



MEMORANDUM

DATE: September 17, 2013
TO: Honorable Mayor and City Council Members
FROM: Judie Zimomra, City Manager
SUBJECT: Additional Planning Department Information

This memorandum provides additional information in response to Council inquiries on the Planning Department expenses.

Presented in Exhibit A on page 2, the Planning Department expenses are further broken out and are accompanied by additional analysis.

Beginning on page 4 please find the information that has been previously distributed to Council. This information is included here for ease of review.

Exhibit A

Planning Department Expense Breakdown

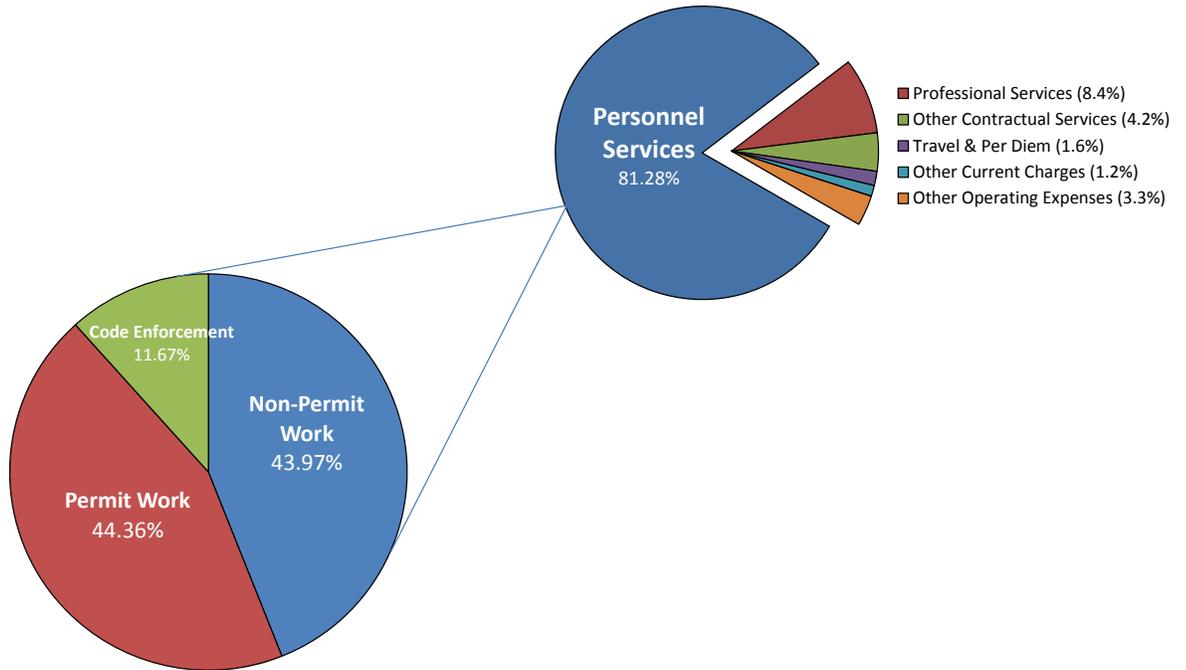
Planning expenses for the fiscal year ending September 30, 2013 are expected to finish as presented in the following table:

Planning Expenses	FY 2013	
	Est.	Actual
Personnel Services	\$	673,910
Professional Services		69,500
Other Contractual Services		35,000
Travel & Per Diem		13,000
Other Current Charges		10,000
Other Operating Expenses		27,700
	\$	829,110

The majority of expenses in the department relate from wages and related personnel services. These amounts include regular wages from current employees; retirement related expenses, as well as part-time employee expenses. In addition, certain projects are more labor intensive and increase expenses in this area, such as the digitization of records project.

The majority of the expenses charged to Professional Services and Other Contractual Services relate to non-permit work and special projects.

FY 2013 Estimated Actual Expenses



Breakdown of Personnel Services

Personnel Services Breakdown	
Non-Permit Work	43.97%
Permit Work	44.36%
Code Enforcement	11.67%
	<u>100.00%</u>

In personnel services, permit work represents the total employee expense utilized in the research and issuance of applications and/or permits from the Planning Department.

Non-permit work includes:

- Responding to general public inquiries;
- Meetings to discuss property development options/questions which do not result in an application or permit;
- Supporting inquiries from other City departments (i.e. Business Tax Receipts)
- Work on Sanibel Plan and other long range and large scale planning efforts
 - Civic Core Project Work
 - Commercial Redevelopment Efforts – Permitted and conditional uses
 - Sanibel Plan update (EAR based amendments to the Sanibel Plan)
 - Distressed property draft ordinance
 - Valet parking and signage review
 - Bicycle parking standards review
- Planning Commission;
- City Council meetings;
- Historical Preservation Committee;
- Advisory Committees, MPO, TAC;
- Real Estate orientation classes;
- HTE to Munis software conversion
- Record digitization

The City has an annual cost allocation plan prepared which calculates central service overhead costs by department that could be charged to the various departments which utilize these services. These costs are generally distributed to special revenue and enterprise funds and not distributed among departments in the general fund.

For purposes of this analysis, it should be noted that the Planning Department would have been charged an additional \$241,827 in indirect costs in FY2013, had these costs been allocated out to general fund departments. This amount is not included in the above analysis.

Exhibit B
Planning Department FTE

		Budgeted FTE's for Fiscal Years Ending September 30,								
		2006	2007	2008	2009	2010	2011	2012	2013	2014
Full-time		10.00	10.00	10.00	7.00	5.00	5.00	5.00	5.00	5.00
Part-time		0.80	0.80	0.00	0.00	1.00	1.00	2.65	3.80	3.80

		FY2005-2012 Amended Budget/Audited Actual; FY2013 Amended Budget/Estimated Actual/FY2014 Proposed Budget								
		2006	2007	2008	2009	2010	2011	2012	2013	2014
Amended		1,270,795	1,349,493	1,336,706	817,190	635,182	670,386	795,453	919,233	-
Audited Actual		883,957	1,094,191	1,217,290	726,557	525,319	579,678	715,473	-	-
Estimated Actual		-	-	-	-	-	-	-	829,110	-
Proposed Budget		-	-	-	-	-	-	-	-	950,432

Exhibit C

Planning Department Fees

The initial fee schedule for the Planning Department was prepared by the consulting firm of Tindale-Oliver & Associates, Inc. At the time the consultant compared Sanibel's application fees to the same application fees charged by other similar municipalities with comparable demographics. The application fees under the current fee schedule (Ordinance 07-015), were established, in part, in 2003 pursuant to Ordinance 03-012. Ordinance 03-012 also provides for an automatic annual increase in all fees based upon the Consumer Price Index for the preceding 12 months. In accordance with this provision application fees were increased in 2004, 2005, 2006 and 2007. However, as of 2008 City Council has chosen not to annually increase the fees due to the current economic downturn and has continued this policy for every subsequent year.

Please refer to the following pages for the most current fee schedule. Certain fees were updated subsequent to the adoption of the ordinance and are noted as such.

