



Flagler County Board of County Commissioners Workshop Agenda

Monday, March 20, 2023 • 1:00 p.m.

Government Services Complex, 1769 E. Moody Blvd., Bldg 2, Board Chambers, Bunnell, FL 32110

1. Call to Order
2. Pledge to the Flag and Moment of Silence
3. Welcome: Flagler County Board Chair
4. Economic Development Discussion
5. International Building Maintenance Code Discussion
6. Public Comment
7. Adjournment

While this is a workshop only and no decisions are expected to be made by any of the governmental bodies, if a person decides to appeal any matter that may be discussed for a future proceeding, a record of the workshop may be needed and, for such purposes, the person may need to ensure that a verbatim record of the workshop is made.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in this meeting should contact the (386) 313-4001 at least 48 hours prior to the meeting.



Economic Development Update

March 20, 2023

Palm Coast AND THE
FLAGLER BEACHES

ECONOMIC DEVELOPMENT OFFICE

Agenda

- A Look at Our Competition
 - Top States for Doing Business
 - What Other States Provide
- Flagler Statistics and Projections
- Work in Development
 - What We Have Accomplished
 - What We Are Working On
- Creating an Environment for Business Growth
 - Area Economic Incentive Packages
 - Options for Flagler County Incentives



Top States for Doing Business



1. North Carolina



2. Washington



3. Virginia



4. Colorado



5. Texas



6. Tennessee



7. Nebraska



8. Utah



9. Minnesota



10. Georgia

Where does Florida Rank?



America's Top States For Business 2022

OVERALL RANK	STATE	WORKFORCE	INFRA-STRUCTURE	COST OF DOING BUSINESS	ECONOMY	LIFE, HEALTH & INCLUSION	TECHNOLOGY & INNOVATION	BUSINESS FRIENDLINESS	EDUCATION	ACCESS TO CAPITAL	COST OF LIVING
1	North Carolina	12	17	26	1	28	5	22	14	2	22
2	Washington	4	29	33	3	6	2	31	17	20	38
3	Virginia	11	9	25	20	13	17	6	2	6	30
4	Colorado	1	16	36	11	12	9	16	11	22	34
5	Texas	2	14	12	8	49	4	34	21	3	14
6	Tennessee	15	8	8	2	42	28	23	11	22	5
7	Nebraska	32	22	16	13	7	24	12	24	32	19
8	Utah	8	32	17	6	29	26	10	41	12	25
9	Minnesota	21	4	41	16	5	6	32	15	13	26
10	Georgia	3	11	38	7	39	12	32	10	13	4
11	Florida	6	13	30	4	39	16	39	19	22	27
12	Iowa	20	37	19	17	10	18	28	24	29	7
13	North Dakota	31	21	21	37	4	35	1	26	34	24
14	Indiana	48	1	2	10	43	23	18	35	13	9
15	Ohio	41	2	4	27	29	11	43	22	3	12
16	Michigan	26	19	9	21	29	15	20	27	11	12
17	Pennsylvania	28	12	22	45	22	7	26	5	9	32
18	Oregon	9	33	34	15	8	13	46	32	26	46
19	Illinois	26	3	31	44	23	8	40	6	8	20
20	Idaho	40	42	15	5	20	34	3	48	34	31

Data Source: <https://www.cnbc.com/2022/07/13/americas-top-states-for-business-2022-the-full-rankings.html>

Florida Score & Ranking

CATEGORY	2022 Score	2022 Rank	2021 Rank	2022 Grade
Workforce	274	6	12	A-
Infrastructure	221	13	5	B
Cost of Doing Business	181	30	32	B
Economy	267	4	11	A
Life, Health & Inclusion	111	39	40	F
Technology & Innovation	148	16	28	B-
Business Friendliness	79	39	37	D-
Education	99	19	27	B
Access to Capital	26	22	5	C-
Cost of Living	24	27	28	C
OVERALL	1430	11	17	

