

City of Live Oak Planning and Zoning – Official Fee Schedule

Matters Pertaining to Land Use:

Comprehensive Plan, Land Development Regulations/Zoning, Annexation, Board of Adjustment, Appeals to City Council, Historic Preservation Agency, Development, Appendixes A & B

- Established: Resolution 93-4; 5-20-1993
- Amended: Resolution 08-19; 9-09-2008
- Amended: Resolution 09-2; 1-13-2009
- Amended: Resolution 10-10; 9-14-2010
- Amended: Resolution 11-20; 12-13-2011
- Amended: Resolution 13-04; 5-14-2013

SECTION I – COMPREHENSIVE PLAN

A petition to: Amend the Comprehensive Plan.

	Text Amendment	Map Amendments		
Text Amendment	\$2,000			
Map Amendments		CPA Type I	CPA Type II	CPA Type III
< 1.00 Acre Parcel		\$500	\$750	\$1,000
1.00 to < 5.00 Acres		\$1,000	\$1,500	\$2,000
5.00 to < 10.00 Acres		\$1,250	\$1,875	\$2,500
10.00 or More Acres		\$1,500	\$2,250	\$3,000
An amended application requiring re-advertising and re-hearing.		\$250		

SECTION II – LAND DEVELOPMENT REGULATIONS / ZONING

A petition to: Amend the Land Development Regulations.

	Text Amendment	Map Amendments		
Text Amendment	\$2,000			
Map Amendments		LDR Type I	LDR Type II	LDR Type III
< 1.00 Acre Parcel		\$500	\$750	\$1,000
1.00 to unlimited acres parcel.		\$500 Plus, \$25 per acre, or portion thereof.	\$750 Plus, \$25 per acre, or portion thereof.	\$1,000 Plus, \$25 per acre, or portion thereof.
An amended application requiring re-advertising and re-hearing.		\$250		

SECTION III – ANNEXATION

A petition to: Annex into the City of Live Oak. Must be filed along with an associated CPA and/or LDR petition, and associated fees, in order to amend the Land Use and/or Zoning from the current County to City Classifications.

Annexation	LDR Type I	LDR Type II	LDR Type III
Any sized parcel	\$250	\$250	\$250

SECTION IV – BOARD OF ADJUSTMENT

A petition to: The Board of Adjustment.

	Special Exception	Variance
LDR Type I Zoning		\$250
LDR Type II Zoning		\$375
LDR Type III Zoning		\$500
Expansion of an Existing Special Exception Use	\$250	
Establishment of a New Special Exception Use, Type I & II Zoning	\$500	
Establishment of a New Special Exception Use, Type III Zoning	\$750	
An amended application which will require re-advertising or re-hearing	\$200	\$100
Interpretation		
(Example: Appeal of the decision of the LDR Administrator)		\$250

SECTION V – APPEAL TO CITY COUNCIL

An appeal to: The City Council from a decision of the Planning and Zoning Board.

Appeal to City Council	\$100
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SECTION VI – HISTORICAL PRESERVATION AGENCY

A petition for: Certificate of Appropriateness to the Planning and Zoning Board

Certificate of Appropriateness	\$150
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SECTION VII – DEVELOPMENT

An application for subdivision plat approval as defined in Section 2.1 of the City’s Land Development Regulations.

	Minor Subdivision & Replats	Major Subdivision
LDR Type I Zoning	\$250	\$1,000, plus \$25.00 per lot.
LDR Type II Zoning	\$375	\$1,250, plus \$25 per lot.
LDR Type III Zoning	\$500	\$1,500, plus \$25 per lot.
An amended application requiring re-review by City Staff only.	\$50	\$100
An amended application requiring re-review, re-advertising and/or re-hearing.		\$250

An application or petition for:

Special Permit: for land and water fills, dredging, telecommunications tower, excavation and mining	\$500
A special permit to construct a bulkhead dock, pier, wharf or similar structure.	\$500

