

ZONING AND OTHER COMMUNITY DEVELOPMENT FEES

Policy: The Community Development Department collects the following fees for the services listed:

- A. ANNEXATION
 - Notification Fee \$350

- B. CHANGE OF ZONING (alone or in combination with conditional use)
 - 1. ≤1 Acre \$1,200
 - 2. >1 – 10 Acres \$1,700
 - 3. >10 – 200 Acres \$2,900
 - 4. >200 Acres \$5,800

- C. PLANNED UNIT DEVELOPMENT (PUD)
 - 1. Filing Fee Zoning plus \$580
 - 2. Minor Modification \$580
 - 3. Major Modification Zoning plus \$580

- D. CONDITIONAL USE ONLY
 - Minor Modification \$350
 - Major Modification (Same as Conditional Use fees listed below)
 - 1. ≤1 Acre \$350
 - 2. >1 – 10 Acres \$580
 - 3. >10 – 100 Acres \$860
 - 4. >100 – 500 Acres \$1,200
 - 5. >500 Acres \$1,700

- E. COMPATIBILITY REVIEW for Accessory Dwelling Unit \$100

- F. VARIANCE \$350

- G. DEVELOPMENT OF REGIONAL IMPACT
 - 1. Basic Filing Fee \$5,800
 - 2. Notice of Proposed Change \$1,200
 - 3. Reprocessing of DRI for Substantial Deviation \$2,900
 - 4. Annual Report Filing Fee \$150
 - 5. Special pass through charges for transportation reviewsVaries

Note: Applicants will be charged for the actual cost of additional staff time and/or outside consultants when required to review and evaluate DRIs or other large or complicated projects.

- H. DEVELOPMENT AGREEMENT
 - Notification Fee \$1,000

I.	COMPREHENSIVE PLAN/FUTURE LAND USE MAP AMENDMENT	
1.	≤10 Acre	\$1,700
2.	>10 – 200 Acres.....	\$2,900
3.	>200 Acres	\$5,800
J.	APPLICATION FOR SALE OF ALCOHOLIC BEVERAGES	
1.	Site Inspection NOT Required.....	\$25
2.	Site Inspection Required	\$60
K.	SUBDIVISION REVIEW	
1.	Plat Review Fee	\$580
		+ \$3.00/acre
2.	Construction Plans Review Fee	\$580
		+ \$60/acre for 1-10 acres
		+ \$25/acre over 10 acres
3.	Field Inspections	\$860
		+ \$90/acre for 1-10 acres
		+ \$35/acre over 10 acres
L.	MOBILE HOME PARKS	
1.	Development Plans Review.....	\$580
		+ \$3.00/acre
2.	Construction Plans Review	\$580
		+ \$60/acre, 1-10 acres
		+ \$25/acre, over 10 acres
3.	Field Inspections	\$860
		+ \$90/acre, 1-10 acres
		+ \$35/acre, over 10 acres
M.	SITE PLAN REVIEW	
1.	Concept Review.....	\$230
		(Applied to development plan review fee when submitted within 12 months of Concept Review meeting.)
2.	Minor Development Plan: *	\$500
		(Includes the initial submission and one re-submittal)
3.	Major Development Plan:.....	\$980 (Up to 5 acres)
		+ \$25/acre, over 5 acres
		(Includes the initial submission and one re-submittal)
4.	Each Resubmission after the first.....	\$500

*Minor development plans must meet all of the following criteria:

--A site of 1 acre or less.

--Access from an improved public right-of-way.

--A discreet Polk County Property Appraiser parcel identification number.
Final determination shall be made by the Director of Community Development or designee.

N. TRAFFIC STUDY REVIEW

- 1. Minor \$60
- 2. Major \$860

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O. ZONING VERIFICATION LETTER

- 1. Form Letter No Charge
- 2. Customized Letter \$60

P. HISTORIC DISTRICT CERTIFICATE OF APPROPRIATENESS

- 1. Job Cost Less than \$10,000..... No Charge
- 2. All other COA Work, Including Demolition \$170
- 3. Penalty if Work Started without COA..... \$350

Reference: Ordinance No. 3136, Effective 10-01-89
Resolution No. 3443, Effective 10-01-91
Resolution No. 3448, Effective 10-01-91
Resolution No. 4148, Effective 10-01-01
Resolution No. 4479, Effective 10-01-05
Resolution No. 4482, Effective 10-17-05
Resolution No. 4646, Effective 10-01-07
Resolution No. 4668, Effective 02-04-08
Resolution No. 4784, Effective 10-01-09

For Information Contact: Community Development Department at 863-834-6011