



CITY OF PALM COAST

SUMMARY OF APPLICATION AND IMPACT FEES

March 28, 2005

Updated April 1, 2012

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<http://www.ci.palm-coast.fl.us/resident/forms/index.aspx#commdev>

Type 1 – Impact Fees

	Description	Fee (Updated as of 8-16-11)		Contact for Additional Information
I.	Park System Impact Fee	\$1,321.51 (per dwelling unit)		Luciana Santangelo Director of Parks & Recreation (386) 986-2323
II.	Fire and Rescue System Impact Fee	\$204.51 (per dwelling unit) \$0.2593 per sq. ft. for non-residential)		Mike Beadle Fire Chief (386) 986-2300 Fire Department
III.	Educational Facilities Impact Fee	Single Family/Duplex Per dwelling unit	\$3,600.00	Tom Tant School Board of Flagler County (386) 437-7526
		Multi-Family Per unit	\$931.00	
		Mobile Home Each Unit	\$1,066.00	
IV.	Transportation Impact Fee	See schedule below.		Ray Tyner Planning Manager Planning Division Community Development (386) 986-3745

Transportation Impact Fee Schedule October 1, 2011

Group	ITE LUC	Description	Unit of Measure	Current Fee*	Phase-In 20%	New Fee 8.5%
A	Industrial & Automotive		1,000 sq. ft.	\$3,052.45		\$3,311.91
	110	General Light Industrial/Utilities		\$2,181.59	\$2,355.76	\$2,556.00
	130	Industrial Park		\$2,177.56	\$2,352.54	\$2,552.51
	140	Manufacturing		\$1,196.05	\$1,567.33	\$1,700.55
	150	Warehouse		\$855.92	\$1,295.23	\$1,405.32
	843	Auto Parts Sales/Tire Store		\$3,052.45		\$3,311.91
	942	Auto Repair or Body Shop		\$3,052.45		\$3,311.91
	944	Gasoline Station		\$3,052.45		\$3,311.91
B	Residential		Dwelling Unit	\$2,686.65		\$2,915.02
	210	Single Family Detached/Duplex/Mobile Home Individual Lot		\$2,686.65		\$2,915.02
	220	Multi-Family/Apartments		\$2,239.26	\$2,328.74	\$2,526.68
	230	Condominium/Townhouse		\$1,952.31	\$2,099.18	\$2,277.61

Transportation Impact Fee Schedule October 1, 2011

Group	ITE LUC	Description	Unit of Measure	Current Fee*	Phase-In 20%	New Fee 8.5%
C	Lodging		Room	\$1,577.54		\$1,711.63
	310	Hotel		\$1,577.54		\$1,711.63
	320	Motel		\$1,106.22	\$1,200.48	\$1,302.52
D	Schools		Student	\$462.60		\$501.92
	520	Elementary School		\$300.35	\$332.80	\$361.09
	522	Middle School		\$400.92	\$413.26	\$448.39
	530	High School		\$447.86	\$450.81	\$489.13
	540	Junior/Community College		\$390.20	\$404.68	\$439.08
	550	University		\$462.60		\$501.92
E	General Office & Retail		1,000 sq. ft.	\$5,781.62		\$6,273.06
	710	Office		\$3,726.27	\$4,137.34	\$4,489.01
	720	Medical Office/Clinic		\$5,781.62		\$6,273.06
	770	Business Park		\$4,011.87	\$4,365.82	\$4,736.91
	814 & 820	Retail/Shopping Center/Specialty Retail (Out parcels excluded)		\$5,601.50	\$5,637.52	\$6,116.71
	816	Hardware/Paint		\$5,781.62		\$6,273.06
	817	Nursery (Garden Center) gross floor area		\$5,781.62		\$6,273.06
	881	Pharmacy/Drugstore with Drive-through Window		\$3,557.32	\$4,002.18	\$4,342.37
	896	Video Rental Store		\$5,120.77	\$5,252.94	\$5,699.44
	565	Day Care Center		\$5,781.62		\$6,273.06
F	Large Box		1,000 sq. ft.	\$8,267.12		\$8,969.83
	813	Discount Superstore, including Electronics, Toys/Childrens Superstore		\$8,267.12		\$8,969.83
	850	Supermarket		\$8,267.12		\$8,969.83
	862	Home Improvement Store		\$6,272.58	\$6,671.49	\$7,238.57
	492	Racquet Club/Health/Fitness Club/Spa/Dance Studio		\$8,267.12		\$8,969.83
	494	Bowling Alley		\$8,267.12		\$8,969.83
	495	Recreational Community Center		\$5,713.44	\$6,224.18	\$6,753.24
G	Stand Alone Building (Not incorporated with another Group)		1,000 sq. ft.	\$16,645.30		\$18,060.15
	851	Convenience Store		\$15,193.36	\$15,483.75	\$16,799.87
	912	Bank/Savings		\$16,645.30		\$18,060.15
	931	Restaurant		\$13,373.80	\$14,028.10	\$15,220.49

