

Tab 3

DEVELOPMENT REVIEW FEES

Point Paper

Development Review Fees Summary

Background:

As a follow up to the discussion at the last City Commission workshop, we have provided copies of the fee schedules for the City of Palmetto, City of Bradenton, and Manatee County. Additionally, we have prepared a spreadsheet summary for your review. There are several items that you may wish to consider:

- Amount of Fee – In most categories, Palmetto is significantly lower.
- The Nature of the Fee – The other jurisdictions have fees for services that Palmetto either does not have or does not charge for.

Please note that the three governments define land development activities in slightly different ways; therefore, a decision was made to provide the fee schedule for all three governments.

Also, please note that the recommendation column is not completed. This was intentional left blank to allow individual members to write in their own suggestions for discussion purposes.

Budget Impact:

The revision to the City's current Fee Schedule has the potential of increasing the City's revenue.

Staff Recommendation:

Staff recommends continuing the workshop process in order to develop a new Development Fee Schedule for formal consideration at a future date.

Action Required:

Review the Fee Schedule Summary spreadsheet for comment.

Attachments: Fee Schedule for: City of Palmetto, City of Bradenton, and Manatee County
Review Fee Summary Spreadsheet

City of Palmetto Fee Schedule

Adopted by Resolution No. 05-01
Jan 10 2005

LAND USE AND DEVELOPMENT FEES

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Annexation	\$0 Small scale (under 10 acres) \$1,000 (plus actual advertising costs)
Comprehensive Plan Amendment petitions	Small scale (map amendment) \$500; all others \$1,000
DRC Pre-application meeting	\$300 (to be credited against application fee when submitted, but not DRC review)
DRC Review or meeting	\$300 for initial review; \$300 for each subsequent review of revised submittals
Development Agreement	\$300
Citizen/owner-initiated map amendment to Zoning Code	\$500
Citizen/owner-initiated text amendment to Zoning Code	\$500

PLANNED DEVELOPMENT REVIEW*

Applicant will be recharged for resubmissions.

Conceptual Plan

Small Scale Projects 1 - 299 units and/or
Page 2 of 4

0-50,000 sq.ft. commercial space \$1,500

Moderate Scale Projects 300 - 599 units
and/or 50,000- 100,000 sq. ft.
of commercial space \$2,000

Large Scale Project 600+ units
and/or 100,000 + sq.ft. of
commercial space \$2,500

Adopted by Resolution No. 05-01
Jan 10 2005

General Development Plan

Small Scale Projects 1 - 299 units
and/or 0-50,000 sq.ft. commercial space \$1,500

Moderate Scale Projects 300 - 599 units
and/or 50,000- 100,000 sq. ft.
of commercial space \$2,000

Large Scale Project 600+ units
and/or 100,000 + sq.ft.
of commercial space \$2,500

*Where one plan is submitted to satisfy both Conceptual and General
Plan requirement, the fee amount shall be the sum of the applicable
Conceptual and General Development Plan fees.

SUBDIVISION

Preliminary Plat*

Small Scale Projects 1 - 299,
lots up to 74, 999 sq. ft. \$1,500

Moderate Scale Projects 300 - 599,
lots, 75,000 - 149,999 sq. ft. \$2,000

Large Scale Project 150,000 + sq. ft.,
600+ lots \$2,500

*Note: Preliminary Plat fee is waved if part of a general development
plan.

Construction Plan Review

Small Scale Projects 1 - 299, \$1,500 (Plans consistent
with a prior Preliminary Site Plan
lots up to 74, 999 sq. ft. approval shall
receive a 25% discount.)

Moderate Scale Projects 300 - 599, \$2,000 (Plans consistent
lots 75,000 - 149,999 sq. ft. with a prior Preliminary
Site Plan approval shall
receive a 25% discount.)

Large Scale Project 150,000 + sq. ft., \$2,500 (Plans consistent
600+ lots with a prior Preliminary
Site Plan approval shall
receive a 25% discount.)

Adopted by Resolution No. 05-01
Jan 10 2005

Final Plat Review

Small Scale Projects 1 - 299,
lots up to 74, 999 sq. ft.

\$1,500 (Plans consistent
with a prior Preliminary
Site Plan approval shall
receive a 25% discount.)

Moderate Scale Projects 300 - 599,
lots 75,000 - 149,999 sq. ft

\$2,000 (Plans consistent
with a prior Preliminary
Site Plan approval shall
receive a 25% discount.)

Large Scale Project 150,000 + sq. ft.,
600+ lots

\$2,500 (Plans consistent
with a prior Preliminary
Site Plan approval shall
receive a 25% discount.)

Development of Regional Impact (DRI)

Substantial Deviation, NOPC,
and all other work for approved DRI

\$5,000 at the time of
application.

\$2,000

Annual report fees

\$100

Binding Letter Review

\$100

Land Use Exchange for DRI

\$2,000 Deposit; fee based
on actual cost.

