

Resolution 11-149
ATTACHMENT 'A'
BUILDING AND DEVELOPMENT SERVICES DEPARTMENT FEE SCHEDULE
Effective – 7/1/11

Manatee County Building and Development Services Department

Fee Schedule



DEVELOPMENT REVIEW FEES

DESCRIPTION	CODE	AMOUNT	
ADDRESS ASSIGNMENT:	ADDR	\$ 30.00 each	Per Address for commercial/residential address revisions
	ADDR	\$ 30.00 each	Address Confirmation Letter
ADMINISTRATIVE DETERMINATION	AD	\$ 600.00	To be paid with request.
ADMINISTRATIVE PERMITS			
Plot Plan Standards	AP	\$ 1,400.00	(1 Stop Review or Planner Review Only)
Final Site Plan Standards	AP	\$ 6,000.00	
Time Extensions	APMH	\$ 1,000.00	
SEXUALLY ORIENTED BUSINESSES (ADULT ENTERTAINMENT)	AEW	\$ 4,000.00	(see footnotes 1 & 2)
ADVERTISING			
Appeals to Hearing Officer or Board of County Commissioners, Planned Developments, Rezoning, Special Permits, Variances	ADV	\$ 700.00	For applications requiring one public hearing. Fees collected along with application fees
Appeals to Hearing Officer or Board of County Commissioners, Planned Developments, Rezoning Special Permits, Variances	ADV	\$ 1,400.00	For applications requiring two public hearings. Fees collected along with application fees
			(Advertising fees should be paid on all public hearing items at the time of application submittal.)

DEVELOPMENT REVIEW FEES

DESCRIPTION	CODE	AMOUNT
AFFORDABLE HOUSING Affordable Housing Payment in lieu of Construction	AFFH	\$3,899.00 per bonus unit not constructed or per removed unit not replaced, plus 3% administrative surcharge or other replacement mechanisms as approved by the Board of County Commissioners, which further the goals of the Manatee County Housing Partnership Program. No Local Development Agreement Fee.
APPEALS Appeals to Hearing Officer or Board of County Commissioners	AA	\$5,500.00 (see footnote 2)
CERTIFICATE OF APPROPRIATENESS (Historic Preservation) Application and Review Fee (Public Hearing) Application and Review Fee (Administrative)	HPB HPB	\$5,500.00 \$1,000.00
CERTIFICATE LEVEL OF SERVICE (CLOS) EXTENSION	FSPRA	\$2,500.00
COMMUNITY DEVELOPMENT DISTRICT New CDD Application Pursuant to 190.005 (1) Florida Statute, or as amended	CDD	Fee required by Florida Statute (see footnote No. 2)
COMPREHENSIVE PLAN Large Scale (Map/Text) Amendment Small Scale (Map Amendment)	PA PA	\$20,000.00 (see footnotes 1 & 2) \$ 8,000.00 (see footnotes 1 & 2)

DEVELOPMENT REVIEW FEES

DESCRIPTION	CODE	AMOUNT
<p>CONSTRUCTION DRAWINGS</p> <p>Subdivision</p> <p>Mobile Home/RV Park</p> <p>Site Plan</p> <p>Amendment to Approved Construction Plans</p>	<p>CD</p> <p>CD</p> <p>CD</p> <p>CD</p>	<p>NOTE: WHEN COMBINED FINAL SITE PLANS/CONSTRUCTION DRAWINGS ARE SUBMITTED AT THE SAME TIME, THEY WILL RECEIVE A 25% DISCOUNT.</p> <p>\$ 825.00 plus \$60.00/lot</p> <p>\$ 825.00 plus \$10.00/lot</p> <p>\$ 825.00 plus \$15.00 per each 500 square feet of non-residential building area over 10,000 square feet.</p> <p>One-half (½) fee which allows 1 round of DRC</p>
<p>COPIES/REPRODUCTION</p> <p>Photocopying</p> <p>Replacement of Previously issued Job Site Sheets (Copies of plans that require Stamp and signature of Staff)</p>	<p>COPIES</p> <p>EACH</p>	<p>\$0.15/page 1 sided – Up to 11"x17"</p> <p>\$0.20/page 2 sided – Up to 11"x17"</p> <p>\$2.00 >than 11"x17" to 18"x24"</p> <p>\$4.00 >than 18"x24"</p> <p>\$1.00 Certification stamp fee per page</p>

