

**APPENDIX B  
COMMUNITY DEVELOPMENT FEES**

<b>Description</b>	<b>Fee</b>	<b>Unit of Measure</b>	<b>Additional Information</b>
Administrative Waiver	\$550.00		
Adult Entertainment License – New	\$1,075.00		
Adult Entertainment License – Renewal	\$275.00		
After Hours Inspections by Development Review – Applicant Requested	\$110.00	Per hour/per person	4 hour minimum
Agenda Subscription (non-electronic)	\$90.00		
Agricultural Stand Permit – New/Renewal	\$200.00		
Agricultural Stand Permit - Revision	\$15.00		
Alcohol License Review – New	\$80.00		
Alcohol License Review – Renewal/Transfer/Temporary	\$35.00		
Architectural Review (ARC)	\$250.00		Per Land Development Code, Article 3.13.4.
Benchmark Placement Permit	\$260.00		
CD/DVD Copy (LDC, Comp Plan)	\$27.00		
Code Enforcement Community Requested Special Detail -	\$440.00 Per Each Requested Special Detail + \$42.00 per hour for every person.		Per department policy, each detail requires a minimum of (4) hours with a minimum of (2) persons.
Community Development District Review - less than 2,500 acres or Amendment	\$6,700.00		
Community Development District Review – 2,500 acres or greater or Amendment	\$15,000.00		
Community Meeting	\$2,500.00	Per Case	
Compliance Review – Level 1	\$1,550.00		
Compliance Review – Level 2	\$1,900.00		
Compliance Review – Level 3	\$2,100.00		
Compliance Review – Administrative Appeal	\$1,200.00		
Comprehensive Plan Amendment – Large Scale	\$6,700.00		
Comprehensive Plan Amendment - Small Scale	\$3,000.00		
Concept Plan (Mixed use District Zone Only)	\$3,500.00		
Concurrency Review – Preliminary Development Orders	\$300.00		
Concurrency Review – Final Development Orders	\$300.00		
Concurrency Review – Exemption/Deferral	\$0.00		
Conditional Use	\$3,940.00		
Developers Agreement	\$3,500.00		
Development of Regional Impact – New and Substantial Deviation (NOPC)	\$24,000.00		Flat Rate

Development of Regional Impact – Notice of Proposed Change (NOPC) Non-Substantial Deviation	\$3,800.00		
<b>Description</b>	<b>Fee</b>	<b>Unit of Measure</b>	<b>Additional Information</b>
Development of Regional Impact – Modeling & Monitoring Report Review	\$500.00 + Actual Consultant Review fees		Consultant fees will be charged if applicable to the review process on an individual basis.
Development of Regional Impact – Rescission or Termination (No development has occurred)	\$2,000.00		
Development of Regional Impact – Rescission or Termination (Development has occurred)	\$7,500.00		
Development of Regional Impact – Annual Report Review	\$500.00		
Dimensional Variance/Temporary Residence/Guest Home and/or Quarters for Domestic Employees	\$870.00		Board of Adjustment
Doggy Dining Permit – New/Renewal	\$150.00		The renewal process requires the same review and Code Enforcement inspections as the original permit.
Doggy Dining Permit – Late Fee	\$25.00		Per Ordinance 07-15 of the County Code of Ordinances, failure to renew the permit within five (5) days of permit expiration will require a late fee payment of twenty-five dollars (\$25.00) per permit in addition to the renewal fee.
Easement Vacation	\$1,165.00		
East or West US192 Development Area Standards Site Plan Review	\$250.00		Site Plan Review for either Land Development Code Article 3.15 (East US192) or Article 3.16 (West US192)
Flood Zone Determination Letter (over the counter and/or electronic request)	\$50.00	Each	
Flood Plain Permit (for structures and activities exempt from Florida Building Code)	\$50.00	Each	
Flood/FEMA MT-1 Form (LOMR-F, CLOMR-F) – Single Lot/Single Structure	\$180.00		
Flood/FEMA MT-1 Form (LOMR-F, CLOMR-F) – Multiple Lots/Multiple Structures	\$250.00		

