

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
	Multi-Family Per unit	\$1,360
	Mobile Home Each Unit	\$2,150
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	\$ 3,502
Vested Single Family Platted Lot*	Dwelling Unit	\$ 1,916
Single Family Attached (Includes Duplex, Townhomes, Villas, Condos)	Dwelling Unit	\$ 2,715
Vested Duplex Platted Lot*	Dwelling Unit	\$ 1,487
Multi-Family Apartment	Dwelling Unit	\$ 2,018
Active Adult & Independent Living (+55) (Attached or Detached)	Dwelling Unit	\$ 1,481
INSTITUTIONAL USE		
Adult Congregate Living Facility	Bed	\$ 935
Cemetery	Acre	\$ 2,449
Day Care	1,000 SF	\$ 5,711
Places of Worship	1,000 SF	\$ 2,530
Private School (K-12)	1,000 SF	\$ 2,747
Private College or University	1,000 SF	\$ 4,683

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	\$ 1,978
Retail Fulfillment/Distribution	1,000 SF	\$ 3,804
Mini-Warehouse/Boat/RVs & Other Outdoor Storage ¹	1,000 SF	\$ 503
ENTERTAINMENT, RECREATION & LODGING USE		
Movie Theater/Performing Arts	Per Seat	\$ 288
Marina (including dry storage)	Per Berth	\$ 785
Golf Course	Per Hole	\$ 9,924
Outdoor Commercial Recreation ²	Per Acre	\$ 4,677
Multi-Purpose Commercial Recreation	1,000 SF	\$ 1,638
Health Club/Fitness/Gym	1,000 SF	\$ 10,444
Recreational Vehicle (RV) Park	Per Space	\$ 890
Hotel/Motel/Lodging	Room/Unit	\$ 2,066
Community Center/Civic/Gallery/Lodge	1,000 SF	\$ 3,799
OFFICE USE		
Office/Office Park/Medical/Clinic/Bank/Financial	1,000 SF	\$ 4,237
RETAIL USE		
Multi-Tenant Retail Center ³	1,000 SF	\$ 5,337
Pharmacy (Free Standing)	1,000 SF	\$ 8,968
Pharmacy Drive-Thru (fee is in addition to fee per 1,000 Sq. Ft. for pharmacy)	Per Lane	\$ 8,863
General Retail (Free Standing)	1,000 SF	\$ 7,738
Furniture/Mattress Store (Free Standing)	1,000 SF	\$ 2,090
Supermarket/Grocery Store (Free Standing)	1,000 SF	\$ 13,117
Sit Down Restaurant ⁴ (Retail Center, Free Standing, or Outparcel)	1,000 SF	\$ 14,134
Fast Food/Fast Casual Restaurant ⁴ (Retail Center, Free Standing, or Outparcel)	1,000 SF	\$ 23,185
Restaurant Drive Thru ⁴ (based on number of lanes at point of ordering)	Per Lane	\$ 25,708

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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	\$ 16,822
Home Improvement/Building Materials/Garden Center ¹	1,000 SF	\$ 10,455
Nursery (Wholesale or Retail) ²	Per Acre	\$ 8,326
Bank Drive-Thru Lane, Free Standing ATM or ATM Drive-Thru Lane ⁵	Per Drive Thru Lane and/or Per ATM	\$ 13,711
Vehicle & Boat - Sales or Dealership	1,000 SF	\$ 10,248
Vehicle & Boat - Service/Repair/Parts (Current fees under industrial use)	1,000 SF	\$ 10,347
Vehicle & Boat - Cleaning/Detailing/Wash (Current fee per bay)	1,000 SF	\$ 15,979
Convenience Store ⁶	1,000 SF	\$ 26,587
Vehicle Fueling Position ⁶	Per Vehicle Fueling Position	\$ 14,884
Personal Services	1,000 SF	\$ 3,888

* 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.*