DEVELOPMENT REVIEW FEES

DESCRIPTION	CODE	AMOUNT
DEVELOPMENT OF REGIONAL IMPACT (DRI)		
Initial Application Deposit	DRI	\$ 20,000.00 (see footnotes No. 2, 5 & 6)
Substantial Deviation Determinations Request Deposit	DRI	\$ 10,000.00 (see footnotes No. 2, 5 & 6)
NOPC Request Deposit/or Land Use Exchange	DRI	\$ 7,500.00 (see footnotes No. 2, 5 & 6)
Annual Report Review	DRI	\$ 1,500.00
Binding Letter Review	DRI	\$ 1,500.00
		<p>The developer and/or agent shall pay the actual cost of a Court Reporter and transcript of proceedings (Note: Two copies of proceedings shall be provided to the County). The actual cost of necessary consulting services and other applicable fees as established by this fee schedule are also the responsibility of the developer.</p>

DEVELOPMENT REVIEW FEES

DESCRIPTION	CODE	AMOUNT
<p>EARTHMOVING</p> <p>Site Plan Approvals</p> <p>Operating Permit</p> <p>Amendment to Operating Permit</p> <p>Annual Progress Report</p>	<p>EP</p> <p>EP</p> <p>EP</p> <p>EP</p>	<p>\$ 6,000.00 (see footnotes 1 & 2)</p> <p>\$ 4,800.00 plus \$1.00 for each acre over 100 (see footnote 1)</p> <p>The above items include 2 rounds of DRC.</p> <p>\$ 2,400.00 plus \$1.00 for each acre over 100 (see footnote 1)</p> <p>\$ 1,500.00 plus \$165.00 per inspection, not to exceed 12 inspections per year.</p>
<p>EARTHMOVING (PHOSPHATE)</p>	<p>EP</p>	<p>Determined in the same manner as a Development of Regional Impact for ADA, Amendments and Annual Reports, Remaining fees as per Earthmoving.</p>

DEVELOPMENT REVIEW FEES

DESCRIPTION	CODE	AMOUNT
<p>FINAL SITE PLAN:</p> <p>Small Scale Projects 1 - 299 lots up to 74,999 sq. ft.</p> <p>Moderate Scale Projects 300 - 599 Lots 75,000 - 149,999 sq. ft.</p> <p>Large Scale Projects 600+ Lots 150,000 sq. ft.</p> <p>Modification to Site Plan:</p> <p>Administrative</p>		<p>NOTE: WHEN COMBINED FINAL SITE PLANS/CONSTRUCTION DRAWINGS ARE SUBMITTED AT THE SAME TIME, THEY WILL RECEIVE A 25% DISCOUNT.</p> <p>FSP \$ 6,000.00 + \$10.00 per lot commercial \$40.00 per 1,000 sq. ft.</p> <p>FSP \$12,000.00 + \$10.00 per lot commercial \$40.00 per 1,000 sq. ft.</p> <p>FSP \$18,000.00 + \$10.00 per lot commercial \$40.00 per 1,000 sq. ft.</p> <p>FSPRA \$ 1,400.00 (1 Stop Review or Planner Review Only)</p> <p>FSPRA Planning and other Agency Review - ½ of Final Site Plan fee - that Includes 1 round of DRC</p>

DEVELOPMENT REVIEW FEES

DESCRIPTION	CODE	AMOUNT
<p>GENERAL DEVELOPMENT PLAN</p> <p>Small Scale Projects 1 - 299 lots up to 74,999 sq. ft.</p> <p>Moderate Scale Projects 300 - 599 lots 75,000 - 149,999 sq. ft.</p> <p>Large Scale Project 600+ lots 150,000 sq. ft.</p> <p>Modification to General Development Plan:</p> <p>Administrative</p> <p>Public Hearing</p>	<p>PSP</p> <p>PSP</p> <p>PSP</p> <p>PSPRA PSPRA</p> <p>PSPRH</p>	<p>\$ 6,000.00 (see footnotes 1, 2, & 7)</p> <p>\$11,000.00 (see footnotes 1, 2, & 7)</p> <p>\$16,000.00 (see footnotes 1, 2, & 7)</p> <p>\$ 1,400.00 (1 Stop Review or Planner Review Only)</p> <p>\$ 3,500.00 Planning and Other Agency Review</p> <p>\$ 4,800.00 (see footnotes 1 & 2)</p>
<p>INFRASTRUCTURE INSPECTION FEE:</p>	<p>PII PII PII PII PII</p>	<p>Public Infrastructure \$51.00 per hour Residential (Initial + one re-inspection) \$6,375.00 + \$25.00 per lot Commercial (Initial + one re-inspection) Small Scale Projects (up to 74,999 sq. ft.) \$1,530.00 ea. Moderate Scale Projects (75,000 – 149,999 sq. ft.) \$2,295.00 ea. Large Scale Projects (150,000+ sq. ft.) \$3,060.00 ea. Re-inspection Fee (subsequent inspections – all categories) \$165.00 ea.</p>

