



**CITY OF PALM COAST**

**SUMMARY OF APPLICATION AND IMPACT FEES**

*Updated November 4, 2021*

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## Type 1 – Impact Fees

Contact Information  
 Community Development  
 Ray Tyner  
 386-986-3745

[PlanningDivision@palmcoastgov.com](mailto:PlanningDivision@palmcoastgov.com)

	Description	Fee	
I.	<b>Park System Impact Fee</b>	\$1,455.13 (per dwelling unit)	
II.	<b>Fire and Rescue System Impact Fee</b>	\$388.65 (per dwelling unit) \$0.62 per sq. ft. for non-residential)	
III.	<b>Educational Facilities Impact Fee</b>	Single Family/Duplex Per dwelling unit	\$3,600.00
		Multi-Family Per unit	\$931.00
		Mobile Home Each Unit	\$1,066.00
IV.	<b>Transportation Impact Fee</b>	<b>See schedule below.</b>	

**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 1/1/2021	Existing Impact Fee
<b>Residential Use</b>			
Single Family Detached / Mobile Home	Dwelling Unit	\$ 3,139	\$ 3,059
Vested Single Family Platted Lot *	Dwelling Unit	\$ 1,718	\$ 1,674
Single Family Attached (includes Duplex, Townhomes, Villas, Condominiums)	Dwelling Unit	\$ 2,433	\$ 2,371
Vested Duplex Platted Lot *	Dwelling Unit	\$ 1,333	\$ 1,299
Multi-Family Apartment	Dwelling Unit	\$ 1,809	\$ 1,763
Active Adult & Independent Living (55+) (Attached or Detached Units)	Dwelling Unit	\$ 1,327	\$ 1,293
<b>Institutional Use</b>			
Adult Congregate Living Facility	Bed	\$ 838	\$ 817
Cemetery	Acre	\$ 2,195	\$ 2,139
Day Care	1,000 sq. ft.	\$ 5,119	\$ 4,989
Places of Worship	1,000 sq. ft.	\$ 2,268	\$ 2,211
Private School (Pre K-12)	1,000 sq. ft.	\$ 2,463	\$ 2,401
Private College or University	1,000 sq. ft.	\$ 4,198	\$ 4,092
<b>Industrial Use</b>			
Manufacturing / Warehousing / Production	1,000 sq. ft.	\$ 1,773	\$ 1,728
Retail Fulfillment / Distribution	1,000 sq. ft.	\$ 3,410	\$ 3,324
Mini-Warehouse / Boat / RVs & Other Outdoor Storage <sup>1</sup>	1,000 sq. ft.	\$ 451	\$ 440
<b>Entertainment, Recreation &amp; Lodging Use</b>			
Movie Theater / Performing Arts	per Seat	\$ 258	\$ 251
Marina (including dry storage)	per Berth	\$ 705	\$ 687
Golf Course	per Hole	\$ 8,895	\$ 8,670
Outdoor Commercial Recreation <sup>2</sup>	per Acre	\$ 4,192	\$ 4,086
Multi-Purpose Commercial Recreation	1,000 sq. ft.	\$ 1,468	\$ 1,431
Health Club / Fitness / Gym	1,000 sq. ft.	\$ 9,361	\$ 9,124
Recreational Vehicle (RV) Park	per Space	\$ 798	\$ 778
Hotel / Motel / Lodging	Room / Unit	\$ 1,852	\$ 1,805
Community Center / Civic / Gallery / Lodge	1,000 sq. ft.	\$ 3,405	\$ 3,319
<b>Office Use</b>			
Office / Office Park / Medical / Clinic / Bank / Financial	1,000 sq. ft.	\$ 3,798	\$ 3,702
<b>Retail Use</b>			
Multi-Tenant Retail Center <sup>3</sup>	1,000 sq. ft.	\$ 4,491	\$ 4,377
Pharmacy (Free Standing)	1,000 sq. ft.	\$ 8,038	\$ 7,834
Pharmacy Drive-Thru (fee is in addition to fee per 1,000 sq. ft. for pharmacy)	per lane	\$ 7,944	\$ 7,743
General Retail (Free Standing)	1,000 sq. ft.	\$ 6,936	\$ 6,760
Furniture / Mattress Store (Free Standing)	1,000 sq. ft.	\$ 1,873	\$ 1,826
Supermarket / Grocery Store (Free Standing)	1,000 sq. ft.	\$ 11,757	\$ 11,459
Sit Down Restaurant <sup>4</sup> (Retail Center, Free Standing or Outparcel)	1,000 sq. ft.	\$ 12,668	\$ 12,347
Fast Food / Fast Casual Restaurant <sup>4</sup> (Retail Center, Free Standing or Outparcel)	1,000 sq. ft.	\$ 20,780	\$ 20,253
Restaurant Drive-Thru <sup>4</sup> (based on number of lanes at point of ordering)	per lane	\$ 23,042	\$ 22,458
Discount Superstore (Free Standing) <sup>1</sup>	1,000 sq. ft.	\$ 15,078	\$ 14,696
Home Improvement / Building Materials / Garden Center <sup>1</sup>	1,000 sq. ft.	\$ 9,371	\$ 9,134
Nursery (Wholesale or Retail) <sup>2</sup>	per Acre	\$ 7,463	\$ 7,274
Bank Drive-Thru Lane, Free Standing ATM or ATM Drive-Thru Lane <sup>5</sup>	per drive thru lane and / or per ATM	\$ 12,289	\$ 11,978
Vehicle & Boat - Sales or Dealership	1,000 sq. ft.	\$ 9,185	\$ 8,952
Vehicle & Boat - Service / Repair / Parts (current fee under industrial use)	1,000 sq. ft.	\$ 9,274	\$ 9,039
Vehicle & Boat - Cleaning / Detailing / Wash (current fee per bay)	1,000 sq. ft.	\$ 14,322	\$ 13,959
Convenience Store <sup>5</sup>	1,000 sq. ft.	\$ 23,830	\$ 23,226
Vehicle Fueling Position <sup>6</sup>	per Vehicle Fueling Position	\$ 13,340	\$ 13,002
Personal Services	1,000 sq. ft.	\$ 3,485	\$ 3,397
*Residential lot with final plat approval as of December 30, 1977.			
<sup>1</sup> Acreage for any unenclosed material and vehicle storage, sales and display shall be converted to gross floor area.			
<sup>2</sup> The gross floor area for any buildings shall be converted to acreage.			
<sup>3</sup> 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.			
<sup>4</sup> 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.			
<sup>5</sup> 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.			
<sup>6</sup> 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](mailto:Customer-service@palmcoastgov.com)

