



CITY OF PALM COAST

SUMMARY OF APPLICATION AND IMPACT FEES

Updated January 30, 2020

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Type 1 – Impact Fees

Contact Information
 Community Development
 Ray Tyner
 386-986-3745

	Description	Fee	
I.	Park System Impact Fee	\$849.24 (per dwelling unit)	
II.	Fire and Rescue System Impact Fee	\$223.38 (per dwelling unit) \$0.2832 per sq. ft. for non-residential)	
III.	Educational Facilities Impact Fee	Single Family/Duplex Per dwelling unit	\$3,600.00
		Multi-Family Per unit	\$931.00
		Mobile Home Each Unit	\$1,066.00
IV.	Transportation Impact Fee	<i>See schedule below.</i>	

Park, Fire, and Transportation Impact Fees paid at time of permit issuance will receive a 3% discount

Transportation Impact Fee Schedule

Table 18. Palm Coast Transportation Impact Fee Schedule	Unit of Measure	Proposed Impact Fee Effective 1/1/2020	Existing Impact Fee
Residential Use			
Single Family Detached / Mobile Home	Dwelling Unit	\$ 3,059	\$ 2,981
Vested Single Family Platted Lot *	Dwelling Unit	\$ 1,674	\$ 1,632
Single Family Attached (Includes Duplex, Townhomes, Villas, Condominiums)	Dwelling Unit	\$ 2,371	\$ 2,311
Vested Duplex Platted Lot *	Dwelling Unit	\$ 1,299	\$ 1,266
Multi-Family Apartment	Dwelling Unit	\$ 1,763	\$ 1,718
Active Adult & Independent Living (55+) (Attached or Detached Units)	Dwelling Unit	\$ 1,293	\$ 1,260
Institutional Use			
Adult Congregate Living Facility	Bed	\$ 817	\$ 796
Cemetery	Acre	\$ 2,139	\$ 2,083
Day Care	1,000 sq. ft.	\$ 4,989	\$ 4,863
Places of Worship	1,000 sq. ft.	\$ 2,211	\$ 2,153
Private School (Pre K-12)	1,000 sq. ft.	\$ 2,401	\$ 2,340
Private College or University	1,000 sq. ft.	\$ 4,092	\$ 3,988
Industrial Use			
Manufacturing / Warehousing / Production	1,000 sq. ft.	\$ 1,728	\$ 1,684
Retail Fulfillment / Distribution	1,000 sq. ft.	\$ 3,324	\$ 3,240
Mini-Warehouse / Boat / RVs & Other Outdoor Storage ¹	1,000 sq. ft.	\$ 440	\$ 429
Entertainment, Recreation & Lodging Use			
Movie Theater / Performing Arts	per Seat	\$ 251	\$ 245
Marina (including dry storage)	per Berth	\$ 687	\$ 670
Golf Course	per Hole	\$ 8,670	\$ 8,430
Outdoor Commercial Recreation ²	per Acre	\$ 4,086	\$ 3,982
Multi-Purpose Commercial Recreation	1,000 sq. ft.	\$ 1,431	\$ 1,395
Health Club / Fitness / Gym	1,000 sq. ft.	\$ 9,124	\$ 8,893
Recreational Vehicle (RV) Park	per Space	\$ 778	\$ 758
Hotel / Motel / Lodging	Room / Unit	\$ 1,805	\$ 1,759
Community Center / Civic / Gallery / Lodge	1,000 sq. ft.	\$ 3,319	\$ 3,235
Office Use			
Office / Office Park / Medical / Clinic / Bank / Financial	1,000 sq. ft.	\$ 3,702	\$ 3,608
Retail Use			
Multi-Tenant Retail Center ³	1,000 sq. ft.	\$ 4,377	\$ 4,266
Pharmacy (Free Standing)	1,000 sq. ft.	\$ 7,834	\$ 7,633
Pharmacy Drive-Thru (fee is in addition to fee per 1,000 sq. ft. for pharmacy)	per lane	\$ 7,743	\$ 7,547
General Retail (Free Standing)	1,000 sq. ft.	\$ 6,760	\$ 6,589
Furniture / Mattress Store (Free Standing)	1,000 sq. ft.	\$ 1,826	\$ 1,780
