263
25	\$401,948,469	\$202,863,392	\$604,811,861	\$340,490,548
26	\$409,987,438	\$206,920,660	\$616,908,098	\$347,300,359
27	\$418,187,187	\$211,059,073	\$629,246,260	\$354,246,366
28	\$426,550,931	\$215,280,255	\$641,831,185	\$361,331,293
29	\$435,081,949	\$219,585,860	\$654,667,809	\$368,557,919
30	\$443,783,588	\$223,977,577	\$667,761,165	\$375,929,077
Total	\$9,149,220,802	\$4,617,611,739	\$13,766,832,541	\$7,750,304,941

Economic Impact of Construction Expenditures - Residential

Year	Direct Jobs	Indirect Jobs	Total Jobs	Direct Salaries	Indirect Salaries	Total Salaries
1	1,259.6	674.6	1,934.2	\$71,185,892	\$28,146,901	\$99,332,793
2	1,259.6	674.6	1,934.2	\$72,609,609	\$28,709,840	\$101,319,449
3	1,259.6	674.6	1,934.2	\$74,061,802	\$29,284,036	\$103,345,838
4	1,259.6	674.6	1,934.2	\$75,543,038	\$29,869,717	\$105,412,755
5	1,259.6	674.6	1,934.2	\$77,053,898	\$30,467,111	\$107,521,010
6	1,259.6	674.6	1,934.2	\$78,594,976	\$31,076,454	\$109,671,430
7	1,259.6	674.6	1,934.2	\$80,166,876	\$31,697,983	\$111,864,858
8	1,259.6	674.6	1,934.2	\$81,770,213	\$32,331,942	\$114,102,156
9	1,259.6	674.6	1,934.2	\$83,405,618	\$32,978,581	\$116,384,199
10	1,259.6	674.6	1,934.2	\$85,073,730	\$33,638,153	\$118,711,883
11	1,329.6	712.1	2,041.7	\$91,596,762	\$36,217,360	\$127,814,121
12	1,329.6	712.1	2,041.7	\$93,428,697	\$36,941,707	\$130,370,404
13	1,329.6	712.1	2,041.7	\$95,297,271	\$37,680,541	\$132,977,812
14	1,329.6	712.1	2,041.7	\$97,203,216	\$38,434,152	\$135,637,368
15	1,329.6	712.1	2,041.7	\$99,147,281	\$39,202,835	\$138,350,115
16	1,329.6	712.1	2,041.7	\$101,130,226	\$39,986,891	\$141,117,118
17	1,329.6	712.1	2,041.7	\$103,152,831	\$40,786,629	\$143,939,460
18	1,329.6	712.1	2,041.7	\$105,215,887	\$41,602,362	\$146,818,249
19	1,329.6	712.1	2,041.7	\$107,320,205	\$42,434,409	\$149,754,614
20	1,329.6	712.1	2,041.7	\$109,466,609	\$43,283,097	\$152,749,706
21	1,550.5	830.5	2,381.0	\$130,210,555	\$51,485,253	\$181,695,808
22	1,550.5	830.5	2,381.0	\$132,814,766	\$52,514,958	\$185,329,724
23	1,550.5	830.5	2,381.0	\$135,471,061	\$53,565,257	\$189,036,318
24	1,550.5	830.5	2,381.0	\$138,180,482	\$54,636,563	\$192,817,045
25	1,550.5	830.5	2,381.0	\$140,944,092	\$55,729,294	\$196,673,386
26	1,550.5	830.5	2,381.0	\$143,762,974	\$56,843,880	\$200,606,853
27	1,550.5	830.5	2,381.0	\$146,638,233	\$57,980,757	\$204,618,990
28	1,550.5	830.5	2,381.0	\$149,570,998	\$59,140,373	\$208,711,370
29	1,550.5	830.5	2,381.0	\$152,562,418	\$60,323,180	\$212,885,598
30	1,550.5	830.5	2,381.0	\$155,613,666	\$61,529,644	\$217,143,310
Total	41,397.2	22,172.3	63,569.5	\$3,208,193,879	\$1,268,519,860	\$4,476,713,738

Summary of Economic Impact of Construction Expenditures - Non-Residential

	Peak Year	30-Year Total
Economic Output:		
Direct	\$226,283,153	\$2,827,615,344
Indirect & Induced	\$98,682,083	\$1,233,123,052
<u>Total Economic Output</u>	<u>\$324,965,236</u>	<u>\$4,060,738,396</u>
Value Added:		
<u>Total Value Added</u>	<u>\$185,597,442</u>	<u>\$2,319,210,105</u>
Jobs:		
Direct	1,266.3	14,869.4
Indirect & Induced	501.3	5,886.8
<u>Total Jobs</u>	<u>1,767.6</u>	<u>20,756.3</u>
Household Earnings:		
Direct	\$87,303,497	\$1,090,937,194
Indirect & Induced	\$26,313,274	\$328,808,470
<u>Total Household Earnings</u>	<u>\$113,616,771</u>	<u>\$1,419,745,664</u>

Economic Impact of Construction Expenditures - Non-Residential

Year	Direct Economic Output (Construction Expenditures)	Indirect & Induced Economic Output	Total Economic Output	Total Value Added
1	\$62,120,000	\$27,090,532	\$89,210,532	\$50,950,824
2	\$63,362,400	\$27,632,343	\$90,994,743	\$51,969,840
3	\$115,198,158	\$50,237,917	\$165,436,075	\$94,485,529
4	\$112,196,081	\$48,928,711	\$161,124,792	\$92,023,226
5	\$114,440,003	\$49,907,285	\$164,347,288	\$93,863,690
6	\$116,728,803	\$50,905,431	\$167,634,234	\$95,740,964
7	\$119,063,379	\$51,923,540	\$170,986,919	\$97,655,783
8	\$97,776,124	\$42,640,168	\$140,416,292	\$80,195,977
9	\$99,731,647	\$43,492,971	\$143,224,618	\$81,799,896
10	\$101,726,279	\$44,362,830	\$146,089,110	\$83,435,894
11	\$226,283,153	\$98,682,083	\$324,965,236	\$185,597,442
12	\$81,603,899	\$35,587,460	\$117,191,360	\$66,931,518
13	\$83,235,977	\$36,299,210	\$119,535,187	\$68,270,149
14	\$84,900,697	\$37,025,194	\$121,925,891	\$69,635,551
15	\$86,598,711	\$37,765,698	\$124,364,408	\$71,028,263
16	\$82,139,691	\$35,821,119	\$117,960,810	\$67,370,974
17	\$83,782,484	\$36,537,541	\$120,320,026	\$68,718,394
18	\$85,458,134	\$37,268,292	\$122,726,426	\$70,092,762
19	\$87,167,297	\$38,013,658	\$125,180,955	\$71,494,617
20	\$88,910,643	\$38,773,931	\$127,684,574	\$72,924,509
21	\$76,275,166	\$33,263,600	\$109,538,766	\$62,560,891
22	\$77,800,669	\$33,928,872	\$111,729,541	\$63,812,109
23	\$79,356,682	\$34,607,449	\$113,964,132	\$65,088,351
24	\$80,943,816	\$35,299,598	\$116,243,414	\$66,390,118
25	\$82,562,692	\$36,005,590	\$118,568,283	\$67,717,920
26	\$84,213,946	\$36,725,702	\$120,939,648	\$69,072,279
27	\$85,898,225	\$37,460,216	\$123,358,441	\$70,453,724
28	\$87,616,190	\$38,209,420	\$125,825,610	\$71,862,799
29	\$89,368,514	\$38,973,609	\$128,342,122	\$73,300,055
30	\$91,155,884	\$39,753,081	\$130,908,965	\$74,766,056
Total	\$2,827,615,344	\$1,233,123,052	\$4,060,738,396	\$2,319,210,105

Economic Impact of Construction Expenditures - Non-Residential

Year	Direct Jobs	Indirect Jobs	Total Jobs	Direct Salaries	Indirect Salaries	Total Salaries
1	423.7	167.8	591.5	\$23,966,845	\$7,223,607	\$31,190,452
2	423.7	167.8	591.5	\$24,446,182	\$7,368,079	\$31,814,261
3	755.3	299.0	1,054.3	\$44,445,209	\$13,395,786	\$57,840,995
4	721.2	285.5	1,006.7	\$43,286,962	\$13,046,690	\$56,333,652
5	721.2	285.5	1,006.7	\$44,152,701	\$13,307,624	\$57,460,325
6	721.2	285.5	1,006.7	\$45,035,755	\$13,573,777	\$58,609,532
7	721.2	285.5	1,006.7	\$45,936,470	\$13,845,252	\$59,781,723
8	580.6	229.9	810.5	\$37,723,522	\$11,369,870	\$49,093,392
9	580.6	229.9	810.5	\$38,477,993	\$11,597,267	\$50,075,260
10	580.6	229.9	810.5	\$39,247,553	\$11,829,212	\$51,076,765
11	1,266.3	501.3	1,767.6	\$87,303,497	\$26,313,274	\$113,616,771
12	447.7	177.2	624.9	\$31,484,031	\$9,489,287	\$40,973,318
13	447.7	177.2	624.9	\$32,113,712	\$9,679,073	\$41,792,784
14	447.7	177.2	624.9	\$32,755,986	\$9,872,654	\$42,628,640
15	447.7	177.2	624.9	\$33,411,105	\$10,070,107	\$43,481,213
16	416.3	164.8	581.1	\$31,690,747	\$9,551,591	\$41,242,339
17	416.3	164.8	581.1	\$32,324,562	\$9,742,623	\$42,067,185
18	416.3	164.8	581.1	\$32,971,054	\$9,937,476	\$42,908,529
19	416.3	164.8	581.1	\$33,630,475	\$10,136,225	\$43,766,700
20	416.3	164.8	581.1	\$34,303,084	\$10,338,950	\$44,642,034
21	350.1	138.6	488.8	\$29,428,124	\$8,869,637	\$38,297,761
22	350.1	138.6	488.8	\$30,016,687	\$9,047,029	\$39,063,716
23	350.1	138.6	488.8	\$30,617,020	\$9,227,970	\$39,844,990
24	350.1	138.6	488.8	\$31,229,361	\$9,412,529	\$40,641,890
25	350.1	138.6	488.8	\$31,853,948	\$9,600,780	\$41,454,728
26	350.1	138.6	488.8	\$32,491,027	\$9,792,796	\$42,283,822
27	350.1	138.6	488.8	\$33,140,847	\$9,988,651	\$43,129,499
28	350.1	138.6	488.8	\$33,803,664	\$10,188,424	\$43,992,089
29	350.1	138.6	488.8	\$34,479,738	\$10,392,193	\$44,871,931
30	350.1	138.6	488.8	\$35,169,332	\$10,600,037	\$45,769,369
Total	14,869.4	5,886.8	20,756.3	\$1,090,937,194	\$328,808,470	\$1,419,745,664

Number of jobs added and worker salaries to be paid each year in the County

Year	Direct Jobs	Indirect Jobs	Total Jobs	Direct Salaries	Indirect Salaries	Total Salaries
1	535.7	262.2	797.9	\$27,813,064	\$12,947,319	\$40,760,383
2	535.7	262.2	797.9	\$56,738,651	\$26,412,530	\$83,151,182
3	610.4	298.0	908.4	\$90,492,670	\$42,209,353	\$132,702,023
4	610.4	298.0	908.4	\$125,574,155	\$58,627,483	\$184,201,638
5	610.4	298.0	908.4	\$162,022,702	\$75,685,455	\$237,708,157
6	610.4	298.0	908.4	\$199,878,960	\$93,402,295	\$293,281,255
7	610.4	298.0	908.4	\$239,184,661	\$111,797,534	\$350,982,195
8	610.4	298.0	908.4	\$279,982,637	\$130,891,222	\$410,873,859
9	610.4	298.0	908.4	\$322,316,859	\$150,703,938	\$473,020,797
10	610.4	298.0	908.4	\$366,232,457	\$171,256,807	\$537,489,264
11	1,565.5	1,010.1	2,575.6	\$500,395,188	\$234,218,551	\$734,613,738
12	565.5	290.4	855.9	\$543,881,442	\$257,234,422	\$801,115,864
13	565.5	290.4	855.9	\$588,906,988	\$281,077,242	\$869,984,230
14	565.5	290.4	855.9	\$635,516,004	\$305,770,880	\$941,286,884
15	565.5	290.4	855.9	\$683,753,817	\$331,339,833	\$1,015,093,650
16	550.5	283.2	833.8	\$732,714,187	\$357,344,007	\$1,090,058,194
17	550.5	283.2	833.8	\$783,359,470	\$384,255,813	\$1,167,615,283
18	550.5	283.2	833.8	\$835,737,478	\$412,101,153	\$1,247,838,632
19	550.5	283.2	833.8	\$889,897,263	\$440,906,605	\$1,330,803,868
20	550.5	283.2	833.8	\$945,889,145	\$470,699,434	\$1,416,588,579
21	439.6	221.5	661.1	\$999,482,540	\$496,411,593	\$1,495,894,133
22	439.6	221.5	661.1	\$1,054,841,316	\$522,963,958	\$1,577,805,273
23	439.6	221.5	661.1	\$1,112,014,649	\$550,379,853	\$1,662,394,502
24	439.6	221.5	661.1	\$1,171,052,980	\$578,683,198	\$1,749,736,178
25	439.6	221.5	661.1	\$1,232,008,038	\$607,898,525	\$1,839,906,563
26	439.6	221.5	661.1	\$1,294,932,876	\$638,050,992	\$1,932,983,868
27	439.6	221.5	661.1	\$1,359,881,906	\$669,166,398	\$2,029,048,304
28	439.6	221.5	661.1	\$1,426,910,923	\$701,271,200	\$2,128,182,123
29	439.6	221.5	661.1	\$1,496,077,148	\$734,392,528	\$2,230,469,676
30	439.6	221.5	661.1	\$1,567,439,258	\$768,558,200	\$2,335,997,458
Total	16,930.8	8,711.0	25,641.8	\$21,724,929,433	\$10,616,658,320	\$32,341,587,753

Number of jobs added and worker salaries to be paid each year in the County - Retail

Year	Direct Jobs	Indirect Jobs	Total Jobs	Direct Salaries	Indirect Salaries	Total Salaries
1	108.0	26.3	134.3	\$3,411,643	\$1,255,143	\$4,666,786
2	108.0	26.3	134.3	\$6,959,751	\$2,560,492	\$9,520,243
3	108.0	26.3	134.3	\$10,648,419	\$3,917,553	\$14,565,973
4	108.0	26.3	134.3	\$14,481,850	\$5,327,873	\$19,809,723
5	108.0	26.3	134.3	\$18,464,359	\$6,793,038	\$25,257,396
6	108.0	26.3	134.3	\$22,600,375	\$8,314,678	\$30,915,053
7	108.0	26.3	134.3	\$26,894,446	\$9,894,467	\$36,788,913
8	108.0	26.3	134.3	\$31,351,240	\$11,534,121	\$42,885,362
9	108.0	26.3	134.3	\$35,975,548	\$13,235,404	\$49,210,953
10	108.0	26.3	134.3	\$40,772,288	\$15,000,125	\$55,772,413
11	63.7	15.5	79.3	\$44,041,924	\$16,203,024	\$60,244,947
12	63.7	15.5	79.3	\$47,426,036	\$17,448,038	\$64,874,074
13	63.7	15.5	79.3	\$50,927,895	\$18,736,373	\$69,664,268
14	63.7	15.5	79.3	\$54,550,859	\$20,069,261	\$74,620,120
15	63.7	15.5	79.3	\$58,298,370	\$21,447,970	\$79,746,340
16	63.7	15.5	79.3	\$62,173,961	\$22,873,800	\$85,047,762
17	63.7	15.5	79.3	\$66,181,257	\$24,348,084	\$90,529,341
18	63.7	15.5	79.3	\$70,323,974	\$25,872,190	\$96,196,165
19	63.7	15.5	79.3	\$74,605,928	\$27,447,521	\$102,053,449
20	63.7	15.5	79.3	\$79,031,031	\$29,075,516	\$108,106,547
21	78.4	19.1	97.5	\$84,291,749	\$31,010,934	\$115,302,683
22	78.4	19.1	97.5	\$89,731,283	\$33,012,139	\$122,743,421
23	78.4	19.1	97.5	\$95,354,681	\$35,080,987	\$130,435,668
24	78.4	19.1	97.5	\$101,167,123	\$37,219,385	\$138,386,508
25	78.4	19.1	97.5	\$107,173,921	\$39,429,286	\$146,603,207
26	78.4	19.1	97.5	\$113,380,524	\$41,712,695	\$155,093,219
27	78.4	19.1	97.5	\$119,792,522	\$44,071,669	\$163,864,191
28	78.4	19.1	97.5	\$126,415,647	\$46,508,317	\$172,923,964
29	78.4	19.1	97.5	\$133,255,780	\$49,024,802	\$182,280,582
30	78.4	19.1	97.5	\$140,318,953	\$51,623,343	\$191,942,296
Total	2,501.3	609.3	3,110.7	\$1,930,003,339	\$710,048,228	\$2,640,051,567

Number of jobs added and worker salaries to be paid each year in the County - Full-Service Restaurant

Year	Direct Jobs	Indirect Jobs	Total Jobs	Direct Salaries	Indirect Salaries	Total Salaries
1	64.8	21.3	86.1	\$2,471,046	\$996,573	\$3,467,619
2	64.8	21.3	86.1	\$5,040,934	\$2,033,009	\$7,073,943
3	64.8	21.3	86.1	\$7,712,629	\$3,110,503	\$10,823,133
4	64.8	21.3	86.1	\$10,489,176	\$4,230,285	\$14,719,461
5	64.8	21.3	86.1	\$13,373,699	\$5,393,613	\$18,767,312
6	64.8	21.3	86.1	\$16,369,408	\$6,601,782	\$22,971,190
7	64.8	21.3	86.1	\$19,479,595	\$7,856,121	\$27,335,716
8	64.8	21.3	86.1	\$22,707,643	\$9,157,992	\$31,865,635
9	64.8	21.3	86.1	\$26,057,020	\$10,508,796	\$36,565,816
10	64.8	21.3	86.1	\$29,531,289	\$11,909,969	\$41,441,258
11	38.2	12.6	50.8	\$31,899,480	\$12,865,060	\$44,764,540
12	38.2	12.6	50.8	\$34,350,586	\$13,853,591	\$48,204,177
13	38.2	12.6	50.8	\$36,886,976	\$14,876,517	\$51,763,493
14	38.2	12.6	50.8	\$39,511,082	\$15,934,819	\$55,445,901
15	38.2	12.6	50.8	\$42,225,397	\$17,029,502	\$59,254,899
16	38.2	12.6	50.8	\$45,032,480	\$18,161,599	\$63,194,079
17	38.2	12.6	50.8	\$47,934,956	\$19,332,168	\$67,267,124
18	38.2	12.6	50.8	\$50,935,519	\$20,542,295	\$71,477,813
19	38.2	12.6	50.8	\$54,036,930	\$21,793,094	\$75,830,023
20	38.2	12.6	50.8	\$57,242,023	\$23,085,708	\$80,327,730
21	47.0	15.5	62.5	\$61,052,350	\$24,622,413	\$85,674,763
22	47.0	15.5	62.5	\$64,992,194	\$26,211,352	\$91,203,546
23	47.0	15.5	62.5	\$69,065,211	\$27,854,000	\$96,919,211
24	47.0	15.5	62.5	\$73,275,152	\$29,551,869	\$102,827,020
25	47.0	15.5	62.5	\$77,625,864	\$31,306,511	\$108,932,375
26	47.0	15.5	62.5	\$82,121,294	\$33,119,518	\$115,240,812
27	47.0	15.5	62.5	\$86,765,492	\$34,992,523	\$121,758,015
28	47.0	15.5	62.5	\$91,562,609	\$36,927,200	\$128,489,809
29	47.0	15.5	62.5	\$96,516,904	\$38,925,267	\$135,442,171
30	47.0	15.5	62.5	\$101,632,746	\$40,988,486	\$142,621,232
Total	1,500.8	493.8	1,994.6	\$1,397,897,684	\$563,772,136	\$1,961,669,820

