



City of Port St. Lucie

Planning & Zoning Department Memorandum

.....

A City for All Ages

NEW APPLICATION FEES

**EFFECTIVE 10/01/07
(AMENDED 08/04/09)**

FEE SCHEDULE AND DEVELOPMENT REVIEW POLICY

(Originally Adopted by City Council as Resolution 99-R45, October 25, 1999)

Revised and Updated by Resolution 01-R37, June 26, 2001

Revised and Updated by Resolution 03-R52, June 23, 2003

Revised and Updated by Resolution 05-R15, February 28, 2005

Revised and Updated by Resolution 05-R42, June 27, 2005

Revised and Updated by Resolution 06-R38, May 22, 2006

Revised and Updated by Resolution 06-R55, July 10, 2006

Revised and Updated by Resolution 06-R62, July 24, 2006

Revised and Updated by Resolution 07-R51, June 11, 2007

Revised and Updated by Resolution 07-R58, August 13, 2007

Revised and Updated by Resolution 07-R114, December 10, 2007

Revised and Updated by Resolution 09-R103, July 27, 2009

PLEASE ISSUE **3 SEPARATE CHECKS:**

- 1 - PLANNING & ZONING –
APPLICATION FEE
- 1 - BUILDING DEPARTMENT FEE
- 1 - ENGINEERING DEPARTMENT
FEE.

THESE FEES ARE TO BE SUBMITTED TO THE
APPROPRIATE DEPARTMENT WITH
CORRESPONDING PAPER WORK.

THANK YOU.

CITY OF PORT ST. LUCIE
FEE SCHEDULE AND DEVELOPMENT REVIEW POLICY
EFFECTIVE 10/01/07 (*AMENDED 12/10/07, AMENDED 07/27/09)

<u>CATEGORY</u>	<u>CURRENT FEES</u>
Agreements	\$ 1,710.
Annexation Applications 0 to 2 Acres 2.1 to 10 Acres More than 10 acres	\$ 1,045. + Advertising Costs \$ 3,740. \$ 3,740. + \$20./acre
Boat Docks	\$ 645.
Certificate of Concurrence	\$ 4,670.
Clearing Plan Reviews	\$ 360. + \$40./acre
Comprehensive Plan Amendment	\$ 3,960. + \$40./acre
Concurrent Staggered Review	\$ 1,285. Per Application
D.R.I. Conceptual Master Plan/ Amendments	\$ 1,710.
Development of Regional Impact New ADA or Substantial Dev	\$14,280.
Development of Regional Impact Notice of Proposed Change/Rescind	\$ 6,995
Development of Regional Impact Biennial Report Reviews	\$ 600.
Exemption from Platting	\$ 710.
Landscape Modification Variance	\$ 710.
Model Home – New Model Home – Renewal	\$ 500. \$ 500.
No Show SPRC P&Z Board City Council	\$ 240. \$ 285. \$ 285.
Pre-Application Meetings	\$ 430.

CITY OF PORT ST. LUCIE
FEE SCHEDULE AND DEVELOPMENT REVIEW POLICY
EFFECTIVE 10/01/07 (*AMENDED 12/10/07, AMENDED 07/27/09)

<u>CATEGORY</u>	<u>CURRENT FEES</u>
PUD Zoning PUD Amendments (Previously approved PUD's)	\$ 3,960. + \$40./acre ½ Current Application Fee
Re-Advertising Fee	\$ 720.
Rezoning	\$ 2,115. + \$40./acre
Signs New Applications Resubmittals – 1 st No Charge – Subsequent Resubmittals Billboards - Sec.155.03(G) Billboards (Eller Media Co. Settlement Billboard Annual – Reinspection – Sec. 155.03(G)	\$ 275. \$ 90. \$ 8,850. No Change \$ 1,885.
Site Plans – Commercial Minor <1,500 square feet. 1,501 to 10,000 square feet	\$ 1,890. \$ 2,345.
Site Plans – Commercial Major 10,001 to 30,000 square feet >30,000 square feet	\$ 3,755. \$ 6,995. + \$95 each 1,000 additional SF
Site Plan – Residential Minor <5 units or lots 5-50 units or lots	\$ 1,180. \$ 1,645.
Site Plans – Residential Major 51 to 300 units or lots >300 units or lots	\$ 3,755. \$ 3,755. + \$455. each additional 100 units
Site Plan – Architectural Review or changes to Architectural Review	\$ 515.
Site Plans – Miscellaneous – Review as determined by the Zoning Administrator (Shoreline Stabilization, Entry Features/Gates, Boardwalks, etc.)	\$ 710.

