

**ST. LUCIE COUNTY LAND DEVELOPMENT CODE
SCHEDULE OF FEES**

Resolution No. 08-060 Effective 4/1/08; Resolution No. 10-149 Effective 7/1/10; Resolution 18-072 Effective 5/1/18; Resolution No. 22-191 Effective 10/18/22; Resolution No. 24-067 Effective 4/2/24

Application Type	Threshold	Acreage	Base Fee	Supplemental Fees
Pre-Application Meeting Fee	To be credited when Main App is submitted (Non-Refundable)		\$250	
Site Plans				
Minor Site Plan	Residential single family 3-10 lots		\$1,000	+\$10.00 per acre
	Non-Residential		\$1,700	+\$10.00 per acre \$500.00 Concurrency Review Fee \$100.00 ERD Review Fee \$50.00 Utilities Fee
Major Adjustment to Minor Site Plan			\$850	\$400.00 Concurrency Review Fee \$100.00 ERD Review Fee \$50.00 Utilities Fee
Minor Adjustment to Minor Site Plan			\$400	\$95.00 ERD Review Fee \$50.00 Utilities Fee
Major Site Plan	Residential single family > 10 lots	Less than 10 acres division of land ≥ 10 parcels (Platting)	\$2,000	
		10-49 acres	\$2,000	
	Multi-family ≥ 50 DU Non-residential floor space ≥ 50,0001 General (location or impact dependent)	49.01+ acres	\$2,000	+\$10.00 per acre over 50 acres \$400.00 Concurrency Review Fee \$100.00 ERD Review Fee \$150.00 Utilities Fee
Commercial Lodging ≥ 6 units				
Minor Adjustment to Major Site Plan			\$625	\$95.00 ERD Review Fee \$50.00 Utilities Fee
Major Adjustment to Major Site Plan		Less than 10 acres	\$850	
		10-49 acres	\$850	
		49.01+ acres	\$850	+\$10.00 per acre over 50 acres \$400.00 Concurrency Review Fee \$100.00 ERD Review Fee \$50.00 Utilities Fee
LDC Text Amendment & Rezonings				
Text Amendment to Land Dev. Code			\$2,550	\$150.00 ERD Review \$50.00 Utilities Fee
Straight Rezoning (excludes PUD, PNRD, PMUD PCS, PRW & PTW)		Less than 10 acres	\$2,250	+\$10.00 per acre
		10.01 + acres	\$2,500	+\$25.00 per acre \$50.00 Concurrency Deferral \$150.00 ERD Review Fee \$50.00 Utilities Fee
Rezoning to Preliminary Planned Development (PUD,PNRD, PMUD, PCS, PRW, PTV)		Less than 20 acres	\$5,400	
		20 to 49 acres (rounded)	\$5,400	+\$10.00 per acre
		≥50 + acres (rounded)	\$5,400	+ \$25.00 per acre ≥ 50 acres \$400.00 Concurrency Review Fee \$150.00 ERD Review Fee \$50.00 Utilities Fee
Rezoning to Final Planned Development (PUD, PNRD, PMUD, PCS, PRW, PTV)			\$2,400	+\$25.00 per acre ≥ 50 acres (rounded) \$400.00 Concurrency Review Fee \$150.00 ERD review \$50.00 Utilities Fee

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Rezoning to Preliminary & Final Planned Development (PUD, PNRD, PMUD, PCS, PRW & PTV)		Less than 20 acres	\$5,400 prelim \$2,400 final \$7,800	+\$10.00 per acre 20 to 49 acres +\$25.00 per acre ≥ 50 acres +\$25.00 per acre ≥ 50 acres \$400.00 Concurrency Fee \$150.00 ERD Review Fee (Times 2) \$50.00 Utilities Fee (Times 2)
		20 to 49 acres (rounded)	\$5,400 prelim \$2,400 final \$7,800	
		50 + acres (rounded)	\$5,400 prelim \$2,400 final \$7,800	
Adjustments to Planned Developments				
Minor Adjustment PUD, PNRD, PMUD, PCS, PRW & PTV			\$750	\$400.00 Concurrency Review Fee \$150.00 ERD Review Fee \$50.00 Utilities Fee
Major Adjustment PUD, PNRD, PMUD, PCS, PRW & PTV		50 + acres (rounded)	\$2,000	+\$25.00 per acre ≥ 50 acres \$400.00 Concurrency Review Fee \$150.00 ERD Review Fee \$50.00 Utilities Fee
Comp Plan Text & Map Amendments				
Text Amendment to Comp Plan			\$5,000	\$150.00 ERD Review \$50.00 Utilities Fee
Future Land Use Map Amendment (FLUMA)	Small Scale	Less than 10 acres	\$1,800	+\$20.00 per acre +\$25.00 per acre > 20 acres \$400.00 Concurrency Deferral Fee \$150.00 ERD review \$50.00 Utilities
	Large Scale	10 to 20 acres	\$2,000	
		> 20 acres	\$2,500	
Rezoning with Plan Amendment (FLUMA) (excludes PUD, PNRD, PMUD PCS, PRW & PTW)		Less than 10 acres	\$3,000	+ FLUMA Amendment Fee
		≥ 10 acres	\$3,200	+ FLUMA Amendment Fee \$50.00 Concurrency Deferral Fee \$150 ERD Review Fee \$50.00 Utilities Fee
Conditional Use Permits				
Conditional Use (except Telecom Towers)		Less than 10 acres	\$1,500	+\$10.00 per acre \$50.00 Concurrency Referral Fee \$100.00 ERD review \$50.00 Utilities Fee
		≥ 10 acres	\$2,000	
Minor Adjustment to a Conditional Use (including Telecom Towers)			\$900	+\$10.00 per acre \$50.00 Concurrency Deferral Review \$100.00 ERD review
Major Adjustment to a Conditional Use (except Telecom Towers)			\$1,200	+\$10.00 per acre \$50.00 Concurrency Review Fee \$100.00 ERD review \$50.00 Utilities Fee
Variances				
Variance (including Telecom Towers)			\$850	
Variance to Coastal Setback Line			\$1,000	\$100.00 ERD review \$50.00 Utilities Fee

