

Green Building Incentive Program

The City recognizes that achieving a truly sustainable community rests heavily on public endeavors through everyday practices and private enterprise. According to the Florida Department of Environmental Protection (DEP), construction and demolition debris accounts for nearly 25% of the State's total Municipal Solid Waste stream. In addition, it has been shown through a multitude of studies how building practices and appliance choices can significantly reduce waste and energy consumption. With these principles in mind, the Palm Coast City Council adopted Ordinance 2009-22, which created the Green Development Incentive Program. On Dec. 3, 2013 City Council amended the Ordinance (2013-13) and reaffirmed the program by Resolution (2013-132) by budgeting \$10,000 for a program incentive reimbursement budget for each fiscal year.

For participants interested in Florida Water Star Certification, incentives are available through the Building Division and also through Utility Capital Impact Fee process. In February 2013, Utility rates considered the Florida Water Star Program as a recognized standard to facilitate a one-time reimbursement through an impact fee re-education process (Resolution 2013-10). The FWS is also a recognized standard for those participants seeking incentives through the building permit process (Ordinance 2011-22).

To effectively stimulate public participation, the strategy of the Green Development Incentive Program is to provide recognition, preference, and cost-savings to participating projects. Program participation is completely voluntary and targets existing and new development activities for residential and commercial industries.



Contact Information

Building Permit Division

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Utility Division

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Planning Division

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Saving Green by Going Green in Palm Coast



Q&A

Q: What is the Green Building Incentive Program?

A: The City of Palm Coast has embraced existing green certification standards to administer and measure Program criteria. Such standards include Leadership in Energy and Environmental Design (LEED) standards of the U.S. Green Building Council (USGBC), Green Building Initiative (GBI) Green Globes rating system, Green Lodging standards, Florida Green Building Coalition (FGBC) standards, Florida Friendly Landscaping, Florida Water Star, or standards or elements thereof. Please note that the Florida Building Code's minimum standards and the Unified Land Development Code (Ordinance No. 2008-16) supersede, in event of conflict with program standard(s).

Q: Who is eligible for the incentives?

A: Program participants are considered voluntary "applicants" and are defined within Section 2(a) of the Green Development Incentive Ordinance, as follows:

"An owner of real property or authorized agent including, but not limited to, developers, an authorized developer of real property, or an apparently authorized person, contractor, or other legal entity including, but not limited to agents, employees, independent contractors, or others in privity with any of the above."



Q: What types of projects are eligible?

A: Private construction activities including the following:

- New residential construction;
- Residential retrofitting/remodeling;
- New commercial/non-residential construction; and
- Existing commercial/non-residential construction

Q: How do prospective applicants know if a project qualifies?

If the project is pursuing certification from one or more of the referenced green standards, the project is eligible for Green Building Incentive Program.

Q: How does someone apply for the incentives?

At development review submittal, the applicant should make known his/her intent to participate within the City's Green Building Incentive Program. In addition, the City will offer a pre-application meeting option to better facilitate project permitting requirements.

Q: What are the benefits?

- **Building Permit Fee:** Applicants participating in the Green Building Incentive Program shall receive \$300 reimbursement for single-family residential and \$1,000 for commercial development upon receipt of certification. This fee reduction does not apply to re-inspection fees.
- **Utility Impact Fee:** Upon receipt of the St. Johns River Water Management District Florida Water Star Certification, the Utility Division of the Palm Coast Public Works Department will reimburse 20% of the Capital Facility Fee to the Certificate holder's residential account. Reimbursement of 20% per gallon of the Capital Facility Fee for commercial construction projects will be applied to the Certificate holder's account.
- **Fast Tracking:** Projects participating in the Green Building Incentive Program will be given priority. If projects participate in this incentive, the applicant shall provide proof of green certification to the City within 180 days of construction completion, as defined by Certificate of Occupancy issue date.
- **Certification:** The City will provide one optional and no-cost certification service per applicant specific to the FGBC standards for a new home.
- **Recognition:** The Program project will be recognized on the City website or by other means such as the "Go Green" award.