

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, ESTABLISHING REVISED DEVELOPMENT REVIEW FEE SCHEDULES FOR PLANNING AND PUBLIC WORKS FOR AFFORDABLE HOUSING PROJECTS.

WHEREAS, the Board of County Commissioners has the authority to establish fees pursuant to Florida Statutes Chapter 125; and

WHEREAS, in an effort to support the provision of additional affordable housing units in Indian River County, the Board of County Commissioners agrees to grant the authority to waive the collection of development application and/or inspection fees for affordable housing projects;

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Indian River County, Florida that the attached Planning and Development Services fee schedule (see Exhibit “A”) and the attached Public Works fee schedule (see Exhibit “B”) are hereby adopted. The effective date of the fees contained in both fee schedules is May 21, 2024. Exhibits “A” and “B” are attached to and incorporated as part of this resolution.

PASSED AND ADOPTED on this ____ day of _____, 2024. The foregoing resolution was offered by Commissioner _____ and the motion was seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

Chairman Susan Adams	_____
Vice Chairman Joseph E. Flescher	_____
Commissioner Joseph H. Earman	_____
Commissioner Deryl Loar	_____
Commissioner Laura Moss	_____

The Chairman thereupon declared the resolution duly passed and adopted this _____ day of _____, 2024.

BOARD OF COUNTY COMMISSIONERS
OF INDIAN RIVER COUNTY

BY: _____
Susan Adams, Chairman

RESOLUTION NO. 2024-_____

ATTEST: Ryan L. Butler, Clerk of Court and Comptroller

BY: _____
Deputy Clerk
State of Florida
County of Indian River

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in this State and County to take acknowledgments, personally appeared _____, and _____ as Chairman of the Board of County Commissioners and Deputy Clerk, respectively, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2024.

Notary Public

APPROVED AS TO LEGAL SUFFICIENCY

BY: _____
William K. DeBaal, County Attorney

APPROVED AS TO PLANNING MATTERS

BY: _____
Andrew Sobczak, Planning & Development Services Director

EXHIBIT "A" FEE SCHEDULE

BCC Approved: 5-21-2024

Effective Date: 5-21-2024

Planning Development Application Fees

APPLICATION TYPE	FEE	RE-REVIEW FEE
Pre-application Site Plan and PD	Free	N/A
Pre-application Subdivision	\$750.00	N/A
Administrative Approval (AA)	\$400.00	\$100.00
Administrative Approval Fence/Wall	\$150.00	\$37.50
Affidavit of Exemption (AOE)	\$2,200.00	\$550.00
Minor Site Plan	\$1,100.00	\$275.00
Major Site Plan Staff Level		
Less than 5 acres	\$2,200.00	\$550.00
5-10 acres	\$2,600.00	\$650.00
10 acres or more	\$3,000.00	\$750.00
Major Site Plan Planning & Zoning Commission		
Less than 5 acres	\$2,500.00	\$625.00
5-10 acres	\$2,900.00	\$725.00
10 acres or more	\$3,300.00	\$825.00
Special Exception (includes site plan fee)		
Less than 40 acres	\$3,700.00	\$925.00
40-100 acres	\$4,600.00	\$1,150.00
Over 100 acres + \$50.00 for each additional 25 acres over 100 acres	\$5,500.00	\$1,375.00
Conceptual PD		
Less than 20 acres	\$2,700.00	\$675.00
20-40 acres	\$3,500.00	\$875.00
Over 40 acres + \$100.00 for each additional 25 acres over 40 acres	\$4,500.00	\$1,125.00
PD Rezoning		
Less than 20 acres	\$ 3,000.00	\$750.00
20-40 acres	\$ 4,000.00	\$1,000.00
Over 40 acres + \$100.00 for each additional 25 acres over 40 acres	\$5,000.00	\$1,250.00
Preliminary PD or Plat		
Less than 20 acres	\$1,500.00	\$375.00
20-40 acres	\$2,000.00	\$500.00
Over 40 acres + \$100.00 for each additional 25 acres over 40 acres	\$2,500.00	\$625.00
Concurrent PD Rezoning/Conceptual Plan and Preliminary Plan Request	Combine above applicable fees and subtract \$400.00	N/A
Concurrent PD Conceptual Special Exception and Preliminary Plan Request	Combine above applicable fees and subtract \$400.00	N/A
Final Plat or PD	\$2,300.00	\$575.00

EXHIBIT "A" FEE SCHEDULE

BCC Approved: 5-21-2024

Effective Date: 5-21-2024

Planning Development Application Fees (Cont'd)

APPLICATION TYPE	FEE	RE-REVIEW FEE
Temporary Suspension of Compliance for CO or CC	\$100.00 (does not cover extra inspections necessary for final items completed later)	N/A
Right-of-way Abandonment	\$1,000.00	\$250.00
Plat Vacation	\$1,400.00	\$350.00
Appeal by Affected Party	\$900.00	N/A
Appeal of Staff Determination not related to development application	\$800.00	N/A
Temporary Use Permit	\$150.00	\$37.50
Temporary Use Renewal	\$100.00	N/A
Zoning Confirmation Letter & Code Compliance Determination	\$75.00	N/A
Unity of Title	\$50.00	N/A
Dissolution of Unity of Title	\$100.00	\$25.00
Variance	\$1,000.00	N/A
Deminimus Variance (staff approval)	\$75.00	N/A
LDR Amendment	\$1,500.00	N/A
Development of Regional Impact Reviews		
Residential		
Less than 40 acres	\$3,300.00	N/A
40 acres or more + \$150.00 for each additional 25 acres over 40 acres	\$3,300.00	N/A
Commercial/Mixed Use		
Less than 500,000 sq. ft. of building area	\$3,900.00	N/A
500,000 sq. ft. or more + \$300.00 for each additional 50,000 sq. ft. over 500,000 sq. ft.	\$3,900.00	N/A
Substantial Deviation	Same formula as original fee	N/A
Minor Amendment (NOPC)	\$1,500.00	N/A
Annual Report Review (As State Law Provides)	\$500.00	N/A

Notes:

1. Re-review fees apply at the time of the 2nd re-review (3rd staff review of project plans) and are charged for each subsequent review. Each re-review fee is based on 25% of the initial application fee.
2. Application and/or inspection fees for any of the above-referenced items may be waived by the Planning & Development Services Director for affordable housing projects.