DEVELOPMENT REVIEW FEES

DESCRIPTION	CODE	AMOUNT
BOND RELEASE INSPECTION	PZI	\$ 165.00
NATURAL RESOURCES RE-INSPECTION	PZI	\$ 165.00
ONE STOP REVIEW INSPECTION	PZI	\$ 165.00
ZONING INSPECTION	PZI	\$ 460.00
ZONING INSPECTION RE-INSPECTION	PZI	\$ 165.00
LOCAL DEVELOPMENT AGREEMENT APPLICATION	DA	\$ 8,052.00 Less than 5 acres (see footnote 1)
	DA	\$13,764.00 5 acres - 10 acres (see footnote 1)
	DA	\$18,274.00 More than 10 acres (see footnote 1) (Limited to 2 DRC reviews)
Amendment to the Local Development Agreement	DA	½ of Initial application fee Director May Adjust
LAND DEVELOPMENT CODE TEXT AMENDMENT	LDCTXT	\$ 5,000.00 (see footnotes 1 & 2)
OFFSTREET PARKING PLAN	OP	\$ 1,400.00 (1 Stop Review or Planner Review Only)
PREAPPLICATION CONFERENCE	PREAP	\$ 500.00
	PREAP	\$ 1,500.00 Full DRC Review
		NOTE: These fees will not be credited towards application submittal.

DEVELOPMENT REVIEW FEES

DESCRIPTION	CODE	AMOUNT
PRELIMINARY SITE PLAN		
<p>Small Scale Projects</p> <p>1 - 299 lots up to 74, 999 sq. ft.</p>	PSP	\$ 7,000.00 (see footnote 7)
<p>Moderate Scale Projects</p> <p>300 - 599 lots 75,000 - 149,999 sq. ft.</p>	PSP	\$14,000.00 (see footnote 7)
<p>Large Scale Project</p> <p>600+ lots 150,000 sq. ft.</p>	PSP	\$21,000.00 (see footnote 7)
<p>Modification to Site Plan:</p> <p>Administrative</p> <p>Public Hearing</p>	<p>PSPRA</p> <p>PSPRA</p> <p>PSPRH</p>	<p>\$ 1,400.00 (1 Stop Review or Planner Review Only)</p> <p>\$ 3,500.00 Planning and Other Agency Review</p> <p>\$ 4,800.00 (see footnotes 1 & 2)</p>
PRIVATE STREET AMENDMENT / EASEMENT CONVERSION	PS	\$ 2,400.00
RECORDS MANAGEMENT		
Document Retrieval	REC	No Charge Up to 15 minutes
Research	REC	\$ 40.00 Per hour – one hour minimum
REZONING		
Standard Rezone	Z	\$ 6,500.00 (see footnotes 1 & 2)

DEVELOPMENT REVIEW FEES

DESCRIPTION	CODE	AMOUNT
SPECIAL PERMITS		
Special Permit (Includes expansion or change of non-conforming uses or structures)	SP	\$ 6,000.00 (see footnotes 1 & 2) (FINAL SITE PLAN REQUIRED AFTER BOARD APPROVAL)
Modification to Special Permit:		
Administrative	SPRA	\$ 1,400.00 (1 Stop Review or Planner Review Only)
	SPRA	\$ 3,500.00 Planning and Other Agency Review
Public Hearing	SPRH	\$ 4,800.00 (Public Hearing) (see footnotes 1 & 2)
STREET NAME REQUEST (PUBLIC OR PRIVATE)	STNAME	\$ 812.00 Street Name Waiver Request
	STNAME	\$ 812.00 Street Name Waiver/Commemorative Request (see footnote 2)

