

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, ESTABLISHING A REVISED DEVELOPMENT REVIEW FEE SCHEDULE FOR PLANNING AND DEVELOPMENT SERVICES FOR DEVELOPER'S AGREEMENTS.

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

WHEREAS, in an effort to help offset the costs associated with reviewing and approving developer's agreements in Indian River County, the Board of County Commissioners agrees to adopt a new application fee for the review and approval of developer's agreements;

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") is hereby adopted. The effective date of the fees contained in the subject fee schedule is April 22, 2025. Exhibit "A" is hereby attached to and incorporated as part of this resolution.

PASSED AND ADOPTED on this 22nd day of April, 2025. 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 Joseph E. Flescher	_____
Vice Chairman Deryl Loar	_____
Commissioner Susan Adams	_____
Commissioner Joseph H. Earman	_____
Commissioner Laura Moss	_____

The Chairman thereupon declared the resolution duly passed and adopted this 22nd day of April, 2025.

BOARD OF COUNTY COMMISSIONERS
OF INDIAN RIVER COUNTY

BY: _____
Joseph E. Flescher, Chairman

RESOLUTION NO. 2025-_____

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 _____, 2025.

Notary Public

APPROVED AS TO LEGAL SUFFICIENCY

BY: _____
Susan J. Prado, Deputy County Attorney

APPROVED AS TO PLANNING MATTERS

BY: _____
Chris Balter, Planning & Development Services Director

EXHIBIT "A" FEE SCHEDULE

BCC Approved: 4-22-2025 / Effective Date: 4-22-2025

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

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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
Developer's Agreement	\$2,500.00	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. An amendment or revision to an already approved Developer's Agreement requires payment of an entirely new fee.
3. 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.

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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.