Current fee structure for Planning department except as noted below.

CITY OF SANIBEL

ORDINANCE NO. 07-015

AN ORDINANCE PERTAINING TO CHAPTER 90 OF THE SANIBEL CODE ENTITLED “FEES”, ARTICLES I, II, III AND IV, AMENDING THE PERMIT, DEVELOPMENT REVIEW AND ADMINISTRATIVE FEES SET FORTH THEREIN; AMENDING THE SCHEDULE OF FEES FOR APPLICATIONS FOR PERMITS OR APPROVALS REQUIRED BY THE LAND DEVELOPMENT CODE; ESTABLISHING THE CURRENT SCHEDULE OF FEES AND SUPERSEDING AND REPEALING ALL PRIOR ORDINANCES AND RESOLUTIONS INCONSISTENT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is in the best interests of the citizens of Sanibel that the City establish and maintain planning, development review and administrative fees at amounts generally equivalent to the cost of providing such planning, development review and administrative services including, but not limited to, permit application reviews, planning inspection services, code review and regulation, administration and similar services; and

WHEREAS, such fees, in part, were established in 2003 pursuant to Ordinance 03-012, and increased in 2004, 2005 and 2006 to reflect the percentage increase of the Consumer Price Index; and

WHEREAS, municipalities are legally authorized to maintain planning, development review and administrative fees at levels necessary to recoup reasonably related costs and expenses of such applicable Planning Department fees;

WHEREAS, this schedule of fees is established to supersede and repeal all prior Ordinances and Resolutions inconsistent herewith;

NOW, THEREFORE BE IT ORDAINED by the City Council of the City of Sanibel, Florida:

SECTION 1 - AMENDMENT OF FEES

CHAPTER 90, FEES; ARTICLES I, II, III AND IV of the Sanibel Land Development Code are hereby amended to read as follows, with additions indicated by underlining and deletions indicated by strikeout, to read as follows:

Sec. 90-6. Adjacent property owner notifications.

The fee for adjacent property owner notifications shall be \$1.65 ~~1.60~~ per notification for each one in excess of 50. This fee shall be paid in addition to the filing fee upon submittal of the application.

Sec. 90-7. Administrative/advertising fee.

For any development permit application filed as a short-form application which, after staff review, is determined to be a long-form application, there shall be an additional fee of \$2,025.00 ~~\$1,967.00~~ to cover administrative and advertising costs associated with processing the application as a long-form development permit and conducting a public hearing. The \$2,025.00 ~~\$1,967.00~~ Administrative/advertising fee shall be paid by the applicant prior to placing the request on the planning commission agenda.

For any application filed which is subject to notice requirements set forth in F.S. Chapters 163 or 166, the applicant shall pay all advertising costs associated with satisfying Florida Statutes notice requirements in addition to the filing fee for the application.

Sec. 90-8.5. Amendment to pending application.

For a substantial amendment to a pending application initiated by the applicant, the fee shall be 20 percent of the original filing fee, but not less than \$213.00 ~~\$207.00~~.

Sec. 90-9. Appeals.

For an appeal of any final decision of the planning commission filed pursuant to section 82-98, the fee shall be ten percent of the original filing fee, but not less than \$1,226.00 ~~\$1,191.00~~.

Sec. 90-10. Continuation of a public hearing.

For an applicant's request to continue a public hearing held pursuant to the Sanibel Plan or land development code, whether before the planning commission or city council, the fee shall be \$747.00 ~~\$725.00~~ per request.

Sec. 90-11. Extension of an expiration date.

For an extension of the expiration date of a pending application, or of a permit or approval granted pursuant to the land development code, the fee shall be as follows:

(1) If city manager or his designated representative action only is required: Ten percent of the original filing fee, but not less than \$213.00 ~~\$207.00~~.

(2) If planning commission or city council action required: Ten percent of the original filing fee, but not less than \$2,025.00 ~~\$1,967.00~~.

Sec. 90-13. Reinspections.

For a request for a reinspection prior to issuance of a completion certificate pursuant to section 82-362 the fee shall be as follows: If after a developer indicates a development is complete and requests a final inspection prior to issuance of a completion certificate, and the inspection reveals the development has not been completed in accordance with applicable requirements, the developer shall pay a fee of \$213.00 ~~\$207.00~~ prior to each subsequent reinspection.

Sec. 90-14. Revisions to an active permit or approval.

For a request to modify a valid permit or other approval granted pursuant to the land development code:

(1) If city manager or his designated representative action only is required: \$267.00 ~~\$259.00~~ per change for each change included with the same request.

(2) If planning commission or city council action is required: \$2,025.00 ~~\$1,967.00~~.

Sec. 90-16. Street graphics.

For applications filed pursuant to chapter 106:

Changed in 2006
from \$400 flat fee.

- (1) **New street graphic: \$10.00 per square foot**
- (2) All Revisions to an existing street graphic after a permit has been issued: \$50.00
- (3) Variance to street graphic standards filed pursuant chapter 106, article III, division 7: \$2,850.00 ~~\$2,769.00~~ for one variance to one regulation, plus \$747.00 ~~\$725.00~~ for each additional variance request to each separate regulation, when included with the same application for the same parcel.

Sec. 90-17. Vegetation permits.

For requests filed pursuant to chapter 122, article III:

- (1) There shall be no fee for the following activities requiring a vegetation permit:
 - a. A request for a vegetation permit as a part of the development permit process.
 - b. Removal of native species (other than mangroves) from grounds around an existing building.

- c. Removal of Brazilian pepper or melaleuca, earleaf acacia, lead tree, java plum, air potato, exotic inkberry and mother-in-law's tongue from undeveloped property.
- d. Chemical control of aquatic plants.

(2) Fees for the activities listed in this subsection which require a vegetation permit are as follows:

- a. Removal or trimming of any vegetation seaward of the 1974 coastal construction control line: ~~\$108.00~~ ~~\$104.00~~.
- b. **Mangrove trimming and removal: \$108.00** ~~\$104.00~~.
- c. Mechanical removal or alteration of vegetation: This activity requires a development permit, and the fee is set forth in article II, division 5, of this chapter.

Reduced to \$72.00 per Ordinance 12-008

(3) For an appeal filed pursuant to section 122-142, requesting planning commission review of the city manager's decision as it relates to the vegetation standards, the Sanibel Plan, and the land development code the fee shall be ~~\$2,025.00~~ ~~\$1,967.00~~.

Sec. 90-18. Application fees; refunds.

Application fees may be refunded for pending applications, permits and other approvals, upon written request by the applicant, subject to approval of the city manager or his designee. In determining whether a refund is warranted, and the amount of the refund, the city manager or his designee shall consider all costs to the city resulting from the application from the time of filing until the time of the request for refund, including, without limitation, actual expenses, time expended by staff members, and overhead costs. In no event shall the refund exceed 50 percent of the original filing fee. There shall be no refunds granted for any expired application, permit or other approval filed or granted pursuant to the land development code. There shall be no refunds granted if development authorized by the permit or approval has commenced.