Data Source: <https://www.cnbc.com/2022/07/13/americas-top-states-for-business-2022-the-full-rankings.html>



Florida's Competition



1. North Carolina



2. Washington



3. Virginia



4. Colorado



5. Texas



6. Tennessee



7. Nebraska



8. Utah



9. Minnesota



10. Georgia

Where Florida Ranks Among the Competition 2022

Overall Rank	State	Workforce	Infrastructure	Cost of Doing Business	Economy	Life, Health & Inclusion	Technology & Innovation	Business Friendliness	Education	Access to Capital	Cost of Living
1	North Carolina	12	17	26	1	28	5	22	14	2	22
5	Texas	2	14	12	8	49	4	34	21	3	14
6	Tennessee	15	8	8	2	42	28	23	11	22	5
10	Georgia	3	11	38	7	39	12	32	10	13	4
11	Florida	6	13	30	4	39	16	39	19	22	27

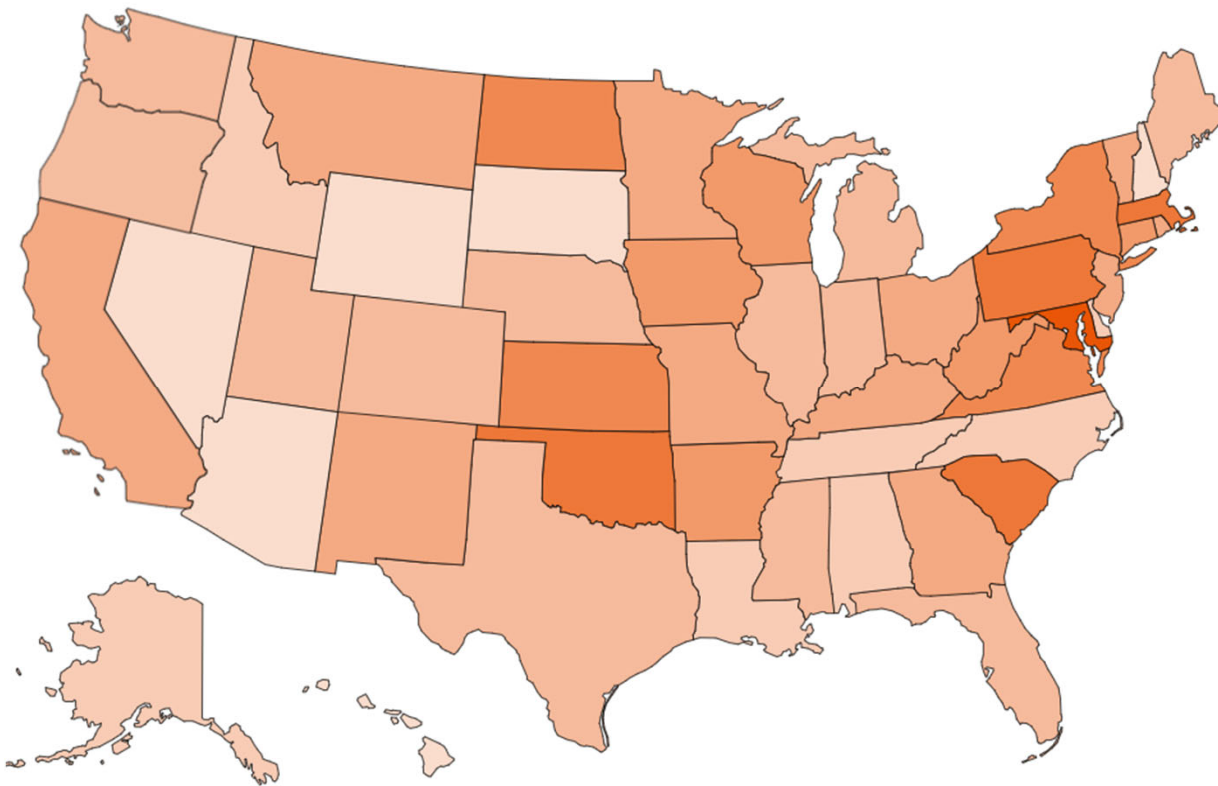
Data Source: <https://www.cnbc.com/2022/07/13/americas-top-states-for-business-2022-the-full-rankings.html>

