

# NOTICE

## CITY OF OCOEE DEVELOPMENT REVIEW FEES

On August 6, 2002, the City Commission adopted a resolution to update the review fees charged for various development applications. The new fees more accurately account for City staff time and charges incurred by the City to process development applications.

The Development Review Fee includes a Flat Fee and Review Costs. The Flat Fee is non-refundable and due with each application. It covers in-house City staff time related to review and processing the application, including Development Review Committee meetings, individual staff review time, clerical time, and site inspections.

In addition to a Flat Fee, except for variances and annexations with initial zoning of one acre or less, the applicant is required to submit a **\$1,000 deposit** as surety for payment of all charges billed for legal, engineering, court reporting, and other consultants working on behalf of the City, as well as advertising costs. These charges are also known as Review Costs. The balance of the deposit will be returned to the applicant upon issuance of the Certificate of Completion or final action on the application, unless it is used for reimbursement for non-payment of any review costs invoiced to the applicant.

The deposit will be posted to a project account and will be maintained throughout the entire review process. A single \$1,000 deposit may be collected for multiple applications related to the same project. However, the City Manager or his designee, or the City Finance Director may increase the amount of this deposit in order to cover reasonable anticipated Review Costs. When the project account is closed, the balance of the deposit will be refunded to the applicant or another person designated by the applicant in writing.

**New Schedule of Fees  
Per Resolution No. 2002-15  
August 6, 2002**

In addition to the Flat Fee for each application, except for variances and annexations with initial zoning of one acre or less, a **\$1,000 deposit** is required for each project. Please refer to the preceding Notice for details about the Development Review Fees.

TYPE OF APPLICATION		FLAT FEE
Abandonment and Vacation of Streets and Easements		\$500.00
Administrative Appeal to Board of Adjustment or City Commission		\$500.00
Annexation  ** Revised 5/6/08	Intent to Annex for Utility Services	\$250.00
	One Acre or less with Initial Zoning **	\$250.00
	Less than 10 acres, with Initial Zoning to classification other than Planned Unit Development	\$500.00
	10 acres or more, with Initial Zoning to classification other than Planned Unit Development	\$1,250.00
	Without regard to acreage, with Initial Zoning to Planned Unit Development	\$2,000.00
	With Initial Zoning requiring an Annexation or Developer's Agreement, as determined by City Staff	\$2,000.00
Appeal of Planning Director decision related to Land Development Code standards and interpretations		\$1,000.00
Comprehensive Plan Amendment	Future Land Use Map Amendment – 10 acres or less (Small Scale)	\$1,050.00
	Future Land Use Map Amendment – More than 10 acres (Large Scale)	\$2,100.00
	Policy Amendment	\$2,100.00
	Text Amendment (petition by resident of Ocoee)	\$2,100.00
Concurrency Management	Preliminary Certificate	\$150.00
	Final Certificate	\$250.00
Concurrency Management – Transportation	Special Traffic Study Determination	\$500.00
	Extend Capacity Reservation Certificate	\$250.00
	Shift Capacity under a Capacity Reservation Certificate	\$250.00
	Transfer Capacity Reservation Certificate (from one party to another)	\$100.00

TYPE OF APPLICATION		FLAT FEE
	Transfer Capacity Reservation Certificate – each transfer (in part to one or more parties)	\$200.00
	Capacity Reservation Certificate – processing fee only (fixed or flexible timeframe)	\$200.00
Conceptual Approval within Special Overlay Areas		\$2,500.00
De-annexation		\$1,500.00
Development of Regional Impact		\$8,000.00
Development Order for Development of Regional Impact (Amendment)		\$2,625.00
Extension of expiration date for previously-granted application approvals (all types of applications)		\$1,000.00
Joint Planning Area Text Amendment or JPA Land Use Plan Amendment		\$1,050.00
Land Use Plan Amendment for Planned Unit Development	Non-substantial change, as determined by the Development Review Committee	\$500.00
	Substantial change, as determined by the Development Review Committee	\$750.00
Rezoning	To classification other than Planned Unit Development	\$1,125.00
	To Planned Unit Development, including Land Use Plan Approval	\$2,000.00
Site Plan Review Small Scale	Non-residential less than 25,000 square feet, or residential 1 to 12 units (submit to Building Division)	\$1,500.00
Site Plan Review Large Scale Preliminary  (each new submittal or any revisions to a previously approved site plan)	Non-residential 25,000 to 50,000 square feet	\$2,500.00
	Non-residential 50,000 to 100,000 square feet	\$3,000.00
	Non-residential more than 100,000 square feet	\$3,500.00
	Residential 12 to 25 units	\$1,500.00
	Residential 26 to 100 units	\$2,500.00
	Residential more than 100 units	\$3,500.00
Site Plan Review Large Scale Final  (each new submittal or any revisions to a previously approved site plan)	Non-residential 25,000 to 50,000 square feet	\$2,500.00
	Non-residential 50,000 to 100,000 square feet	\$3,000.00
	Non-residential more than 100,000 square feet	\$3,500.00
	Residential 12 to 25 units	\$1,500.00
	Residential 26 to 100 units	\$2,500.00

TYPE OF APPLICATION		FLAT FEE
	Residential more than 100 units	\$3,500.00
Site Plan Review	Telecommunications Service Facility	\$1,000.00
Special Exception (including Telecommunications Service Facility)		\$1,000.00
Subdivision Plan Review Preliminary  (each new submittal or any revisions to a previously approved subdivision plan)	Non-residential 2 to 5 lots	\$2,500.00
	Non-residential 6 to 10 lots	\$3,500.00
	Non-residential more than 10 lots	\$5,000.00
	Residential 2 to 20 lots	\$2,500.00
	Residential 21 to 200 lots	\$3,500.00
	Residential more than 200 lots	\$5,000.00
Subdivision Plan Review Final  (each new submittal or any revisions to a previously approved subdivision plan)	Non-residential 2 to 5 lots	\$2,500.00
	Non-residential 6 to 10 lots	\$3,500.00
	Non-residential more than 10 lots	\$5,000.00
	Residential 2 to 20 lots	\$2,500.00
	Residential 21 to 200 lots	\$3,500.00
	Residential more than 200 lots	\$5,000.00
Subdivision Plat Certificate	Short Form for 1 to 5 lots (lot split)	\$1,000.00
	More than 5 lots	\$2,000.00
	Revisions to previously approved plats	\$750.00
Traffic Calming or Street Closure		\$250.00
Variance (revised 7/17/07)	Single-family Residential Lot	\$250.00
	All others (not Single-family Residential Lot)	\$500.00
Vested Rights Determination		\$500.00
Waivers (when processed individually for small or large scale projects, not as part of regular plan review procedures)		\$1,000.00

***Please direct any questions to the Planning Division at (407) 905-3157.***