



City of Sanibel

Planning Department

MEMORANDUM

DATE: January 30, 2012
TO: Judie Zimomra, City Manager
FROM: James C. Jordan, Planning Director
SUBJECT: Land Development Code Permit Application Fee Schedule Adjustments

Background

Between 2005 and 2008, the fee schedule for Planning Department applications were adjusted for the following permit categories:

- In 2005, exterior lighting permit fees were reduced from \$419 for up to 10 fixtures, plus \$47.25 for each addition fixture, to \$80, with no limit on the number of fixtures.
- In 2006, fees for new street graphics were reduced from \$400 for a new sign to \$10 per square foot for a new sign; Revisions to an existing street graphic were reduced from \$100 for copy change only and \$200 for other revisions, to a flat fee of \$50.
- In 2007, fees for minor subdivision were reduced from \$2,236 for the first two lots or tracts, plus \$725 for each additional lot or tract to \$800 for the first two lots, plus \$600 for each additional lot or tract.
- In 2007, fees for major subdivisions were reduced from \$11,592 for up to five lots or tracts, plus \$725 for each additional lot or tract to \$8,500 for up to five lots or tract, plus \$325 for each additional lot or tract.

Since this time application fees adopted by this schedule have neither increased nor have they been reduced.

Additional Permit Categories City Council to Consider

In accordance with City Council's recent decision to review and adjust certain City permit fees, the Planning Department suggests making the following modifications to the Land Development Code fee schedule:

I. Land Development Code Section 90-8. After-the-fact permit application

After-the-fact development permit application fees are doubled for any development that has taken place without the benefit of required permits. City Council may want to consider not doubling the permit fee in those instances where a current property owner can demonstrate that the development undertaken without permit was carried out by a previous property owner.

II. Land Development Code Section 90-486. (Generally) Variances

Application fees for a variance from a specific requirement set forth in the Land Development Code is \$2,850.00 for one variance to one regulation, plus \$747.00 for each additional variance request to each separate regulation, included with the same application.

City Council may want to consider reducing this fee from \$2,850.00 to \$2,000.00 for one variance, plus \$ 560.00 for each additional variance request to each separate regulation submitted with the same application.

III. Land Development Code Section 90-59 Alterations and Remodeling-increase in living area

The minimum application fee to increase habitable floor area by enclosing an existing roofed and screened porch/lanai by either sliding glass doors or knee-walls and windows is \$426.00. Since the application fee can sometime exceed 1% of the actual construction value, Staff recommends that the application fee for this category be reduced to \$213.00 the minimum application fee for a development permit.

Should you have any questions or would like to discuss this topic further please let me know.