

		<u>Amendment Notes</u>
<b><u>E. DEVELOPMENT SERVICES</u></b>		
<b><u>DEVELOPMENT REVIEW, PLANNING &amp; ZONING, AND NATURAL RESOURCES FEES</u></b>		
	<u>Addressing (General Fund/Planning &amp; Zoning)</u>	
	<u>Address, Change</u>	\$30.00
	<u>Address, Fictitious</u>	\$30.00
	<u>Address, New (one-and-two family)</u>	\$30.00
	<u>Addressing, New (all other development types)</u>	\$250.00 plus \$10.00 per address
	<u>Readdressing of approved project</u>	\$250.00
	<u>Address, Verification</u>	\$30.00
	<u>Annexation, Voluntary</u>	
	<u>General Fund/Planning &amp; Zoning</u>	\$2,400.00
	<u>Fire Rescue District</u>	\$100.00
	<u>Road &amp; Drainage District</u>	\$250.00
	<u>Solid Waste District</u>	\$100.00
	<u>Utilities District</u>	\$200.00
	<b><u>Total Annexation, Voluntary</u></b>	<b><u>\$3,050.00</u></b>
	<u>Appeal to PZAB/City Commission (General Fund/Planning &amp; Zoning)</u>	\$500.00
	<u>Appeal to PZAB/City Commission (site-specific/quasi-judicial) (General Fund/Planning &amp; Zoning)</u>	\$750.00
	<u>Appeal to Zoning Hearing Officer (General Fund/Planning &amp; Zoning)</u>	\$500.00
	<u>Appeal to Zoning Hearing Officer (site-specific/quasi-judicial) (General Fund/Planning &amp; Zoning)</u>	\$750.00
	<u>Certificate of Zoning Compliance (CZC) (one-and-two-family) (includes initial inspections)</u>	
	<u>New construction (includes land clearing)</u>	
	<u>General Fund/Planning &amp; Zoning</u>	\$170.00
	<u>Building Enterprise Fund</u>	\$25.00
	<u>Environmental Protection Fund</u>	\$170.00
	<u>Road &amp; Drainage District</u>	\$250.00
	<b><u>Total New construction (includes land clearing)</u></b>	<b><u>\$615.00</u></b>
	<u>Addition or accessory structure (includes tree removal if applicable)</u>	\$250.00
		<p>Fire, Road and Drainage, and/or Utilities District fee distribution applies to development petition fees; changes to those amounts are not anticipated. The district fees most closely related existing application types are applied where those districts are required to review those petition types. Increases to existing or proposed fees are mostly related to planning and zoning or natural resources administrative functions and will be distributed to the general revenue fund (P&amp;Z) or the Environmental Protection Fund (Natural Resources).</p> <p>Generally, any development petition that requires a public hearing involves 20 or more hours of planning staff time (not including management staff) and not including plan review. (Starting at \$600.00 for a non-complex application).</p> <p>Increased fees based on @ 1 hr staff time and base salary.</p> <p>No change.</p> <p>No change.</p> <p>Increased fees based on @ 1 hr staff time and base salary.</p> <p>Increased base fee to include average advertising costs (\$600 ad plus mailing); staff time does not change based on acreage of property.</p> <p>Reduced for when not quasi-judicial.</p> <p>Includes average advertising costs.</p> <p>Reduced for when not quasi-judicial.</p> <p>Includes average advertising costs.</p> <p>Floodplain Administrator review</p>

	General Fund/Planning & Zoning	\$90.00	
	Environmental Protection Fund	\$90.00	
	Road & Drainage District	\$75.00	
	<b>Addition or accessory structure (includes tree removal if applicable)</b>	<b>\$255.00</b>	
	Tree removal only (Environmental Protection Fund)	\$60.00	\$60 to Environmental Protection Fund (avg. 2 hrs staff time) tree removal and underbrush
	Underbrush removal only (Environmental Protection Fund)	\$60.00	
	<b>CZC Reinspection Fees (each Discipline to applicable fund, Environmental Protection, General Fund/Planning &amp; Zoning, or Road and Drainage District)</b>		
	1st reinspection	\$37.50	Consistent with existing BP fee schedule (except 1 <sup>st</sup> reinspection).
	2nd reinspection	\$75.00	
	3rd reinspection	\$150.00	
	4th reinspection	\$300.00	
	5th reinspection	\$600.00	
	CZC Plan Revision (General Fund/Planning & Zoning)	\$50.00	1 hour zoning plans reviewer plus administration.
