



Town of Cutler Bay Planning and Zoning Fee Schedule

	Type of Development Approval Requested	Proposed Cost Recovery Deposit	Current Cutler Bay Fees (Adopted 2008)	Total Fee Due at Submittal (Deposit plus Application Fee)
1.	Site Plan Application	\$ 7,500.00	\$1,425.00 (Residential)	\$ 7,500.00
2.	Site Plan Modification (No Council Review)	\$4,000.00	\$712.50 (Residential)	\$4,000.00
3.	Temporary Use Permit	\$500.00		\$500.00
4.	Variance			
	• Single Family	\$2,500.00	\$712.50	\$2,500.00
	• All Others	\$ 5,000.00	\$1,425.00	\$ 5,000.00
5.	Rezoning	\$10,000.00	\$1,42.005 - \$4,275.00 (Depending on zoning)	\$10,000.00
6.	Conditional Use	\$5,000.00	\$2,850.00	\$5,000.00
7.	Growth Management Plan Amendment	\$15,000.00	\$11,400.00	\$15,000.00
8.	Waiver of Plat, Vacation	\$3,000.00	\$1,068.75	\$3,000.00
9.	Plat	\$5,000.00	\$1,068.75	\$5,000.00
10.	Wireless Telecommunication Facilities	\$3,000.00	\$1,425.00	\$3,000.00
11.	Development Agreement	\$3,000.00		\$3,000.00
12.	Appeal of Administrative Decision	\$3,000.00	\$1,068.75	\$3,000.00
13.	Concurrency Review	\$3,500.00	6% Permit Fee	\$3,500.00
14.	Vested Rights Determinations	\$2,500.00	\$584.25	\$2,500.00
15.	ALL OTHER PUBLIC HEARINGS	\$3,000.00	\$1,068.75	\$3,000.00
16.	Administrative Adjustment	\$1,000.00	\$391.88 - \$1,204.13	\$1,000.00
17.	Certificate of Use/Temporary CU		\$35.00	
18.	Zoning Inspection/Zoning Improvement Permits (ZIP)		\$84.44	
19.	Zoning Plans Processing			

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A.	Revised Plans Processing Fee		Major - 50% of Original Permit Fee up to a Maximum of \$1425. Minor - \$1.43 per minute of time for each review that takes longer than 5 minutes.	
B.	Up-Front Processing Fee		Single Family or Duplex - \$.04 per sq. ft. or \$.013 per dollar of estimated value when square footage doesn't apply. Commercial - \$1.43 per 100 sq. ft. or \$0.23 for each \$114 of estimated value.	
C.	Minimum Fee for Building Permit		\$50.00	
D.	New Construction		Single family - \$.085 per sq. ft. Commercial - \$3.14 per 100 sq. ft. of Floor Area Minimum Fee \$66.98 All Other New Construction - \$2.56 for each \$1000 of Estimated Cost. Minimum Fee \$50.00	
E.	Utility Shed		\$11.40	
F.	Additions Detached and Attached		0-100 sq. ft. - \$15.68 101-300 sq. ft. - \$25.65 301-500 sq. ft. - \$37.05 500-1000 sq. ft. - \$66.98 Above 1000 sq. ft. - \$0.85 per sq. ft.	
G.	Alterations		Single Family or Duplex - \$0.014 per \$1.00 of Estimated Cost Minimum Fee \$50.00 Maximum Fee \$179.55 Commercial - \$0.38 for each \$100 of Estimated Cost Minimum Fee \$59.85	
H.	Driveways/Slabs		\$50.00	

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I.	Fences And/or Walls		Chain-Link (0-1000 Linear ft.) - \$50 Each Additional Linear ft. over 1000 - \$0.14 Wood - \$0.20 each Linear ft. Minimum Fee \$50 Concrete/Metal/PVC/Other - \$0.34 each Linear ft.	
J.	Swimming Pool/Spa/Hot Tubs		Installation - \$50.00 Repair - \$50.00	
K.	Screen Enclosure		\$2.64 each 100 sq. ft.	
L.	Free Standing Canopies		\$2.43 for each \$1000 of Estimated Cost Minimum fee \$50.00	
M.	Awnings and Canopies		\$0.03 Horizontal Projection per sq. ft. covered Minimum Fee \$50	
N.	Signs		\$50.00	
O.	Architectural Features		\$50.00	
1.	Special Event Permit		\$106.88	
2.	Banners		\$106.88	
3.	Temporary Storage Containers (PODS)		\$85.00	
4.	Zoning Verification Letters/Assisted Living Facility and Group Home Letters		\$106.88	
5.	ALL OTHER ADMINISTRATIVE REVIEWS/LETTERS (Outdoor Dining/Farmers Market etc.)		\$106.88	