



Development Services Department Development Review Fees
Resolution 25-135
Effective September 8, 2025

Site Plan/Subdivision - Administrative	
Administrative Adjustment (Up to 3 hours + \$72 an hour after)	\$215
Certified Lot(s) (Per Lot)	\$1,000
Changes to Approved Site Plan	\$3,000
Changes to Approved Site Plan - Limited Review	\$1,500
Conference - Pre-Application (Fee credited towards application submittal if received within 6 month of conference)	\$1,500
Conference - Scoping	\$500
Environmental Preserve Management Plan	\$3,000
Final Site Plan	\$6,000
Modification of Standards (Up to 3 hours + \$72 an hour after)	\$215
Off Street Parking Plan	\$3,000
Off Street Parking Plan - Limited Review	\$1,500
Preliminary Plat	\$6,000
Preliminary Plat/Final Site Plan	\$8,000
Preliminary Site Plan	\$6,000
Preliminary Site Plan/Final Site Plan	\$8,000
Preliminary Site Plan/Preliminary Plat	\$8,000
Preliminary Site Plan/Preliminary Plat/Final Site Plan	\$9,000
Site Plan - Extension (Admin)	\$200
Site Plan - Legislative Directed Extension	\$70

Site Plan/Subdivision/Rezone - Public Hearing	
Adding or Changing a Use	\$6,000
Adding or Changing a Use - Limited Review	\$4,500
Changes to Approved Site Plan	\$6,000
Development of Regional Impact - Local Ordinance Amendment	\$10,000
Development of Regional Impact - Notice of Proposed Change/Development Order Amendment	\$10,000
Environmental Preserve Management Plan	\$6,000
Final Plat	\$6,000
General Development Plan	\$10,000
General Development Plan with Rezone	\$12,000
Modification of Standards	\$2,500
Preliminary Site Plan	\$11,000

Site Plan/Subdivision/Rezone - Public Hearing - Continued	
Preliminary Site Plan with Rezone	\$13,000

Site Plan - Extension (Public Hearing)	\$2,500
Special Permit	\$9,000
Special Permit - Limited Review	\$4,500
Variance (Public Hearing)	\$4,500
Zoning Atlas Amendment (Rezone)	\$7,000

Plan/Text Amendments & Agreements - Public Hearing	
Comprehensive Plan Map Amendment (Public Hearing)	\$10,000
Comprehensive Plan Text Amendment (Public Hearing)	\$5,000
Land Development Code Text Amendment (Public Hearing)	\$5,000
Local Development Agreement Application (Public Hearing)	\$11,600
Local Development Agreement Application - Amendment (Public Hearing)	\$7,300

Signs	
Signs - Adjustment (Admin) (Up to 3 hours + \$72 an hour after)	\$215
Signs - Master Sign Plan (Admin)	\$2,500
Signs - Master Sign Plan or Adjustment (Public Hearing)	\$4,500

Environmental/Earthmoving/Earthwork/Tree Removal	
Earthmoving - Annual Progress Report (Admin)	\$1,500
Earthmoving - Operating Permit (Admin)	\$3,000
Earthmoving - Operating Permit Amendment (Admin)	\$2,000
Earthmoving - Site Plan Major (Admin following Special Permit)	\$3,000
Earthmoving - Site Plan Major (Public Hearing - Special Permit)	\$9,000
Earthmoving - Site Plan Minor (Admin)	\$3,000
Inspection - Environmental Planning - Conservation Easement Sign/ Nuisance Removal/ Wetland Buffer (All in One Visit)	\$140
Inspection - Environmental Planning - Conservation Easement Sign/ Nuisance Removal/ Wetland Buffer (Individually)	\$70
Inspection - Field Compliance	\$72
Tree Removal Payment in Lieu of Replacement (per 3" caliper) (Admin)	\$445
Tree Removal Payment in Lieu of Replacement (per 4" caliper) (Admin)	\$585
Tree Removal Permit (Admin)	\$144

Miscellaneous	
Addressing - Commemorative Request (Public Hearing)	\$630
Addressing - Confirmation Letter	\$40
Addressing - Street Waiver (Admin)	\$400
Administrative Determination (Up to 3 hours + \$72 an hour after)	\$215
Advertising - Signs (Per Sign)	\$50
Advertising (Per Public Hearing)	\$200