Flood/FEMA MT-2 Form (LOMR-F, CLOMR-F) – Up to 100 acres	\$1,600.00		
Flood/FEMA MT-2 Form (LOMR-F, CLOMR-F) – Greater than 100 acres	\$2,000.00		
Floodplain Building Permit Review	\$20.00		
Description	Fee	Unit of Measure	Additional Information
Habitat & Conservation Management Plan Review	\$1,000.00		
Hearing Officer Administration Fee	\$100.00	Per case	
Home Occupation – Board of Adjustment Review	\$320.00		
Home Occupation – No Board of Adjustment Review	\$100.00		
Home Occupation – Annual renewal fee	\$55.00		
Hunting or Fishing Camp Permit Application	\$230.00		
Land Alteration Permit	\$250.00		
Lien Verification Letter	\$100.00		
Lot Mowing Administrative Fee – First Violation	\$75.00		
Lot Mowing Administrative Fee – Second Violation	\$125.00		
Lot Mowing Administrative Fee – Third Violation	\$175.00		
Lot Mowing Inspection Fee	\$35.00		
Map – Custom	\$27 per hour or \$36 minimum if under one hour process time.		
Map – Standard (LDC, FLU, DRI, etc.)	\$11.00	Each	
Map – 8.5 X 11	\$3.00	Each	
Map – 11 X 17	\$4.00	Each	
Map – 36 X 36	\$6.00	Each	
Map – 34 X 44	\$11.00	Each	
Medical Marijuana Dispensary Application Fee	\$10,000.00		Effective January 3, 2017; approved Resolution No. 17-007R.
Medical Marijuana Premises Authorization Fee	\$12,000.00		Annual fee paid by new Medical Marijuana Dispensary facilities for County staff to determine if the facility is in accordance with County zoning laws and the adopted Resolution.

Medical Marijuana Premises Authorization Fee (Law Enforcement)	\$88,000.00		This is a fee for a law enforcement officer to be present at a Medical Marijuana Dispensary Facility as determined by the Osceola County Sheriff's Office.
Mobile Vendor Tag	\$30.00		New or renewal.
<b>Description</b>	<b>Fee</b>	<b>Unit of Measure</b>	<b>Additional Information</b>
Noise Variance - Board of Adjustment	\$2,500.00 + Actual Consultant Review Fees		Consultant Fees will be charged if applicable to the review process on an individual basis. Applicant(s) will be advised of the projected consultant review fees prior to the start of any reviews, should they choose to withdraw their application.
Noise Variance – Appeal	\$100.00		
Noise Variance – Temporary	\$190.00		
Noise Variance – Temporary – Revision	\$15.00		
Notary Fee	\$10.00		
Planned Development	\$6,500.00		
Planned Development – Major Amendment	\$5,400.00		
Planned Development – Minor Amendment	\$2,000.00		
Plat Vacation	\$1,875.00		
Proportionate Fair-Share Agreement	\$3,500.00		
Public Schools – Application for Certificate of Concurrence	\$200.00		
Reinspection Site Fee (zoning landscaping, development review and other standards/requirements)	\$65.00		
Research with Written Response Planning/Zoning General Confirmation Letter	\$100.00		
Research with Written Response Planning/Zoning Detailed Confirmation Letter	\$230.00 + if research requires more than (4) hours, then \$31.00 per hour thereafter		
Research with Written Response Lot of Record Confirmation Letter	\$230.00 + if research requires more than (4) hours, then \$31.00 per hour thereafter		
Research with Written Response Future Land Use Confirmation Letter	\$100.00		

