

AreaDevelopment.com 2009's Site Consultant Survey

The Annual Corporate Survey and Annual Consultants Survey conducted by Area Development are compiled to determine the top 25 relocation considerations:

Ranking	Site Selector Factors	2009	2008	2007
1.	Highway Accessibility	98.9	95.8 (2)	97.6 (1)
2.	Labor Costs	94.3	82.8 (10)	93.8 (3)
3.	Occupancy and construction costs	92.9	87.1 (6)	84.4 (11)
4.	Availability of skilled labor	92.2	94.9 (3)	97.5 (2)
5.	State and local incentives	92.0	96.1 (1)	90.9 (6)
6.	Available of land	90.8	85.6 (9)	93.6 (4)
7.	Energy availability and cost	89.7	90.7 (4)	85.7 (9)
8.	Tax exemption	89.6	89.9 (5)	88.5 (7)
9.	Proximity to major markets	88.5	86.3 (8)	87.4 (8)
10.	Corporate tax rate	87.4	86.8 (7)	74.4 (15T)
11.	Expedited of "fast-track" permitting	85.1	77.9 (11)	92.4 (5)
12.	Availability of advanced ICT services	81.3	72.8 (14)	84.8 (10)
13.	Right-to-work state	81.2	68.9 (18)	70.2 (18)
14.	Low union profile	80.0	72.3 (15T)	69.6 (19)

1. Highway accessibility: Flagler County is traversed by not only the I-95 corridor but also 4 lane Hwy 1 and Hwy 100. Within 90 minutes of the county is access to 4 major interstates, I-4, I-95, I-10 and I-75.

2. Labor Costs: The average wage in Flagler County is \$29,220. This is 47% lower than other Florida MSA's.

3. Occupancy and construction costs: Construction costs have declined in Flagler County. Projects bids are 30-40% less than in recent years and Flagler County is consistently less costly than other areas of Florida.

4. Availability of skilled labor: With 500,000 workers within a 60 minute commuting radius of Flagler County, skilled labor is readily available. The extensive interstate system allows employees to easy commute to the area with little traffic congestion.

5. State and Local Incentives: With a population less than 125,000, Flagler County is classified as a "rural" county, allowing us to offer incentives at double the state average. An aggressive and innovative local government that works to customize and incentive package for each individual business furthers the value of local incentives.

6. Availability of Land: Flagler County is a large and diverse county with land available with a variety of zoning and uses. With many large tract land owners, finding land suitable for your project is rarely and issue.

7. Energy availability and cost: Utility rates are standardized through the State of Florida Utility Commission. Flagler County has natural gas lines running the length of the county, power substations are positioned for industrial growth and extensive sewer and water infrastructure built with future expansion in mind.

8. Tax Exemptions: Tax exemptions are available for a variety of industries and project types. Citizens have authorized the local tax authority to create exemptions for ad valorem taxes on real and personal property. Llc's and "S" corporations are exempt from corporate income tax. No sales and use tax on goods manufactured in Florida for export outside the state, or on purchases of raw materials incorporated in a final product for resale, including non-reusable containers or packaging. Flagler County has a Foreign Trade zone which reduces, eliminates, or delays tariff charges.

9. Proximity to Major Markets: Flagler County has been characterized as where Orlando ends and Jacksonville begins. Within 90 minutes of the county is access to 4 major interstates, I-4, I-95, I-10 and I-75. With the easy interstate access, the markets of Miami, Atlanta and Charlotte including 45 million people are within an 8 hour drive radius of the Flagler County area

10. Corporate Tax Rate: Florida's corporate tax structure consists of a flat rate of 5.5 percent on all corporate income. Florida is in the Top 5 for the State Business Climate Tax Index which measures how favorable a states tax system is for businesses.

11. Expedited or "fast track" permitting: State of Florida designates Flagler County as a rural county and thus qualifies for expedited review at the state level. At the local level, it is not unusual for quality site plans to be completed in less than 60 days.

12. Availability of advance ICT: Flagler County has a FiberNet network built and maintained by the City of Palm Coast. This forward thinking city plan built the infrastructure to support advanced communications and attract businesses that are communicating with the world.

13. Right-to-work state: Flagler County is located in Florida, a right-to-work state.

14. Low union profile: Florida is a right-to-work state. There is little to no union representation in Flagler County or our workforce region.

