

IMPACT FEES

City of Palm Coast

IMPACT FEES

DESCRIPTION	FEE	
Park System Impact Fee	\$1,800.99 (per dwelling unit)	
Fire and Rescue System Impact Fee	\$428.09 (per dwelling unit) \$0.69 per SF for non-residential	
Educational Facilities Impact Fee	Single Family/Duplex Per dwelling unit	\$5,450.00
	Multi-Family Per unit	\$1,360.00
	Mobile Home Each Unit	\$2,150.00
Flagler County Library Impact Fee	Single Family/Duplex Per dwelling unit	\$268
	Multi-Family Per unit	\$139
	Mobile Home Each Unit	\$191
Transportation Impact Fee	See schedule below.	
Flagler County Law Enforcement & Emergency Medical Service Impact Fee	See schedule below.	

TRANSPORTATION IMPACT FEE SCHEDULE

TYPE OF USE	UNIT OF MEASURE	IMPACT FEE
RESIDENTIAL USE		
Single Family Detached/Mobile Home	Dwelling Unit	\$3,404
Vested Single Family Platted Lot*	Dwelling Unit	\$1,862
Single Family Attached (Includes Duplex, Townhomes, Villas, Condos)	Dwelling Unit	\$2,638
Vested Duplex Platted Lot*	Dwelling Unit	\$1,445
Multi-Family Apartment	Dwelling Unit	\$1,362
Active Adult & Independent Living (+55) (Attached or Detached)	Dwelling Unit	\$1,439
INSTITUTIONAL USE		
Adult Congregate Living Facility	Bed	\$909
Cemetery	Acre	\$2,380
Day Care	1,000 SF	\$5,550
Places of Worship	1,000 SF	\$2,459
Private School (K-12)	1,000 SF	\$2,670
Private College or University	1,000 SF	\$4,551

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 SF	\$1,923
Retail Fulfillment/Distribution	1,000 SF	\$3,697
Mini-Warehouse/Boat/RVs & Other Outdoor Storage ¹	1,000 SF	\$489
ENTERTAINMENT, RECREATION & LODGING USE		
Movie Theater/Performing Arts	Per Seat	\$280
Marina (including dry storage)	Per Berth	\$763
Golf Course	Per Hole	\$9,644
Outdoor Commercial Recreation ²	Per Acre	\$4,545
Multi-Purpose Commercial Recreation	1,000 SF	\$1,592
Health Club/Fitness/Gym	1,000 SF	\$10,150
Recreational Vehicle (RV) Park	Per Space	\$865
Hotel/Motel/Lodging	Room/Unit	\$2,008
Community Center/Civic/Gallery/Lodge	1,000 SF	\$3,692
OFFICE USE		
Office/Office Park/Medical/Clinic/Bank/Financial	1,000 SF	\$4,117
RETAIL USE		
Multi-Tenant Retail Center ³	1,000 SF	\$5,186
Pharmacy (Free Standing)	1,000 SF	\$8,715
Pharmacy Drive-Thru (fee is in addition to fee per 1,000 Sq. Ft. for pharmacy)	Per Lane	\$8,613
General Retail (Free Standing)	1,000 SF	\$7,520
Furniture/Mattress Store (Free Standing)	1,000 SF	\$2,031
Supermarket/Grocery Store (Free Standing)	1,000 SF	\$12,747
Sit Down Restaurant ⁴ (Retail Center, Free Standing, or Outparcel)	1,000 SF	\$13,735
Fast Food/Fast Casual Restaurant ⁴ (Retail Center, Free Standing, or Outparcel)	1,000 SF	\$22,532
Restaurant Drive Thru ⁴ (based on number of lanes at point of ordering)	Per Lane	\$24,983

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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 SF	\$16,348
Home Improvement/Building Materials/Garden Center ¹	1,000 SF	\$10,161
Nursery (Wholesale or Retail) ²	Per Acre	\$8,091
Bank Drive-Thru Lane, Free Standing ATM or ATM Drive-Thru Lane ⁵	Per Drive Thru Lane and/or Per ATM	\$13,325
Vehicle & Boat - Sales or Dealership	1,000 SF	\$9,959
Vehicle & Boat - Service/Repair/Parts (Current fees under industrial use)	1,000 SF	\$10,055
Vehicle & Boat - Cleaning/Detailing/Wash (Current fee per bay)	1,000 SF	\$15,529
Convenience Store ⁶	1,000 SF	\$25,838
Vehicle Fueling Position ⁶	Per Vehicle Fueling Position	\$14,465
Personal Services	1,000 SF	\$3,779

* 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 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.

**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.*