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 reviews ........ Varies
      Note: Applicants will be charged for the actual cost of additional staff time and/or outside
      consultants when required to review and evaluate DRI(s) 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
Note: Applicants will be charged for the actual cost of additional staff time and/or outside consultant when required to review and evaluate DRI's or other large or complicated projects.

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