

RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, REVISING THE PASCO COUNTY FEE SCHEDULE.

WHEREAS, Chapter 163, Florida Statutes, required 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 Lan Development Code (LDC), the Board of County Commissioners is authorized to adopt by resolution all necessary fees for the administration, implementation, and enforcement of the LDC; and

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

WHEREAS, it is appropriate that the fees for providing development review services be commensurate with the cost of providing those services; and

WHEREAS, the attached Pasco County Fee Schedule for the Planning and Development, Natural Resources, GIS, Survey, Real Property and Planning, Engineering Inspections, Central Permitting, Traffic Operations, and Fire Rescue Departments reflects the reasonable costs to the County for providing services necessary to implement and administer the LDC 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 these County provided services to pay fees for those services and has determined that the fees set forth herein are reasonable and necessary; and

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 2023 Updates to the Pasco County Fee Schedule listed in Exhibit "A", attached hereto, and made part hereof.
3. The Pasco County Fee Schedule attached hereto as Exhibit "A" supersedes and replaces all fees previously adopted to the extent these fees are promulgated for the same service.

CB

DONE AND RESOLVED in regular session with a quorum present and voting this 14th day of November 2023.

BOARD OF COUNTY
COMMISSIONERS
OF PASCO COUNTY, FLORIDA

(SEAL)



Nikki Alvarez-Sowles

NIKKI ALVAREZ-SOWLES, ESQ
PASCO COUNTY CLERK & COMPTROLLER

Jack Mariano

JACK MARIANO, CHAIRMAN

APPROVED
IN SESSION
NOV 14 2023
PASCO COUNTY
BCC

C13

Exhibit A

PASCO COUNTY FEE SCHEDULE

for the following Departments: Planning and Development, Natural Resources, GIS, Survey, Real Property and Planning, Engineering Inspections, Central Permitting, and Traffic Operations

COMPREHENSIVE PLAN

Comprehensive Plan (CP)

CP Amendment	Applicants will be responsible for adjacent property owner notification & associated costs	\$5,000 + \$20/acre (not to exceed \$25,000) Add-Ons: 1, 2a, 3b
Small Scale CP Amendment	Applicants will be responsible for adjacent property owner notification & associated costs	\$2,500 Add-Ons: 1, 2e, 3b
CP Determination	Review of all elements of the CP	\$750.00 Add-Ons: 1

DEVELOPMENT OF REGIONAL IMPACT

DRI Development Order Amendment		\$3,500* Add-Ons: 1, 2e
DRI Abandonment		\$5,000 Add-Ons: 1
DRI Rescission		\$3,500 Add-Ons: 1
DRI Essentially Built-out Agreement		\$1,600 Add-Ons: 1
DRI Land Use Equivalency Request		\$2,000 Add-Ons: 1

*Flat fee includes subsequent sufficiency response, if applicable

DEVELOPMENT AGREEMENT (DA)

Development Agreement/ Mobility Fee Agreement/ Similar Agreement		\$10,000 Add-Ons: 1, 2b
DA Amendment		\$4,000 Add-Ons: 1
Euclidian Development Agreement	Includes cost of newspaper advertising.	\$1,000 Add-Ons: 1
Euclidian DA Amendment	Includes cost of newspaper advertising.	\$800.00 Add-Ons: 1

COMMUNITY DEVELOPMENT DISTRICTS (CDD)

CDD Petition Review	Applicant Advertises	\$14,975 Add-Ons: 1
CDD Abandonment/Dissolution	Applicant Advertises	\$7,475 Add-Ons: 1
CDD Ordinance Amendment	Applicant Advertises	\$7,475 Add-Ons: 1

TIMING & PHASING/TRAFFIC IMPACT STUDY SUBSTANDARD ROAD ANALYSIS

Transportation Needs Assessment

<u>Each Additional Meeting, if requested by the Applicant</u>	<u>\$250</u>
<u>County Completes Methodology:</u> <u>includes scheduling & attendance of methodology meeting and preparation of methodology statement.</u>	<u>\$600</u> <u>Add-Ons: 1</u>
<u>County Conduct Analysis:</u> <u>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. This fee includes one meeting to discuss the results of the analysis and attendance at the public hearing(s) if necessary.</u>	<u>\$3,000</u> <u>Add-Ons: 1</u>

Timing and Phasing

Application Review/Exemption Determination	\$500 Add-Ons: 1
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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:

Each Additional Meeting, if requested by the Applicant		\$250	
Traffic Counts (if done by County)		TBD based on costs incurred	
County Completes Methodology: includes scheduling & attendance of methodology meeting and preparation of methodology statement.		County Conduct Analysis: 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. This fee includes one meeting to discuss the results of the analysis and attendance at the public hearing(s) if necessary.	
Projects < 10 Gross Acres	\$600 Add-Ons: 1	Projects < 10 Gross Acres	\$3,000
Projects 10 to 200 Gross Acres	\$1,500 Add-Ons: 1	Projects 10 to 200 Gross Acres	\$12,000
Projects > 200 Gross Acres	\$2,000 Add-Ons: 1	Projects > 200 Gross Acres	\$20,000