Miscellaneous - Continued	
Affordable Housing (Payment in lieu of Construction - per bonus unit not constructed or per removed unit not replaced, plus 3% administrative surcharge or other replacement mechanisms as approved by the Board of County Commissioners, which further the goals of the Manatee County Housing Partnership Program. No Local Development Agreement Fee).	\$3,889
Appeals (Public Hearing)	\$5,500
Certificate of Appropriateness/Historical Landmark/Historic Preservation Ad-Valorem Tax Exemption (Advertising Fee Only)	\$0
Community Development District - New/Modification/Dissolution/Special Powers (Public Hearing)	
Advertising Cost Paid Directly to Vendor	\$4,500
Development of Regional Impact - Annual & Biennial Report & Binding Letter(Admin)	\$1,000
Development of Regional Impact - Close Out (Public Hearing)	\$3,000
Individual Staff Review (Hourly)	\$72
Name Change (Project/Application) (Admin)	\$350
Postage (Based on Actual Cost)	
Private Street Amendment/ Easement Conversion	\$2,400
Release of Deeded Easement	\$1,500
Sexually Oriented Businesses - Adult Entertainment (Public Hearing)	\$4,000
Vacation Request - Easement	\$1,500
Vacation Request - Plat	\$2,000
Vacation Request - Street	\$1,500
Zoning Verification - Beverage License Only (Admin)	\$50
Zoning Verification (Up to 3 hours + \$72 an hour after) (Admin)	\$215

Public Works	
Certificate of Level of Service - Extension	\$2,100
Certificate of Level of Service - Legislative Directed Extension	\$425
Construction Drawings - Subdivision (plus \$60 per lot)	\$1,000
Construction Drawings - Mobile Home/RV Park (plus \$10 per lot)	\$1,000
Construction Drawings - Site Plan (plus \$15 per each 500 square feet of non-residential building area over 10,000 square feet)	\$1,000
Construction Plan - Amendment (1/2 of original fee)	
Driveway Access (Commercial Stand Alone)	\$200
Inspection - Zoning	\$460
Inspection - Zoning Re-Inspection	\$275
Inspections - Bond Release Inspection	\$350
Site Plan - Extension - with new Certificate of Level of Service (\$1000 site Plan + \$1500 CLOS)	\$2,500
Earthwork Plan (Admin)	\$480
Impact Fee Credit Agreement	\$2,000
Infrastructure Inspection Fee - Public Infrastructure (Per Hour)	\$100
Infrastructure Inspection Fee - Residential (Initial + One Reinspection) (plus \$100 per lot)	\$6,375
Infrastructure Inspection Fee - Commercial Small (Initial + One Reinspection) (up to 74,999 sq. ft.)	\$2,500

Public Works - Continued	
Infrastructure Inspection Fee - Commercial Moderate (Initial + One Reinspection) (75,000 - 149,999 sq. ft.)	\$3,500
Infrastructure Inspection Fee - Commercial Large (Initial + One Reinspection) (150,000+ sq. ft.)	\$4,500
Infrastructure Inspection Fee - Reinspection (subsequent inspection - all categories)	\$350
ROW Use Permit (Basic)	\$500
Sidewalk Payment in Lieu of Agreement	\$200
Surplus Properties	\$200
Transportation Concurrency Reviews - Traffic Study Review Fee (Consultant cost are billed at actual cost)	

Public School Facilities Review Fee	
School Reports - Residential Development Review Comments	
Comprehensive Plan Amendment (1)	\$500
Land Use Atlas Amendment (Rezone) (1)	\$550
Development Plan (2)	\$650
Development of Regional Impact (DRI) (3)	\$2,500
DRI Substantial Deviations and NOPC (3)	\$1,000
School Concurrency Analysis Report (4)	\$800
Local Development Agreement/Proportionate Share Mitigation (5)	\$5,000
Public School Facilities Review Fee Footnotes:	
(1) Fee only assessed for any change that would create the possibility of ten (10) dwelling units or more.	
(2) Residential applications for ten (10) or more dwelling units; not required for residential applications for horizontal or vertical construction.	
(3) Review for a DRI or an amendment to a DRI with a residential component.	
(4) Required for residential applications for horizontal or vertical construction only.	
(5) Residential applications only. Additional attorney fees may apply.	

Fee Schedule Notes
Advertising fees shall be paid by the applicant as specified in the fee schedule for any project requiring a public hearing. Labels for notices shall be obtained from the Property Appraiser's Office.
Before the County initiates consultant review, an applicant shall be responsible for paying one hundred and ten percent (110%) of cost estimated by the County's consultant. If, during the course of review, the County's consultant indicates additional cost will be incurred by the County, the applicant shall pay one hundred and ten percent (110%) of such estimated additional costs before additional consultant review will be authorized by the County. If, at the end of review , total costs incurred by the County exceed the fees paid by the applicant, the County will refund any fees paid to the County that exceed the County's actual cost of paying for consultant review.
Unique Situations/Projects with limited review – fees may be adjusted at the discretion of the appropriate Department Director, Development Services Director's Designee, or Development Services Senior Fiscal Services Manager. The Development Services Director or Designee, will coordinate with the appropriate Department Director.
No Development Order or Additional Approvals will be issued for any project with an outstanding balance due to Manatee County.