

VI. DEVELOPMENT REVIEW FEES

A. General

All fees required by this section must be paid at the time of application.

B. Subdivision Plats

(also see applicable APFO fee under (E) below)

1. Preliminary Plats

- Planning \$2,758.00 plus \$7/acre plus \$27/lot
- Engineering \$796.00
- Office of Life Safety \$110.00

2. Preliminary Plat Extension Requests

- Planning \$1,380.00
- Engineering \$398.00

3. Combined Preliminary Plat/Site Plan

- Planning \$4,442.00 *plus*
\$7/acre (res.) or ~~\$83~~ \$85/acre (non-res.) *plus*
\$37/lot or dwelling unit (whichever is greater)
- Engineering \$1,591
- Office of Life Safety \$221.00

4. Combined Preliminary/Final Plats

- Planning (requiring FcPc review) \$2,493 plus \$33/lot
- Planning (requiring staff review only) \$1,432 plus \$32\$33/lot
- Engineering \$263.00

5. Final Plats

- Planning \$648.00 plus \$27/lot
- Engineering \$130.00
- Office of Life Safety \$110.00

6. Court Action

- Planning \$1,007.00 plus \$33/lot
- Engineering \$88.00

7. Addition, Farm Lot, and Public Taking Plats

- Planning \$1,007.00 plus \$33/lot
- Engineering \$130.00

8. Correction Plats

- Planning \$432.00
- Engineering \$130.00

- | | | | |
|------|--|--|----------|
| 9. | Condo Plats | | |
| | • Planning | \$732.00 plus \$106/staging area | |
| | • Engineering | | \$130.00 |
| 10. | Combination Plats as approved by staff (including addition, farm, public taking and correction) are the cumulative fee of each individual plat type, listed above. | | |
| 11. | Recordation | | \$53.00 |
|
 | | | |
| C. | <u>PUD/MXD Plans</u> | | |
| | (see also applicable APFO fee under subsection E. below) | | |
|
 | | | |
| 1. | Phase II | | |
| | • Planning | \$5,304 plus \$27/acre | |
| | • Engineering | | \$347.00 |
| 2. | Phase III | | |
| | • See fees under subsection B(1) above | | |
|
 | | | |
| D. | <u>Site Plans</u> | | |
| | (also see APFO fee under (E) below) | | |
|
 | | | |
| 1. | Residential | | |
| | • Planning | \$2,493.00 plus \$10/dwelling unit | |
| | • Engineering | | \$398.00 |
| | • Office of Life Safety | | \$110.00 |
| 2. | Commercial/ Non-Residential | | |
| | • Planning | \$2,493.00 plus \$85/acre | |
| | • Engineering | | \$796.00 |
| | • Office of Life Safety | | \$110.00 |
| 3. | Revisions (after FcPc approval but prior to vesting plan or after construction has vested original site plan) | | |
| | a. | Administrative | \$212.00 |
| | b. | Staff Level Review | |
| | | • Planning | \$733.00 |
| | | • Engineering | \$263.00 |
| | | • Office of Life Safety | \$110.00 |
| | c. | Planning Commission Review
(same as fees charged for D(1) and D(2) above) | |

4. Site Plan Extension Requests (administrative only) \$319.00
- E. Adequate Public Facilities Ordinance (APFO) Review Fees
1. Application Fee \$212.00 base
(Subject to APFO review; no Traffic Impact TIS) required or Letter of understanding (LOU) required)
2. Basic APFO Review
(Subject to APFO with Full TIS required, but no LOU required or without Full TIS, but required LOU)
- APFO study period 0 – 3 years \$212.00 base plus
 \$663.00 Basic APFO Review Fee
 (Total Fee \$875.00)
 - APFO study period greater than 3 years but no more than 5 years \$212.00 base plus
 \$1,326.00 Basic APFO Review Fee
 (Total Fee \$1,538.00)
 - APFO study period greater than 5 years \$212.00 base plus
 \$3,315.00 Basic APFO Review Fee
 (Total Fee \$3,527)
3. Full APFO Review
(Subject to APFO with Full TIS and LOU required)
- APFO study period 0 – 3 years \$212.00 base plus
 \$663.00 Basic APFO Review Fee plus
 663.00 Full APFO Review Fee
 (Total Fee \$1,538.00)
 - APFO study period greater than 3 years but no more than 5 years \$212.00 base plus
 \$1,326.00 Basic APFO Review Fee plus
 \$1,326.00 APFO Full Review Fee
 (Total Fee \$2,864)
 - APFO study period greater than five years \$212.00 base plus
 \$3,315 Basic APFO Review Fee plus
 \$3,315.00 Full APFO Review Fee
 (Total Fee \$6,842.00)
4. APFO Exemption Request \$53.00
(when a prior plan has received APFO and vesting has occurred)
- F. Miscellaneous Requests
1. Ag Cluster/ RC Cluster/Sketch/Concept Plans

• Planning	\$862.00
• Engineering	\$130.00
2. Residential Cluster Plans	
• Planning	\$1,078.00
• Engineering	\$130.00
3. Modifications	
a. Single Modification, not associated with a plan receiving FcPc review	
• Planning	\$733.00
• Engineering	\$175.00
b. Included with a plan receiving FcPc review	
• Planning	\$106.00/modification
• Engineering	\$106.00/modification

