

Resolution 16-117
"Attachment A"
Effective - December 1, 2016

Manatee County Building and Development Services Department



Development Fee Schedule

DESCRIPTION	CODE	AMOUNT		
Effective 12/01/2016				
ADDRESS ASSIGNMENT	ADDR	\$0.00	0-4	Address Assignment for Commercial / Residential (New or Revised)
		\$75.00	5-50	Address Assignment for Commercial / Residential (New or Revised)
		\$125.00	51-75	Address Assignment for Commercial / Residential (New or Revised)
		\$175.00	76-100	Address Assignment for Commercial / Residential (New or Revised)
		\$250.00	101-200	Address Assignment for Commercial / Residential (New or Revised)
		\$325.00	201-300	Address Assignment for Commercial / Residential (New or Revised)
		\$500.00	301+	Address Assignment for Commercial / Residential (New or Revised)
	ADDR	\$50.00	Each Address Confirmation Letter	
	ADDR	\$900.00	Street Waiver	
ADMINISTRATIVE DETERMINATION	AD	\$600.00	To be paid with request	
ADMINISTRATIVE PERMITS				
Plot Plan Standards	AP	\$2,500.00	1 Stop Review or Planner Review Only (see footnote 6)	
	AP	\$4,500.00	Planning and Limited Reviewers (see footnote 6)	
Final Site Plan Standards	AP	\$6,000.00	(see footnote 6)	
SEXUALLY ORIENTED BUSINESSES (ADULT ENTERTAINMENT)	AEW	\$4,000.00	(see footnotes 1 & 2)	

DESCRIPTION	CODE	AMOUNT	
<p>ADVERTISING</p> <p>Applications for Planned Development, Extensions, Comprehensive Plan Amendment, Development of Regional Impact, Earthmoving, Environmental Preserve Management Plan, Land Development Code Text Amendment, and Local Development Agreement.</p> <p>Applications for Special Permits, Variance, and Rezoning.</p>	<p>ADV</p> <p>ADV</p>	<p>\$1,000.00</p> <p>\$700.00</p>	<p>Per Public Hearing. Fees collected along with application fees</p> <p>Per Public Hearing. Fees collected along with application fees</p> <p>(Advertising fees should be paid on all public hearing items at the time of application submittal.)</p>
<p>AFFORDABLE HOUSING</p> <p>Affordable Housing Payment in lieu of Construction</p>	<p>AFFH</p>	<p>\$3,899.00</p>	<p>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.</p>
<p>APPEALS</p> <p>Appeals to Hearing Officer or Board of County Commissioners</p>	<p>AA</p>	<p>\$5,500.00</p>	<p>(see footnote 2)</p>

DESCRIPTION	CODE	AMOUNT	
CERTIFICATE OF APPROPRIATENESS			
(Historic Preservation)			
Application and Review Fee (Public Hearing)	HPB	\$1,000.00	
Advertising for Public Hearing	ADV	\$150.00	
Application and Review Fee (Administrative)	HPB	\$300.00	
LOCAL HISTORICAL LANDMARK DESIGNATION			
Application and Review Fee (Requires two (2) Public Hearings. One (1) Historical Preservation Board and One (1) Board of County Commissioners)	HPB	\$1,200.00	(see footnote 1)
Advertising for Public Hearing	ADV	\$300.00	
HISTORIC PRESERVATION AD-VALOREM TAX EXEMPTION REQUEST			
Application and Review Fee (Public Hearing)	HPB	\$700.00 *	
(Three components: Part I and Part II of the Application and Adoption of Resolution Granting Tax Exemption)	HPB	\$200.00	Part I
	HPB	\$200.00	Part II
	HPB	\$300.00	Final
Advertising for Public Hearings (requires three public hearings. Two (2) before Historic Preservation Board (Part I and Part II of the application) and one (1) before BOCC for final approval)	ADV	\$450.00 *(\$150 each Hearing)	
<p>*NOTE: Proposed exterior renovations require a Certificate of Appropriateness (COA) prior to - or in conjunction with -approval of PART I Preconstruction Application. If COA and Part I Preconstruction Application are submitted together; the COA fee and advertising cost will cover both. If submitted separately, individual fees apply.</p>			