Applicant's Consultant Completes Analysis – County Review:

Each Additional Meeting, if requested by the Applicant	\$250
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Applicant's Consultant Completes Methodology: includes scheduling & attendance of methodology meeting and preparation of methodology statement.		Applicant's Consultant Conducts Analysis – County Reviews Analysis: includes 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. This fee includes one meeting to discuss the results of the analysis and attendance at the public hearing(s) if necessary.	
\$0 Special Exception/Conditional Use Projects (regardless of size)			
Projects < 10 Gross Acres	\$500 Add-Ons: 1	Projects < 10 Gross Acres	\$2,000 Add-Ons: 1
Projects 10 to 200 Gross Acres	\$1,000 Add-Ons: 1	Projects 10 to 200 Gross Acres	\$5,000 Add-Ons: 1
Projects > 200 Gross Acres	\$1,500 Add-Ons: 1	Projects > 200 Gross Acres	\$7,500 Add-Ons: 1

Substandard Road Analysis

Application Review	Includes review of submitted application and processing	\$100
Subthreshold Substandard Analysis In-House	Includes determination of cost, fair share calculation, field visits to the site, review of trip generation, and documentation of analysis	\$1,000 Add-Ons: 1
Substandard Road Review by Consultant	(\$2,500 plus 15% County Administrative Fee) 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.	\$2,875 Add-Ons: 1
Each Meeting, if requested by the Applicant		\$250

ZONING

- All partial acre fees are rounded up to the next whole acre

Euclidian Rezoning		\$850 + \$20/acre or partial acre Add-Ons: 1, 2f, 3a
MPUD Master Planned Unit Development Rezoning		\$8,000 + \$20/acre or partial acre (maximum fee \$25,000) Add-Ons: 1, 2a
MPUD	Substantial Modification	\$6,000 + \$20/acre or partial acre (maximum fee \$25,000) Add-Ons: 1, 2a
MPUD	Non-Substantial Modification	\$3,000 Add-Ons: 1, 2b
MPUD	Simple Modification of Product Types	\$300
MPUD	Land Use Equivalency Request	\$2,000

		Add-Ons: 1
MPUD	Pre-Application Meeting	\$500*
DRI or MPUD Post Approval Actions and Amendments	-Master Roadway Plan -Master Park Plan -Neighborhood Plan -Bike/Pedestrian Plan -Transit Plan -MUTRM -TND -TOD	\$4,500 (per plan) Add-Ons: 1 (per plan)
DRI or MPUD Post Approval Actions and Amendments	-Environmental, Conservation, Wetland, or Habitat Management Plan -Conservation Corridor Easement -Transit Easement	\$4,500 (per plan) Add-Ons: 1, 2c (per plan)
DRI or MPUD Post Approval Actions and Amendments	Groundwater and/or Surface Water Monitoring Plan	\$600 Add-Ons: 1, 2f
Conditional Use	Except "Minor Land Excavation," Operating Permits also require Conditional Use.	\$1,000 + \$20/acre or partial acre Add-Ons: 1, 2d, 3a *See Operating Permits for fees associated with those permits
Special Exception		\$600 + \$20/acre or partial acre Add-Ons: 1, 3a
Alcohol Sales		\$620 Add-Ons: 1, 3a
Wireless Communications Facilities (Communication Towers)	Tier I – minimal determination	\$100 Add-Ons: 1
Wireless Communications Facilities (Communication Towers)	Tier II Review	\$500 Add-Ons: 1
Wireless Communications Facilities (Communication Towers)	Tier III – Requires Public Hearing	\$5,000 (\$2,500 goes to consultant**) + \$20/acre or partial acre Add-Ons: 1, 2d, 3a
Foreclosure Registry	New & Annual Renewals	\$150.00
Pain Management		\$2,500 Add-Ons: 1
	*Also requires a Conditional Use.	*See also Conditional Use fees
Pain Management	Annual Renewals	\$1,500 Add-Ons: 1

*** No refunds for Pre-application Meetings cancelled by the applicant within ten (10) business days of the Pre-application Meeting date.**

**** Consultant fee includes consultant's initial determination of completeness, application review, and report of findings. Additional fees shall be based on the consultant's rate determined by the 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. If no hearing is required, additional fees shall be paid prior to the issuance of the site development placard.