Transportation Impact Fee Schedule October 1, 2011

Group	ITE LUC	Description	Unit of Measure	Current Fee*	Phase-In 20%	New Fee 8.5%
	Industry - Other					
	120	General Heavy Industrial	1,000 sq. ft.	\$469.31		\$509.20
	Residential - Other					
	240	Mobile Home Park	Dwelling Unit	\$1,385.11		\$1,502.84
	251	Retirement Home	Dwelling Unit	\$899.73		\$976.21
	Recreational					
	411	Local Park	Acre	\$266.82		\$289.50
	411	General Recreation	Acre	\$396.90		\$430.64
	412	District Park	Acres	\$569.87		\$618.31
	416	RV Park	RV Space	\$1,082.07		\$1,174.05
	420	Marina	Berth	\$772.34		\$837.99
	430	Golf Course	Hole	\$8,924.81		\$9,683.42
	444	Movie Theater with Matinee	Seats	\$80.45		\$87.29
	480	Amusement Park	Acre	\$18,918.28		\$20,526.33
	Institutional					
	253	Congregate Care Facility (attached)	Dwelling Unit	\$280.23		\$304.05
	560	Church	1,000 sq. ft.	\$2,046.17		\$2,220.09
	566	Cemetery	Acre	\$1,971.08		\$2,138.62
	610	Hospital	1,000 sq. ft.	\$4,507.99		\$4,891.17
	620	Nursing Home	Bed	\$335.22		\$363.71
	Retail					
	812	Building Materials and Lumber	1,000 sq. ft.	\$10,893.20		\$11,819.12
	841	New/Used Auto Sales	1,000 sq. ft.	\$8,041.18		\$8,724.68
	890	Furniture Store	1,000 sq. ft.	\$1,104.87		\$1,198.78
	934	Fast-Food Restaurant with Drive Through	1,000 sq. ft.	\$34,863.88		\$37,827.31
	937	Quick Lube	Bays	\$5,287.04		\$5,736.44
	947	Self-Service Car Wash	Bays	\$9,770.89		\$10,601.42
	General Office - Other					
	714	Corporate Headquarters Building	1,000 sq. ft.	\$2,506.08		\$2,719.10

	Being Phased-In	Phase-In Percentages	
	Rate for the Group	10/1/2011	20.00%
		10/1/2012	25.00%
		10/1/2013	33.33%
		10/1/2014	50.00%
		10/1/2015	100.00%

Type 2 – Utility Fees

Contact for Additional
Information:

City of Palm Coast Public Works / Utility Department

Irma Velez, Utility Development Technician
(386) 986-2355

Water and Sewer Connection Fee Schedule for a Single-Family Home			
	Description	Fee \$ Updated April 1, 2007	
1.	Contribution in Aid of Construction:	Water	\$2,430.00
		Sewer	\$2,480.00
2.	Installation Fees:	Water Tap	\$425.00
		Water Meter Installation	\$325.00
		Sewer Connection Inspection	\$25.00
3.	Main Extension Fees:	Water	\$500.00
		Sewer	\$1,260.00
	Sub Total	\$7,445.00	
4.	Other Fees: (Owner and Renter Deposit Fees Updated per Ordinance No. 2006-25)	Meter On-Read	\$25.00
		Owner -Occupancy Water Deposit	\$60.00
		Renter -Occupancy Water Deposit	\$110.00
		Owner -Occupancy Sewer Deposit	\$50.00
		Renter -Occupancy Sewer Deposit	\$80.00
	Sub Total	\$325.00	
	TOTAL REQUIRED	\$7,770.00	
5.	Optional Fees:	Irrigation Meter Installation	\$325.00
		Irrigation Deposit	\$60.00
	Total Optional	\$385.00	

Note: This schedule is for single-family platted lots where water and sewer mains have been installed and service is available. For unplatted lots, reserve parcels or undeveloped property, additional fees and/or main extensions will be required.

Connection Fees for underground water/sewer utilities for developers are calculated based on type of use and flow. For information on connection fees for commercial development, contact Irma Velez, (386) 986-2355.

Type 3 – Land Development Fee Schedule

Contact for Additional
Information:

Palm Coast Community Development Department
Nestor Abreu, Director
(386) 986-3783

I. Administrative Fees		
1.	Abated Application	\$100
2.	Home Occupation Development Order	\$20
3.	Binding Lot/Rescission	\$50
4.	State Application Zoning Review (i.e. Alcoholic Beverage Licenses, ALF Licenses, etc.)	\$40
5.	Flood Zone Determination Letter	\$40
6.	Land Use Verification Letter (per lot/property)	\$40

II. Development Review Fees		
1.	Master Site Plans	\$400 plus \$3 per 1,000 sq. ft. over 10,000 sq. ft. Commercial building floor area \$400 plus \$3 per dwelling unit – Multifamily w/ more than 20 dwelling units
2.	Technical Site Plans	\$400 Commercial buildings w/ 10,000 sq. ft. of area or less \$400 plus \$3 per 1,000 sq. ft. over 10,000 sq. ft. Commercial buildings w/ more than 10,000 sq. ft. of floor area \$400 Multifamily w/ 20 dwelling units or fewer \$400 plus \$3 per dwelling unit – Multifamily w/ more than 20 dwelling units
3.	Subdivision Master Plan	\$250 or \$25 per acre, whichever is greater
4.	Subdivision Preliminary Plat and Construction Plans	\$1,000 plus \$25 per lot
5.	Subdivision Final Plat	\$1,000 plus \$15 per lot
6.	Subdivision Non-statutory	\$250 or \$25 per acre, whichever is greater
7.	Pre-Application Compliance Review	\$1,500
8.	Resubmittal Fees	25% of original application fee; after 2 nd submittal
9.	Development Order Modification	25% of original application fee
10.	Development Order Extension	\$200

III. Land Use Application Fees		
1.	Appeals	\$500 – Refundable if overturned
2.	Developments of Regional Impact (DRI)	\$1,500 plus \$25 per acre or additional fraction thereof plus \$5 per dwelling unit
3.	Notice of Proposed Change/DRI Amendment	\$1,000 plus \$20 per acre or fraction thereof impacted by the proposed change plus \$5 per additional dwelling unit
4.	Future Land Use Map Amendment	\$500 when total land area requested for change is 1.00 acre or less \$500 plus \$5 per acre when total land area is greater than 1.00 acre but less than 10 acres \$1,000 plus \$20 per acre when total land area is 10.00 acres or greater
5.	Special Exception	\$200 plus \$25 per acre
6.	Vacation of Easement/Street/Plat	\$500
7.	Variance	\$200
8.	Administrative Deviation of Development Standards	\$250
9.	Zoning Map Amendment	\$400 when total land area requested for rezoning is 1.0 acre or less. \$400 plus \$25 per acre or any fraction thereof when total land area requested or rezoning is 1.01 acres or more
10.	Zoning Map Amendment master Planned Developments/Development Agreement	\$800 plus \$25 per acre
11.	Amendment to Master Planned Developments/Development Agreement	\$400 plus \$25 per acre or any additional fraction thereof impacted by proposed change