Administrative Determination
on City Letterhead

\$50

Fence Permits

\$100

Variance

\$200 (If variance granted
at the time of GDP approval
no extra cost shall be
incurred.)

Conditional Use Permits

\$200

Right of way vacations

\$500

Tree Removal Permit

\$50 per tree

Adopted by Resolution No. 05-01
Jan 10 2005

REPRODUCTION, MAPS, PUBLICATIONS, FREEDOM OF INFORMATION ACT REQUESTS

Single page copies	\$0.15 each page side
Double-sided page copies	\$0.20 per page
Maps	\$5.00 per map
Staff time beyond 30 minutes:	\$20 per hour
Meeting cassette tapes	\$10.00 per audio cassette

Non-refundable fees shall be paid upon filing the petition or request, and no consideration shall be undertaken until all applicable fees are paid.

Applicants shall be responsible for all required advertising, posting and mailing of notices, as required by Florida law and the City Code of Ordinances.

Applicants shall be responsible to the City for the actual cost of professional consulting services associated with the City's review and consideration of submitted applications, including but not limited to legal, engineering, and surveying services.

I:\Docs\Palmetto, City\resos\Land Use Fee Schedule Res.final.doc

SCHEDULE OF FEES

(City Council Resolution No. 05-42 / July 13, 2005)

MAPS, DOCUMENTS, AND GRAPHICS

Maps

8.5" x 11.0" and 8.5" x 14.0" black and white:	No charge up to three copies \$ 0.25 each additional page side
8.5" x 11.0" and 8.5" x 14.0" color:	\$ 1.00 each page side
11.0" x 17.0" black and white:	\$ 1.00 each page side
11.0" x 17.0" color:	\$ 2.50 each page side
18.0" x 24.0" black and white:	\$ 2.50 each page side
18.0" x 24.0" color:	\$ 5.00 each page side
Up to 24.0" x 36.0" any color:	\$ 10.00 each page side

Land Use Regulations (LURs)

One unbound copy:	\$ 20.00
• Insert Update Pack:	\$ 0.50 per sheet up to \$5.00

Comprehensive Plan

One unbound copy:	\$ 25.00
• Insert update pack:	\$ 1.00 per sheet

Land Use Written Research

Administrative Determination on City Letterhead:	\$ 25.00
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Freedom of Information Act Requests

Single page:	\$ 0.15 each page side
Double-sided page:	\$ 0.20
Staff time up to 30 minutes:	No charge
Staff time beyond 30 minutes:	At cost
Minutes:	\$ 10.00 per CD

APPLICATIONS

Zoning Permits (See Section 202.A)

The fee shall be an amount equal to the fee for the building permit, provided that the fee shall not be less than \$30.00 nor more than \$100.00.

Certificate of Change of Use (See Section 202.B):	\$ 40.00 if separate from Zoning Permit.
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SCHEDULE OF FEES *cont.*
(City Council Resolution No. 05-42/July 13, 2005)

Land Alteration Permit (See Section 202.C)**Tree Removal Permit**

\$10.00 per tree with a maximum charge of \$1500.00 per acre. Clearcutting of more than one-half acre on any property shall require tree replacement according to these LURs, and an additional charge of \$1,500.00 per acre, or fraction thereof. (See Section 202.C.1). A Tree Removal Permit fee shall be in addition to all other fees made payable to the City of Bradenton.

Note: Rear yards, as defined by the DDS Director, of single-family lots shall not be subject to tree removal permit fees for non-significant trees including ornamental, understory, and palm species.

Site Improvement (See Section 202.C.2).

The fee shall be an amount equal to the fee for the building permit, provided that the fee shall not be less than \$30.00 nor more than \$100.00. When landscape plans are required, the review fee shall be \$100.00.

Special Use (See Section 202.D)

Application and Review Fee:	\$ 600.00 plus
Public Notice:	\$ 100.00 plus
Each sign:	\$ 7.00

Amendment to Special Use

Application and Review Fee:	\$ 300.00 plus
Public Notice:	\$ 100.00 plus
Each sign:	\$ 7.00

Land Use Atlas Amendment (See Section 202.E)

Application and Review Fee:	\$ 600.00 plus
If accompanied by a CP FLUM Amendment	\$ 300.00
Public Notice:	\$ 1,000.00 plus
Each sign:	\$ 7.00

Annexation Petition (See Section 202.F)

Application and Review Fee:	\$ 1,000.00 plus
Public Notice:	\$ 1,500.00 plus
Joint Planning Committee Public Notice:	\$ 100.00 plus
Each sign:	\$ 7.00

Note: Upon approval of the annexation, a CP Amendment and LUR Atlas Amendment must then be applied for.