Number of jobs added and worker salaries to be paid each year in the County - Limited Service Restaurant

Year	Direct Jobs	Indirect Jobs	Total Jobs	Direct Salaries	Indirect Salaries	Total Salaries
1	43.2	15.1	58.3	\$1,083,874	\$703,542	\$1,787,416
2	43.2	15.1	58.3	\$2,211,102	\$1,435,226	\$3,646,328
3	43.2	15.1	58.3	\$3,382,986	\$2,195,896	\$5,578,883
4	43.2	15.1	58.3	\$4,600,861	\$2,986,419	\$7,587,280
5	43.2	15.1	58.3	\$5,866,098	\$3,807,684	\$9,673,782
6	43.2	15.1	58.3	\$7,180,104	\$4,660,606	\$11,840,709
7	43.2	15.1	58.3	\$8,544,324	\$5,546,121	\$14,090,444
8	43.2	15.1	58.3	\$9,960,240	\$6,465,192	\$16,425,432
9	43.2	15.1	58.3	\$11,429,376	\$7,418,808	\$18,848,183
10	43.2	15.1	58.3	\$12,953,292	\$8,407,982	\$21,361,275
11	25.5	8.9	34.4	\$13,992,051	\$9,082,240	\$23,074,291
12	25.5	8.9	34.4	\$15,067,178	\$9,780,105	\$24,847,283
13	25.5	8.9	34.4	\$16,179,713	\$10,502,252	\$26,681,965
14	25.5	8.9	34.4	\$17,330,723	\$11,249,372	\$28,580,095
15	25.5	8.9	34.4	\$18,521,301	\$12,022,177	\$30,543,478
16	25.5	8.9	34.4	\$19,752,571	\$12,821,394	\$32,573,964
17	25.5	8.9	34.4	\$21,025,682	\$13,647,770	\$34,673,453
18	25.5	8.9	34.4	\$22,341,817	\$14,502,074	\$36,843,891
19	25.5	8.9	34.4	\$23,702,187	\$15,385,090	\$39,087,277
20	25.5	8.9	34.4	\$25,108,035	\$16,297,626	\$41,405,661
21	31.4	11.0	42.4	\$26,779,357	\$17,382,481	\$44,161,838
22	31.4	11.0	42.4	\$28,507,489	\$18,504,211	\$47,011,700
23	31.4	11.0	42.4	\$30,294,034	\$19,663,857	\$49,957,891
24	31.4	11.0	42.4	\$32,140,638	\$20,862,488	\$53,003,125
25	31.4	11.0	42.4	\$34,048,988	\$22,101,198	\$56,150,186
26	31.4	11.0	42.4	\$36,020,816	\$23,381,112	\$59,401,928
27	31.4	11.0	42.4	\$38,057,898	\$24,703,381	\$62,761,279
28	31.4	11.0	42.4	\$40,162,054	\$26,069,189	\$66,231,244
29	31.4	11.0	42.4	\$42,335,154	\$27,479,748	\$69,814,902
30	31.4	11.0	42.4	\$44,579,113	\$28,936,302	\$73,515,415
Total	1,000.5	350.7	1,351.2	\$613,159,056	\$398,001,543	\$1,011,160,599

Number of jobs added and worker salaries to be paid each year in the County - Hotel

Year	Direct Jobs	Indirect Jobs	Total Jobs	Direct Salaries	Indirect Salaries	Total Salaries
1	0.0	0.0	0.0	\$0	\$0	\$0
2	0.0	0.0	0.0	\$0	\$0	\$0
3	74.8	35.7	110.5	\$3,682,534	\$1,798,181	\$5,480,715
4	74.8	35.7	110.5	\$7,512,369	\$3,668,290	\$11,180,659
5	74.8	35.7	110.5	\$11,493,925	\$5,612,484	\$17,106,409
6	74.8	35.7	110.5	\$15,631,738	\$7,632,978	\$23,264,716
7	74.8	35.7	110.5	\$19,930,466	\$9,732,047	\$29,662,513
8	74.8	35.7	110.5	\$24,394,890	\$11,912,025	\$36,306,915
9	74.8	35.7	110.5	\$29,029,920	\$14,175,310	\$43,205,229
10	74.8	35.7	110.5	\$33,840,592	\$16,524,361	\$50,364,953
11	15.0	7.1	22.1	\$35,380,339	\$17,276,219	\$52,656,558
12	15.0	7.1	22.1	\$36,968,139	\$18,051,543	\$55,019,682
13	15.0	7.1	22.1	\$38,605,300	\$18,850,968	\$57,456,268
14	15.0	7.1	22.1	\$40,293,160	\$19,675,150	\$59,968,309
15	15.0	7.1	22.1	\$42,033,091	\$20,524,759	\$62,557,850
16	0.0	0.0	0.0	\$42,873,753	\$20,935,254	\$63,809,007
17	0.0	0.0	0.0	\$43,731,228	\$21,353,959	\$65,085,187
18	0.0	0.0	0.0	\$44,605,853	\$21,781,038	\$66,386,891
19	0.0	0.0	0.0	\$45,497,970	\$22,216,659	\$67,714,629
20	0.0	0.0	0.0	\$46,407,929	\$22,660,992	\$69,068,921
21	0.0	0.0	0.0	\$47,336,088	\$23,114,212	\$70,450,300
22	0.0	0.0	0.0	\$48,282,810	\$23,576,496	\$71,859,306
23	0.0	0.0	0.0	\$49,248,466	\$24,048,026	\$73,296,492
24	0.0	0.0	0.0	\$50,233,435	\$24,528,986	\$74,762,422
25	0.0	0.0	0.0	\$51,238,104	\$25,019,566	\$76,257,670
26	0.0	0.0	0.0	\$52,262,866	\$25,519,957	\$77,782,823
27	0.0	0.0	0.0	\$53,308,123	\$26,030,357	\$79,338,480
28	0.0	0.0	0.0	\$54,374,286	\$26,550,964	\$80,925,250
29	0.0	0.0	0.0	\$55,461,772	\$27,081,983	\$82,543,755
30	0.0	0.0	0.0	\$56,571,007	\$27,623,623	\$84,194,630
Total	672.8	321.6	994.4	\$1,080,230,154	\$527,476,384	\$1,607,706,538

Number of jobs added and worker salaries to be paid each year in the County - Hospital

Year	Direct Jobs	Indirect Jobs	Total Jobs	Direct Salaries	Indirect Salaries	Total Salaries
1	0.0	0.0	0.0	\$0	\$0	\$0
2	0.0	0.0	0.0	\$0	\$0	\$0
3	0.0	0.0	0.0	\$0	\$0	\$0
4	0.0	0.0	0.0	\$0	\$0	\$0
5	0.0	0.0	0.0	\$0	\$0	\$0
6	0.0	0.0	0.0	\$0	\$0	\$0
7	0.0	0.0	0.0	\$0	\$0	\$0
8	0.0	0.0	0.0	\$0	\$0	\$0
9	0.0	0.0	0.0	\$0	\$0	\$0
10	0.0	0.0	0.0	\$0	\$0	\$0
11	1,000.0	719.7	1,719.7	\$94,016,169	\$41,564,548	\$135,580,718
12	0.0	0.0	0.0	\$95,896,493	\$42,395,839	\$138,292,332
13	0.0	0.0	0.0	\$97,814,423	\$43,243,756	\$141,058,179
14	0.0	0.0	0.0	\$99,770,711	\$44,108,631	\$143,879,342
15	0.0	0.0	0.0	\$101,766,125	\$44,990,804	\$146,756,929
16	0.0	0.0	0.0	\$103,801,448	\$45,890,620	\$149,692,068
17	0.0	0.0	0.0	\$105,877,477	\$46,808,432	\$152,685,909
18	0.0	0.0	0.0	\$107,995,026	\$47,744,601	\$155,739,627
19	0.0	0.0	0.0	\$110,154,927	\$48,699,493	\$158,854,420
20	0.0	0.0	0.0	\$112,358,025	\$49,673,483	\$162,031,508
21	0.0	0.0	0.0	\$114,605,186	\$50,666,953	\$165,272,139
22	0.0	0.0	0.0	\$116,897,290	\$51,680,292	\$168,577,581
23	0.0	0.0	0.0	\$119,235,235	\$52,713,898	\$171,949,133
24	0.0	0.0	0.0	\$121,619,940	\$53,768,175	\$175,388,116
25	0.0	0.0	0.0	\$124,052,339	\$54,843,539	\$178,895,878
26	0.0	0.0	0.0	\$126,533,386	\$55,940,410	\$182,473,795
27	0.0	0.0	0.0	\$129,064,053	\$57,059,218	\$186,123,271
28	0.0	0.0	0.0	\$131,645,334	\$58,200,402	\$189,845,737
29	0.0	0.0	0.0	\$134,278,241	\$59,364,410	\$193,642,651
30	0.0	0.0	0.0	\$136,963,806	\$60,551,699	\$197,515,505
Total	1,000.0	719.7	1,719.7	\$2,284,345,634	\$1,009,909,205	\$3,294,254,839

Number of jobs added and worker salaries to be paid each year in the County - Manufacturing / Light Industrial

Year	Direct Jobs	Indirect Jobs	Total Jobs	Direct Salaries	Indirect Salaries	Total Salaries
1	115.4	82.8	198.2	\$7,334,656	\$4,580,493	\$11,915,148
2	115.4	82.8	198.2	\$14,962,698	\$9,344,205	\$24,306,903
3	115.4	82.8	198.2	\$22,892,928	\$14,296,633	\$37,189,561
4	115.4	82.8	198.2	\$31,134,382	\$19,443,422	\$50,577,803
5	115.4	82.8	198.2	\$39,696,337	\$24,790,362	\$64,486,699
6	115.4	82.8	198.2	\$48,588,316	\$30,343,404	\$78,931,720
7	115.4	82.8	198.2	\$57,820,097	\$36,108,650	\$93,928,747
8	115.4	82.8	198.2	\$67,401,713	\$42,092,370	\$109,494,082
9	115.4	82.8	198.2	\$77,343,465	\$48,300,994	\$125,644,459
10	115.4	82.8	198.2	\$87,655,927	\$54,741,127	\$142,397,054
11	211.5	151.8	363.4	\$105,800,704	\$66,072,540	\$171,873,244
12	211.5	151.8	363.4	\$124,636,210	\$77,835,313	\$202,471,523
13	211.5	151.8	363.4	\$144,182,815	\$90,042,168	\$234,224,984
14	211.5	151.8	363.4	\$164,461,431	\$102,706,163	\$267,167,594
15	211.5	151.8	363.4	\$185,493,518	\$115,840,702	\$301,334,219
16	211.5	151.8	363.4	\$207,301,103	\$129,459,539	\$336,760,642
17	211.5	151.8	363.4	\$229,906,795	\$143,576,793	\$373,483,588
18	211.5	151.8	363.4	\$253,333,794	\$158,206,954	\$411,540,748
19	211.5	151.8	363.4	\$277,605,910	\$173,364,891	\$450,970,801
20	211.5	151.8	363.4	\$302,747,577	\$189,065,862	\$491,813,440
21	103.8	74.5	178.4	\$318,611,551	\$198,972,913	\$517,584,464
22	103.8	74.5	178.4	\$334,988,983	\$209,200,620	\$544,189,604
23	103.8	74.5	178.4	\$351,894,069	\$219,757,846	\$571,651,915
24	103.8	74.5	178.4	\$369,341,363	\$230,653,681	\$599,995,044
25	103.8	74.5	178.4	\$387,345,790	\$241,897,446	\$629,243,236
26	103.8	74.5	178.4	\$405,922,658	\$253,498,700	\$659,421,358
27	103.8	74.5	178.4	\$425,087,663	\$265,467,245	\$690,554,908
28	103.8	74.5	178.4	\$444,856,899	\$277,813,133	\$722,670,032
29	103.8	74.5	178.4	\$465,246,869	\$290,546,669	\$755,793,538
30	103.8	74.5	178.4	\$486,274,495	\$303,678,422	\$789,952,917
Total	4,307.7	3,091.6	7,399.3	\$6,439,870,715	\$4,021,699,262	\$10,461,569,977

Number of jobs added and worker salaries to be paid each year in the County - Warehouse / Distribution

Year	Direct Jobs	Indirect Jobs	Total Jobs	Direct Salaries	Indirect Salaries	Total Salaries
1	115.4	51.5	166.8	\$4,723,359	\$2,321,531	\$7,044,890
2	115.4	51.5	166.8	\$9,635,652	\$4,735,923	\$14,371,576
3	115.4	51.5	166.8	\$14,742,548	\$7,245,962	\$21,988,511
4	115.4	51.5	166.8	\$20,049,866	\$9,854,509	\$29,904,375
5	115.4	51.5	166.8	\$25,563,579	\$12,564,499	\$38,128,078
6	115.4	51.5	166.8	\$31,289,820	\$15,378,947	\$46,668,767
7	115.4	51.5	166.8	\$37,234,886	\$18,300,947	\$55,535,833
8	115.4	51.5	166.8	\$43,405,239	\$21,333,675	\$64,738,914
9	115.4	51.5	166.8	\$49,807,512	\$24,480,392	\$74,287,903
10	115.4	51.5	166.8	\$56,448,513	\$27,744,444	\$84,192,957
11	211.5	94.3	305.9	\$68,133,355	\$33,487,544	\$101,620,899
12	211.5	94.3	305.9	\$80,263,012	\$39,449,270	\$119,712,282
13	211.5	94.3	305.9	\$92,850,601	\$45,636,070	\$138,486,672
14	211.5	94.3	305.9	\$105,909,589	\$52,054,563	\$157,964,152
15	211.5	94.3	305.9	\$119,453,796	\$58,711,541	\$178,165,337
16	211.5	94.3	305.9	\$133,497,408	\$65,613,976	\$199,111,383
17	211.5	94.3	305.9	\$148,054,982	\$72,769,024	\$220,824,006
18	211.5	94.3	305.9	\$163,141,460	\$80,184,028	\$243,325,488
19	211.5	94.3	305.9	\$178,772,176	\$87,866,525	\$266,638,701
20	211.5	94.3	305.9	\$194,962,864	\$95,824,247	\$290,787,111
21	103.8	46.3	150.2	\$205,178,918	\$100,845,438	\$306,024,356
22	103.8	46.3	150.2	\$215,725,629	\$106,029,147	\$321,754,775
23	103.8	46.3	150.2	\$226,612,137	\$111,379,865	\$337,992,002
24	103.8	46.3	150.2	\$237,847,815	\$116,902,201	\$354,750,016
25	103.8	46.3	150.2	\$249,442,275	\$122,600,878	\$372,043,153
26	103.8	46.3	150.2	\$261,405,375	\$128,480,742	\$389,886,116
27	103.8	46.3	150.2	\$273,747,221	\$134,546,759	\$408,293,981
28	103.8	46.3	150.2	\$286,478,180	\$140,804,025	\$427,282,205
29	103.8	46.3	150.2	\$299,608,877	\$147,257,763	\$446,866,641
30	103.8	46.3	150.2	\$313,150,212	\$153,913,329	\$467,063,541
Total	4,307.7	1,921.2	6,228.9	\$4,147,136,855	\$2,038,317,764	\$6,185,454,620

Number of jobs added and worker salaries to be paid each year in the County - Other Professional

Year	Direct Jobs	Indirect Jobs	Total Jobs	Direct Salaries	Indirect Salaries	Total Salaries
1	44.4	28.9	73.4	\$3,680,546	\$1,353,337	\$5,033,883
2	44.4	28.9	73.4	\$7,508,314	\$2,760,807	\$10,269,122
3	44.4	28.9	73.4	\$11,487,721	\$4,224,035	\$15,711,756
4	44.4	28.9	73.4	\$15,623,300	\$5,744,688	\$21,367,988
5	44.4	28.9	73.4	\$19,919,708	\$7,324,477	\$27,244,185
6	44.4	28.9	73.4	\$24,381,723	\$8,965,159	\$33,346,882
7	44.4	28.9	73.4	\$29,014,250	\$10,668,540	\$39,682,790
8	44.4	28.9	73.4	\$33,822,326	\$12,436,469	\$46,258,795
9	44.4	28.9	73.4	\$38,811,119	\$14,270,848	\$53,081,967
10	44.4	28.9	73.4	\$43,985,935	\$16,173,628	\$60,159,563
11	0.0	0.0	0.0	\$44,865,653	\$16,497,101	\$61,362,754
12	0.0	0.0	0.0	\$45,762,966	\$16,827,043	\$62,590,009
13	0.0	0.0	0.0	\$46,678,226	\$17,163,584	\$63,841,809
14	0.0	0.0	0.0	\$47,611,790	\$17,506,855	\$65,118,645
15	0.0	0.0	0.0	\$48,564,026	\$17,856,992	\$66,421,018
16	0.0	0.0	0.0	\$49,535,306	\$18,214,132	\$67,749,439
17	0.0	0.0	0.0	\$50,526,013	\$18,578,415	\$69,104,427
18	0.0	0.0	0.0	\$51,536,533	\$18,949,983	\$70,486,516
19	0.0	0.0	0.0	\$52,567,264	\$19,328,983	\$71,896,246
20	0.0	0.0	0.0	\$53,618,609	\$19,715,562	\$73,334,171
21	37.6	24.5	62.0	\$59,312,369	\$21,809,158	\$81,121,527
22	37.6	24.5	62.0	\$65,212,432	\$23,978,611	\$89,191,043
23	37.6	24.5	62.0	\$71,324,773	\$26,226,119	\$97,550,891
24	37.6	24.5	62.0	\$77,655,522	\$28,553,935	\$106,209,457
25	37.6	24.5	62.0	\$84,210,971	\$30,964,374	\$115,175,345
26	37.6	24.5	62.0	\$90,997,576	\$33,459,809	\$124,457,385
27	37.6	24.5	62.0	\$98,021,961	\$36,042,675	\$134,064,636
28	37.6	24.5	62.0	\$105,290,922	\$38,715,472	\$144,006,394
29	37.6	24.5	62.0	\$112,811,433	\$41,480,764	\$154,292,197
30	37.6	24.5	62.0	\$120,590,648	\$44,341,181	\$164,931,830
Total	820.0	533.9	1,353.9	\$1,604,929,934	\$590,132,737	\$2,195,062,671

Number of jobs added and worker salaries to be paid each year in the County - Management

