

WINTER HAVEN

The Chain of Lakes City

2020-2021 PLANNING AND ZONING FEE SCHEDULE

Effective October 1, 2020 through September 30, 2021

DEVELOPMENT SPECIAL MAGISTRATE		2019-2020 Fee	2020-2021 Fee
VARIANCE	Single-Family	\$207.11	\$212.29
	Multi-Family	\$414.21	\$424.57
	Non-Residential	\$551.40	\$565.18

PLANNING COMMISSION		2019-2020 Fee	2020-2021 Fee
ZONING	5 or fewer lots	\$551.40	\$565.18
	More than 5 lots	\$689.92	\$707.17
	0-5 acres, unsubdivided	\$827.10	\$847.78
	5.01 – 10 acres, unsubdivided	\$1,102.81	\$1,130.38
	More than 10 acres	\$1,378.51	\$1,412.98
PLANNED UNIT DEVELOPMENT (PUD)		\$2,689.76	\$2,757.01
PUD PLAN AMENDMENT		\$2,017.33	\$2,067.77
SPECIAL USE/CONDITIONAL USE		\$551.40	\$565.18
RIGHT-OF-WAY VACATION (per right-of-way)		\$3,362.22	\$3,446.27
EASEMENT/ALLEY VACATION (each)		\$1,378.51	\$1,412.98
STREET/ALLEY RE-DIRECTION		\$551.40	\$565.18
FUTURE LAND USE (SMALL SCALE)	Up to 5 subdivided residential lots of 10 acres or less with a density of 10 units/acre or less	\$537.95	\$551.40
	More than 5 subdivided residential lots of 10 acres or less with a density of 10 units/acre or less	\$668.40	\$685.11
	0-10 acres of residential or non-residential land or combination of both	\$800.21	\$820.21
FUTURE LAND USE (LARGE SCALE)	10.01 to 100 acres [^]	\$1,336.83	\$1,370.25
	100.01+ acres	\$1,874.78	\$1,921.65

[^]This fee includes properties up to 10 acres that include a density change to over 10 units/acre

AMENDMENT OF COMPREHENSIVE PLAN TEXT	2019-2020 Fee	2020-2021 Fee
PER PLAN AMENDMENT	\$1,075.91	\$1,102.81

SUBDIVISION PLAT REVIEW	2019-2020 Fee	2020-2021 Fee
BASE FEE	\$672.44	\$689.25
ADDITIONAL PER LOT	\$36.32	\$37.22
SUBDIVISION PLAT RESUBMITTAL (per review, begins after 2 nd submittal)	\$638.84	\$654.81

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.

SITE PLAN REVIEW	2019-2020 Fee	2020-2021 Fee
SITE PLAN REVIEW (Residential)	\$1,344.89 up to 10 acres + \$26.89 per acre over 10 acres	\$1,378.51 up to 10 acres + \$27.56 per acre over 10 acres
SITE PLAN REVIEW (Non-Residential)	\$1,344.89 up to 30,000 sq ft of bldg area \$1,838.72 >30,000 sq ft of bldg area	\$1,378.51 up to 30,000 sq ft of bldg area \$1,884.68 >30,000 sq ft of bldg area
MINOR SITE PLAN REVIEW*	\$578.31	\$592.76
LESS THAN MINOR SITE PLAN REVIEW**	\$115.66	\$118.55
SITE PLAN RESUBMITTAL (<i>per review, begins after 2nd submittal</i>)	\$638.84	\$654.81
<i>*Less than 2,000 square feet or less than 10% of site improvements</i>		
<i>** To be determined by staff</i>		

DEVELOPMENT OF REGIONAL IMPACT (DRI)	2019-2020 Fee	2020-2021 Fee
BASE FEE	\$4,135.55	\$4,238.94
PER COMMERCIAL ACRE	\$13.79	\$14.13
PER RESIDENTIAL ACRE	\$6.90	\$7.07
PER DU	\$0.65	\$0.66
SUBSTANTIAL DEVIATION	\$2,068.45	\$2,120.16
ANNUAL REPORT	\$138.52	\$141.98

DEVELOPMENT REVIEW COMMITTEE (DRC) MEETING	2019-2020 Fee	2020-2021 Fee
MAJOR REVIEW	\$336.23	\$344.64
MINOR REVIEW	\$67.24	\$68.92

OTHER FEES	2019-2020 Fee	2020-2021 Fee
COMMUNITY DEVELOPMENT DISTRICT (CDD)	\$3,446.96	\$3,533.14
CDD ANNUAL REPORT REVIEW	\$336.23	\$344.64
ZONING VERIFICATION LETTER	\$55.15	\$56.52

- Fees are based on a 2.5% increase from the 2019/2020 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.