Vacation of Right-of-Way or Easement (See Section 202.G)**Right-of-Way**

Application and Review Fee:	\$ 400.00 plus
Public Notice:	\$ 100.00 plus
Recording Fee (per page):	\$ 10.00 plus
Each sign:	\$ 7.00

Easement

Application and Review Fee:	\$ 250.00 (Public Notice not required)
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SCHEDULE OF FEES

(City Council Resolution No. 05-42 / July 13, 2005)

Variance (See Section 202.H)

Application and Review Fee:	\$ 300.00 or
After the Fact Application and Review Fee:	\$ 450.00 plus
Public Notice:	\$ 75.00 plus
Recording fee - per page:	\$ 10.00
Each sign:	\$ 7.00

Administrative Variance (202.H)

Application and Review Fee:	\$ 100.00 or
After the Fact Application and Review Fee:	\$ 250.00 plus
Recording fee - per page:	\$ 10.00

Alcoholic Beverage License (See Section 202.I)

Application and Review Fee:	\$ 300.00 plus
Public Notice:	\$ 100.00* plus
Each sign:	\$ 7.00

*When ABL is applied for with a Special Use, no fee for public notice is required.

Subdivision Approvals (See Section 202.J)**Preliminary Plat**

Application and Review Fee:	\$ 200.00 plus \$10.00 per acre or fraction thereof upward plus
Public Notice:	\$ 100.00 plus
Each sign:	\$ 7.00

Final Plat

Application and Review Fee:	\$ 350.00 plus
Recording Fee:	\$ 30.00 1 st sheet plus \$15.00 each additional sheet plus
Surveyor's Certification:	\$ 250.00 1 st sheet plus \$150.00 each additional sheet
• Extension of time:	\$ 50.00

Planned Development Project (See Section 404.A)**Preliminary Plan**

Application and Review Fee (less than 2 acres)	\$ 500.00
Application and Review Fee (2 acres or more)	\$ 1,000.00 plus \$20.00 per acre or fraction thereof upward, plus
Public Notice:	\$ 100.00 plus
Each sign:	\$ 7.00

Final Plan

Application and Review Fee:	\$ 350.00
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PDP Amendment-Major

Application and Review Fee:	\$ 500.00 plus \$20.00 per acre or fraction thereof upward, plus
Public Notice:	\$ 100.00
Each sign:	\$ 7.00

SCHEDULE OF FEES

(City Council Resolution No. 05-42 / July 13, 2005)

PDP Amendment-Minor

Application and Review Fee:	\$ 350.00 plus
Extension of Time Review Fee:	\$ 150.00

Certificate of Appropriateness (See Section 202.M)

Application and Review Fee:	\$ 300.00 plus
Public Notice:	\$ 75.00
Each sign:	\$ 7.00

Historic Preservation Property Tax Exemption (See City Code of Ordinances Chapter 66, Article V)

Application and Review Fee:	\$ \$100.00 with CA plus
Public Notice:	\$ 75.00

Development of Regional Impact (See Section 202.N)

Application and Review Fee:	\$ 2,500.00* plus
Public Notice:	\$ 2,000.00
Each sign:	\$ 7.00

*Tampa Bay Regional Planning Council Review Fee will also be charged as applicable

Comprehensive Plan Amendment (See Section 202.O)

Application and Review Fee*:	\$ 1,000.00 plus
Public Notice (small scale):	\$ 1,500.00 plus, or
Public Notice (large scale):	\$ 2,000 plus
Each sign:	\$ 7.00

*Tampa Bay Regional Planning Council Review Fee will also be charged as applicable

Special City Council Approval (See Section 202.P)

Application and Review Fee:	\$ 150.00 or
Non-profit Organization:	\$ 75.00 plus
Public Notice (if applicable):	\$ 75.00

Development Agreement (See Section tbd)

Application and Review Fee:	\$1,500.00 plus \$20.00 per acre or fraction thereof upward plus
Public Notice:	\$ 925.00 plus
Each sign	\$ 7.00

Appeal (See Section 204)

Application and Review Fee:	\$ 300.00 plus
Public Notice:	\$ 75.00 plus
Each sign:	\$ 7.00

SCHEDULE OF FEES
(City Council Resolution No. 05-42 / July 13, 2005)

OTHER

Street Renaming (tbd)

Application and Review Fee:	\$ 350.00
Public Notice:	\$ 100.00 plus
Cost of street signage labor and materials	\$ tbd

Code Enforcement Board

Case Review Fee if found in Violation:	\$ 150.00 plus legal notice costs
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(Note: Fee to be charged as a lien if not paid within 30 days of CEB finding)

