

THE BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. 14-280

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, IMPOSING NEW/RESTATED/REVISED FEES FOR THE DEVELOPMENT SERVICES BRANCH

WHEREAS, Chapter 163, Florida Statutes, requires the Board of County Commissioners of Pasco County, Florida, to adopt and enforce land development regulations, and

WHEREAS, Chapter 125, Florida Statutes, authorizes the collection of fees necessary to perform governmental operations and services, and

WHEREAS, pursuant to Section 107 of the Pasco County Land Development Code, the Board of County Commissioners is authorized to adopt by resolution all necessary fees for the administration, implementation and enforcement of the Land Development Code, and

WHEREAS, the administration and implementation of the Code demands a substantial amount of effort and resources by the County for the purpose of determining compliance with the Code, and

WHEREAS, it is appropriate that the fees for providing Development Services be commensurate with the cost of providing those services, and

WHEREAS, the attached Schedule of Fees reflects the reasonable costs to the County for providing services necessary to implement and administer the Land Development Code, including, but not limited to, application review and processing, site visits, meetings, and public hearings, and

WHEREAS, the Board of County Commissioners has determined that it is appropriate for users of the services of the Development Services Branch to pay fees for those services and has determined that the fees set forth herein are reasonable and necessary

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled that:

- 1 The foregoing whereas clauses are incorporated herein by reference and made part hereof;
- 2 The Board of County Commissioners of Pasco County hereby adopts the Schedule of

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Development Services Branch Fees listed in Exhibit "A" attached hereto, and made a part hereof;

- 3 The Schedule of Development Services Branch Fees supersedes and replaces all fees previously adopted to the extent these fees are promulgated for the same service;
- 4 Projects for which engineering inspections have been requested on or before August 19, 2014, shall pay the inspection and re-inspection fees in effect on August 19, 2014. If the inspection has not been performed by January 30, 2015, the inspection and re-inspection fees in effect on August 20, 2014 shall apply. If the inability to conduct the inspection is not the fault of the requestor, then an extension of thirty (30) days can be requested and the rates in effect on August 19, 2014 shall apply;
- 5 Projects that provide a valid contract entered prior to August 20, 2014 in which it is demonstrated that the contract price was based on the fees in effect on August 19, 2014 may elect to pay the fees in effect on August 19, 2014 for the duration of the contract (not including any contractual extensions) provided such projects acknowledge and agree to the level of service and response times existing on August 19, 2014;
- 6 This Resolution shall take effect upon adoption and shall be applicable to all applications submitted on or after August 20, 2014

DONE AND RESOLVED this 9th day of September 2014



PAULIA S. O'NEIL, CLERK AND COMPTROLLER

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA



JACK MARIANO, CHAIRMAN

APPROVED
IN SESSION

SEP 09 2014

PASCO COUNTY
BCC

Exhibit A

SCHEDULE OF DEVELOPMENT SERVICES BRANCH FEES

Comprehensive Plan

CP Amendments (Large-Scale and Small-Scale)

Large Scale Amendments

\$5,000.00 base fee (includes cost of newspaper advertising) plus \$20.00 per acre up to a maximum total fee of \$25,000 and the following additional costs:

- Applicants will be responsible for adjacent property owner notification and associated costs.
- Plus (1, 2a), see page 5

Small Scale Amendments

\$2,500 (includes cost of newspaper advertising)

- Applicants will be responsible for adjacent property owner notification and associated costs.
- Plus (1, 2e) see page 5

Comprehensive Plan Determinations *Plus (1) see page 5* \$750.00

- Review of all elements of the Comprehensive Plan

Special Project Review Fees

Special Project Review (Deposit) \$20,000.00 plus any additional costs
 (Fees required for review of gas transmission pipelines, electric transmission lines, cogeneration facilities, and other uses that are similar to the specified activities.)

- Plus (1, 2a) see page 5

Development of Regional Impact (DRI)

DRI Application Development Approval – <i>Plus (1, 2a) see page 5</i>	\$30,000.00
DRI Development Order Amendment (No NOPC required**) – <i>Plus (1, 2e) see page 5</i>	3,500.00*
DRI Non-Substantial – <i>Plus (1, 2e) see page 5</i> (no regional transportation methodology meeting or County traffic study modification required**)	3,500.00*
DRI Non-Substantial Amendment Application – <i>Plus (1, 2e) see page 5</i> (regional transportation methodology required or County traffic Study modification required)	10,000.00
DRI Substantial Amendment – <i>Plus (1, 2b) see page 5</i>	15,000.00
DRI Substantial or Non-Substantial Amendment Sufficiency Submittal – <i>Plus (1, 2b) see page 5</i> (per sufficiency submittal)	3,000.00
DRI Abandonment – <i>Plus (1) see page 5</i>	5,000.00
DRI Rescission – <i>Plus (1) see page 5</i>	3,500.00
DRI Essentially Built-out Agreement – <i>Plus (1) see page 5</i>	1,600.00
DRI Annual/Biennial Report Review – <i>Plus (1) see page 5</i>	1,000.00
DRI Land Use Equivalency Request – <i>Plus (1) see page 5</i>	2,000.00
DRI Post-Approval Actions and Amendments	
Master Roadway Plan – <i>Plus (1) see page 5</i>	4,500.00
Master Park Plan – <i>Plus (1) see page 5</i>	4,500.00
Neighborhood Plan – <i>Plus (1) see page 5</i>	4,500.00
Bike/Pedestrian Plan – <i>Plus (1) see page 5</i>	4,500.00
Transit Plan – <i>Plus (1) see page 5</i>	4,500.00
Environmental, Conservation, Wetland, or Habitat Management Plan – <i>Plus (1, 2c) see page 5</i>	4,500.00
Conservation Corridor Easement, Transit Easement – <i>Plus (1, 2c) see page 5</i>	4,500.00
Groundwater and/or Surface Water Monitoring Plan – <i>Plus (1, 2f) see page 5</i>	600.00

