



## Planning & Zoning Fee Schedule

(Please remit Application Fees and Cost Recovery Deposits as separate payments)

Application Type	Cutler Bay Application Fee Adopted Res. 09-16	Cost Recovery Deposit Adopted Res. 16-15	Total Amount Due at Application Submittal
<b>Administrative Site Plan Review</b>			
Site Plan Application (Single Family Residence)	\$712.50	\$2,500.00	\$3,212.50
Site Plan Application (Town Center District)	\$2,137.50	\$7,500.00	\$9,637.50
Site Plan Modification (No Council Review)			
a. Residential	a. \$712.50		a. \$4,712.50
b. Commercial	b. \$1,425.00	\$4,000.00	b. \$5,425.00
<b>Administrative Adjustment</b>			
a. Setbacks or Building Spacing	a. \$748.13		a. \$1,748.13
b. Lot coverage	b. \$926.25		b. \$1,926.25
c. Adjustments for New Construction	c. \$1,204.13	\$1,000.00	c. \$2,204.13
d. Additional Fee if the Application is the result of a violation.	d. \$285.00		d. a. \$2,033.13 b. \$2,211.25 c. \$2,489.13
Appeals of Administrative Adjustment Determinations	\$811.99	\$1,000.00	\$1,811.99
All applications for Zoning Changes, or other zoning applications (Site Plan Review, Variance Requests, Rezoning, Conditional Uses, and Text Amendments) requiring a public hearing are subject to a minimum fee of \$1,068.75 (or \$2,137.50 if the application is the result of a violation), in addition to the fees provided below.			
<b>Site Plan Review</b>			
Site Plan Application or Modification (Requiring Council Review)			
a. Residential	a. \$1,425.00		\$9,993.75 (\$11,062.50)
b. Commercial	b. \$2,137.50	\$7,500.00	\$10,706.25 (\$11,775.00)
<b>Variance</b>			
a. Residential	a. \$712.50	a. \$2,500.00	\$4,281.25 (\$5,350.00)
b. All Others	b. \$1,425.00	b. \$5,000.00	\$7,493.75 (\$8,562.50)
c. Signs (not subject to the minimum fee above)	c. \$2,137.50 (\$2,850.00 if result of violation)	c. \$5,000.00	\$7,137.50 (\$7,837.00)
<b>Rezoning</b> (Changing zoning to:)			
a. ER, SR, CON, WU, PK	a. \$1,425.00		\$12,493.75 (\$13,562.50)
b. MR-9, MR-13, NR	b. \$2,137.50		\$13,206.25 (\$14,275.00)
c. NC-1, NC-2	c. \$2,850.00	\$10,000.00	\$13,918.75 (\$14,987.50)
d. INT	d. \$3,562.50		\$14,631.25 (\$15,700.00)
e. TRC, TC	e. \$4,275.00		\$15,343.75 (\$16,412.50)
<b>Conditional Use</b>			
Conditional Use Application	\$2,850.00	\$5,000.00	\$8,918.75 (\$9,987.50)
<b>Text Amendments to Land Development Regulations</b>			
Text Amendment to LDR	\$1,425.00	\$3,000.00	\$5,493.75 (\$6,562.50)



TOWN OF CUTLER BAY  
 Department of Community Development  
 Planning and Zoning Division  
 (305) 234-4262

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<b>Growth Management Plan Amendments</b>			
Text Amendment to GMP	\$17,100.00	\$15,000.00	\$32,100.00
Future Land Use Map Amendment	\$17,100.00	\$15,000.00	\$32,100.00
<b>Platting</b>			
Waiver or Plat, Vacation	\$1,068.75	\$3,000.00	\$4,068.75
Platting/Replatting	\$1,068.75	\$5,000.00	\$6,068.75
<b>Other Applications/Processes</b>			
Wireless Telecommunication Facility Review	\$1,425.00	\$3,000.00	\$4,425.00
Development Agreement	\$1,250.00	\$3,000.00	\$4,250.00
Appeals of Decisions of the Director of Community Development (relative to Zoning determinations)	\$1,068.75	\$3,000.00	\$4,068.75
Vested Rights Determinations	\$584.25	\$2,500.00	\$3,084.25
Concurrency Review	6% of Permit Fee	\$3,500.00	\$3,500.00 + 6% of Permit Fee
Temporary Use Permit	\$500.00		\$500.00
Any other request requiring a Public Hearing	\$1,068.75	\$3,000.00	\$4,068.75
Zoning Verification Letter	\$106.88		\$106.88
Group Home/Assisted Living Facility Verification Letter	\$106.88		\$106.88
<b>Zoning Permits/Approvals</b>			
Certificate of Use	\$35.00		\$35.00
Special Event Permits	\$106.88		\$106.88
Temporary Banners	\$106.88		\$106.88
Temporary Storage Containers	\$85.00 (Ord. 09-10)		\$85.00
Portable Storage Container Company Registration	\$250.00 (Ord. 09-10)		\$250.00
Freight Cargo Container Company Registration	\$500.00 (Ord. 09-10)		\$500.00
All Other Administrative Approvals (i.e. Outdoor Dining, Farmers Markets, etc.)	\$106.88		\$106.88
Vacation Rental Registration	\$250.00 (Res. 20-58)		\$250.00
Vacation Rental Renewal	\$110.00 (Res. 20-58)		\$110.00

Any questions regarding this fee schedule or assistance with the application process, please contact the Community Development Department

Phone: 305-234-4262

Email: [planninginfo@cutlerbay-fl.gov](mailto:planninginfo@cutlerbay-fl.gov)

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