Year	Direct Jobs	Indirect Jobs	Total Jobs	Direct Salaries	Indirect Salaries	Total Salaries
1	44.4	36.3	80.7	\$5,107,941	\$1,736,700	\$6,844,641
2	44.4	36.3	80.7	\$10,420,199	\$3,542,868	\$13,963,067
3	44.4	36.3	80.7	\$15,942,905	\$5,420,588	\$21,363,492
4	44.4	36.3	80.7	\$21,682,350	\$7,371,999	\$29,054,349
5	44.4	36.3	80.7	\$27,644,997	\$9,399,299	\$37,044,295
6	44.4	36.3	80.7	\$33,837,476	\$11,504,742	\$45,342,218
7	44.4	36.3	80.7	\$40,266,596	\$13,690,643	\$53,957,239
8	44.4	36.3	80.7	\$46,939,346	\$15,959,378	\$62,898,724
9	44.4	36.3	80.7	\$53,862,900	\$18,313,386	\$72,176,286
10	44.4	36.3	80.7	\$61,044,620	\$20,755,171	\$81,799,791
11	0.0	0.0	0.0	\$62,265,512	\$21,170,274	\$83,435,787
12	0.0	0.0	0.0	\$63,510,823	\$21,593,680	\$85,104,502
13	0.0	0.0	0.0	\$64,781,039	\$22,025,553	\$86,806,592
14	0.0	0.0	0.0	\$66,076,660	\$22,466,064	\$88,542,724
15	0.0	0.0	0.0	\$67,398,193	\$22,915,386	\$90,313,579
16	0.0	0.0	0.0	\$68,746,157	\$23,373,693	\$92,119,850
17	0.0	0.0	0.0	\$70,121,080	\$23,841,167	\$93,962,247
18	0.0	0.0	0.0	\$71,523,502	\$24,317,991	\$95,841,492
19	0.0	0.0	0.0	\$72,953,972	\$24,804,350	\$97,758,322
20	0.0	0.0	0.0	\$74,413,051	\$25,300,437	\$99,713,489
21	37.6	30.6	68.2	\$82,314,973	\$27,987,091	\$110,302,064
22	37.6	30.6	68.2	\$90,503,207	\$30,771,090	\$121,274,297
23	37.6	30.6	68.2	\$98,986,044	\$33,655,255	\$132,641,298
24	37.6	30.6	68.2	\$107,771,993	\$36,642,478	\$144,414,470
25	37.6	30.6	68.2	\$116,869,785	\$39,735,727	\$156,605,512
26	37.6	30.6	68.2	\$126,288,381	\$42,938,050	\$169,226,430
27	37.6	30.6	68.2	\$136,036,972	\$46,252,571	\$182,289,543
28	37.6	30.6	68.2	\$146,124,992	\$49,682,497	\$195,807,489
29	37.6	30.6	68.2	\$156,562,118	\$53,231,120	\$209,793,238
30	37.6	30.6	68.2	\$167,358,279	\$56,901,815	\$224,260,094
Total	820.0	669.1	1,489.1	\$2,227,356,062	\$757,301,061	\$2,984,657,123

Local taxable spending on which sales taxes will be collected

Year	Purchases of Construction Materials	Construction Workers' Spending	Purchases of Tangible Personal Property	On-going New Taxable Spending and Sales in the County	Total
1	\$66,282,500	\$16,570,625	\$6,775,000	\$25,397,776	\$115,025,901
2	\$67,608,150	\$16,902,038	\$6,910,500	\$51,811,464	\$143,232,151
3	\$81,602,441	\$20,400,610	\$7,048,710	\$80,252,116	\$189,303,877
4	\$81,907,979	\$20,476,995	\$7,189,684	\$109,809,671	\$219,384,329
5	\$83,546,139	\$20,886,535	\$7,333,478	\$140,517,426	\$252,283,578
6	\$85,217,062	\$21,304,265	\$7,480,147	\$172,409,568	\$286,411,043
7	\$86,921,403	\$21,730,351	\$7,629,750	\$205,521,189	\$321,802,693
8	\$82,742,700	\$20,685,675	\$7,782,345	\$239,888,310	\$351,099,031
9	\$84,397,554	\$21,099,389	\$7,937,992	\$275,547,908	\$388,982,844
10	\$86,085,505	\$21,521,376	\$8,096,752	\$312,537,935	\$428,241,569
11	\$121,875,367	\$30,468,842	\$9,837,285	\$366,182,409	\$528,363,903
12	\$87,011,645	\$21,752,911	\$10,034,031	\$406,170,319	\$524,968,906
13	\$88,751,878	\$22,187,969	\$10,234,711	\$447,611,272	\$568,785,831
14	\$90,526,915	\$22,631,729	\$10,439,406	\$490,547,395	\$614,145,445
15	\$92,337,454	\$23,084,363	\$10,648,194	\$535,021,919	\$661,091,930
16	\$92,636,454	\$23,159,114	\$10,861,157	\$580,825,509	\$707,482,234
17	\$94,489,183	\$23,622,296	\$11,078,381	\$628,247,233	\$757,437,093
18	\$96,378,967	\$24,094,742	\$11,299,948	\$677,333,496	\$809,107,153
19	\$98,306,546	\$24,576,637	\$11,525,947	\$728,131,910	\$862,541,041
20	\$100,272,677	\$25,068,169	\$11,756,466	\$780,691,328	\$917,788,641
21	\$111,903,355	\$27,975,839	\$8,455,041	\$835,909,206	\$984,243,440
22	\$114,141,422	\$28,535,356	\$8,624,141	\$893,023,522	\$1,044,324,441
23	\$116,424,251	\$29,106,063	\$8,796,624	\$952,088,047	\$1,106,414,984
24	\$118,752,736	\$29,688,184	\$8,972,557	\$1,013,157,943	\$1,170,571,420
25	\$121,127,790	\$30,281,948	\$9,152,008	\$1,076,289,801	\$1,236,851,546
26	\$123,550,346	\$30,887,587	\$9,335,048	\$1,141,541,669	\$1,305,314,650
27	\$126,021,353	\$31,505,338	\$9,521,749	\$1,208,973,096	\$1,376,021,536
28	\$128,541,780	\$32,135,445	\$9,712,184	\$1,278,645,164	\$1,449,034,573
29	\$131,112,616	\$32,778,154	\$9,906,428	\$1,350,620,525	\$1,524,417,722
30	\$133,734,868	\$33,433,717	\$10,104,556	\$1,424,963,442	\$1,602,236,583
Total	\$2,994,209,037	\$748,552,259	\$274,480,222	\$18,429,668,569	\$22,446,910,086

Local spending on lodging

Year	Spending on Lodging
1	\$0
2	\$0
3	\$5,349,672
4	\$10,913,330
5	\$16,697,396
6	\$22,708,458
7	\$28,953,284
8	\$35,438,819
9	\$42,172,195
10	\$49,160,730
11	\$51,397,544
12	\$53,704,165
13	\$56,082,492
14	\$58,534,471
15	\$61,062,096
16	\$62,283,338
17	\$63,529,005
18	\$64,799,585
19	\$66,095,576
20	\$67,417,488
21	\$68,765,838
22	\$70,141,155
23	\$71,543,978
24	\$72,974,857
25	\$74,434,354
26	\$75,923,041
27	\$77,441,502
28	\$78,990,332
29	\$80,570,139
30	\$82,181,542
Total	\$1,569,266,382

Taxable value of the MPD's property on local tax rolls - Residential

Year	Multi-Family Real Property on Local Tax Rolls	Single Family Real Property on Local Tax Rolls	Total Residential Real Property on Local Tax Rolls
1	\$18,880,000	\$143,528,000	\$162,408,000
2	\$38,515,200	\$292,797,120	\$331,312,320
3	\$58,928,256	\$447,979,594	\$506,907,850
4	\$80,142,428	\$609,252,247	\$689,394,675
5	\$102,181,596	\$776,796,615	\$878,978,211
6	\$125,070,273	\$950,799,057	\$1,075,869,331
7	\$148,833,625	\$1,131,450,878	\$1,280,284,503
8	\$173,497,483	\$1,318,948,452	\$1,492,445,935
9	\$199,088,362	\$1,513,493,349	\$1,712,581,711
10	\$225,633,477	\$1,715,292,462	\$1,940,925,939
11	\$246,139,353	\$1,942,579,756	\$2,188,719,109
12	\$267,375,211	\$2,178,272,424	\$2,445,647,636
13	\$289,362,048	\$2,422,615,768	\$2,711,977,816
14	\$312,121,408	\$2,675,861,536	\$2,987,982,944
15	\$335,675,397	\$2,938,268,089	\$3,273,943,486
16	\$360,046,698	\$3,210,100,559	\$3,570,147,257
17	\$385,258,580	\$3,491,631,021	\$3,876,889,601
18	\$411,334,919	\$3,783,138,661	\$4,194,473,580
19	\$438,300,208	\$4,084,909,954	\$4,523,210,162
20	\$466,179,575	\$4,397,238,843	\$4,863,418,418
21	\$475,503,167	\$4,782,254,223	\$5,257,757,390
22	\$485,013,230	\$5,180,911,323	\$5,665,924,553
23	\$494,713,495	\$5,593,601,806	\$6,088,315,300
24	\$504,607,765	\$6,020,727,543	\$6,525,335,307
25	\$514,699,920	\$6,462,700,868	\$6,977,400,788
26	\$524,993,918	\$6,919,944,836	\$7,444,938,754
27	\$535,493,797	\$7,392,893,482	\$7,928,387,279
28	\$546,203,673	\$7,881,992,096	\$8,428,195,769
29	\$557,127,746	\$8,387,697,498	\$8,944,825,244
30	\$568,270,301	\$8,910,478,318	\$9,478,748,619

Taxable value of the MPD's property on local tax rolls - Non Residential

Year	Commercial Real Property on Local Tax Rolls	Industrial Real Property on Local Tax Rolls	Office Real Property on Local Tax Rolls	Hotel Real Property on Local Tax Rolls	Golf & Other Real Property on Local Tax Rolls	Tangible Personal Property on Local Tax Rolls	Total Non-Residential Taxable Property
1	\$17,496,000	\$21,000,000	\$11,200,000	\$0	\$0	\$13,550,000	\$63,246,000
2	\$35,691,840	\$42,840,000	\$22,848,000	\$0	\$0	\$27,642,000	\$129,021,840
3	\$54,608,515	\$65,545,200	\$34,957,440	\$19,143,360	\$21,311,448	\$42,292,260	\$237,858,223
4	\$74,267,581	\$89,141,472	\$47,542,118	\$39,052,454	\$39,230,522	\$57,517,474	\$346,751,621
5	\$94,691,165	\$113,655,377	\$60,616,201	\$59,750,255	\$57,857,834	\$73,334,779	\$459,905,612
6	\$115,901,986	\$139,114,181	\$74,194,230	\$81,260,347	\$77,214,547	\$89,761,769	\$577,447,061
7	\$137,923,364	\$165,545,876	\$88,291,134	\$103,606,943	\$97,322,385	\$106,816,505	\$699,506,206
8	\$160,779,236	\$192,979,192	\$102,922,236	\$126,814,898	\$99,268,833	\$124,517,526	\$807,281,920
9	\$184,494,173	\$221,443,623	\$118,103,266	\$150,909,728	\$101,254,209	\$142,883,862	\$919,088,861
10	\$209,093,396	\$250,969,439	\$133,850,368	\$175,917,626	\$103,279,294	\$161,935,043	\$1,035,045,166
11	\$225,861,137	\$302,920,113	\$136,527,375	\$183,921,878	\$105,344,880	\$184,848,314	\$1,139,423,697
12	\$243,215,951	\$356,848,427	\$139,257,923	\$192,175,933	\$107,451,777	\$208,613,341	\$1,247,563,352
13	\$261,174,613	\$412,812,704	\$142,043,081	\$200,686,582	\$109,600,813	\$233,255,031	\$1,359,572,823
14	\$279,754,335	\$470,872,813	\$144,883,943	\$209,460,786	\$111,792,829	\$258,798,942	\$1,475,563,648
15	\$298,972,776	\$531,090,202	\$147,781,621	\$218,505,683	\$114,028,685	\$285,271,309	\$1,595,650,277
16	\$318,848,053	\$593,527,937	\$150,737,254	\$222,875,797	\$116,309,259	\$312,699,050	\$1,714,997,350
17	\$339,398,752	\$658,250,746	\$153,751,999	\$227,333,313	\$118,635,444	\$341,109,792	\$1,838,480,046
18	\$360,643,940	\$725,325,055	\$156,827,039	\$231,879,979	\$121,008,153	\$370,531,884	\$1,966,216,050
19	\$382,603,175	\$794,819,037	\$159,963,580	\$236,517,579	\$123,428,316	\$400,994,416	\$2,098,326,103
20	\$405,296,523	\$866,802,648	\$163,162,851	\$241,247,930	\$125,896,883	\$432,527,237	\$2,234,934,072
21	\$432,275,174	\$912,223,106	\$180,489,115	\$246,072,889	\$128,414,820	\$458,087,863	\$2,357,562,967
22	\$460,170,852	\$959,113,662	\$198,443,163	\$250,994,347	\$130,983,117	\$484,497,903	\$2,484,203,045
23	\$489,009,448	\$1,007,514,951	\$217,043,178	\$256,014,233	\$133,602,779	\$511,781,110	\$2,614,965,700
24	\$518,817,519	\$1,057,468,647	\$236,307,816	\$261,134,518	\$136,274,835	\$539,961,846	\$2,749,965,181
25	\$549,622,309	\$1,109,017,484	\$256,256,223	\$266,357,209	\$139,000,331	\$569,065,099	\$2,889,318,654
26	\$581,451,764	\$1,162,205,286	\$276,908,042	\$271,684,353	\$141,780,338	\$599,116,497	\$3,033,146,281
27	\$614,334,548	\$1,217,076,995	\$298,283,432	\$277,118,040	\$144,615,945	\$630,142,325	\$3,181,571,284
28	\$648,300,063	\$1,273,678,689	\$320,403,074	\$282,660,401	\$147,508,264	\$662,169,540	\$3,334,720,030
29	\$683,378,464	\$1,332,057,620	\$343,288,189	\$288,313,609	\$150,458,429	\$695,225,786	\$3,492,722,097
30	\$719,600,682	\$1,392,262,237	\$366,960,547	\$294,079,881	\$153,467,597	\$729,339,414	\$3,655,710,358

Taxable value of the MPD's property on local tax rolls

Year	Residential Real Property on Local Tax Rolls	Non-Residential Real Property on Local Tax Rolls	Tangible Personal Property on Local Tax Rolls	Total Taxable Property
1	\$162,408,000	\$49,696,000	\$13,550,000	\$225,654,000
2	\$331,312,320	\$101,379,840	\$27,642,000	\$460,334,160
3	\$506,907,850	\$195,565,963	\$42,292,260	\$744,766,073
4	\$689,394,675	\$289,234,148	\$57,517,474	\$1,036,146,297
5	\$878,978,211	\$386,570,833	\$73,334,779	\$1,338,883,823
6	\$1,075,869,331	\$487,685,292	\$89,761,769	\$1,653,316,392
7	\$1,280,284,503	\$592,689,701	\$106,816,505	\$1,979,790,710
8	\$1,492,445,935	\$682,764,394	\$124,517,526	\$2,299,727,856
9	\$1,712,581,711	\$776,204,999	\$142,883,862	\$2,631,670,571
10	\$1,940,925,939	\$873,110,123	\$161,935,043	\$2,975,971,105
11	\$2,188,719,109	\$954,575,383	\$184,848,314	\$3,328,142,806
12	\$2,445,647,636	\$1,038,950,010	\$208,613,341	\$3,693,210,987
13	\$2,711,977,816	\$1,126,317,792	\$233,255,031	\$4,071,550,639
14	\$2,987,982,944	\$1,216,764,706	\$258,798,942	\$4,463,546,592
15	\$3,273,943,486	\$1,310,378,968	\$285,271,309	\$4,869,593,763
16	\$3,570,147,257	\$1,402,298,300	\$312,699,050	\$5,285,144,607
17	\$3,876,889,601	\$1,497,370,254	\$341,109,792	\$5,715,369,646
18	\$4,194,473,580	\$1,595,684,166	\$370,531,884	\$6,160,689,630
19	\$4,523,210,162	\$1,697,331,687	\$400,994,416	\$6,621,536,265
20	\$4,863,418,418	\$1,802,406,834	\$432,527,237	\$7,098,352,490
21	\$5,257,757,390	\$1,899,475,104	\$458,087,863	\$7,615,320,357
22	\$5,665,924,553	\$1,999,705,141	\$484,497,903	\$8,150,127,598
23	\$6,088,315,300	\$2,103,184,590	\$511,781,110	\$8,703,281,000
24	\$6,525,335,307	\$2,210,003,335	\$539,961,846	\$9,275,300,488
25	\$6,977,400,788	\$2,320,253,555	\$569,065,099	\$9,866,719,442
26	\$7,444,938,754	\$2,434,029,783	\$599,116,497	\$10,478,085,035
27	\$7,928,387,279	\$2,551,428,959	\$630,142,325	\$11,109,958,563
28	\$8,428,195,769	\$2,672,550,490	\$662,169,540	\$11,762,915,799
29	\$8,944,825,244	\$2,797,496,311	\$695,225,786	\$12,437,547,340
30	\$9,478,748,619	\$2,926,370,944	\$729,339,414	\$13,134,458,977

Appendix C

Fiscal Impact Calculations

Fiscal Impact: City of Palm Coast

Sales tax collections

Year	On Purchases of Construction Materials	On Construction Workers' Spending	On Jobs of Tangible Personal Property	On-going New Taxable Spending and Sales in the County	Total
1	\$165,706	\$41,427	\$16,938	\$63,494	\$287,565
2	\$169,020	\$42,255	\$17,276	\$129,529	\$358,080
3	\$204,006	\$51,002	\$17,622	\$200,630	\$473,260
4	\$204,770	\$51,192	\$17,974	\$274,524	\$548,461
5	\$208,865	\$52,216	\$18,334	\$351,294	\$630,709
6	\$213,043	\$53,261	\$18,700	\$431,024	\$716,028
7	\$217,304	\$54,326	\$19,074	\$513,803	\$804,507
8	\$206,857	\$51,714	\$19,456	\$599,721	\$877,748
9	\$210,994	\$52,748	\$19,845	\$688,870	\$972,457
10	\$215,214	\$53,803	\$20,242	\$781,345	\$1,070,604
11	\$304,688	\$76,172	\$24,593	\$915,456	\$1,320,910
12	\$217,529	\$54,382	\$25,085	\$1,015,426	\$1,312,422
13	\$221,880	\$55,470	\$25,587	\$1,119,028	\$1,421,965
14	\$226,317	\$56,579	\$26,099	\$1,226,368	\$1,535,364
15	\$230,844	\$57,711	\$26,620	\$1,337,555	\$1,652,730
16	\$231,591	\$57,898	\$27,153	\$1,452,064	\$1,768,706
17	\$236,223	\$59,056	\$27,696	\$1,570,618	\$1,893,593
18	\$240,947	\$60,237	\$28,250	\$1,693,334	\$2,022,768
19	\$245,766	\$61,442	\$28,815	\$1,820,330	\$2,156,353
20	\$250,682	\$62,670	\$29,391	\$1,951,728	\$2,294,472
21	\$279,758	\$69,940	\$21,138	\$2,089,773	\$2,460,609
22	\$285,354	\$71,338	\$21,560	\$2,232,559	\$2,610,811
23	\$291,061	\$72,765	\$21,992	\$2,380,220	\$2,766,037
24	\$296,882	\$74,220	\$22,431	\$2,532,895	\$2,926,429
25	\$302,819	\$75,705	\$22,880	\$2,690,725	\$3,092,129
26	\$308,876	\$77,219	\$23,338	\$2,853,854	\$3,263,287
27	\$315,053	\$78,763	\$23,804	\$3,022,433	\$3,440,054
28	\$321,354	\$80,339	\$24,280	\$3,196,613	\$3,622,586
29	\$327,782	\$81,945	\$24,766	\$3,376,551	\$3,811,044
30	\$334,337	\$83,584	\$25,261	\$3,562,409	\$4,005,591
Total	\$7,485,523	\$1,871,381	\$686,201	\$46,074,171	\$56,117,275