*Flat fee - Includes subsequent sufficiency responses, if applicable

**Applicable documentation verifying status required upon submittal of application

Development Agreement (DA)

Development Agreement (DA), Mobility Fee Agreement, or similar Agreement – <i>Plus (1, 2b) see page 5</i>	\$10,000.00
Euclidian Development Agreement (includes cost of ad) – <i>Plus (1) see page 5</i>	1,000.00
DA Amendment – <i>Plus (1) see page 5</i>	4,000.00
Euclidian DA Amendment (includes cost of ad) – <i>Plus (1) see page 5</i>	800.00

Community Development Districts (CDD)

CDD Petition Review (Applicant Advertises) – <i>Plus (1) see page 5</i>	\$15,000.00
CDD Abandonment/Dissolution (Applicant Advertises) – <i>Plus (1) see page 5</i>	7,500.00
CDD Ordinance Amendment (Applicant Advertises) – <i>Plus (1) see page 5</i>	7,500.00
CDD Budget Posting Fee to the Web (3 months)	100.00

Zoning

General

- A. All partial acre fees are rounded up to the next whole acre
- B. Review fees are payable upon application

Euclidian Rezoning – *Plus (1, 2f, 3) see page 5*

Base Fee	\$850.00
Per Acre or Partial Acre	20.00

MPUD Master Planned Unit Development (maximum fee \$25,000.00) – *Plus (1, 2a) see page 5*

Base Fee	8,000.00
Per Acre or Partial Acre	20.00

MPUD Master Planned Unit Development Substantial Modifications (maximum fee \$25,000.00) – *Plus (1, 2a) see page 5*

Base Fee	6,000.00
Per Acre or Partial Acre	20.00

MPUD Master Planned Unit Development Non-substantial Modifications – *Plus (1, 2b) see page 5*

MPUD Master Planned Unit Development Simple Modifications of Product Types

MPUD Land Use Equivalency Request – *Plus (1) see page 5*

MPUD Pre-Application Meeting

MPUD Post-Approval Actions and Amendments

Master Roadway Plan – <i>Plus (1) see page 5</i>	4,500.00
Master Park Plan – <i>Plus (1) see page 5</i>	4,500.00
Neighborhood Plan – <i>Plus (1) see page 5</i>	4,500.00
Bike/Pedestrian Plan – <i>Plus (1) see page 5</i>	4,500.00
Transit Plan – <i>Plus (1) see page 5</i>	4,500.00
Environmental, Conservation, Wetland, or Habitat Management Plan – <i>Plus (1, 2c) see page 5</i>	4,500.00
Conservation Corridor Easement – <i>Plus (1, 2c) see page 5</i>	4,500.00
Transit Easement – <i>Plus (1, 2c) see page 5</i>	4,500.00
Groundwater and/or Surface Water Monitoring Plan – <i>Plus (1, 2f) see page 5</i>	600.00

Zoning (cont.)

Conditional Use – see additional fees for Operating Permits, Page 3	
Standard Base Fee – <i>Plus (1, 2d, 3) see page 5</i>	1,000.00
Per Acre or Partial Acre	20.00
Special Exceptions	
Base Fee – <i>Plus (1, 3) see page 5</i>	600.00
Per Acre or Partial Acre	20.00
Alcohol Sales – <i>Plus (1, 3) see page 5</i>	
Base Fee	620.00
<u>Wireless Services Facilities (communication towers)</u>	
Tier I – minimal determination (no base fee) – <i>Plus (1) see page 5</i>	100.00
Tier II Review (no base fee) – <i>Plus (1) see page 5</i>	500.00
Tier III – requires public hearing	
Base Fee (\$2,500.00 goes to consultant) – <i>Plus (1) see page 5</i>	5,000.00
Per Acre or Partial Acre	20.00
<u>Foreclosure Registry (new and renewals)</u>	\$150.00
<u>Pain Management</u> – <i>Plus (1) see page 5</i>	2,500.00
Annual Renewals – <i>Plus (1) see page 5</i>	1,500.00
<u>Agricultural Uses i.e. Blueberry Farm – Site Plan</u>	150.00
<u>Landscaping Plan Modifications i.e. Problem trees in Subdivisions or PSP</u>	1,000.00
(Includes any applicable tree permits) – <i>Plus (1) see page 5</i>	

Site Development

Operating Permits

Minor Land Excavation

</=30,000 cubic yards Application – *Plus (1, 2d) see page 5* \$1,500.00

*Land Excavation/Mining Permit

>30,000 cubic yards

Application (base fee) – <i>Plus (1, 2a) see page 5</i>	5,000.00
Additional Fee for Blasting	2,000.00
Additional Fee for Breaching the Aquitard	2,000.00
Modification – <i>Plus (1, 2d) see page 5</i>	2,500.00
Consultant Fee	at cost
Permit Transfer – <i>Plus (1) see page 5</i>	2,500.00
Annual Renewal/Inspection Fee – <i>Plus (1) see page 5</i>	4,000.00

Site Development (cont.)