EXHIBIT "A" FEE SCHEDULE

BCC Approved: 5-21-2024

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Long Range Planning Fees

APPLICATION TYPE	FEE
Rezoning (RZON)	\$3,000.00
Land Use Designation Amendment (LUDA) (for property 10 acres in size and larger)	\$5,000.00
Luda and Rezoning Combination	\$6,000.00
Small Scale LUDA (for property less than 10 acres in size)	\$3,000.00
LUDA or RZON pre-application with staff	\$0.00
Comprehensive Plan Text Amendment (CPTA)	\$3,000.00
Commercial and Multi-Family Concurrency (conditional or initial/final)	\$150.00
Single-Family Concurrency (RSF)	\$75.00
Impact Fee Refund	\$0.00
Concurrency Determination Appeal	\$200.00
Vested Right Appeal	\$400.00
Application for proportionate Fair Share Mitigation	* \$325.00 ** \$580.00 *** \$100.00 *If link is in the CIE ** If link is not in the CIE ***additional link cost
Impact Fees Individual Assessment	\$0.00
Traffic Impact Fees Credit Agreement	\$0.00

Note: Application and/or inspection fees for any of the above-referenced items may be waived by the Planning & Development Services Director for affordable housing projects.

Code Enforcement & Natural Resources Fees

APPLICATION TYPE	FEE
CCCL/LONO Letter	\$200.00
Alcoholic Beverage	\$75.00
Home Occupation	\$65.00
Declaration of Covenant	\$75.00
Release of Easement	\$120.00
Sign Permit (per sign, not including building permit fee)	\$60.00
Vacation Rental	\$250.00
Site Plan/PD CO Re-inspection fee (after 2 inspections, each occurrence)	\$50.00
Dune Vegetation/Maintenance Permit	\$130.00
Land Clearing (site plan, subdivision, PD)	\$120.00
Land Clearing (single family residence)	\$50.00
Tree Removal (site plan, subdivision, PD)	\$200.00
Tree Removal (single family residence)	\$50.00
Mining Permit (after site plan approval)	\$360.00
Pond Permit	\$150.00
Wetland Resource Permit	\$300.00

Note: Application and/or inspection fees for any of the above-referenced items may be waived by the Planning & Development Services Director for affordable housing projects.

EXHIBIT "B" FEE SCHEDULE

BCC Approved: 5-21-2024

Effective Date: 5-21-2024

Public Works Application Fees

FEE SCHEDULE CATEGORY	FEE
Stormwater Permit (Type A)	\$850.00
Stormwater Permit (Type B)	\$850.00
Stormwater Permit (Type C)	\$225.00
Single Family ROW & Drainage Review (Private)	\$180.00
Single Family ROW & Drainage Review / Permit (Public)	\$180.00
Utility Right-of-Way Permit	\$800.00
LDP Right-of-Way Permit	\$800.00
Commercial R/W Permit (includes turn lanes, culverts, sidewalks)	\$800.00
Commercial R/W Permit (no culverts, turn lanes, sidewalks)	\$300.00
Re-inspection Fee (each occurrence) After 2 nd Re-inspection	\$400.00
Plan Review Fee (each occurrence) After 3 rd Resubmittal	\$400.00
Inspection Fee Single-Family Subdivision	\$100.00 per lot
Inspection Fee Major Site Plan Multi-Family Project	\$75.00 per unit
Inspection Fee Major Site Plan Commercial Project	\$1,000.00 per project site acre
Inspection Fee Commercial Subdivision	\$1,000.00 per project site acre
Inspection Fee Solar Facility	\$1,000.00 per impervious acre

Land Development Permit (LDP) – Subdivision Fees

0 - 5 Acres	\$2,000.00
5 – 20 Acres	\$2,900.00
20 – 40 Acres	\$3,900.00
Over 40 Acres	\$3,900.00 + \$250.00 per additional 20 acres

Land Development Permit (LDP) – Planned Development Fees

0 - 5 Acres	\$1,500.00
5 – 20 Acres	\$2,400.00
20 – 40 Acres	\$3,400.00
Over 40 Acres	\$3,400.00 + \$250.00 per additional 20 acres

- Notes:
1. Inspection Fees for single-family subdivisions and commercial subdivisions will be due prior to issuance of a Certificate of Completion for each phase. For multi-family projects, commercial projects, and solar facilities, inspection fees are due prior to issuance of a site Certificate of Occupancy (C.O.) for the project (or project phase).
 2. For major site plan commercial projects, commercial subdivisions, and solar facilities the inspection fee shall be applied to fractional acreage amounts. For example a 1.7 acre commercial project/commercial subdivision inspection fee would be calculated as $1.7 \times \$1,000 = \$1,700$.
 3. Application and/or inspection fees for any of the above-referenced items may be waived by the Public Works Director for affordable housing projects.