ARTICLE II. DEVELOPMENT PERMITS

DIVISION 2. RESIDENTIAL DEVELOPMENT

Sec. 90-57. New development; relocation of existing structures for residential use; redevelopment of existing parcels.

Fees for new development, including relocation of existing structures for residential use and redevelopment of existing parcels, shall be as follows:

- (1) *Single-family and duplex dwelling units.* For single-family and duplex dwelling units the fee shall be ~~\$2,850.00~~ ~~\$2,769.00~~ for up to 2,000 square feet of living area, plus ~~\$0.80~~ ~~\$0.78~~ per square foot for each square foot of living area in excess of 2,000 square feet per unit.

Sec. 90-58. Alterations and remodelings--No increase in living area.

Fees for alteration and remodeling with no increase in living area shall be one percent of the estimated cost of the improvements up to \$1,000,000 in value and 0.5% of the next \$500,000 in value and 0.25% of the value in excess of \$1,500,000, but not less than ~~\$267.00~~ \$259.00.

Sec. 90-59. Same--Increase in living area.

The fee for additions and remodelings which include an increase in living area shall be one percent of the estimated cost of the remodeling improvements up to \$1,000,000 in value and 0.5% of the next \$500,000 in value and 0.25% of the value in excess of \$1,500,000, plus ~~\$0.90~~ \$0.88 per square foot for each new square foot of living area or fraction thereof, but not less than ~~\$426.00~~ \$414.00. ← Reduced to \$213.00 per Ordinance 12-004.

DIVISION 3. NONRESIDENTIAL DEVELOPMENT

Sec. 90-82. New development; relocation of existing structures for commercial use; redevelopment of existing parcels.

The fee for new commercial and other nonresidential development, including relocation of existing structures for commercial use and redevelopment of existing parcels shall be ~~\$2,664.00~~ \$2,588.00 for up to ~~2,000~~ 1,000 square feet of floor area, plus ~~\$2.20~~ \$2.10 per square foot for each square foot of floor area in excess of ~~2,000~~ 1,500 square feet.

Sec. 90-83. Alterations or remodelings--No increase in floor area.

The fee for alterations or remodelings with no increase in floor area shall be one percent of the estimated cost of the improvement up to \$1,000,000 in value and 0.5% of the next \$500,000 in value and 0.25% of the value in excess of \$1,500,000, but not less than ~~\$534.00~~ \$518.00.

Sec. 90-84. Same--Increase in floor area.

The fee for additions, extensions, alterations, reconstructions and remodeling which include an increase in floor area shall be one percent of the estimated cost of the remodeling improvements up to \$1,000,000 in value and 0.5% of the next \$500,000 in value and 0.25% of the value in excess of \$1,500,000, plus ~~\$2.20~~ \$2.10 for each new square foot of floor area, or fraction thereof, but not less than ~~\$1,066.00~~ \$1,035.00.

Sec. 90-85. Telecommunications devices as a principal use.

The fee for telecommunications devices as a principal use shall be one percent of the estimated cost of the telecommunications devices, including support structures up to \$1,000,000 in value and 0.5% of the next \$500,000 in value and 0.25% of the value in excess of \$1,500,000, but not less than ~~\$3,217.00~~ \$3,126.00.

DIVISION 4. ACCESSORY USES AND STRUCTURES

Sec. 90-100. Beach dune walkover.

The fee for a beach dune walkover shall be \$587.00 ~~\$570.00~~.

Sec. 90-101. Boat docks, davits and lifts outside bay beach zone.

The fees for boat docks, davits and lifts shall be as follows:

(1) *New construction* The fee for new construction shall be \$587.00 ~~\$570.00~~.

(2) *Addition, extension, alteration, repair or reconstruction of an existing boat dock, davit or lift.* The fee for addition, extension, alteration, repair or reconstruction of an existing boat dock, davit or lift shall be one percent of the estimated cost of the structure up to \$1,000,000 in value and 0.5% of the next \$500,000 in value and 0.25% of the value in excess of \$1,500,000, but not less than \$213.00 ~~\$207.00~~.

Sec. 90-102. Telecommunications devices.

The fee for telecommunications devices as an accessory use shall be one percent of the estimated cost of the telecommunications devices, including support structures, up to \$1,000,000 in value and 0.5% of the next \$500,000 in value and 0.25% of the value in excess of \$1,500,000, but not less than \$213.00 ~~\$207.00~~.

Sec. 90-103. Exterior lighting.

The fee for exterior lighting shall be \$35.00 ~~\$83.00~~ for each light fixture on the same parcel, when included with the same application. However, the maximum fee shall not exceed \$280.00.

Sec. 90-104. Fences.

The fee for fences shall be \$213.00 ~~\$207.00~~ for up to 300 lineal feet, plus \$53.25 ~~\$51.75~~ for each additional 100 lineal feet, or fraction thereof.

Sec. 90-105. Screen enclosures.

The fee for screen enclosures shall be \$213.00 ~~\$207.00~~ for up to 1,000 square feet of enclosed area, plus \$64.25 ~~\$62.25~~ for each additional 500 square feet, or fraction thereof.

Sec. 90-106. Storage areas, buildings, garages, and other lower-level enclosures.

(a) *Freestanding.* The fee for freestanding storage areas, buildings and garages shall be \$161.00 ~~\$156.00~~ for up to 100 square feet of enclosed area, plus \$53.25 ~~\$51.75~~ for each additional 50 square feet, or fraction thereof.

(b) *Attached or below an existing principal structure.* The fee for storage areas, buildings and garages attached or below an existing principal structure shall be ~~\$213.00~~ ~~\$207.00~~ for up to 500 square feet of enclosed space, plus ~~\$53.25~~ ~~\$51.75~~ for each additional 100 square feet, or fraction thereof.

Sec. 90-107. Swimming pools and spas.

(a) *Serving single-family dwelling or duplex.* The fee for swimming pools and spas serving single-family dwelling or duplex shall be ~~\$587.00~~ ~~\$570.00~~, including deck, fence, screen enclosure and spa when included with the same application.

(b) *Serving other than a single-family dwelling or duplex.* The fee for swimming pools and spas serving other than a single-family dwelling or duplex shall be ~~\$1,279.00~~ ~~\$1,242.00~~, including deck, fence, screen enclosure and spa when included with the same application.

(c) *Freestanding spa.* The fee for a freestanding spa shall be ~~\$213.00~~ ~~\$207.00~~.

Sec. 90-108. Tennis courts.

(a) *Serving single-family dwelling or duplex.* The fee for tennis courts serving a single-family dwelling or duplex shall be ~~\$587.00~~ ~~\$570.00~~, including fence when included with the same application.

(b) *Serving more than a single-family dwelling or duplex.* The fee for tennis courts serving more than a single-family dwelling or duplex shall be ~~\$1,013.00~~ ~~\$984.00~~, including fence when included with the same application, plus ~~\$426.00~~ ~~\$414.00~~ for each additional court and fence when included with the same application.