	<b>Certificate of Zoning Compliance, Sign (includes initial inspection)</b>		
	Per sign (General Fund/Planning & Zoning)	\$50.00	Reviewed by outside counsel. Minimal fee recommended due to constitutional issues of permission to speak.
	<b>CZC, Sign Reinspection Fees (General Fund/Planning &amp; Zoning)</b>		
	1st reinspection	\$37.50	Consistent with existing BP fee schedule (except 1st reinspection).
	2nd reinspection	\$75.00	
	3rd reinspection	\$150.00	
	4th reinspection	\$300.00	
	5th reinspection	\$600.00	
	CZC, Sign Plan Revision (General Fund/Planning & Zoning)	\$25.00	1 hr zoning plans examiner
	Community Development District Creation, Contraction, Expansion or Termination (General Fund/Planning & Zoning)	Per Chapter 190, Florida Statutes	
	<b>Comprehensive Plan Amendment, Small-Scale Future Land Use Map Amendment</b>		
	General Fund/Planning & Zoning	\$2,400.00	Increased fee by average advertising costs.
	Environmental Protection Fund	\$125.00	
	Fire Rescue District	\$75.00	
	Road & Drainage District	\$250.00	
	Utilities District	\$100.00	
	<b>Total Comprehensive Plan Amendment, Small-Scale Future Land Use Map Amendment</b>	<b>\$2,950.00</b>	
	<b>Comprehensive Plan Amendment, Large-Scale Future Land Use Map Amendment</b>		
	General Fund/Planning & Zoning	\$3,500.00	
	Environmental Protection Fund	\$200.00	
	Fire Rescue District	\$75.00	
	Road & Drainage District	\$250.00	
	Utilities District	\$100.00	
	<b>Total Comprehensive Plan Amendment, Large-Scale Future Land Use Map Amendment</b>	<b>\$4,125.00</b>	
	Comprehensive Plan Amendment, Large-Scale Text Amendment (General Fund/Planning & Zoning)	\$500.00 initial, plus \$5,000.00 if formal request proceeds	New process designed to minimize investment of staff time where no consensus exists to even consider an amendment. New fee double existing; requires extensive staff time for analysis and report preparation including review by department leadership and CAO.
	Conditional Use (each CU) (General Fund/Planning & Zoning)	\$60.00	@ 2 hrs staff time at average planner salary

<u>Development Agreement</u>		<u>\$2,500 (General Fund/Planning &amp; Zoning) plus \$2,500 per area of concern (Fire Rescue District, Road &amp; Drainage District, and/or Utilities District) plus Utilities District ERU Developer Agreement Fees</u>	<u>Substantial staff, department director, CMO and CAO time involved.</u>
<u>Development Agreement, Additional Fees (General Fund/Planning &amp; Zoning)</u>			
<u>3rd Review</u>		<u>\$1,100.00</u>	<u>Encourages attention to detail and completeness of submittal documents; discourages agreement development preparation by staff and design by review.</u>
<u>4th Review</u>		<u>\$1,700.00</u>	
<u>5th Review</u>		<u>\$2,300.00</u>	
<u>6th and Subsequent Reviews</u>		<u>\$2,900.00</u>	
<u>Extension of Time</u>		<u>\$100.00</u>	<u>No change.</u>
<u>Development Agreement Amendment (General Fund/Planning &amp; Zoning)</u>		<u>\$1,000.00</u>	<u>Includes staff time, public hearing and average advertising.</u>
<u>Development of Regional Impact (DRI) F.S. 380.06</u>			
<u>DRI Changes</u>			<u>Substantial staff, department director, CAO time involved.</u>
	<u>General Fund/Planning &amp; Zoning</u>	<u>\$2,900.00</u>	
	<u>Environmental Protection Fund</u>	<u>\$500.00</u>	
	<u>Fire Rescue District</u>	<u>\$500.00</u>	
	<u>Road &amp; Drainage District</u>	<u>\$500.00</u>	
	<u>Solid Waste District</u>	<u>\$100.00</u>	
	<u>Utilities District</u>	<u>\$500.00</u>	
	<b><u>Total DRI Changes</u></b>	<b><u>\$5,000.00</u></b>	
