

R-21-023

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, ESTABLISHING A REVISED FEE SCHEDULE FOR PLANNING, ZONING AND LAND DEVELOPMENT ACTIVITIES FOR UNINCORPORATED MANATEE COUNTY; PROVIDING DIRECTIONS REGARDING CODIFICATION; REPEALING AND SUPERSEDING CONFLICTING RESOLUTIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Subsection 125.01(1)(g), Florida Statutes, authorizes the Board of County Commissioners of each County to prepare and enforce a Comprehensive Plan for the development of the County; and

WHEREAS, Subsection 125.01(1)(h), Florida Statutes, authorizes the Board of County Commissioners of each County to establish, coordinate and enforce zoning and such regulations as are necessary for the protection of the public; and

WHEREAS, the Board of County Commissioners of Manatee County, Florida previously adopted the Manatee County Land Development Code (hereinafter the "Land Development Code"); and

WHEREAS, the Board of County Commissioners of Manatee County, Florida previously adopted the Manatee County Comprehensive Plan (hereinafter "Comprehensive Plan"); and

WHEREAS, the Land Development Code provides that fees may be charged for various costs involved in processing applications, petitions and various related matters; and

WHEREAS, the Building and Development Services Department has reviewed and recommended approval of the comprehensive fee schedule which is attached hereto as Exhibit A to this resolution setting forth a schedule of costs and charges; and

WHEREAS the Board of County Commissioners has determined that it is in the best interest and necessary to promote the public health, safety and welfare of the citizens in Manatee County to adopt said fee schedule and hereby finds that said fee schedule is reasonably related to the costs of administering and enforcing the development activities described in the Land Development Code and Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Manatee County, Florida, that:

Section 1. Schedule Fees and Charges. The Board of County Commissioners hereby establishes a revised fee schedule to defer the costs of administering development applications and enforcing the Land Development Code. Attachment A to this resolution is hereby adopted as the applicable fee schedule for processing applications, petitions and related matters pursuant to the Land Development Code and Comprehensive Plan, and said Attachment "A" is hereby incorporated herein by reference. Attachment "A" may be amended in whole or in part by further resolution of the Board as may be necessary and deemed warranted.

Section 2. Directions Regarding Codification. This resolution shall not be codified in the Manatee County Code of Resolutions.

Section 3. Conflicting Resolutions. Effective March 29, 2021, all resolutions and parts of resolutions in conflict with the provisions of this resolution, including but not limited to, Resolution 16-117 shall be repealed, rescinded, superseded and replaced by this resolution to the extent of such conflict.

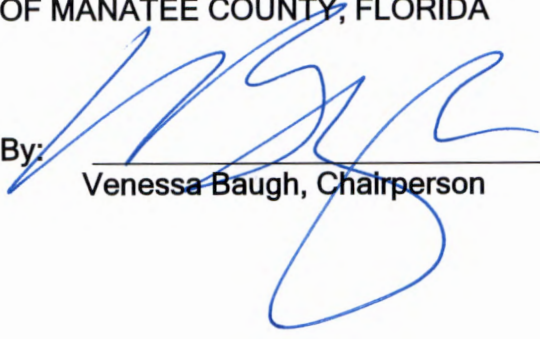
Section 4. Severability. In the event any provisions, portion or section of this resolution is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining provisions, portions or sections of this resolution which shall remain in full force and effect.

Section 5. Effective Date. This resolution and the fees and charges established in this resolution take effect March 29, 2021.

PASSED AND ADOPTED by the Board of County Commissioners of Manatee County, Florida with a quorum present and voting this 26th day of January, 2021.




**BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA**

By: 

Venessa Baugh, Chairperson

**ATTEST: Angelina M. Colonnese
Clerk of the Circuit Court**

By: 

Deputy Clerk



Building and Development Services Department Development Review Fees

Resolution 21-023
Effective March 29, 2021

Site Plan/Subdivision - Administrative	
Administrative Adjustment (Up to 3 hours + \$72 an hour after)	\$215
Certified Lot(s) (Per Lot)	\$1,000
Changes to Approved Site Plan	\$3,000
Changes to Approved Site Plan - Limited Review	\$1,500
Conference - Pre-Application (Fee credited towards application submittal if received within 6 month of conference)	\$1,500
Conference - Scoping	\$500
Environmental Preserve Management Plan	\$3,000
Final Site Plan	\$6,000
Modification of Standards (Up to 3 hours + \$72 an hour after)	\$215
Off Street Parking Plan	\$3,000
Off Street Parking Plan - Limited Review	\$1,500
Preliminary Plat	\$6,000
Preliminary Plat/Final Site Plan	\$8,000
Preliminary Site Plan	\$6,000
Preliminary Site Plan/Final Site Plan	\$8,000
Preliminary Site Plan/Preliminary Plat	\$8,000
Preliminary Site Plan/Preliminary Plat/Final Site Plan	\$9,000
Site Plan - Extension (Admin)	\$200
Site Plan - Legislative Directed Extension	\$70

Site Plan/Subdivision/Rezone - Public Hearing	
Adding or Changing a Use	\$6,000
Adding or Changing a Use - Limited Review	\$4,500
Changes to Approved Site Plan	\$6,000
Development of Regional Impact - Local Ordinance Amendment	\$10,000
Development of Regional Impact - Notice of Proposed Change/Development Order Amendment	\$10,000
Environmental Preserve Management Plan	\$6,000
Final Plat	\$6,000
General Development Plan	\$10,000
General Development Plan with Rezone	\$12,000
Modification of Standards	\$2,500
Preliminary Site Plan	\$11,000

Site Plan/Subdivision/Rezone - Public Hearing - Continued	
Preliminary Site Plan with Rezone	\$13,000
Site Plan - Extension (Public Hearing)	\$2,500
Special Permit	\$9,000
Special Permit - Limited Review	\$4,500
Variance (Public Hearing)	\$4,500
Zoning Atlas Amendment (Rezone)	\$7,000

Plan/Text Amendments & Agreements - Public Hearing	
Comprehensive Plan Map Amendment (Public Hearing)	\$10,000
Comprehensive Plan Text Amendment (Public Hearing)	\$5,000
Land Development Code Text Amendment (Public Hearing)	\$5,000
Local Development Agreement Application (Public Hearing)	\$11,600
Local Development Agreement Application - Amendment (Public Hearing)	\$7,300

Signs	
Signs - Adjustment (Admin) (Up to 3 hours + \$72 an hour after)	\$215
Signs - Master Sign Plan (Admin)	\$2,500
Signs - Master Sign Plan or Adjustment (Public Hearing)	\$4,500

Environmental/Earthmoving/Earthwork/Tree Removal	
Earthmoving - Annual Progress Report (Admin)	\$1,500
Earthmoving - Operating Permit (Admin)	\$3,000
Earthmoving - Operating Permit Amendment (Admin)	\$2,000
Earthmoving - Site Plan Major (Admin following Special Permit)	\$3,000
Earthmoving - Site Plan Major (Public Hearing - Special Permit)	\$9,000
Earthmoving - Site Plan Minor (Admin)	\$3,000
Inspection - Environmental Planning - Conservation Easement Sign/ Nuisance Removal/ Wetland Buffer (All in One Visit)	\$140
Inspection - Environmental Planning - Conservation Easement Sign/ Nuisance Removal/ Wetland Buffer (Individually)	\$70
Inspection - Field Compliance	\$72
Tree Removal Payment in Lieu of Replacement (per 3" caliper) (Admin)	\$445
Tree Removal Payment in Lieu of Replacement (per 4" caliper) (Admin)	\$585
Tree Removal Permit (Admin)	\$144

Miscellaneous	
Addressing - Commemorative Request (Public Hearing)	\$630
Addressing - Confirmation Letter	\$40
Addressing - Street Waiver (Admin)	\$400
Administrative Determination (Up to 3 hours + \$72 an hour after)	\$215
Advertising - Signs (Per Sign)	\$20
Advertising (Per Public Hearing)	\$600