SITE DEVELOPMENT

Operating Permits

Minor Land Excavation	<= 30,000 cubic yards	\$1,500 Add-Ons: 1, 2d
Land Excavation/ Mining Permit	>30,000 cubic yards *Also requires a Conditional Use.	\$5,000 Add-Ons: 1, 2a *See also Conditional Use fees
	Additional fee for Blasting	\$2,000
	Additional fee for Breaching the Aquitard	\$2,000
	Modification	\$2,500 Add-Ons: 1, 2d
	Consultant Fee	At cost
	Permit Transfer	\$2,500 Add-Ons: 1
	Annual Renewal/ Inspection Fee	\$4,000 Add-Ons: 1
Construction and Demolition Debris Disposal Facility		\$5,000 Add-Ons: 1, 2a, 4 *See also Conditional Use fees
	Modification	\$2,500 Add-Ons: 1, 2e, 4
	Consultant Fee	At cost
	Permit Transfer	\$2,500 Add-Ons: 1
	Annual Renewal/ Inspection Fee	\$4,000 Add-Ons: 1
Land Spreading		\$5,000 Add-Ons: 1, 2a *See also Conditional Use fees
	Modification	\$2,500 Add-Ons: 1, 2e, 4
	Consultant Fee	At cost
	Permit Transfer	\$2,500 Add-Ons: 1
	Annual Renewal/ Inspection Fee	\$4,000 Add-Ons: 1
Yard Trash Processing	i.e. Mulch Processing *Also requires a Conditional Use.	\$5,000 Add-Ons: 1, 2a, 4 *See also Conditional Use fees
	Modification	\$2,500 Add-Ons: 1, 2e, 4
	Consultant Fee	At cost
	Permit Transfer	\$2,500 Add-Ons: 1
	Annual Renewal/ Inspection Fee	\$4,000 Add-Ons: 1

Sanitary Landfill	Consultant Fee – at cost *Also requires Comprehensive Plan Amendment & Conditional Use	\$10,000 Add-Ons: 1, 2a *Requires Also requires a Conditional Use.
	Modification	\$2,500 Add-Ons: 1, 2e, 4
	Consultant Fee	At cost
	Permit Transfer	\$2,500 Add-Ons: 1
	Annual Renewal/ Inspection Fee	\$4,000 Add-Ons: 1
Other Facilities Requiring Monitoring		\$4,000 Add-Ons: 1, 2a
	Modification	\$2,500 Add-Ons: 1, 2e, 4
	Consultant Fee	At cost
	Permit Transfer	\$2,500 Add-Ons: 1
	Annual Renewal/ Inspection Fee	\$4,000 Add-Ons: 1
Haul Route Review	If Required	\$500 Add-Ons: 1
Stockpile Permit (Temporary – no more than 6 months)		\$600 Add-Ons: 1, 4
	Modification	\$600 Add-Ons: 1, 4

Special Project Review Fees

\$20,000 (Deposit) 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. Add-Ons: 1, 2a, 4

Site Development Review:

- A. Fees denoted for preliminary, stormwater management plan & report, construction and simultaneous review are based on the following:
- Content review (as necessary)
 - One (1) technical review with comments generated (Initial Review)
 - One (1) follow up technical review (Final Review)

Subsequent submittals shall be subject to the additional review fees, invoiced according to each departmental reviewer with unresolved issues, as denoted on the schedule.

- B. Review fees are payable upon development permit application, unless otherwise noted.
C. Where work has commenced without obtaining a permit the permit application fee shall be double.
D. Non-Scrivener’s Errors 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. Expedited or Collaborative Reviews are **double** the review fee

Conceptual Plan	i.e. Florida Housing Finance Corporation Applications	\$600 Add-Ons: 1, 2f
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Minor Rural Subdivision (MRS) Development Plan

MRS Development Plan	\$500 +\$10/lot (no construction required) OR +\$15/lot (if construction required) Add-Ons: 1, 2f
Modification	\$200

Limited Family Lot Divisions (LFLD) Development Plan

LFLD Development Plan	\$500 + \$10/lot Add-Ons: 1, 2f
Modification	\$200

Development Plans – Residential Subdivision

Simultaneous: Preliminary Development Plan/Construction Plans/Stormwater Management Plan & Report (PDPCPSW)	If not Zoned MPUD (Euclidean)	\$6,000 + \$125/lot Add-Ons: 1, 2d, 4, 5
Simultaneous: Preliminary Development Plan/Construction Plans/Stormwater Management Plan & Report (PDPCPSW)	If Zoned MPUD	\$6,000 + \$150/lot Add-Ons: 1, 2d, 4, 5
Preliminary Development Plan Only	If not Zoned MPUD (Euclidean)	\$5,000 + \$75/lot Add-Ons: 1, 2d, 4, 5
Preliminary Development Plan Only	If Zoned MPUD	\$5,000 + \$100/lot Add-Ons: 1, 2d, 4, 5
Plan for No-Improvement Plat	LDC 700.2.D	\$1,000 Add-Ons: 1, 4
Construction Plans	Includes Stormwater Management Plan & Report	\$5,000 + \$50/lot Add-Ons: 1, 2d, 4
Non-substantial Modification	Not applicable for expired plans	\$600 + \$10/lot Add-Ons: 1, 2e, 4
Substantial Modification	Not applicable for expired plans	\$600 + \$20/lot Add-Ons: 1, 2d, 4
Model Center Tracker		\$300 Add-Ons: 1

Development Plans – Nonresidential Subdivision/Mixed-Use Subdivision

Simultaneous: Preliminary Development Plan/Construction Plans/Stormwater Management Plan & Report (PDPCPSW)- NR/MU	If not Zoned MPUD (Euclidean)	\$6,000 + \$125/lot Add-Ons: 1, 2d, 4, *5-if necessary
Simultaneous: Preliminary Development Plan/Construction Plans/Stormwater Management Plan & Report (PDPCPSW)	If Zoned MPUD	\$6,000 + \$150/lot Add-Ons: 1, 2d, 4, *5-if necessary
Preliminary Development Plan Only	If not Zoned MPUD (Euclidean)	\$5,000 + \$75/lot Add-Ons: 1, 2d, 4, *5-if necessary

