

**City of St. Cloud
Planning & Zoning Department Fee Schedule**

EXHIBIT A

CASE TYPE	FEE
Annexation (ANX)	\$1,000.00
with LUA (small-scale) & Zoning Map Amendment	\$2,100.00
with LUA (large-scale) & Zoning Map Amendment	\$2,500.00
Comprehensive Plan Amendment (CPA)	
Small-Scale (50 acres or less)	\$2,750.00
Large-Scale (greater than 50 acres)	\$4,000.00
Zoning Map Amendment (other than PUD)	
1 acre or less	\$1,800.00
Greater than 1 acre	\$2,500.00
Development of Regional Impact Review (DRI)	\$10,800.00 (+ \$5 per acre)
DRI Amendment, Major	\$3,900.00
DRI Amendment, Minor	\$2,200.00
DRI Rescission - undeveloped (Developer's Agreement NOT included)	\$2,500.00
DRI Rescission - developed (Developer's Agreement NOT included)	\$8,000.00
Subdivision	
Preliminary Subdivision Plan	\$3,400.00
Subdivision Construction Plans	\$4,675.00
Preliminary Subdivision Plan and/or Construction Plan Amendment (After issuance of a Development Order)	\$1,500.00
Subdivision Variance	\$1,000.00
Final Plat	\$2,500.00
Surveyor Review Fee	Cost to the City
Plat Vacation	\$1,875.00
Simple Lot Split / Lot Reconfiguration	\$440.00
Planned Unit Development (PUD)	
PUD Zoning & Preliminary Master Plan	\$4,500.00
PUD Final Master Plan	\$4,500.00
PUD Subdivision Construction Plan	\$4,000.00
PUD Amendment, Major	\$3,500.00
PUD Amendment, Minor	\$850.00
Site Development Plan (SDP)	
Commercial Site Plan, Major	\$2,500.00
Commercial Site Plan, Minor	\$1,850.00
Commercial Site Plan, Mini	\$500.00
Site Plan, Multi-Family Attached (Apartment Complex)	\$3,500.00
Site Plan, Single-Family Attached (Fee-Simple)	\$3,500.00
Site Plan, Mobile Home Park (Rental Lots Only)	\$3,500.00
Site Plan Variance	\$2,000.00
Site Plan Modification (Prior to issuance of Certificate of Completion)	50% of original fee
CASE TYPE	FEE
Concept Plan (CP)	
Subdivision or Site Plan	\$300.00
Mixed-Use District (Includes initial application and one revision)	\$2,000.00

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Mixed-Use District Revisions (After first revision)	\$2,000.00
Abandonment of Easement or Right-of-Way (ROW)	\$1,165.00
Conditional Use (CU)	\$900.00
Change of Use (includes a \$25 Fire Review Fee)	\$50.00
Board of Adjustment Variance	
Variance	\$500.00
Special Exception	\$500.00
Processing of State Application for Alcoholic Beverage License	\$80.00
Developer's Agreement	\$3,500.00
Developer's Commitment Agreement Form	\$1,500.00
Water/Sewer Service Connection - Outside City	
Water/Sewer Request (Individual Residential Connection Outside City)	\$500.00
Water/Sewer Agreement (Small Scale - 10 acres or less)	\$4,500.00
Water/Sewer Agreement (Large Scale - greater than 10 acres)	\$4,900.00
Construction Plans - Water/Sewer Line Extension	\$2,600.00
Request for Alternative Impact Fee and/or Credits	\$1,000.00*
*or cost to the City, whichever is greater	
Planning Commission / City Council Determinations	
Determination of Compatible Use	\$100.00
Parking Determination / Parking Agreement	\$350.00
Stop Sign Installation Request	\$500.00
Parking / Landscape / General Waiver (non - BOA)	\$100.00
Text Amendment - Land Development Code (LDC)	\$3,500.00
Historic Preservation Overlay District - Certificate of Appropriateness	
Minor Review - Residential	\$25.00
Minor Review - Commercial	\$50.00
Major Review - Residential (Requires Historic Preservation Board public hearing)	\$275.00
Major Review - Commercial (Requires Historic Preservation Board public hearing)	\$300.00
Commence work without Certificate of Appropriateness	
First Offense	No Charge
Second Offense (within 180 days of prior offense)	\$250.00
Third or More Offense (within 180 days of prior offense)	\$500.00
Zoning Verification Letter	
Standard - includes Future Land Use, Zoning, references applicable zoning and development standards, and basic property ownership information.	\$100.00
Customized - includes all items within Standard Zoning Verification Letter, plus any additional information requested. A minimum of five (5) business days to complete once fees are paid.	\$300.00
CASE TYPE	FEE
General Fees	
Page Change Out (1-4 sheets) 5 sheets or more, see Resubmittal Fee	\$100.00
Plan Folding Fee	\$200.00
Resubmittal Fee (after initial application and 1 resubmittal)	50% of original fee

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Public Hearing Fee / Mailing		
	<i>Certified mailing (Per Piece)</i>	\$5.00*
	<i>First Class mailing (Per Piece)</i>	\$1.00*
*or cost to the City, whichever is greater		
	Recordation Fees (Osceola County Clerk of Court)	Cost to the City
	Request for Extension of Plan Approval Expiration Date	\$500.00
	Case Name Change	\$200.00
	Public Records Research Fee	\$25.00/hour
	Administrative Variance Fee	\$100.00
	Garage Sale	\$5.00
Lien Verification Letter		
	Lien Verification Letter	\$100.00
	Lien Verification Letter, expedited within 48 hours	\$300.00
Medical Marijuana Dispensaries		
	Application Fee (Osceola County Resolution #17-007R)	\$10,000.00
	Premises Authorization Fee	\$12,000.00
	Premises Authorization Fee - Law Enforcement	\$88,000.00
	Educational System Impact Fee Administration Fee	\$40.00
Refunds:		
Refund requests must be submitted in writing to the Planning & Zoning		
	Comprehensive Plan Amendment Application Partial Refund (small or large scale) & Rezoning Application Partial Refund If application is withdrawn three (3) weeks BEFORE publication of advertisement for first public hearing.	50% of original fees
	Applications withdrawn AFTER the publication of advertisement for first public hearing shall not receive a refund.	No Refund
	Refunds will NOT be issued for any other case type.	No Refund

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PERMITS	
Sign Permits	
Temporary Signs	\$110.00
Directional Signs (Valid for 1 year)	\$110.00
Non-Structural Signs	\$110.00
Copy/Face Change-out (Per Sign)	\$110.00
Model Center (Includes fencing & signage. Valid for 1 year)	\$110.00
Backyard Chicken Keeping	
Application Fee and Initial Permit	\$25.00
Annual Renewal	\$10.00
Sidewalk Café	
Application Fee and Initial Permit	\$100.00
Annual Renewal	\$80.00
General Permit Fees	
Contractor / Subcontractor change out (per permit per contractor)	\$51.50
Duplicate Permit Card	\$20.00
Permit Extension	\$51.50*
*or 50% of the original permit, whichever is greater	
Failure to Obtain Permit	Double Fee