



CITY OF PALM COAST

SUMMARY OF APPLICATION AND IMPACT FEES

Updated August 3, 2022

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Type 1 – Impact Fees

Contact Information
Community
DevelopmentRay Tyner
386-986-3745

PlanningDivision@palmcoastgov.com

	Description	Fee	
I.	Park System Impact Fee	\$1,455.13 (per dwelling unit)	
II.	Fire and Rescue System Impact Fee	\$388.65 (per dwelling unit) \$0.62 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 1/1/2022	Existing Impact Fee
Residential Use			
Single Family Detached / Mobile Home	Dwelling Unit	\$ 3,224	\$ 3,139
Vested Single Family Platted Lot *	Dwelling Unit	\$ 1,764	\$ 1,718
Single Family Attached (includes Duplex, Townhomes, Villas, Condominiums)	Dwelling Unit	\$ 2,499	\$ 2,433
Vested Duplex Platted Lot *	Dwelling Unit	\$ 1,369	\$ 1,333
Multi-Family Apartment	Dwelling Unit	\$ 1,858	\$ 1,809
Active Adult & Independent Living (55+) (Attached or Detached Units)	Dwelling Unit	\$ 1,363	\$ 1,327
Institutional Use			
Adult Congregate Living Facility	Bed	\$ 861	\$ 838
Cemetery	Acre	\$ 2,254	\$ 2,195
Day Care	1,000 sq. ft.	\$ 5,257	\$ 5,119
Places of Worship	1,000 sq. ft.	\$ 2,329	\$ 2,268
Private School (Pre K-12)	1,000 sq. ft.	\$ 2,530	\$ 2,463
Private College or University	1,000 sq. ft.	\$ 4,311	\$ 4,198
Industrial Use			
Manufacturing / Warehousing / Production	1,000 sq. ft.	\$ 1,821	\$ 1,773
Retail Fulfillment / Distribution	1,000 sq. ft.	\$ 3,502	\$ 3,410
Mini-Warehouse / Boat / RVs & Other Outdoor Storage ¹	1,000 sq. ft.	\$ 463	\$ 451
Entertainment, Recreation & Lodging Use			
Movie Theater / Performing Arts	per Seat	\$ 265	\$ 258
Marina (including dry storage)	per Berth	\$ 724	\$ 705
Golf Course	per Hole	\$ 9,135	\$ 8,895
Outdoor Commercial Recreation ²	per Acre	\$ 4,305	\$ 4,192
Multi-Purpose Commercial Recreation	1,000 sq. ft.	\$ 1,508	\$ 1,468
Health Club / Fitness / Gym	1,000 sq. ft.	\$ 9,614	\$ 9,361
Recreational Vehicle (RV) Park	per Space	\$ 820	\$ 798
Hotel / Motel / Lodging	Room / Unit	\$ 1,902	\$ 1,852
Community Center / Civic / Gallery / Lodge	1,000 sq. ft.	\$ 3,497	\$ 3,405
Office Use			
Office / Office Park / Medical / Clinic / Bank / Financial	1,000 sq. ft.	\$ 3,901	\$ 3,798
Retail Use			
Multi-Tenant Retail Center ³	1,000 sq. ft.	\$ 4,612	\$ 4,491
Pharmacy (Free Standing)	1,000 sq. ft.	\$ 8,255	\$ 8,038
Pharmacy Drive-Thru (fee is in addition to fee per 1,000 sq. ft. for pharmacy)	per lane	\$ 8,158	\$ 7,944
General Retail (Free Standing)	1,000 sq. ft.	\$ 7,123	\$ 6,936
Furniture / Mattress Store (Free Standing)	1,000 sq. ft.	\$ 1,924	\$ 1,873
Supermarket / Grocery Store (Free Standing)	1,000 sq. ft.	\$ 12,074	\$ 11,757
Sit Down Restaurant ⁴ (Retail Center, Free Standing or Outparcel)	1,000 sq. ft.	\$ 13,010	\$ 12,668
Fast Food / Fast Casual Restaurant ⁴ (Retail Center, Free Standing or Outparcel)	1,000 sq. ft.	\$ 21,341	\$ 20,780
Restaurant Drive-Thru ⁴ (based on number of lanes at point of ordering)	per lane	\$ 23,664	\$ 23,042
Discount Superstore (Free Standing) ¹	1,000 sq. ft.	\$ 15,485	\$ 15,078
Home Improvement / Building Materials / Garden Center ¹	1,000 sq. ft.	\$ 9,624	\$ 9,371
Nursery (Wholesale or Retail) ²	per Acre	\$ 7,665	\$ 7,463
Bank Drive-Thru Lane, Free Standing ATM or ATM Drive-Thru Lane ⁵	per drive thru lane and / or per ATM	\$ 12,621	\$ 12,289
Vehicle & Boat - Sales or Dealership	1,000 sq. ft.	\$ 9,433	\$ 9,185
Vehicle & Boat - Service / Repair / Parts (current fee under industrial use)	1,000 sq. ft.	\$ 9,524	\$ 9,274
Vehicle & Boat - Cleaning / Detailing / Wash (current fee per bay)	1,000 sq. ft.	\$ 14,709	\$ 14,322
Convenience Store ⁶	1,000 sq. ft.	\$ 24,473	\$ 23,830
Vehicle Fueling Position ⁶	per Vehicle Fueling Position	\$ 13,700	\$ 13,340
Personal Services	1,000 sq. ft.	\$ 3,579	\$ 3,485
*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 ATMs. 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