IV. Concurrency		
1.	Concurrency Application	\$250
2.	Proportionate Fair Share Agreement Application	\$500

V. Field Compliance Review and Technical Service		
1.	Environmental, Landscape, and Arborist Services	\$30 per hour
2.	Tree Removal	\$50 Nonresidential
3.	Technical Review for FEMA Map Revisions and Base Flood Elevations	\$500
4.	Tree Bank Fund	\$275 Sabal Palm \$220 Shade Tree (2" cal) or Understory (1 ½" cal) 30 gal \$580 Shade Tree (3 ½" cal)
5.	Sidewalk Fund	\$35 per linear foot

Site Development Permitting Fee Schedule

1.	Administrative	\$125
2.	Site Plan Review	\$20
3.	Inspections (as determined during Site Plan Review)	\$40 per required inspection

Type 4 – Buildings and Building Regulation Fees

Contact for Additional Information:

**Larry Woodrome, Building Official
Building Division of Community Development Department
(386) 986-3780**

PLEASE NOTE:

Construction Valuation:
The value of construction for permits will be determined by published August edition of the International Code Council building valuation data, estimates per square foot according to the type of construction and use.

Residential Construction	
Type	Current Fee
Conditioned	\$102.91 per sq. ft.
Garage	\$38.65 per sq. ft.
Enclosed Exist. Porch	\$64.26
All Other Areas	\$38.65 per sq. ft.

Administrative, Plan Review and Inspection Fees assessed by the Building Department will be reduced by 90%. The reduction in fees will be in place for all permits subject to these fees issued June 16, 2009-January 1, 2013. (Permits not *issued* during that time frame will not receive the discounted price).

I. Administrative Fees		
	Description	Fee \$
A.	Residential / Agriculture Buildings including, but not limited to: one and two family dwellings, remodels, additions, swimming pools, roofs/re-roofs, accessory structures, signs, electrical, mechanical, plumbing, solar, windows, doors, raze/demolition, change of occupancy, telecommunication tower / antenna, driveways, patios, slab, fire related permits, and temporary permits.	\$20.00
B.	Commercial / Multi-family	\$60.00
C.	Contractor File & Database	\$75.00 (one time fee)
D.	Occupancy letter of authorization for specific use	\$500.00 for a designated period of time determined by Building Official.
E.	Site Development Permit	\$125.00
F.	Permit Extension	\$40.00

G.	Master File (optional service – sheds, pools, aluminum enclosure, docks, boathouse)	\$225.00 (renewed annually)
H.	Change of Contractor / Subcontractor	\$40.00
I.	Double permit fee required for all work started prior to permit issuance	

II. Plan Review Fee Schedule
(Permits requiring plan review)

	Description	Fee \$
A.	Residential Building One and two family dwellings, mobile home, remodels, additions, alterations, roof, reroofs, accessory structures, swimming pools and spas	\$0.40 per \$1,000.00 total valuation \$40.00 minimum charge \$20.00 Site plan review as applicable
B.	Commercial and Multiple-Family Commercial and multiple family buildings, remodels, additions, alterations, roof, reroofs, accessory structures, signs, temporary trailers, telecommunication tower, antennas	\$1.15 per \$1,000 total valuation \$100.00 minimum \$20.00 Site plan review as applicable
C.	Agriculture Building New structure, additions, alterations, remodels	\$0.20 per \$1,000 total valuation \$40.00 minimum \$20.00 Site plan review as applicable
D.	Aluminum Enclosures	\$25.00 ((\$40.00 if not master filed) \$20.00 site plan review as applicable
E.	Above ground pools, solar	\$25.00 \$10.00 Site plan review as applicable
F.	Fence, Shed	\$10.00 site plan review
G.	Hurricane shutters, doors, windows, stucco/lath, structural patio/slab, electrical, mechanical, plumbing, generator, gas, miscellaneous	\$25.00 \$20.00 Site plan review as applicable
H.	Revisions (Change made after permit has been issued)	\$80.00 per hour \$40.00 minimum \$20.00 site plan review as applicable