G. FRO

1. Review Fees	
• Banking Projects	\$212.00
• Simplified Plans with no onsite forest & proposed purchase of banking credits or Fee-in-Lieu	\$212.00
• Simplified Plans with onsite forest or proposed planting	\$425.00
• Preliminary Forest Plans	\$212.00 <i>plus</i> \$2/gross acre
• Final Forest Plans	\$212.00 <i>plus</i> \$1/gross acre
• Additional deed or other documents not included in original submission	\$53.00
2. Inspection Fees	
• Developer & Banking Projects	\$169.00base <i>plus</i> 1.06% of 1 st \$30,000 of cost estimate <i>plus</i> ½ of 1.06% of portion of cost estimate over \$30,000
3. FRO Modification Requests	

	• To Planning Commission (prior to plan approval)	\$344.00
	• After final plan & easement approval	\$344.00
	• Change ownership of banking project after deed/FIPA recordation	\$344.00
4.	Exemption Requests	\$53.00/exemption
H.	<u>Verification Letters</u>	
	• Site Plan Verification	\$106.00
	• Development Rights Verification	\$265.00
	• Lot of Record Determination	\$212.00
I.	<u>Improvement Plans</u>	
	• Engineering	\$398.00/plan sheet
	• Planning	\$398.00 flat rate
	• Office of Life Safety	\$110.00 flat rate
	• Modification Requests (applies to all engineering design issues, during any part of the development process)	\$263.00
J.	<u>Minor Improvement Plans</u>	\$398.00
	Including, but not limited to; road layback, common driveways, single lot residential SWM plan, builders SEC plan for multiple lots, obstructions in the right-of-way, signing & striping, utility plans & improvements which primarily impact other agencies, such as water and sewer extensions, utility company changes, etc...)	
K.	<u>Administrative Process Fee</u> (single lot SWM, municipal plat, etc...)	\$53.00
L.	<u>Public Improvements administrative document processing fee</u> (processing of cost estimates, performance agreements, sureties, etc...for dedicated or proposed public improvements)	\$371.00
M.	<u>Environmental Compliance</u>	
1.	Grading/SWM	
	• Minor Grading/Logging (MN) (MNL)	\$86.00
	• Major Grading/Logging (MJ) (MJL) (MJN)	greater of \$381.00 or 2.54% of approved cost estimate
	• Stormwater Mgmt (SWM)	greater of \$381.00 or 2.54% of approved cost estimate

N. Miscellaneous

1. Refunds

All fees paid under this section are non-refundable and non-transferable. Exception: If a plan that was submitted and processed for review is withdrawn by the applicant, then all applicable fees are refundable less a \$212.00 administrative fee provided that a) the request to withdraw is in writing by the applicant and b) an initial review has not been performed.

2. Application Revisions (administrative changes only to applicant, engineer, address or project name information, etc...)

The fee for application revisions, after an application has been processed is \$106.00.

3. Additional Plan Review Charges (prior to plan approval; the number of reviews does not include the submission of the final signature, mylars set):

a. Improvement Plans and Minor Improvement Plans

- The first three plan submissions (includes initial submittal and two subsequent submittals) are reviewed at no additional charge. The 4th and subsequent submissions are 50% of the original engineering fee, outlined in sections I & J above, regardless of which review agency requires the resubmittal.

b. Preliminary Plats, Combined Preliminary Plat/Site Plan, Combined Preliminary Final Plats, Court Action Plats, Phase II MXD/PUD Plans and Site Plans, not included in section 3(a).

- The first four plan submissions (includes initial and three subsequent submittals) are reviewed at no additional charge. The 5th and subsequent submissions are 50% of the original planning fee, outlined in the previous sections, regardless of which review agency requires the resubmittal.

c. Final Plats, Addition Plats, Farm Lot Plats, Correction Plats, Public Taking Plats, Condo Plats, FRO plans, miscellaneous requests and all other plans.

- The first three plan submissions (includes initial and two subsequent submittals) are reviewed at no additional charge. The 4th and subsequent submissions are 50% of the original planning fee, outlined in the previous sections, regardless of which review agency requires the resubmittal.

- d. Applicant initiated changes are charged at a rate of 50% of all initial fees, unless the change is directly in response to a review comment, then additional plan review fees are charged in accordance with Sections a-c above.
4. Additional Improvement Plan Review Changes (after plan approval/signatures)
- a. Re-approvals of expired plans with minor revisions (see below).
- b. Minor or staff Administrative Revision fee to an approved plan that has not expired is \$212.00. This revision applies to minor field changes, site plan changes caused by final engineering details, and other minor changes that do not significantly impact the design of the project
- c. Major Revision fee to an approved plan that has not expired is \$133.00/sheet affected by plan revision. These fees apply to applicant initiated changes to approved plans during construction, which do not require a new application, but are more significant than those described in Section 4a above.
5. Any applicant-initiated request to replace or modify an existing Performance Agreement/Surety is \$371.00 per request. This includes public improvements, grading, FRO, SWM or other.
6. Any easement document which will require action of the full Board of County Commissioners (can not be administratively approved):
- One Lot Residential \$106.00
 - Non Residential, Mixed Use \$371.00
or Multiple Residential Lots –
open space or other miscellaneous requests