Fiscal Impact: City of Palm Coast

Property tax collections on the MPD's Residential Property

Year	Multi-Family Residential Property Tax Collections	Single Family Residential Property Tax Collections	Total Residential Property Tax Collections
1	\$77,206	\$586,929	\$664,135
2	\$157,500	\$1,197,335	\$1,354,835
3	\$240,975	\$1,831,923	\$2,072,898
4	\$327,726	\$2,491,415	\$2,819,142
5	\$417,851	\$3,176,554	\$3,594,406
6	\$511,450	\$3,888,103	\$4,399,552
7	\$608,625	\$4,626,842	\$5,235,467
8	\$709,483	\$5,393,576	\$6,103,059
9	\$814,132	\$6,189,128	\$7,003,260
10	\$922,683	\$7,014,345	\$7,937,028
11	\$1,006,538	\$7,943,791	\$8,950,329
12	\$1,093,377	\$8,907,609	\$10,000,987
13	\$1,183,288	\$9,906,803	\$11,090,091
14	\$1,276,358	\$10,942,401	\$12,218,759
15	\$1,372,677	\$12,015,460	\$13,388,137
16	\$1,472,339	\$13,127,064	\$14,599,403
17	\$1,575,438	\$14,278,327	\$15,853,765
18	\$1,682,072	\$15,470,389	\$17,152,461
19	\$1,792,341	\$16,704,422	\$18,496,763
20	\$1,906,348	\$17,981,629	\$19,887,977
21	\$1,944,475	\$19,556,072	\$21,500,547
22	\$1,983,365	\$21,186,301	\$23,169,665
23	\$2,023,032	\$22,873,916	\$24,896,948
24	\$2,063,493	\$24,620,561	\$26,684,054
25	\$2,104,762	\$26,427,923	\$28,532,685
26	\$2,146,858	\$28,297,730	\$30,444,588
27	\$2,189,795	\$30,231,759	\$32,421,554
28	\$2,233,591	\$32,231,830	\$34,465,421
29	\$2,278,262	\$34,299,811	\$36,578,074
30	\$2,323,828	\$36,437,619	\$38,761,447
Total	\$40,439,869	\$439,837,569	\$480,277,438

Fiscal Impact: City of Palm Coast

Property tax collections on the MPD's Non-Residential Property

							Total
	Commercial	Industrial	Office	Hotel	Golf & Other	Tangible	Non-Residential
	Property Tax	Property Tax	Property Tax	Property Tax	Property Tax	Property Tax	Property Tax
Year	Collections	Collections	Collections	Collections	Collections	Collections	Collections
1	\$71,546	\$85,875	\$45,800	\$0	\$0	\$55,410	\$258,632
2	\$145,955	\$175,186	\$93,432	\$0	\$0	\$113,036	\$527,609
3	\$223,311	\$268,034	\$142,951	\$78,283	\$87,149	\$172,946	\$972,674
4	\$303,702	\$364,526	\$194,414	\$159,697	\$160,425	\$235,206	\$1,417,971
5	\$387,221	\$464,771	\$247,878	\$244,337	\$236,598	\$299,888	\$1,880,692
6	\$473,958	\$568,880	\$303,402	\$332,298	\$315,753	\$367,063	\$2,361,354
7	\$564,010	\$676,967	\$361,049	\$423,680	\$397,980	\$436,805	\$2,860,491
8	\$657,475	\$789,150	\$420,880	\$518,584	\$405,940	\$509,190	\$3,301,218
9	\$754,452	\$905,549	\$482,960	\$617,115	\$414,059	\$584,295	\$3,758,430
10	\$855,046	\$1,026,289	\$547,354	\$719,380	\$422,340	\$662,201	\$4,232,610
11	\$923,614	\$1,238,731	\$558,301	\$752,112	\$430,787	\$755,900	\$4,659,445
12	\$994,583	\$1,459,260	\$569,467	\$785,865	\$439,403	\$853,083	\$5,101,661
13	\$1,068,021	\$1,688,115	\$580,857	\$820,668	\$448,191	\$953,850	\$5,559,701
14	\$1,143,999	\$1,925,540	\$592,474	\$856,548	\$457,154	\$1,058,307	\$6,034,022
15	\$1,222,589	\$2,171,787	\$604,323	\$893,535	\$466,298	\$1,166,560	\$6,525,093
16	\$1,303,865	\$2,427,114	\$616,410	\$911,406	\$475,623	\$1,278,720	\$7,013,139
17	\$1,387,903	\$2,691,785	\$628,738	\$929,634	\$485,136	\$1,394,900	\$7,518,096
18	\$1,474,781	\$2,966,072	\$641,313	\$948,227	\$494,839	\$1,515,216	\$8,040,447
19	\$1,564,579	\$3,250,253	\$654,139	\$967,191	\$504,735	\$1,639,786	\$8,580,685
20	\$1,657,379	\$3,544,616	\$667,222	\$986,535	\$514,830	\$1,768,734	\$9,139,316
21	\$1,767,703	\$3,730,354	\$738,074	\$1,006,266	\$525,127	\$1,873,259	\$9,640,782
22	\$1,881,777	\$3,922,103	\$811,494	\$1,026,391	\$535,629	\$1,981,257	\$10,158,652
23	\$1,999,706	\$4,120,031	\$887,555	\$1,046,919	\$546,342	\$2,092,826	\$10,693,379
24	\$2,121,600	\$4,324,307	\$966,334	\$1,067,857	\$557,269	\$2,208,066	\$11,245,433
25	\$2,247,571	\$4,535,105	\$1,047,909	\$1,089,215	\$568,414	\$2,327,078	\$11,815,291
26	\$2,377,731	\$4,752,606	\$1,132,360	\$1,110,999	\$579,782	\$2,449,967	\$12,403,445
27	\$2,512,198	\$4,976,993	\$1,219,770	\$1,133,219	\$591,378	\$2,576,841	\$13,010,399
28	\$2,651,093	\$5,208,454	\$1,310,224	\$1,155,883	\$603,206	\$2,707,810	\$13,636,671
29	\$2,794,540	\$5,447,183	\$1,403,808	\$1,179,001	\$615,270	\$2,842,987	\$14,282,788
30	\$2,942,663	\$5,693,378	\$1,500,612	\$1,202,581	\$627,575	\$2,982,488	\$14,949,296
Total	\$40,474,572	\$75,399,015	\$19,971,505	\$22,963,425	\$12,907,232	\$39,863,674	\$211,579,423

Fiscal Impact: City of Palm Coast

Impact Fees for Residential Development

Year	Fire & Rescue	Parks	Transportation	Water Capacity	Wastewater Capacity	Connection/Inspection	Total Residential Impact Fees
1	\$594,025	\$1,995,218	\$4,355,294	\$1,825,296	\$2,310,266	\$1,031,900	\$12,111,999
2	\$594,025	\$1,995,218	\$4,355,294	\$1,825,296	\$2,310,266	\$1,031,900	\$12,111,999
3	\$594,025	\$1,995,218	\$4,355,294	\$1,825,296	\$2,310,266	\$1,031,900	\$12,111,999
4	\$594,025	\$1,995,218	\$4,355,294	\$1,825,296	\$2,310,266	\$1,031,900	\$12,111,999
5	\$594,025	\$1,995,218	\$4,355,294	\$1,825,296	\$2,310,266	\$1,031,900	\$12,111,999
6	\$594,025	\$1,995,218	\$4,355,294	\$1,825,296	\$2,310,266	\$1,031,900	\$12,111,999
7	\$594,025	\$1,995,218	\$4,355,294	\$1,825,296	\$2,310,266	\$1,031,900	\$12,111,999
8	\$594,025	\$1,995,218	\$4,355,294	\$1,825,296	\$2,310,266	\$1,031,900	\$12,111,999
9	\$594,025	\$1,995,218	\$4,355,294	\$1,825,296	\$2,310,266	\$1,031,900	\$12,111,999
10	\$594,025	\$1,995,218	\$4,355,294	\$1,825,296	\$2,310,266	\$1,031,900	\$12,111,999
11	\$609,851	\$2,048,374	\$4,603,826	\$1,897,450	\$2,401,602	\$1,072,700	\$12,633,803
12	\$609,851	\$2,048,374	\$4,603,826	\$1,897,450	\$2,401,602	\$1,072,700	\$12,633,803
13	\$609,851	\$2,048,374	\$4,603,826	\$1,897,450	\$2,401,602	\$1,072,700	\$12,633,803
14	\$609,851	\$2,048,374	\$4,603,826	\$1,897,450	\$2,401,602	\$1,072,700	\$12,633,803
15	\$609,851	\$2,048,374	\$4,603,826	\$1,897,450	\$2,401,602	\$1,072,700	\$12,633,803
16	\$609,851	\$2,048,374	\$4,603,826	\$1,897,450	\$2,401,602	\$1,072,700	\$12,633,803
17	\$609,851	\$2,048,374	\$4,603,826	\$1,897,450	\$2,401,602	\$1,072,700	\$12,633,803
18	\$609,851	\$2,048,374	\$4,603,826	\$1,897,450	\$2,401,602	\$1,072,700	\$12,633,803
19	\$609,851	\$2,048,374	\$4,603,826	\$1,897,450	\$2,401,602	\$1,072,700	\$12,633,803
20	\$609,851	\$2,048,374	\$4,603,826	\$1,897,450	\$2,401,602	\$1,072,700	\$12,633,803
21	\$672,588	\$2,259,096	\$5,383,560	\$2,146,998	\$2,717,484	\$1,213,800	\$14,393,526
22	\$672,588	\$2,259,096	\$5,383,560	\$2,146,998	\$2,717,484	\$1,213,800	\$14,393,526
23	\$672,588	\$2,259,096	\$5,383,560	\$2,146,998	\$2,717,484	\$1,213,800	\$14,393,526
24	\$672,588	\$2,259,096	\$5,383,560	\$2,146,998	\$2,717,484	\$1,213,800	\$14,393,526
25	\$672,588	\$2,259,096	\$5,383,560	\$2,146,998	\$2,717,484	\$1,213,800	\$14,393,526
26	\$672,588	\$2,259,096	\$5,383,560	\$2,146,998	\$2,717,484	\$1,213,800	\$14,393,526
27	\$672,588	\$2,259,096	\$5,383,560	\$2,146,998	\$2,717,484	\$1,213,800	\$14,393,526
28	\$672,588	\$2,259,096	\$5,383,560	\$2,146,998	\$2,717,484	\$1,213,800	\$14,393,526
29	\$672,588	\$2,259,096	\$5,383,560	\$2,146,998	\$2,717,484	\$1,213,800	\$14,393,526
30	\$672,588	\$2,259,096	\$5,383,560	\$2,146,998	\$2,717,484	\$1,213,800	\$14,393,526
Total	\$18,764,640	\$63,026,880	\$143,426,800	\$58,697,440	\$74,293,520	\$33,184,000	\$391,393,280

Fiscal Impact: City of Palm Coast

Impact Fees for Non-Residential Development

Year	Fire & Rescue	Parks	Total Non-Residential	
			Transportation	Impact Fees
1	\$405,145	\$0	\$3,029,631	\$3,434,776
2	\$405,145	\$0	\$3,029,631	\$3,434,776
3	\$519,139	\$0	\$7,675,842	\$8,194,981
4	\$519,139	\$0	\$7,245,768	\$7,764,907
5	\$519,139	\$0	\$7,245,768	\$7,764,907
6	\$519,139	\$0	\$7,245,768	\$7,764,907
7	\$519,139	\$0	\$7,245,768	\$7,764,907
8	\$465,319	\$0	\$3,586,921	\$4,052,240
9	\$465,319	\$0	\$3,586,921	\$4,052,240
10	\$465,319	\$0	\$3,586,921	\$4,052,240
11	\$793,621	\$0	\$3,524,669	\$4,318,290
12	\$494,621	\$0	\$2,631,769	\$3,126,390
13	\$494,621	\$0	\$2,631,769	\$3,126,390
14	\$494,621	\$0	\$2,631,769	\$3,126,390
15	\$494,621	\$0	\$2,631,769	\$3,126,390
16	\$482,586	\$0	\$2,520,311	\$3,002,897
17	\$482,586	\$0	\$2,520,311	\$3,002,897
18	\$482,586	\$0	\$2,520,311	\$3,002,897
19	\$482,586	\$0	\$2,520,311	\$3,002,897
20	\$482,586	\$0	\$2,520,311	\$3,002,897
21	\$340,262	\$0	\$2,373,886	\$2,714,148
22	\$340,262	\$0	\$2,373,886	\$2,714,148
23	\$340,262	\$0	\$2,373,886	\$2,714,148
24	\$340,262	\$0	\$2,373,886	\$2,714,148
25	\$340,262	\$0	\$2,373,886	\$2,714,148
26	\$340,262	\$0	\$2,373,886	\$2,714,148
27	\$340,262	\$0	\$2,373,886	\$2,714,148
28	\$340,262	\$0	\$2,373,886	\$2,714,148
29	\$340,262	\$0	\$2,373,886	\$2,714,148
30	\$340,262	\$0	\$2,373,886	\$2,714,148
Total	\$13,389,594	\$0	\$103,871,098	\$117,260,692

Fiscal Impact: City of Palm Coast

Miscellaneous taxes and user fees supported by New Residents - City Governmental Funds

Year	Taxes and User Fees <i>New Residents</i>	Taxes and User Fees <i>Businesses</i>	Total
1	\$215,035	\$73,921	\$288,955
2	\$438,671	\$150,798	\$589,469
3	\$671,166	\$241,454	\$912,620
4	\$912,786	\$335,675	\$1,248,461
5	\$1,163,802	\$433,569	\$1,597,371
6	\$1,424,493	\$535,244	\$1,959,737
7	\$1,695,147	\$640,813	\$2,335,960
8	\$1,976,057	\$750,390	\$2,726,447
9	\$2,267,526	\$864,094	\$3,131,620
10	\$2,569,863	\$982,046	\$3,551,909
11	\$2,890,369	\$1,265,036	\$4,155,405
12	\$3,222,668	\$1,387,368	\$4,610,036
13	\$3,567,103	\$1,514,086	\$5,081,189
14	\$3,924,026	\$1,645,318	\$5,569,344
15	\$4,293,799	\$1,781,194	\$6,074,993
16	\$4,676,793	\$1,919,071	\$6,595,864
17	\$5,073,390	\$2,061,750	\$7,135,140
18	\$5,483,980	\$2,209,368	\$7,693,348
19	\$5,908,964	\$2,362,066	\$8,271,030
20	\$6,348,754	\$2,519,989	\$8,868,743
21	\$6,837,519	\$2,660,534	\$9,498,053
22	\$7,343,294	\$2,805,693	\$10,148,987
23	\$7,866,566	\$2,955,594	\$10,822,160
24	\$8,407,831	\$3,110,369	\$11,518,200
25	\$8,967,601	\$3,270,153	\$12,237,753
26	\$9,546,398	\$3,435,084	\$12,981,481
27	\$10,144,759	\$3,605,304	\$13,750,063
28	\$10,763,237	\$3,780,958	\$14,544,195
29	\$11,402,396	\$3,962,197	\$15,364,593
30	\$12,062,816	\$4,149,173	\$16,211,989
Total	\$152,066,808	\$57,408,309	\$209,475,117

Fiscal Impact: City of Palm Coast

Costs of providing County services to new residents - City of Governmental Funds

Year	Cost of Services <i>New Residents</i>	Cost of Services <i>Businesses</i>	Total
1	(\$297,643)	(\$102,311)	(\$399,954)
2	(\$607,192)	(\$208,714)	(\$815,906)
3	(\$929,004)	(\$334,186)	(\$1,263,190)
4	(\$1,263,445)	(\$464,594)	(\$1,728,039)
5	(\$1,610,893)	(\$600,084)	(\$2,210,977)
6	(\$1,971,733)	(\$740,809)	(\$2,712,541)
7	(\$2,346,362)	(\$886,922)	(\$3,233,284)
8	(\$2,735,188)	(\$1,038,583)	(\$3,773,771)
9	(\$3,138,628)	(\$1,195,956)	(\$4,334,584)
10	(\$3,557,112)	(\$1,359,209)	(\$4,916,320)
11	(\$4,000,746)	(\$1,750,883)	(\$5,751,629)
12	(\$4,460,702)	(\$1,920,197)	(\$6,380,899)
13	(\$4,937,456)	(\$2,095,583)	(\$7,033,039)
14	(\$5,431,496)	(\$2,277,216)	(\$7,708,712)
15	(\$5,943,323)	(\$2,465,276)	(\$8,408,599)
16	(\$6,473,450)	(\$2,656,105)	(\$9,129,555)
17	(\$7,022,405)	(\$2,853,581)	(\$9,875,986)
18	(\$7,590,729)	(\$3,057,893)	(\$10,648,622)
19	(\$8,178,977)	(\$3,269,237)	(\$11,448,213)
20	(\$8,787,718)	(\$3,487,811)	(\$12,275,529)
21	(\$9,464,249)	(\$3,682,333)	(\$13,146,582)
22	(\$10,164,325)	(\$3,883,242)	(\$14,047,567)
23	(\$10,888,619)	(\$4,090,714)	(\$14,979,333)
24	(\$11,637,819)	(\$4,304,931)	(\$15,942,750)
25	(\$12,412,632)	(\$4,526,081)	(\$16,938,713)
26	(\$13,213,782)	(\$4,754,355)	(\$17,968,137)
27	(\$14,042,013)	(\$4,989,949)	(\$19,031,962)
28	(\$14,898,088)	(\$5,233,066)	(\$20,131,153)
29	(\$15,782,788)	(\$5,483,911)	(\$21,266,699)
30	(\$16,696,918)	(\$5,742,696)	(\$22,439,614)
Total	(\$210,485,435)	(\$79,456,428)	(\$289,941,862)

Fiscal Impact: City of Palm Coast

Baseline Capital Costs associated with development

Year	Residential Development	Non-Residential Development	Total
1	(\$12,111,999)	(\$3,434,776)	(\$15,546,775)
2	(\$12,111,999)	(\$3,434,776)	(\$15,546,775)
3	(\$12,111,999)	(\$8,194,981)	(\$20,306,980)
4	(\$12,111,999)	(\$7,764,907)	(\$19,876,906)
5	(\$12,111,999)	(\$7,764,907)	(\$19,876,906)
6	(\$12,111,999)	(\$7,764,907)	(\$19,876,906)
7	(\$12,111,999)	(\$7,764,907)	(\$19,876,906)
8	(\$12,111,999)	(\$4,052,240)	(\$16,164,239)
9	(\$12,111,999)	(\$4,052,240)	(\$16,164,239)
10	(\$12,111,999)	(\$4,052,240)	(\$16,164,239)
11	(\$12,633,803)	(\$4,318,290)	(\$16,952,092)
12	(\$12,633,803)	(\$3,126,390)	(\$15,760,192)
13	(\$12,633,803)	(\$3,126,390)	(\$15,760,192)
14	(\$12,633,803)	(\$3,126,390)	(\$15,760,192)
15	(\$12,633,803)	(\$3,126,390)	(\$15,760,192)
16	(\$12,633,803)	(\$3,002,897)	(\$15,636,700)
17	(\$12,633,803)	(\$3,002,897)	(\$15,636,700)
18	(\$12,633,803)	(\$3,002,897)	(\$15,636,700)
19	(\$12,633,803)	(\$3,002,897)	(\$15,636,700)
20	(\$12,633,803)	(\$3,002,897)	(\$15,636,700)
21	(\$14,393,526)	(\$2,714,148)	(\$17,107,674)
22	(\$14,393,526)	(\$2,714,148)	(\$17,107,674)
23	(\$14,393,526)	(\$2,714,148)	(\$17,107,674)
24	(\$14,393,526)	(\$2,714,148)	(\$17,107,674)
25	(\$14,393,526)	(\$2,714,148)	(\$17,107,674)
26	(\$14,393,526)	(\$2,714,148)	(\$17,107,674)
27	(\$14,393,526)	(\$2,714,148)	(\$17,107,674)
28	(\$14,393,526)	(\$2,714,148)	(\$17,107,674)
29	(\$14,393,526)	(\$2,714,148)	(\$17,107,674)
30	(\$14,393,526)	(\$2,714,148)	(\$17,107,674)
Total	(\$391,393,280)	(\$117,260,692)	(\$508,653,972)

Baseline capital costs reflect the costs offset by the city's current impact fees.

