

APPENDIX A CITY FEE STRUCTURE¹

The following establishes the fees for the city.

B.PLANNING AND ZONING FEES

PLANNING AND ZONING FEES		Proposed Amendments
General Fees		
Address verifications	\$25.00 30.00	Increased based on @ 1 hour of staff time at base pay.
Addressing for a project requiring up-to-date address:		
Initial Review Fee	\$250.00	none
For each address	\$10.00	none
Readdressing of approved project	\$250.00	none
Appeal to zoning board of appeals/zoning hearing officer (site specific/quasi-judicial)	\$750.00 + legal ads	
Appeal to zoning hearing officer	\$500.00	
Appeal to planning and zoning advisory board/City Commission (site specific/quasi-judicial)	\$750.00 + legal ads	
Appeal to planning and zoning advisory board/City Commission	\$500.00	
Applicant shall pay the fees for experts, as determined by the city		
Architectural review	\$100.00	
Certificate of completion	\$250.00	Change name to construction completion certification
Certificate of completion – temporary	\$250.00	
Developer agreement (includes review)	Up to \$2,500.00	\$2,500 plus \$2,500 per area of concern (i.e., fire, transportation, utilities) plus Utilities Department ERU Developer Agreement Fees. Added fees for additional reviews, amendment, and extension of time.
FEMA research letter	\$100.00	
North Port fiscal analysis model (NPFAM)	\$250.00	
Property research	\$25.00	
Petitions related to impact fees:		
Petition for waiver of impact fees	\$100.00	Combined under Reduction/Waiver (Incentive Program)
Petition for reduction of impact fees	\$100.00	
Petition for deferral of impact fees	\$300.00 100.00	
Petition for refund of impact fees	\$0.00	
Reimbursements:		
Reimbursements for Big Slough Watershed modeling	Actual, reasonable and customary charges	
Reimbursements for legal ads	Actual, reasonable and customary charges	
Reimbursements for mailing required for land development projects (certified or regular)	Actual, reasonable and customary charges	
Reimbursements for transportation study	Actual, reasonable and customary charges	

Reimbursements for land surveying services	Actual, reasonable and customary charges	Addressed under Subdivision, Final Plat \$500.00 plus \$10.00 per acre over 1-acre or portion thereof and actual cost of surveyor review plus 2% administration fee
Special event permit (for events under two weeks in duration that are open and advertised to the public, which could limit the normal use and access to an area by the general public, have an impact on the city rights-of-way or affect public safety—includes special event signs; per ULDC 53-265)	Actual, reasonable and customary charges	Move to parks and recreation as part of Finance's effort
Temporary use permit (for a use that is temporary in nature or an event lasting longer than two weeks; includes construction trailers, temporary parking lot for model homes, storage pods for an additional 21 days, Christmas tree sales—longer than two weeks in duration; per ULDC 53-265)	\$120.00	none
Tree Removal:		
Heritage Tree Mitigation	\$100.00 per diameter inch at breast height (DBH)	none
Cost per Mitigation Point	\$50.00	none
Zoning/comp plan determination letter	\$350.00	none
Zoning verification letter	\$100.00	none
Street name change	\$500.00	Street name change is a re-plat
Relocation of easements	\$100.00 for city review plus actual survey services cost	Process eliminated; some subdivisions provide for automatic relocation, so surveyor needs to note on plat, vacation is required.
Bond/letter of credit (LOC) review and monitoring fee	\$500.00	Move to be placed under Site Development and Infrastructure plan.

C.DEVELOPMENT REVIEW FEES

DEVELOPMENT REVIEW FEES		
Annexation (1 to 10 acres)	\$1,200.00 2400.00	Fee increased to include average advertising costs.
Annexation (over 10 acres to 50 acres)	\$1,600.00	Investment of staff time does not change based on acreage for this type of review.
Annexation (over 50 acres) plus \$20.00 for every acre over 100	\$2,500.00	
Annexation re-submittal	\$675.00	Annexation applications are found sufficient or insufficient; no resubmittal applies.
Comprehensive plan amendment—small scale	\$2,285.00 2,400.00	Fee increased to include average advertising costs.
Comprehensive plan amendment—large scale	\$3,800.00 + \$11.00/acre 3,500.00	Investment of staff time does not change based on acreage for this type of review.
DRI	\$15,600.00 + \$22.00/acre	Reworked based on statutory changes.
DRI re-submittal	\$1,000.00	
NOPC (notice of proposed change) major change	\$15,100.00 + \$22.00/acre	
NOPC minor change	\$2,800.00	
Pre-applications	\$300.00	Changed name to preliminary project review.
Rezoning, Standard and Village	\$2,280.00 2,800.00	Increased fee to cover average advertising costs.