***Construction and Demolition Debris Disposal Facility**

Application – <i>Plus (1, 2a) see page 5</i>	5,000.00
Modification – <i>Plus (1) see page 5</i>	2,500.00
Consultant Fee	at cost
Permit Transfer – <i>Plus (1) see page 5</i>	\$2,500.00
Annual Renewal/Inspection Fee – <i>Plus (1) see page 5</i>	4,000.00

***Land Spreading** – *Plus (1, 2a) see page 5* 5,000.00

***Yard Trash Processing (i.e. Mulch Processing)** – *Plus (1, 2a) see page 5* 5,000.00

Sanitary Landfill (plus Comprehensive Plan Amendment and – *(1, 2a) see page 5*) 10,000.00
Consultant Fee at cost

Other Facilities Requiring Monitoring – *Plus (1, 2a) see page 5* 4,000.00

Haul Route Review (if required) – *Plus (1) see page 5* 500.00

*Conditional Use required, See Page 2 for applicable fee

A. General

Fees denoted for preliminary, stormwater management plan and report, construction and simultaneous review are based on the following:

1. Content review (as necessary)
2. One (1) technical review with comments generated
3. One (1) follow up technical review.

Subsequent submittals shall be subject to the revision fee denoted on the schedule

- B. Unless otherwise noted, review fees are payable upon development permit application.
- C. Where work has commenced without obtaining a permit, the permit application fee shall be double.
- D. Simple revisions are those that are for phasing changes without routing, model center relocation, typical construction detail amendments, and other similar submittals as determined by the County Administrator, or designee.

E. Redevelopment – Landscaping Plans – *Plus (1) see page 5* 600.00

Additional Fees Which May Apply

(1) Technology Fee	25.00
(2a) Environmental Review Fee	
Base	750.00
Per Acre (max total \$1,750.00)	1.00
(2b) Environmental Review Fee	750.00
(2c) Environmental Review Fee	600.00
(2d) Environmental Review Fee	
Base Fee (up to 25 acres)	375.00
Per Acre over 25 (max fee \$1,000.00)	2.00
(2e) Environmental Review Fee	375.00
(2f) Environmental Review Fee	100.00
(3) Advertising Fee (if required, legal classified liner ad)	60.00
Simple Revision - Scrivener's Error	200.00
Simple Revision – Non-scrivener's Error	300.00
Additional Review (Review with one comment)	300.00
Extension Review (Resubmittals)	200.00
Pre-Application Meeting (fee to be deducted from cost of submittal)	250.00
Post-Comment Meeting (scheduled prior to comment distribution)	500.00
Round Table Review	Twice the normal review fee
Development Review Committee (DRC) Hearing (where required by prior approval)	300.00
DRC Hearing Continuance Requested by Applicant	300.00
Board of County Commissioners (BCC) Hearing (where required by prior approval)	300.00
BCC Hearing Continuance Requested by Applicant	300.00

Site Plans (Small) - PSP (f.k.a. Class 1)

Conceptual – *Plus (1, 2a) see page 5* 600.00

Additional:

PSP (non-MPUD) – *Plus (1, 2d) see page 5* 5,000.00 plus
Nonresidential - 150.00/acre
Residential (condominiums and apartments) - 10.00/unit

PSP (MPUD) – *Plus (1, 2d) see page 5* 5,000.00 plus
Nonresidential - 180.00/acre
Residential (condominiums and apartments) - 15.00/unit

Stormwater Management Plan and Report/Mass Grading – *Plus (1, 2d) see page 5* 5,000.00

Construction, including Stormwater Management Plan and Report
– *Plus (1, 2d) see page 5* 5,000.00 plus
Nonresidential - 150.00/acre
Residential (condominiums and apartments) - 3.00/unit

Simultaneous (non-MPUD) – *Plus (1, 2d) see page 5* 6,000.00 plus
Nonresidential - 250.00/acre
Residential (condominiums and apartments) – 5.00/unit

Simultaneous (MPUD) – *Plus (1, 2d) see page 5* 6,000.00 plus
Nonresidential - 300.00/acre
Residential (condominiums and apartments) - 8.00/unit

Big Box Review – *Plus (1) see page 5* 600.00

Nonsubstantial Modifications – *Plus (1, 2e) see page 5* Nonresidential - 75.00/acre
Residential (condominiums and apartments) - 1.50/unit

Substantial Modifications – *Plus (1, 2d) see page 5* Nonresidential - 150.00/acre
Residential (condominiums and apartments) - 3.00/unit

Site Development (cont.)