Water and Sewer Connection Fee Schedule for a Single-Family Home			
	Description	Fee \$ Effective 11-18-21 Resolution 2018-115	
1.	<b>Contribution in Aid of Construction:</b>	Water	\$2,907.90
		Sewer	\$3,128.89
2.	<b>Main Extension Fees:</b>	Water	\$718.60
		Water Inspection Fee	\$25.00
		Sewer	\$1,810.87
3.	<b>Installation Fees:</b>	Water Tap	\$610.79
		Water Meter Installation	\$467.09
		Sewer Connection Inspection	\$25.00
		Meter Deposit	\$60.00
		Turn On Fee	\$25.00
		<b>Subtotal</b>	<b>\$9,779.14</b>
4.	<b>Other Fees:</b>  (Owner and Renter Deposit Fees Updated per Ordinance No. 2006-25)	Meter On-Read	\$25.00
		<b>Owner-Occupancy Water Deposit</b>	\$60.00
		<b>Renter-Occupancy Water Deposit</b>	\$110.00
		<b>Owner-Occupancy Sewer Deposit</b>	\$50.00
		<b>Renter-Occupancy Sewer Deposit</b>	\$80.00
5.	<b>Optional Fees:</b>	Irrigation Meter Installation	\$467.09
		Irrigation Deposit	\$60.00
<b>Total Optional</b>		<b>\$527.09</b>	

*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](mailto:Rtyner@palmcoastgov.com)

<b>I. Administrative Fees</b>		
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
<b>II. Development Review Fees</b>		
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 <sup>nd</sup> submittal
9.	Development Order Modification	25% of original application fee
10.	Development Order Extension	\$200

<b>III. Land Use Application Fees</b>		
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

<b>IV. Concurrency</b>		
1.	Concurrency Application	\$250
2.	Proportionate Fair Share Agreement Application	\$500

<b>V. Field Compliance Review and Technical Service</b>		
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](mailto: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.