Resubmittals/Revisions (1 <sup>st</sup> revision included in base development application fee)	\$225.00		
Right-of-Way Utilization Agreement Associated with SDP, Standard Form	\$230.00		
Right-of-Way Utilization Agreement Associated with SDP, Non-Standard Form	\$3,500.00		
<b>Description</b>	<b>Fee</b>	<b>Unit of Measure</b>	<b>Additional Information</b>
Right-of-Way/Road Vacation	\$1,165.00		The right-of-way vacation application is a request for the County to abandon all/portion of a platted roadway. It is a process in which property owners can have the public's interest in the right of way for a road removed. This can result in the vacated road right of way becoming part of the abutting owners' property.
Right-of-Way Utilization Permit (inclusive of driveways only) for properties affected by Ordinance 00-13 and Ordinance 12-10 in the Indian Wells and Indian Ridge Subdivisions	\$0.00		
Seasonal Sales Lot/Temporary Use/Mobile Food Sales Permit	\$135.00		
Seasonal Sales Lot/Temporary Use/Mobile Food Sales Permit – Revision	\$15.00		
Sign Removal Fee	\$10.00	Per Sign	Authority for rate is in accordance with County Ordinance 2022-66.

<p>Site Development Plan – Residential Subdivisions – up to 100 lots or tracts</p>	<p>\$3,060.00 + Actual Consultant Fees + After plan approval, 2.5% of the total improvement cost estimate for private components, and 4% of total improvement cost estimates for public components dedicated to the County for perpetual maintenance, subject to County inspection must be submitted prior to release of plans.</p>		<p>Consultant fees will be charged for Tier 2 or Tier 3 Traffic Impact Analyses (if applicable). Applicant(s) will be advised of the projected consultant review fees prior to the start of any reviews. Consultant Fees will be capped at \$2,000 and will be due prior to the approval of the application.</p>
<p><b>Description</b></p>	<p><b>Fee</b></p>	<p><b>Unit of Measure</b></p>	<p><b>Additional Information</b></p>
<p>Site Development Plan – Residential Subdivisions – greater than 100 lots or tracts</p>	<p>\$4,195.00 + Actual Consultant Fees + After plan approval, 2.5% of the total improvement cost estimate for private components, and 4% of total improvement cost estimates for public components dedicated to the County for perpetual maintenance, subject to County inspection must be submitted prior to release of plans.</p>		<p>Consultant fees will be charged for Tier 2 or Tier 3 Traffic Impact Analyses (if applicable). Applicant(s) will be advised of the projected consultant review fees prior to the start of any reviews. Consultant Fees will be capped at \$2,000 and will be due prior to the approval of the application.</p>

Site Development Plan – Site Development for Framework Road Improvements identified for CEI (Construction Engineering and Inspection) inspections	\$4,195.00 + After plan approval, actual cost of CEI services, not to exceed 15% of the total improvement cost estimate, subject to CEI inspection must be submitted prior to release of plans.		
Site Development Plan – Site Development (additions, revisions, modifications to approved plans which do not substantially change paving and drainage requirements)	\$600.00 + After plan approval, 2.5% of the site improvement costs for private components, and 4% of total improvement cost estimates for public components dedicated to the County for perpetual maintenance, for the addition, revision or modification. County inspection must be submitted prior to release of plans.		
Site Development Plan – Site Development within City limits affecting ROW jurisdiction of Osceola County	\$600.00 + 5% of construction cost within ROW jurisdiction of Osceola County.		
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<b>Description</b>	<b>Fee</b>	<b>Unit of Measure</b>	<b>Additional Information</b>
Site Development Plan – Site Development within City limits affecting off-site roadway improvements and/or stormwater discharge jurisdiction of Osceola County – or County Traffic Signalization	\$2,000.00 + 5% of site improvement costs within ROW jurisdiction of Osceola County.		
Soil Excavation Permit	\$1,900.00		