Preliminary Development Plan Only	If Zoned MPUD	\$5,000 + \$100/lot Add-Ons: 1, 2d, 4, *5-if necessary
Plan for No-Improvement Plat	LDC 700.2.D	\$1,000 Add-Ons: 1, 4
Construction Plans	Includes Stormwater Management Plan & Report	\$5,000 + \$50/lot Add-Ons: 1, 2d, 4
Non-substantial Modification	Not applicable for expired plans	\$600 + \$10/lot Add-Ons: 1, 2e, 4
Substantial Modification	Not applicable for expired plans	\$600 + \$20/lot Add-Ons: 1, 2d, 4

Preliminary Site Plans

Simultaneous: Preliminary Site Plan/Construction Plans/Stormwater Management Plan & Report (PSPCPSW)	If not Zoned MPUD (Euclidean)	\$6,000 +\$250/acre (non-residential) OR +\$5/unit (residential – apartments/condominiums) Add-Ons: 1, 2d, 4
Simultaneous: Preliminary Site Plan/Construction Plans/Stormwater Management Plan & Report (PSPCPSW)	If Zoned MPUD	\$6,000 +\$300/acre (non-residential) OR +\$8/unit (residential – apartments/condominiums) Add-Ons: 1, 2d, 4
Preliminary Site Plan Only	If not Zoned MPUD (Euclidean)	\$5,000 +\$150/acre (non-residential) OR +\$10/unit (residential – apartments/condominiums) Add-Ons: 1, 2d, 4
Preliminary Site Plan Only	If Zoned MPUD	\$5,000 +\$180/acre (non-residential) OR +\$15/unit (residential – apartments/condominiums) Add-Ons: 1, 2d, 4
Construction Plans	Includes Stormwater Management Plan & Report	\$5,000 +\$150/acre (non-residential) OR +\$3/unit (residential – apartments/condominiums) Add-Ons: 1, 2d, 4
Non-substantial Modification	Not applicable for expired plans	\$600 +\$75/acre (non-residential) OR +\$1.50/unit (residential – apartments/condominiums) Add-Ons: 1, 2e, 4
Substantial Modification	Not applicable for expired plans	\$600 +\$150/acre (non-residential) OR +\$3/unit (residential – apartments/condominiums)

		Add-Ons: 1, 2d, 4
Large Scale Commercial Retail Review	LDC 1102 Design Standards	\$900
Agricultural Uses	i.e. Blueberry Farm – Site Plan	\$150
Landscaping Plan Modifications	i.e. Problem trees in Subdivisions or PSP	\$1,000 Add-Ons: 1
Landscape Only Plan	LDC 403.10 (redevelopment)	\$1,000 Add-Ons: 1, 4

Mass Grading

Mass Grading (Substantial Modification to Mass Grading)	Includes Stormwater Management Plan & Report	\$5,000 Add-Ons: 1, 2d, 4
Mass Grading	Resubmittal (subsequent reviews)	\$2,500
Non-Substantial Modification to Mass Grading	Not applicable for expired plans.	\$2,500 Add-Ons: 1, 2e, 4

Greenlight Review Fees

Applicants pay the review fees noted in both columns (2 & 3) of the tables below. *The Greenlight Variable Fees may be higher if the project is located within a Special District overlay.

Development Plans – Residential Subdivision

Simultaneous: Preliminary Development Plan/Construction Plans/Stormwater Management Plan & Report (PDPCPSW)	\$6,000 + \$150/lot Add-Ons: 1, 2d, 4, 5	*Greenlight Variable Fees: \$200/Dwelling Unit (Single-Family) \$131/Dwelling Unit (Multi-Family)
Preliminary Development Plan Only	\$5,000 + \$100/lot Add-Ons: 1, 2d, 4, 5	*Greenlight Variable Fees: \$200/Dwelling Unit (Single-Family) \$131/Dwelling Unit (Multi-Family)
Construction Plans (Includes Stormwater Management Plan & Report)	\$5,000 + \$50/lot Add-Ons: 1, 2d, 4	*Greenlight Variable Fees: \$200/Dwelling Unit (Single-Family) \$131/Dwelling Unit (Multi-Family)

Development Plans – Nonresidential Subdivision/Mixed-Use Subdivision

Simultaneous: Preliminary Development Plan/Construction Plans/Stormwater Management Plan & Report (PSPCPSW)	\$6,000 + \$150/lot Add-Ons: 1, 2d, 4, *5-if necessary	*Greenlight Variable Fees: \$200/Dwelling Unit (Single-Family) \$131/Dwelling Unit (Multi-Family) \$50/1,000 SF (Office) \$50/1,000 SF (Retail) \$50/1,000 SF (Industrial)
Preliminary Development Plan Only	\$5,000 + \$100/lot Add-Ons: 1, 2d, 4, *5-if necessary	*Greenlight Variable Fees: \$200/Dwelling Unit (Single-Family) \$131/Dwelling Unit (Multi-Family) \$50/1,000 SF (Office) \$50/1,000 SF (Retail)