Site Plans (Large) - PSP f.k.a. Class 2 (Projects over 20,000 SF, over 30 units, and/or over 10 acres)

Conceptual – <i>Plus (1, 2a) see page 5</i>	\$600.00
Additional:	
PDP (non-MPUD) – <i>Plus (1, 2d) see page 5</i>	5,000.00 plus Nonresidential - 150.00/acre Residential (condominiums and apartments) - 10.00/unit
PDP (MPUD) – <i>Plus (1, 2d) see page 5</i>	5,000.00 plus Nonresidential - 180.00/acre Residential (condominiums and apartments) - 15.00/unit
Stormwater Management Plan and Report/Mass Grading – <i>Plus (1, 2d) see page 5</i>	5,000.00
Construction, including Stormwater Management Plan and Report – <i>Plus (1, 2d) see page 5</i>	5,000.00 plus Nonresidential - 150.00/acre Residential (condominiums and apartments) - 3.00/unit
Simultaneous (non-MPUD) – <i>Plus (1, 2d) see page 5</i>	6,000.00 plus Nonresidential - 250.00/acre Residential (condominiums and apartments) – 5.00/unit
Simultaneous (MPUD) – <i>Plus (1, 2d) see page 5</i>	6,000.00 plus Nonresidential - 300.00/acre Residential (condominiums and apartments) - 8.00/unit
Big Box Review – <i>Plus (1) see page 5</i>	900.00
Nonsubstantial Modification – <i>Plus (1, 2e) see page 5</i>	Nonresidential - 75.00/acre Residential (condominiums and apartments) - 1.50/unit
Substantial Modification – <i>Plus (1, 2d) see page 5</i>	Nonresidential - 150.00/acre Residential (condominiums and apartments) 3.00/unit

Development Plans

Minor Rural Subdivisions (MRS) Development Plan

Base Fee – <i>Plus (1, 2f) see page 5</i>	\$500.00
Additional:	
Preliminary with no construction required	10.00/lot
Preliminary with construction plan	15.00/lot
Revision	200.00

Development Plans (cont.)

Limited Family Lot Divisions (LFLD) Development Plan

Base Fee – <i>Plus (1, 2f) see page 5</i>	\$500.00
Additional:	10.00/lot
Revision	200.00

Residential Subdivision - Development Plans-PDP (f.k.a. Class IIIU)

Conceptual – <i>Plus (1, 2f) see page 5</i>	600.00
Additional:	
PDP (non-MPUD) – <i>Plus (1, 2d) see page 5</i>	5,000.00 plus 25.00/lot
PDP (MPUD) – <i>Plus (1, 2d) see page 5</i>	5,000.00 plus 25.00/lot
Stormwater Management Plan and Report/Mass Grading – <i>Plus (1, 2d) see page 5</i>	5,000.00
Construction, including Stormwater Management Plan and Report – <i>Plus (1, 2d) see page 5</i>	5,000.00 plus 25.00/lot
Simultaneous (non-MPUD) – <i>Plus (1, 2d) see page 5</i>	6,000.00 plus 125.00/lot
Simultaneous (MPUD) – <i>Plus (1, 2d) see page 5</i>	6,000.00 plus 125.00/lot
Nonsubstantial Modification	10.00/lot
Substantial Modification	20.00/lot

Nonresidential Subdivision - Development Plans - PDP-NR or Mixed Use Developments - PDP-MU

Conceptual – <i>Plus (1, 2f) see page 5</i>	600.00
Additional:	
PDP/MU (non-MPUD) – <i>Plus (1, 2d) see page 5</i>	5,000.00 plus Nonresidential - 150.00/acre Residential (condominiums and apartments) - 10.00/unit
PDP/MU (MPUD) – <i>Plus (1, 2d) see page 5</i>	5,000.00 plus Nonresidential - 180.00/acre Residential (condominiums and apartments) - 15.00/unit
Stormwater Management Plan and Report/Mass Grading – <i>Plus (1, 2d) see page 5</i>	5,000.00

Development Plans (cont.)

Nonresidential Subdivision - Development Plans - PDP-NR or Mixed Use Developments - PDP-MU (cont.)

Construction, including Stormwater Management Plan and Report – Plus (1, 2d) see page 5	\$5,000.00 plus Nonresidential - 150.00/acre Residential (condominiums and apartments) - 3.00/unit
Simultaneous (non-MPUD) – Plus (1, 2d) see page 5	6,000.00 plus Nonresidential - 250.00/acre Residential (condominiums and apartments) – 20.00/unit
Simultaneous (MPUD) – Plus (1, 2d) see page 5	6,000.00 plus Nonresidential - 300.00/acre Residential (condominiums and apartments) - 25.00/unit
Big Box Review – Plus (1) see page 5	900.00
Nonsubstantial Modification– Plus (1, 2f) see page 5	Nonresidential - 75.00/acre Residential (condominiums and apartments) - 1.50/unit
Substantial Modification – Plus (1, 2d) see page 5	Nonresidential - 100.00/acre Residential (condominiums and apartments) - 3.00/unit

Concurrency

Concurrency Determination

Submitted separate from a project application	\$300.00
Renewal	300.00
Government Emergency Declaration Extensions	300.00
Laws of Florida requiring local government-issued development order/building permit extensions (unless otherwise stipulated by resolution)	300.00
School Concurrency Determination	
Initial (submitted with a project application)	
Application Processing (County)	100.00
School District Fees (Paid to District School Board of Pasco County)	
a. De minimus determination	50.00
b. School Concurrency Application	500.00
c. Three Year Extension to Initial Certificate of Capacity	400.00
d. Proportionate Share Mitigation Fee	750.00
Any appeal of a Preliminary Concurrency Deficiency Letter	2,500.00

Hard Copy Site Development Permit Issuance

General: This does not include the review of revised plans. Fee for permit board and inspection is payable upon receipt of site development permit board.