Miscellaneous - Continued	
Affordable Housing (Payment in lieu of Construction - 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).	\$3,889
Appeals (Public Hearing)	\$5,500
Certificate of Appropriateness/Historical Landmark/Historic Preservation Ad-Valorem Tax Exemption (Advertising Fee Only)	\$0
Community Development District - New/Modification/Dissolution/Special Powers (Public Hearing) Advertising Cost Paid Directly to Vendor	\$4,500
Development of Regional Impact - Annual & Biennial Report & Binding Letter(Admin)	\$1,000
Development of Regional Impact - Close Out (Public Hearing)	\$3,000
Individual Staff Review (Hourly)	\$72
Name Change (Project/Application) (Admin)	\$350
Postage (Based on Actual Cost)	
Private Street Amendment/ Easement Conversion	\$2,400
Release of Deeded Easement	\$1,500
Sexually Oriented Businesses - Adult Entertainment (Public Hearing)	\$4,000
Vacation Request - Easement	\$1,500
Vacation Request - Plat	\$2,000
Vacation Request - Street	\$1,500
Zoning Verification - Beverage License Only (Admin)	\$50
Zoning Verification (Up to 3 hours + \$72 an hour after) (Admin)	\$215

Public Works	
Certificate of Level of Service - Extension	\$2,100
Certificate of Level of Service - Legislative Directed Extension	\$425
Construction Drawings - Subdivision (plus \$60 per lot)	\$1,000
Construction Drawings - Mobile Home/RV Park (plus \$10 per lot)	\$1,000
Construction Drawings - Site Plan (plus \$15 per each 500 square feet of non-residential building area over 10,000 square feet)	\$1,000
Construction Plan - Amendment (1/2 of original fee)	
Driveway Access (Commercial Stand Alone)	\$200
Inspection - Zoning	\$460
Inspection - Zoning Re-Inspection	\$275
Inspections - Bond Release Inspection	\$350
Site Plan - Extension - with new Certificate of Level of Service (\$1000 site Plan + \$1500 CLOS)	\$2,500
Earthwork Plan (Admin)	\$480
Impact Fee Credit Agreement	\$2,000
Infrastructure Inspection Fee - Public Infrastructure (Per Hour)	\$100
Infrastructure Inspection Fee - Residential (Initial + One Reinspection) (plus \$100 per lot)	\$6,375
Infrastructure Inspection Fee - Commercial Small (Initial + One Reinspection) (up to 74,999 sq. ft.)	\$2,500

Public Works - Continued	
Infrastructure Inspection Fee - Commercial Moderate (Initial + One Reinspection) (75,000 - 149,999 sq. ft.)	\$3,500
Infrastructure Inspection Fee - Commercial Large (Initial + One Reinspection) (150,000+ sq. ft.)	\$4,500
Infrastructure Inspection Fee - Reinspection (subsequent inspection - all categories)	\$350
ROW Use Permit (Basic)	\$500
Sidewalk Payment in Lieu of Agreement	\$200
Surplus Properties	\$200
Transportation Concurrency Reviews - Traffic Study Review Fee (Consultant cost are billed at actual cost)	

Public School Facilities Review Fee	
School Reports - Residential Development Review Comments	
Comprehensive Plan Amendment (1)	\$500
Land Use Atlas Amendment (Rezone) (1)	\$550
Development Plan (2)	\$650
Development of Regional Impact (DRI) (3)	\$2,500
DRI Substantial Deviations and NOPC (3)	\$1,000
School Concurrency Analysis Report (4)	\$800
Local Development Agreement/Proportionate Share Mitigation (5)	\$5,000
Public School Facilities Review Fee Footnotes:	
(1) Fee only assessed for any change that would create the possibility of ten (10) dwelling units or more.	
(2) Residential applications for ten (10) or more dwelling units; not required for residential applications for horizontal or vertical construction.	
(3) Review for a DRI or an amendment to a DRI with a residential component.	
(4) Required for residential applications for horizontal or vertical construction only.	
(5) Residential applications only. Additional attorney fees may apply.	