Water and Sewer Connection Fee Schedule for a Single-Family Home			
	Description		Fee \$ Effective 11-18-21 Resolution 2018-115
1.	Contribution in Aid of Construction:	Water	\$2,907.90
		Sewer	\$3,128.89
2.	Main Extension Fees:	Water	\$718.60
		Water Inspection Fee	\$25.00
		Sewer	\$1,810.87
3.	Installation Fees:	Water Tap	\$610.79
		Water Meter Installation	\$467.09
		Sewer Connection Inspection	\$25.00
		Meter Deposit	\$60.00
		Turn On Fee	\$25.00
		Subtotal	\$9,779.14
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	\$467.09
		Irrigation Deposit	\$60.00
Total Optional			\$527.09

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

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	<p>\$500 when total land area requested for change is 1.00 acre or less</p> <p>\$500 plus \$5 per acre when total land area is greater than 1.00 acre but less than 10 acres</p> <p>\$1,000 plus \$20 per acre when total land area is 10.00 acres or greater</p>
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	<p>\$400 when total land area requested for rezoning is 1.0 acre or less.</p> <p>\$400 plus \$25 per acre or any fraction thereof when total land area requested or rezoning is 1.01 acres or more</p>
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	<p>\$275 Sabal Palm</p> <p>\$220 Shade Tree (2" cal) or Understory (1 ½" cal) 30 gal</p> <p>\$580 Shade Tree (3 ½" cal)</p>
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

Buildings and Building Regulation Fees

The Chief Building Official 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 building code enforcement policies, and the customer's specific circumstances.

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.

I. Administrative Fees			
	Description	Base Fee (\$)	50% Adjustment
A.	Residential / Agriculture Buildings	\$30.00	\$15.00
B.	Commercial / Multi-family	\$75.00	\$37.50
C.	Temporary Certificate of Occupancy	\$500.00 for a designated period of time determined by Building Official.	
D.	Site Development Permit	\$125.00	\$62.50
E.	Permit Extension	\$40.00	
F.	Master File	\$325.00	
	Master File – Pools	\$225.00	
G.	Change of Contractor / Subcontractor	\$20.00	
H.	Administrative Fee for Residential Private Providers Single Family Residence, accessory structures, additions and alterations	\$225.00	
	Other residential projects	\$75.00	
I.	Administrative Fee for Commercial and Multiple-Family Private Providers (to include accessory structures, additions and alterations)	\$450.00 for total valuation up to \$500,000; \$600.00 for total valuation over \$500,000 up to	

	Other commercial projects	\$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 \$75.00	
J.	<p>The higher of the amounts below will be assessed Double permit fee required for all work started prior to permit issuance.</p> <ul style="list-style-type: none"> • Lot cleared prior to issuance of permit • Commercial construction start prior to issuance of permit 	<p>As applicable</p> <p>\$1,000 \$500.00 for total valuation up to \$100,000; \$1000.00 for total valuation over \$100,000 - \$500,000</p> <p>Over \$500,000 to be determined by Building Official.</p>	
K.	General Administrative Fee (Research, Miscellaneous)	\$8.25 per 15 minutes \$8.25 minimum	

