

Land Development Fee Schedule
Per Resolution No. 2814 adopted September 23, 2019

Any necessary City Attorney's fees will be charged in addition to the noted fixed Fees.

Annexation (1)	
Annexation - Single Family Dwelling	\$250.00
Annexation - All Others	\$500.00
Comprehensive Plan Amendment (1)	
Small Scale	\$1,500.00
Large Scale	\$3,500.00
DRI, Reg. Activity Center, Urban Central Bus. District	\$5,000.00
Rezoning (1)	
Amendment to the Zoning Map (Rezone) (Other Than Planned Development Rezone)	\$1,000.00
Any Change To PD (Planned Development)	
Less than 3 acres	\$2,000.00
3 acres to 10 acres	\$2,500.00
Greater than 10 acres	\$5,000.00
Amendment to an approved PD	\$2,000.00
Conditional Use (1)	
Major Conditional Use (Planning & Zoning Approval)	\$750.00
Major Conditional Use (Planning & Zoning + City Commission Approval)	\$1,500.00
Minor Conditional Use	\$500.00
After the Fact Conditional Use	Double Regular Fee
Variances (1)	
De Minimus Variance of less than 15%:	
Single and Two-Family Residential Uses	\$25.00
All Other Uses	\$100.00
Variance for Single & Two-Family Residential Uses (DRT Review; Administrative Official Approval)	\$150.00
Variance that requires P&Z Commission Approval	\$750.00
After the Fact Variance	Double Regular Fee
Appeals and Other Requests (1)	
Administrative Appeal (Appeal of any Administrative Official or Board Decision)	\$500.00
Waive 1 Year Waiting Period Requirement	\$1,000.00
Waive Distance Separation Requirement	\$1,000.00
Development Order / Development Agreement	\$250.00 <i>plus</i> all City Attorney Fees
Comprehensive Sign Plan Review	\$250.00
Vested Rights Application (1)	\$600.00 <i>plus</i> City Attorney Fees
Mobile Food Vendor	\$100.00
Temporary Sign	\$25.00

Dog Friendly Restaurants – Outdoor Seating	\$30.00
Alcoholic Beverage License Review	\$35.00
Development Review (1)	
Pre-Application Conference - 1st meeting	No Fee
Pre-Application Conference - Extra Meetings (2)	\$100.00
Site Plan Review	
Up to 0.5 acre	\$300.00
0.51 acre to 2.5 acres	\$600.00
2.5 acres to 10 acres	\$900.00
10.1 acres and larger	\$1,500.00
Engineering Plan Review	
Up to 0.5 acre	\$300.00
0.51 acre to 2.5 acres	\$600.00
2.5 acres to 10 acres	\$900.00
10.1 acres and larger	\$1,500.00
Development Plan Review	
Up to 0.5 acre	\$500.00
0.51 acre to 2.5 acres	\$800.00
2.5 acres to 10 acres	\$1,200.00
10.1 acres and larger	\$1,600.00
Applicant initiated revision to Development Plan, Site, PSP, or Engineering after staff review or extra reviews required (3)	1/2 of Original Fee
Utility Review (Not part of a Development Plan Review)	
Up to 0.5 acre	\$300.00
0.51 acre to 2.5 acres	\$600.00
2.5 acres to 10 acres	\$900.00
10.1 acres and larger	\$1,500.00
Applicant initiated revision to Utility Plan after staff review or extra reviews required (3)	1/2 of Original Fee
Subdivision Plan Review (1)	
Preliminary Subdivision Plan	\$1,000.00
Final Plat	\$600.00 <i>plus</i> Survey Review Fee
Minor Plat	\$250.00
Flood Plain Review (Not part of a Development Plan Review) (1)	
Flood Plain Determination	\$20.00
Flood Plain Application	\$150.00
Flood/FEMA MT-1 Form	
Single Lot/Single Structure	\$180.00
Multiple Lots/Multiple Structures	\$250.00
Flood/FEMA MT-2 Form	
Up to 100 acres	\$1,600.00
Greater than 100 acres	\$2,000.00
Site Development Permit (1)	
One & Two Family Residential (no building permit)	\$50.00
All Other Uses	2% value of construction (\$100 Minimum Fee)