15. Accessibility to major airports: An extensive interstate network makes Flagler County access to 4 international airports within 90 minutes, Jacksonville, Orlando, Sanford and Daytona Beach. The County also boasts a busy general aviation airport with FAA controlled tower.	15. Accessibility to major airport	79.0	73.4 (13)	74.4 (15T)
16. Environmental regulations: Enterprise Flagler can assist your project in getting industry specific information about environmental concerns or issues. With rural designation, state processing of these issues can be expedited.	16. Environmental regulations	78.8	71.6 (17)	70.5 (17)
	17. Available buildings	77.9	76.9 (12)	82.3 (12)
	18. Available long-term financing	75.0	58.5 (20)	50.0 (23)
	19. Proximity to suppliers	70.9	72.3 (15T)	76.9 (13)
	20. Inbound/outbound shipping cost	67.5	n/a	n/a
	21. Training Programs	67.1	67.0 (19)	76.9 (13T)
	22. Availability of unskilled labor	61.9	48.4 (24)	52.6 (22)
	23. Proximity of technical university	60.7	51.5 (22)	55.9 (21)
	24. Raw materials availability	53.0	55.7 (21)	57.9 (20)
	25. Railroad Service	38.1	20.0 (23)	35.1 (24)
	26. Waterway or oceanport accessibility	23.8	34.8 (25)	32.5 (25)

17. **Available buildings:** While availability of buildings can always be improved, Flagler County is taking innovative steps to develop pad ready sites through joint ventures with the City, County and land developers.

18. **Available long-term financing:** Actively and aggressively participating in SBA 504 loan programs, local government is creative in developing customized incentives. The region has one of the most active EB5 centers in the State of Florida with 3 manufacturing projects currently under consideration.

19. **Proximity to suppliers:** Proximity to major markets, airports, multiple interstate access points, and an extensive rail network gives a wide variety of supply options. 4 deep water ports within 90 minutes make shipping convenient and cost effective.

20. **Inbound/Outbound Shipping cost:** Flagler County has proximity to so many shipping options; rail, cargo ship, freight, and air. The extensive interstate access as well as 3 deep water ports further enhances shipping options.

21. **Training programs:** The State of Florida has always been recognized as having one of the better training incentive programs in the country. Enterprise Flagler participates with The Center for Business Excellence and Workforce Development to offer training assistance for companies in our area.

22. **Availability of unskilled labor:** Within a 50 minute commuting distance, a workforce pool of 500,000 with unskilled/skilled labor plentiful in our region.

23. **Proximity to technical university:** Higher education and vocational training are within easy reach of the Flagler County area. University of North Florida, University of Central Florida, and Advanced Training Center at Daytona State all bring qualified engineering and technical professionals to the area.

24. **Raw materials availability:** Proximity to major markets, airports, multiple interstate access points, and an extensive rail network gives a wide variety of supply options.

25. **Railroad services:** Railroad has long been a part of the backbone and history of Flagler County. With truck to rail facilities in Jacksonville through CSX and Florida East Coast Railway, Flagler is a rich vein of rail access.

26. **Waterway or Oceanport accessibility:** Flagler County is a coastal county with proximity to Port of Jacksonville, Port Canaveral, Port of Nassau and Port of Tampa. JaxPort recently invested 1 billion dollars in the deep water ports infrastructure for anticipated expansion of the Panama Canal.

**Site Consultant
Survey Quality of Life
Factors**

Ranking	Quality of Life Factors	2009	2008	2007
1.	Ratings of public schools	71.0	73.7 (1)	78.5 (1T)
1T.	Housing cost	71.0	65.3 (5)	75.7 (3)
3.	Colleges and universities in area	70.1	66.4 (4)	65.8 (5)
4.	Low Crime Rate	69.0	71.6 (2)	78.5 (1T)
5.	Housing availability	66.6	63.6 (6)	72.1 (4)
6.	Healthcare facilities	60.5	67.3 (3)	65.3 (6)
7.	Recreation opportunities	53.5	49.4 (8)	56.5 (7)
8.	Climate	53.4	51.2 (7)	43.6 (9)
9.	Cultural Opportunities	48.9	48.4 (9)	48.7 (8)