Site Development Permit Board	Ready for issuance within 24-hours after application is received, excluding weekends and holidays	\$500.00
	Ready for issuance within 48-hours after application is received, excluding weekends and holidays	100.00
	Ready for issuance after 48 hours of receipt of application, excluding weekends and holidays	50.00
Sediment and Erosion Control Inspection	>30,000 cubic yards	75.00

Timing & Phasing/Traffic Impact Study/Substandard Road Analysis

Application Review/Exemption Determination <i>Plus (1) see page 5</i>	\$500.00
<ul style="list-style-type: none"> • Includes review of submitted application, including determination of highest trip generating use, conducting trip generation analysis, comparison of existing and future uses, and documentation of exemption as applicable. 	

County Completes Analysis

Methodology – <i>Plus (1) see page 5</i>	
<ul style="list-style-type: none"> • Includes scheduling and attendance of methodology meeting for projects 10 acres or greater, and preparation of methodology statement 	
Special Exception/Conditional Use Projects (regardless of size)	\$0
Projects < 10 Gross Acres	\$600.00
Projects 10 to 200 Gross Acres	1,500.00
Projects > 200 Gross Acres	2,000.00

Conduct Analysis	
<ul style="list-style-type: none"> • Includes field visit to the site, trip generation, distribution and assignment of traffic, research of committed improvements, review of traffic counts, determination of traffic growth rate, conduction capacity analysis, and review of site circulation. For projects 10 acres or greater, this fee included one meeting to discuss the results of the analysis and attendance at the public hearing(s) if necessary. (Note: traffic counts and additional meetings are subject to the fees outlined below) 	
Projects < 10 Gross Acres	\$3,000.00
Projects 10 to 200 Gross Acres	12,000.00
Projects > 200 Gross Acres	20,000.00

Each Additional Meeting, if requested by the Applicant	\$250.00
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Traffic Counts (if done by the County)	TBD based on costs incurred
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URBEMIS Model

- If Applicant chooses to use the URBEMIS Model to meet MUTRM *Plus (1)* see page 5

Projects < 10 Gross Acres	\$1,500.00
Projects 10 to 200 Gross Acres	6,000.00
Projects > 200 Gross Acres	10,000.00

Applicant's Consultant Completes Analysis – County Review

Methodology – *Plus (1)* see page 5

- Includes scheduling and attendance of methodology meeting for projects 10 acres or greater, and review of methodology statement

Special Exception / Conditional Use Projects (regardless of size)	\$0
Projects < 10 Gross Acres	\$500.00
Projects 10 to 200 Gross Acres	1,000.00
Projects > 200 Gross Acres	1,500.00

Analysis Review

- Includes a field visit to the site, confirmation of trip generation, distribution, and assignment, confirmation of committed improvements, review of traffic volume data collected/assembled, review of traffic growth analysis, review of off-site roadway operations and capacity analysis, and review of site circulation. For projects 10 acres or greater, this fee includes one meeting to discuss the results of the analysis and attendance at the public hearing(s) if necessary. (Note: additional meetings and review of comments/conditions of approval are subject to the fees outlined below)

Projects < 10 Gross Acres	\$2,000.00
Projects 10 to 200 Gross Acres	5,000.00
Projects > 200 Gross Acres	7,500.00

Each Additional Meeting, if requested by the Applicant \$250.00

Substandard Road Analysis

Application Review \$100.00

- Includes review of submitted application and processing.

Subthreshold Substandard Analysis In-House – *Plus (1)* see page 5 \$1,000.00

- Includes determination of cost, fair share calculation, field visit to the site, review of trip generation, and documentation of analysis

Substandard Road Review In-House – *Plus (1)* see page 5 \$1,500.00

- Includes review of substandard roadway methodology statement and analysis, contacting the County Engineer to request information regarding known deficient conditions in the area, undertaking a field visit to gather data and review the impacted road network, documenting the analysis, and preparing a letter/report summarizing the findings

Substandard Road Review by Consultant *Plus (1)* see page 5 \$2,052.00

- (\$1,784.00 plus 15% County Administrative Fee) Includes review of substandard roadway methodology statement and analysis, contacting the County Engineer to request information known deficient conditions in the area, undertaking a field visit to gather data and review the impacted road network, documenting the analysis, and preparing a letter/report summarizing the findings.

Each meeting, if requested by the Applicant \$250.00

Pasco County Independent Mobility Fee Study Review Fee Schedule

INDEPENDENT STUDY REVIEW TIMELINE

According to the Pasco County Mobility Fee Ordinance, the County shall charge a review fee for the Independent Study. Pursuant to the Ordinance, the fees charged shall not exceed the actual costs of the review.

Methodology Review - \$1,748 (\$1,520 + 15% County Administration Fee) – Plus (1) see page 5

This includes the initial review of the applicant's submitted methodology including review of proposed study sites, trip-characteristic survey forms/questions, and proposed data collection methodology. If the proposed methodology is not found to be consistent with the County methodology identified in Section 2.3 and cannot be accepted, a letter will be prepared identifying the methodology review findings, including why the methodology was found to be inconsistent with the County methodology guidelines identified in Section 2.3 and not found acceptable to the County. The summary statement will identify what remedial actions are necessary to correct the methodology so that it is acceptable. Once the corrections to the methodology are made, the applicant may resubmit the corrected methodology to ensure that proper changes to the methodology have been made and to seek final approval. If, following the first round of review, the applicant's methodology is found to be unacceptable; the applicant shall be subject to a fee of \$842 (\$732 + 15% County Administration Fee) for each additional round of methodology review.