<b>Residential Construction</b>	
<b>Type</b>	<b>Current Fee</b>
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.

<b>I. Administrative Fees</b>		
	<b>Description</b>	<b>Fee (\$)</b>
A.	Residential / Agriculture Buildings	\$30.00
B.	Commercial / Multi-family	\$75.00
C.	Temporary Certificate of Occupancy	\$500.00 for a designated period of time determined by Building Official.
D.	Site Development Permit	\$125.00
E.	Permit Extension	\$40.00
F.	Master File	\$325.00
	Master File – Pools	\$225.00
G.	Change of Contractor / Subcontractor	\$40.00
H.	Administrative Fee for Residential Private Providers	\$225.00

<b>I. Administrative Fees</b>		
	<b>Description</b>	<b>Fee (\$)</b>
I.	Administrative Fee for Commercial and Multiple-Family Private Providers	\$450.00 for total valuation up to \$500,000; \$600.00 for total valuation over \$500,000 up to \$1,000,000; \$1,350.00 for total valuation over \$1,000,000 up to \$3,000,000; \$1,500.00 for total valuation over \$3,000,000 up to \$5,000,000; \$3,000.00 for total valuation over \$5,000,000
J.	Double permit fee required for all work started prior to permit issuance	As applicable
K.	General Administrative Fee (Research, Miscellaneous)	\$8.25 per 15 minutes \$8.25 minimum

<b>II. Plan Review Fee Schedule (Permits requiring plan review)</b>		
	<b>Description</b>	<b>Fee (\$)</b>
A.	Residential Building One and two family dwellings, mobile home, remodels, additions, alterations, roof, reroofs, accessory structures, swimming pools and spas	\$0.78 per \$1,000 total valuation  \$65.00 minimum  \$30.00 Site plan review as applicable
B.	Master File Plan Submittal	\$0.78 per \$1,000 total valuation  \$65.00 minimum
C.	Approved Master File Plan	\$0.40 per \$1,000 total valuation
D.	Commercial and Multiple-Family Including, but not limited to, 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 \$65.00 minimum  \$30.00 Site plan review as applicable
E.	Fire	\$1.15 per \$1,000 total valuation

<b>II. Plan Review Fee Schedule (Permits requiring plan review)</b>		
	<b>Description</b>	<b>Fee (\$)</b>
		\$65.00 minimum
F.	Agriculture Building New structure, additions, alterations, remodels, accessory structures	\$0.40 per \$1,000 total valuation  \$65.00 minimum  \$30.00 Site plan review as applicable
G.	Aluminum Enclosures	\$32.50  \$15.00 site plan review as applicable
H.	Above ground pools, Shed	\$32.50 \$15.00 Site plan review as applicable
I.	Solar	\$65.00
J.	Residential and Commercial Miscellaneous Permits: Stucco/lath, structural patio/slab, electrical, plumbing (excluding water heaters), generator, gas, hurricane shutters, miscellaneous standalone permits not in conjunction with new construction/alterations  Non-structural patio/slab/pavers	\$32.50  \$15.00 Site plan review as applicable  \$15.00 Site plan review as applicable
K.	Residential Razing / Demolition	\$0.40 per \$1,000 total valuation \$65.00 minimum
L.	Commercial Razing / Demolition	\$1.15 per \$1,000 total valuation \$65.00 minimum
M.	Revisions <i>(Change made after permit has been issued)</i>	\$32.50 per half hour \$32.50 minimum  \$15.00 site plan review as applicable
N.	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  \$15.00 Site plan review as applicable

<b>II. Plan Review Fee Schedule (Permits requiring plan review)</b>		
	<b>Description</b>	<b>Fee (\$)</b>
O.	Code Compliance Review	\$1,300.00
P.	General Plan Review	\$65.00 per hour \$65.00 minimum