II. Plan Review Fee Schedule (Permits requiring plan review)			
	Description	Fee (\$)	50% Adjustment
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	\$0.38 per \$1,000 total valuation
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 Fire review (When using a private provider for other plan reviews)	\$1.15 per \$1,000 total valuation \$65.00 minimum \$30.00 Site plan review as applicable \$0.25 per \$1,000 total valuation	\$0.57 per \$1,000 total valuation \$0.12 per \$1,000 total valuation
E.	Fire (individual permit)	\$1.15 per \$1,000 total valuation \$65.00 minimum	\$0.57 per \$1,000 total valuation
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	\$0.20 per \$1,000 total valuation
G.	Aluminum Enclosures	\$32.50 \$15.00 site plan review as applicable	\$16.25

H.	Above ground pools, Shed	\$32.50 \$15.00 Site plan review as applicable	\$16.25
I.	Solar	\$65.00	\$32.50
J.	Residential and Commercial Miscellaneous Permits: Stucco/lath, structural patio/slab, electrical, plumbing (excluding water heaters), generator, gas, hurricane shutters, signs, 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	\$16.25
II. Plan Review Fee Schedule (Permits requiring plan review)			
	Description	Fee (\$)	50% Adjustment
K.	Residential Razing / Demolition	\$0.40 per \$1,000 total valuation \$65.00 minimum	\$0.20 per \$1,000 total valuation
L.	Commercial Razing / Demolition	\$1.15 per \$1,000 total valuation \$65.00 minimum	\$0.57 per \$1,000 total valuation
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	

O.	Code Compliance Review	\$1,300.00	
P.	General Plan Review	\$65.00 per hour \$65.00 minimum	\$32.50 per hour

III. Inspection Fee Schedule Residential (One and two family)			
	Description	Fee (\$)	50% Adjustment
A.	New Structure	\$2.75 per \$1,000 total valuation	\$1.37 per \$1,000 total valuation
B.	Remodel/Additions/Accessory Structures	\$2.75 per \$1,000 total valuation	\$1.37 per \$1,000 total valuation
C.	Fire	\$1.15 per \$1,000 total valuation \$60.00 minimum	\$0.57 per \$1,000 total valuation
D.	Swimming Pools	\$160.00	\$80.00
E.	Aluminum Enclosures	\$60.00	\$30.00
F.	Sheds, above ground pool	\$30.00	\$15.00
G.	Mechanical Repair/Replacement	\$60.00	\$30.00
H.	Electrical Repair/Replacement	\$60.00	\$30.00
III. Inspection Fee Schedule Residential (One and two family)			
	Description	Fee (\$)	
I.	Plumbing Repair/Replacement	\$60.00	\$30.00
J.	General Inspection	\$60.00 per inspection	\$30.00 per inspection
K.	Razing/ Demolition	\$1.15 per \$1,000 total valuation \$60.00 minimum	\$0.57 per \$1,000 total valuation
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	

IV. Inspection Fee Schedule Commercial and Multi-family			
	Description	Fee (\$)	50% Adjustment
A.	New Structure (to include telecommunication towers/antenna	\$7.00 per \$1,000 total valuation	\$3.50 per \$1,000 total valuation
B.	Addition / Alteration/Remodel / Accessory Structure/ Re-Roof	\$7.00 per \$1,000 total valuation \$60.00 minimum	\$3.50 per \$1,000 total valuation
C.	Occupancy & Change of use	\$60.00	\$30.00
D.	Agriculture Buildings	\$5.00 per \$1,000 total valuation \$60.00 minimum	\$2.50 per \$1,000 total valuation
E.	Mechanical Repair/Replacement	\$60.00	\$30.00
F.	Electrical Repair/Replacement	\$60.00	\$30.00
G.	Plumbing Repair/Replacement	\$60.00	\$30.00
H.	Fire (individual permit) Fire (When using a private provider for other inspections)	\$60.00 plus \$.60 per \$1,000 total valuation \$0.25 per \$1,000 total valuation	\$30.00 plus \$.30 per \$1,000 total valuation \$0.12 per \$1,000 total valuation
I.	General inspection	\$60.00 per inspection	\$30.00 per inspection
J.	Razing/Demolition	\$1.15 per \$1,000 total valuation \$65.00 minimum	\$0.57 per \$1,000 total valuation
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.
4. Transportation, Parks, and Fire Impact Fees receive a 3% Adjustment 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, 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. Fees paid from a previously expired permit not eligible for a refund will not be credited towards a new permit.

Type 5 – Stormwater Review and Inspection Fees

Contact Information
Stormwater and Engineering Division
Carl Cote
386-986-3794

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)

I. Stormwater and Engineering Review Fees (These fees recover the costs of reviews of documentation submitted during the development and permitting process.)		
	Description	Fee (\$)
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.)		
	Description	Fee (\$)
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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