Sec. 90-109. Resort housing accessory beach equipment

The fee for (outdoor storage of) accessory beach equipment shall be \$300.00 for the resort housing development, plus \$5.00 for each resort housing unit in the development in excess of 20 dwelling units, but not more than \$500.00.

Sec. 90-110. Uses and structures not specifically listed..

The fee for uses and structures not specifically listed shall be one percent of the estimated cost of the use or structure, but not less than ~~\$213.00~~ ~~\$207.00~~.

Secs. 90-110---90-125 Reserved.

DIVISION 5. MISCELLANEOUS

Sec. 90-126. Change of use.

(a) *Change in intensity of use.* When the change in intensity of use results in the creation of additional units, the fee shall be \$2,025.00 ~~\$1,967.00~~ per unit, for each additional unit. When the change in intensity of use consists of adding seats to a previously approved restaurant, with no increase in commercial floor area, the fee shall be \$1,013.00 ~~\$984.00~~ for up to ten additional seats, plus \$28.00 ~~\$27.00~~ per seat.

(b) *Change of nonconforming use to different use.* The fee for a change of any nonconforming use to a different use shall be \$1,199.00 ~~\$1,165.00~~.

(c) *Change when development standards differ.* The fee for a change of use when development standards are different for the existing and proposed use shall be \$1,199.00 ~~\$1,165.00~~.

Sec. 90-127. Demolition of a structure.

The fee for the demolition of a structure shall be \$278.00 ~~\$270.00~~ per structure.

Sec. 90-128. Dredging or excavation.

The fee for dredging or excavation, not in conjunction with stormwater management facilities, shall be \$1,279.00 ~~\$1,242.00~~ for up to 100 cubic yards, plus \$108.00 ~~\$104.00~~ for each additional 50 cubic yards, or fraction thereof.

Sec. 90-129. Emergency beach shoreline erosion control.

The fee for emergency beach shoreline erosion control shall be \$2,301.00 ~~\$2,236.00~~ for up to 100 lineal feet, plus \$426.00 ~~\$414.00~~ for each additional 50 lineal feet, or fraction thereof.

Sec. 90-130. Placement of fill.

(a) The fee for the placement of fill with no drainage plan required shall be \$213.00 ~~\$207.00~~.

(b) The fee for placement of fill which requires a drainage plan, including placement of fill, excavation, culverts, etc. shall be \$747.00 ~~\$725.00~~.

Sec. 90-131. Revetments in manmade canals and lakes.

The fee for revetments in manmade canals and lakes (chapter 126, article XIV, division 2, subdivision III) shall be \$1,279.00 ~~\$1,242.00~~ for up to 100 lineal feet, plus \$278.00 ~~\$270.00~~ for each additional 50 lineal feet, or fraction thereof.

Sec. 90-132. Vegetation removal or alteration as an adjunct of construction or other development, including use of mechanical equipment.

The fee for vegetation removal or alteration as an adjunct of construction or other development, including use of mechanical equipment, shall be ~~\$278.00~~ \$270.00 for up to one acre, plus ~~\$108.00~~ \$104.00 for each additional acre, or fraction thereof. However, the fee for mechanical removal of exotic vegetation may be waived by the city manager or designee.

Sec. 90-133. Other development permits not specifically listed.

The fee for other development permits not specifically listed shall be one percent of the estimated cost of the use or structure up to \$1,000,000 in value and 0.5% of the next \$500,000 in value and 0.25% of the value in excess of \$1,500,000, but not less than ~~\$213.00~~ \$207.00.

Secs. 90-134--90-150. Reserved.

DIVISION 6. SUBDIVISIONS

Sec. 90-151. Creation of cooperative or condominium units.

The fees for creation of cooperative or condominium units (section 114-47) shall be as follows:

(1) *Existing structure only.* The fee for an existing structure only shall be ~~\$1,967.00~~ \$2,025.00 for the first two units created, plus ~~\$414.00~~ \$426.00 for each additional unit created.

(2) *Land or new structure included.* The fee for land or a new structure included shall be ~~\$3,126.00~~ \$3,217.00 for the first two units, plus ~~\$570.00~~ \$587.00 for each additional unit created.

Sec. 90-152. Minor subdivision.

The fees for minor subdivision (chapter 114, article II, division 3) shall be ~~\$2,236.00~~ \$800.00 for the first two lots or tracts created or modified by the subdivision, plus ~~\$725.00~~ \$600.00 for each additional lot or tract created or modified by the subdivision.

Sec. 90-153. Major subdivision.

The fees for major subdivision (chapter 114, article II, division 4) shall be ~~\$725.00~~ \$8,500.00 for up to five lots or tracts created or modified by the subdivision, plus ~~\$725.00~~ \$325.00 for each additional lot or tract created or modified by the subdivision.

**DIVISION 7. DEVELOPMENT PERMITS IMPLEMENTING
CONDITIONAL USE APPROVAL**

Sec. 90-172. Public utility uses.

The fees for public utility uses (section 126-32) shall be one percent of the estimated cost of the improvement up to \$1,000,000 in value and 0.5% of the next \$500,000 in value and 0.25% of the value in excess of \$1,500,000, but not less than \$426.00 ~~\$414.00~~

Sec. 90-173. Institutional uses.

The fees for institutional uses (section 126-33) shall be the applicable development permit fee from division 3 of this article.

Sec. 90-174. Agriculture and aquaculture.

The fees for agriculture and aquaculture (section 126-34) shall be one percent of the estimated cost of the improvement up to \$1,000,000 in value and 0.5% of the next \$500,000 in value and 0.25% of the value in excess of \$1,500,000, but not less than \$426.00 ~~\$414.00~~.

Sec. 90-175. Recreational facilities.

The fees for recreational facilities (section 126-35) shall be one percent of the estimated cost of the improvement up to \$1,000,000 in value and 0.5% of the next \$500,000 in value and 0.25% of the value in excess of \$1,500,000, but not less than \$426.00 ~~\$414.00~~.

Sec. 90-176. Resort housing accessory commercial uses.

The fees for resort housing accessory commercial uses (section 126-102) shall be as follows:

- (1) *Real estate sales and rental offices.* The fee for real estate sales and rental offices shall be \$426.00 ~~\$414.00~~.
- (2) *Retail sales of food items and sundries.* The fee for retail sales of food items and sundries shall be \$426.00 ~~\$414.00~~.
- (3) *Restaurants.* The fee for restaurants shall be the applicable development permit fee from division 3 of this article.
- (4) *Rentals of nonmotorized equipment and/or recreational lessons.* The fees for rentals of nonmotorized equipment and/or recreational lessons shall be \$85.50 ~~\$83.00~~ per item for each piece of equipment included in the rental inventory, but not less than \$426.00 ~~\$414.00~~.

Sec. 90-177. Foster family homes.

The fees for foster family homes (section 126-84) shall be as follows:

(1) *Conversion of an existing dwelling unit.* The fee for conversion of an existing dwelling unit shall be the applicable development permit fee from division 2 of this article.

