

IMPACT FEES

City of Palm Coast

IMPACT FEES

Description	Fee	
Park System Impact Fee	\$1,199.12 (per dwelling unit)	
Fire and Rescue System Impact Fee	\$367.00 (per dwelling unit) \$0.59 per Sq. Ft. for non-residential	
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
Transportation Impact Fee	See schedule below.	

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

TRANSPORTATION IMPACT FEE SCHEDULE

Type of Use	Unit of Measure	Impact Fee
Residential Use		
Single Family Detached/Mobile Home	Dwelling Unit	\$3,139
Vested Single Family Platted Lot*	Dwelling Unit	\$1,718
Single Family Attached (Includes Duplex, Townhomes, Villas, Condos)	Dwelling Unit	\$2,433
Vested Duplex Platted Lot*	Dwelling Unit	\$1,333
Multi-Family Apartment	Dwelling Unit	\$1,809
Active Adult & Independent Living (+55) (Attached of Detached)	Dwelling Unit	\$1,327
Institutional Use		
Adult Congregate Living Facility	Bed	\$838
Cemetery	Acre	\$2,195
Day Care	1,000 Sq. Ft.	\$5,119
Places of Worship	1,000 Sq. Ft.	\$2,268
Private School (K-12)	1,000 Sq. Ft.	\$2,463
Private College or University	1,000 Sq. Ft.	\$4,198

IMPACT FEES

City of Palm Coast (Continued)

TRANSPORTATION IMPACT FEE SCHEDULE (CONTINUED)

Type of Use	Unit of Measure	Proposed Impact Fee
Industrial Use		
Manufacturing/Warehouse/Production	1,000 Sq. Ft.	\$1,773
Retail Fulfillment/Distribution	1,000 Sq. Ft.	\$3,410
Mini-Warehouse/Boat/RVs & Other Outdoor Storage ¹	1,000 Sq. Ft.	\$451
Entertainment, Recreation & Lodging Use		
Movie Theater/Performing Arts	Per Seat	\$258
Marina (including dry storage)	Per Berth	\$705
Golf Course	Per Hole	\$8,895
Outdoor Commercial Recreation ²	Per Acre	\$4,192
Multi-Purpose Commercial Recreation	1,000 Sq. Ft.	\$1,468
Health Club/Fitness/Gym	1,000 Sq. Ft.	\$9,361
Recreational Vehicle (RV) Park	Per Space	\$798
Hotel/Motel/Lodging	Room/Unit	\$1,852
Community Center/Civic/Gallery/Lodge	1,000 Sq. Ft.	\$3,405
Office Use		
Office/Office Park/Medical/Clinic/Bank/Financial	1,000 Sq. Ft.	\$3,798
Retail Use		
Multi-Tenant Retail Center ³	1,000 Sq. Ft.	\$4,491
Pharmacy (Free Standing)	1,000 Sq. Ft.	\$8,038
Pharmacy Drive-Thru (fee is in addition to fee per 1,000 Sq. Ft. for pharmacy)	Per Lane	\$7,944
General Retail (Free Standing)	1,000 Sq. Ft.	\$6,936
Furniture/Mattress Store (Free Standing)	1,000 Sq. Ft.	\$1,873
Supermarket/Grocery Store (Free Standing)	1,000 Sq. Ft.	\$11,757
Sit Down Restaurant ⁴ (Retail Center, Free Standing, or Outparcel)	1,000 Sq. Ft.	\$12,668
Fast Food/Fast Casual Restaurant ⁴ (Retail Center, Free Standing, or Outparcel)	1,000 Sq. Ft.	\$20,780
Restaurant Drive Thru ⁴ (based on number of lanes at point of ordering)	Per Lane	\$23,042

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City of Palm Coast (Continued)

TRANSPORTATION IMPACT FEE SCHEDULE (CONTINUED)

Type of Use	Unit of Measure	Proposed Impact Fee
Discount Superstore (Free Standing) ¹	1,000 Sq. Ft.	\$15,078
Home Improvement/Building Materials/Garden Center ¹	1,000 Sq. Ft.	\$9,371
Nursery (Wholesale or Retail) ²	Per Acre	\$7,463
Bank Drive-Thru Lane, Free Standing ATM or ATM Drive-Thru Lane ⁵	Per Drive Thru Lane and/or Per ATM	\$12,289
Vehicle & Boat - Sales or Dealership	1,000 Sq. Ft.	\$9,185
Vehicle & Boat - Service/Repair/Parts (Current fees under industrial use)	1,000 Sq. Ft.	\$9,274
Vehicle & Boat - Cleaning/Detailing/Wash (Current fee per bay)	1,000 Sq. Ft.	\$14,322
Convenience Store ⁶	1,000 Sq. Ft.	\$23,830
Vehicle Fueling Position ⁶	Per Vehicle Fueling Position	\$13,340
Personal Services	1,000 Sq. Ft.	\$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 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 the 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 at 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.

**The impact fee information provided herein was obtained from published data provided by the applicable local government. This data is generally reliable and sufficient for preliminary estimates of impact fees. This data is subject to change at any time and without notice. Therefore, ETM does not warrant or guarantee the accuracy of the impact or mobility fees listed herein. Please contact ETM to confirm current accuracy.*