Fee Schedule Notes	
<p>Advertising fees shall be paid by the applicant as specified in the fee schedule for any project requiring a public hearing. Labels for notices shall be obtained from the Property Appraiser's Office.</p>	
<p>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.</p>	
<p>Unique Situations/Projects with limited review – fees may be adjusted at the discretion of the appropriate Department Director, BADS Director's Designee, or BADS Senior Fiscal Services Manager. The Building and Development Services Director or Designee, will coordinate with the appropriate Department Director.</p>	
<p>No Development Order or Additional Approvals will be issued for any project with an outstanding balance due to Manatee County</p>	

APPROVED in Open Session

1/26/2020

Manatee County Board of County
Commissioners

Bradenton Area Convention Center
One Haben Boulevard, Palmetto - Longboat Key Room
9:00 a.m. - January 26, 2021

January 26, 2021 - Regular Meeting
Agenda Item #45

Subject

Adoption of Resolution R-21-023 and Approval of the Development Review Fee Schedule

Briefings

All

Contact and/or Presenter Information

Presenters:

Tracy Trahan, Planning Section Manager, 941-748-4501 ext. 3877

John Barnott, Director, 941-748-4501 ext. 3887

Fred Goodrich, Planning Division Manager, 941-748-4501 ext. 6866

Contact: Bobbi Roy, Senior Planning and Zoning Technician, 941-748-4501 ext. 6878

Action Requested

Motion to ADOPT Resolution R-21-023 and approve the revised Development Review Fee Schedule.

Enabling/Regulating Authority

N/A

Background Discussion

- The Building and Development Services department routinely reviews fees to ensure they are in line with actual costs. With this proposed revision staff has also revised the layout, eliminated redundancy, removed unnecessary items, and created new category headings.
- The Building and Development Services Department believes that this updated fee schedule adequately captures the cost to provide the services to those benefiting from those services.
- The new fee schedule would become effective on March 29, 2021.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

Emailed 1/26/2020

Instructions to Board Records

Please forward a copy of the approved agenda item to bobbi.roy@mymanatee.org.

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

Attachment: [Public Comments.pdf](#)

Attachment: [R16-117.pdf](#)

Attachment: [Resolution R-21-023 - Development Review Fee Schedule.pdf](#)

Public Comments – Resolution 21-023 – Development Fee Schedule

From: Tracy Trahan <tracy.trahan@mymanatee.org>
Sent: Wednesday, January 20, 2021 12:32 PM
To: Carol Clarke <CarolC@medallionhome.com>
Cc: Sanford Zapata <Sanford.Zapata@mymanatee.org>; Lacy Pritchard <lacy.pritchard@mymanatee.org>; Bobbi Roy <bobbi.roy@mymanatee.org>
Subject: RE: Proposed Fee Schedule

Hi Carol,

Thank you for your email. I have provided responses to your questions below in blue.

I've taken a look at the proposed fee schedule. I'm not seeing fees for addressing – except for street waiver, confirmation letter, and commemorative request. The current schedule has a fee for address assignment. Is this being eliminated? Our proposed Fee Schedule is taking a more comprehensive approach, standard addressing fees will now be included.

My second question is why the schedule does not go into effect until March 29. I understand that for the fees that are increasing – but don't understand for those that are being significantly decreased. Would it be possible to have the fees that are decreasing go into effect immediately? If adopted the proposed fee schedule will not be effective until March 29, 2021, that is the amount of time that staff estimates it will take to make all of the behind the scene changes.

Thank you,

Tracy Trahan | Planning Section Manager

Manatee County Government

Building & Development Services
1112 Manatee Avenue West, 4th Floor
Bradenton, FL 34205
941-748-4501 ext. 3877



From: Lacy Pritchard <lacy.pritchard@mymanatee.org>
Sent: Wednesday, January 20, 2021 12:20 PM
To: Tracy Trahan <tracy.trahan@mymanatee.org>
Cc: Sanford Zapata <Sanford.Zapata@mymanatee.org>

Subject: FW: Proposed Fee Schedule
Importance: High

Can you assist in answering the questions presented by Carol in the email below. Thanks!

Lacy Pritchard
Business Services Support Analyst
Manatee County Building & Development Services
(941)748-4501 Ext. 3827

From: Carol Clarke <CarolC@medallionhome.com>
Sent: Wednesday, January 20, 2021 8:19 AM
To: Lacy Pritchard <lacy.pritchard@mymanatee.org>
Subject: Proposed Fee Schedule

Good morning Lacy.

I've taken a look at the proposed fee schedule. I'm not seeing fees for addressing – except for street waiver, confirmation letter, and commemorative request. The current schedule has a fee for address assignment. Is this being eliminated?