<b>III. Inspection Fee Schedule Residential (One and two family)</b>		
	<b>Description</b>	<b>Fee (\$)</b>
A.	New Structure	\$2.75 per \$1,000 total valuation
B.	Remodel/Additions/Accessory Structures	\$2.75 per \$1,000 total valuation
C.	Fire	\$1.15 per \$1,000 total valuation \$60.00 minimum
D.	Swimming Pools	\$160.00
E.	Aluminum Enclosures	\$60.00
F.	Sheds, above ground pool	\$30.00
G.	Mechanical Repair/Replacement	\$60.00
H.	Electrical Repair/Replacement	\$60.00
I.	Plumbing Repair/Replacement	\$60.00
J.	General Inspection	\$60.00 per inspection
K.	Razing/ Demolition	\$1.15 per \$1,000 total valuation \$60.00 minimum
L.	Special Inspection	After hours - \$200.00 (2 hours)  \$100.00 for each additional hour
M.	Re-Inspection	\$40.00
N.	Re-inspection –Sheds, above ground pools	\$30.00

<b>IV. Inspection Fee Schedule Commercial and Multi-family</b>		
	<b>Description</b>	<b>Fee (\$)</b>
A.	New Structure (to include telecommunication towers/antenna)	\$7.00 per \$1,000 total valuation
B.	Addition / Alteration/Remodel / Accessory Structure/ Re-Roof	\$7.00 per \$1,000 total valuation \$60.00 minimum
C.	Occupancy & Change of use	\$60.00
D.	Agriculture Buildings	\$5.00 per \$1,000 total valuation \$60.00 minimum
E.	Mechanical Repair/Replacement	\$60.00
F.	Electrical Repair/Replacement	\$60.00
G.	Plumbing Repair/Replacement	\$60.00
H.	Fire	\$60.00 plus \$.60 per \$1,000 total valuation
I.	General inspection	\$60.00 per inspection
J.	Razing/Demolition	\$1.15 per \$1,000 total valuation \$65.00 minimum
K.	Special inspection	After hours - \$200.00 (2 hours)  \$100.00 for each additional hour
L.	Re-inspection	\$60.00

Notes:

1. Administrative and Plan Review Fees are non-refundable.
2. Permitting fees may be refunded:
  - a. Work has not commenced (includes clearing of lot).
  - b. Permit has not expired.
3. Transportation, Parks, Fire, and School Board Impact fees may be waived until the issuance of the certificate of occupancy.

\*If work has commenced and the permit is revoked, becomes null and void, or 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 – Stormwater Review and Inspection Fees

Contact Information

Stormwater and Engineering Division

Carl Cote

386-986-3794

[Engineering&Stormwater@palmcoastgov.com](mailto:Engineering&Stormwater@palmcoastgov.com)

### Stormwater Review and Inspection Fees

The Director of Stormwater and Engineering or his/her designee has the authority to determine the appropriate fees for a customer based on this schedule of fees, the intent of the fees, the City's stormwater policies, and the customer's specific circumstances.

(Adopted July 21, 2021)

<b>I. Stormwater and Engineering Review Fees</b> (These fees recover the costs of reviews of documentation submitted during the development and permitting process.)		
	<b>Description</b>	<b>Fee (\$)</b>
A.	Residential Stormwater Review	\$20.00
B.	Foundation Survey Review and Inspection	\$20.00
C.	Commercial Additions, Commercial Alteration, Commercial Demolition, Commercial Patio/Slab, Commercial Seawall, Seawall	\$40.00
D.	Minor Commercial Site Development, Townhouse	\$125.00
E.	Commercial Site Development, Driveway, Duplex, Quadruplex, Single Family	\$200.00
F.	Subdivision Site Development	\$300.00
G.	All Other Submittals	To be determined by the Director of Stormwater and Engineering or his/her designee
H.	Revisions and Corrections	\$70.00 per hour; Minimum \$20.00

**II. Stormwater Inspection Fees**

(These fees recover the costs of field inspections for specific construction processes.)

	<b>Description</b>	<b>Fee (\$)</b>
A.	All Inspection Types Except Pre-Apron Inspection	\$20.00
B.	Pre-Apron Inspection	\$30.00
C.	Reinspection Fees	Same as initial inspection fees

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