Fiscal Impact: City of Palm Coast

Net Benefits

Year	Benefits	Costs	Cumulative	
			Net Benefits	Net Benefits
1	\$17,046,062	(\$15,946,729)	\$1,099,333	\$1,099,333
2	\$18,376,769	(\$16,362,681)	\$2,014,088	\$3,113,421
3	\$24,738,431	(\$21,570,170)	\$3,168,261	\$6,281,682
4	\$25,910,941	(\$21,604,945)	\$4,305,995	\$10,587,678
5	\$27,580,083	(\$22,087,883)	\$5,492,200	\$16,079,878
6	\$29,313,578	(\$22,589,447)	\$6,724,130	\$22,804,008
7	\$31,113,331	(\$23,110,190)	\$8,003,141	\$30,807,149
8	\$29,172,711	(\$19,938,010)	\$9,234,701	\$40,041,850
9	\$31,030,006	(\$20,498,823)	\$10,531,183	\$50,573,033
10	\$32,956,390	(\$21,080,559)	\$11,875,831	\$62,448,864
11	\$36,038,182	(\$22,703,721)	\$13,334,460	\$75,783,324
12	\$36,785,298	(\$22,141,091)	\$14,644,207	\$90,427,531
13	\$38,913,138	(\$22,793,231)	\$16,119,907	\$106,547,437
14	\$41,117,681	(\$23,468,905)	\$17,648,777	\$124,196,214
15	\$43,401,145	(\$24,168,792)	\$19,232,354	\$143,428,568
16	\$45,613,811	(\$24,766,255)	\$20,847,556	\$164,276,124
17	\$48,037,293	(\$25,512,686)	\$22,524,608	\$186,800,732
18	\$50,545,723	(\$26,285,322)	\$24,260,402	\$211,061,133
19	\$53,141,531	(\$27,084,913)	\$26,056,618	\$237,117,751
20	\$55,827,207	(\$27,912,228)	\$27,914,979	\$265,032,730
21	\$60,207,665	(\$30,254,256)	\$29,953,409	\$294,986,139
22	\$63,195,789	(\$31,155,241)	\$32,040,548	\$327,026,687
23	\$66,286,199	(\$32,087,007)	\$34,199,192	\$361,225,878
24	\$69,481,789	(\$33,050,424)	\$36,431,365	\$397,657,243
25	\$72,785,532	(\$34,046,387)	\$38,739,145	\$436,396,388
26	\$76,200,475	(\$35,075,811)	\$41,124,664	\$477,521,052
27	\$79,729,744	(\$36,139,636)	\$43,590,108	\$521,111,161
28	\$83,376,547	(\$37,238,827)	\$46,137,720	\$567,248,881
29	\$87,144,174	(\$38,374,373)	\$48,769,801	\$616,018,682
30	\$91,035,998	(\$39,547,288)	\$51,488,709	\$667,507,391
Total	\$1,466,103,225	(\$798,595,834)	\$667,507,391	

Fiscal Impact: Flagler County

Sales tax collections

Year	On Purchases of Construction Materials	On Construction Workers' Spending	On Purchases of Tangible Personal Property	On-going New Taxable Spending and Sales in the County	Total
1	\$152,450	\$38,112	\$15,583	\$58,415	\$264,560
2	\$155,499	\$38,875	\$15,894	\$119,166	\$329,434
3	\$187,686	\$46,921	\$16,212	\$184,580	\$435,399
4	\$188,388	\$47,097	\$16,536	\$252,562	\$504,584
5	\$192,156	\$48,039	\$16,867	\$323,190	\$580,252
6	\$195,999	\$49,000	\$17,204	\$396,542	\$658,745
7	\$199,919	\$49,980	\$17,548	\$472,699	\$740,146
8	\$190,308	\$47,577	\$17,899	\$551,743	\$807,528
9	\$194,114	\$48,529	\$18,257	\$633,760	\$894,661
10	\$197,997	\$49,499	\$18,623	\$718,837	\$984,956
11	\$280,313	\$70,078	\$22,626	\$842,220	\$1,215,237
12	\$200,127	\$50,032	\$23,078	\$934,192	\$1,207,428
13	\$204,129	\$51,032	\$23,540	\$1,029,506	\$1,308,207
14	\$208,212	\$52,053	\$24,011	\$1,128,259	\$1,412,535
15	\$212,376	\$53,094	\$24,491	\$1,230,550	\$1,520,511
16	\$213,064	\$53,266	\$24,981	\$1,335,899	\$1,627,209
17	\$217,325	\$54,331	\$25,480	\$1,444,969	\$1,742,105
18	\$221,672	\$55,418	\$25,990	\$1,557,867	\$1,860,946
19	\$226,105	\$56,526	\$26,510	\$1,674,703	\$1,983,844
20	\$230,627	\$57,657	\$27,040	\$1,795,590	\$2,110,914
21	\$257,378	\$64,344	\$19,447	\$1,922,591	\$2,263,760
22	\$262,525	\$65,631	\$19,836	\$2,053,954	\$2,401,946
23	\$267,776	\$66,944	\$20,232	\$2,189,803	\$2,544,754
24	\$273,131	\$68,283	\$20,637	\$2,330,263	\$2,692,314
25	\$278,594	\$69,648	\$21,050	\$2,475,467	\$2,844,759
26	\$284,166	\$71,041	\$21,471	\$2,625,546	\$3,002,224
27	\$289,849	\$72,462	\$21,900	\$2,780,638	\$3,164,850
28	\$295,646	\$73,912	\$22,338	\$2,940,884	\$3,332,780
29	\$301,559	\$75,390	\$22,785	\$3,106,427	\$3,506,161
30	\$307,590	\$76,898	\$23,240	\$3,277,416	\$3,685,144
Total	\$6,886,681	\$1,721,670	\$631,305	\$42,388,238	\$51,627,893

Fiscal Impact: Flagler County

Property tax collections on the MPD's Residential Property

Year	Multi-Family Residential Property Tax Collections	Single Family Residential Property Tax Collections	Total Residential Property Tax Collections
1	\$154,438	\$1,174,059	\$1,328,497
2	\$315,054	\$2,395,080	\$2,710,135
3	\$482,033	\$3,664,473	\$4,146,506
4	\$655,565	\$4,983,683	\$5,639,248
5	\$835,845	\$6,354,196	\$7,190,042
6	\$1,023,075	\$7,777,536	\$8,800,611
7	\$1,217,459	\$9,255,268	\$10,472,727
8	\$1,419,209	\$10,788,998	\$12,208,208
9	\$1,628,543	\$12,380,376	\$14,008,918
10	\$1,845,682	\$14,031,092	\$15,876,774
11	\$2,013,420	\$15,890,302	\$17,903,722
12	\$2,187,129	\$17,818,268	\$20,005,398
13	\$2,366,982	\$19,816,997	\$22,183,979
14	\$2,553,153	\$21,888,547	\$24,441,700
15	\$2,745,825	\$24,035,033	\$26,780,858
16	\$2,945,182	\$26,258,623	\$29,203,805
17	\$3,151,415	\$28,561,542	\$31,712,957
18	\$3,364,720	\$30,946,074	\$34,310,794
19	\$3,585,296	\$33,414,563	\$36,999,859
20	\$3,813,349	\$35,969,414	\$39,782,763
21	\$3,889,616	\$39,118,840	\$43,008,455
22	\$3,967,408	\$42,379,855	\$46,347,263
23	\$4,046,756	\$45,755,663	\$49,802,419
24	\$4,127,692	\$49,249,551	\$53,377,243
25	\$4,210,245	\$52,864,893	\$57,075,138
26	\$4,294,450	\$56,605,149	\$60,899,599
27	\$4,380,339	\$60,473,869	\$64,854,208
28	\$4,467,946	\$64,474,695	\$68,942,641
29	\$4,557,305	\$68,611,366	\$73,168,670
30	\$4,648,451	\$72,887,713	\$77,536,164
Total	\$80,893,583	\$879,825,719	\$960,719,302

Fiscal Impact: Flagler County

Property tax collections on the MPD's Non-Residential Property

Year	Commercial Real Property Tax Collections	Industrial Real Property Tax Collections	Office Real Property Tax Collections	Hotel Real Property Tax Collections	Golf & Other Real Property Tax Collections	Tangible Personal Property Tax Collections	Total Non-Residential Property Tax Collections
1	\$143,117	\$171,780	\$91,616	\$0	\$0	\$110,839	\$517,352
2	\$291,959	\$350,431	\$186,897	\$0	\$0	\$226,112	\$1,055,399
3	\$446,698	\$536,160	\$285,952	\$156,593	\$174,328	\$345,951	\$1,945,680
4	\$607,509	\$729,177	\$388,895	\$319,449	\$320,906	\$470,493	\$2,836,428
5	\$774,574	\$929,701	\$495,841	\$488,757	\$473,277	\$599,878	\$3,762,028
6	\$948,078	\$1,137,954	\$606,909	\$664,710	\$631,615	\$734,251	\$4,723,517
7	\$1,128,213	\$1,354,165	\$722,221	\$847,505	\$796,097	\$873,759	\$5,721,961
8	\$1,315,174	\$1,578,570	\$841,904	\$1,037,346	\$812,019	\$1,018,553	\$6,603,566
9	\$1,509,162	\$1,811,409	\$966,085	\$1,234,442	\$828,259	\$1,168,790	\$7,518,147
10	\$1,710,384	\$2,052,930	\$1,094,896	\$1,439,006	\$844,825	\$1,324,629	\$8,466,669
11	\$1,847,544	\$2,477,887	\$1,116,794	\$1,504,481	\$861,721	\$1,512,059	\$9,320,486
12	\$1,989,506	\$2,919,020	\$1,139,130	\$1,571,999	\$878,956	\$1,706,457	\$10,205,068
13	\$2,136,408	\$3,376,808	\$1,161,912	\$1,641,616	\$896,535	\$1,908,026	\$11,121,306
14	\$2,288,390	\$3,851,740	\$1,185,151	\$1,713,389	\$914,465	\$2,116,975	\$12,070,111
15	\$2,445,597	\$4,344,318	\$1,208,854	\$1,787,376	\$932,755	\$2,333,519	\$13,052,419
16	\$2,608,177	\$4,855,059	\$1,233,031	\$1,823,124	\$951,410	\$2,557,878	\$14,028,678
17	\$2,776,282	\$5,384,491	\$1,257,691	\$1,859,586	\$970,438	\$2,790,278	\$15,038,767
18	\$2,950,067	\$5,933,159	\$1,282,845	\$1,896,778	\$989,847	\$3,030,951	\$16,083,647
19	\$3,129,694	\$6,501,620	\$1,308,502	\$1,934,714	\$1,009,644	\$3,280,134	\$17,164,308
20	\$3,315,326	\$7,090,446	\$1,334,672	\$1,973,408	\$1,029,836	\$3,538,073	\$18,281,761
21	\$3,536,011	\$7,461,985	\$1,476,401	\$2,012,876	\$1,050,433	\$3,747,159	\$19,284,865
22	\$3,764,198	\$7,845,550	\$1,623,265	\$2,053,134	\$1,071,442	\$3,963,193	\$20,320,781
23	\$4,000,097	\$8,241,472	\$1,775,413	\$2,094,196	\$1,092,871	\$4,186,369	\$21,390,419
24	\$4,243,927	\$8,650,094	\$1,932,998	\$2,136,080	\$1,114,728	\$4,416,888	\$22,494,715
25	\$4,495,910	\$9,071,763	\$2,096,176	\$2,178,802	\$1,137,023	\$4,654,953	\$23,634,627
26	\$4,756,275	\$9,506,839	\$2,265,108	\$2,222,378	\$1,159,763	\$4,900,773	\$24,811,137
27	\$5,025,257	\$9,955,690	\$2,439,958	\$2,266,826	\$1,182,958	\$5,154,564	\$26,025,253
28	\$5,303,095	\$10,418,692	\$2,620,897	\$2,312,162	\$1,206,618	\$5,416,547	\$27,278,010
29	\$5,590,036	\$10,896,231	\$2,808,097	\$2,358,405	\$1,230,750	\$5,686,947	\$28,570,467
30	\$5,886,334	\$11,388,705	\$3,001,737	\$2,405,573	\$1,255,365	\$5,965,996	\$29,903,711
Total	\$80,963,001	\$150,823,844	\$39,949,847	\$45,934,713	\$25,818,882	\$79,740,995	\$423,231,282

Fiscal Impact: Flagler County

Impact Fees for Residential Development

Year	Library	Law & EMS	Total Residential
			Impact Fees
1	\$153,779	\$160,402	\$314,181
2	\$153,779	\$160,402	\$314,181
3	\$153,779	\$160,402	\$314,181
4	\$153,779	\$160,402	\$314,181
5	\$153,779	\$160,402	\$314,181
6	\$153,779	\$160,402	\$314,181
7	\$153,779	\$160,402	\$314,181
8	\$153,779	\$160,402	\$314,181
9	\$153,779	\$160,402	\$314,181
10	\$153,779	\$160,402	\$314,181
11	\$162,925	\$170,038	\$332,963
12	\$162,925	\$170,038	\$332,963
13	\$162,925	\$170,038	\$332,963
14	\$162,925	\$170,038	\$332,963
15	\$162,925	\$170,038	\$332,963
16	\$162,925	\$170,038	\$332,963
17	\$162,925	\$170,038	\$332,963
18	\$162,925	\$170,038	\$332,963
19	\$162,925	\$170,038	\$332,963
20	\$162,925	\$170,038	\$332,963
21	\$191,352	\$199,920	\$391,272
22	\$191,352	\$199,920	\$391,272
23	\$191,352	\$199,920	\$391,272
24	\$191,352	\$199,920	\$391,272
25	\$191,352	\$199,920	\$391,272
26	\$191,352	\$199,920	\$391,272
27	\$191,352	\$199,920	\$391,272
28	\$191,352	\$199,920	\$391,272
29	\$191,352	\$199,920	\$391,272
30	\$191,352	\$199,920	\$391,272
Total	\$5,080,560	\$5,303,600	\$10,384,160

Fiscal Impact: Flagler County

Impact Fees for Non-Residential Development

Year	Library	Total Non-Residential	
		Law & EMS	Impact Fees
1	\$0	\$58,511	\$58,511
2	\$0	\$58,511	\$58,511
3	\$0	\$84,274	\$84,274
4	\$0	\$81,520	\$81,520
5	\$0	\$81,520	\$81,520
6	\$0	\$81,520	\$81,520
7	\$0	\$81,520	\$81,520
8	\$0	\$65,716	\$65,716
9	\$0	\$65,716	\$65,716
10	\$0	\$65,716	\$65,716
11	\$0	\$95,755	\$95,755
12	\$0	\$48,155	\$48,155
13	\$0	\$48,155	\$48,155
14	\$0	\$48,155	\$48,155
15	\$0	\$48,155	\$48,155
16	\$0	\$46,714	\$46,714
17	\$0	\$46,714	\$46,714
18	\$0	\$46,714	\$46,714
19	\$0	\$46,714	\$46,714
20	\$0	\$46,714	\$46,714
21	\$0	\$45,625	\$45,625
22	\$0	\$45,625	\$45,625
23	\$0	\$45,625	\$45,625
24	\$0	\$45,625	\$45,625
25	\$0	\$45,625	\$45,625
26	\$0	\$45,625	\$45,625
27	\$0	\$45,625	\$45,625
28	\$0	\$45,625	\$45,625
29	\$0	\$45,625	\$45,625
30	\$0	\$45,625	\$45,625
Total	\$0	\$1,702,715	\$1,702,715

Fiscal Impact: Flagler County

Tourist Development Taxes

Year	Tourist Development Taxes
1	\$0
2	\$0
3	\$267,484
4	\$545,667
5	\$834,870
6	\$1,135,423
7	\$1,447,664
8	\$1,771,941
9	\$2,108,610
10	\$2,458,037
11	\$2,569,877
12	\$2,685,208
13	\$2,804,125
14	\$2,926,724
15	\$3,053,105
16	\$3,114,167
17	\$3,176,450
18	\$3,239,979
19	\$3,304,779
20	\$3,370,874
21	\$3,438,292
22	\$3,507,058
23	\$3,577,199
24	\$3,648,743
25	\$3,721,718
26	\$3,796,152
27	\$3,872,075
28	\$3,949,517
29	\$4,028,507
30	\$4,109,077
Total	\$78,463,319

Fiscal Impact: Flagler County

Miscellaneous taxes and user fees supported by New Residents - General Fund

Year	General Fund Misc. Taxes & User Fees	General Fund Misc. Taxes & User Fees	Total
	<i>New Residents</i>	<i>Businesses</i>	
1	\$290,076	\$102,846	\$392,922
2	\$591,755	\$209,807	\$801,562
3	\$905,385	\$335,936	\$1,241,321
4	\$1,231,324	\$467,026	\$1,698,350
5	\$1,569,938	\$603,226	\$2,173,164
6	\$1,921,604	\$744,687	\$2,666,291
7	\$2,286,709	\$891,565	\$3,178,274
8	\$2,665,649	\$1,044,021	\$3,709,670
9	\$3,058,832	\$1,202,218	\$4,261,050
10	\$3,466,677	\$1,366,325	\$4,833,002
11	\$3,899,032	\$1,760,050	\$5,659,082
12	\$4,347,294	\$1,930,250	\$6,277,545
13	\$4,811,928	\$2,106,555	\$6,918,482
14	\$5,293,407	\$2,289,139	\$7,582,546
15	\$5,792,221	\$2,478,184	\$8,270,405
16	\$6,308,871	\$2,670,011	\$8,978,882
17	\$6,843,869	\$2,868,521	\$9,712,390
18	\$7,397,744	\$3,073,903	\$10,471,647
19	\$7,971,037	\$3,286,353	\$11,257,390
20	\$8,564,302	\$3,506,071	\$12,070,373
21	\$9,223,632	\$3,701,613	\$12,925,245
22	\$9,905,910	\$3,903,573	\$13,809,483
23	\$10,611,790	\$4,112,131	\$14,723,921
24	\$11,341,943	\$4,327,470	\$15,669,413
25	\$12,097,057	\$4,549,778	\$16,646,834
26	\$12,877,838	\$4,779,247	\$17,657,085
27	\$13,685,013	\$5,016,075	\$18,701,087
28	\$14,519,323	\$5,260,464	\$19,779,786
29	\$15,381,531	\$5,512,622	\$20,894,153
30	\$16,272,420	\$5,772,763	\$22,045,183
Total	\$205,134,110	\$79,872,430	\$285,006,540