"Most Similar Land Use" Consultation - \$780 (\$678 + 15% County Administration Fee) – Plus (1) see page 5

If a land use is not included in the adopted fee schedule, or the Appendix A Land Use Cross-Reference Table, a fee payer may request a determination of the "most similar land use" to use as a basis for the fee to be paid. The County will make a determination as an alternative to avoid the need for a fee payer to undertake the independent fee study. Applicant must provide information about the proposed land use, including the nature of the operation, licensing requirements, typical employment, building size, operating shifts and sizes, site service by suppliers' trucks and other service vehicles, market area, hours of operation, etc. The County will use the provided information, and other information at the County's disposal, to establish similarity to a land use already established within the fee schedule.

Study Analysis Review - \$5,492 (\$4,776 + 15% County Administration Fee)

Following the acceptance of the applicant's methodology, a detailed review of the trip-characteristic data will be completed and will include verification of trip lengths and percent new trips through a sample of the trip-characteristic survey data. The reasonableness of the traffic count data will also be reviewed, including verification of manual traffic counts, directional distribution, diurnal pattern, peak-hour consistency and time, analysis of variance between characteristics observed and characteristics of data upon which the County's published fee is based, and recommendations regarding a potential fee adjustment. Following the detailed review, written comments summarizing the review findings and recommendations will be prepared and forwarded to the applicant.

If the study submitted by the applicant is found to be unacceptable following the initial detailed review, written comments summarizing the reasons for this finding will be forwarded to the applicant and/or the applicant's consultant for correction and resubmittal.

Following resubmittal, if the County must reanalyze corrected data, the County shall charge the applicant for this additional work, which will be determined based on a percentage of the surveys required to be re-analyzed. Upon receipt of the re-submittal, the County will notify the applicant as to the additional fee, if applicable, based on the percentage of the analysis required to be reanalyzed and will follow the fee

schedule set forth in the Study Analysis Review. The County must receive payment for services prior to any subsequent reanalysis. The fee schedule for the survey reanalysis is presented in Table B-1 and is calculated by multiplying the Survey Analysis fee (prior to the 15% Administration Fee charged by the County) of \$4,776 by the percentage of the surveys to be reanalyzed.

**Table B-1
Fee Schedule for Survey Reanalysis**

Percent of Data to be Reanalyzed	Base Fee	Administration Fee	Total
10%	\$477.60	\$71.64	\$549.24
20%	\$955.20	\$143.28	\$1,098.48
30%	\$1,432.80	\$214.92	\$1,647.72
40%	\$1,910.40	\$286.56	\$2,196.96
50%	\$2,388.00	\$358.20	\$2,746.20

Methodology/Study Analysis Appeal

If any portion of the methodology or study analysis is appealed by the applicant, the fee for the involvement of the consultant will be established based on the specific nature of the appeal and will be established as a part of the appeal process.

If the applicant does not agree with the methodology or study analysis, the applicant may request a final determination from the County Administrator or designee, who shall make a final determination.

The decision of the County Administrator or designee may be appealed to the BCC, pursuant to the LDC, Sections 1301.1.1 and 407.1.

Optional Services

Additional service meetings, if necessary, will be provided per the schedule below. A 15% County administrative surcharge will be added to these fees, as noted below.

- Survey site visit - \$952 per site (\$828 + 15% County Administration Fee) for sites located within the Tampa Bay region. The fee for a site visit located outside of the Tampa Bay region is \$2,222 (\$1,932 + 15% County Administration Fee)
- Attend staff meeting in the County - \$1,450 (\$1,261 + 15% County Administration Fee)
- Attend public hearing - \$2,086 (\$1,814 + 15% County Administration Fee)

Plat Review

General Notes:

- A. The Base Fee shown is for preliminary plat review, final plat review, permanent reference monument (PRM) inspection and permanent control point (PCP) - Lot corner inspection based on the following:
- Supporting Data Review (as applicable and required, see "B" below)
 - One (1) Preliminary Plat Technical Review (comments generated)
 - One (1) Final Plat Technical Review (comments generated)
 - One (1) PRM Inspection (comments generated)
 - One (1) PCP/Lot Corner Inspection (comments generated)

Plat Review (cont.)

- *The Base Fee includes a cost payable to an outside vendor to convert the AutoCAD plat drawing from the client's layering system to the County's layering system.
- B. Plats submitted with deficient supporting data will be placed on hold for a period of 10 days; during the 10-day hold period should the deficient documentation not be submitted or the plat not picked up by the submitting entity, the preliminary plat package will be deemed incomplete, the plat withdrawn from review, and discarded. The plat review fee will be returned if not previously deposited in the BCC account. The review fee deposit receipt will be sent to the submitting surveyor. To be credited for the plat review fee, the receipt must be retained and attached to the resubmittal plat package or an additional review fee will be charged. The County is not responsible for maintaining an accounting system as to which plats are withdrawn from review and have paid their review fees.
- C. The Additional Fee shown is for each additional PRM reinspection and PCP - Lot Corner reinspection:
- Additional PRM and PCP - Lot Corner reinspections (as necessary, comments generated) \$100 fee for each reinspection
- D. Plats are reviewed for general, technical, statutory and conditional content, and accuracy. Plats are reviewed and compared with the DRC stipulations, Rezoning Petition conditions, Southwest Florida Water Management District (SWFWMD) specific conditions, DRC and/or Development Review Manager-approved construction plans, SWFWMD approved construction plans and Florida Statutes, Chapter 177 Part I (Plat Law). The required boundary survey submitted with the plat must conform to Chapter 61G17-6, Florida Administrative Code, Minimum Technical Standards.
- E. Plat review fees are payable at the time of plat submittal. PRM and PCP - Lot Corner reinspection fees are payable prior to each reinspection.