<u>DRI Abandonment (General Fund/Planning &amp; Zoning)</u>		<u>\$1,200.00</u>	<u>Includes staff report, public hearing and average advertising cost.</u>
<u>Division of Land</u>			
<u>Lot Line Adjustment (Fund/Planning &amp; Zoning)</u>		<u>\$60.00</u>	<u>@ 2 hours staff time planner analyst/planner</u>
<u>Lot Split (General Fund/Planning &amp; Zoning)</u>		<u>\$60.00</u>	
<u>Subdivision, Final Plat</u>			<u>Provides for additional per acre fee to cover additional staff time associated with larger sites/plan sets.</u>
		<u>\$500.00 plus \$10.00 per acre over 1-acre or portion thereof and actual cost of surveyor review plus 2% administration fee</u>	
	<u>General Fund/Planning &amp; Zoning</u>		
	<u>Fire Rescue District</u>	<u>\$100.00</u>	
	<u>Road &amp; Drainage District</u>	<u>\$250.00</u>	
	<u>Utilities District</u>	<u>\$100.00</u>	
	<b><u>Total Subdivision, Final Plat</u></b>	<b><u>\$950.00 plus \$10.00 per acre over 1-acre or portion thereof and actual cost of</u></b>	

		<b>surveyor review plus 2% administration fee</b>	
	<u>Subdivision, Minor</u>		
	<u>General Fund/Planning &amp; Zoning</u>	\$1,000.00 and actual cost of surveyor review plus 2% administration fee	
	<u>Environmental Protection Fund</u>	\$250.00	
	<u>Total Subdivision, Minor</u>	\$1,250.00 and actual cost of surveyor review plus 2% administration fee	
	<u>Subdivision, Preliminary Plat</u>		
	<u>General Fund./Planning &amp; Zoning</u>	\$500.00 plus \$50.00 per acre over 1-acre or portion thereof	
	<u>Environmental Protection Fund</u>	\$250.00	
	<u>Fire Rescue District</u>	\$100.00	
	<u>Road &amp; Drainage District</u>	\$250.00	
	<u>Utilities District</u>	\$100.00	
	<b><u>Total Subdivision, Preliminary Plat</u></b>	<b>\$1,200.00 plus \$50.00 per acre over 1-acre or portion thereof</b>	
	<u>Subdivision, Preliminary Plat Additional Fees (General Fund/Planning &amp; Zoning)</u>		
	<u>3rd Review</u>	\$1,100.00	<u>Discourages site design by plan review.</u>
	<u>4th Review</u>	\$1,700.00	
	<u>5th Review</u>	\$2,300.00	
	<u>6th and Subsequent Reviews</u>	\$2,900.00	
	<u>Extension of Time</u>	\$100.00	<u>no change</u>
	<u>Amendment to Previously Approved Plan</u>	\$1,000.00	<u>Includes review, staff report, public hearing and average advertising costs.</u>
	<u>Environmental Mitigation Fee (Environmental Protection Fund)</u>	\$8,000.00	<u>As discussed at ULDC Chapter 6 workshop.</u>
	<u>Impact Fee Applications (General Fund (Planning &amp; Zoning)</u>		
	<u>Deferral</u>	\$100.00	<u>Economic development associate applications; fee not intended to cover staff investment.</u>
	<u>Reduction/Waiver (Incentive Program)</u>	\$100.00	
	<u>Master Concept Plan</u>		<u>Provides for additional per acre fee to cover additional staff time associated with larger sites/plan sets.</u>
	<u>General Fund/Planning &amp; Zoning)</u>	\$1,000.00 plus \$50.00 per acre over 1-acre or portion thereof	
	<u>Environmental Protection Fund</u>	\$250.00	
	<u>Fire Rescue District</u>	\$200.00	
	<u>Road &amp; Drainage District</u>	\$500.00	
	<u>Utilities District</u>	\$100.00	

	<b><u>Total Master Concept Plan</u></b>	<b><u>\$2,050.00 plus \$50.00 per acre over 1-acre or portion thereof</u></b>	
<b><u>Master Concept Plan Additional Fees (General Fund/Planning &amp; Zoning)</u></b>			
	<u>3rd Review</u>	<u>\$1,100.00</u>	<u>Discourages site design by plan review.</u>
	<u>4th Review</u>	<u>\$1,700.00</u>	
	<u>5th Review</u>	<u>\$2,300.00</u>	
	<u>6th and Subsequent Reviews</u>	<u>\$2,900.00</u>	