My second question is why the schedule does not go into effect until March 29. I understand that for the fees that are increasing – but don't understand for those that are being significantly decreased. Would it be possible to have the fees that are decreasing go into effect immediately?

Carol

Carol B. Clarke, AICP
OFFICE: 941-567-2647
MOBILE: 941-720-1868
1651 Whitfield Ave., Suite 200
Sarasota, FL 34243



R-16-117

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, ESTABLISHING A REVISED FEE SCHEDULE FOR PLANNING, ZONING AND LAND DEVELOPMENT ACTIVITIES FOR UNINCORPORATED MANATEE COUNTY; PROVIDING DIRECTIONS REGARDING CODIFICATION; REPEALING AND SUPERSEDING CONFLICTING RESOLUTIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Subsection 125.01(1)(g), Florida Statutes, authorizes the Board of County Commissioners of each County to prepare and enforce a Comprehensive Plan for the development of the County; and

WHEREAS, Subsection 125.01(1)(h), Florida Statutes, authorizes the Board of County Commissioners of each County to establish, coordinate and enforce zoning and such regulations as are necessary for the protection of the public; and

WHEREAS, the Board of County Commissioners of Manatee County, Florida previously adopted the Manatee County Land Development Code (hereinafter the "Land Development Code"); and

WHEREAS, the Board of County Commissioners of Manatee County, Florida previously adopted the Manatee County Comprehensive Plan (hereinafter "Comprehensive Plan"); and

WHEREAS, the Land Development Code provides that fees may be charged for various costs involved in processing applications, petitions and various related matters; and

WHEREAS, the Building and Development Services Department has reviewed and recommended approval of the comprehensive fee schedule which is attached hereto as Exhibit A to this resolution setting forth a schedule of costs and charges; and

WHEREAS the Board of County Commissioners has determined that it is in the best interest and necessary to promote the public health, safety and welfare of the citizens in Manatee County to adopt said fee schedule and hereby finds that said fee schedule is reasonably related to the costs of administering and enforcing the development activities described in the Land Development Code and Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Manatee County, Florida, that:

Section 1. Schedule Fees and Charges. The Board of County Commissioners hereby establishes a revised fee schedule to defer the costs of administering development applications and enforcing the Land Development Code. Attachment A to this resolution is hereby adopted as the applicable fee schedule for processing applications, petitions and related matters pursuant to the Land Development Code and Comprehensive Plan, and said Attachment "A" is hereby incorporated herein by reference. Attachment "A" may be amended in whole or in part by further resolution of the Board as may be necessary and deemed warranted.

Section 2. Directions Regarding Codification. This resolution shall not be codified in the Manatee County Code of Resolutions.

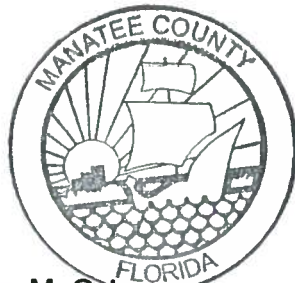
Section 3. Conflicting Resolutions. Effective December 1, 2016, all resolutions and parts of resolutions in conflict with the provisions of this resolution, including but not limited to, Resolution 15-091 shall be repealed, rescinded, superseded and replaced by this resolution to the extent of such conflict.

Section 4. Severability. In the event any provisions, portion or section of this resolution is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining provisions, portions or sections of this resolution which shall remain in full force and effect.

Section 5. Effective Date. This resolution and the fees and charges established in this resolution take effect December 1, 2016.

PASSED AND ADOPTED by the Board of County Commissioners of Manatee County, Florida with a quorum present and voting this 15th day of November, 2016.

**BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA**



By: _____
Chairman

ATTEST: Angelina M. Colonneso
Clerk of the Circuit Court

By: Robin Roth De
Deputy Clerk

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)
		\$50.00	Each Address Confirmation Letter	
ADMINISTRATIVE DETERMINATION	AD	\$600.00		To be paid with request
ADMINISTRATIVE PERMITS	AP	\$2,500.00		1 Stop Review or Planner Review Only (see footnote 6)
		\$4,500.00		Planning and Limited Reviewers (see footnote 6)
		\$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
	SPRA	\$4,500.00	Planning and Limited Reviewers
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)

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