Supermarket / Grocery Store (Free Standing)	1,000 sq. ft.	\$ 11,459	\$ 11,169
Sit Down Restaurant ⁴ (Retail Center, Free Standing or Outparcel)	1,000 sq. ft.	\$ 12,347	\$ 12,034
Fast Food / Fast Casual Restaurant ⁴ (Retail Center, Free Standing or Outparcel)	1,000 sq. ft.	\$ 20,253	\$ 19,740
Restaurant Drive-Thru ⁴ (based on number of lanes at point of ordering)	per lane	\$ 22,458	\$ 21,889
Discount Superstore (Free Standing) ¹	1,000 sq. ft.	\$ 14,696	\$ 14,324
Home Improvement / Building Materials / Garden Center ¹	1,000 sq. ft.	\$ 9,134	\$ 8,903
Nursery (Wholesale or Retail) ²	per Acre	\$ 7,274	\$ 7,090
Bank Drive-Thru Lane, Free Standing ATM or ATM Drive-Thru Lane ⁵	per drive thru lane and / or per ATM	\$ 11,978	\$ 11,674
Vehicle & Boat - Sales or Dealership	1,000 sq. ft.	\$ 8,952	\$ 8,725
Vehicle & Boat - Service / Repair / Parts (current fee under industrial use)	1,000 sq. ft.	\$ 9,039	\$ 8,810
Vehicle & Boat - Cleaning / Detailing / Wash (current fee per bay)	1,000 sq. ft.	\$ 13,959	\$ 13,603
Convenience Store ⁶	1,000 sq. ft.	\$ 23,226	\$ 22,637
Vehicle Fueling Position ⁶	per Vehicle Fueling Position	\$ 13,002	\$ 12,673
Personal Services	1,000 sq. ft.	\$ 3,397	\$ 3,311
*Residential lot with final plat approval as of December 30, 1977.			
¹ Acreage for any unenclosed material and vehicle storage, sales and display shall be converted to gross floor area.			
² The gross floor area for any buildings shall be converted to acreage.			
³ Excludes all outparcels. The fee for any outparcel shall be based on the applicable land use. Also excludes any type of drive-thru, vehicle fueling positions or free-standing ATM, which are additive fees in addition to the fee for the multi-tenant retail center.			
⁴ Areas for outdoor seating shall be converted to gross floor area. Any drive-thru associated with a restaurant will be an additive fee to the fee per square foot for the restaurant. The number of drive-thru lanes will be based on the number of lanes present when an individual places an order. The restaurant drive-thru rate applies for any building, whether a multi-tenant, free standing or convenience land use.			
⁵ Bank building square footage falls under office and is an additive fee beyond the fee due for bank/ATM drive-thru lanes or free standing ATM's. These rates are per drive-thru lane for the bank and per drive-thru lane with an ATM. The free standing ATM is for an ATM only and not an ATM within or part of another non-financial building, such as an ATM within a grocery store.			
⁶ Convenience Store rates are separate and an additive fee beyond the fee due for vehicle fueling positions. Rates per vehicle fueling position also apply to gas stations and service stations with fuel pumps. The fee for any restaurant square footage or restaurant drive-thru in a convenience store will be based on the individual fee rate for the land use, not the convenience store rate.			

