

SECTION 20. FEE RESOLUTIONS

20.15 CONCURRENCY MANAGEMENT SYSTEM

A. PURPOSE. Chapter 163, Florida Statutes, requires the Board of County Commissioners to establish a Concurrency Management System to benefit the community at large but has certain components that are directly attributable to and that should be born by applicants for concurrency determinations, vesting determinations and appeals.

B. FEES FOR CONCURRENCY RELATED REVIEWS AND APPEALS.

- (1) Concurrency Determination for applications up to the following thresholds: \$250.00

RESIDENTIAL

≤ 50 dwelling units

NON-RESIDENTIAL

- Retail ≤ 2,000 sq. ft. *
- Office ≤ 20,000 sq. ft. *
- Industrial ≤ 50,000 sq. ft.
- Warehouse ≤ 50,000 sq. ft.

(* Excluding small high traffic generators such as fast food, convenience store, medical office, clinics).

- (2) Concurrency Determination for (non-DRI) applications exceeding the thresholds defined in (1) above and the following high traffic generators: \$800.00

- Fast Food Restaurants (with drive thru)
- Convenience Stores
- Medical Offices and Clinics
- Veterinary Clinics
- Dental Offices
- Banks
- Gas Stations



(3) General/Non-Binding Facility Capacity Review for applications up to the following thresholds:

RESIDENTIAL

1 – 50 Units	\$ 25.00
51 – 250 Units	\$ 50.00
251 – 500 Units	\$ 75.00
≥ 501 Units	\$100.00

NON-RESIDENTIAL

Retail	≤ 2,000 sq. ft. *	\$ 50.00
Office	≤ 20,000 sq. ft. *	
Industrial	≤ 50,000 sq. ft.	
Warehouse	≤ 50,000 sq. ft.	

(* Excluding small high traffic generators such as fast food, convenience store, medical offices and clinics, veterinary clinics, dental offices, banks, gas stations).

Retail**	2,001 – 50,000 sq. ft. *	\$ 75.00
Office**	20,001 – 200,000 sq. ft. *	
Industrial	50,001 - 250,000 sq. ft.	
Warehouse	50,001 – 250,000 sq. ft.	

(** Inclusive of small high traffic generators).

Retail	≥ 50,001 sq. ft. *	\$100.00
Office	≥ 200,001 sq. ft. *	
Industrial	≥ 250,001 sq. ft.	
Warehouse	≥ 250,001 sq. ft.	

MIXED OR UNSPECIFIED USES/SIZES

Covering immediately adjacent roads/area only	\$ 50.00
Covering up to a 1 mile radius for roads	\$ 75.00
Covering roads for a radius ≥ 1 mile	\$100.00

(4) Determination of De minimus Impact not in conjunction with a Concurrency Determination Application \$ 25.00



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(5)	Concurrency Determination for Right-of-Way Utilization Permits. (Applications up to Thresholds in (1) above).	\$ 65.00
(6)	Concurrency Determination for Right-of-Way Utilization Permits. (Exceeding thresholds In (1) above).	\$260.00
(7)	Concurrency Determination Appeal to a Hearing Officer (Base Fee).	\$385.00
(8)	Concurrency or Vesting Determination Appeal to a Hearing Officer (Hearing Officer and Court Recorder fees) to be paid by non-prevailing party. Court Recorder.	Actual costs of Hearing Officer and
(9)	Appeal of Hearing Officer's Concurrency Decision to the Board of County Commissioners.	\$225.00
(10)	Statutory Vesting Determination.	\$110.00
(11)	Common Law Vesting Determination.	\$590.00
(12)	Vesting Determination Appeal to a Hearing Officer (Base Fee).	\$335.00
(13)	Appeal of Hearing Officer's Vesting Determination to the Board of County Commissioners.	\$210.00

C. EFFECTIVE. All fees established herein shall go into effect on July 1, 1995, with collection to be in conjunction with filing the application.

D. AUTHORITY. Resolution 95-R-152 adopted June 26, 1995.