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3 **ORDINANCE**
4 **NUMBER 2025-9**
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6 **AN ORDINANCE OF LEVY COUNTY, FLORIDA, AMENDING THE CODE**
7 **OF ORDINANCES OF LEVY COUNTY, FLORIDA RELATING TO FEES,**
8 **RATES AND CHARGES; BY AMENDING IN ITS ENTIRETY SEC. 2**
9 **PLANNING AND ZONING DEPARTMENT WITHIN APPENDIX B -**
10 **SCHEDULE OF FEES, RATES AND CHARGES; PROVIDING A**
11 **SEVERABILITY CLAUSE; PROVIDING A REPEALING CLAUSE;**
12 **PROVIDING FOR INCLUSION IN THE CODE AND PROVIDING**
13 **DIRECTIONS TO THE CLERK AND AN EFFECTIVE DATE.**
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16 **WHEREAS**, Florida law authorizes counties to adopt reasonable fees, rates and
17 charges for various county services and functions that are requested by and of benefit to
18 private persons/entities; and
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20 **WHEREAS**, by adoption of Ordinance No. 2022-7 on March 8, 2022, the Board of
21 County Commissioners of Levy County determined it would be easier to budget and
22 manage and it would be more user friendly to the public to adopt its fees, rates and
23 charges by ordinances that are codified in a new Appendix B to the Code of Ordinances
24 that is readily available for viewing in the online code library at
25 https://library.municode.com/fl/levy_county/codes/code_of_ordinances; and
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27 **WHEREAS**, this Ordinance updates the regulatory fees for Planning and Zoning
28 applications, reviews and permits to more closely align them with the actual cost (both in-
29 house staff and outside consultants) of providing those services; and
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31 **WHEREAS**, in accordance with State law, the fees proposed in this ordinance are
32 recommended by County staff as reasonable and reflective of the cost of providing the
33 services and functions for which the fees are charged; and
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35 **WHEREAS**, at least ten (10) days' notice has been given once by publication in a
36 newspaper of general circulation notifying the public of this proposed ordinance and of a
37 public hearing in the Levy County Government Center in Bronson, Florida; and
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39 **NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners
40 of Levy County, Florida, that:
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42 **SECTION 1.** Sec. 2. Planning and Zoning Department within Appendix B -
43 Schedule of Fees, Rates and Charges is amended, in its entirety, as set forth below:

Note: Additions shown underlined, deletions shown ~~stricken~~.

**APPENDIX B—SCHEDULE OF FEES, RATES AND CHARGES
PLANNING AND ZONING DEPARTMENT**

Note regarding refunds: Once an application is filed with the County and the associated fees, rates or charges are paid to the County, no refunds will be issued to the applicant, unless a refund is specifically provided for in this Appendix or unless the permit was issued in error by the County.

Note regarding additional costs for specialized review: The fees do not include additional costs to be paid by applicant for the services of engineers, legal counsel, or other professional consultants that are retained by the County in connection with ~~review of~~ any application or permit that requires specialized review. In the event the County determines that specialized review is necessary, the County will notify the applicant of the amount of additional cost and that amount, along with the standard fees below, must be paid at the time of application.

Note: Engineering review fees, when expressed as a range, will be determined for each project based upon complexity of review that is necessary

1. Development of Regional Impact (DRI)

Review of initial application	\$7,500.00 <u>\$26,250</u>
Review of substantial deviation (DRI)	\$7,500.00 <u>\$12,600</u>
Notice of Proposed Change (DRI) or other Amendment (non-Substantial Deviation of a DRI)	\$3,000.00

2. Comprehensive Plan amendments

Large-scale land use map amendment (50+ acres)	\$1,250.00 <u>\$8,085</u>
Small-scale land use map amendment	\$600.00 <u>\$5,250</u>
Text amendment to Comprehensive Plan	\$2,000.00 <u>\$8,925</u>

3. Zoning amendments

Zoning map amendment	\$600.00 <u>\$5,355</u>
Text amendment to Land Development Code	\$2,000.00 <u>\$8,925</u>

4. Special Exception

a) Mining or Electric Generating Facilities	\$2,000.00
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Note: Additions shown underlined, deletions shown ~~stricken~~.

<u>1. Less than 100 acres</u>	<u>\$4,410 for P&Z review</u> <u>\$3,000 - \$6,000 for</u> <u>engineering review for a</u> <u>maximum of 3 submittals</u>
<u>2. 100 acres or more</u>	<u>\$6,510 for P&Z review</u> <u>\$4,500 - \$10,000 for</u> <u>engineering review for a</u> <u>maximum of 3 submittals</u>
b) Agricultural Operation Intensive	\$1,750.00
<u>1. Less than 100 acres</u>	<u>\$4,410 for P&Z review</u> <u>\$3,000 - \$7,500 for</u> <u>engineering review for a</u> <u>maximum of 3 submittals</u>
<u>2. 100 acres or more</u>	<u>\$5,565 for P&Z review</u> <u>\$4,500 - \$10,000 for</u> <u>engineering review for a</u> <u>maximum of 3 submittals</u>
c) RV park/campground	\$1,100.00, plus \$5.00 per space
<u>1. Less than 50 units</u>	<u>\$4,725 for P&Z review</u> <u>\$4,500 - \$10,000 for</u> <u>engineering review for a</u> <u>maximum of 3 submittals</u>
<u>2. 50 units or more</u>	<u>\$6,825 for P&Z review</u> <u>\$4,500 - \$10,000 for</u> <u>engineering review for a</u> <u>maximum of 3 submittals</u>
d) All other special exceptions	\$600.00 <u>\$3,675 for P&Z review</u> <u>\$3,000 - \$10,000 for</u> <u>engineering review for a</u> <u>maximum of 3 submittals</u>
5. Conditional Use Permit	\$600.00 <u>\$893</u>