Site and Development Plan Approval which qualify for 'In-House Review'.	Vacant lot new construction.	Additions/modifications to an existing establishment/development.
Type I Zoning	\$150	\$75
Type II Zoning	\$200	\$100
Type III Zoning	\$250	\$125
An amended site plan for re-review	\$50	\$25
Site and Development Plan Approval which <u>must also</u>, per the LDR, go before the Planning and Zoning Board.	Vacant lot new construction.	Additions/modifications to an existing establishment/development.
Type I Zoning	\$300	\$150
Type II Zoning	\$400	\$200
Type III Zoning	\$500	\$250
An amended site plan for re-review by board	\$100	\$50
Site and Development Plan Approval which has already been reviewed and approved by the Planning and Zoning Board and/or Board of Adjustment as part of a Special Exception shall only be required to pay the 'In-House' Review fee amount.		
A Special temporary use permit issued by the City Council		\$100
A Special temporary use permit issued by the LDR Administrator – non-profit organizations.		None
A Special temporary use permit issued by the LDR Administrator – all others		\$100
Certificate of Zoning Compliance		\$100
Certificate of concurrency compliance		\$100
Street or Alley Closing Application		\$50

City Staff / Planning and Zoning Review:

Sign fee is for application review of proposed signage and is in addition to actual building permit fee.	
A Freestanding Sign Application - For a sign, legally applied for, approved and permitted, prior to commencing construction of the sign.	\$50
A Wall Sign Application - For a sign, legally applied for, approved and permitted, prior to commencing construction of the sign.	None
Any sign, as above, which is included in and partly funded by an approved CRA Improvement Grant.	None
A Sign Application - For a sign which construction had commenced illegally or prior to an application, approval and permit being issued.	\$100
<ul style="list-style-type: none"> If illegal sign exceeds the allowable size, height, placement, etc. parameters, said sign must be removed prior to permit application being accepted. Otherwise, all work must cease on sign, until such a time as the application is approved and permit issued. 	
Re-review of an amended application	\$25
Temporary Signage - See Development Manager for allowances.	None
State of Florida Alcohol License Review – with no site visit needed to proposed location.	\$50
State of Florida Alcohol License Review – if a site visit evaluation and measurements are required at or surrounding the proposed location.	\$100
Full-Service Restaurant Application review and inspection, pursuant to Ordinance No. 1243.	\$100

SECTION VIII – APPENDIX A

1. In order for fees to be properly levied, the following method shall be utilized to identify what CPA (Comprehensive Plan Amendment) Type, and/or LDR (Land Development Regulation) Type, applies in the case of related petitions, appeals, applications, reviews and/or approvals:

A. Amendment Changing the Land Use Classification of land on the Future Land Use Plan Map of the City of Live Oak Comprehensive Plan (CPA) to:

CPA Type I:	CPA Type II:	CPA Type III:
Conservation	Residential: Medium Density	Residential: High Density
Recreation & Open Space		Commercial
Public		Commercial Mixed
Agriculture		Central Downtown
Residential: Very Low, Low & Moderate Densities		Industrial

B. Rezoning of land of the Official Zoning Atlas of the City of Live Oak Land Development Regulations, or any petitions, appeals or applications for lands located in such districts (LDR):

LDR Type I:	LDR Type II:	LDR Type III:
Conservation – CSV	Residential – RSF-3; RSF/MH-3; RMH-3; RMF-1	Residential – RMH-P; RMF-2; PRD
Agriculture – A-1	Residential-Office – R-O	Commercial – C-G; C-I; C-SC; CMU
Public – P (all categories)	Office-Institutional – O-I	Industrial – ILW; I
Residential – RSF-1, 2; RSFU, RSFI, RSF/MH-1,2; RMH-1,2	Commercial-Neighborhood – C-N	Planned Mixed Uses
Central Downtown – C-CBD/C-D		