Fiscal Impact: Flagler County

Miscellaneous taxes and user fees supported by New Residents - Nonmajor Governmental Funds

Year	Nonmajor Misc. Taxes & User Fees <i>New Residents</i>	Nonmajor Misc. Taxes & User Fees <i>Businesses</i>	Total
1	\$122,967	\$43,924	\$166,891
2	\$250,853	\$89,605	\$340,458
3	\$383,805	\$143,473	\$527,277
4	\$521,974	\$199,459	\$721,433
5	\$665,517	\$257,628	\$923,145
6	\$814,593	\$318,043	\$1,132,637
7	\$969,366	\$380,773	\$1,350,138
8	\$1,130,003	\$445,884	\$1,575,887
9	\$1,296,679	\$513,447	\$1,810,126
10	\$1,469,569	\$583,535	\$2,053,104
11	\$1,652,850	\$751,688	\$2,404,539
12	\$1,842,875	\$824,378	\$2,667,253
13	\$2,039,839	\$899,674	\$2,939,513
14	\$2,243,944	\$977,653	\$3,221,597
15	\$2,455,398	\$1,058,391	\$3,513,789
16	\$2,674,413	\$1,140,317	\$3,814,730
17	\$2,901,205	\$1,225,098	\$4,126,303
18	\$3,136,000	\$1,312,813	\$4,448,813
19	\$3,379,026	\$1,403,547	\$4,782,573
20	\$3,630,519	\$1,497,385	\$5,127,904
21	\$3,910,018	\$1,580,897	\$5,490,915
22	\$4,199,245	\$1,667,151	\$5,866,395
23	\$4,498,476	\$1,756,223	\$6,254,699
24	\$4,807,997	\$1,848,190	\$6,656,188
25	\$5,128,100	\$1,943,134	\$7,071,234
26	\$5,459,084	\$2,041,137	\$7,500,220
27	\$5,801,255	\$2,142,282	\$7,943,537
28	\$6,154,930	\$2,246,656	\$8,401,587
29	\$6,520,432	\$2,354,349	\$8,874,781
30	\$6,898,091	\$2,465,451	\$9,363,542
Total	\$86,959,025	\$34,112,184	\$121,071,208

Fiscal Impact: Flagler County

Baseline Capital Costs associated with development

Year	Residential Development	Non-Residential Development	Total
1	(\$314,181)	(\$58,511)	(\$372,692)
2	(\$314,181)	(\$58,511)	(\$372,692)
3	(\$314,181)	(\$84,274)	(\$398,455)
4	(\$314,181)	(\$81,520)	(\$395,701)
5	(\$314,181)	(\$81,520)	(\$395,701)
6	(\$314,181)	(\$81,520)	(\$395,701)
7	(\$314,181)	(\$81,520)	(\$395,701)
8	(\$314,181)	(\$65,716)	(\$379,897)
9	(\$314,181)	(\$65,716)	(\$379,897)
10	(\$314,181)	(\$65,716)	(\$379,897)
11	(\$332,963)	(\$95,755)	(\$428,718)
12	(\$332,963)	(\$48,155)	(\$381,118)
13	(\$332,963)	(\$48,155)	(\$381,118)
14	(\$332,963)	(\$48,155)	(\$381,118)
15	(\$332,963)	(\$48,155)	(\$381,118)
16	(\$332,963)	(\$46,714)	(\$379,677)
17	(\$332,963)	(\$46,714)	(\$379,677)
18	(\$332,963)	(\$46,714)	(\$379,677)
19	(\$332,963)	(\$46,714)	(\$379,677)
20	(\$332,963)	(\$46,714)	(\$379,677)
21	(\$391,272)	(\$45,625)	(\$436,897)
22	(\$391,272)	(\$45,625)	(\$436,897)
23	(\$391,272)	(\$45,625)	(\$436,897)
24	(\$391,272)	(\$45,625)	(\$436,897)
25	(\$391,272)	(\$45,625)	(\$436,897)
26	(\$391,272)	(\$45,625)	(\$436,897)
27	(\$391,272)	(\$45,625)	(\$436,897)
28	(\$391,272)	(\$45,625)	(\$436,897)
29	(\$391,272)	(\$45,625)	(\$436,897)
30	(\$391,272)	(\$45,625)	(\$436,897)
Total	(\$10,384,160)	(\$1,702,715)	(\$12,086,875)

Baseline capital costs reflect the costs offset by the county's current impact fees.

Fiscal Impact: Flagler County

Costs of providing County services to new residents - General Fund

Year	General Fund Cost of Services	General Fund Cost of Services	Total
	<i>New Residents</i>	<i>Businesses</i>	
1	(\$775,007)	(\$274,793)	(\$1,049,800)
2	(\$1,581,015)	(\$560,577)	(\$2,141,592)
3	(\$2,418,953)	(\$897,579)	(\$3,316,532)
4	(\$3,289,776)	(\$1,247,836)	(\$4,537,612)
5	(\$4,194,465)	(\$1,611,745)	(\$5,806,210)
6	(\$5,134,025)	(\$1,989,711)	(\$7,123,736)
7	(\$6,109,489)	(\$2,382,151)	(\$8,491,641)
8	(\$7,121,919)	(\$2,789,493)	(\$9,911,412)
9	(\$8,172,402)	(\$3,212,175)	(\$11,384,578)
10	(\$9,262,056)	(\$3,650,649)	(\$12,912,705)
11	(\$10,417,195)	(\$4,702,635)	(\$15,119,830)
12	(\$11,614,836)	(\$5,157,388)	(\$16,772,224)
13	(\$12,856,215)	(\$5,628,450)	(\$18,484,665)
14	(\$14,142,603)	(\$6,116,292)	(\$20,258,896)
15	(\$15,475,305)	(\$6,621,397)	(\$22,096,702)
16	(\$16,855,657)	(\$7,133,937)	(\$23,989,594)
17	(\$18,285,034)	(\$7,664,330)	(\$25,949,363)
18	(\$19,764,843)	(\$8,213,085)	(\$27,977,928)
19	(\$21,296,530)	(\$8,780,725)	(\$30,077,255)
20	(\$22,881,579)	(\$9,367,785)	(\$32,249,364)
21	(\$24,643,139)	(\$9,890,246)	(\$34,533,385)
22	(\$26,466,008)	(\$10,429,859)	(\$36,895,867)
23	(\$28,351,935)	(\$10,987,100)	(\$39,339,035)
24	(\$30,302,712)	(\$11,562,459)	(\$41,865,171)
25	(\$32,320,179)	(\$12,156,437)	(\$44,476,617)
26	(\$34,406,225)	(\$12,769,550)	(\$47,175,774)
27	(\$36,562,783)	(\$13,402,324)	(\$49,965,108)
28	(\$38,791,842)	(\$14,055,302)	(\$52,847,144)
29	(\$41,095,438)	(\$14,729,038)	(\$55,824,476)
30	(\$43,475,661)	(\$15,424,101)	(\$58,899,762)
Total	(\$548,064,828)	(\$213,409,149)	(\$761,473,977)

Fiscal Impact: Flagler County

Costs of providing County services to new residents - Nonmajor Governmental Fund

Year	Nonmajor Cost of Services <i>New Residents</i>	Nonmajor Cost of Services <i>Businesses</i>	Total
1	(\$194,855)	(\$69,100)	(\$263,955)
2	(\$397,505)	(\$140,964)	(\$538,469)
3	(\$608,183)	(\$225,707)	(\$833,890)
4	(\$827,128)	(\$313,783)	(\$1,140,912)
5	(\$1,054,589)	(\$405,293)	(\$1,459,881)
6	(\$1,290,817)	(\$500,337)	(\$1,791,153)
7	(\$1,536,072)	(\$599,020)	(\$2,135,092)
8	(\$1,790,621)	(\$701,451)	(\$2,492,072)
9	(\$2,054,737)	(\$807,740)	(\$2,862,477)
10	(\$2,328,702)	(\$918,000)	(\$3,246,702)
11	(\$2,619,132)	(\$1,182,534)	(\$3,801,666)
12	(\$2,920,248)	(\$1,296,887)	(\$4,217,135)
13	(\$3,232,360)	(\$1,415,341)	(\$4,647,701)
14	(\$3,555,789)	(\$1,538,015)	(\$5,093,804)
15	(\$3,890,862)	(\$1,665,030)	(\$5,555,891)
16	(\$4,237,915)	(\$1,793,914)	(\$6,031,829)
17	(\$4,597,295)	(\$1,927,288)	(\$6,524,582)
18	(\$4,969,354)	(\$2,065,279)	(\$7,034,633)
19	(\$5,354,457)	(\$2,208,018)	(\$7,562,476)
20	(\$5,752,976)	(\$2,355,642)	(\$8,108,618)
21	(\$6,195,875)	(\$2,487,021)	(\$8,682,896)
22	(\$6,654,188)	(\$2,622,713)	(\$9,276,901)
23	(\$7,128,355)	(\$2,762,838)	(\$9,891,193)
24	(\$7,618,827)	(\$2,907,519)	(\$10,526,346)
25	(\$8,126,066)	(\$3,056,882)	(\$11,182,948)
26	(\$8,650,548)	(\$3,211,056)	(\$11,861,604)
27	(\$9,192,758)	(\$3,370,175)	(\$12,562,934)
28	(\$9,753,197)	(\$3,534,374)	(\$13,287,571)
29	(\$10,332,376)	(\$3,703,793)	(\$14,036,169)
30	(\$10,930,821)	(\$3,878,575)	(\$14,809,396)
Total	(\$137,796,609)	(\$53,664,289)	(\$191,460,897)

Fiscal Impact: Flagler County

Net Benefits

Year	Benefits	Costs	Cumulative	
			Net Benefits	Net Benefits
1	\$3,042,914	(\$1,686,447)	\$1,356,467	\$1,356,467
2	\$5,609,678	(\$3,052,753)	\$2,556,926	\$3,913,393
3	\$8,962,122	(\$4,548,876)	\$4,413,246	\$8,326,639
4	\$12,341,412	(\$6,074,225)	\$6,267,187	\$14,593,826
5	\$15,859,201	(\$7,661,792)	\$8,197,410	\$22,791,235
6	\$19,512,925	(\$9,310,590)	\$10,202,335	\$32,993,570
7	\$23,306,612	(\$11,022,433)	\$12,284,178	\$45,277,748
8	\$27,056,696	(\$12,783,381)	\$14,273,315	\$59,551,064
9	\$30,981,408	(\$14,626,952)	\$16,354,457	\$75,905,521
10	\$35,052,438	(\$16,539,304)	\$18,513,134	\$94,418,655
11	\$39,501,661	(\$19,350,214)	\$20,151,447	\$114,570,102
12	\$43,429,018	(\$21,370,477)	\$22,058,541	\$136,628,643
13	\$47,656,729	(\$23,513,485)	\$24,143,245	\$160,771,887
14	\$52,036,331	(\$25,733,818)	\$26,302,513	\$187,074,400
15	\$56,572,205	(\$28,033,711)	\$28,538,494	\$215,612,895
16	\$61,147,148	(\$30,401,100)	\$30,746,048	\$246,358,943
17	\$65,888,650	(\$32,853,623)	\$33,035,027	\$279,393,970
18	\$70,795,504	(\$35,392,238)	\$35,403,267	\$314,797,236
19	\$75,872,430	(\$38,019,408)	\$37,853,022	\$352,650,258
20	\$81,124,265	(\$40,737,659)	\$40,386,606	\$393,036,864
21	\$86,848,429	(\$43,653,177)	\$43,195,252	\$436,232,116
22	\$92,689,823	(\$46,609,664)	\$46,080,159	\$482,312,275
23	\$98,730,309	(\$49,667,124)	\$49,063,185	\$531,375,459
24	\$104,975,512	(\$52,828,413)	\$52,147,099	\$583,522,558
25	\$111,431,207	(\$56,096,462)	\$55,334,745	\$638,857,303
26	\$118,103,314	(\$59,474,276)	\$58,629,038	\$697,486,341
27	\$124,997,907	(\$62,964,938)	\$62,032,969	\$759,519,310
28	\$132,121,218	(\$66,571,613)	\$65,549,605	\$825,068,915
29	\$139,479,636	(\$70,297,543)	\$69,182,094	\$894,251,009
30	\$147,079,718	(\$74,146,056)	\$72,933,662	\$967,184,670
Total	\$1,932,206,420	(\$965,021,749)	\$967,184,670	

Fiscal Impact: Flagler County Public Schools

Sales tax collections

Year	On Purchases of Construction Materials	On Construction Workers' Spending	On Purchases of Tangible Personal Property	On-going New Taxable Spending and Sales in the County	Total
1	\$331,413	\$82,853	\$33,875	\$126,989	\$575,130
2	\$338,041	\$84,510	\$34,553	\$259,057	\$716,161
3	\$408,012	\$102,003	\$35,244	\$401,261	\$946,519
4	\$409,540	\$102,385	\$35,948	\$549,048	\$1,096,922
5	\$417,731	\$104,433	\$36,667	\$702,587	\$1,261,418
6	\$426,085	\$106,521	\$37,401	\$862,048	\$1,432,055
7	\$434,607	\$108,652	\$38,149	\$1,027,606	\$1,609,013
8	\$413,714	\$103,428	\$38,912	\$1,199,442	\$1,755,495
9	\$421,988	\$105,497	\$39,690	\$1,377,740	\$1,944,914
10	\$430,428	\$107,607	\$40,484	\$1,562,690	\$2,141,208
11	\$609,377	\$152,344	\$49,186	\$1,830,912	\$2,641,820
12	\$435,058	\$108,765	\$50,170	\$2,030,852	\$2,624,845
13	\$443,759	\$110,940	\$51,174	\$2,238,056	\$2,843,929
14	\$452,635	\$113,159	\$52,197	\$2,452,737	\$3,070,727
15	\$461,687	\$115,422	\$53,241	\$2,675,110	\$3,305,460
16	\$463,182	\$115,796	\$54,306	\$2,904,128	\$3,537,411
17	\$472,446	\$118,111	\$55,392	\$3,141,236	\$3,787,185
18	\$481,895	\$120,474	\$56,500	\$3,386,667	\$4,045,536
19	\$491,533	\$122,883	\$57,630	\$3,640,660	\$4,312,705
20	\$501,363	\$125,341	\$58,782	\$3,903,457	\$4,588,943
21	\$559,517	\$139,879	\$42,275	\$4,179,546	\$4,921,217
22	\$570,707	\$142,677	\$43,121	\$4,465,118	\$5,221,622
23	\$582,121	\$145,530	\$43,983	\$4,760,440	\$5,532,075
24	\$593,764	\$148,441	\$44,863	\$5,065,790	\$5,852,857
25	\$605,639	\$151,410	\$45,760	\$5,381,449	\$6,184,258
26	\$617,752	\$154,438	\$46,675	\$5,707,708	\$6,526,573
27	\$630,107	\$157,527	\$47,609	\$6,044,865	\$6,880,108
28	\$642,709	\$160,677	\$48,561	\$6,393,226	\$7,245,173
29	\$655,563	\$163,891	\$49,532	\$6,753,103	\$7,622,089
30	\$668,674	\$167,169	\$50,523	\$7,124,817	\$8,011,183
Total	\$14,971,045	\$3,742,761	\$1,372,401	\$92,148,343	\$112,234,550

Fiscal Impact: Flagler County Public Schools

Property tax collections on the MPD's Residential Property

Year	Multi-Family Residential Property Tax Collections	Single Family Residential Property Tax Collections	Total Residential Property Tax Collections
1	\$100,989	\$767,731	\$868,720
2	\$206,018	\$1,566,172	\$1,772,190
3	\$315,207	\$2,396,243	\$2,711,450
4	\$428,682	\$3,258,890	\$3,687,572
5	\$546,569	\$4,155,085	\$4,701,654
6	\$669,001	\$5,085,824	\$5,754,825
7	\$796,111	\$6,052,131	\$6,848,242
8	\$928,038	\$7,055,055	\$7,983,093
9	\$1,064,924	\$8,095,676	\$9,160,600
10	\$1,206,913	\$9,175,099	\$10,382,013
11	\$1,316,599	\$10,390,859	\$11,707,459
12	\$1,430,190	\$11,651,579	\$13,081,769
13	\$1,547,798	\$12,958,572	\$14,506,369
14	\$1,669,537	\$14,313,183	\$15,982,721
15	\$1,795,528	\$15,716,796	\$17,512,324
16	\$1,925,890	\$17,170,828	\$19,096,718
17	\$2,060,748	\$18,676,734	\$20,737,482
18	\$2,200,230	\$20,236,009	\$22,436,239
19	\$2,344,468	\$21,850,183	\$24,194,651
20	\$2,493,595	\$23,520,831	\$26,014,425
21	\$2,543,466	\$25,580,278	\$28,123,744
22	\$2,594,336	\$27,712,695	\$30,307,030
23	\$2,646,222	\$29,920,176	\$32,566,399
24	\$2,699,147	\$32,204,872	\$34,904,019
25	\$2,753,130	\$34,568,987	\$37,322,117
26	\$2,808,192	\$37,014,785	\$39,822,977
27	\$2,864,356	\$39,544,587	\$42,408,944
28	\$2,921,643	\$42,160,776	\$45,082,419
29	\$2,980,076	\$44,865,794	\$47,845,870
30	\$3,039,678	\$47,662,149	\$50,701,826
Total	\$52,897,283	\$575,328,578	\$628,225,862