		\$50/1,000 SF (Industrial)
Construction Plans (Includes Stormwater Management Plan & Report)	\$5,000 + \$50/lot Add-Ons: 1, 2d, 4	*Greenlight Variable Fees: \$200/Dwelling Unit (Single-Family) \$131/Dwelling Unit (Multi-Family) \$50/1,000 SF (Office) \$50/1,000 SF (Retail) \$50/1,000 SF (Industrial)

Preliminary Site Plans

Simultaneous: Preliminary Site Plan/Construction Plans/Stormwater Management Plan & Report (PSPCPSW)	\$6,000 +\$300/acre (non-residential) OR +\$8/unit (residential – apartments/condominiums) Add-Ons: 1, 2d, 4	*Greenlight Variable Fees: \$131/Dwelling Unit (Multi-Family) \$50/1,000 SF (Office) \$50/1,000 SF (Retail) \$50/1,000 SF (Industrial)
Preliminary Site Plan Only	\$5,000 +\$180/acre (non-residential) OR +\$15/unit (residential – apartments/condominiums) Add-Ons: 1, 2d, 4	*Greenlight Variable Fees: \$131/Dwelling Unit (Multi-Family) \$50/1,000 SF (Office) \$50/1,000 SF (Retail) \$50/1,000 SF (Industrial)
Construction Plans (Includes Stormwater Management Plan & Report)	\$5,000 +\$150/acre (non-residential) OR +\$3/unit (residential – apartments/condominiums) Add-Ons: 1, 2d, 4	*Greenlight Variable Fees: \$131/Dwelling Unit (Multi-Family) \$50/1,000 SF (Office) \$50/1,000 SF (Retail) \$50/1,000 SF (Industrial)

CONCURRENCY

Concurrency Determination	Submitted separate from a project application	\$300
Renewal		\$300
Government Emergency Declaration Extensions	(per date extension)	\$300
Laws of Florida requiring local government-issued development order/building permit extensions	(unless otherwise stipulated by resolution)	\$300
School Concurrency Determination Initial (submitted with a project)	Application Processing (County)	\$100
	School District Fees (Paid to District School Board of Pasco County)	
	a. De minimis determination	\$50
	b. School Concurrency Application	\$500
	c. Three Year Extension to Initial Certificate of Capacity	\$400
	d. Proportionate Share Mitigation Fee	\$750
Any Appeal of a Preliminary Concurrency Deficiency Letter		\$2,500

SITE DEVELOPMENT PLACARD ISSUANCE

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

Ready for issuance within 24-hours after application is received, excluding weekends and holidays	\$500 Add-Ons: 2h
Ready for issuance within 48-hours after application is received, excluding weekends and holidays	\$100 Add-Ons: 2h
Ready for issuance after 48 hours of receipt of application, excluding weekends and holidays	\$50 Add-Ons: 2h

ADDITIONAL FEES, including Add-Ons, WHICH MAY APPLY

(1)	Technology Fee	\$25
(2a)	Natural Resources Department Review	\$1,000 + \$1/acre (\$2,000 max)
(2b)	Natural Resources Department Review	\$750
(2c)	Natural Resources Department Review	\$600
(2d)	Natural Resources Department Review	\$475 + \$2/acre per acre over 25 (\$1,100 max)
(2e)	Natural Resources Department Review	\$375
(2f)	Natural Resources Department Review	\$125
(2g)	Natural Resources Plat Review	\$50
(2h)	Environmental Site Inspection Fee (Natural Resources)	\$300
(2i)	Tree Survey Review & Inspection (Natural Resources)	\$300
(3a)	Advertising Fee (if required, legal classified liner ad [Non-CPA])	\$60
(3b)	Advertising Fee for CPAs	\$450
(4)	Fire/Safety Site Review	\$100
(5)	Model Center Typical (when submitted with PDP)	\$300
(6)	GIS Plat Review	\$92
	Ecological Corridor Modification Application Review Fee (Natural Resources) *sites 20 acres or less	\$4,000
	Ecological Corridor Modification Application Review Fee (Natural Resources) *sites over 20 acres	\$8,000
	Additional Review – One Comment	\$300
	Scrivener’s Error	\$200
	Non-Scrivener’s Error	\$300
	Review Timeframe Wavier (submitted with Initial Submittal)	\$1,000
	Post-Submittal Review Timeframe Waiver (submitted after Initial Submittal)	\$1,500
	Pre-Application Meeting other than MPUD (fee credited to Initial Submittal)	\$250*
	Post-Comment Meeting (meeting is scheduled prior to comment distribution yet occurs after Applicant receives comments)	\$500
	Round Table Review (Available on specific projects as approved by the Development Review Manager. Fee for this service is in addition to fees paid for standard or expedited submittal)	Twice the review amount (this is paid in addition to the review fee)
	Villages of Pasadena Hills Planning & Policy Committee Hearing (where required by prior approval)	\$300
	Villages of Pasadena Hills Planning & Policy Committee Hearing	\$300