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6. Special permits for noise (50-354)	\$600.00 <u>\$630</u>
7. Variance	\$350.00 <u>\$1,575</u>
8. Subdivision/platting	
Preliminary Plat	\$500.00
Construction Plans Review	\$125.00, plus \$5.00 per lot for residential or \$5.00 per acre for non-residential
Final Plat	\$400.00
<u>Minor Plat (no construction)</u>	<u>\$2,310 for P&Z review</u> <u>\$1,900 for survey review</u>
<u>Major Plat (includes construction review)</u>	<u>\$3,255 for P&Z review</u> <u>\$3,500 – \$10,000 for engineering review</u> <u>\$2,400 for survey review</u>
Plat Amendment, Resubmittal Review	\$100.00, plus \$3.00 per lot for residential or \$3.00 per acre for non-residential <u>\$525 for P&Z review</u> <u>\$400 for survey review</u>
Plat vacation	\$225.00 <u>\$683 for P&Z review</u> <u>\$500 for survey review</u>
9. Planned Unit Development	
Residential	\$2,000.00 <u>\$8,925 for P&Z review</u> <u>\$3,500 for engineering review</u>
Non-residential or mixed-use	\$3,000.00 <u>\$9,660 for P&Z review</u> <u>\$3,500 for engineering review</u>

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Amendment to any PUD	\$1,500.00 <u>\$4,410 for P&Z review</u> <u>\$2,500 for engineering review</u>
10. Fees to postpone or cancel a hearing —In the event the applicant requests a postponement or cancellation of a scheduled hearing that has been noticed, the applicant shall pay all costs associated with re-noticing the hearing.	Actual costs
11. Zoning compliance review a) Primary Structure, Accessory Dwelling Unit and Signs	\$150.00 <u>\$200</u>
b) Additions to Structure	\$100.00 <u>\$150</u>
c) Accessory Structure (not ADU)	\$50.00 <u>\$100</u>
d) New or Transfer of Alcohol Beverage License	\$25.00 <u>\$150</u>
e) Equitable Estoppel Certificate	\$300.00 <u>\$350</u>
12. Unity of Title	
a) Unity of Title	\$150.00 <u>\$300</u>
b) Release of Unity of Title	\$150.00 <u>\$300</u>
13. Lot Splits	
a) One time split of parent parcel	\$300.00 <u>\$450</u>
b) Lot split for utilities	\$300.00 <u>\$450</u>
c) Lot split for family homestead	\$300.00 <u>\$450</u> for each approval certificate and \$150.00 <u>\$300</u> for each transfer certificate
14. Site Plans for Non-Residential Uses/Development	
a) Initial application <u>Small scale (less than 10 acres)</u>	\$600.00 , plus \$0.05 per square foot of impervious surface <u>\$1,260 for P&Z review</u>

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	<u>\$2,000 - \$5,000 for engineering review</u>
<u>b) Large scale (10 acres or more)</u>	<u>\$1,890 for P&Z review</u> <u>\$4,000 - \$10,000 for engineering review</u>
b) Amendment to approved site plan	\$250.00, plus \$0.05 per square foot of additional impervious surface <u>\$788 for P&Z review</u> <u>hourly charge for engineering review</u>
15. Temporary use permit - excavation and fill activity	\$125.00, plus actual cost of external consultant review <u>\$1,260 for P&Z review</u> <u>\$2,000 - \$5,000 for engineering review</u>

SECTION 2. Severability. If any section, subsection, sentence, clause, phrase, portion or provision of this ordinance is for any reason declared or held invalid or unconstitutional by any court of competent jurisdiction, such section, subsection, sentence, clause, phrase, portion or provision shall be deemed a separate, distinct and independent provision, and the remainder of this ordinance shall be not affected by such declaration or holding.

SECTION 3. Repeal. All ordinances or parts of ordinances and all resolutions or parts of resolutions of Levy County that are in conflict with this ordinance are, to the extent of the conflict, hereby repealed.

SECTION 4. Inclusion in the Code. The provisions of Section 1 of this ordinance shall become and be made a part of the Levy County Code, and the sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," "regulation," or such other appropriate word or phrase in order to accomplish the codification.

SECTION 5. Effective Date. In accordance with Section 125.66, Florida Statutes, the Clerk to the Board of County Commissioners is directed to file this ordinance with the Florida Department of State within 10 days after adoption and upon such filing, this ordinance shall become effective.

Note: Additions shown underlined, deletions shown ~~stricken~~.

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2 **PASSED AND DULY ADOPTED** on August 5, 2025.

3 **BOARD OF COUNTY COMMISSIONERS**
4 **OF LEVY COUNTY, FLORIDA**

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7 _____
8 Desiree Mills, Chair

9 **ATTEST:** Clerk of the Circuit Court
10 and Ex-Officio Clerk to the Board of
11 County Commissioners

12
13 _____
14 Matt Brooks, Clerk

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16
17 Approved as to form and legal sufficiency

18
19 _____
20 Nicolle M. Shalley, County Attorney

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