DESCRIPTION	CODE	AMOUNT	
CERTIFIED LOT(S)		\$1,000.00	per lot
COMMUNITY DEVELOPMENT DISTRICT			
New CDD Application for establishment by state (Florida Statute 190.005(1))	CDD		See Florida Statute 190.005(1)(b)1. (see footnote 2)
New CDD Application for establishment by county (Florida Statute 190.005(2))	CDD	\$9,000.00	(see footnote 2)
CDD Expansion, contraction, dissolution, or amendment	CDD	\$9,000.00	(see footnote 2)
CDD Special powers	CDD	\$9,000.00	(see footnote 2)
COMPREHENSIVE PLAN			
Large Scale (Map/Text) Amendment(Greater than 10 Acres)	PA	\$20,000.00	(see footnote 1 & 2)
Small Scale (Map Amendment)	PA	\$10,000.00	(see footnote 1 & 2)
CONSTRUCTION DRAWINGS			
Subdivision	CD	\$1,000.00	plus \$60.00/lot
Mobile Home/RV Park	CD	\$1,000.00	plus \$10.00/lot
Site Plan	CD	\$1,000.00	plus \$15.00 per each 500 square feet of non-residential building area over 10,000 square feet.
Amendment to Approved Construction Plans	CD		One-half (½) of above fees
COPIES/REPRODUCTION			
Photocopying	COPIES	\$0.15	per page 1 sided – Up to 11"x17"
		\$0.20	per page 2 sided – Up to 11"x17"
		\$2.00	>than 11"x17" to 18"x24"
		\$4.00	>than 18"x24"
Replacement of Previously issued Job Site Sheets (Copies of plans that require Stamp	EACH	\$1.00	Certification stamp fee per page

DESCRIPTION	CODE	AMOUNT	
DEVELOPMENT OF REGIONAL IMPACT (DRI)			
Initial Application (ADA)	DRI	\$20,000.00	(see footnote 1 & 2)
Notice of Proposed Change	DRI	\$11,250.00	(see footnote 1, 2 & 6)
Local Ordinance Amendment	DRI	\$10,000.00	(see footnote 1, 2 & 6)
DRI Amendment/Development Order Amendment	DRI	\$10,000.00	(see footnote 1, 2 & 6)
Annual Report Review	DRI	\$3,000.00	
Binding Letter Review	DRI	\$1,500.00	
Close Out	DRI	\$7,500.00	
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.			
DRIVEWAY ACCESS (COMMERCIAL)		\$200.00	
EARTHMOVING			
Site Plan Approvals	EP	\$6,000.00	(see footnote 1, 2 & 6)
Operating Permit	EP	\$4,800.00	plus \$1.00 for each acre over 100 (see footnote 1)
Amendment to Operating Permit	EP	\$2,400.00	plus \$1.00 for each acre over 100 (see footnote 1)
Annual Progress Report	EP	\$1,500.00	plus \$275.00 per inspection, not to exceed 12 Inspections per year.
EARTHMOVING (PHOSPHATE)	EP	Determined in the same manner as a Development of Regional Impact for ADA, Amendments and Annual Reports, Remaining fees as per Earthmoving.	
EARTHWORK PLAN		\$200.00	
EASEMENT DEDICATION		\$200.00	

DESCRIPTION	CODE	AMOUNT	
ENVIRONMENTAL PRESERVE MANAGEMENT PLAN REVIEW (EPMP)			
Public Hearing	EPMP	\$6,800.00	(see footnote 1, 2 & 6)
Administrative	EPMP	\$3,000.00	(see footnote 6)
EXTENSIONS			
Certificate Level of Service	FSPRA	\$2,100.00	(see footnote 2)
Legislative Directed	FSPRA	\$425.00	
Site Plan			
Administrative	FSPRA	\$430.00	
With New CLOS	FSPR/ CLOS	\$2,500.00	(\$1000 Site Plan + \$1500 CLOS)
Public Hearing	FSPRA	\$2,500.00	(see footnote 1 & 2)
Legislative Directed	FSPRA	\$425.00	
FINAL SITE PLAN: (Including Planned Development Zoning)			
Small Scale Projects	FSP	\$6,000.00	(see footnote 4 & 6)
Moderate Scale Projects	FSP	\$12,000.00	(see footnote 4 & 6)
Large Scale Projects	FSP	\$18,000.00	(see footnote 4 & 6)
Modification to Site Plan:	FSPRA		
Administrative	FSPRA	\$2,500.00	1 Stop Review or Planner Review Only
Revised/Modification:	FSPRA	\$4,500.00	Planning and Limited Reviewers
IMPACT FEE CREDIT AGREEMENT		\$2,000.00	