Overall Rank	State	Corporate Income Tax Rate	Individual Income Tax	Sales Tax Rates		
				State	Local (Avg.)	Combined
1	North Carolina	2.50%	4.75%	4.75%	2.24%	6.99%
5	Texas	0%	0%	6.25%	1.95%	8.20%
6	Tennessee	6.50%	0%	7%	2.55%	9.55%
10	Georgia	5.75%	5.75%	4%	3.40%	7.40%
11	Florida	5.50%	0%	6%	1.02%	7.02%

<https://taxfoundation.org/publications/state-corporate-income-tax-rates-and-brackets/>
<https://taxfoundation.org/publications/state-and-local-sales-tax-rates/>
<https://taxfoundation.org/state-income-tax-rates-2023/>

- Best Among Select Competition
- Neutral Among Select Competition
- Falls Short Among Select Competition

Incentive Programs Currently Offered in each State



Number of Programs in the U.S.: 2,350

Top 5 Program Types in the U.S.
(by Number of Programs)

1. Tax Credit (652)
2. Grants (558)
3. Loan/Loan Participation (463)
4. Tax Exemption (298)
5. Other (221)

Data Source: <https://www.stateincentives.org/>

State Incentives

Overall Rank	State	Number of Incentive Programs	Top 5 Program Types (By Number of Programs)
1	North Carolina	31	Grant (16) Loan/Loan Participation (9) Tax Refund of Rebate (2) Tax Credit (2) Other (2)
5	Texas	39	Grant (16) Tax Exemption (8) Other (5) Preferential Rate (2) Loan/Loan Participation (2)
6	Tennessee	31	Grant (10) Tax Credit (9) Tax Exemption (6) Equity Investment (2) Tax Deduction (1)
10	Georgia	47	Tax Credit (16) Tax Exemption (11) Loan/Loan Participation (10) Grant (7) Other (3)
11	Florida	39	Grant (11) Loan/Loan Participation (7) Tax Credit (7) Other (6) Tax Exemption (4)

Data Source: <https://www.stateincentives.org/>

Flagler Statistics

Flagler County Tax Base			
2022 Tax Roll			
Category	Taxable Value	% of Whole	Parcel Count
Vacant Residential Land	804,912,429	6.4%	20,875
Improved Residential	10,204,133,727	80.5%	55,494
Agricultural	68,386,303	0.5%	1,803
Non-Agricultural Acreage	38,075,217	0.3%	112
Vacant Commercial	187,936,276	1.5%	583
Improved Commercial	671,162,125	5.3%	1,323
Vacant Industrial	14,984,072	0.1%	113
Improved Industrial	141,486,975	1.1%	280
Other	98,305,352	0.8%	2,503
Tangible Personal Property	418,446,638	3.3%	7,103
Centrally Assessed	26,584,593	0.2%	422
Totals	12,674,413,707	100.0%	90,611

Data Source: Flagler County Property Appraiser's Office

Flagler Statistics – Private Sector Jobs



Private Sector Jobs	Flagler County	Florida	USA
Service Providing	86.4%	86.7%	82.5%
Good Providing	13.6%	13.3%	17.5%
Construction	9.7%	7.4%	6.0%
Manufacturing	2.8%	5.0%	10.0%
Trade, Transportation & Utilities	21.8%	23.5%	22.4%
Financial Activities	4.8%	7.9%	6.8%
Professional & Business Services	16.9%	18.7%	17.4%
Education & Health Services	16.4%	17.0%	18.5%
Leisure & Hospitality	20.4%	14.4%	11.5%
Information	2.0%	1.8%	2.3%

