

# CITY OF WINTER SPRINGS

## COMMUNITY DEVELOPMENT FEE SCHEDULE EFFECTIVE FEBRUARY 12, 2024

<b>Planning &amp; Zoning Fees</b>	
<b>ADDRESSING</b>	
New Address Assignment	\$25
Address Change	\$25
<b>LIMITED ADMINISTRATIVE WAIVER</b>	\$250
<b>AESTHETIC REVIEW</b>	
Minor (2 acres or less)	\$450
Major (over 2 acres)	\$900
Modification	\$450
<b>ANNEXATION</b>	\$500
<b>APPEAL OF ADMINISTRATIVE DECISION</b>	\$300
<b>ARBOR PERMIT</b>	
Single Family	\$25 + \$10/additional tree
Multi-family/HOA	\$100 + \$10/additional tree
Other Zoning	\$200 + \$25/acre + \$10/additional tree
<b>COMPREHENSIVE PLAN AMENDMENT</b>	
Small Scale (under 50 acres)	\$750
Large Scale (50 acres or greater)	\$1500
Text Amendment	\$1500
<b>CONCEPTUAL DEVELOPMENT PLAN</b>	
Initial Submittal	\$500 (includes 2 reviews)
Resubmittal	\$300
<b>CONCURRENCY LETTER</b>	
	\$50
<b>CONDITIONAL USE (CU)</b>	
Initial Application	\$750
Extension of approved CU	\$750
<b>DEVELOPMENT AGREEMENT</b>	
Initial Agreement	\$1000
Modification to Existing Agreement	\$800
<b>LOT SPLIT</b>	
	\$500
<b>NON-BINDING REVIEW</b>	
	\$250
<b>PLANNED UNIT DEVELOPMENT (PUD)</b>	
Master Plan	\$750 (includes 2 reviews)
Master Plan Amendment	\$750
Residential Preliminary Plan Review	\$1,850 + \$35/acre (includes 2 reviews)
Residential Final Plan Review	\$1,500 + \$35/acre (includes 2 reviews)
Residential Combined Plan Review	\$3,350 + \$70/acre (includes 4 reviews)
Non-Residential Preliminary Plan Review	\$4,500 + \$35/acre (includes 2 reviews)
Non-Residential Final Plan Review	\$3,750 + \$35/acre (includes 2 reviews)
Non-Residential Combined Plan Review	\$8,250 + \$70/acre (includes 4 reviews)
Resubmittal (each additional review)	\$500
<b>PRE-APPLICATION MEETING</b>	
	\$250
<b>REZONING</b>	
	\$750 + \$35/acre

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<b>SITE PLAN REVIEW</b>	
Residential Preliminary Plan Review	\$1,500 + \$8/unit (includes 2 reviews)
Residential Final Plan Review	\$1,500 + \$8/unit (includes 2 reviews)
Residential Combined Plan Review	\$3,000 + \$16/unit (includes 4 reviews)
Non-Residential Preliminary Plan Review	\$1,500 (includes 2 reviews)
Non-Residential Final Plan Review	\$3,750 (includes 2 reviews)
Non-Residential Combined Plan Review	\$5,250 (includes 4 reviews)
Resubmittal	\$750 per additional review
<b>SUBDIVISION/PLAT</b>	
Residential Preliminary Engineering	\$1,800 + \$8/lot (includes 2 reviews)
Residential Final Engineering	\$1,500 + \$15/lot (includes 2 reviews)
Residential Combined Engineering	\$3,300 + \$23/lot (includes 4 reviews)
Non-Residential Preliminary Engineering	\$4,500 + \$8/lot (includes 2 reviews)
Non-Residential Final Engineering	\$3,750 + \$15/lot (includes 2 reviews)
Non-Residential Combined Engineering	\$8,250 + \$23/lot (includes 4 reviews)
Resubmittal	\$750 per additional review
Record Plat	\$500 + actual cost
<b>VARIANCE</b>	\$750
<b>VESTED RIGHTS DETERMINATION</b>	\$750
<b>WAIVER</b>	\$750
<b>ZONING VERIFICATION LETTER</b>	\$100 + special service charges for public records requests pursuant to public records policy
<b>VACATION (right-of-way or easement)</b>	\$500.00 + surveying costs

\* The actual costs of legal advertising, public mail notices, and property posting shall be in addition to the fees listed above.

