

TAB 2

Point Paper

Development Review Fees January 18, 2010

Background:

As a way to increase City revenue and to bring the City more into line with fees with neighboring jurisdictions, the City staff has reviewed development fees, and a proposed new schedule was presented to the P&Z Board at their last meeting. The P&Z Board has recommended that the fees be “adjusted” as recommended. There are two items of note, however. First, the P&Z Board requested that staff provide them with a “best guess” of how much staff time is involved with the various applications. This information has been included on the Summary Table as “cost”. Please note that cost may vary from one application to another, so the number is actually an average cost. Second, the P&Z Board was not comfortable in making this recommendation. They view their role as more of a policy-recommending role rather than a fee-setting (legislative) role. The Board was clear that they agree that the application fees should cover all or most of the City’s cost in processing the various applications.

During the P&Z Board meeting, there was limited discussion and questions concerning several fees, and several unclear notes provided within the “comments” column of the Summary Table. For discussion purposes, staff has attempted to clarify that information in the attached January 18, 2010 draft table.

Budget Impact:

These revisions will increase City revenue as development applications are submitted.

Staff Recommendation:

Continue to workshop these fees. No formation action requested at this time.

Action Required:

None at this time.

Attachments: January 18, 2010 Draft Review Fee Summary

Review Fee Summary
January 18, 2010 Draft

CATEGORY	COST (\$)	CITY OF PALMETTO	CITY OF BRADENTON	MANATEE COUNTY	COMMENTS
Annexation	1,120	\$0 - \$1,000	\$1,000 - \$1,500++	-	\$1,000
Comprehensive Plan Amendment	2,570	\$500 - \$1,000	\$1,000++	\$2,489++ - \$11,687++	\$500 - \$1,000
DRC Preapplication Meeting	500	\$300		\$74	\$100 Credit
DRC Review or Meeting	650	\$300			\$100 Credit
Development Agreement	1,800+ (Attorney Time)	\$300	\$1,500++	\$1,466++ - \$15,774++	\$1,200
Rezoning Application	1,850	\$500	\$1,914	\$3,284+	\$1,500
Conceptual Plan	2,300	\$1,500 - \$2,500	See Below		\$1,500 - \$2,500
General Development Plan	1,700+	\$1,500 - \$2,500	See Below		\$1,500 - \$2,500
Preliminary Plat	1,200	\$1,500 - \$2,500	\$200++	\$363 - \$8,852	\$1,500 - \$2,500
Construction Plan Review	Varies	\$1,500 - \$2,500		\$725++	\$1,500 - \$2,500
Final Plat Review	1,750+	\$1,500 - \$2,500	\$350++	\$165 - \$9,174	\$1,500 - \$2,500
Development of Regional Impact (DRI)	3,800	\$100 - \$5,000	\$2,500++	\$13,640 - \$4,340	\$2,500 Deposit
Administrative Determination (Written)	230+	\$50	\$300	131++	\$60
Fence Permits	400+	\$100			\$200 Req. Comm. Approval
Variance	750+	\$200	\$300++	\$213 - \$2,413	\$500
Conditional Use Permits	650+	\$200	\$600	\$4,954	\$500
Right-of-Way Vacation	750+	\$500	400++		\$500
Tree Removal Permit	10	\$50 per Tree	\$10 per Tree (w/Max Charge of \$1,500 per Acre)	\$79 - \$2,730++	\$10 per Tree (Does not Include Tree Replacement)
Zoning/Comp Plan Verification	230+	\$50		\$51	\$120
Reproduction, Maps, Publications, Freedom of Information Act Requests		\$.15 - \$5 per Sheet - \$10.00 (Cass) \$20 per Staff Hour (Beyond 30 Min)	\$.25 - \$10.00 per Sheet	\$.15 - \$5 per Sheet	\$.15 - \$5 per Sheet - \$10.00 (Cass) \$20 per Staff Hour (Beyond 30 Min)
Site Improvement			\$30 - \$100		NA
Special Use Amendment			\$300++	\$363 - \$2,477++	
Easement Vacation			\$250		\$500
Alcoholic Beverage License			\$300++		\$300
Preliminary Site Plan			\$500 - \$1,000++	\$812 - \$4,448	NA
Final Site Plan			\$350	\$359 - \$5,111	NA
PDP Amendment			\$350++ - \$500++	-	NA
Historic Preservation			\$100++	\$51 - \$105	\$100
Special Council Approval			\$150++		NA
Appeal (Administrative)			\$300++		\$200
Street Renaming			\$350++		NA

Review Fee Summary
January 18, 2010 Draft

CATEGORY	COST (\$)	CITY OF PALMETTO	CITY OF BRADENTON	MANATEE COUNTY	COMMENTS
Address Assignment				\$24 per Bldg \$5.00 per Unit	\$101 Building/\$5 Unit
Plot Plan				\$1,025	NA
Time Extension				\$407	\$300
Adult Entertainment, Waiver of Locational Requirements				\$3,248++	\$500 (Conditional Use)
Public Hearing Advertisement				\$245++ - \$441++	Actual Cost
Affordable Housing				\$3,899	No Fee
Hearing Appeals				\$640++	No Fee
Community Development District (CDD)				\$7,788 - \$13,628	\$1,500* (Pass Thru)
Earthmoving Permit				\$974 - \$4,889++	NA
Zoning Inspection				\$165	\$150 Each
Natural Resources Reinspection				\$165	NA
Infrastructure Inspection				\$42 - \$152 per Lot	\$150 Each
Off-Site Improvements				\$.22 per LF - \$91EA	\$150 Each
Land Development Code Text Amendment				\$2,717++	\$2,000
Municipal Service Benefit and Taxing Unit/ Neighborhood Improvement Districts				\$1,461 - \$2,583++	NA
Off-Street Parking Plan				\$1,221	\$1,000
PD Zoning				\$3,899 - \$5,493	NA (See Zoning)
PD Zoning Modification				\$359 - \$2,064	NA (See Zoning)
Private Street Amendment/Easement Conversion				\$512	NA
Records Management		\$20 per Hour (Over 30 Mins)		\$32 per Hour (Over 15 Mins) (\$8 Min Fee)	\$20 per Hour (Over 30 Mins)
Temporary Use Permit				\$332	NA

*Fee Required per Chapter 190, F.S.