Manatee County Fee
 Schedule

PLANNING DEPARTMENT FEE SCHEDULE
 Effective -- October 1, 2006

DESCRIPTION	CODE	AMOUNT
ADDRESS ASSIGNMENT:		
	ADDR	\$ 24.00 \$ 5.00
		Per building unit for non-residential Per individual dwelling unit for residential including Multi-Family No charge for address assignments totaling \$10.00 or less Project redesign resulting in revised address assignments shall be required to pay new fees
ADMINISTRATIVE DETERMINATION	AD	\$ 131.00
ADMINISTRATIVE PERMITS		To be paid with request.
Plot Plan Standards	AP	\$1,025.00
Final Site Plan Standards	AP	\$ 3,041.00
Time Extensions	APMH	\$ 407.00
ADULT ENTERTAINMENT, WAIVER OF LOCATIONAL REQUIREMENTS	AEW	\$3,248.00 (incl. adv. fees) (see footnote 1)
ADVERTISING		
Appeals to Hearing Officer or Board of County Commissioners, Planned Developments, Rezoning, Special Permits, Variances	ADV	\$ 245.00 For applications requiring one public hearing. Fees collected along with application fees
Appeals to Hearing Officer or Board of County Commissioners, Planned Developments, Rezoning Special Permits, Variances	ADV	\$ 441.00 For applications requiring 2 public hearings. Fees collected along with application fee. (advertising fees are included in fees where applicable with Public Hearing)

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AFFORDABLE HOUSING Affordable Housing Payment in lieu of Construction Affordable Housing Fee Waiver (See Note)	AFFH	\$3,899.00 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. See Fee Waivers
APPEALS Appeals to Hearing Officer or Board of County Commissioners	AA	\$ 640.00 (Inc. adv. fees)
CERTIFICATE OF APPROPRIATENESS (Historic Preservation) Application and Review Fee (Public Hearing) Application and Review Fee (Administrative)	HPB HPB	\$ 105.00 51.00
COMMUNITY DEVELOPMENT DISTRICT New CDD Application (1) Pursuant to 190.005(1) F.S. New CDD Applications Pursuant to 190.005 (2) F.S. Amendment to Existing CDD's including expansions and contractions	CDD	Fee required by statute (see footnote No. 2) \$ 13,628.00 (see footnote No. 2) \$ 7,788.00 (see footnote No. 2)
COMPREHENSIVE PLAN Comprehensive Plan Amendment Small Scale (Map Amendment)	PA PA	\$11,687.00 (Incl. adv fees) (see footnote 1) \$ 2,489.00 (Incl. adv fees) (see footnote 1)

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CONSTRUCTION DRAWINGS			
Subdivision	CD		\$ 725.00 plus \$60.00/lot
Mobile Home/RV Park	CD		\$ 725.00 plus \$10.00/lot
Site Plan	CD		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 (1/2) fee
COPIES/REPRODUCTION			
Photocopying	COPIES		\$0.15/page 1 sided – Up to 11"x17" \$0.20/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 and signature of Staff)	EACH		\$5.00 Per Sheet
DEVELOPMENT AGREEMENT APPLICATION			
	DA		\$ 1,466.00 Less than 5 acres (incl. adv fees)(see footnote 1) \$ 5,552.00 5 acres (incl. adv fees)(see footnote 1) \$10,664.00 5 to 100 acres(incl. adv fees)(see footnote 1) \$15,774.00 More than 100 acres (incl. adv fees)(see footnote 1)
DEVELOPMENT OF REGIONAL IMPACT (DRI)			
Initial Application Deposit	DRI		\$ 13,640.00 (See footnotes No. 2 & 7)
Substantial Deviation Determinations and NOPC Request Deposit	DRI		\$ 3,899.00 (See footnotes No. 2 & 7)

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<p>Annual Report Review Binding Letter Review Land Use Exchange for DRI</p>	<p>DRI DRI DRI</p>	<p>\$ 984.00 (See footnote No. 2) \$ 1,032.00 \$ 4,340.00 (incl. adv fees) (see footnote 1)</p> <p>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.</p>
<p>EARTHMOVING (MINOR) EARTHMOVING (MAJOR) Site Plan Approvals Site Plan Amendment Operating Permit Amendment to Operating Permit Renewal of Operating Permit Annual Progress Report</p>	<p>EP EP EP EP EP EP EP</p>	<p>\$ 974.00 \$ 4,889.00 Preliminary Site Plan Fee (incl. adv fees)(see footnote 1) \$ 812.00 (if public hearing required include adv. Fees) \$ 3,167.00 plus \$1.00 for each acre over 100(Incl. adv. fee) (see footnote 1) \$ 2,225.00 (Incl. adv. fee)(see footnote 1) Same as Operating Permit Fee. \$1,025.00</p>
<p>EARTHMOVING (PHOSPHATE)</p>	<p>EP</p>	<p>Determined in the same manner as a Development of Regional Impact for ADA, amendments and Annual Reports, Remaining fees as per Earthmoving (Major).</p>
<p>FEE WAIVERS</p>		<p>Fees can be waived administratively for federal, state and local units of government which are funded by ad valorem taxes. All other waiver requests shall be in accordance with</p>