Date Source: QCEW, 2021 annual averages, U.S. Bureau of Labor Statistics

Flagler Statistics – Live/Work



Live/Work	Number
Work in Flagler, Live Elsewhere	10,449
Live and Work in Flagler	12,360
Live in Flagler, Work Elsewhere	25,329

Date Source: Florida Department of Economic Opportunity

Flagler Statistics – Live/Work



Live in Flagler, Work In:		Work in Flagler, Live In:	Number
Volusia	6,726	Volusia	3,173
St. Johns	3,580	St. Johns	1,300
Duval	3,350	Duval	820
Orange	1,672	Orange	571
Alachua	1,177	Putnam	514

Date Source: Florida Department of Economic Opportunity

Flagler's Top 5

Top 5 Industry Sectors

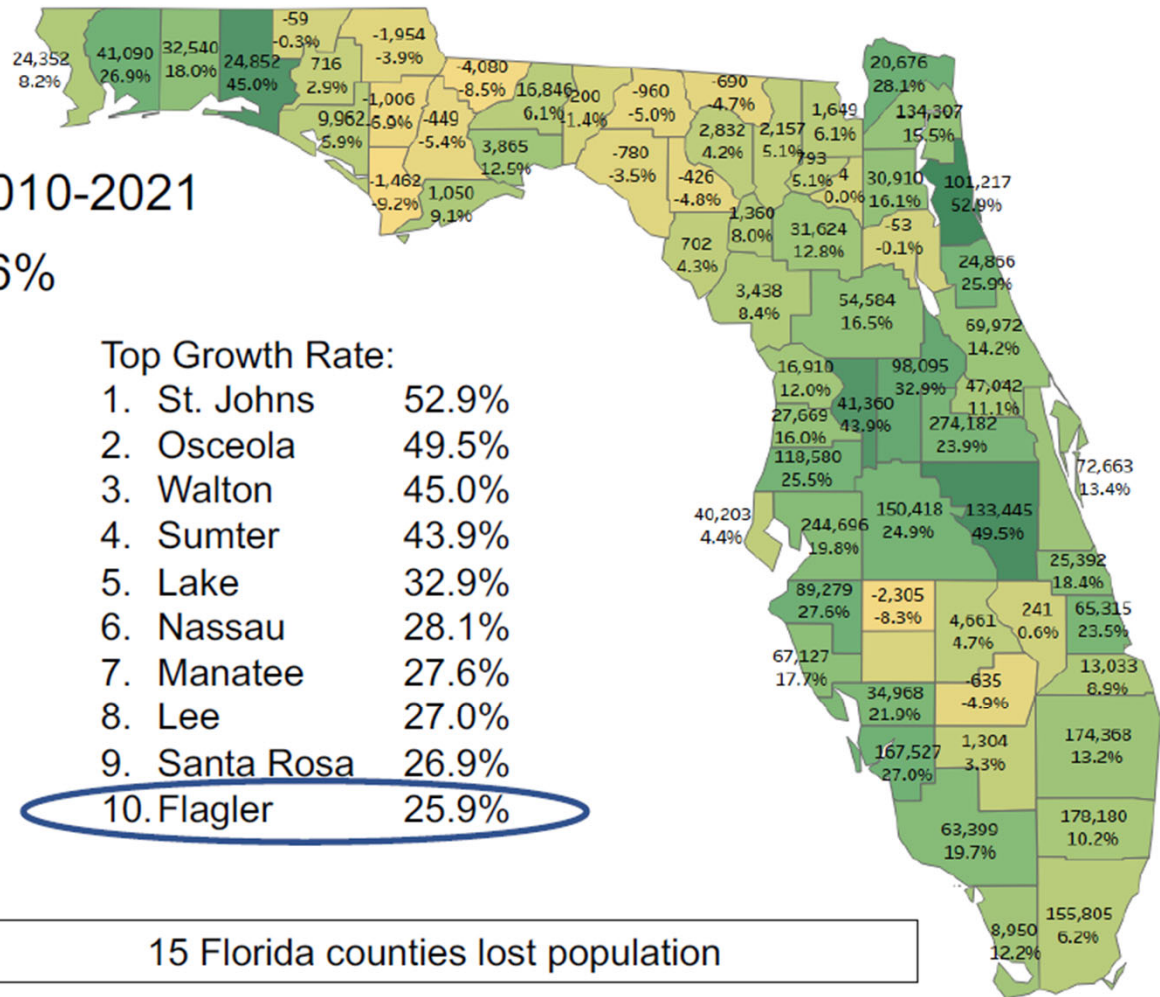
- Tourism Cluster
- Retail Trade
- Health Care and Social Assistance
- Administrative and Waste Services
- Construction