2. In addition to a Type, applicable fees will also be calculated utilizing the total area of land to which the petition, appeal or application applies. Acreage will be determined utilizing the current County Property Appraiser Records. Instances where no acreage is shown or when the amount shown is challenged, a certified boundary survey by a licensed State of Florida Surveyor, provided by the applicant to the City, clearly showing total acreage, will be utilized. Multiple parcels will be calculated as the sum of all associated land areas.
3. All fees are to be paid up-front at the time of submission, made payable to “The City of Live Oak – Zoning” Until the following applicable fees of charges have been paid in full, no action of any type or kind shall be taken on a petition, appeal or application.
4. All necessary Concurrency Studies and Reports are to be provided by the applicant, petitioner, or developer, as applicable.
5. Only contiguous parcels or parcels no greater than 200 feet from each other, under the same ownership or under a single applicant which has been so designated by the property owner(s), may be filed as a single application.

6. The fees referenced herein are in conjunction with the Development Manager / Zoning Department. Additional fees or costs to the Building or other City Department(s) may be required.
7. Instances where archived Official Zoning Maps, which the City is in possession of, demonstrate that the Zoning of a parcel, which is located on an Arterial Road, as designated, was previously Commercial, and which presently, through no action of the present or previous property owners of said parcel(s), has been assigned a Zoning District of a lesser intensity than Commercial, Intensive or Commercial, General; any such Comprehensive Plan Land Use Amendment or Land Development Regulation Zoning Atlas Amendment Petitions which may be filed, subsequent to the passing of this Resolution, by the present property owner, fees which are due in conjunction with said petitions for said parcels shall be levied at a rate of 50 percent of the standard rate which is in effect at the time of application.
8. Fees may also be adjusted as part of an incentive package provided by the City, in accordance with any City Council adopted written business or development incentive policy.

SECTION IX – APPENDIX B

Resolution 10-10 Additions – Previously Annexed Lands

1. All standard fees as found in the existing Resolution 09-2 shall continue to be in full force and effect, except as provided herein;
2. For the purposes of this Resolution, equivalent ‘County’ to ‘City’ Land Use Classifications shall be as follows:

<u>County</u>	<u>City</u>
Conservation =	Conservation;
Recreation =	Recreation and Open Space;
Public =	Public;
Environmentally Sensitive Areas 1 & 2 =	Has no City equivalent;
Agriculture 1 & 2 =	Agriculture;
Residential 1 =	Residential Very Low Density;
Residential 2 =	Residential Low Density;
Residential 3 =	Residential Moderate Density;
Residential 4 =	Residential Medium Density;
Residential 5 =	Residential High Density;
Commercial =	Commercial;
Highway Interchange =	Commercial;
Industrial =	Industrial;

3. For the purposes of this Resolution, equivalent ‘County’ to ‘City’ Zoning District Assignments shall be as follows:

<u>County</u>	<u>City</u>
CSV =	CSV
ESA-1, 2 =	Has no City equivalent
A-1, 2 =	A
RSF-1 =	Has no City equivalent
RSF-2, 3, 4 =	RSF-1, 2, 3
RSF/MH-1=	Has no City equivalent
RSF/MH-2, 3, 4 =	RSF/MH-1, 2, 3
RMH-1=	Has no City equivalent
RMH-2, 3, 4 =	RMH-1, 2, 3
RMH-P =	RMH-P
RMF-1=	Has no City equivalent
RMF-2, 3 =	RMF-1, 2
CN =	CN
CG =	CG
CI =	CI
CSC =	CSC
CHI =	CI
ILW =	ILW
I =	I
PRD =	PRD
PRRD =	PRD;