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Application Type	Threshold	Acreage	Base Fee	Supplemental Fees
Administrative Variance	Single Family Dwellings and Residential Accessory Structures		\$300	+\$550 if the request is elevated to the Board of Adjustments due to written objections
Telecommunication Towers Approvals				
Telecommunication Tower Pre-Application Fee	Not credited to main application fee Non Refundable		\$250 \$500	fee for 1st pre-app fee per additional pre-app meeting
Telecommunication Tower	Permitted Uses		\$2,500 \$800	Tower Application Review Base Review Fee (Site Plan)
	Conditional Uses		\$5,000 \$600 \$500	Tower Application Review Base Review Fee (Site Plan) Conditional Use Hearing Fee \$50.00 Concurrency Fee Review
				\$150.00 ERD review \$50.00 Utilities Fee
Telecommunication Tower Minor Adjustment			\$300	\$100.00 ERD review \$50.00 Utilities Fee
Telecommunication Tower Minor Adjustment to a Conditional Use	Conditional Use (See Minor Adj to CU)		\$900	+\$10 per acre \$50.00 Concurrency Fee Review \$100.00 ERD review
Telecommunication Tower Major Adjustment			\$2,500 \$500 \$300	Tower Application Review Base Review Fee (Site Plan) Conditional Use Hearing Fee \$50.00 Concurrency Review Fee
				\$150.00 ERD review \$50.00 Utilities Fee
Telecommunication Tower Review Fee	Consultant cost for review Reimbursable costs to County		TBD	Independent Technical Consultant/ Expert (Professional Services)
Other				
Re-Submittal Fee	Fee for 3rd re-submittal and subsequent		30% of original base fee	
Site Plan extension requests (EDO)			\$1,500	
Advertising Fee	Reimbursable costs to County		Actual Cost	Per Required Hearing
Postage Fee	Reimbursable costs to County		Current USPS rate	Per piece
Sign Fee	Reimbursable costs to County		\$65	Per Sign
Traffic Methodology Review Fee	Reimbursable costs to County		See Exhibit A Below from Res. 2024-67	See Exhibit A Below from Res. 2024-67
Plat fee w/o improvements			\$1,200	+5.00 per acre
Plat fee/w improvements			TBD based on value of construction	
Historical Designation			\$50	\$25.00 ERD review
Transfer of Development Rights			\$600	+\$25.00 per TDR recorded \$150.00 ERD review \$50.00 Utilities Fee
Stewardships -Receiving			\$7,000	+\$25 .00 per acre
Stewardships -Sending			\$9,500	\$150.00 ERD review \$50.00 Utilities Fee
Electrical Generation Plants	Permitted Uses		\$10,000 \$850	Generation plant review Base Review Fee (Site Plan)
	Conditional Uses		\$10,000 \$850 \$500 TBD	Generation plant review Base Review Fee (Site Plan) Conditional Use Hearing Fee Additional Reviews Necessary \$400.00 Concurrency Review Fee

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Waiver of Parking Standards			\$850	\$150.00 ERD review \$50.00 Utilities Fee
Waiver from the Distance Requirements for Alcoholic Beverages for Restaurant & Manf.			\$300	
Development of Regional Impacts (DRI)		up to 50 acres	\$3,000	\$400.00 Concurrency Review Fee \$150.00 ERD review \$50.00 Utilities Fee
		50.01 to 499.9 acres	\$5,000	
		500 + acres	\$7,000	
DRI Annual Report (Reviews)			\$1,000	
Development Agreement			\$2,000	\$300.00 ERD review
Development Order/DVA Modification (Amendment)			\$1,000	
Appeals to Administrative Decision			\$1,000	
<small>11.12.00. - FEES A schedule of fees may be established by resolution of the Board of County Commissioners in order to cover the costs of technical and administrative activities required pursuant to this Code. Unless specifically exempted by the provisions of this Code, an applicant for any development that is subject to the rules and regulations set out in this Code shall bear the costs stipulated within such fee schedule.</small>				

Exhibit A

Updates in ~~strike through~~ and underline.

Application Type	Threshold	Acreage	Base Fee	Supplemental Fee
Traffic- Methodology- Review Fee	Consultant cost for review reimbursable costs to County (Ord. 06-047)		TBD	Professional- Services

Applications that are required to provide transportation studies to review their development impacts shall be required to deposit a fee of \$3,000 into an escrow account to cover the cost of experts hired by the Planning and Development Services Department to review the transportation level of service, roadways, intersections, parking and other related traffic studies submitted by the applicant as part of the development review process or a map or text amendment submitted by a private applicant. Any unused funds deposited by the applicant will be returned upon the final decision for the subject application, petition, permit and/or amendment (final decision may be approval, denial, or withdrawal of the application).

In the event, the cost for the review on behalf of County is higher than the \$3,000, the applicant shall remit the additional estimated amount or \$1,000, whichever is greater, for the application review to continue. Any unused funds deposited by the applicant will be returned upon the final decision for the subject application, petition, permit and/or amendment (final decision may be approval, denial, or withdrawal of the application).