\*\* The City of Winter Springs reserves the right to utilize a third-party consultant for review of all or a portion of any application related to the items listed in the Planning and Zoning Fee Schedule including, but not limited to, reviews requiring technical assistance or extensive expertise in a particular subject matter. The applicant will be notified of the decision to utilize a third party consultant. An estimate of the third party consultant's fees will be provided to the applicant and paid prior to commencement of the review by the consultant. If the estimate related to the task is exceeded due to unforeseen complexity related to the review or additional reviews necessitated by changes to the application, the applicant will be responsible for the additional costs.

\*\*\* Tree protection, removal, and replacement is regulated by Chapter 5 of the City Code and may involve additional requirements and fees beyond those identified in this schedule.

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<b>Building Permit Fees</b>	
<b>BUILDING PERMIT</b>	\$12.00 per \$1,000 valuation
(Valuation of construction is determined by the Building Valuation Data table as printed in the International Code Council)	
<b>CONSTRUCTION TRAILER PERMIT</b>	\$180
<b>DEMOLITION PERMIT</b>	\$60
<b>MANUFACTURE/MOBILE HOMES</b>	\$150
<b>PLAN SERVICES</b>	
Plan Review Fee	1/2 of Building Permit Fee
Alteration to Approved Plans	\$15 (per page)
Stamping Extra Sets of Plans for Builder	\$15 (per page)
Minimum Fee	\$25
<b>ELECTRICAL PERMIT FEES</b>	
COMMERCIAL	\$60 + \$0.45 per ampere rating of main service disconnect for new services
Minimum fee	\$65
RESIDENTIAL	\$40 + \$0.35 per ampere rating of main service disconnect for new services
Minimum Fee	\$40
Manufactured/Mobile Homes	\$150
Temporary Service Pole	\$55
<b>MECHANICAL PERMIT FEES</b>	
COMMERCIAL	
Contract Value up to \$1,000.00	\$65
Contract Value between \$1,000.01 and \$20,000.00	\$85
Contract Value Greater than \$20,000.00	\$325 + \$15 per \$1,000.00 valuation or portion thereof
RESIDENTIAL	
Contract Value up to \$1,000.00	\$40
Contract Value of \$1,000.01 or greater	\$60 + \$15 per \$1,000.00 valuation or portion thereof
Manufactured/Mobile Homes	\$55
<b>PLUMBING PERMIT FEES</b>	
COMMERCIAL	
Each Plumbing Fixture	\$15
Each Floor Drain	\$15
Each Vacuum Breaker	\$15
Each Building Sewer	\$25
Underground Water Piping	\$25
Each Water Heater	\$65
Minimum Fee	\$65
RESIDENTIAL	
Each Plumbing Fixture	\$15
Minimum Fee	\$45
Manufactured/Mobile Home	\$55
Miscellaneous (gas line, backflow prevention, etc.)	\$45
Fire Sprinkler Systems	

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1-10 heads	\$50
Over 10 heads	\$65 + \$1.50 per additional head
<b>REINSPECTION FEES</b>	
1st Reinspection	\$50
2nd Reinspection	\$100
3rd Reinspection	\$200
<b>REQUEST FOR REFUND</b>	No permit fees refunds unless issued in error

<b>Miscellaneous Fees</b>	
<b>CONTRACTOR REGISTRATION</b>	No Fee
<b>PODS PERMIT</b>	\$30
<b>SIGNS</b>	
Construction Sign	\$50
Temporary Sign/Banner	\$30
All Other Signs	Building Permit Fee
<b>SPECIAL EVENT PERMIT</b>	\$25