Top 5 Employers

- Advent Health
- ALSW / Yellowstone
- Publix Supermarket
- Reunion Club
- Boston Whaler

Date Source: <https://floridajobs.org/wser-home/employer-database>





Population Change: 2010-2021

Florida: 15.6%

Top Growth:

1. Orange	274,182
2. Hillsborough	244,696
3. Broward	178,180
4. Palm Beach	174,368
5. Lee	167,527
6. Miami-Dade	155,805
7. Polk	150,418
8. Duval	134,307
9. Osceola	133,445
10. Pasco	118,580

Top Growth Rate:

1. St. Johns	52.9%
2. Osceola	49.5%
3. Walton	45.0%
4. Sumter	43.9%
5. Lake	32.9%
6. Nassau	28.1%
7. Manatee	27.6%
8. Lee	27.0%
9. Santa Rosa	26.9%
10. Flagler	25.9%

15 Florida counties lost population

Data Source: U.S. Census Bureau

Florida's Next 4 Million People

Top Number: Estimated Increase
Bottom Number: Percent

Top Increases

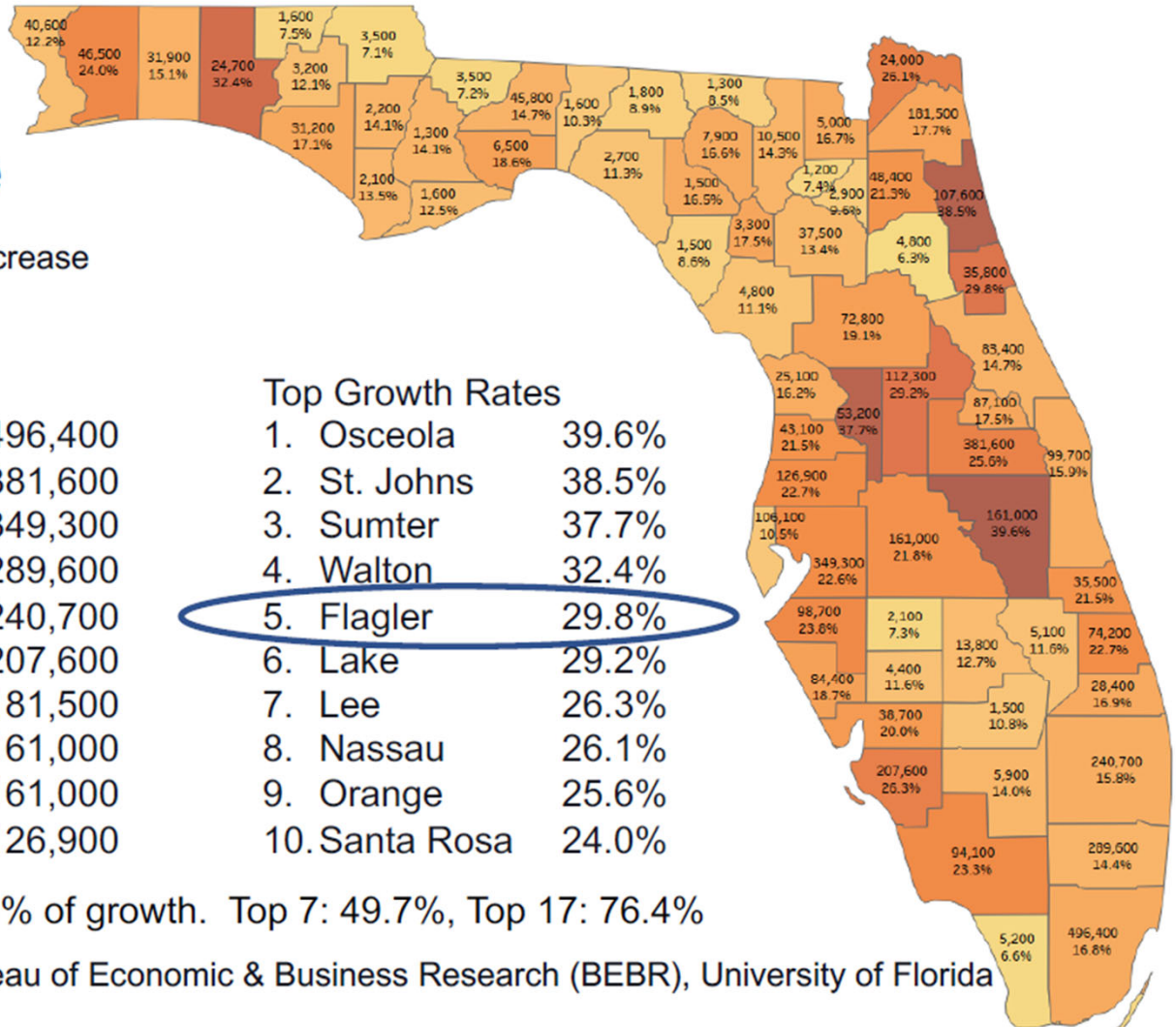
1. Miami-Dade	496,400
2. Orange	381,600
3. Hillsborough	349,300
4. Broward	289,600
5. Palm Beach	240,700
6. Lee	207,600
7. Duval	181,500
8. Osceola	161,000
9. Polk	161,000
10. Pasco	126,900

Top Growth Rates

1. Osceola	39.6%
2. St. Johns	38.5%
3. Sumter	37.7%
4. Walton	32.4%
5. Flagler	29.8%
6. Lake	29.2%
7. Lee	26.3%
8. Nassau	26.1%
9. Orange	25.6%
10. Santa Rosa	24.0%

Top 4 Counties: 35.1% of growth. Top 7: 49.7%, Top 17: 76.4%

Data Source: Bureau of Economic & Business Research (BEBR), University of Florida



Work Accomplished

- Flagler's Strategic Plan Updated – Focus on Economic Vitality
- NEFRC's Regional Comprehensive Economic Development Strategy
- Held Economic Development Retreat (County/City Staff)
 - Created Quarterly Meetings between County & Cities
- Member of JAXUSA (adding Chamber President)
- Established Opportunities
 - Foreign Trade Zone #64 (Jax Port)
 - Certified Economic Opportunity (Palm Coast)
 - PACE Program
 - The Florida High Tech Corridor (Northeast)



Work in Progress

- Participation in Strategic Site Inventory Program
- Comprehensive Plan Update
- Land Development Code Update
- Creation of Collaborative Marketing Materials
- Consideration of Economic Development Incentives
- Construction of Airport T-Hangars (42)
- Pursuing New Aviation Related Businesses



Strategic Plan



ECONOMIC VITALITY

Improve quality of life by enhancing economic vitality in Flagler County.