	(Continuance requested by Applicant)	
	Local Planning Agency (LPA) Hearing (where required by prior approval)	\$300
	Local Planning Agency (LPA) Hearing (Continuance requested by Applicant)	\$300
	Planning Commission (PC) Hearing (where required by prior approval)	\$300
	Planning Commission (PC) Hearing (Continuance requested by Applicant)	\$300
	Board of County Commissioners (BCC) Hearing (where required by prior approval)	\$300
	Board of County Commissioners (BCC) Hearing (Continuance requested by Applicant)	\$300

*** No refunds for Pre-application Meetings cancelled by the applicant within ten (10) business days of the Pre-application Meeting date.**

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	\$1,520 + 15% County Administration Fee	\$1,748 Add-Ons: 1
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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	\$678 + 15% County Administration Fee	\$780 Add-Ons: 1
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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	\$4,776 + 15% County Administration Fee	\$5,492
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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 1302.1.H 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 For sites located within the Tampa Bay region	\$828 + 15% County Administrative Fee	\$952
Survey Site Visit For sites located outside the Tampa Bay region	\$1,932 + 15% County Administrative Fee	\$2,222
Attend staff meeting in the County	\$1,261 + 15% County Administrative Fee	\$1,450
Attend public hearing	\$1,814 + 15% County Administrative Fee	\$2,086

PLAT REVIEW

- 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)
 - *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.
- D. Plats are reviewed for general, technical, statutory and conditional content, and accuracy. Plats are reviewed and compared with the PC stipulations, Rezoning Petition conditions, Southwest Florida Water Management District (SWFWMD) specific conditions, PC 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 5J-17.052, Florida Administrative Code, Standards of Practice – Boundary Survey Requirements.
- 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		\$1,835 Add-Ons: 2g, 6
	Per Lot Fee and Tracts	\$50
	Plat Re-Review (subsequent rounds)	\$100
Additional Fee	PRM Reinspection Fee (comments generated as necessary)	\$370
Additional Fee	PCP/Lot Corner Reinspection Fee (comments generated as necessary)	\$370
Document Review Where No Plat Required – Major	Base Fee	\$1,000
Document Review Where No Plat Required – Minor	Legal Description Review for MRS and LFLD	\$100

BONDING OF SITE IMPROVEMENTS

Guarantee Extension Request Review/Processing	\$500
Change of Insurance Company / Surety Company	\$500

Performance Bonds

Performance Guarantee Bond	(review and processing)	\$1,300
Partial Performance Guarantee Bond	(review and processing)	\$1,500
Rider Performance Guarantee Bond	(review and processing)	\$1,500
Assumptions Performance Guarantee	(review and processing)	\$500
Assumptions Partial Performance Guarantee	(review and processing)	\$500

Maintenance Bonds

Maintenance Guarantee Bond	(review and processing)	\$1,300
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Assumptions Maintenance Guarantee	(review and processing)	\$500
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GIS STREET NAMING & ADDRESSING

Model Home/Pre-Platted Address	(\$40 initial, \$40 readdress & \$20 department notification)	\$100
Street Addressing	(assessed at time of platting or building permit application)	\$40
Street Naming	(assessed at time of record plat)	\$40
Street Names/Name Changes		\$317.50

REAL PROPERTY AND PLANNING

Vacations of Right-of-way or Easements or Plats		\$891

RELIEF PROCEDURES

Alternative Relief/Vested Rights Determination	Varies + Add-Ons: 1
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A deposit of \$2,500 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.

Appeals	Comprehensive Plan Determinations	\$750
	Administrative Determinations	\$500
	Planning Commission Determinations	\$2,500
Variances	Zoning	\$1,000 Add-Ons: 1
	Sign	\$1,600 Add-Ons: 1
Alternative Standards	Base Fee, Application Review – Per Section	\$1,200
	Each Request – Per Subsection	\$200
	Request for a determination by PC	\$400
Administrative Use Permit for the Sale of Alcoholic Beverages	Includes State Beverage License Zoning Verification	\$620 Add-Ons: 1
Administrative Variances	Zoning Setbacks	\$400 Add-Ons: 1
	Transportation Corridor	\$500 Add-Ons: 1
	Tree/Landscaping Related to Sign(s)	\$600 Add-Ons: 1
	Minimum Lot area	\$400 Add-Ons: 1
	Waiver (distance)	\$600 Add-Ons: 1
	Upland Buffer	\$600 Add-Ons: 1

STATUS EVALUATION

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 extensions)
- d. Concurrency status
- e. Indication and status of any performance and/or maintenance bonds
- f. Any applicable plats recorded

