



RESOLUTION NO. 2016- 09-14A

WHEREAS, the Board of County Commissioners of Madison County, Florida, did on December 5, 1991, in conformity with the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 et. Seq., Florida Statutes, and applicable laws of the State of Florida, adopt a Comprehensive Plan for Madison County; and

WHEREAS, the Board of County Commissioners of Madison County, Florida, did on April 2, 1992, in conformity with the requirements of Section 163.3202, Florida Statutes, and applicable laws of the State of Florida, adopt a Land Development Code for Madison County, the purposed of which is to serve as an instrument of implementation for the adopted Comprehensive Plan; and

WHEREAS, the Board of County Commissioners of Madison County, Florida, deems it necessary to adopt an amended schedule of fees for various applications made under and pursuant to the Land Development Code, so as to provide sufficient revenues to pay for the review and analysis of such applications by competent and qualified personnel, for the protection of the public health, welfare, and safety; and

WHEREAS, the Board of County Commissioners of Madison County, Florida, hereby find that the amended schedule of application fees adopted herein includes no more than the reasonable costs of reviewing and analyzing each type of application.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Madison County, Florida, that;

I. The following schedule of fees to be changed, for the consideration of the specified applications made pursuant to the Madison County Land Development Code, except for applications initiated by the Planning Official or by the Board of County Commissioners, is hereby adopted, and all prior fee schedules are hereby repealed:

**A. All fees shall double if work begins before the permit is issued. Fees are not refundable.**

**B. Application Fees (not refundable):**

Preliminary Plat Review of Subdivisions	\$1500 + \$50 per lot
Final Plan Reviews With No Improvements	\$200
Final Plat Reviews with Improvements	\$500 + Consultant Fees
Development of Regional Impact (DRI) and Florida Quality Developments, (Major Developments Fee Listed Above + Consultant)	\$1000 + \$50 per lot + consultant fees
Fees as Determined by the Planning Official	
Minor Replat	\$1000

Plat Vacation	\$1000
Variance	\$500
Land Development Code Amendment	\$300
*Special Exception	\$2000
Special Exception – Cellular Towers	\$2000 + Consultant Fees
Appeal to Board of County Commissioners	\$300
*Small Scale Plan Amendment	\$1500
*Large Scale Plan Amendment	\$3000
Density Exception	\$200
<b>C. Site Development Compliance Fee (not refundable)</b>	
Residential	\$200
<i>Home Additions of 600 sq. feet or less are exempt from development permit fees.</i>	
Commercial (not to exceed \$10,000)	
0-2500 sq. feet of building area	\$1000 + \$.03 per square foot
2500 + sq. feet of building area	\$2500 + \$.06 per square foot
Minor Commercial Site Plan Amendment	
Less Than 1000 sq. feet of building area	\$200
1000 – 2500 sq. feet additional building area	\$300
2500 – 5000 sq. feet additional building area	\$500
Above 5000 sq. feet additional building area	Use New Site Fees
Mobile Homes Replacement	\$150
Temporary Use	\$150
Change Road Name	\$150
Zoning Determination Letter	\$50
Flood Plain Determination Letter and Map	\$25
Flood Plain Determination Map	\$5

**D. \*\*Required Newspaper Public Notices**

Base Newspaper Legal Ad Fee	\$200
Base Newspaper Comprehensive Plan Legal Ad Fee	\$450

In addition to the above-listed newspaper base legal ad fees, every applicant for any permit, approval, appeal, or amendment, for which any legal notice is required to be published, shall pay any additional cost of publishing such notice. The applicant shall be notified by the Planning Official of any additional newspaper notice cost, and no application for any permit, approval, or amendment shall be considered for any final action thereon until such cost has been paid. From the time the applicant is notified of any additional cost, until such cost is paid, any applicable period of time in which final action is to be taken on the application shall be deemed to have been waived and suspended and tolled by the applicant.

**E. Certified Mail Notice**

The County shall send by certified mail a notice to all property owners within 500 feet of the site of the subject application. The Planning Official shall provide a copy of the notice to the applicant. The applicant shall be responsible for the cost of the certified postage.

**F. Posting of Signs**

In addition to the newspaper notice fees the applicant is responsible to purchase and post signs meeting the county code requirements at his own expense. If the signs are not posted in the required time to meet the sign posting requirements, the application process will be delayed until it can be considered at a later meeting of the Planning & Zoning Board or Board of County Commissioners that meets the required sign posting notice time frames.

**G. Other Review Fees**

For any Major Development in the Transportation/Utility overlay district; any other Major development or any Subdivision of 11 lots or more; any Development of Regional Impact; any Florida Quality Development; any Amendment to the Transportation Utility Overlay District Boundary, and any other development that the Planning Official requires consultant reviews, the applicant shall be notified that additional fees for consultant review time will be required. The applicant shall be obligated to pay the amount of any additional engineering or other review fees in the amount of \$165 per hour or as billed to the county. The applicant will be notified of the amount of additional fees required to be paid and no application for any permit, approval, or amendment shall be considered for any final action thereon until such additional fees have been paid. From the time the applicant is mailed or delivered notice of such additional fees, until such additional fees are paid, any applicable period of time in which final action is to be taken on the application shall be deemed to have been waived and suspended and tolled by the applicant.

**II. Extraordinary Review by Consultants**

Whenever, in the opinion of the Planning Official, an application and its supporting documentation cannot be fully and competently reviewed by Madison County employees,

whether because of the complexity of the application and supporting materials, or because of the highly technical nature of the application materials, or because of the inclusion in the application of the uses or activities involving toxic materials or other substances which are a potential threat to the natural environment, wildlife, other natural resources, ground water, surface water, or air quality in Madison County, or for any other reasonable grounds, the Planning Official may require that the applicant pay for the reasonable cost of outside consultants, retained by the county (which may include but is not limited to engineers, biologists, botanists, hydrologists, geologists, and attorneys), to review, analyze, critique, and report on the application and materials submitted with it. The Planning Official shall obtain an estimated cost for such consultant services and notify the applicant of the need for such services and the estimated cost thereof. The Planning Official's determination of the need for such outside consultant services shall be appealable by the applicant to the Planning & Zoning Board and/or the Board of County Commissioners.

When the Planning Official notifies the applicant of the need for such consultant services and the estimated cost thereof, the applicant may withdraw the application or deposit with the Planning Official the estimated cost of such services and continue through the review process. Once the required deposit is made, the county shall contract for such services. If the actual cost of the consultant services exceeds the estimated amount deposited, the applicant shall pay the difference as additional review fees, and no application for any permit, approval, or amendment shall be considered for any final action thereon until such additional fees have been paid. Any applicable review period for the application shall be suspended during the time in which necessary consulting services are being retained by the county and are being performed from the time the applicant is mailed or delivered notice of any additional fees due for such consultant services, until such additional fees are paid, any applicable period of time in which final action is to be taken on the application shall be deemed to have been further waived and suspended and tolled by the applicant.