Fiscal Impact: Flagler County Public Schools

Property tax collections on the MPD's Non-Residential Property

Year	Commercial Real Property Tax Collections	Industrial Real Property Tax Collections	Office Real Property Tax Collections	Hotel Real Property Tax Collections	Golf & Other Real Property Tax Collections	Tangible Personal Property Tax Collections	Total Non-Residential Property Tax Collections
1	\$93,586	\$112,329	\$59,909	\$0	\$0	\$72,479	\$338,303
2	\$190,916	\$229,151	\$122,214	\$0	\$0	\$147,857	\$690,138
3	\$292,101	\$350,601	\$186,987	\$102,398	\$113,995	\$226,221	\$1,272,304
4	\$397,257	\$476,818	\$254,303	\$208,892	\$209,844	\$307,661	\$1,854,774
5	\$506,503	\$607,943	\$324,236	\$319,604	\$309,482	\$392,268	\$2,460,035
6	\$619,960	\$744,122	\$396,865	\$434,662	\$413,021	\$480,136	\$3,088,764
7	\$737,752	\$885,505	\$472,269	\$554,194	\$520,577	\$571,361	\$3,741,659
8	\$860,008	\$1,032,246	\$550,531	\$678,333	\$530,989	\$666,044	\$4,318,151
9	\$986,859	\$1,184,502	\$631,734	\$807,216	\$541,609	\$764,286	\$4,916,206
10	\$1,118,441	\$1,342,436	\$715,966	\$940,983	\$552,441	\$866,191	\$5,536,457
11	\$1,208,131	\$1,620,320	\$730,285	\$983,798	\$563,490	\$988,754	\$6,094,777
12	\$1,300,962	\$1,908,782	\$744,891	\$1,027,949	\$574,760	\$1,115,873	\$6,673,216
13	\$1,397,023	\$2,208,135	\$759,788	\$1,073,473	\$586,255	\$1,247,681	\$7,272,355
14	\$1,496,406	\$2,518,699	\$774,984	\$1,120,406	\$597,980	\$1,384,316	\$7,892,790
15	\$1,599,205	\$2,840,801	\$790,484	\$1,168,787	\$609,939	\$1,525,916	\$8,535,133
16	\$1,705,518	\$3,174,781	\$806,294	\$1,192,163	\$622,138	\$1,672,627	\$9,173,521
17	\$1,815,444	\$3,520,983	\$822,419	\$1,216,006	\$634,581	\$1,824,596	\$9,834,030
18	\$1,929,084	\$3,879,764	\$838,868	\$1,240,326	\$647,273	\$1,981,975	\$10,517,290
19	\$2,046,544	\$4,251,487	\$855,645	\$1,265,133	\$660,218	\$2,144,919	\$11,223,946
20	\$2,167,931	\$4,636,527	\$872,758	\$1,290,435	\$673,422	\$2,313,588	\$11,954,662
21	\$2,312,240	\$4,879,481	\$965,436	\$1,316,244	\$686,891	\$2,450,312	\$12,610,604
22	\$2,461,454	\$5,130,299	\$1,061,472	\$1,342,569	\$700,629	\$2,591,579	\$13,288,002
23	\$2,615,712	\$5,389,197	\$1,160,964	\$1,369,420	\$714,641	\$2,737,517	\$13,987,452
24	\$2,775,155	\$5,656,400	\$1,264,011	\$1,396,809	\$728,934	\$2,888,256	\$14,709,564
25	\$2,939,930	\$5,932,135	\$1,370,715	\$1,424,745	\$743,513	\$3,043,929	\$15,454,965
26	\$3,110,185	\$6,216,636	\$1,481,181	\$1,453,240	\$758,383	\$3,204,674	\$16,224,299
27	\$3,286,075	\$6,510,145	\$1,595,518	\$1,482,304	\$773,551	\$3,370,631	\$17,018,225
28	\$3,467,757	\$6,812,907	\$1,713,836	\$1,511,950	\$789,022	\$3,541,945	\$17,837,417
29	\$3,655,391	\$7,125,176	\$1,836,249	\$1,542,189	\$804,802	\$3,718,763	\$18,682,570
30	\$3,849,144	\$7,447,211	\$1,962,872	\$1,573,033	\$820,898	\$3,901,237	\$19,554,395
Total	\$52,942,676	\$98,625,518	\$26,123,684	\$30,037,259	\$16,883,276	\$52,143,592	\$276,756,006

Fiscal Impact: Flagler County Public Schools

Impact Fees for Residential Development

Year	Total Residential	
	Education	Impact Fees
1	\$2,954,150	\$2,954,150
2	\$2,954,150	\$2,954,150
3	\$2,954,150	\$2,954,150
4	\$2,954,150	\$2,954,150
5	\$2,954,150	\$2,954,150
6	\$2,954,150	\$2,954,150
7	\$2,954,150	\$2,954,150
8	\$2,954,150	\$2,954,150
9	\$2,954,150	\$2,954,150
10	\$2,954,150	\$2,954,150
11	\$3,192,950	\$3,192,950
12	\$3,192,950	\$3,192,950
13	\$3,192,950	\$3,192,950
14	\$3,192,950	\$3,192,950
15	\$3,192,950	\$3,192,950
16	\$3,192,950	\$3,192,950
17	\$3,192,950	\$3,192,950
18	\$3,192,950	\$3,192,950
19	\$3,192,950	\$3,192,950
20	\$3,192,950	\$3,192,950
21	\$3,891,300	\$3,891,300
22	\$3,891,300	\$3,891,300
23	\$3,891,300	\$3,891,300
24	\$3,891,300	\$3,891,300
25	\$3,891,300	\$3,891,300
26	\$3,891,300	\$3,891,300
27	\$3,891,300	\$3,891,300
28	\$3,891,300	\$3,891,300
29	\$3,891,300	\$3,891,300
30	\$3,891,300	\$3,891,300
Total	\$100,384,000	\$100,384,000

Fiscal Impact: Flagler County Public Schools

Impact Fees for Non-Residential Development

Year	Total Non-Residential	
	Education	Impact Fees
1	\$0	\$0
2	\$0	\$0
3	\$0	\$0
4	\$0	\$0
5	\$0	\$0
6	\$0	\$0
7	\$0	\$0
8	\$0	\$0
9	\$0	\$0
10	\$0	\$0
11	\$0	\$0
12	\$0	\$0
13	\$0	\$0
14	\$0	\$0
15	\$0	\$0
16	\$0	\$0
17	\$0	\$0
18	\$0	\$0
19	\$0	\$0
20	\$0	\$0
21	\$0	\$0
22	\$0	\$0
23	\$0	\$0
24	\$0	\$0
25	\$0	\$0
26	\$0	\$0
27	\$0	\$0
28	\$0	\$0
29	\$0	\$0
30	\$0	\$0
Total	\$0	\$0

Fiscal Impact: Flagler County Public Schools

Additional state and federal funding for additional students

Year	Additional State and Federal Funding
1	\$1,046,733
2	\$2,135,335
3	\$3,267,063
4	\$4,443,205
5	\$5,665,087
6	\$6,934,066
7	\$8,251,539
8	\$9,618,937
9	\$11,037,730
10	\$12,509,428
11	\$14,069,571
12	\$15,687,116
13	\$17,363,736
14	\$19,101,145
15	\$20,901,105
16	\$22,765,423
17	\$24,695,954
18	\$26,694,599
19	\$28,763,312
20	\$30,904,096
21	\$33,283,276
22	\$35,745,262
23	\$38,292,413
24	\$40,927,153
25	\$43,651,966
26	\$46,469,400
27	\$49,382,070
28	\$52,392,660
29	\$55,503,920
30	\$58,718,674
Total	\$740,221,976

Fiscal Impact: Flagler County Public Schools

Baseline Capital Costs associated with development

Year	Residential Development	Non-Residential Development	Total
1	(\$2,954,150)	\$0	(\$2,954,150)
2	(\$2,954,150)	\$0	(\$2,954,150)
3	(\$2,954,150)	\$0	(\$2,954,150)
4	(\$2,954,150)	\$0	(\$2,954,150)
5	(\$2,954,150)	\$0	(\$2,954,150)
6	(\$2,954,150)	\$0	(\$2,954,150)
7	(\$2,954,150)	\$0	(\$2,954,150)
8	(\$2,954,150)	\$0	(\$2,954,150)
9	(\$2,954,150)	\$0	(\$2,954,150)
10	(\$2,954,150)	\$0	(\$2,954,150)
11	(\$3,192,950)	\$0	(\$3,192,950)
12	(\$3,192,950)	\$0	(\$3,192,950)
13	(\$3,192,950)	\$0	(\$3,192,950)
14	(\$3,192,950)	\$0	(\$3,192,950)
15	(\$3,192,950)	\$0	(\$3,192,950)
16	(\$3,192,950)	\$0	(\$3,192,950)
17	(\$3,192,950)	\$0	(\$3,192,950)
18	(\$3,192,950)	\$0	(\$3,192,950)
19	(\$3,192,950)	\$0	(\$3,192,950)
20	(\$3,192,950)	\$0	(\$3,192,950)
21	(\$3,891,300)	\$0	(\$3,891,300)
22	(\$3,891,300)	\$0	(\$3,891,300)
23	(\$3,891,300)	\$0	(\$3,891,300)
24	(\$3,891,300)	\$0	(\$3,891,300)
25	(\$3,891,300)	\$0	(\$3,891,300)
26	(\$3,891,300)	\$0	(\$3,891,300)
27	(\$3,891,300)	\$0	(\$3,891,300)
28	(\$3,891,300)	\$0	(\$3,891,300)
29	(\$3,891,300)	\$0	(\$3,891,300)
30	(\$3,891,300)	\$0	(\$3,891,300)
Total	(\$100,384,000)	\$0	(\$100,384,000)

Baseline capital costs reflect the costs offset by the school's current impact fees.

Fiscal Impact: Flagler County Public Schools

Capital Outlay Offset from 1.5 mill of Property Tax and School Sales Tax Offset from 0.5% Sales Tax

Year	Residential Property Tax Capital Outlay Costs	Non-Residential Property Tax Capital Outlay Costs	Residential Sales Tax Capital Outlay Costs	Non-Residential Sales Tax Capital Outlay Costs	Total
1	(\$243,612)	(\$94,869)	(\$63,494)	(\$511,635)	(\$913,611)
2	(\$496,968)	(\$193,533)	(\$129,529)	(\$586,632)	(\$1,406,662)
3	(\$760,362)	(\$356,787)	(\$200,630)	(\$745,889)	(\$2,063,668)
4	(\$1,034,092)	(\$520,127)	(\$274,524)	(\$822,397)	(\$2,651,141)
5	(\$1,318,467)	(\$689,858)	(\$351,294)	(\$910,124)	(\$3,269,744)
6	(\$1,613,804)	(\$866,171)	(\$431,024)	(\$1,001,031)	(\$3,912,030)
7	(\$1,920,427)	(\$1,049,259)	(\$513,803)	(\$1,095,210)	(\$4,578,700)
8	(\$2,238,669)	(\$1,210,923)	(\$599,721)	(\$1,155,774)	(\$5,205,087)
9	(\$2,568,873)	(\$1,378,633)	(\$688,870)	(\$1,256,044)	(\$5,892,420)
10	(\$2,911,389)	(\$1,552,568)	(\$781,345)	(\$1,359,863)	(\$6,605,165)
11	(\$3,283,079)	(\$1,709,136)	(\$915,456)	(\$1,726,363)	(\$7,634,034)
12	(\$3,668,471)	(\$1,871,345)	(\$1,015,426)	(\$1,609,419)	(\$8,164,661)
13	(\$4,067,967)	(\$2,039,359)	(\$1,119,028)	(\$1,724,901)	(\$8,951,255)
14	(\$4,481,974)	(\$2,213,345)	(\$1,226,368)	(\$1,844,359)	(\$9,766,047)
15	(\$4,910,915)	(\$2,393,475)	(\$1,337,555)	(\$1,967,905)	(\$10,609,850)
16	(\$5,355,221)	(\$2,572,496)	(\$1,452,064)	(\$2,085,347)	(\$11,465,128)
17	(\$5,815,334)	(\$2,757,720)	(\$1,570,618)	(\$2,216,567)	(\$12,360,240)
18	(\$6,291,710)	(\$2,949,324)	(\$1,693,334)	(\$2,352,202)	(\$13,286,570)
19	(\$6,784,815)	(\$3,147,489)	(\$1,820,330)	(\$2,492,375)	(\$14,245,010)
20	(\$7,295,128)	(\$3,352,401)	(\$1,951,728)	(\$2,637,215)	(\$15,236,472)
21	(\$7,886,636)	(\$3,536,344)	(\$2,089,773)	(\$2,831,444)	(\$16,344,198)
22	(\$8,498,887)	(\$3,726,305)	(\$2,232,559)	(\$2,989,063)	(\$17,446,814)
23	(\$9,132,473)	(\$3,922,449)	(\$2,380,220)	(\$3,151,855)	(\$18,586,996)
24	(\$9,788,003)	(\$4,124,948)	(\$2,532,895)	(\$3,319,962)	(\$19,765,808)
25	(\$10,466,101)	(\$4,333,978)	(\$2,690,725)	(\$3,493,533)	(\$20,984,337)
26	(\$11,167,408)	(\$4,549,719)	(\$2,853,854)	(\$3,672,719)	(\$22,243,701)
27	(\$11,892,581)	(\$4,772,357)	(\$3,022,433)	(\$3,857,675)	(\$23,545,046)
28	(\$12,642,294)	(\$5,002,080)	(\$3,196,613)	(\$4,048,560)	(\$24,889,547)
29	(\$13,417,238)	(\$5,239,083)	(\$3,376,551)	(\$4,245,537)	(\$26,278,410)
30	(\$14,218,123)	(\$5,483,566)	(\$3,562,409)	(\$4,448,774)	(\$27,712,871)
Total	(\$176,171,021)	(\$77,609,648)	(\$46,074,171)	(\$66,160,379)	(\$366,015,220)

Property Tax and Sales Tax capital costs reflect the costs offset by the portion of the school district's tax rates for capital outlay.

Fiscal Impact: Flagler County Public Schools

Costs of educating children of new workers who move to the district

Year	Cost of Educating New Students
1	(\$1,423,012)
2	(\$2,902,944)
3	(\$4,441,505)
4	(\$6,040,447)
5	(\$7,701,570)
6	(\$9,426,721)
7	(\$11,217,798)
8	(\$13,076,748)
9	(\$15,005,568)
10	(\$17,006,310)
11	(\$19,127,293)
12	(\$21,326,313)
13	(\$23,605,643)
14	(\$25,967,615)
15	(\$28,414,624)
16	(\$30,949,126)
17	(\$33,573,643)
18	(\$36,290,760)
19	(\$39,103,133)
20	(\$42,013,484)
21	(\$45,247,931)
22	(\$48,594,950)
23	(\$52,057,751)
24	(\$55,639,625)
25	(\$59,343,952)
26	(\$63,174,196)
27	(\$67,133,911)
28	(\$71,226,746)
29	(\$75,456,441)
30	(\$79,826,833)
Total	(\$1,006,316,592)

Fiscal Impact: Flagler County Public Schools

Net Benefits

Year	Benefits	Costs	Net Benefits	Cumulative Net Benefits
1	\$5,783,036	(\$5,290,772)	\$492,263	\$492,263
2	\$8,267,973	(\$7,263,756)	\$1,004,217	\$1,496,480
3	\$11,151,486	(\$9,459,323)	\$1,692,163	\$3,188,643
4	\$14,036,624	(\$11,645,738)	\$2,390,886	\$5,579,529
5	\$17,042,344	(\$13,925,463)	\$3,116,881	\$8,696,410
6	\$20,163,861	(\$16,292,901)	\$3,870,960	\$12,567,370
7	\$23,404,603	(\$18,750,648)	\$4,653,955	\$17,221,325
8	\$26,629,826	(\$21,235,984)	\$5,393,842	\$22,615,167
9	\$30,013,600	(\$23,852,138)	\$6,161,462	\$28,776,630
10	\$33,523,255	(\$26,565,625)	\$6,957,630	\$35,734,260
11	\$37,706,576	(\$29,954,277)	\$7,752,299	\$43,486,560
12	\$41,259,897	(\$32,683,924)	\$8,575,973	\$52,062,532
13	\$45,179,339	(\$35,749,848)	\$9,429,492	\$61,492,024
14	\$49,240,333	(\$38,926,612)	\$10,313,721	\$71,805,745
15	\$53,446,972	(\$42,217,424)	\$11,229,548	\$83,035,292
16	\$57,766,023	(\$45,607,204)	\$12,158,819	\$95,194,111
17	\$62,247,602	(\$49,126,833)	\$13,120,769	\$108,314,880
18	\$66,886,614	(\$52,770,280)	\$14,116,334	\$122,431,214
19	\$71,687,565	(\$56,541,093)	\$15,146,472	\$137,577,686
20	\$76,655,077	(\$60,442,906)	\$16,212,170	\$153,789,856
21	\$82,830,142	(\$65,483,429)	\$17,346,713	\$171,136,569
22	\$88,453,216	(\$69,933,064)	\$18,520,153	\$189,656,722
23	\$94,269,638	(\$74,536,047)	\$19,733,591	\$209,390,314
24	\$100,284,893	(\$79,296,733)	\$20,988,160	\$230,378,473
25	\$106,504,606	(\$84,219,589)	\$22,285,017	\$252,663,490
26	\$112,934,550	(\$89,309,196)	\$23,625,353	\$276,288,844
27	\$119,580,646	(\$94,570,257)	\$25,010,389	\$301,299,233
28	\$126,448,969	(\$100,007,593)	\$26,441,376	\$327,740,609
29	\$133,545,750	(\$105,626,151)	\$27,919,599	\$355,660,208
30	\$140,877,378	(\$111,431,004)	\$29,446,374	\$385,106,582
Total	\$1,857,822,394	(\$1,472,715,812)	\$385,106,582	

Fiscal Impact: Other Jurisdictions

Property tax collections on the MPD's Residential Property

Year	Multi-Family Residential Property Tax Collections	Single Family Residential Property Tax Collections	Total Residential Property Tax Collections
1	\$10,503	\$79,845	\$90,348
2	\$21,426	\$162,883	\$184,309
3	\$32,782	\$249,211	\$281,993
4	\$44,583	\$338,927	\$383,510
5	\$56,844	\$432,132	\$488,976
6	\$69,577	\$528,930	\$598,506
7	\$82,796	\$629,426	\$712,222
8	\$96,517	\$733,731	\$830,248
9	\$110,753	\$841,956	\$952,709
10	\$125,520	\$954,217	\$1,079,737
11	\$136,927	\$1,080,657	\$1,217,584
12	\$148,741	\$1,211,773	\$1,360,514
13	\$160,972	\$1,347,701	\$1,508,673
14	\$173,633	\$1,488,582	\$1,662,215
15	\$186,736	\$1,634,559	\$1,821,295
16	\$200,294	\$1,785,779	\$1,986,073
17	\$214,319	\$1,942,394	\$2,156,714
18	\$228,826	\$2,104,560	\$2,333,386
19	\$243,826	\$2,272,435	\$2,516,262
20	\$259,336	\$2,446,184	\$2,705,520
21	\$264,522	\$2,660,368	\$2,924,890
22	\$269,813	\$2,882,141	\$3,151,954
23	\$275,209	\$3,111,721	\$3,386,930
24	\$280,713	\$3,349,331	\$3,630,044
25	\$286,328	\$3,595,200	\$3,881,528
26	\$292,054	\$3,849,565	\$4,141,619
27	\$297,895	\$4,112,667	\$4,410,562
28	\$303,853	\$4,384,752	\$4,688,605
29	\$309,930	\$4,666,076	\$4,976,006
30	\$316,129	\$4,956,899	\$5,273,028
Total	\$5,501,357	\$59,834,602	\$65,335,959