DEVELOPMENT REVIEW FEES

DESCRIPTION	CODE	AMOUNT
SUBDIVISION PLATS		
Preliminary Subdivision Plat:		
Small Scale Projects (299 lots or less)	PSUB	\$ 6,000.00 (see footnote 7)
Moderate Scale Projects (300 - 599 lots)	PSUB	\$10,000.00 (see footnote 7)
Large Scale Projects (600 + lots)	PSUB	\$18,000.00 (see footnote 7)
Modification to Preliminary Plat:		
Administrative	PSUBRA	\$ 1,400.00 (1 Stop Review or Planner Review Only)
Board of County Commissioners	PSUBRA PSUBRH	\$ 3,500.00 Planning and Other Agency Review
	PSUBRH	50% of Preliminary Subdivision Plat Fee (see footnotes 1 & 2)
Final Subdivision Plat:		
Small Scale Projects (299 lots or less)	FSUB	\$ 4,000.00 + \$ 10.00 per lot (see footnote 7)

DEVELOPMENT REVIEW FEES

SUBDIVISION PLATS (Final Continued)		
Moderate Scale Projects (300 – 599 lots)	FSUB	\$ 7,000.00 + \$10.00 per lot (see footnote 7)
Large Scale Projects (600 + lots)	FSUB	\$14,000.00 + \$10.00 per lot (see footnote 7)
Modification to Final Plat –	FSUB	50% of Final Plat Fee (see footnotes 1, 2 & 7)
TRANSPORTION CONCURRENCY REVIEWS		
Traffic Study Review Fee	DRI	Consultant bills are billed at actual costs
TREE REMOVAL		
Tree Removal Permit (For 15 trees or less)	TRP	\$ 200.00 (see footnote 4)
Tree Removal Permit (For 16 trees or more)	TRP	\$ 500.00 (see footnote 4)
Tree Removal Payment in Lieu of Replacement	TREPL	\$ 345.00 per replacement tree required, 4” to 15” Diameter Breast Height (DBH) (Each 3” caliper replacement tree)
	TREPL	\$ 495.00 per replacement tree required, (Each 4” caliper replacement tree)
	TREPL	\$ 645.00 per replacement tree required, 16” to 30” Diameter Breast Height (DBH) (Each 5” caliper replacement tree)
	TREPL	\$ 1,700.00 per replacement tree required, over 30” Diameter Breast Height (DBH) (Each 7” caliper replacement tree)

DEVELOPMENT REVIEW FEES

VARIANCE Variance, Public Hearing	VA	\$ 6,500.00 (see footnotes 1 & 2)
Variance, Administrative	VA	\$ 1,400.00
ZONING OR COMPREHENSIVE PLAN LAND USE CLASSIFICATION/VERIFICATION	ZV	\$ 300.00 Per Property
Beverage License Zoning Verification	ZV	\$ 50.00
ADDITIONAL CHARGES		
Postage & Handling	MAIL	Postage & Handling - Will be charged for any requested mailing of documents.
Notary Fee	MISC	Notary Fee of \$5.00 per document.
CD	MISC	\$10.00 fee each CD copied, plus research time if applicable.

FOOTNOTES

- 1 Signs for advertising shall be charged at \$20.00 per sign, payable prior to receipt of the signs. Labels for notice shall be obtained from the Property Appraiser's Office.
 - 2 All advertising and recording fees must be paid by applicant.
 - 3 No Development Order or Additional Approvals will be issued for any project with an outstanding balance due to Manatee County.
 - 4 See Tree Replacement Fees, as required.
 - 5 Actual cost is based upon the hourly rate of pay of each employee performing the work, multiplied by the number of hours worked multiplied by 2.16 plus consultant bills are billed at actual costs.
 - 6 Deposit - All work performed by Manatee County employees directly and reasonably attributable to review of a DRI application shall be paid by the applicant. Fees will be based upon the hourly rate of pay of each employee performing the work, multiplied by the number of hours worked, multiplied by 2.16, except for the County Attorney's time which will be charged at the current hourly rate. For the initial DRI reviews, a deposit of will be paid at the time of application. For Substantial Deviation Determinations and all other work associated with approved DRI's, including notices of proposed changes, a deposit will be required upon submittal and the developer will be billed for actual time charges. Any balance due over the established deposit amount will be billed. Any amount under the deposit amount will be refunded.
 - 7 Small Scale Projects (under 300 lots), Moderate Scale Projects (300 - 599 lots), Large Scale Projects (600+ lots)
- *** Unique Situations/Projects with limited review – fees may be adjusted at the discretion of the appropriate Department Director. The Building and Development Services Director will coordinate with the appropriate Department Director.