(2) *New development.* The fee for new development shall be the applicable development permit fee from division 2 of this article.

Sec. 90-178. Increased-density below market rate housing.

The fees for increased-density below market rate housing (section 126-85) shall be as follows:

(1) *Conversion of an existing dwelling unit(s).* The fees for the conversion of existing dwelling unit(s) shall be the applicable development permit fee from division 2 of this article.

(2) *New development.* The fees for new developments shall be the applicable permit fee from division 2 of this article.

Sec. 90-179. Residential child caring facilities and assisted living facility.

The fees for residential child caring facilities and assisted living facility (section 126-86) shall be as follows:

(1) *Conversion of an existing dwelling unit(s).* The fees for the conversion of an existing dwelling unit shall be the applicable development permit fee from division 2 of this article.

(2) *New development.* The fees for new developments shall be the applicable development permit fee from division 2 of this article.

Sec. 90-180. Combined residential and commercial development.

The fee for combined residential and commercial development shall be the combined fees from division 2 and 3 of this article.

Sec. 90-181. Outdoor storage.

The fee for outdoor storage shall be ~~\$426.00~~ ~~\$414.00~~ for up to 1,000 square feet of floor area, plus ~~\$213.00~~ ~~\$207.00~~ for each additional 1,000 square feet of floor area, or fraction thereof.

Sec. 90-182. Rehabilitation centers and social service homes.

The fees for rehabilitation centers and social service homes shall be one percent of the estimated cost of the improvement up to \$1,000,000 in value and 0.5% of the next \$500,000 in value and 0.25% of the value in excess of \$1,500,000, but not less than ~~\$426.00~~ ~~\$414.00~~.

Sec. 90-183. Drive-in and drive-through facilities.

The fees for drive-in and drive-through facilities shall be ~~\$426.00~~ ~~\$414.00~~ per station, for each station included with the same application.

Sec. 90-184. Restaurants, grocery stores, delicatessen stores, etc., not as a permitted use.

The fees for eating places, restaurants, grocery stores, delicatessen stores, food markets, carry-out food stores not listed as a permitted use, including ice cream shops, and any permitted commercial use involving on-site food preparation or processing shall be the applicable development permit fee from division 2 of this article.

Sec. 90-185. Motion picture theaters, except drive-in, and theaters for live performances.

The fees for motion picture theaters, except drive-in, and theaters for live performance, shall be the applicable development permit fee from division 2 of this article.

Sec. 90-186. Gasoline service stations.

The fee for gasoline stations shall be the applicable development permit fee from division 2 of this article.

Sec. 90-187. Vehicle rental and leasing.

The fee for vehicle rental and leasing shall be the applicable permit fees from division 2 of this article.

Sec. 90-188. Car washes.

The fee for car washes shall be the applicable development permit fee from division 2 of this article.

Sec. 90-189. Docks, boat davits and boat lifts in the bay beach zone.

The fee docks, boat davits and boat lifts in the bay beach zone shall be the applicable permit fee from division 4 of this article.

Sec. 90-190. Automotive repair shops and marine sales and repair shops.

The fee for automotive repair shops and marine sales and repair shops shall be the applicable development permit fee from division 2 of this article.

Sec. 90-191. Coin-operated laundries.

The fee for coin-operated laundries shall be the applicable development permit fee from division 3 of this article.

Sec. 90-192. Erosion control structures on natural bodies of water.

The fees for erosion control structures on natural bodies of water shall be one percent of the estimated cost of the improvement up to \$1,000,000 in value and 0.5% of the next \$500,000 in value and 0.25% of the value in excess of \$1,500,000, but not less than ~~\$426.00~~ \$414.00.

Sec. 90-193. Accessory security guardhouses and security gates without setbacks.

The fees for accessory security guardhouses and security gates without setbacks shall be one percent of the estimated cost of the improvement up to \$1,000,000 in value and 0.5% of the next \$500,000 in value and 0.25% of the value in excess of \$1,500,000, but not less than ~~\$426.00~~ \$414.00.

Sec. 90-194. Seawalls in manmade canals.

The fee for seawalls in manmade canals shall be one percent of the estimated cost of the improvement up to \$1,000,000 in value and 0.5% of the next \$500,000 in value and 0.25% of the value in excess of \$1,500,000, but not less than ~~\$426.00~~ \$414.00.

Sec. 90-195. Telecommunications devices.

The fee for telecommunications devices shall be one percent of the estimated cost of improvement up to \$1,000,000 in value and 0.5% of the next \$500,000 in value and 0.25% of the value in excess of \$1,500,000, but not less than ~~\$426.00~~ \$414.00.

Secs. 90-196--90-210. Reserved.

DIVISION 8. TEMPORARY USES

Sec. 90-212. Sales offices in a model home.

The development permit fee for sales offices in a model home (subsection 126-63(1)) shall be ~~\$426.00~~ \$414.00.

Sec. 90-213. Temporary structure.

The development permit fee for a temporary structure for a permitted use when the permitted use has been interrupted by reason of storm, fire or other casualty (subsection 126-63(2)) shall be ~~\$426.00~~ \$414.00.

Sec. 90-214. Storage of heavy equipment.

The development permit fee for the storage of heavy equipment (subsection 126-63(3)) shall be ~~\$426.00~~ ~~\$414.00~~.

Sec. 90-215. Other temporary uses.

The development permit fee for other temporary uses not specifically listed shall be one percent of estimated cost of the proposed temporary use up to \$1,000,000 in value and 0.5% of the next \$500,000 in value and 0.25% of the value in excess of \$1,500,000, but not less than ~~\$426.00~~ ~~\$414.00~~.

Secs. 90-216--90-235. Reserved.

ARTICLE III. WASTEWATER DISPOSAL PERMITS

DIVISION 2. SEPTIC SYSTEMS

Sec. 90-251. Installation of new facility; replacement of an existing system.

(a) *Residential uses.* The permit fee for installation of a new facility, including the replacement of an existing system shall be ~~\$1,013.00~~ ~~\$984.00~~ for septic systems with estimated wastewater flows of up to 600 gallons per day, plus ~~\$213.00~~ ~~\$207.00~~ for each additional 150 gallons of estimated flow per day, or fraction thereof.

(b) *Nonresidential uses.* The permit fee for nonresidential uses shall be ~~\$1,439.00~~ ~~\$1,398.00~~ for septic systems with estimated wastewater flows of up to 600 gallons per day, plus ~~\$587.00~~ ~~\$570.00~~ for each additional 200 gallons of estimated flow per day, or fraction thereof.

Sec. 90-252. Repairs to an existing malfunctioning septic system.

The permit fees for repairs to an existing malfunctioning septic system, including emergency repairs shall be one percent of the estimated cost of the repair, but not less than ~~\$278.00~~ ~~\$270.00~~.

DIVISION 3. SEWER SYSTEM

Sec. 90-271. New sewer connection (non-gravity connection).