DESCRIPTION	CODE	AMOUNT	
INFRASTRUCTURE INSPECTION FEE:	PII	Public Infrastructure \$100.00 per hour	
	PII	Residential (Initial + one re-inspection) \$6,375.00 + \$100.00 per lot	
	PII	Commercial (Initial + one re-inspection)	
	PII	Small Scale Projects (up to 74,999 sq. ft.) \$2,500.00 ea.	
	PII	Moderate Scale Projects (75,000 – 149,999 sq. ft.) \$3,500.00 ea.	
	PII	Large Scale Projects (150,000+ sq. ft.) \$4,500.00 ea.	
	PII	Re-inspection Fee (subsequent inspections – all categories) \$350.00 ea.	
INSPECTIONS			
BOND RELEASE INSPECTION	PZI	\$350.00	
ENVIRONMENTAL PLANNING INSPECTION	PZI	\$275.00	
ONE STOP REVIEW INSPECTION	PZI	\$275.00	
ZONING INSPECTION	PZI	\$460.00	
ZONING INSPECTION RE-INSPECTION	PZI	\$275.00	
LAND DEVELOPMENT CODE TEXT AMENDMENT	LDCTXT	\$5,000.00	(see footnote 1 & 2)
LOCAL DEVELOPMENT AGREEMENT APPLICATION	DA	\$15,000.00	(see footnote 1, 2 & 6)
Amendment to the Local Development Agreement	DA	\$7,500.00	
OFFSTREET PARKING PLAN	OP	\$2,500.00	1 Stop Review or Planner Review Only
	OP	\$4,500.00	Planning and Limited Reviewers (see footnote 6)

DESCRIPTION	CODE	AMOUNT	
PLANNED DEVELOPMENTS			
Rezone w/General Development Plan:			
Prepared to General Standards			
Small Scale Project	ZG	\$16,500.00	(see footnote 1, 2, 4, 5, 6 & 7)
Moderate Scale Project	ZG	\$19,500.00	(see footnote 1, 2, 4, 5, 6 & 7)
Large Scale Project	ZG	\$22,500.00	(see footnote 1, 2, 4, 5, 6 & 7)
Modification			
Administrative		\$2,500.00	1 Stop Review or Planner Review Only
		\$4,500.00	Planning and Limited Reviewers
Public Hearing		\$8,500.00	(see footnote 1, 2, 4, 5 & 6)
Rezone w/Preliminary Site Plan Standards:			
Prepared to Preliminary Site Plan Standards			
Small Scale Project		\$18,000.00	(see footnote 1, 2, 4, 5, 6 & 7)
Moderate Scale Project		\$20,500.00	(see footnote 1, 2, 4, 5, 6 & 7)
Large Scale Project		\$27,500.00	(see footnote 1, 2, 4, 5, 6 & 7)
Modification			
Administrative		\$2,500.00	1 Stop Review or Planner Review Only
		\$4,500.00	Planning and Limited Reviewers
Public Hearing		\$8,500.00	(see footnote 1, 2, 4, 5 & 6)
General Development Plan -- NO Rezone:			
Prepared to General Standards			
Small Scale Project		\$11,000.00	(see footnote 1, 2, 4, 5, 6 & 7)
Moderate Scale Project		\$13,000.00	(see footnote 1, 2, 4, 5, 6 & 7)
Large Scale Project		\$16,000.00	(see footnote 1, 2, 4, 5, 6 & 7)

DESCRIPTION	CODE	AMOUNT	
PLANNED DEVELOPMENTS -- Continued			
Modification			
Administrative		\$2,500.00	1 Stop Review or Planner Review Only
		\$4,500.00	Planning and Limited Reviewers
Public Hearing		\$7,500.00	(see footnote 1, 2, 4, 5 & 6)
Prepared to Preliminary Standards -- NO Rezone:			
Small Scale Project		\$14,000.00	(see footnotes 1, 2, 4, 5 & 6)
Moderate Scale Project		\$16,000.00	(see footnotes 1, 2, 4, 5 & 6)
Large Scale Project		\$24,000.00	(see footnotes 1, 2, 4, 5 & 6)
Modification			
Administrative		\$2,500.00	1 Stop Review or Planner Review Only
		\$4,500.00	Planning and Limited Reviewers
Public Hearing		\$7,500.00	(see footnote 1, 2, 4, 5 & 6)
Note: BOCC cannot approve Preliminary Plats			
Prepared to Preliminary Site Plan Standards/Preliminary Subdivision Plat			
Small Scale Project		\$16,000.00	(see footnotes 1, 2, 4, 5 & 6)
Moderate Scale Project		\$24,000.00	(see footnotes 1, 2, 4, 5 & 6)
Large Scale Project		\$39,000.00	(see footnotes 1, 2, 4, 5 & 6)
Modification			
Administrative		\$2,500.00	1 Stop Review or Planner Review Only
		\$4,500.00	Planning and Limited Reviewers
Public Hearing		\$7,500.00	(see footnote 1, 2, 5 & 6)