Engineering Re-Inspection Fee	\$50.00
Abandonment / Vacates (1)	
Plat	\$500.00
Easement	\$500.00
Streets / Right-of-Way	\$500.00
Voluntary Dedication of Private Road to the City	\$1,500.00 <i>plus</i> Engineering and Attorney fees
Right-of-Way Utilization Activities (1)	
Single Family Residential Driveway	\$40.00
All Other Right-of-Way Activities (4)	\$150.00
Right-of-Way Use Agreement	\$250.00
Right-of-Way Use - Open Cut (4)	\$1,000.00
Arbor Permits (1)	
Single Family Residential	No Fee
All others	\$100.00 per acre - (\$100.00 Minimum Fee)
Addressing	
Residential - Per Address	\$10.00 ea
Non-Residential - Per Address	\$25.00 ea
Street Name Change	\$100.00 ea
Administrative Letter (1)	
Residential	\$25.00
All Other	\$100.00
Printed and Digital Copies, etc. (1)	
Digital copy of any document on CD	\$5.00
Standard Copies - single sided	\$0.15 per page
Standard Copies - double sided	\$0.20 per page
Large Copies - over 11" x 17" (8)	\$5.00
Historic Preservation - Certificate of Appropriateness (1)	
Application for Minor Review - Staff	
Single Family Residential	No Fee
Single Family - After the fact - Minor (5)	\$25.00
All Others	\$25.00
All Other Uses - After the fact - Minor (5) (9)	\$50.00
Application for Major Review - HPB	
Single Family Residential Use	\$50.00
Single Family - After the fact - Major (5)	\$100.00
All Other Uses (Other Than Single Family) (5) (9)	\$200.00
All Other Uses - After the fact - Major (5) (9)	\$400.00
Variance to Schedule S	
Single Family Residential	\$150.00
All Others	\$750.00
Right of Way Use - SC3 - Base Permit (6) (9)	\$150.00
Right of Way Use - SC3 - First Additional Permit (6) (9)	\$50.00
Right of Way Use - SC3 - Second Additional Permit (6) (9)	\$25.00
Right of Way Use - SC3 - Third Additional Permit (6) (9)	\$25.00
HPB Review of Alternative Signage (9)	\$200.00

A-Frame Sign Application (9)	\$25.00
Merchant Directional Signs (6) (7) (9)	\$50.00
Public Art Activities (1)	
Art Easement Execution (10)	\$25.00
Pop Up Art Project Application (10)	\$25.00
Public Work of Art Application	\$50.00

NOTES:

(1) All City Attorney's fees and other required city contracted service costs (ie, surveyor, engineering, appraisal, printing, etc.) are the responsibility of the applicant and will be in addition to the noted fixed fees.

(2) There is no charge for initial pre-application conference. When an owner or developer submits the same site multiple times the DRT has the option to charge the specified fee.

(3) Engineering, Utility, Flood Plain and Development Review fees cover initial review and up to 2 follow up reviews. Additional reviews that are required because of changes or failure to make corrections will require payment of 1/2 original fee before proceeding. Development Plans must contain complete engineering, erosion control and all plans necessary to construct the site.

(4) MOT plan review other than single-family driveway, curb cut, etc.; any non-specified work in ROW.

(5) Requires applicant complete a notarized acknowledgement of Historic District Requirements.

(6) Requires annual renewal (renewal fee is the same as application fee).

(7) Fee is per sign blade.

(8) Fee is based on charge by contract service provider if copied off site.

(9) Fee to be deposited in to Historic Preservation Fund.

(10) Fee to be deposited into the Public Art Fund.

Any action or activity not listed or enumerated shall be charged at a rate which shall approximate the cost of the action or activity as determined by the City Manager, or designee.