(a) *Residential uses.* The permit fee for new sewer connections for residential uses shall be ~~\$1,013.00~~ ~~\$984.00~~ for developments with estimated wastewater flows of up to 600 gallons per day, plus ~~\$213.00~~ ~~\$207.00~~ for each additional 150 gallons of estimated flow per day, or fraction thereof.

(b) *Nonresidential uses.* The permit fee for new sewer connections for nonresidential uses shall be ~~\$1,439.00~~ ~~\$1,398.00~~ for developments with estimated wastewater flows of up to 600 gallons per day, plus ~~\$587.00~~ ~~\$570.00~~ for each additional 200 gallons of estimated flow per day, or fraction thereof.

Sec. 90-272. Repairs to existing malfunctioning components.

The permit fee for repairs to existing malfunctioning components of sewer system shall be one percent of the estimated cost of the repair up to \$1,000,000 in value and 0.5% of the next \$500,000 in value and 0.25% of the value in excess of \$1,500,000, but not less than ~~\$278.00~~ ~~\$270.00~~.

Sec. 90-273. Expansion or modification to existing functional system.

The permit fee for expansion or modification to an existing functional sewer system shall be one percent of the estimated cost of the expansion or modification up to \$1,000,000 in value and 0.5% of the next \$500,000 in value and 0.25% of the value in excess of \$1,500,000, but not less than ~~\$426.00~~ ~~\$414.00~~.

DIVISION 5. ALTERNATIVE SYSTEMS

Sec. 90-311. Generally.

For alternative wastewater disposal systems not specifically described, the fee shall be based upon the estimated daily flow for the proposed system at a rate of ~~\$2.95~~ ~~\$2.85~~ per gallon per day. However, in no event shall the fee be less than ~~\$1,439.00~~ ~~\$1,398.00~~.

Secs. 90-312--90-330. Reserved.

ARTICLE IV. PUBLIC HEARINGS

DIVISION 2. SANIBEL PLAN AMENDMENT

Sec. 90-347. Amendments to official maps; Sanibel Plan Article 4.

(a) Fees for amendment to the future land use map series (Sanibel Plan Section 4.1.1.) shall be as follows:

(b)

(1) *Ecological zones map.* The fee for amendment to the ecological zones map shall be ~~\$16,509.00~~ ~~\$16,043.00~~ for up to one acre affected by the proposed change, plus ~~\$1,279.00~~ ~~\$1,242.00~~ for each additional acre, or fraction thereof, affected by the proposed change.

(2) *Commercial district map.* The fee for amendment to the commercial district map shall be ~~\$16,509.00~~ ~~\$16,043.00~~ for up to one acre affected by the proposed change, plus ~~\$1,279.00~~ ~~\$1,242.00~~ for each additional acre or fraction thereof, affected by the proposed change.

(3) *Resort housing district map.* The fee for amendment to the resort housing district map shall be ~~\$16,509.00~~ ~~\$16,043.00~~ for up to one acre affected by the proposed change, plus ~~\$1,279.00~~ ~~\$1,242.00~~ for each additional acre, or fraction thereof, affected by the proposed change.

(4) *Wetlands conservation lands maps.* The fee for amendment to the wetlands conservation lands maps shall be ~~\$16,509.00~~ ~~\$16,043.00~~ for up to one acre affected by the proposed change, plus ~~\$1,279.00~~ ~~\$1,242.00~~ for each additional acre, or fraction thereof, affected by the proposed change.

(5) *Development intensity maps.* The fee for amendment to the development intensity maps shall be ~~\$16,509.00~~ ~~\$16,043.00~~ for the first dwelling unit in addition to the maximum density permitted, plus ~~\$2,025.00~~ ~~\$1,967.00~~ for each additional dwelling unit proposed for the parcel and included in the same application.

(6) *Additional components of the future land use map series.* The fee for amendment to the additional components of the future land use map series shall be ~~\$16,509.00~~ ~~\$16,043.00~~ for each proposed change to any individual map.

(b) *Future traffic circulation map series (Sanibel Plan section 4.1.2.).* The fee for amendment to the future traffic circulation map series (Sanibel Plan section 4.1.2.) shall be ~~\$16,509.00~~ ~~\$16,043.00~~ for each proposed change to any individual map.

Sec. 90-348. Amendments to text of Sanibel Plan.

(a) *Goal, objective or policy amendment.* The fees for amendment to the goal, objective or policy of the Sanibel Plan shall be ~~\$16,509.00~~ ~~\$16,043.00~~ for the first goal, objective or policy, plus ~~\$2,025.00~~ ~~\$1,967.00~~ for each additional goal, objective or policy included with the same application.

(b) *All other text amendments.* The fees for all other text amendments to the Sanibel Plan shall be ~~\$16,509.00~~ ~~\$16,043.00~~ for the first Sanibel Plan section proposed for amendment, plus ~~\$2,025.00~~ ~~\$1,967.00~~ for each additional Sanibel Plan section included in the same application.

DIVISION 3. LAND DEVELOPMENT CODE

Sec. 90-366. Amendment to commercial zoning map.

The fee for amendment to the commercial zoning map of the city (section 126-242) shall be ~~\$5,539.00~~ ~~\$5,382.00~~ for up to one acre affected by the proposed change, plus ~~\$2,025.00~~ ~~\$1,967.00~~ for each additional acre, or fraction thereof, affected by the proposed change.

Sec. 90-367. Application to establish special use district.

The fee for an application to establish a special use district shall be ~~\$5,539.00~~ ~~\$5,382.00~~ for up to one acre, plus ~~\$2,025.00~~ ~~\$1,967.00~~ for each additional acre, or fraction thereof, included in the proposed special use district.

Sec. 90-368. Application to amend text of land development code.

The fee for an application to amend the text of the land development code (chapter 82, article VI) shall be ~~\$5,539.00~~ ~~\$5,382.00~~ for the first section of the land development code amended, plus ~~\$1,013.00~~ ~~\$984.00~~ for each additional section included with the same application.

Sec. 90-369--90-385. Reserved.

DIVISION 4. CONDITIONAL USES

Sec. 90-387. Public utility uses.

The fee for a conditional use application for public utility uses (section 126-32) shall be ~~\$2,664.00~~ ~~\$2,588.00~~ plus ~~\$426.00~~ ~~\$414.00~~ per acre or fraction thereof for each acre, included with the same application.

Sec. 90-388. Institutional uses.

The fee for a conditional use application for institutional uses (section 126-33) shall be ~~\$2,664.00~~ ~~\$2,588.00~~ plus ~~\$426.00~~ ~~\$414.00~~ per acre or fraction thereof for each acre included with the same application.

Sec. 90-389. Agriculture and aquaculture.

The fee for a conditional use application for agriculture and aquaculture (section 126-34) shall be as follows:

(1) *Hives for keeping of bees.* The fee for a conditional use application for hives for keeping of bees shall be ~~\$2,664.00~~ ~~\$2,588.00~~.