DESCRIPTION	CODE	AMOUNT	
Preliminary Site Plan/Final Site Plan			
Small Scale Project		\$16,000.00	(see footnote 4 & 6)
Moderate Scale Project		\$26,000.00	(see footnote 4 & 6)
Large Scale Project		\$39,000.00	(see footnote 4 & 6)
Modification			
Administrative		\$2,500.00	1 Stop Review or Planner Review Only
		\$4,500.00	Planning and Limited Reviewers
Preliminary Site Plan/Preliminary Plat/Final Site Plan			
Small Scale Project		\$22,000.00	(see footnote 4 & 6)
Moderate Scale Project		\$36,000.00	(see footnote 4 & 6)
Large Scale Project		\$57,000.00	(see footnote 4 & 6)
Modification			
Administrative		\$2,500.00	1 Stop Review or Planner Review Only
		\$4,500.00	Planning and Limited Reviewers
Preliminary Plat/Final Site Plan			
Small Scale Project		\$12,000.00	(see footnote 4 & 6)
Moderate Scale Project		\$22,000.00	(see footnote 4 & 6)
Large Scale Project		\$36,000.00	(see footnote 4 & 6)
Modification			
Administrative		\$2,500.00	1 Stop Review or Planner Review Only
		\$4,500.00	Planning and Limited Reviewers

DESCRIPTION	CODE	AMOUNT	
NAME CHANGE (Project/Application name change)		\$350.00	
PREAPPLICATION CONFERENCE	PREAP	\$500.00	Scoping Meeting
	PREAP	\$1,500.00	Regular
	PREAP	\$2,500.00	Manager Review
NOTE: Only the regular Pre-application fees of \$1,500.00 will be credited towards application submittal. The Scoping Meeting & Manager Review are nonrefundable or creditable.			
Preliminary Site Plan--Non-Public Hearing			
Small Scale Project	PSP	\$10,000.00	(see footnote 4 & 6)
Moderate Scale Project	PSP	\$14,000.00	(see footnote 4 & 6)
Large Scale Project	PSP	\$21,000.00	(see footnote 4 & 6)
Revised/Modification:			
Administrative	PSPRA	\$2,500.00	1 Stop Review or Planner Review Only
	PSPRA	\$4,500.00	Planning and Limited Reviewers
PRIVATE STREET AMENDMENT / EASEMENT CONVERSION	PS	\$2,400.00	
RE-REVIEW			\$ 80.00/hr. (per person involved with re-review)
NOTE: If a major revision to the plan occurs prior to site plan approval / or during site plan review, then a re-review charge will be required.			
REZONING			
(Non Planned Development) 3 acres and less	Z	\$3,000.00	(see footnotes 1, 2, & 6)
(Non Planned Development) greater than 3 acres	Z	\$6,500.00	(see footnotes 1, 2, & 6)
ROW USE PERMIT(BASIC)		\$500.00	
SIDEWALK PAYMENT IN LIEU OF AGREEMENT		\$200.00	

DESCRIPTION	CODE	AMOUNT
SIGN ORDINANCE ADJUSTMENT		
Adjustment, Public Hearing		\$6,500.00 (see footnotes 1, 2, & 6)
Adjustment, Administrative		\$1,400.00
SPECIAL APPROVAL	SA	\$600.00 Advertising shall be paid if public hearing is required. (see footnotes 1 & 2)
SPECIAL PERMITS		
Special Permit (Includes expansion or change of non-conforming uses or structures)	SP	\$6,500.00 (see footnotes 1, 2, & 6) (FINAL SITE PLAN REQUIRED AFTER BOARD APPROVAL)
Modification to Special Permit:		
Administrative	SPRA	\$2,500.00 1 Stop Review or Planner Review Only
Public Hearing	SPRA	\$4,500.00 Planning and Limited Reviewers
	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)

