

LAND DEVELOPMENT ACTIVITY, DEVELOPMENT ORDER AND ANNEXATION FEE SCHEDULE.

The following fee schedule is hereby adopted.

<u>DEVELOPMENT ACTIVITY/ORDER</u>	<u>FEE</u>
Rezoning:	\$2,250
Land Use amendments:	
FLUM Small Scale (Less than 10 acres):	\$2,250
Large Scale Map (10 acres or more) or Text change:	\$4,500
Board of Adjustment Actions:	
Variances:	\$ 750
Appeals of Administrative decisions:	\$ 750
Conditional Uses:	\$1,500
Site Plans:	
Under 5 acres:	\$1,000
Greater than 5 acres:	\$2,500
Subdivision Plats:	
Preliminary Plat: 50 acres or less	\$1,500
Preliminary Plat: Greater than 50 acres	\$1,500, plus \$ 30/acre over 50
Construction Plans Review/Permitting	\$1,000
Final Plat:	\$ 500, plus recording fees
Commercial- Single parcel division:	\$ 500
Residential single parcel division:	\$ 500
Planned Unit Development (PUD)	
Conceptual Plan:	\$1,250
Preliminary Development Plan (under 50 acres)	\$1,800
Preliminary Development Plan (50 acres or more)	\$1,800, plus \$ 30/acre over 50
PUD Site Plan:	\$2,000
PUD Final Plat:	\$ 500, plus recording fees
Amendment to the Municipal Code or Land Development Regulations	\$1,250
Concurrency evaluations:	\$ 500

Tree Removal:

Permit Application Fee: \$ 150
Tree Removal Fee: Any proposed development shall be required to pay \$350 for all trees over 6” Diameter at Breast Height (DBH) that are to be removed from a project site of any size, up to \$25,000.

This fee does not apply to an individual single family lot platted prior to the effective date of this Resolution (May, 2005) which shall be exempt from this fee. Single family lots platted prior to the effective date shall be required to submit a plot plan showing all trees over 6” DBH on their building permit application. Trees less than 6” may be removed at no cost. Trees over 6” shall be preserved to extent feasible, and if unable to be retained, the owner shall replace an equivalent number of trees of the same size and similar species. In no case shall any single family lot have less than 4 trees having a 6” DBH canopy tree upon receipt of their Certificate of Occupancy. An owner may elect to pay \$75.00 per tree removed if they desire not to replace the tree.

All removal fees paid to the City under this section shall be placed in a “Fellsmere Arbor Fund” for use by the City in performing landscaping and other tree preservation efforts throughout the City’s right-of-ways and public lands.

Mining/Excavation (allowed only as part of an approved subdivision/site plan development order. Permit and reclamation plan must be approved prior to excavation as part of site development review process.

Single-family platted lot \$ 350
Subdivision/Site Plan \$2,500

Engineering or Public Works Inspection fees for water system, sanitary sewer system, sewage reuse system, stormwater management and street construction, or other infrastructure elements shall be based on actual time and charges for engineering services as submitted by the City’s Engineering firm. Costs for special engineering or other professional services shall be payable by the owner/developer and shall be based upon actual time and charges invoiced to the City, plus a 15% overhead charge.

Development of Regional Impact (DRI): \$1,500, plus fees and cost allowed by law

Development agreement: \$1,500

Maintenance bonds 125% of the project cost

Performance Bonds for new developments/ subdivisions/other:	125% of the cost of improvements
Time Extensions of site plan, DRI, Subdivision, PUD or any other dated actions:	50% of the original fee
Sign Permits:	
Old Town:	\$150
Within Land Use Classification of Neighborhood Commercial:	\$150
Within Land Use Classification of General Commercial, Industrial, or REAC:	\$150
Governmental or Non-Profit Agencies: in above fee	10% reduction
Zoning Confirmation Letter:	\$50
Home Occupation (shall be determined based upon the Occupational License category)	
Telecommunication Towers and Antennae:	\$1,500

SECTION 3. ANNEXATION FEE SCHEDULE.

The base fees for annexation requests shall as follows:

Annexation:	
0 to 5 acres	\$ 750
Greater than 5 and less than 10 acres:	\$1,500
10 acres or greater:	\$2,000 plus \$50/acre

SECTION 4. ADDITIONAL FEES. In addition to the fees established by this resolution, the applicant shall pay all legal advertising costs and the actual cost (review expenses) incurred by the City to have the application and supportive documents, site plans, ordinances, and other associated materials reviewed by professionals including, but not limited to, architectural, structural, engineering, surveying, planning and attorney. All advertising and review expenses shall be paid to the City before any action is taken on the application by the City Council.

At the time applications for rezoning, comprehensive plan amendments, site plans, subdivisions, PUD's, DRI's, Annexations, are submitted, the Community Development Director or designee shall collect and cause to be placed into a Trust Account an additional ~~\$5,000~~ \$7,500 over the application fee to cover the costs associated with advertising and professional review expenses. Any balance owed shall be paid as provided herein, prior to issuance of a final development order, permit, or other approvals by the City, including a 15% overhead charge. Any unused portion of the additional charge shall be returned to the applicant, with an itemized listing of all amounts paid. Any amount due the City in excess of the additional charge collected shall be paid by the

applicant within 20 days of the receipt of an invoice. Failure to pay such amount may result in a delay of the final action by the City Council, delay in obtaining permits, or in the City taking other actions to collect the amount owed.

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