

WINTER HAVEN

THE CHAIN OF LAKES CITY

2025-2026 PLANNING AND ZONING FEE SCHEDULE

Effective October 1, 2025 through September 30, 2026

DEVELOPMENT SPECIAL MAGISTRATE		2025-2026 FEE
VARIANCE	Single-Family	\$240.19
	Multi-Family	\$480.36
	Non-Residential	\$639.45
PLANNING COMMISSION		
ZONING	5 or fewer lots	\$639.45
	More than 5 lots	\$800.10
	0-5 acres, unsubdivided	\$959.19
	5.01 – 10 acres, unsubdivided	\$1,278.92
	More than 10 acres	\$1,598.66
PLANNED UNIT DEVELOPMENT (PUD)		\$3,119.30
PUD PLAN AMENDMENT		\$2,339.49
SPECIAL USE/CONDITIONAL USE		\$639.45
RIGHT-OF-WAY VACATION (per right-of-way)		\$3,899.14
EASEMENT/ALLEY VACATION (each)		\$1,598.66
STREET/ALLEY RE-DIRECTION		\$639.45
FUTURE LAND USE (SMALL SCALE)	Up to 5 subdivided residential lots of 50 acres or less with a density of 10 units/acre or less	\$623.86
	More than 5 subdivided residential lots of 50 acres or less with a density of 10 units/acre or less	\$775.14
	0-50 acres of residential or non-residential land or combination of both	\$927.99
FUTURE LAND USE (LARGE SCALE)	50.01 to 100 acres [^]	\$1,550.31
	100.01+ acres	\$2,174.17
AMENDMENT OF COMPREHENSIVE PLAN TEXT		
PER PLAN AMENDMENT		\$1,247.73
SUBDIVISION PLAT REVIEW		
BASE FEE		\$779.82
ADDITIONAL PER LOT		\$42.11

SUBDIVISION PLAT RESUBMITTAL <i>(per review, begins after 2nd submittal)</i>	\$740.86
<i>NOTE: These fees are the application submittal fees. Surveyor fees are in addition to the base and per lot fees and will be charged after the surveyor submits the bill to the City. Recording fees are in addition to all other costs and are determined by Polk County Clerk of Courts Office.</i>	
SITE PLAN REVIEW	2025-2026 FEE
SITE PLAN REVIEW (Residential)	\$1,559.66 up to 10 acres + \$31.18 per acre over 10 acres
SITE PLAN REVIEW (Non-Residential)	\$1,559.66 up to 30,000 sq ft of bldg area
	\$2,132.34 >30,000 sq ft of bldg area
MINOR SITE PLAN REVIEW	\$670.65
LESS THAN MINOR SITE PLAN REVIEW	\$134.13
SITE PLAN RESUBMITTAL <i>(per review, begins after 2nd submittal)</i>	\$740.86
DEVELOPMENT OF REGIONAL IMPACT (DRI)	
BASE FEE	\$4,795.97
PER COMMERCIAL ACRE	\$15.99
PER RESIDENTIAL ACRE	\$8.00
PER DU	\$0.75
SUBSTANTIAL DEVIATION	\$2,398.77
ANNUAL REPORT	\$160.64
DEVELOPMENT REVIEW COMMITTEE (DRC) MEETING	
MAJOR REVIEW	\$389.93
MINOR REVIEW	\$77.98
OTHER FEES	
COMMUNITY DEVELOPMENT DISTRICT (CDD)	\$3,997.42
CDD ANNUAL REPORT REVIEW	\$389.93
ZONING VERIFICATION LETTER	\$63.95

- Fees are based on a 2.5% increase from the prior fiscal year's fees as required by Resolution R-07-48 adopted November 13, 2007.
- Checks should be made payable to the City of Winter Haven. Please identify the type of application and reference "Planning" on the check.