



Innovation Kick Start Program

Introduction

This Program has been created to encourage new development projects and business in the defined Innovation District area located in Palm Coast's Town Center. The Program is designed to kick start development that will facilitate the creation and commercialization of new ideas and support our economy by growing jobs in ways that leverage proximity, density, authenticity and progress by the end of 2020. Through the Innovation Kick Start Program, the City of Palm Coast will provide assistance towards utility impact fees to property owners, developers and/or business owners.

Program Objectives

The primary objective of the Innovation Kick Start Program is to encourage forward-thinking residential and non-residential units that create a "live, work, play" environment to stimulate economic growth. Through the Program, development costs are reduced in the Innovation District to help attract new development (see Innovation District Map).

Program Guidelines

- Developments must be under construction by December 31, 2020 and continue until completion
- Developments must be consistent with CRA Plan, Town Center Plan, City standards, ordinances, and overall vision for Innovation District

Eligibility Requirements

- Must be located in the Innovation District (see Innovation District Map)
- Limited to first 500,000 square feet of non-residential and 1,000 residential units

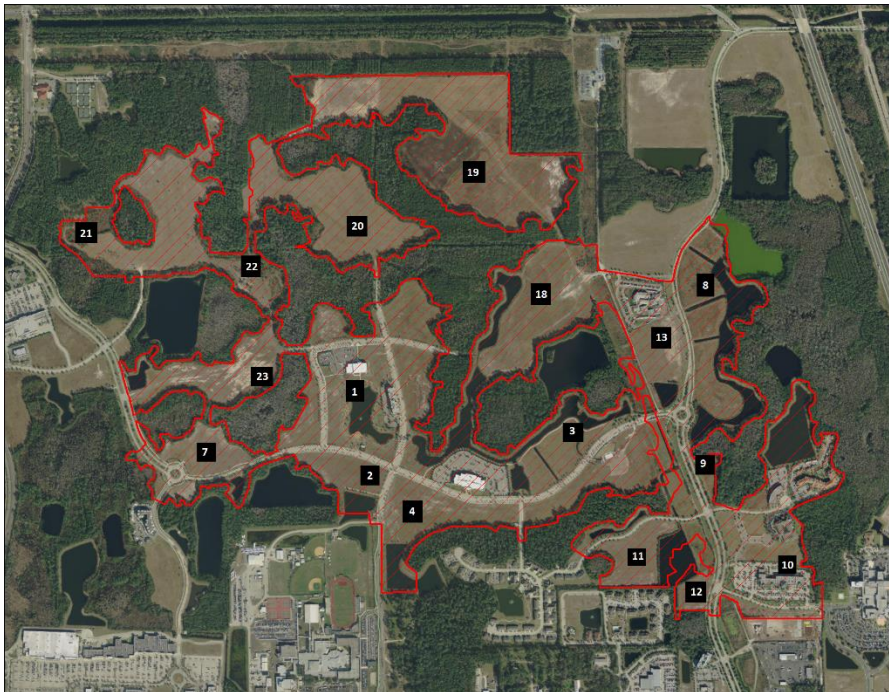
Funding Guidelines

- Eligible developments will be provided credit of \$5,000 per unit or per 1,000 s.f. (non-residential)
- Credit(s) will be used towards payment of utility impact fees
- If development does not meet certain thresholds by stated deadlines and commitments listed above, then the City may revoke credit(s)

Program Process

1. The applicant obtains an impact fee estimate in writing based on initial site plan/plat from the City of Palm Coast's Planning Division. The Planning Division is located at City Hall (160 Lake Ave., Palm Coast, FL 32164).
2. Applicant may turn in application with City estimate to the Planning Division in City Hall via mail or in person. Only completed applications, including having all supporting documentation will be accepted.
3. The Land Use Administrator will review completed applications for compliance with Program requirements within five business days.
4. Upon approval, a letter of commitment is provided to the applicant to sign.
5. The letter of commitment will need to be signed by the Applicant and City Manager (or City staff designee). The letter of commitment must be signed by all parties before development can begin and impact fee credits are applied.

Innovation District Map



Additional Notes

- Grantee of the Program is responsible for obtaining any permits required to do the project. Cost of permitting cannot be part of waived fees.
- Staff will be available to offer any assistance needed and may seek outside guidance on any project being considered for the Program.
- For questions or concerns, please contact Palm Coast's Planning Division at (386) 986-3736 or planningdivision@palmcoastgov.com.



Innovation Kick Start Program Application

This application, along with all required information should be submitted to:
Planning Division
City of Palm Coast
160 Lake Ave.
Palm Coast, FL 32164

I. Owner of Property/Applicant

Name: _____

Mailing Address: _____

Telephone: _____

Email: _____

II. Developer/Agent (if same as applicant, go to next section III)

Name: _____

Mailing Address: _____

Telephone: _____

Email: _____

III. Property Description & Proposed Development

Parcel ID Number(s): _____

Address (if available): _____

Is this development within the Innovation District (see map): Yes _____ No _____

Development Type: Residential _____ Non-residential _____

If residential, number of proposed residential units by type: _____

If non-residential, number of proposed non-residential s.f. by type and use: _____

General description of development: _____

Size of development: _____

Include the sketch of property, boundary survey, etc.

Include a site development scaled plan.

Include the DRI Entitlement Monitoring Form – Town Center.

IV. Satisfaction of Criteria

By filing this application, the applicant agrees and understands that the Innovation Kick Start Program is given at the sole discretion of the City of Palm Coast and these criteria are used solely to evaluate applicant's project and does not create an entitlement to funding.

In addition, the Kick Start Program is on a first come, first served basis. An application for utility impact fee assistance shall be in accordance with the established Kick Start Program criteria, CRA Plan, Town Center Plan, City standards, and overall vision for Innovation District.

V. Certification

Applicant hereby certifies under penalty of perjury, that all information provided is complete, current, accurate and truthful.

Signature

Date

Print

If the application is from someone other than the owner, please include Letter of Permission from the Owner.