(2) *Agriculture and aquaculture uses with on-site retail sales.* The fee for a conditional use application for agriculture and aquaculture uses with on-site retail sales shall be ~~\$2,664.00~~ ~~\$2,588.00~~ plus ~~\$426.00~~ ~~\$414.00~~ per acre or fraction thereof for each acre, included with the same application.

(3) *Other uses.* The fee for a conditional use application for other agricultural and aquaculture uses shall be ~~\$2,664.00~~ ~~\$2,588.00~~ plus ~~\$426.00~~ ~~\$414.00~~ per acre or fraction thereof for each acre, included with the same application.

Sec. 90-390. Recreational facilities.

The fee for a conditional use application for recreational facilities (126-35) shall be ~~\$2,664.00~~ ~~\$2,588.00~~, plus ~~\$426.00~~ ~~\$414.00~~ per acre or fraction thereof for each acre, included with the same application.

Sec. 90-391. Resort housing accessory commercial uses.

The fee for a conditional use application for resort housing accessory commercial uses (sections 126-83 and 126-102) shall be as follows:

(1) *Real estate sales and rental offices.* The fee for a conditional use application for real estate sales and rental offices shall be ~~\$2,664.00~~ ~~\$2,588.00~~.

(2) *Retail sales of food items and sundries.* The fee for a conditional use application for retail sales of food items and sundries shall be ~~\$2,664.00~~ ~~\$2,588.00~~.

(3) *Restaurants.* The fee for a conditional use application for restaurants shall be ~~\$3,196.00~~ ~~\$3,105.00~~, plus ~~\$28.00~~ ~~\$27.00~~ per seat.

(4) *Rentals of nonmotorized equipment and/or recreational lessons.* The fee for a conditional use application for rentals of nonmotorized equipment and/or recreational lessons shall be ~~\$2,664.00~~ ~~\$2,588.00~~, plus ~~\$85.50~~ ~~\$83.00~~ per item for each piece of equipment included in the rental inventory.

Sec. 90-392. Foster family homes.

The fee for a conditional use application for foster family homes (section 126-84) for either the conversion of existing dwelling unit or new development shall be ~~\$2,664.00~~ ~~\$2,588.00~~ per unit.

Sec. 90-393. Increased-density below market rate housing.

The fee for a conditional use application for increased-density below market rate housing shall be ~~\$2,664.00~~ ~~\$2,588.00~~ for the first dwelling unit in excess of the permitted residential density, plus ~~\$1,013.00~~ ~~\$984.00~~ for each additional dwelling unit exceeding permitted residential density and included in the same application. Fees for the Below Market Rate Housing Program are set by city council.

Sec. 90-394. Residential child caring facilities and assisted living facilities.

The fee for a conditional use application for residential child caring facilities and assisted living facilities (section 126-86) for the conversion of existing dwelling unit or new development shall be ~~\$2,664.00~~ ~~\$2,588.00~~ for up to three bedrooms, plus ~~\$426.00~~ ~~\$414.00~~ for each additional bedroom included with the same application.

Sec. 90-395. Combined residential and commercial development.

The fee for a conditional use application for combined residential and commercial development (section 126-88) shall be ~~\$2,664.00~~ ~~\$2,588.00~~, plus ~~\$426.00~~ ~~\$414.00~~ per acre, or fraction thereof, for each included within the same application.

Sec. 90-396. Outdoor storage.

The fee for a conditional use application for outdoor storage (section 126-88) shall be ~~\$2,664.00~~ ~~\$2,588.00~~ for up to 1,000 square feet of area, plus ~~\$213.00~~ ~~\$207.00~~ for each additional 250 square feet of area, or fraction thereof, included with the same application.

Sec. 90-397. Rehabilitation centers and social service homes.

The fee for a conditional use application for rehabilitation centers and social service homes (section 126-89) shall be ~~\$2,664.00~~ ~~\$2,588.00~~ for up to 2,000 square feet of floor area, plus ~~\$1,013.00~~ ~~\$984.00~~ for each additional 1,000 square feet of floor area, or fraction thereof, included with the same application.

Sec. 90-398. Drive-in and drive-through facilities.

The fee for a conditional use application for drive-in and drive-through facilities (section 126-90) shall be ~~\$2,664.00~~ ~~\$2,588.00~~ for the first station, plus ~~\$1,013.00~~ ~~\$984.00~~ for each additional station included with the same application.

Sec. 90-399. Eating places, restaurants, grocery stores, delicatessen stores, etc., not as a permitted use.

The fee for a conditional use application for eating places, restaurants, grocery stores, delicatessen stores, food markets, carry-out food stores not listed as a permitted use, including ice cream shops, and any permitted commercial use involving on-site food preparation or processing (section 126-91) shall be as follows:

(1) For any commercial use regulated by section 126-91 without on-site seating the fee shall be ~~\$3,105.00~~ ~~\$3,000.00~~ for up to 800 square feet of floor area, plus ~~\$1,279.00~~ ~~\$1,242.00~~ for each additional 500 square feet of floor area, or fraction thereof.

(2) For any commercial use regulated by section 126-91 with on-site seating the fee shall be ~~\$3,729.00~~ ~~\$3,623.00~~ plus ~~\$28.00~~ ~~\$27.00~~ per seat.

Sec. 90-400. Motion picture theaters, except drive-in, and theaters for live performances.

The fee for a conditional use application for motion picture theaters, except drive-in, and theaters for live performances (section 126-92) shall be ~~\$2,664.00~~ ~~\$2,588.00~~ plus ~~\$28.00~~ ~~\$27.00~~ for each seat included with the application.

Sec. 90-401. Gasoline service stations.

The fee for a conditional use application for gasoline service stations (section 126-93) shall be ~~\$3,623.00~~ ~~\$3,500.00~~ for up to 1,000 square feet of commercial floor area, plus ~~\$426.00~~ ~~\$414.00~~ for each additional 250 square feet of commercial floor area, or fraction thereof, included with the same application.

Sec. 90-402. Vehicle rental and leasing.

The fee for a conditional use application for automotive rental and leasing, boat and canoe rentals, motorcycle rentals, including mopeds, and rental of bicycles (section 126-94) shall be ~~\$2,664.00~~ ~~\$2,588.00~~ for up to 500 square feet of commercial floor area, plus ~~\$426.00~~ ~~\$414.00~~ for each additional 250 square feet of commercial floor area, or fraction thereof.

Sec. 90-403. Car washes.

The fee for a conditional use application for car washes (section 126-95) shall be ~~\$2,664.00~~ ~~\$2,588.00~~ for up to 1,000 square feet of commercial floor area, plus ~~\$426.00~~ ~~\$414.00~~ for each additional 250 square feet of commercial floor area, or fraction thereof.

Sec. 90-404. Docks, boat davits and boat lifts in the bay beach zone.

The fee for a conditional use application for docks, boat davits and boat lifts in the bay beach zone (section 126-96) shall be ~~\$2,664.00~~ ~~\$2,588.00~~ for up to 500 square feet in dock surface area waterward of the approximate mean high water line, plus ~~\$213.00~~ ~~\$207.00~~ for each additional 100 square feet of dock surface area waterward of the approximate mean high water line.