Base Fee		\$700.00
Per Lot Fee and Tracts		15.00
Additional Fee	PRM Reinspection Fee	100.00
	PCP/Lot Corner Reinspection Fee	100.00
Platting Performance Guarantee Bond Fee		1,000.00
Platting Partial Performance Guarantee Bond Fee		1,000.00
Platting Maintenance Guarantee Fee		1,000.00
Document Review Where No Plat Required		
	Base Fee	100.00
	Legal Description Review for MRS and LFLD	30.00

Street Names and Addresses

Street Addressing (assessed at time of platting or building permit application)	40.00 per address
Street Naming (assessed at time of record plat submittal)	40.00 per street
Street Names/Name Changes (Based on Actual Costs) (Pasco County Code of Ordinances, Section 82-31)	293.75

Miscellaneous Permits

Right-of-Way Use Permits

Individual Driveway Widening - Serving individual residential lot		50.00
Development Project Connections		
Where a development plan has been approved by the County (plus Utility Installation, if necessary)	Base Fee	200.00
Where a development plan is not located within the unincorporated County jurisdiction – <i>Plus (1) see page 5</i> (and Utility Installation, if necessary)	Base Fee	1,000.00
Utility Installation		
No Roadway Crossings		200.00
With Jack and Bore Crossings		200.00
With Open Cut Roadway Crossings		320.00
Temporary Event Right-of-Way Closure		120.00
Block Party		120.00
Parade		120.00
Road Closure		120.00
License and Maintenance Agreements – <i>Plus (1) see page 5</i>	1,000.00 + Recording fees per Clerk & Comptroller schedule in place at time of application	
Driveway Connection Permits - Serving individual residential lot		50.00
Lot Drainage/Fill Permits		
Submitted prior to construction		80.00
After the fact permit applications – <i>Plus (1) see page 5</i>		500.00
Parkland Covenant Application, Extension, or Release		800.00
Certificate of Appropriateness for Development		50.00
On-Street Parking Permits		30.00
Temporary Use Permits		120.00
Temporary RV Parking Permits		30.00
Outdoor Festivals – <i>Plus (1) see page 5</i>		2,000.00
Model Center/Temporary Sales Trailer (Initial and Amendments) – <i>Plus (1) see page 5</i>		500.00
• Right-of-Way Use permit also required		
County Road		50.00
Private Road		30.00

Miscellaneous Permits (cont.)

Oversize/Overweight Load Moving Permit

Base Fee – *Plus (1) see page 5* 150.00

Additional:

Escort Fee, if required by Traffic Operations 300.00/First 3 hours
100.00/each additional hour

Solicitors 10.00

Bingo – Annual Permit 100.00

Bingo – Modification to Annual Permit 100.00

Vacation Rentals

Registration – *Plus (1) see page 5* 250.00

Annual Renewal – *Plus (1) see page 5* 125.00

Signs

Balloon (per event) 50.00

Banner (per event) 50.00

Tow 50.00

Sign Permits Subject to a Master Sign Plan Development Agreement 200.00

On-Site (per location) 120.00

Building Signs (per application) 120.00

Billboard: Modification/Reconstruction/Relocation (per location) 120.00

Tree Removal (per tree) 50.00

Additional if an inspection is required 30.00

Interpretations/Determinations/Verifications

Future Land Use Verification 25.00

Comprehensive Plan Determinations – *Plus (1) see page 5* 750.00

Nonconforming Use Determinations – *Plus (1) see page 5* 500.00

Written Zoning Verification 25.00

State Beverage License - Zoning Verification 25.00

Assisted Living Facility - Zoning Verification 25.00

Zoning and Site Conformance Letter *Plus (1) see page 5* 500.00

This requires the applicant to declare the existing/proposed use of structure/site. Upon application, the County will review any rezoning and site files and conduct a site inspection. After the review and site inspection, the County will issue a determination that provides the following information:

- a. Consistency of use with the Comprehensive Plan

Interpretations/Determinations/Verifications (cont.)

- b. Consistency of use with applicable zoning district and conditions of any applicable rezoning
- c. Consistency of use/site with any applicable site development permits and conditions

The determination will not include a determination of compliance of structures with the Florida Building Code. That review must be applied for separately with the Building Official.

Copies of any documents will require payment of \$0.15/page for documents and \$5.00/page for plan sheets.