DESCRIPTION	CODE	AMOUNT	
SUBDIVISION PLATS			
Preliminary Subdivision Plat:			
Small Scale Project	PSUB	\$6,000.00	(see footnote 4 & 6)
Moderate Scale Project	PSUB	\$10,000.00	(see footnote 4 & 6)
Large Scale Project	PSUB	\$18,000.00	(see footnote 4 & 6)
Modification to Preliminary Plat:			
Administrative	PSUBRA	\$2,500.00	1 Stop Review or Planner Review Only
	PSUBRA	\$4,500.00	Planning and Limited Reviewers
Public Hearing	PSUBRH	\$7,000.00	(see footnote 1 & 2)
Final Subdivision Plat:			
Small Scale Project	FSUB	\$4,000.00	Plus \$ 10.00 per lot (see footnote 4 & 6)
Moderate Scale Project	FSUB	\$7,000.00	Plus \$ 10.00 per lot (see footnote 4 & 6)
Large Scale Project	FSUB	\$14,000.00	Plus \$ 10.00 per lot (see footnote 4 & 6)
SURPLUS PROPERTIES		\$200.00	
TRANSPORTION CONCURRENCY REVIEWS			
Traffic Study Review Fee	DRI		Consultant cost are billed at actual costs (see footnote 7)
TREE REMOVAL/REPLACEMENT			
Tree Removal Permit (For 15 trees or less)	TRP	\$300.00	(see footnote 3)
Tree Removal Permit (For 16 trees or more)	TRP	\$500.00	(see footnote 3)
Tree Removal Payment in Lieu of Replacement	TREPL	\$445.00	per replacement tree at 3" caliper size (Replacement quantities determined by Section 714.8.7 of the LDC)
	TREPL	\$585.00	per replacement tree at 4" caliper size (Replacement quantities determined by Section 714.8.7 of the LDC)

DESCRIPTION	CODE	AMOUNT	
VACATION			
Vacation Request		\$200.00	
Street Vacation		\$200.00	
Plat Vacation		\$200.00	
Easement Vacation		\$200.00	
VARIANCE			
Variance, Public Hearing	VA	\$6,500.00	(see footnotes 1, 2 & 6)
Variance, Public Hearing	VA	\$2,500.00	A single lot or parcel that is 1 acre or less in size and which is zoned or used as residential (see footnotes 1, 2, & 6)
Variance, Administrative	VA	\$1,400.00	
ZONING OR COMPREHENSIVE PLAN LAND USE CLASSIFICATION/VERIFICATION			
	ZV	\$300.00	Per Property
Zoning Verification (Over the Counter)	ZV	\$50.00	
Beverage License Zoning Verification	ZV	\$50.00	
ADDITIONAL CHARGES			
Development Review Software Seat (Buzzsaw) Resolution R-10-224	MISC	\$350.00	
Postage & Handling	MAIL		Postage & Handling - Will be charged for any requested mailing of documents.
Notary Fee	MISC	\$5.00	per document.
CD	MISC	\$10.00	each CD copied, plus research time if applicable.

DESCRIPTION	CODE	AMOUNT
PUBLIC SCHOOL FACILITIES REVIEW FEES		COLLECTED ON BEHALF OF MANATEE SCHOOL BOARD
School Reports – Residential Development		
Review Comments		
Comprehensive Plan Amendment	SBCPA	\$500.00
Land Use Atlas Amendment (Rezone)	SBREZ	\$550.00
Development Plan	SBDEV	\$650.00
Development of Regional Impact (DRI)	SBDR1	\$2,500.00
DRI Substantial Deviations and NOPC		
School Concurrency Analysis Report	SBNPC	\$1,000.00
Local Development		
Agreement/Proportionate	SBSCA	\$800.00
Share Mitigation	SBLDA	\$5,000.00

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, per advertising fees specified in Fee Schedule.
- 3 See Tree Replacement Fees, as required. (No fee may be required for street trees on single family lots)
- 4 Small Scale Projects (1-299 lots)/up to 74,999 sq. ft., Moderate Scale Projects (300-599 lots)/75,000 – 149,999 sq. ft., Large Scale Projects (600+ lots)/150,000 sq. ft. +.
- 5 When a Public Hearing is required for multiple plan scenario for the same project, a fee which is 65% of the initial fee specified in fee schedule will be required per each plan scenario.
- 6 A fee which is 50% of the initial fee specified in the fee schedule will be required after three (3) Administrative Reviews have been completed or three (3) Public Hearing reviews have been completed.
- 7 Before the County initiates consultant review, an applicant shall be responsible for paying one hundred and ten percent (110%) of cost estimated by the County's consultant. If, during the course of review, the County's consultant indicates additional cost will be incurred by the County, the applicant shall pay one hundred and ten percent (110%) of such estimated additional costs before additional consultant review will be authorized by the County. If, at the end of review, total costs incurred by the County exceed the fees paid by the applicant, the County will refund any fees paid to the County that exceed the County's actual cost of paying for consultant review.

No Development Order or Additional Approvals will be issued for any project with an outstanding balance due to Manatee County

*** Unique Situations/Projects with limited review – fees may be adjusted at the discretion of the appropriate Department Director. The Building and Development Services Director