Euclidean	\$150 Add-Ons: 1
MPUD	\$500 Add-Ons: 1
DRI	\$1,000 Add-Ons: 1

Computation of Impact Fees

Undeveloped Property	\$30
Developed Property	\$80 + \$10/building

INTERPRETATIONS / DETERMINATIONS / VERIFICATIONS

Future Land Use Verification		\$25
Comprehensive Plan Determinations		\$750 Add-Ons: 1
Non-Conforming Use Determination		\$500 Add-Ons: 1
Written Zoning Verification		\$50
State Beverage License Zoning Verification		\$50
State Zoning Verification for Assisted Living Facility, Community Residential Home, Daycare, etc.		\$50
Home Based Business Affidavit of Compliance		\$75
Zoning and Site Conformance Letter	<p>The Applicant shall declare the existing/proposed use of structure/site.</p> <p>Upon application, the County will review any rezoning and site files & conduct a site inspection.</p> <p>After the review & site inspection, the County will issue a determination that provides the following information:</p> <p>Consistency of use with the Comprehensive Plan</p> <p>Consistency of use/site with applicable zoning district and conditions of any applicable rezoning</p> <p>Consistency of use/site with any applicable site development permits and conditions</p> <p>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.</p>	\$750 Add-Ons: 1

	Copies of any documents will require payment	
Flood Zone/Elevation Determinations Written Determinations	Existing individual structure with copy of any applicable elevation certificate and letter of map revision/amendment	\$30
Flood Zone/Elevation Determinations Written Determinations	Land to be developed	\$50
Flood Zone/Elevation Determinations Copies of Elevation Certificate and Letter of Map Revisions/Amendment Plan	Research and copies	\$5 + \$0.15 / page

SITE INSPECTIONS

Sediment and Erosion Control Inspections (residential/non-residential)	\$145/inspection *3 inspections required
Sediment and Erosion Control Re-Inspection Fee (residential/non-residential)	\$90
0-19,999 SF Commercial Site Inspections (2 inspections)	\$1,500
0-19,999 SF Commercial Site Reinspection Fee	\$200
20,000 SF or more Commercial Site Inspections (2 inspections)	\$2,000
20,000 SF or more Commercial Site Reinspection Fee	\$300
Commercial Subdivision Site Inspections (2 inspections)	\$2,000
Commercial Subdivision Site Reinspection Fee	\$300
Residential Subdivision Inspections (Fewer than 10 acres or 30 lots)	\$1,800
Residential Subdivision Reinspection Fee (Fewer than 10 acres or 30 lots)	\$400
Residential Subdivision Inspections (More than 10 acres or 30 lots)	\$4,400
Residential Subdivision Reinspection Fee (More than 10 acres or 30 lots)	\$900
Right-of-Way Permit Inspection	\$300
Right-of-Way Permit Reinspection Fee	\$300
Utility Right-of-Way Permit Inspection	\$300
Driveway Determination Application	\$50
Landscape Inspection (Fewer than 10 acres or 30 lots)	\$300
Landscape Reinspection (Fewer than 10 acres or 30 lots)	\$300
Landscape Inspection (Greater than 10 acres or 30 lots)	\$500
Landscape Reinspection (Greater than 10 acres or 30 lots)	\$500

MISCELLANEOUS FEES

Collocation of Small Wireless Communication Facilities on Authority Poles	Annual Fee	\$150
Temporary Event Right-of-Way Closure		\$120
Block Party		\$120
Parade		\$120
Road Closure		\$120
License and Maintenance Agreements (when processed by PDD)	Applicant is responsible for Recording fees per Clerk & Comptroller schedule in place at time of application.	\$1,000 Add-Ons: 1
License and Maintenance	Applicant is responsible for	\$100

Agreements Modification (when processed by PDD)	Recording fees per Clerk & Comptroller schedule in place at time of application for License and Maintenance Agreements replacing existing Agreements and using Standard Template.	Add-Ons: 1
Mowing & Minimal Landscaping Agreements		\$0
Driveway Connection Permits	Serving Individual Residential Lot	\$50
Lot Drainage/Fill Permits	Submitted prior to construction	\$100
Lot Drainage/Fill Permits	Site visit – if required	\$80
Lot Drainage/Fill Permits	After the fact permit applications	\$500 Add-Ons: 1
Parkland Covenant Application, Extension, or Release		\$800
Certificate of Appropriate for Development		\$50
On-Street Parking Permits		\$30
Temporary Use Permits		\$120
Temporary RV Parking Permits		\$30
Outdoor Festivals		\$2,000 Add-Ons: 1
Outdoor Dog Dining Permits	Pursuant to Chapter 50; Section 50-193 Pasco County Code of Ordinances	\$50
Model Center/ Temporary Sales Trailer	Initial and Amendments	\$500 +Right-of-Way Use permit of County Road @ \$50 OR +Right-of-Way Use permit of Private Road @ \$30 Add-Ons: 1
Oversize/Overweight Load Moving Permit		\$150 Add-Ons: 1
	Additional: Escort Fee, if required by Traffic Operations	\$300/first 3 hours \$100/each additional hour
Solicitors		\$10
Bingo	Annual Permit	\$100
Bingo	Modification to Annual Permit	\$100
Dock Permits	Site Review Fee (due at time of application)	\$60
	Site Inspection Fee	\$60
	Extension Fee	\$60
Donation Bin	Fee per bin	\$275
Donation Bin	Renewal Fee per bin	\$125
Vacation Rentals	Registration	\$250 Add-Ons: 1
Vacation Rentals	Annual Renewal	\$125 Add-Ons: 1