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	<p>applicable Ordinances or Resolutions adopted by the Board and established procedures.</p> <p>Pursuant to Section 1302.3.3. of the 1990 Land Development Code, projects providing Affordable Housing as defined by the Board of County Commissioners shall be eligible for partial or full refund of review fees, upon the Board of County Commissioners approval of an agreement which ensures the provision of such affordable housing units.</p> <p>Fees can be administratively waived for projects located in an approved "Weed and Seed" area.</p>	
<p>FINAL SITE PLAN:</p> <p>Small Scale Projects 1 - 299 lots up to 74,999 sq. ft.</p> <p>Moderate Scale Projects 300 - 599 Lots 75,000 - 149,999 sq. ft.</p> <p>Large Scale Projects 600+ Lots 150,000 sq. ft.</p> <p>Modification to Site Plan: Administrative</p>	<p>FSP</p> <p>FSP</p> <p>FSP</p> <p>FSPRA FSPRA</p> <p>PZI PZI</p>	<p>Plans based on prior Preliminary Site Plan approval shall receive a 25% discount.</p> <p>\$ 3,041.00</p> <p>\$ 3,899.00</p> <p>.</p> <p>\$ 5,111.00</p> <p>\$ 359.00 819.00</p> <p>Planner Review Only Planning and other Agency Review</p> <p>\$ 165.00 \$ 165.00</p>
<p>ZONING INSPECTION</p>		
<p>NATURAL RESOURCES RE-INSPECTION</p>		

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<p>INFRASTRUCTURE INSPECTION FEE:</p> <p style="padding-left: 40px;">Site Plan-Final Inspection</p> <p>OFFSITE IMPROVEMENTS: Off site improvements will be priced as follows: Off site improvements Schedule of fees:</p> <ul style="list-style-type: none"> Sewer line extensions Lift Stations Water line & force main extensions 2" to 6" Water line & force main extensions 8" to 16" Storm drains up to 54" & equivalent Road work-sub-base and base Asphaltic concrete Curbing Concrete sidewalk or joint use paths <p>NOTE: Re-inspections and return trips for punch list items will require the payment of a re-inspection fee of \$34.00</p>	<p>Pii Pii Pii Pii Pii Pii</p>	<p>\$105 Each \$126 Per Lot \$152 Per Lot \$ 63 Per Lot \$ 42 Per Lot \$ 91 Minimum charge \$ 0.22 Per lineal foot \$ 91 Each \$ 0.09 Per lineal foot \$ 0.12 Per lineal foot \$ 0.22 Per lineal foot \$ 0.43 Per lineal foot \$ 0.09 Per lineal foot \$ 0.05 Per lineal foot \$ 0.05 Per lineal foot</p>
<p>LAND DEVELOPMENT CODE TEXT AMENDMENT</p> <p>MUNICIPAL SERVICE BENEFIT AND TAXING UNIT/NEIGHBORHOOD IMPROVEMENT DISTRICTS</p>	<p>LDCTXT MSTU</p>	<p>\$2,717.00 (incl. adv fees)(see footnote 1)</p> <p>All work performed by Manatee County employees directly and reasonably attributable to the creation of a Municipal Service Benefit or Taxing Unit or Neighborhood Improvement District shall be paid by the applicant. Fees will be based upon the hourly rate of pay of each employee performing the work, multiplied by the number of hours worked plus a multiple factor of</p>

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Application Fee	MSTU	\$ 2,583.00	2.16 except for the County Attorney's time which will be charged at current per hour rate.
Notice of Hearing and postage	MSTU	Actual Cost	deposit and applicant will be billed for actual cost for all work performed. (incl. adv fees)(see footnote 1)
Request for Proposal required for service contracts	MSTU	\$ 1,461.00	
OFFSTREET PARKING PLAN	OP	\$1,221.00	

PLANNED DEVELOPMENTS			
Zoning Atlas Amendment w/General Development Plan:			
Prepared to General Standards	ZG	\$ 3,899.00	(incl. adv fees)(see footnote 1)
Prepared to Preliminary Site Plan Standards	ZG	\$ 5,493.00	(See footnotes No. 1& 2)(incl. adv fees)
Prepared to Preliminary Site Plan Standards/Preliminary Subdivision Plat	ZG		
Small Scale		\$ 6,596.00	(See footnote 8)
Moderate Scale		\$ 6,852.00	(See footnote 8)
Large Scale		\$ 7,706.00	(See footnote 8)
General Development Plan - No Zoning Atlas Amendment:			
Prepared to General Standards	G	\$ 3,899.00	(incl. adv fees) (see footnote 1)
Prepared to Preliminary Standards	G	\$ 5,493.00	(See footnotes No. 1&2)(incl. adv fees)

