

Land Development Plan Review Fees

The following is a list of land development application fees as amended by the City Commission on July 19, 2011 via Ord. # 23-11.

(a) Comprehensive Plan Amendment	\$ 2,760	(o) Variance	
(b) Review of a ADA/DRI	\$ 0	• Board of Adjustment	\$ 555
Modification of a DRI	\$ 0	• Historic Preservation Board	\$ 265
(c) Voluntary Annexation with Zoning	\$ 1,220 (4)	(p) Formal interpretation by the Board of Adjustment (per item)	\$ 70
(d) Rezoning of Land	\$ 2,100	(q) Certificate of Appropriateness by Board	(14)
(e) Modification of an SAD Ordinance to add a use or uses	\$ 2,100	• Minor Development	\$ 65 (2)
(f) Conditional Uses, New application	\$ 1,655	• Major Development	\$ 585
Modification requiring Board Review	\$ 675	(r) Certificate of Appropriateness by Staff	\$ 0 (13)
(g) Master Plans	\$ 1,400 (1)	(s) Request for Historic Designation or Change of Historic Designation or Classification (per property)	\$ 65
Master Plan Modification	(5)	(t) Hearing before the Board of Adjustment (per item)	\$ 70
(h) Formal review of a Sketch Plan [Section 2.4.1(B)]	\$ 675	(u) Temporary Use Request involving City Commission action	\$ 150
(i) Similarity of Use	\$ 340	(v) Water Service Agreement Request	
(j) Site Plan Review**		• without concurrent site plan	\$ 150
• Class I	\$ 200	• with concurrent site plan	\$ 0
• Class II	\$ 400	(w) Land Development Regulations Text Change	\$ 1,655
• Class III	\$ 610 (1)	(x) Waivers and Internal Adjustments (per request)	
• Class IV	\$ 1,010 (1)	• request made during plan review	\$ 150 (6)
• Class V	\$ 1,400 (1)	• request subsequent to plan review	\$ 280 (7)
(k) Extension requests for a previous conditional use or site plan approval (12)		(y) Appeals by Applicant	\$ 375 (8)
• Class I Site Plan Modification	\$ 65	(z) Advertising	(9)
• Class II Site Plan Modification	\$ 130	(aa) Zoning Verification Letter	
• Class III Site Plan Modification	\$ 305	• Interpretation of existing LDRs	\$ 65
• Class IV Site Plan Modification	\$ 480	• Requiring Research for Previous Development Activity	\$ 140 and \$ 35/hr in excess of 2 hrs
• Class V Site Plan	\$ 675	(bb) North Beach/Seagate and Ocean Neighborhood Overlay District Review	\$ 1,560 (1)
• Master Development Plan	\$ 675	(cc) In-Lieu and Public Parking Fee Requests	\$ 255 (10)
• Master Development Plan Modification	(5)	(dd) Ad Valorem Tax Exemption	
• Conditional Use	\$ 830	• review concurrent with COA review	\$ 0
• Conditional Use Modification	\$ 340	• review after CO received for approved development	\$ 65
• COA for Minor Development	\$ 35	(ee) Re-submittal Fee Charged on the 3rd and Subsequent Re-submittals	\$ 210 (15)
• COA for Major Development	\$ 295	(ff) Legal Review of Documents (per doc.)	\$ 160
(l) Plats		(gg) Applicant's request for Postponement/Continuance (per request)	\$ 80
• Minor Subdivision	\$ 1,010 (1)	(hh) Stand Alone Bars (per request)	\$ 55
• Major Subdivision	\$ 2,020 (1)	(ii) Automatic Extension Requests (per SB 360)	\$ 105 (12)
• Plat Recording Fee	(3)		
(m) Abandonments			
• Right-of-way	\$ 830		
• General Easements	\$ 410		
• Specific Easements	\$ 205		
(n) Master Sign Program	\$ 170		

NOTES:

- (1) Plus an additional fee of \$100 per acre, (or fraction thereof), beginning at 3.01 acres; or \$100 for each new 10,000 sq. ft. (or fraction thereof) above 100,000 sq. ft. of non-residential or mixed-use floor area; or \$50 for each new 10 residential units (or fraction thereof) above 100 units, whichever is greater, up to a maximum of \$3,000 per project.
- (2) This fee shall be credited against any other processing fee which may be applicable to the request.
- (3) \$30.00 for the first sheet of the plat, \$15.00 for each additional sheet, or as modified from time to time by Palm Beach County, payable to Palm Beach County.
- (4) Fee may be waived by the City Manager, for properties that have already been developed, or for sites under one (1) acre in size.
- (5) Same fee that would apply for item (j) Site Plan Review.
- (6) For each request made during the site plan / master plan review process.
- (7) For each request made subsequent to the site plan / master plan review process.
- (8) Includes appeals of both administrative decisions and Board actions.
- (9) The Applicant shall be responsible for all advertising fees including newspaper publications. The applicant shall provide pre-addressed envelopes with the required postage for mailed notices. If the required advertising fees are not paid at least four days (4) prior to the hearing, the presiding body, shall postpone action on the application until such fees are paid. In the event such postponement results in additional mailing or publication costs, the applicant shall be responsible for the additional fees.
- (10) If approved, this fee will be credited toward the associated site plan modification.
- (11) Recording fees of any documents shall be paid by the Applicant.
- (12) Two fees are required if both a Conditional Use and Site Plan or Site Plan Modification are being extended for one project.
- (13) There is no fee if the item is listed as an application permitted for Staff approval.
- (14) Certificates of Appropriateness not associated with a Site Plan, Site Plan Modification, and/or Conditional Use.
- (15) Re-submittal fees are only assessed if the 3rd and subsequent re-submittals are required because initial technical comments were not addressed in previous submittals and are not a result of new comments or revised proposals necessitated by staff comments.

* See reverse side for description of site plan review categories.

Site Plan Review Categories

The site plan and site plan modification categories have been changed from non-impacting, minor and major and are redefined as follows:

Class I:

Approval of items listed in Section 2.4.5(I)(1) such as but not limited to: walls, fences, slabs, dumpster enclosures, sheds, etc., which do not require Board review; and changes in architectural elevations which require Board review.

Class II:

Approval of a modification to a site plan (other than Class I applications), which requires no review of Performance Standards found in Section 3.1.1, but which requires action by a Board.

Class III:

A modification to the site plan which represents either a change in intensity of use, or which affects the spatial relationship among improvements on the land, requiring partial review of Performance Standards found in Section 3.1.1.

Class IV:

A modification to a site plan which represents either a significant change in the intensity of use or significant changes which affect the spatial relationship among improvements on the land, requiring full review of Performance Standards found in Section 3.1.1.

Class V:

New application for development of vacant land, or for modification of a developed property when no valid site plan of record exists and which requires full review of Performance Standards found in Section 3.1.1.

City of Delray Beach
Planning & Zoning Department
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Delray Beach Land Development Application Fees

(July, 2011)