4. All parcels or portions thereof which have been, prior to the effective date of this Resolution, annexed into the corporate city limits of the City of Live Oak, Florida, for which no amendment to a: City Future Land Use Plan Map Classification of the Comprehensive Plan has yet taken place, said Land Use amendment(s) from the existing ‘County’ Classification to the equivalent ‘City’ Classification, as defined herein, said application(s) or Petition(s) shall be proposed by and facilitated through the City of Live Oak City Council, in conformance with the Florida Statutes, the Comprehensive Plan and the Land Development Regulations, with no fees due to the City;
5. All parcels or portions thereof which have been, prior to the effective date of this Resolution, annexed into the corporate city limits of the City of Live Oak, Florida, for which no amendment to a: City Official Zoning Atlas District assignment of the Land Development Regulations, has yet taken place, said Zoning amendment(s) or petition(s) from the existing ‘County’ District to the equivalent ‘City’ District, as defined herein, shall be proposed by and facilitated through the property owner, as required by the Land Development Regulations, with said fees due to the City, for said application(s) or petition(s), to be calculated at thirty-three percent (33%), rounded to the nearest whole dollar, of the standard fees as required by Resolution 09-2;
6. All parcels or portions thereof which, have been prior to, or may be after, the effective date of this Resolution, annexed into the corporate city limits of the City of Live Oak, Florida, for which said owner(s) required amendment application(s) or petition(s) is seeking an amendment to a: City Future Land Use Plan Map Classification of the Comprehensive Plan and/or a City Official Zoning Atlas District Assignment of the Land Development Regulations, to a Future Land Use

Classification and/or Zoning Atlas District assignment, which is other than what is defined herein as an equivalent classification or district, including classifications or districts which currently have no city equivalent, as defined herein, said application(s) or petition(s) shall be accomplished by the standard Amendment procedures as found in the City of Live Oak Land Development Regulations, with standard fees due, as required by Resolution 09-2;

7. All parcels or portions thereof which may be, after the effective date of this Resolution, annexed into the corporate city limits of the City of Live Oak, Florida, whether voluntarily or as required by the Policy for Providing Water and Sewer Service Outside the Corporate Limits, for which said owner(s) required amendment application(s) or petition(s) is seeking an amendment to a: City Future Land Use Plan Map Classification of the Comprehensive Plan and/or a City Official Zoning Atlas District Assignment of the Land Development Regulations, to a Future Land Use Classification and/or Zoning Atlas District assignment, which is defined herein as an equivalent classification or district, said fees due to the City for said application(s) or petition(s) shall be calculated at thirty-three percent (33%), rounded to the nearest whole dollar, of the standard fees as required by Resolution 09-2;
8. These provisions in no way replace or supersede the requirement for all Land Use Amendments to the Future Land Use Plan Map of the Comprehensive Plan, including those to equivalent land use classifications, to be reviewed by the Florida Department of Community Affairs for consistency, and that, pursuant to Florida Statutes, as amended, the effective date of a plan amendment shall be thirty-one (31) days following the date of adoption, and that if any affected person files a petition with the Florida Division of Administrative Hearings pursuant to Section 120.57, Florida Statutes, to request a hearing to challenge the compliance a plan amendment with Sections 163.3161 through 163.3215, Florida Statutes, within thirty (30) days following the date of adoption of a plan amendment, a plan amendment shall not become effective until the Florida Department of Community Affairs or the Florida Administration Commission, respectively, issues a final order determining this plan amendment is in compliance, and that no development orders, development permits or land uses dependent on a plan amendment may be issued or commence before it has become effective, and that if a final order of noncompliance is issued, a plan amendment may nevertheless be made effective by adoption of a resolution affirming its effectiveness status, a copy of which resolution shall be sent to the Florida Department of Community Affairs, Bureau of Local Planning. In the case of a large scale land use amendment on lands proposed to be annexed, to ensure that said land use amendment, including those to equivalent land use classifications, will not be subject to objections, recommendations or comments, or negative findings, by the Department of Community Affairs, any petitioner for annexation may request that said Ordinance for Annexation is read one time and then delayed for enactment until the Department has reviewed a submittal packet, and has issued a notice to proceed to adopt the amendment without objections, recommendations or comments.
9. This amendment of the schedule of fees and charges shall be made available in the Office of the Land Development Administrator, and shall be made part of any Standard Application form for annexation into the corporate city limits of the City of Live Oak, Florida.
10. All fees paid are non-returnable.