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<p>Prepared to Preliminary Site Plan Standards/Preliminary Subdivision Plat</p> <p style="padding-left: 40px;">Small Scale Moderate Scale Large Scale</p> <p>Modification:</p> <p style="padding-left: 40px;">Administrative</p> <p style="padding-left: 40px;">Public Hearing Required</p>	<p style="text-align: center;">G</p> <p>GRA GRA GRH</p> <p>PREAP</p>	<p>\$ 6,596.00 (See footnote 8) \$ 6,852.00 (See footnote 8) \$ 7,706.00 (See footnote 8)</p> <p>\$ 359.00 Planner Review Only (footnote No 3) \$ 812.00 Planning and Other Agency Review. (footnote No 3)</p> <p>\$ 2,064.00 (Incl. adv fees)(see footnote 1)</p>
<p>PREAPPLICATION CONFERENCE</p>		
<p>PRELIMINARY SITE PLAN</p>		
<p>Small Scale Projects</p> <p style="padding-left: 40px;">1 - 299 lots up to 74, 999 sq. ft.</p>	<p>PSP</p>	<p>\$ 4,448.00 (see footnote 8)</p>
<p>Moderate Scale Projects</p> <p style="padding-left: 40px;">300 - 599 lots 75,000 - 149,999 sq. ft.</p>	<p>PSP</p>	<p>\$ 5,688.00 (see footnote 8)</p>
<p>Large Scale Project</p> <p style="padding-left: 40px;">150,000 sq. ft. 600+ lots</p>	<p>PSP</p>	<p>\$ 6,135.00 (see footnote 8)</p>
<p>Modification to Site Plan:</p> <p style="padding-left: 40px;">Administrative</p>	<p>PSPRA</p>	<p>\$ 359.00 Planner Review Only 812.00 Planning and Other Agency Review</p>

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Public Hearing	PSPRA	50% of Site Plan Fee (plus adv fees)(see footnote 1)
	PSPRH	
PRIVATE STREET AMENDMENT / EASEMENT CONVERSION	PS	\$ 512.00
RECORDS MANAGEMENT	REC	No Charge
Document Retrieval	REC	Up to 15 minutes
Research		Per hour in excess of 15 min/\$8.00 minimum fee

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REZONING			
Standard Rezone	Z	\$ 3,284.00	(incl. adv fees)(see footnote 1)
SPECIAL PERMITS			
Special Permit (Includes expansion or change of non-conforming uses or structures)	SP	\$ 4,954.00	(incl. adv fees)(see footnote 1) (FINAL SITE PLAN REQUIRED AFTER BOARD APPROVAL)
Modification to Special Permit:			
Administrative	SPRA SPRA	\$ 363.00 \$ 812.00	Planner Review Only Planning and Other Agency Review
Public Hearing	SPRH	\$ 2,477.00	(Public Hearing)

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STREET NAME REQUEST (PUBLIC OR PRIVATE)	STNAME	\$
SUBDIVISION PLATS		
Preliminary Subdivision Plat:		
Small Scale Projects (under 300 lots) (see footnote 8)	PSUB	\$ 2,048.00 (For 1 to 3 lots)
Moderate Scale Projects (300 - 599 lots) (see footnote 8)	PSUB	\$ 2,663.00 (For 4 to 10 lots)
Large Scale Projects (600+ lots) (see footnote 8)	PSUB	\$ 4,410.00 (11 or more lots)
Modification to Preliminary Plat:		
Administrative	PSUBRA	\$ 363.00
Board of County Commissioners	PSUBRA	\$ 812.00 Planner Review Only Planning and Other Agency Review
Final Subdivision Plat:		
Small Scale Projects (under 300 lots) (See footnote No. 3&8)	PSUBRH	50% of Preliminary Subdivision Plat Fee.(plus advertising fees)(see footnote 1)
	FSUB	\$ 1,844.00 (For 1 to 3 lots)
	FSUB	\$ 2,402.00 (For 4 to 10 lots)
	FSUB	\$ 3,545.00 (For 11 to 75 lots)
	FSUB	\$ 4,650.00 (for 75 to 299 lots)

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 Effective – October 1, 2006

SUBDIVISION PLATS (Final Continued)	Moderate Scale Projects (300 – 599 lots) (See footnotes No. 3&8)	FSUB	\$ 7,555.00
	Large Scale Projects (See footnotes No. 3&8)	FSUB	\$ 9,174.00
	Modification to Final Plat --	FSUB	Final Subdivision Plat Fee
	Bond Release Inspection	PZI	\$ 165.00
Temporary Use Permit	TUP	\$ 332.00	
TRANSPORTATION CONCURRENCY REVIEWS Traffic Study Review Fee	DRI	Actual cost of consultants review expenses	
TREE REMOVAL			
Tree Removal Permit	TRP	\$ 142.00 **	No separate review fee when reviewed in conjunction with other applications. (See footnote No. 5)
Tree Removal Permit Amendment	TRP	\$ 79.00 **	(See footnote No. 5)
Tree Removal Payment in Lieu of Replacement	TREPL	\$ 638.00 **	per replacement tree required, 4" to 15" Diameter Breast Height (DBH). (Each 3" caliper replacement tree)
	TREPL	\$ 1,287.00**	per replacement tree required, 16" to 30" Diameter Breast Height (DBH) (Each 5" caliper replacement tree)
	TREPL	\$ 2,730.00 **	per replacement tree required, over 30" Diameter Breast Height (DBH). (Each 7" caliper replacement tree)