	<u>Extension of Time</u>	<u>\$100.00</u>	<u>No change</u>
<b><u>Master Concept Plan Amendment to Previously Approved Plan</u></b>			
	<u>General Fund/Planning &amp; Zoning</u>	<u>600.00</u>	
	<u>Environmental Protection Fund</u>	<u>\$125.00</u>	
	<u>Fire Rescue District</u>	<u>\$50.00</u>	
	<u>Road &amp; Drainage District</u>	<u>\$250.00</u>	
	<u>Utilities District</u>	<u>\$100.00</u>	
	<b><u>Total Master Concept Plan Amendment</u></b>	<b><u>\$1,125.00</u></b>	
<b><u>Preliminary Project Review</u></b>			
	<u>General Fund/Planning and Zoning</u>	<u>\$50.00</u>	
	<u>Environmental Protection Fund</u>	<u>\$50.00</u>	
	<u>Fire Rescue District</u>	<u>\$50.00</u>	
	<u>Road &amp; Drainage District</u>	<u>\$50.00</u>	
	<u>Solid Waste District</u>	<u>\$50.00</u>	
	<u>Utilities District</u>	<u>\$50.00</u>	
	<b><u>Total Preliminary Project Review</u></b>	<b><u>\$300.00</u></b>	
<b><u>Public Art (General Fund/Planning &amp; Zoning)</u></b>			
	<u>Public Art (compliant with ULDC/Staff approval)</u>	<u>\$200.00</u>	<u>@ 5 hrs staff time at average planner salary plus administration</u>
	<u>Public Art (noncompliant with ULDC/Art Advisory Board Recommendation with City Commission approval)</u>	<u>\$675.00</u>	<u>Additional staff time for report preparation and public hearing, includes average advertising costs.</u>
<b><u>Public Art Additional Fees</u></b>			
	<u>3rd Review and Subsequent Reviews</u>	<u>\$200.00</u>	<u>Discourages design by plan review.</u>
	<u>Amendment to Previously Approved Public Art</u>	<u>\$200.00</u>	<u>Staff time plus administration.</u>
<b><u>Rezone, Standard or Village</u></b>			
	<u>General Fund/Planning &amp; Zoning</u>	<u>\$2,800.00</u>	
	<u>Environmental Protection Fund</u>	<u>\$125.00</u>	
	<u>Fire Rescue District</u>	<u>\$50.00</u>	
	<u>Road &amp; Drainage District</u>	<u>\$250.00</u>	
	<u>Solid Waste District</u>	<u>\$25.00</u>	
	<u>Utilities District</u>	<u>\$100.00</u>	
	<b><u>Total Rezone, Standard or Village</u></b>	<b><u>\$3,350.00</u></b>	
<b><u>Site Development and Infrastructure Plan</u></b>			
		<u>\$2,400.00 plus \$50.00 per acre over 1-acre or portion thereof</u>	<u>Provides for additional per acre fee to cover additional staff time associated with larger sites/plan sets.</u>
	<u>General Fund (Planning &amp; Zoning)</u>		
	<u>Environmental Protection Fund</u>	<u>\$250.00</u>	

	Fire Rescue District	\$250.00	
	Road & Drainage District	\$250.00	
	Utilities District	\$200.00	
	<u>Total Site Development and Infrastructure Plan</u>	<u>\$3,350 plus \$50.00 per acre over 1-acre or portion thereof</u>	
<u>Site Development and Infrastructure Plan Additional Fees (General Fund/Planning &amp; Zoning)</u>			
	<u>3rd Review</u>	<u>\$1,100.00</u>	<u>Discourages site design by plan review.</u>
	<u>4th Review</u>	<u>\$1,700.00</u>	
	<u>5th Review</u>	<u>\$2,300.00</u>	
	<u>6th and Subsequent Reviews</u>	<u>\$2,900.00</u>	
	<u>Bond/Letter of Credit Review and Monitoring</u>		<u>No change</u>
	<u>General Fund (Planning &amp; Zoning)</u>	<u>\$125.00</u>	
	<u>Road &amp; Drainage District</u>	<u>\$250.00</u>	
	<u>Utilities District</u>	<u>\$125.00</u>	
	<b><u>Total Bond/Letter of Credit Review and Monitoring</u></b>	<b><u>\$500.00</u></b>	
	<u>Site (horizontal) Construction &amp; Infrastructure Improvement Inspection Fees</u>		<u>Covers administration and inspection of infrastructure previously covered by individual inspection fees as part of building permit.</u>
	<u>General Fund (Planning &amp; Zoning)</u>	<u>0.15% of site improvement costs</u>	