Tree Removal (non-residential)	(per tree)	\$50
	Additional if an inspection is required	\$30
Workforce/Affordable Housing Declaration of Covenants and Restrictions Monitoring	County's cost of monitoring the Workforce or Affordable Housing project to ensure compliance with the terms and conditions of Declaration of Covenants and Restrictions. Fee is paid annually by October 1 of each year (at same time as annual report).	\$600 per unit monitored (unless waived or reduced in writing by the applicable monitoring department)

Right-of-Way Use Permits

Residential Driveway	Serving Individual Residential Lot	\$50
Development Project Connections	Where a development plan has been approved by the County (plus Utility Installation, if necessary)	\$200
Development Project Connections	Where a development plan is not located within the unincorporated County jurisdiction (and Utility Installation, if necessary)	\$1,000 Add-Ons: 1
Right-of-Way Use Permit	Serving Tree Removal or Event	\$50
Right-of-Way Use Permit Extension	Extension Review Fee	\$50
Utility Installation	No Roadway Crossings	\$200
Utility Installation	With Jack and Bore Crossings	\$200
Utility Installation	Directional Drill	\$200
Utility Installation	With Open Cut Roadway Crossings	\$320

Signs

Signs	Tow	\$50
Signs	Sign Permits Subject to a Unified Sign Plan	\$200
Signs	Building Signs (per application)	\$120
Signs	Billboard: Modification/Reconstruction/ Relocation (per location)	\$120
Unified Sign Plan (USP)	New	\$10,000 Add-Ons: 1, 3a
Unified Sign Plan (USP)	Substantial Modification	\$6,000 Add-Ons: 1, 3a
Unified Sign Plan (USP)	Non-Substantial Modification	\$3,000 Add-Ons: 1
Unified Sign Plan (USP)	Simple Modification or Addition of Sign Types Consistent with Adopted USP	\$300 per request Add-Ons: 1

Digital Billboards

Agreement or amendment to agreement pursuant to Section 70.20, Florida Statutes (2020), The Bert J. Harris, Jr. Private Property Rights Protection Act.

A deposit of \$2,500 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 rate in place at the time of application. All fees incurred prior to the BCC meeting shall be paid in full prior to BCC meeting. Subsequently incurred fees shall be due 30 days after the BCC meeting.

Digital Billboards		Varies
	Digital Billboard Site Plans Review	\$500 per digital billboard
	Digital Billboard Operating Permit	\$2,500 per digital billboard
	Digital Billboard Operating Permit Renewal	\$1,000 per digital billboard
	Digital Billboard Operating Permit Transfer	\$500

TRAFFIC OPERATIONS

Maintenance of Traffic Operations Inspection		\$530
Special Warning Sign Requests		\$250
Road Closings and Detour Requests		\$800
Traffic Signal or Lighting Inspections		\$600
Traffic Signal Modification Inspection (per inspection)		\$375
Intersection Crash Analysis Report		\$200
Traffic Calming Study		\$2,000
Traffic Calming Study + Design		\$3,000
Enforcement Agreement Review & Inspection		\$400
Golf Cart Community Review		\$1,000
Decorative Street Signs (subdivisions less than 10 acres)	Includes initial submittal, review, and final inspection.	\$500
Decorative Street Signs (subdivisions greater than 10 acres)	Includes initial submittal, review, and final inspection.	\$1,000

DOCUMENTS

Census Tract Determination (up to 5 addresses)		\$10
Growth Management Report		\$20 *see note below
Growth Management Report Appendix		\$3 *see note below
Maps (Black and White, Full Panel)		\$10
Maps (Black and White, Less Than Full Panel)		\$5
Statistical Abstract (To Be Produced)		\$15 *see note below
Bike and Pedestrian Plan		*see note below
Maps printed on plotter		\$25

Comprehensive Plan

Comprehensive Plan with Color Future Land Use Maps and Black and White Maps		*see note below
Comprehensive Plan Individual Elements		*see note below
Comprehensive Plan CD		\$20
Comprehensive Plan CD Mailing Cost (3.1 oz)		\$1.03

MPUD Color Map

36" X 24"	\$25
11" X 17"	\$5
Data Sheets	\$0.15 per page

Demographic Projections

Hard-Copy – Population by TAZ	\$50
Hard-Copy – Dwelling Units by TAZ	\$50
Hard-Copy – Employment by TAZ	\$50
CD – Population by TAZ	\$5
CD – Dwelling Units by TAZ	\$5
CD – Employment by TAZ	\$5

***Based on reproduction and mailing costs – to be determined prior to making hard copy.**

For development within the Connected City overlay – see “Connected City Financial Plan”
 For development within the Villages of Pasadena Hills overlay – see “Pasadena Hills Financial Plan”

Required fees are due upon application submittal. “Add-Ons” refers to additional fees which may apply. See page 10 for a description and costs of those fees.

Pre-application Meetings: No refunds for Pre-application meetings cancelled by the applicant within ten (10) business days of the Pre-application Meeting date.