Resolution 06-227
 ATTACHMENT 'A'
 PLANNING DEPARTMENT FEE SCHEDULE
 Effective – October 1, 2006

			tree) ** 3% administrative surcharge must be added to this fee
VARIANCE Variance, Public Hearing Variance, Administrative	VA VA	\$ 2,413.00 \$ 213.00	(incl. adv fees) (see footnote 1)
ZONING OR COMPREHENSIVE PLAN LAND USE CLASSIFICATION/VERIFICATION	ZV	\$ 51.00	Per Property
ADDITIONAL CHARGES	MAIL MISC		Postage & Handling Will be charged for any requested mailing of documents.

FOOTNOTES

- 1 Signs for advertising shall be charged at \$7.00 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.
- 3 Address Assignment Fee, if applicable.
- 4 No Development Order or Additional Approvals will be issued for any project with an outstanding balance due to Manatee County.
- 5 See Tree Replacement Fees, as required.
- 6 Actual cost is based upon the hourly rate of pay of each employee performing the work, multiplied by the number of hours worked multiplied by 2.16 plus the cost of required consultants.
- 7 Deposit - All work performed by Manatee County employees directly and reasonably attributable to review of a DRI application shall be paid by the applicant. Fees will be based upon the hourly rate of pay of each employee performing the work, multiplied by the number of hours worked, multiplied by 2.16, except for the County Attorney's time which will be charged at the current hourly rate. For the initial DRI reviews, a deposit of will be paid at the time of application. For Substantial Deviation Determinations and all other work associated with approved DRI's, including notices of proposed changes, a deposit will be required upon

submittal and the developer will be billed for actual time charges. Any balance due over the established deposit amount will be billed. Any amount under the deposit amount will be refunded.

8 Small Scale Projects (under 300 lots), Moderate Scale Projects (300 - 599 lots), Large Scale Projects (600+ lots)

Review Fee Summary

Review Fee Summary

CATEGORY	CITY OF PALMETTO	CITY OF BRADENTON	MANATEE COUNTY	COMMENTS
Annexation	\$0 - \$1,000	\$1,000 - \$1,500++	-	
Comprehensive Plan Amendment	\$500 - \$1,000	\$1,000++	\$2,489++ - \$11,687++	
DRC Preapplication Meeting	\$300		\$74	
DRC Review or Meeting	\$300			
Development Agreement	\$300	\$1,500++	\$1,466++ - \$15,774++	
Rezoning Application	\$500	\$1,914	\$3,284+	
Conceptual Plan	\$1,500 - \$2,500	See Below		
General Development Plan	\$1,500 - \$2,500	See Below		
Preliminary Plat	\$1,500 - \$2,500	\$200++	\$363 - \$8,852	
Construction Plan Review	\$1,500 - \$2,500		\$725++	
Final Plat Review	\$1,500 - \$2,500	\$350++	\$165 - \$9,174	
Development of Regional Impact (DRI)	\$100 - \$5,000	\$2,500++	\$13,640 - \$4,340	
Administrative Determination	\$50	\$300	131++	
Fence Permits	\$100			
Variance	\$200	\$300++	\$213 - \$2,413	
Conditional Use Permits	\$200	\$600	\$4,954	
Right-of-Way Vacation	\$500	400++		
Tree Removal Permit	\$50 per Tree	\$10 per Tree (w/Max Charge of \$1,500 per Acre)	\$79 - \$2,730++	
Zoning/Comp Plan Verification	\$50		\$51	
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	
Site Improvement		\$30 - \$100		
Special Use Amendment		\$300++	\$363 - \$2,477++	
Easement Vacation		\$250		
Alcoholic Beverage License		\$300++		
Preliminary Site Plan		\$500 - \$1,000++	\$812 - \$4,448	
Final Site Plan		\$350	\$359 - \$5,111	
PDP Amendment		\$350++ - \$500++	-	
Historic Preservation		\$100++	\$51 - \$105	
Special Council Approval		\$150++		
Appeal		\$300++		
Street Renaming		\$350++		
Code Enforcement Board (per Violation)		\$150++		

Review Fee Summary

CATEGORY	CITY OF PALMETTO	CITY OF BRADENTON	MANATEE COUNTY	COMMENTS
Address Assignment			\$24 per Bldg \$5.00 per Unit	
Plot Plan			\$1,025	
Time Extension			\$407	
Adult Entertainment, Waiver of Locational Requirements			\$3,248++	
Public Hearing Advertisement			\$245++ - \$441++	
Affordable Housing			\$3,899	
Hearing Appeals			\$640++	
Community Development District (CDD)			\$7,788 - \$13,628	
Earthmoving Permit			\$974 - \$4,889++	
Zoning Inspection			\$165	
Natural Resources Reinspection			\$165	
Infrastructure Inspection			\$42 - \$152 per Lot	
Off-Site Improvements			\$.22 per LF - \$91EA	
Land Development Code Text Amendment			\$2,717++	
Municipal Service Benefit and Taxing Unit/ Neighborhood Improvement Districts			\$1,461 - \$2,583++	
Off-Street Parking Plan			\$1,221	
PD Zoning			\$3,899 - \$5,493	
PD Zoning Modification			\$359 - \$2,064	
Private Street Amendment/Easement Conversion			\$512	
Records Management			\$32 per Hour (Over 15 Mins) (\$8 Min Fee)	
Temporary Use Permit			\$332	