Soil Excavation Offsite Hauling	\$0.10	Per Cubic Yard	<p><u>Small Excavation</u> – Full amount (100%) of fee due prior to permit approval.</p> <p><u>Medium Excavation</u> – Full amount (100%) of fee due prior to permit approval.</p> <p><u>Large Excavation</u> – 50 percent (50%) of fee due prior to permit approval, with additional payments based on bi-annual survey confirming excavation volume, and final payment due prior to permit closeout. Small, medium and large excavation sizes defined in the Land Development Code, Article 4.12 Miscellaneous, 4.12.1 Soil Excavation</p> <p>This fee will also apply to import of fill soil as part of an SDP with a haul route using Osceola County roads, where the imported soil originates outside of Osceola County jurisdiction.</p>
Soil Excavation Permit Quarterly Inspection Fee for Medium and Large Size Excavations	\$835.00	Per quarter	
Special Event Permit	\$620.00		Residential events exempt. Fee applicable for non-residential, non-ancillary events only.
Subdivision Plan – Preliminary	\$3,400.00		Flat Rate
Subdivision Plan – Final	\$3,050.00		Flat Rate
Subdivision Plan – Lot Split	\$440.00		
Subdivision Plan – Reaggregation	\$440.00		
<b>Description</b>	<b>Fee</b>	<b>Unit of Measure</b>	<b>Additional Information</b>
Surety Review and Administration	\$800.00		Developer requested surety review outside of normal application process.
Tape Copy	\$16.00		
Temporary Residence Permit	\$40.00		
Temporary Residence Permit – Renewal	\$20.00		



Temporary Sign Permit	\$115.00		
Temporary Sign Permit – Revision	\$15.00		
Temporary Tent Permit	\$115.00	Per Tent	Up to a maximum fee of \$1,150.00. Fire fees are separate.
Temporary Tent Permit – Revision	\$15.00		
Transfer of Development Rights Sending/Receiving Area Certificate	\$2,400.00		
Transportation Mobility Fee Independent/Alternative Analysis: Step 1: Pre-Application	\$500.00	Each	
Transportation Mobility Fee Determination Fee Step 2: Methodology Review Fee	\$1,750.00	Each	
Transportation Mobility Fee Determination Fee Step 3: Study Review Fee	\$6,000.00	Each	
Tree Mitigation Fee	\$215.00	Per Caliper Inch	Fee is based on \$145.00 per caliper inch for cost of tree + installation and \$70.00 per caliper inch for cost of 1-year maintenance. Fee is in lieu of required tree retention.
Tree Removal Permit	\$50.00	Four (4) trees or less, no single tree over 30" DBH	
Tree Removal Permit	\$450.00	More than four (4) trees or any over 30" DBH	Fee is replacing Clearing Permit
Variance/Modification/Waiver from Land Development Code	\$1,000.00		\$500.00 if submitted with development application
Vehicle for Hire Permit – Driver	\$100.00		
Vehicle for Hire Permit – Vehicle	\$100.00		
Vested Rights Determination	\$850.00		
Vesting Certificate/Renewal	\$40.00		
<b>Description</b>	<b>Fee</b>	<b>Unit of Measure</b>	<b>Additional Information</b>

Waived Fees	Fees for development applications and construction permits are not applicable to public school projects submitted by the School Board of Osceola County.		
Zoning Map Amendment	\$2,400.00		New or Amended Application.

Refunds – Written request is required in order to obtain a refund. Refunds will not be granted on a development application of less than \$100.00, unless it was issued in error by the County. Refund requests shall be made on a “Permit Refund Request” form, as provided by Osceola County, with the original permit and plans attached, signed by both the owner and the contractor, and notarized. Refund amounts will be issued, as follows:

- 100% refund if requested prior to the start of the sufficiency review by the issuing office;
- 50% refund if requested after the start of the sufficiency review and prior to placing any required notice/advertisement
- Projects that have an issued Site Development Plan permit that have been annexed into another jurisdiction having authority may be refunded on a pro rata basis upon County Manager or designee approval. The pro rata share, if approved, will be based on the Certificate of Cost Estimate that is remaining for the project after annexation.

Example of the pro rata share:

Original Certified Cost Estimate in the County \$5,000,000

County Inspection Fee at 2.5% of \$5,000,000 is \$125,000

Project is Annexed and remaining Certified Cost Estimate is \$2,000,000

County Inspection Fee to be refunded at 2.5% of \$2,000,000 is \$50,000

- No refund if requested after notices/advertisement are placed and public hearing(s) are scheduled, or if a Community Meeting is noticed/advertised or held.