I.	Corrections (Change made prior to permit issuance)	No charge for first submission of corrections. Subsequent submissions of corrections to be charged at revision prices \$20.00 Site plan review as applicable
J.	Master Filed Plans	No Charge
K.	Code Compliance Review	\$1280.00

**III. Inspection Fee Schedule
Residential
(One and two family)**

	Description	Fee \$
A.	New Structure	\$2.00 per \$1000.00 total valuation Plus mechanical, electrical, plumbing
B.	Remodel/Additions/Accessory Structures	\$4.00 per \$1000.00 total valuation Plus mechanical, electrical, plumbing
C.	Swimming Pools	\$160.00
D.	Aluminum Enclosures	\$80.00
E.	Hurricane shutters, door replacements, solar, stucco/lath, structural patios/slabs, window replacements, miscellaneous	\$40.00
F.	Sheds, above ground pools, fence	\$20.00
G.	Roof/Re-roof	\$40.00
H.	Mechanical	\$60.00 plus \$.60 per \$1000.00 total valuation
I.	Electrical	\$60.00 plus \$.60 per \$1000.00 total valuation
J.	Plumbing	\$60.00 plus \$.60 per \$1000.00 total valuation
K.	Razing/ Demolition	\$100.00

L.	Special Inspection	Normal business hours - \$80.00 / hour After hours - \$200.00 (2 hours) plus \$100.00 for each additional hour
M.	Re-Inspection	\$40.00
N.	Re-inspection –Sheds, fence, above ground pools	\$20.00

**IV. Inspection Fee Schedule
Commercial and Multi-family**

	Description	Fee \$
A.	New Structure (to include telecommunication towers/antenna)	\$5.50 per \$1000.00 total valuation Plus mechanical, electrical, plumbing
B.	Addition / Alteration/Remodel / Accessory Structure/ Re-Roof	\$7.00 per \$1000.00 total valuation \$50.00 minimum Plus mechanical, electrical, plumbing
C.	Occupancy & Change of use	\$50.00
D.	Agriculture Buildings	\$5.00 per \$1000.00 total valuation \$40.00 minimum Plus mechanical, electrical, plumbing
E.	Mechanical	\$60.00 plus \$.60 per \$1000.00 per total valuation
F.	Electrical	\$60.00 plus \$.60 per \$1000.00 total valuation
G.	Plumbing	\$60.00 plus \$.60 per \$1000.00 total valuation
H.	Razing/ Demolition	\$100.00
I.	Special Inspection	Normal business hours - \$80.00 / hour After hours - \$200.00 (2 hours) plus \$100.00 for each additional hour

J.	Re-Inspection	\$40.00
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Notes

*Administrative and Plan Review Fees are non-refundable.

*Permit fee refund requested may be granted with the city retaining 20% providing the work has not commenced and the permit is active.

*Florida Statute requires the City of Palm Coast collect \$0.005 per square foot for The Building Code Administrators Fund and Radon Gas. (Equal to .01 per square foot)

*Transportation, Parks, School Board and Fire Impact Fees will collected at the time of the permit issuance.

*Fire Plan Review fees will be charged on all commercial permits

*Other department(s) fees may apply. (Engineering/Stormwater, Fire, Utility, etc.)

*If work has commenced and the permit is revoked, becomes null and void, expires because of lack of progress or abandonment, (does not receive a passing inspection every six months) a new permit covering the proposed construction shall be obtained before proceeding with work. Outstanding fees from the original permit will be paid upon the issuance of the new permit.

Type 5 - Fire Plan Review Fees

V. Plan Review Fees Schedule		
For further information contact:		Jeff Pattee, Fire Marshal Palm Coast Fire Department (386) 986-2303
	Description	Fee \$
A.	Plan Review Fee	Multiply the total building square feet by \$0.01
B.	Fire Suppression, Fire Alarm and Fire Detection System Fee Per System	\$25.00 per floor, per system

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