Type 2 – Utility Fees

Contact Information
Utility Division
Customer Service
386-986-2360
Customer-service@palmcoastgov.com

Water and Sewer Connection Fee Schedule for a Single-Family Home			
	Description	Fee \$ Effective 11-5-19 Resolution 2018-115	
1.	Contribution in Aid of Construction:	Water	\$2,705.58
		Sewer	\$2,911.19
2.	Main Extension Fees:	Water	\$668.60
		Water Inspection Fee	\$25.00
		Sewer	\$1,684.88
3.	Installation Fees:	Water Tap	\$568.29
		Water Meter Installation	\$434.59
		Sewer Connection Inspection	\$25.00
		Meter Deposit	\$60.00
		Turn On Fee	\$25.00
		Subtotal	\$9,108.13
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
5.	Optional Fees:	Irrigation Meter Installation	\$434.59
		Irrigation Deposit	\$60.00
Total Optional		\$494.59	

Note: This schedule is for single-family platted lots where water and sewer mains have been installed and service is available. For un-platted 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 Information
 Community Development
 Planning Division
 Ray Tyner
 386-986-3745
Rtyner@palmcoastgov.com

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 Information

Community Development

Building Division

Patrick Buckley

386-986-3780

buildingdivision@palmcoastgov.com

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	\$110.29 per sq. ft.
Garage	\$42.06 per sq. ft.
Enclosed Exist. Porch	\$68.23
All Other Areas	\$42.06 per sq. ft.

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	As applicable

**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.	Fire	\$40.00
D.	Agriculture Building New structure, additions, alterations, remodels	\$0.20 per \$1,000 total valuation \$40.00 minimum \$20.00 Site plan review as applicable
E.	Aluminum Enclosures	\$40.00 \$20.00 site plan review as applicable

F.	Above ground pools, solar voltaic Shed (over 49 Square feet)	\$25.00 \$10.00 Site plan review as applicable \$10.00 Site plan review as applicable
G.	Stucco/lath, structural patio/slab, electrical, plumbing (excluding water heaters), generator, gas, hurricane shutters, miscellaneous stand- alone permits not in conjunction with new construction/alterations Non-structural patio/slab/pavers	\$25.00 \$20.00 Site plan review as applicable \$20.00 Site plan review as applicable
H..	Revisions <i>(Change made after permit has been issued)</i>	\$40.00 per half hour (minimum) \$20.00 site plan review as applicable
I.	Corrections <i>(Change made prior to permit issuance)</i>	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.	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	\$40.00
E.	Sheds, above ground pool, fence	\$20.00
F.	Mechanical new construction / alteration repair/replacement	\$60.00 plus \$0.60 per \$1000.00 total valuation \$40.00
G.	Electrical new construction / alteration repair/replacement	\$60.00 plus \$0.60 per \$1000.00 total valuation \$40.00
H.	Plumbing new construction / alteration repair/replacement	\$60.00 plus \$0.60 per \$1000.00 total valuation \$40.00
I.	General Inspection	\$40.00 per inspection
J.	Razing/ Demolition	\$100.00
K.	Special Inspection	After hours - \$200.00 (2 hours) \$100.00 for each additional hour
L.	Re-Inspection	\$40.00
M.	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, plumb
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.	Fire	\$60.00 plus \$.60 per \$1,000 total valuation
I.	General inspection	\$40.00 per inspection
J.	Razing/Demolition	\$100.00
K.	Special inspection	After hours - \$200.00 (2 hours) \$100.00 for each additional hour
L.	Re-inspection	\$40.00

Notes:

1. Administrative and Plan Review Fees are non-refundable
2. Permitting fees may be refunded:
 - a. Work has not commenced
 - b. Permit has not expired
 - c. City will retain 20% of permitting fees

3. Other department(s) fees may apply
4. Transportation, Parks, Fire, and School Board Impact fees may be waived until the issuance of the certificate of occupancy.
5. Transportation, Parks, and Fire Impact Fees receive a 3% discount if paid at time of permit issuance. Effective October 1, 2010

Per FS 468.631: Building departments will be required to collect a 1.5 percent fee on all building permits for the Building Code Administrators and Inspectors Fund. The minimum fee collected on any permit will be \$2.00.

Per FS 553.721: Building Department will be required to collect a 1.5 percent fee on all building permits for the Surcharge (used to fund the operations and duties of the Florida Building Commission and The Department of Community Affairs). The minimum fee collected on any permit will be \$2.00.

*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.

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