Rezoning (PCD)	\$2,900.00	Investment of staff time does not change based on type of zoning requested.
Text amendment (non-city initiated)	\$2,500.00 + legal ads	New 2-step process
Village district pattern book (1 to 1,000 acres)	\$2,400.00	Application types eliminated.
Village district pattern book (over 1,000 acres to 5,000 acres)	\$4,800.00	
Village district pattern book (over 5,000 acres)	\$9,600.00	
Village district pattern book amendment	\$4,800.00	
Village district index map (1 to 1,000 acres)	\$2,400.00	
Village district index map (over 1,000 acres to 5,000 acres)	\$4,800.00	
Village district index map (over 5,000 acres)	\$9,600.00	
Village district index map amendment	\$4,800.00	
Village district pattern plan	\$4,450.00 + \$11.00/acre	
Village district pattern plan amendment	\$2,050.00 + \$11.00/acre	
Village district pattern plan combined	\$6,000.00 + \$33.00/acre	
VDPP preliminary (pre-application)	\$1,800.00 + \$11.00/acre	
VDPP preliminary review of amendment	\$1,500.00 + \$11.00/acre	
Development master plan	\$3,960.00 + \$11.00/acre	
Development master plan amendment	\$2,000.00	
Development master plan revision (SDR only)	\$500.00	
Extension of development master plan	\$100.00	
Major site and development:		
— Major site and development (2 acres or less)	\$4,825.00	
— Major site and development (over 2 acres and up to 15 acres)	\$6,835.00	
— Major site and development (over 15 acres)	\$9,355.00	
Subdivision construction plans:		
— Subdivision construction plans (10 acres and under)	\$5,660.00	
— Subdivision construction plans (over 10 acres and under 30 acres)	\$7,700.00	
— Subdivision construction plans (30 acres and over)	\$10,140.00	
Infrastructure	\$800.00	
Final plat/re-platting:		
— Final plat/re-platting (10 acres and under)	\$1,975.00 + \$11.00/lot	Restructured under new fee schedule.
— Final plat/re-platting (over 10 acres and under 30 acres)	\$2,475.00 + \$11.00/lot	
— Final plat/re-platting (over 30 acres)	\$2,975.00 + \$11.00/lot	
Vacation of plat:		
Vacation of plat (4 acres and under)	\$825.00	
— Vacation of plat (over 4 acres and under 50 acres)	\$1,125.00	
— Vacation of plat (50 acres and over)	\$1,425.00	
Special exception (formerly known as conditional use permit)	\$2,500.00 + \$11.00/acre 2,800.00	Increased fee to cover average advertising costs.
Street vacation	\$825.00	Includes vacation of easement, plat, right-of-way
Variance (commercial)	\$975.00	Variance, Major (one-and-two-family) \$675.00
Variance (residential)	\$575.00	Variance, Major (all other development types) \$1,075.00
		Variance, Minor (per variance) \$200.00

Variance (landscape)	\$750.00	Included in variance, minor
Variance (subdivision)	\$900.00	Investment of staff time does not change based on the variance being in a subdivision.
Re-submittal to non-approved plan set	\$600.00	Provided under each applicable application type.
Revision to approved plan set	\$650.00	
Extension of development order	\$100.00	
Extension of a special exception	\$500.00	
Vested rights determination	\$350.00	
Density transfers	\$500.00	Eliminating fees; transfer of development rights processed administratively with preliminary subdivision plat and/or site development and infrastructure plan. Not recommending an additional fee as TDR is encouraged to provide for conservation of environmentally sensitive land.
Creation of a community development district (CDD):		
Creation of a CDD (2,500 acres or more) Community Development District Creation, Contraction, Expansion or Termination	\$15,000.00	These fees are controlled by Per Chapter 190, Florida Statutes
Creation of a CDD (up to 2,500 acres)	\$2,280.00	

D. BUILDING FEES

BUILDING FEES		
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ALL OTHER APPLICATION TYPES REVIEWED BY ZONING:		
Miscellaneous, Alteration, Repair, and Over the Counter/Fax Building Applications		
Nonrefundable plan review fee due at issuance of permit—valuation shall be based on the Florida Building Code Chapter 4		
Valuation \$0.00 to \$2,000.00	\$20.00 min. on first \$2,000.00	Fees absorbed by certificate of zoning compliance.
Valuation \$2,001.00 and above	\$0.0005 per dollar over \$2,000.00	
Land clearing before house application (includes arborist inspection)	\$160.00 each	Included in one-and-two-family certificate of zoning compliance.
Fictitious address administration fee	\$10.00 30.00 each	To be removed from building fee schedule. Increased based on @ 1 hr staff time at base pay
As-built survey administration fee	\$20.00 each	Included in one-and-two-family certificate of zoning compliance.
Elevation certificate administration fee	\$20.00 each	Included in one-and-two-family certificate of zoning compliance.
Occupation of easement administration fee	\$40.00 each	No longer needed.
Plan revision	\$50.00 each	Included in one-and-two-family certificate of zoning compliance.
Standard inspection (zoning/arborist)	\$40.00 each	
— 1st re-inspection (zoning/arborist)	\$75.00	
— 2nd re-inspection (zoning/arborist)	\$75.00	
— 3rd re-inspection (zoning/arborist)	\$150.00	

—4th re-inspection (zoning/arborist)	\$300.00	
—5th re-inspection (zoning/arborist)	\$600.00	
Permit		
Land clearing	\$50.00	
Site plan revision	\$25.00	
Occupation of easement application	\$25.00	