Goals for Economic Vitality

- Diversify and Enhance the Tax Base to Improve the Local Economy
- Develop Competitive Advantages for New and Existing Businesses
- Promote and Market Flagler County as a Desirable Place to Live, Work, and Visit
- Explore Affordable, Workforce and Attainable Housing Options

- **Goal #1**
 - Comp Plan and LDC, Designation of Industrial Lands, and the Strategic Site Inventory (SSI) Program.
- **Goal #2**
 - Marketing Materials, Working with our Community Partners, T-Hangar Construction, New Aviation Related Business, and SSI Program
- **Goal #3**
 - Marketing Materials



What are Economic Development Incentives ?

- Federal, State or Local Government
- Provide Assistance
- Discretionary Basis
- Attract, Retain, Promote & Encourage Business
- Statutory or Discretionary
- Grants, Rebates, Improvements, Incentives, Loans, Workforce Development, and Other Direct or In-Direct Assistance



Area Economic Incentive Packages

Incentive Offered	Baker County	Clay County	Columbia County	Duval County (Jacksonville)	Nassau County	Osceola County	Putnam County	St. Johns County	Volusia County	City of Bunnell	City of Palm Coast
Ad Valorem Tax Abatement			✓		✓	✓		✓		✓	✓
Business Improvement Program				✓							
County Water/Sewer Connection Fee Discount								✓			
Customized Packages									✓		
Economic Development Fund				✓							
Facade Renovation Matching Grant				✓							
Fast Track Permitting		✓				✓					
Industrial Development Revenue Bonds		✓					✓				
Job Creation Grant						✓	✓				
Large Primary Employer Retention Grant		✓									
Large Primary Employer Retention Grant - Lease		✓									
"REV" Grant - Recaptured Enhancement Value	✓	✓									
Tangible Property Tax Abatement		✓	✓			✓				✓	

✓ = Offered in Specific Areas Only

✓ = Under Review / Consideration

Flagler's Ideal Targeted Industry

- Companies doing business in targeted industries which include, but not limited to:
 - Advanced/Light Manufacturing
 - Agritechology
 - Aviation & Aerospace
 - Financial Services & Financial Technology
 - Life Sciences & Health Care
 - Intermodal Logistics (Warehousing & Distribution)
 - Corporate Headquarters
- Industry that offer High Paying Jobs



Proposed Incentives

- Targeted Industry Specific Incentives
 - Ad Valorem Tax Incentive
 - Customized Packages – Impact Fee Offset
 - Fast Track Permitting
 - Industrial Development Revenue Bonds (Industrial Revenue Bonds)
 - ‘REV’ Grant – Recaptured Enhanced Value Grant (aka Tax Increment Grant Area)
 - Tangible Property Tax Abatement
 - Wage Incentive Grant
 - Public Private Partnerships – P3



Area Economic Incentive Packages

Incentive Offered	<u>Baker County</u>	<u>Clay County</u>	<u>Columbia County</u>	<u>Duval County (Jacksonville)</u>	<u>Nassau County</u>	<u>Osceola County</u>	<u>Putnam County</u>	<u>St. Johns County</u>	<u>Volusia County</u>	<u>Flagler County</u>	<u>City of Bunnell</u>	<u>City of Palm Coast</u>
Ad Valorem Tax Abatement			✓		✓	✓		✓		✓	✓	✓
Business Improvement Program				✓								
County Water/Sewer Connection Fee Discount								✓				
Customized Packages									✓	✓		
Economic Development Fund				✓								
Facade Renovation Matching Grant				✓								
Fast Track Permitting		✓				✓				✓		
Industrial Development Revenue Bonds		✓					✓			✓		
Job Creation Grant						✓	✓					
Wage Incentive Grant										✓		
Large Primary Employer Retention Grant		✓										
Large Primary Employer Retention Grant – Lease		✓										
"REV" Grant - Recaptured Enhancement Value	✓	✓								✓		
Tangible Property Tax Abatement		✓	✓			✓				✓	✓	
Public – Private Partnerships (P3)										✓		