CITY OF PORT ST. LUCIE
FEE SCHEDULE AND DEVELOPMENT REVIEW POLICY
EFFECTIVE 10/01/07 (*AMENDED 12/10/07, AMENDED 07/27/09)

<u>CATEGORY</u>	<u>CURRENT FEES</u>
Site Plans – Compliance Review for Building Permits (No Charge for 1 st Review)	\$ 130. each
Site Plans – Building Permits Plans Review (Interior Build-outs or Multiple Review Requests)	\$ 130. each
Site Plans – Site Inspection for Certificate of Occupancy (No Charge for 1 st Inspection) – additional inspections	\$ 130. each
SPRC Review – After 1 st resubmittal, a fee will be charged for each resubmittal thereafter.	\$ 240.
Site Plans – Amendments	\$ 710.
Small Aerial Photos (Lots)	\$ 25.
Special Exception Uses (1 use per application)	\$ 2,115.
State License Review CLF (Group Homes) Liquor	\$ 145. \$ 145.
Street Name Change	\$ 710. Plus Cost of Signs
Subdivision – Minor <5 lots, units or tracts 5 to 50 lots, units or tracts	\$ 945. \$ 1,635.
Subdivision – Major >50 lots, units	\$ 3,535.
Subdivision – Conceptual Review	\$ 925.
Upland Preservation Mitigation *	\$147,000.*
Variances: Residential Non-Residential	\$ 1,635. \$ 1,635.

CITY OF PORT ST. LUCIE
FEE SCHEDULE AND DEVELOPMENT REVIEW POLICY
EFFECTIVE 10/01/07 (*AMENDED 12/10/07, AMENDED 07/27/09)

<u>CATEGORY</u>	<u>CURRENT FEES</u>
Variances – Administrative	\$ 710.
Zoning Text Amendments	\$ 3,980.
Zoning Verification Letters	\$ 115.
Zoning Verification, Land Use Research and Miscellaneous Research Requests	\$ 480.
Maps & Publications:	
Land Use Development Regulations	\$ 30.
Zoning Code	\$ 15.
Comprehensive Plan	\$ 90.
Future Land Use Map	\$ 25.
Development Map	\$ 25.
Parks and Open Space Map	\$ 25.
Copies of Blueprints & Mylars	\$ 10.
Color Copies	\$ 1. per page
CD Copies of Requested Data	\$ 25. per CD
Black and White Copies	\$.15 cents/page

Other Fee and Change Policies:

Projects tabled by either the applicant, Site Plan Review Committee, Planning and Zoning Board, or City Council, and are inactive for three (3) months and have failed to provide the necessary changes or information, will be charged a new fee to be processed for review. Items withdrawn or tabled (at any stage of the development review process) can be reactivated within three (3) months at no charge. After three (3) months the application is considered to have expired and a new review fee is required. Fees for amendments to previously approved site plans shall be based on minor amendment fees unless the proposed change is significant in size to require major review fees.

Applications that do not obtain approval by the final required board or council within 18 months from the date of the initial submittal shall be required to pay a new application fee. This fee is the full application fee identified by the application category.

NOTES: *3% will be reserved for administrative functions by Planning and Zoning Staff.

Fees are updated once every 2 years, unless otherwise directed, or to accommodate state mandate.