	<u>Environmental Protection Fund</u>	<u>0.15% of site improvement costs</u>	
	<u>Fire Rescue District</u>	<u>0.20% of site improvement costs</u>	
	<u>Road &amp; Drainage District</u>	<u>1.5% of site improvement costs</u>	
	<u>Utilities District</u>	<u>2% of site improvement costs</u>	
	<b><u>Total Site (horizontal) Construction &amp; Infrastructure Improvement Inspection Fees</u></b>	<b><u>4% of site improvement costs based on engineer's estimate of probable costs</u></b>	
	<u>Construction Completion Certification (General Fund/Planning &amp; Zoning)</u>	<u>\$250.00</u>	<u>Administrative cost and review of record drawings.</u>
	<u>Extension of Time (General Fund/Planning &amp; Zoning)</u>	<u>\$100.00</u>	<u>No change</u>
	<u>Site Development and Infrastructure Plan Amendment to Previously Approved Plan</u>		<u>No change in total amount.</u>
	<u>General Fund/Planning &amp; Zoning</u>	<u>\$200.00</u>	
	<u>Environmental Protection Fund</u>	<u>\$50.00</u>	
	<u>Fire Rescue District</u>	<u>\$50.00</u>	
	<u>Road &amp; Drainage District</u>	<u>\$250.00</u>	
	<u>Utilities District</u>	<u>\$100.00</u>	
	<b><u>Total Amendment to Site Development and Infrastructure Plan</u></b>	<b><u>\$650.00</u></b>	

<u>Special Exception (General Fund/Planning &amp; Zoning)</u>	\$2,800.00	Increased by average advertising costs.
<u>Temporary Use (General Fund/Planning &amp; Zoning)</u>	\$120.00	No change.
<u>Text Amendment to Unified Land Development Code (ULDC) (General Fund/Planning &amp; Zoning)</u>	\$500.00 initial, plus \$5,000.00 if formal request proceeds	New process designed to minimize investment of staff time where no consensus exists to even consider an amendment. New fee double existing; requires extensive staff time for analysis and report preparation including review by department leadership and CAO.
<u>Tree Removal Mitigation (Environmental Protection Fund)</u>		
<u>Heritage Trees</u>	\$100.00 per diameter inch at breast height (DBH)	No change.
<u>All other protected trees per mitigation point</u>	\$50.00	No change.
<u>Vacations</u>		
<u>General Fund/Planning &amp; Zoning</u>	\$475.00	No change to base fee; review complexity does not change based on size of property.
<u>Road &amp; Drainage District</u>	\$250.00	
<u>Utilities District</u>	\$100.00	
<b><u>Total Vacations</u></b>	<b>\$825.00</b>	
<u>Variances (General Fund/Planning &amp; Zoning)</u>		
<u>Variance, Major (one-and-two-family)</u>	\$675.00	Increased by average advertising costs.
<u>Variance, Major (all other development types)</u>	\$1,075.00	Increased by average advertising costs.
<u>Variance, Minor (per variance)</u>	\$200.00	Approximately 2 hours planner time plus administration.
<u>Vested Rights Determination</u>	350.00	No change.
<u>Waiver (per waiver) (General Fund/Planning &amp; Zoning)</u>	\$600.00	Designed to encourage full compliance with regulations. Each waiver requires additional review and analysis by staff for staff report and public hearing.
<u>Zoning Determination Letter (includes written interpretations (General Fund/Planning &amp; Zoning)</u>	\$350.00	No change.
<u>Zoning Verification Letter (includes review and signatures on State forms when applicable, i.e., alcoholic beverage review) (General Fund/Planning &amp; Zoning)</u>	\$100.00	No change.
Codification History: Ord. No. 2018-33, § 2.02, 6-11-2019; Ord. No. 2019-04, § 2.02, 7-9-2019; Ord. No. 2020-03, § 2.02, 1-28-2020; Ord. No. 2021-09, § 3.03, 2-23-2021; Ord. No. 2021-17, § 2.02, 4-13-2021; Ord. No. 2021-46, § 4.02, 2-22-2022;		