Flood Zone/Elevation Determinations

Written Determinations	Existing individual structure with copy of any applicable elevation certificate and letter of map revision/amendment	30.00
	Land to be developed	50.00
Copies of Elevation Certificate and Letter of Map Revision/ Amendment	Research and copies	5.00 + 0.15/page

Plan Status Evaluation

Euclidian – <i>Plus (1) see page 5</i>	150.00
MPUD – <i>Plus (1) see page 5</i>	500.00
DRI – <i>Plus (1) see page 5</i>	1,000.00

This evaluation will consist of a review of the applicable site development files. After a review of the file, the County will issue an evaluation of:

- a. Original submittal date of site development project
- b. If approved, the date of such approval
- c. Time limit on approval (including any extensions)
- d. Concurrency status
- e. Indication and status of any performance and/or maintenance bonds
- f. Any applicable plats recorded

Computation of Impact Fees

Undeveloped Property	30.00
Developed Property	80.00
Plus per building	10.00

Real Estate

Real Estate Title and Lien Search (per request, per address or parcel number) \$35.00

Relief Procedures

Appeals

Comprehensive Plan Determinations 750.00

Administrative Determinations 500.00

Planning Commission Determinations 2,500.00

DRC Determinations 2,500.00

Alternative Relief/Vested Rights Determination – *Plus (1) see page 5* Varies

A deposit of \$2,500.00 required at time of application submittal, which shall be deducted from the total hourly fees of the County Attorney's Office as determined by the hourly rate in place at the time of application. All fees incurred prior to the public hearing shall be paid prior to hearing. Subsequently incurred fees shall be due 30 days after the hearing.

Variances

Zoning – *Plus (1) see page 5* 1,000.00

Sign – *Plus (1) see page 5* 1,600.00

Alternative Standards

Base Fee, Application Review – *Plus (1) see page 5* 1,200.00

Each Request 200.00

Request for a determination (Alternate Standard) by DRC or if required to go to DRC 400.00

Administrative Variance - Approval 2APS (includes State Beverage License Zoning Verification)
– *Plus (1) see page 5* 620.00

Zoning Setbacks – *Plus (1) see page 5* 400.00

Transportation Corridor – *Plus (1) see page 5* 500.00

Tree/Landscaping Related to Sign(s) – *Plus (1) see page 5* 600.00

Waiver (Distance) – *Plus (1) see page 5* 600.00

Real Estate

Vacations of Rights-of-way or Easements or Plats 891.00

Revocable License Agreement 200.00

Site Inspections

Sediment and Erosion Control Inspections Residential	145.00
Nonresidential	145.00
Small (fka Class I) Commercial Site Inspections (2 inspections)	900.00
Reinspection Fee	210.00
Large (fka Class II) Commercial Site Inspections (2 inspections)	1,300.00
Reinspection Fee	275.00
Commercial Subdivision (fka Class III) Site Inspections (2 inspections)	1,300.00
Reinspection Fee	385.00
Class I/II/III Commercial Performance Bond	1,000.00
Residential Subdivision Inspections (More than 16 lots)	4,000.00
Reinspection Fee	700.00
Residential Subdivision Inspections (MRS) (Fewer than 16 lots)	1,000.00
Reinspection Fee	500.00
Right-of-Way Permit Application / Inspection	210.00
Reinspection Fee	210.00
Driveway Determination Application	50.00
Partial Release Performance Guarantee Review / Processing	1,000.00
Guarantee Extension Request Review / Processing	500.00

Traffic Operations

Maintenance of Traffic Operations Inspection	86.00
Special Warning Sign Requests	53.00
Road Closings and Detour Requests	95.00
Traffic Signal or Lighting Inspection	1,500.00
Traffic Signal Modification Inspection (per approach)	375.00
Intersection Crash Analysis Report	34.00
Route Crash Analysis Report	76.00 per mile

Documents

MPUD Master Planned Unit Development	
Color Map	
36" X 24"	10.00
11" X 17"	5.00
Data Sheets (cost per page)	0.15
Census Tract Determination (up to 5 addresses)	10.00
Growth Management Report ¹	20.00
Growth Management Report Appendix ¹	3.00
Maps (Black and White, Full Panel)	10.00
Maps (Black and White, Less Than Full Panel)	5.00
Statistical Abstract (To Be Produced) ¹	15.00
Demographic Projections	
Hard Copy—Population by TAZ	50.00
Hard Copy—Dwelling Units by TAZ	50.00
Hard Copy—Employment by TAZ	50.00
CD Population by TAZ	5.00
CD Dwelling Units by TAZ	5.00
CD Employment by TAZ	5.00
Comprehensive Plan	
Comprehensive Plan ¹ with Color Future Land Use Maps and Black and White Maps	
Comprehensive Plan CD	20.00
Mailing Cost—CD (3.1 oz.)	1.03
Comprehensive Plan Individual Elements ¹	
Bike and Pedestrian Plan ¹	35.00

¹ Based on reproduction and mailing costs to be determined prior to making the hard copy

GIS Information

Current Year Aerials (Visual or Infrared)	
Countywide GIS Format (Electronic geodatabase mosaiced and assembled into a single raster image) Size - 700GB	431.00
Current Year Aerials (Visual or Infrared): Countywide CAD Format (Electronic Aerial geotagged image file format [TIFF] for the County) Size - 700GB	547.00
Current Year Aerials (Visual or Infrared) - Single Frame CAD or GIS TIFF (5K ²) Size - 1GB	37.00 (each)
Pasco County Existing Map or Historical Aerial (.pdf or .jpg format) Electronic	22.00 (each)
One-foot Topography Contours: Full County in Single Township/Range Zip format files. Size - 5GB	109.00
Full electronic Data Set for the County (excludes addresses, topography) (ERSI.shp Format - 1000 files, 500 MB)	106.00
Address List for Pasco County (Microsoft Access format)	128.00
Address Centerlines for Pasco County (ERSI.shp Format)	37.00
Geocator for the County (actual and potential addresses, intersections) (ESRI 9.2 or Higher Format)	46.00