OLD BUSINESS

a. Alcohol Ordinance 09-1000

b. Planning Director Comments

ORDINANCE 09-1000

AN ORDINANCE OF THE CITY COMMISSION FOR THE CITY OF PALMETTO, FLORIDA, AMENDING THE PALMETTO CODE OF ORDINANCES; PROVIDING FOR CONSISTANT MEASUREMENTS FOR ESTABLISHMENTS SELLING ALCOHOLIC BEVERAGES FROM CHURCHES AND SCHOOLS; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2 of the Florida Constitution provides that municipalities shall have governmental, corporate and proprietary powers to enable municipalities to conduct municipal government, perform municipal functions and render municipal services; and,

WHEREAS, pursuant to the referenced provision of the Florida Constitution, a city may exercise any power for municipal purposes except as otherwise provided by law; and,

WHEREAS, Chapter 166, Florida Statutes, the "Municipal Home Rule Powers Act," implements the applicable provisions of the Florida Constitution and authorizes municipalities to exercise any power for municipal purposes, except when expressly prohibited by law and to enact ordinances in furtherance thereof; and,

WHEREAS, within the above-referenced grant of powers, the City of Palmetto (the "City") has the authority to regulate establishments which sell alcoholic beverages and provide separation distances from certain protected uses, such as schools and churches for the protection of the public health, safety and welfare; and

WHEREAS, the City desires to make the measurement of such distances consistent for such protected uses; and

WHEREAS, consistent with the findings stated above, the City Commission has determined that adoption of this ordinance is in the best interest of the public health, safety and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF PALMETTO, FLORIDA, as follows:

Section 1. Findings of Fact. The above "WHEREAS" clauses are adopted herein as findings of fact.

Section 2. Amendment Language and Effect on Other Subsection Language.

A. Section 4-2, Subsection (a) of the City of Palmetto Code of Ordinances is hereby amended to read in its entirety as follows:

(a) No intoxicating beverages shall be sold within three hundred feet (300') of an established church or school. This distance shall be measured by following the shortest route of ordinary pedestrian travel from the main entrance of the place of business wherein the intoxicating beverages are sold to the starting point of the pavement of the nearest public street, then travelling along the public streets to the nearest property line of a church or school.

B. All other subsections of Section 4-2 of the City of Palmetto Code of Ordinances shall remain in full force and effect and are not amended by this Ordinance.

Section 3. Repeal of Inconsistent Ordinances. This Ordinance hereby repeals all ordinances, or parts thereof, in conflict herewith to the extent of such conflict.

Section 4. Severability. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, the invalidity shall not affect other

provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 5. **Effective Date.** This Ordinance shall take effect as provided for by law and by City Charter, Section 14, upon execution by the Mayor or, if disapproval occurs, upon reconsideration by the City Commission and passing of the Ordinance by at least four (4) votes.

FIRST READING September 14, 2009


PUBLICATION DATE September 18, 2009

SECOND READING September 28, 2009

PASSED AND DULY ADOPTED, BY THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, with a quorum present and voting, in regular session assembled, this 28th day of September, 2009.

By: 
Shirley Groover-Bryant, Mayor

ATTEST:

By: 
James R. Freeman, City Clerk

NEW BUSINESS

2010 P&Z MEETING SCHEDULE

**PLANNING AND ZONING BOARD
2010 MEETING SCHEDULE**

JANUARY 21st 2010	6:15 P.M.
FEBRUARY 18 th , 2010	6:15 P.M.
MARCH 18th, 2010	6:15 P.M.
APRIL 15 th , 2010	6:15 P.M.
MAY 20th, 2010	6:15 P.M.
JUNE 17 th , 2010	6:15 P.M.
JULY 15th, 2010	6:15 P.M.
AUGUST 19 th , 2010	6:15 P.M.
SEPTEMBER 16th, 2010	6:15 P.M.
OCTOBER 21 st , 2010	6:15 P.M.
NOVEMBER 18th, 2010	6:15 P.M.
DECEMBER 16 th , 2010	6:15 P.M.

If you are unable to attend any scheduled meeting, please call Linda Butler at 723-4580, or e-mail me at lbutler@palmettofl.org as early as possible. Packets will be delivered Friday prior to the Thursday meeting.

NOTE Meeting dates are subject to change