✓ = Offered in Specific Areas Only

✓ = Under Review / Consideration

Next Steps



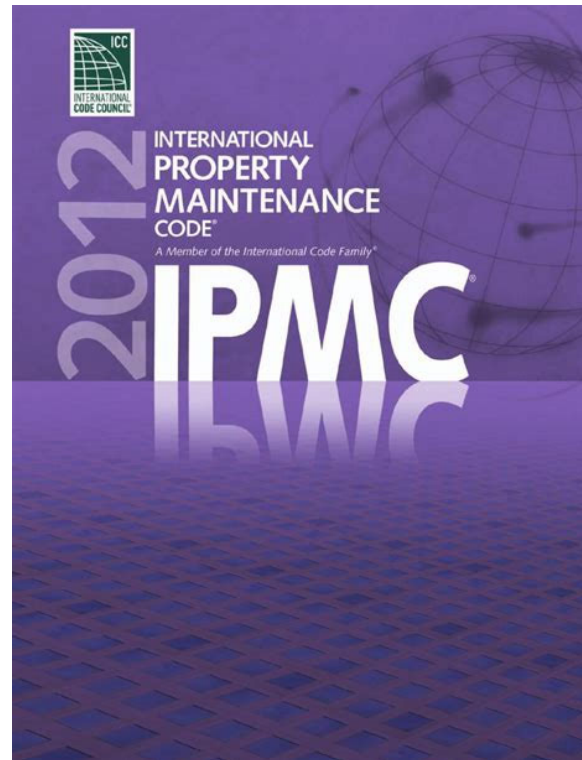
Future Discussions



Schedule other meetings
if necessary



International Property Maintenance Code (IPMC)



Scope

The *International Property Maintenance Code*[®] (IPMC[®]) establishes minimum requirements for the maintenance of existing buildings through model code regulations.

- Applies to all existing residential and nonresidential structures
- Establishes minimum requirements for premises, structures and equipment
- Establishes standards for light, ventilation, space, heating, sanitation,
- Allows for administration, enforcement and penalties. Includes safeguards that allow for emergency action when required for health and safety reasons.
- The IPMC has been adopted by 41 states either statewide or locally including Orlando, Daytona Beach, South Daytona, Charlotte, Orange and Alachua County

Development

The IPMC was established on the following principals:

1. Adequately protect public health, safety and welfare;
2. No unnecessarily increase construction costs;
3. Does not restrict the use of new materials, productions or methods of construction;
4. No preferred treatment to particular types or classes of materials, products methods of construction.

Maintenance

The *International Property Maintenance Code* is kept up to date through the review of proposed changes submitted by code enforcement officials, industry representatives, design professionals and other interested parties.

- Uwtutxji hmfslljx fwj htsxnijwji ymwtzlm fs tujs htij ij{jϕur jsy uwthjxxrs | mhm fϕsyjwxyji fsi flkjhyji ufwyjx r f~ufwyhufyj3
- Ymj NHH Htij Ij{jϕur jsy Uwthjxx wjkjhyx uwshnujx tk tujssjxx1 ywfsxufwjsh~lgfϕshjlizj uwthjxx fsi htsxjsxxz3
- A new edition of the code is published every 3 years.

Benefits

- Contains clear and specific property maintenance and property improvement provisions
- Fully compatible with all of the International Codes® published by the International Code Council® (ICC®) and the Florida Building Code.
- It is the nation's model housing or property maintenance code
- A tool which provides more flexibility in gaining compliance
- Provides for a defined timeline for appeal by the property owner with a decision by a 3rd party magistrate
- Defines criteria for unsafe and dangerous structures and conditions
- Provides clearer direction, appeal provisions and regulations versus the current Flagler County Unsafe Building Abatement Code.

Adoption

- The IPMC is available for adoption and use by jurisdictions internationally.
- It's use within a governmental jurisdiction is intended to be accomplished through adoption by reference with appropriate amendments.
- Staff is seeking guidance for the Board on proceeding with the adoption of the IPMC at a future Board meeting.

Questions / Comments