Fiscal Impact: Other Jurisdictions

Property tax collections on the MPD's Non-Residential Property

Year	Commercial Real Property Tax Collections	Industrial Real Property Tax Collections	Office Real Property Tax Collections	Hotel Real Property Tax Collections	Golf & Other Real Property Tax Collections	Tangible Personal Property Tax Collections	Total Non-Residential Property Tax Collections
1	\$9,733	\$11,682	\$6,231	\$0	\$0	\$7,538	\$35,184
2	\$19,855	\$23,832	\$12,710	\$0	\$0	\$15,377	\$71,775
3	\$30,379	\$36,463	\$19,447	\$10,649	\$11,856	\$23,527	\$132,321
4	\$41,315	\$49,589	\$26,448	\$21,725	\$21,824	\$31,997	\$192,898
5	\$52,677	\$63,226	\$33,721	\$33,239	\$32,186	\$40,796	\$255,845
6	\$64,476	\$77,389	\$41,274	\$45,205	\$42,954	\$49,934	\$321,234
7	\$76,727	\$92,093	\$49,116	\$57,637	\$54,140	\$59,422	\$389,135
8	\$89,441	\$107,354	\$57,256	\$70,547	\$55,223	\$69,269	\$449,091
9	\$102,634	\$123,189	\$65,701	\$83,951	\$56,328	\$79,486	\$511,289
10	\$116,319	\$139,614	\$74,461	\$97,863	\$57,454	\$90,084	\$575,796
11	\$125,647	\$168,514	\$75,950	\$102,316	\$58,603	\$102,831	\$633,861
12	\$135,301	\$198,515	\$77,469	\$106,907	\$59,775	\$116,052	\$694,019
13	\$145,291	\$229,648	\$79,019	\$111,642	\$60,971	\$129,760	\$756,330
14	\$155,627	\$261,947	\$80,599	\$116,523	\$62,190	\$143,970	\$820,856
15	\$166,319	\$295,445	\$82,211	\$121,555	\$63,434	\$158,696	\$887,660
16	\$177,375	\$330,180	\$83,855	\$123,986	\$64,703	\$173,954	\$954,053
17	\$188,808	\$366,185	\$85,532	\$126,466	\$65,997	\$189,759	\$1,022,746
18	\$200,626	\$403,498	\$87,243	\$128,995	\$67,317	\$206,127	\$1,093,806
19	\$212,842	\$442,158	\$88,988	\$131,575	\$68,663	\$223,073	\$1,167,299
20	\$225,466	\$482,202	\$90,767	\$134,206	\$70,036	\$240,615	\$1,243,294
21	\$240,475	\$507,470	\$100,406	\$136,890	\$71,437	\$254,834	\$1,311,512
22	\$255,993	\$533,555	\$110,394	\$139,628	\$72,866	\$269,526	\$1,381,962
23	\$272,036	\$560,481	\$120,741	\$142,421	\$74,323	\$284,704	\$1,454,705
24	\$288,618	\$588,270	\$131,458	\$145,269	\$75,810	\$300,381	\$1,529,806
25	\$305,755	\$616,946	\$142,555	\$148,175	\$77,326	\$316,571	\$1,607,328
26	\$323,462	\$646,535	\$154,044	\$151,138	\$78,872	\$333,289	\$1,687,339
27	\$341,754	\$677,060	\$165,935	\$154,161	\$80,450	\$350,548	\$1,769,908
28	\$360,649	\$708,547	\$178,240	\$157,244	\$82,059	\$368,365	\$1,855,105
29	\$380,163	\$741,024	\$190,971	\$160,389	\$83,700	\$386,754	\$1,943,001
30	\$400,314	\$774,515	\$204,140	\$163,597	\$85,374	\$405,732	\$2,033,672
Total	\$5,506,078	\$10,257,128	\$2,716,883	\$3,123,897	\$1,755,873	\$5,422,973	\$28,782,832

Fiscal Impact: Other Jurisdictions

Net Benefits

Year	Benefits	Costs	Net Benefits	Cumulative Net Benefits
1	\$125,531	\$0	\$125,531	\$125,531
2	\$256,084	\$0	\$256,084	\$381,615
3	\$414,313	\$0	\$414,313	\$795,929
4	\$576,408	\$0	\$576,408	\$1,372,337
5	\$744,821	\$0	\$744,821	\$2,117,158
6	\$919,740	\$0	\$919,740	\$3,036,898
7	\$1,101,358	\$0	\$1,101,358	\$4,138,255
8	\$1,279,339	\$0	\$1,279,339	\$5,417,594
9	\$1,463,998	\$0	\$1,463,998	\$6,881,592
10	\$1,655,533	\$0	\$1,655,533	\$8,537,125
11	\$1,851,446	\$0	\$1,851,446	\$10,388,571
12	\$2,054,533	\$0	\$2,054,533	\$12,443,104
13	\$2,265,004	\$0	\$2,265,004	\$14,708,108
14	\$2,483,071	\$0	\$2,483,071	\$17,191,179
15	\$2,708,955	\$0	\$2,708,955	\$19,900,134
16	\$2,940,126	\$0	\$2,940,126	\$22,840,260
17	\$3,179,460	\$0	\$3,179,460	\$26,019,720
18	\$3,427,192	\$0	\$3,427,192	\$29,446,911
19	\$3,683,561	\$0	\$3,683,561	\$33,130,472
20	\$3,948,813	\$0	\$3,948,813	\$37,079,286
21	\$4,236,403	\$0	\$4,236,403	\$41,315,688
22	\$4,533,916	\$0	\$4,533,916	\$45,849,604
23	\$4,841,635	\$0	\$4,841,635	\$50,691,239
24	\$5,159,850	\$0	\$5,159,850	\$55,851,089
25	\$5,488,856	\$0	\$5,488,856	\$61,339,945
26	\$5,828,959	\$0	\$5,828,959	\$67,168,904
27	\$6,180,470	\$0	\$6,180,470	\$73,349,374
28	\$6,543,710	\$0	\$6,543,710	\$79,893,084
29	\$6,919,008	\$0	\$6,919,008	\$86,812,091
30	\$7,306,700	\$0	\$7,306,700	\$94,118,791
Total	\$94,118,791	\$0	\$94,118,791	

Appendix D

Isolated Impact of Multipurpose Recreational Center & Sports Complex Fields

Value of Taxable Property and Estimated Property Tax Associated with the Sports Complex Over the Next 30 Years

		<u>Millage rate:</u>				
		<u>4.0893</u>	<u>8.1800</u>	<u>5.3490</u>	<u>0.5563</u>	<u>18.1746</u>
Year	Taxable Value	City of Palm Coast	Flagler County	Flagler County Public Schools	Other Jurisdictions	Total
1	\$0	\$0	\$0	\$0	\$0	\$0
2	\$0	\$0	\$0	\$0	\$0	\$0
3	\$15,485,208	\$63,324	\$126,669	\$82,830	\$8,614	\$281,437
4	\$31,589,824	\$129,180	\$258,405	\$168,974	\$17,573	\$574,132
5	\$48,332,431	\$197,646	\$395,359	\$258,530	\$26,887	\$878,423
6	\$65,732,107	\$268,798	\$537,689	\$351,601	\$36,567	\$1,194,655
7	\$83,808,436	\$342,718	\$685,553	\$448,291	\$46,623	\$1,523,185
8	\$85,484,605	\$349,572	\$699,264	\$457,257	\$47,555	\$1,553,648
9	\$87,194,297	\$356,564	\$713,249	\$466,402	\$48,506	\$1,584,721
10	\$88,938,183	\$363,695	\$727,514	\$475,730	\$49,476	\$1,616,416
11	\$90,716,946	\$370,969	\$742,065	\$485,245	\$50,466	\$1,648,744
12	\$92,531,285	\$378,388	\$756,906	\$494,950	\$51,475	\$1,681,719
13	\$94,381,911	\$385,956	\$772,044	\$504,849	\$52,505	\$1,715,353
14	\$96,269,549	\$393,675	\$787,485	\$514,946	\$53,555	\$1,749,661
15	\$98,194,940	\$401,549	\$803,235	\$525,245	\$54,626	\$1,784,654
16	\$100,158,839	\$409,580	\$819,299	\$535,750	\$55,718	\$1,820,347
17	\$102,162,016	\$417,771	\$835,685	\$546,465	\$56,833	\$1,856,754
18	\$104,205,256	\$426,127	\$852,399	\$557,394	\$57,969	\$1,893,889
19	\$106,289,361	\$434,649	\$869,447	\$568,542	\$59,129	\$1,931,767
20	\$108,415,149	\$443,342	\$886,836	\$579,913	\$60,311	\$1,970,402
21	\$110,583,452	\$452,209	\$904,573	\$591,511	\$61,518	\$2,009,810
22	\$112,795,121	\$461,253	\$922,664	\$603,341	\$62,748	\$2,050,006
23	\$115,051,023	\$470,478	\$941,117	\$615,408	\$64,003	\$2,091,006
24	\$117,352,043	\$479,888	\$959,940	\$627,716	\$65,283	\$2,132,826
25	\$119,699,084	\$489,485	\$979,139	\$640,270	\$66,589	\$2,175,483
26	\$122,093,066	\$499,275	\$998,721	\$653,076	\$67,920	\$2,218,993
27	\$124,534,927	\$509,261	\$1,018,696	\$666,137	\$69,279	\$2,263,372
28	\$127,025,626	\$519,446	\$1,039,070	\$679,460	\$70,664	\$2,308,640
29	\$129,566,138	\$529,835	\$1,059,851	\$693,049	\$72,078	\$2,354,813
30	\$132,157,461	\$540,432	\$1,081,048	\$706,910	\$73,519	\$2,401,909
Total		\$11,085,063	\$22,173,921	\$14,499,793	\$1,507,989	\$49,266,766

Taxable Spending by Visitors Associated with the Sports Complex Over the Next 30 Years

Year	Lodging	Dining/Groceries	Transportation	Entertainment	Retail	Miscellaneous	Total
1	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4	\$8,150,510	\$11,039,488	\$1,876,089	\$883,159	\$5,189,183	\$2,981,285	\$30,119,714
5	\$10,916,610	\$14,786,042	\$2,512,792	\$1,182,883	\$6,950,275	\$3,993,067	\$40,341,670
6	\$13,336,948	\$18,064,278	\$3,069,907	\$1,445,142	\$8,491,231	\$4,878,376	\$49,285,882
7	\$13,336,948	\$18,064,278	\$3,069,907	\$1,445,142	\$8,491,231	\$4,878,376	\$49,285,882
8	\$13,336,948	\$18,064,278	\$3,069,907	\$1,445,142	\$8,491,231	\$4,878,376	\$49,285,882
9	\$13,672,373	\$18,518,595	\$3,147,115	\$1,481,488	\$8,704,786	\$5,001,067	\$50,525,422
10	\$14,016,233	\$18,984,337	\$3,226,265	\$1,518,747	\$8,923,711	\$5,126,844	\$51,796,137
11	\$14,368,741	\$19,461,794	\$3,307,405	\$1,556,943	\$9,148,143	\$5,255,784	\$53,098,810
12	\$14,730,115	\$19,951,258	\$3,390,587	\$1,596,101	\$9,378,218	\$5,387,967	\$54,434,245
13	\$15,100,577	\$20,453,032	\$3,475,860	\$1,636,243	\$9,614,080	\$5,523,474	\$55,803,266
14	\$15,480,357	\$20,967,425	\$3,563,278	\$1,677,394	\$9,855,875	\$5,662,389	\$57,206,718
15	\$15,869,688	\$21,494,756	\$3,652,894	\$1,719,580	\$10,103,750	\$5,804,799	\$58,645,467
16	\$16,268,811	\$22,035,349	\$3,744,764	\$1,762,828	\$10,357,859	\$5,950,789	\$60,120,401
17	\$16,677,971	\$22,589,539	\$3,838,945	\$1,807,163	\$10,618,359	\$6,100,452	\$61,632,429
18	\$17,097,422	\$23,157,665	\$3,935,495	\$1,852,613	\$10,885,411	\$6,253,878	\$63,182,484
19	\$17,527,422	\$23,740,081	\$4,034,472	\$1,899,206	\$11,159,179	\$6,411,163	\$64,771,524
20	\$17,968,237	\$24,337,144	\$4,135,939	\$1,946,971	\$11,439,833	\$6,572,404	\$66,400,528
21	\$18,420,138	\$24,949,223	\$4,239,958	\$1,995,938	\$11,727,544	\$6,737,700	\$68,070,501
22	\$18,883,405	\$25,576,696	\$4,346,593	\$2,046,136	\$12,022,492	\$6,907,153	\$69,782,474
23	\$19,358,322	\$26,219,950	\$4,455,910	\$2,097,596	\$12,324,858	\$7,080,868	\$71,537,503
24	\$19,842,280	\$26,875,448	\$4,567,308	\$2,150,036	\$12,632,979	\$7,257,889	\$73,325,941
25	\$20,338,337	\$27,547,334	\$4,681,491	\$2,203,787	\$12,948,804	\$7,439,337	\$75,159,089
26	\$20,846,796	\$28,236,018	\$4,798,528	\$2,258,881	\$13,272,524	\$7,625,320	\$77,038,066
27	\$21,367,965	\$28,941,918	\$4,918,491	\$2,315,353	\$13,604,337	\$7,815,953	\$78,964,018
28	\$21,902,165	\$29,665,466	\$5,041,453	\$2,373,237	\$13,944,445	\$8,011,352	\$80,938,118
29	\$22,449,719	\$30,407,103	\$5,167,490	\$2,432,568	\$14,293,056	\$8,211,636	\$82,961,571
30	\$23,010,962	\$31,167,280	\$5,296,677	\$2,493,382	\$14,650,383	\$8,416,927	\$85,035,611
Total	\$454,275,999	\$615,295,775	\$104,565,519	\$49,223,662	\$289,223,777	\$166,164,622	\$1,678,749,354

Tourist Development Taxes Supported by Visitors Associated with the Sports Complex Over the Next 30 Years

Year	City of Palm Coast	Flagler County	Flagler County Public Schools	Other Jurisdictions	Total
1	\$0	\$0	\$0	\$0	\$0
2	\$0	\$0	\$0	\$0	\$0
3	\$0	\$0	\$0	\$0	\$0
4	\$0	\$407,525	\$0	\$0	\$407,525
5	\$0	\$545,831	\$0	\$0	\$545,831
6	\$0	\$666,847	\$0	\$0	\$666,847
7	\$0	\$666,847	\$0	\$0	\$666,847
8	\$0	\$666,847	\$0	\$0	\$666,847
9	\$0	\$683,619	\$0	\$0	\$683,619
10	\$0	\$700,812	\$0	\$0	\$700,812
11	\$0	\$718,437	\$0	\$0	\$718,437
12	\$0	\$736,506	\$0	\$0	\$736,506
13	\$0	\$755,029	\$0	\$0	\$755,029
14	\$0	\$774,018	\$0	\$0	\$774,018
15	\$0	\$793,484	\$0	\$0	\$793,484
16	\$0	\$813,441	\$0	\$0	\$813,441
17	\$0	\$833,899	\$0	\$0	\$833,899
18	\$0	\$854,871	\$0	\$0	\$854,871
19	\$0	\$876,371	\$0	\$0	\$876,371
20	\$0	\$898,412	\$0	\$0	\$898,412
21	\$0	\$921,007	\$0	\$0	\$921,007
22	\$0	\$944,170	\$0	\$0	\$944,170
23	\$0	\$967,916	\$0	\$0	\$967,916
24	\$0	\$992,114	\$0	\$0	\$992,114
25	\$0	\$1,016,917	\$0	\$0	\$1,016,917
26	\$0	\$1,042,340	\$0	\$0	\$1,042,340
27	\$0	\$1,068,398	\$0	\$0	\$1,068,398
28	\$0	\$1,095,108	\$0	\$0	\$1,095,108
29	\$0	\$1,122,486	\$0	\$0	\$1,122,486
30	\$0	\$1,150,548	\$0	\$0	\$1,150,548
Total	\$0	\$22,713,800	\$0	\$0	\$22,713,800

Sales Taxes Supported by Visitors Associated with the Sports Complex Over the Next 30 Years

Year	City of Palm Coast	Flagler County	Flagler County Public Schools	Other Jurisdictions	Total
1	\$0	\$0	\$0	\$0	\$0
2	\$0	\$0	\$0	\$0	\$0
3	\$0	\$0	\$0	\$0	\$0
4	\$54,923	\$50,529	\$109,846	\$0	\$215,298
5	\$73,563	\$67,678	\$147,125	\$0	\$288,366
6	\$89,872	\$82,683	\$179,745	\$0	\$352,300
7	\$89,872	\$82,683	\$179,745	\$0	\$352,300
8	\$89,872	\$82,683	\$179,745	\$0	\$352,300
9	\$92,133	\$84,762	\$184,265	\$0	\$361,160
10	\$94,450	\$86,894	\$188,900	\$0	\$370,243
11	\$96,825	\$89,079	\$193,650	\$0	\$379,555
12	\$99,260	\$91,319	\$198,521	\$0	\$389,100
13	\$101,757	\$93,616	\$203,513	\$0	\$398,886
14	\$104,316	\$95,971	\$208,632	\$0	\$408,918
15	\$106,939	\$98,384	\$213,879	\$0	\$419,203
16	\$109,629	\$100,859	\$219,258	\$0	\$429,746
17	\$112,386	\$103,395	\$224,772	\$0	\$440,554
18	\$115,213	\$105,996	\$230,425	\$0	\$451,634
19	\$118,110	\$108,661	\$236,221	\$0	\$462,992
20	\$121,081	\$111,394	\$242,161	\$0	\$474,636
21	\$124,126	\$114,196	\$248,252	\$0	\$486,574
22	\$127,248	\$117,068	\$254,495	\$0	\$498,811
23	\$130,448	\$120,012	\$260,896	\$0	\$511,356
24	\$133,709	\$123,012	\$267,418	\$0	\$524,140
25	\$137,052	\$126,088	\$274,104	\$0	\$537,243
26	\$140,478	\$129,240	\$280,956	\$0	\$550,674
27	\$143,990	\$132,471	\$287,980	\$0	\$564,441
28	\$147,590	\$135,783	\$295,180	\$0	\$578,552
29	\$151,280	\$139,177	\$302,559	\$0	\$593,016
30	\$155,062	\$142,657	\$310,123	\$0	\$607,842
Total	\$3,061,183	\$2,816,289	\$6,122,367	\$0	\$11,999,839

Total Taxes Supported by Sports Complex Activity Over the Next 30 Years

Year	City of Palm Coast	Flagler County	Flagler County Public Schools	Other Jurisdictions	Total
1	\$0	\$0	\$0	\$0	\$0
2	\$0	\$0	\$0	\$0	\$0
3	\$63,324	\$126,669	\$82,830	\$8,614	\$281,437
4	\$184,103	\$716,459	\$278,820	\$17,573	\$1,196,956
5	\$271,208	\$1,008,867	\$405,655	\$26,887	\$1,712,619
6	\$358,671	\$1,287,219	\$531,346	\$36,567	\$2,213,802
7	\$432,590	\$1,435,083	\$628,036	\$46,623	\$2,542,332
8	\$439,445	\$1,448,794	\$637,002	\$47,555	\$2,572,795
9	\$448,696	\$1,481,630	\$650,668	\$48,506	\$2,629,500
10	\$458,145	\$1,515,220	\$664,630	\$49,476	\$2,687,471
11	\$467,794	\$1,549,581	\$678,895	\$50,466	\$2,746,736
12	\$477,649	\$1,584,731	\$693,470	\$51,475	\$2,807,325
13	\$487,713	\$1,620,689	\$708,362	\$52,505	\$2,869,269
14	\$497,991	\$1,657,473	\$723,578	\$53,555	\$2,932,597
15	\$508,488	\$1,695,103	\$739,124	\$54,626	\$2,997,341
16	\$519,209	\$1,733,598	\$755,008	\$55,718	\$3,063,533
17	\$530,157	\$1,772,979	\$771,237	\$56,833	\$3,131,206
18	\$541,339	\$1,813,266	\$787,819	\$57,969	\$3,200,394
19	\$552,759	\$1,854,480	\$804,762	\$59,129	\$3,271,130
20	\$564,423	\$1,896,642	\$822,074	\$60,311	\$3,343,450
21	\$576,335	\$1,939,775	\$839,763	\$61,518	\$3,417,390
22	\$588,501	\$1,983,902	\$857,836	\$62,748	\$3,492,987
23	\$600,926	\$2,029,046	\$876,304	\$64,003	\$3,570,278
24	\$613,597	\$2,075,066	\$895,134	\$65,283	\$3,649,080
25	\$626,537	\$2,122,143	\$914,374	\$66,589	\$3,729,643
26	\$639,753	\$2,170,301	\$934,032	\$67,920	\$3,812,007
27	\$653,251	\$2,219,565	\$954,118	\$69,279	\$3,896,212
28	\$667,036	\$2,269,961	\$974,640	\$70,664	\$3,982,301
29	\$681,114	\$2,321,514	\$995,609	\$72,078	\$4,070,315
30	\$695,493	\$2,374,253	\$1,017,034	\$73,519	\$4,160,299
Total	\$14,146,246	\$47,704,010	\$20,622,159	\$1,507,989	\$83,980,405