Sec. 90-405. Automotive repair shops and marine sales and repair shops.

The fee for a conditional use application for automotive repair shops and marine sales and repair shops (section 126-97) shall be ~~\$2,664.00~~ ~~\$2,588.00~~ for up to 1,000 square feet of commercial floor area, plus ~~\$426.00~~ ~~\$414.00~~ for each additional 500 square feet of commercial floor area, or fraction thereof.

Sec. 90-406. Coin-operated laundries.

The fee for a conditional use application for coin-operated laundries (section 126-98) shall be ~~\$2,664.00~~ ~~\$2,588.00~~ for up to 1,000 square feet of commercial floor area, plus ~~\$426.00~~ ~~\$414.00~~ for each additional 250 square feet of commercial floor area, or fraction thereof.

Sec. 90-407. Erosion control structures on natural bodies of water.

The fee for a conditional use application for erosion control structures on natural bodies of water (section 126-99) shall be ~~\$2,664.00~~ ~~\$2,588.00~~ for up to 100 lineal feet, plus ~~\$426.00~~ ~~\$414.00~~ for each additional 50 lineal feet, or fraction thereof.

Sec. 90-408. Accessory security guardhouses and security gates without setbacks.

The fee for a conditional use application for accessory security guardhouses and security gates without setbacks (section 126-100) shall be \$2,664.00 ~~\$2,588.00~~ for the first structure, plus \$426.00 ~~\$414.00~~ for each additional structure included with the same application.

Sec. 90-409. Seawalls in manmade canals.

The fee for a conditional use application for seawalls in manmade canals (section 126-101) shall be \$2,664.00 ~~\$2,588.00~~ for up to 200 lineal feet, plus \$213.00 ~~\$207.00~~ for each additional 100 lineal feet, or fraction thereof.

Sec. 90-410. Telecommunications devices, including support structures.

The fee for a conditional use application for telecommunication devices, including support structures (chapter 126, article 17) shall be one percent of the estimated cost of the telecommunications devices up to \$1,000,000 in value and 0.5% of the next \$500,000 in value and 0.25% of the value in excess of \$1,500,000, but not less than \$3,196.00 ~~\$3,105.00~~.

DIVISION 5. INTERPRETATION OF LANGUAGE

Sec. 90-426. Generally.

For an application filed pursuant to chapter 82, article III, division 3, subdivision III, requesting a planning commission interpretation of language contained in the Sanibel Plan or the land development code, the fee shall be \$2,664.00 ~~\$2,588.00~~ for the first section for which an interpretation of language is requested, plus \$747.00 ~~\$725.00~~ per section for any additional section included with the same application.

Secs. 90-427--90-445. Reserved.

DIVISION 6. NONCONFORMING USES

Sec. 90-446. Re-establishment or change.

(a) *Re-establishment.* The fee for an application for the re-establishment of abandoned nonconforming use (section 82-261) shall be \$2,664.00 ~~\$2,588.00~~.

(b) *Change.* The fee for an application for a change of a nonconforming use to a less intense use (section 82-262) shall be \$2,664.00 ~~\$2,588.00~~.

Sec. 90-447. Relief from reconstruction limitations.

For an application filed pursuant to chapter 82, article II, division 2 requesting relief from reconstruction limitations on a nonconforming use or structure the fee shall be one percent of the estimated replacement cost of the damaged or destroyed structure up to \$1,000,000 in value and 0.5% of the next \$500,000 in value and 0.25% of the value in excess of \$1,500,000, but not less than ~~\$2,664.00~~ ~~\$2,588.00~~.

DIVISION 7. TEMPORARY USES

Sec. 90-467. Sales offices in a model home.

The fee for a temporary use application for sales offices in a model home (subsection 126-63(1)) shall be ~~\$2,664.00~~ ~~\$2,588.00~~.

Sec. 90-468. Temporary structure.

The fee for a temporary use application for a temporary structure for a permitted use when the permitted use has been interrupted by reason of storm, fire or other casualty (subsection 126-63(2)) shall be ~~\$2,664.00~~ ~~\$2,588.00~~.

Sec. 90-469. Storage of heavy equipment.

The fee for a temporary use application for the storage of heavy equipment (subsection 126-63(3)) shall be ~~\$2,664.00~~ ~~\$2,588.00~~.

Sec. 90-470. Other temporary uses.

The fee for a temporary use application for other temporary uses not specifically listed shall be one percent of the estimated cost of the proposed temporary use up to \$1,000,000 in value and 0.5% of the next \$500,000 in value and 0.25% of the value in excess of \$1,500,000, but not less than ~~\$2,664.00~~ ~~\$2,588.00~~.

Secs. 90-471--90-485. Reserved.

DIVISION 8. VARIANCES

Sec. 90-486. Generally.

For an application filed pursuant to section 82-136 et seq., requesting a variance from any requirement set forth in the applicable provisions of this land development code, the fee shall be ~~\$2,850.00~~ ~~\$2,769.00~~ for one variance to one regulation, plus ~~\$747.00~~ ~~\$725.00~~ for each additional variance request to each separate regulation, when included with the same application for the same parcel.

Reduced to
\$2,000.00 per
Ordinance 12-004.

Reduced to
\$560.00 per
Ordinance 12-004.

Sec. 90-487. Zone boundary interpretation.

For an application filed pursuant to section 82-181 et seq., requesting a determination of the exact location of a zone line, the fee shall be \$2,850.00 ~~\$2,769.00~~ for up to one acre affected by the determination, plus \$426.00 ~~\$414.00~~ for each additional acre, or fraction thereof, affected by the determination.

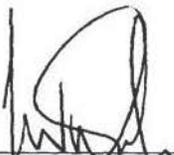
SECTION 2. All prior resolutions and ordinances relating to fees are superceded.

The Planning, Development Review, Administrative Services and related fees set forth in this Ordinance (noted by underlining) shall constitute the currently adopted fees of the City of Sanibel and all prior ordinances and resolutions are hereby repealed and superceded to the extent of any conflict herewith.

SECTION 3. Effective Date.

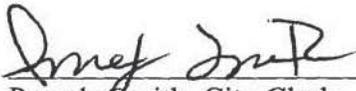
This Ordinance shall be effective immediately upon adoption.

DULY PASSED AND ENACTED by the Council of the City of Sanibel, Florida, this 4th day of December, 2007.

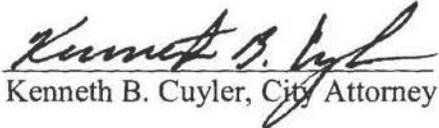


Mick Denham, Mayor

AUTHENTICATION:



Pamela Smith, City Clerk

APPROVED AS TO FORM:  11/27/07
Kenneth B. Cuyler, City Attorney Date

Vote of Council Members:

- Denham yea
- Johnston yea
- Jennings yea
- Pappas yea
- Ruane yea

Date Filed with City Clerk: December 4, 2007

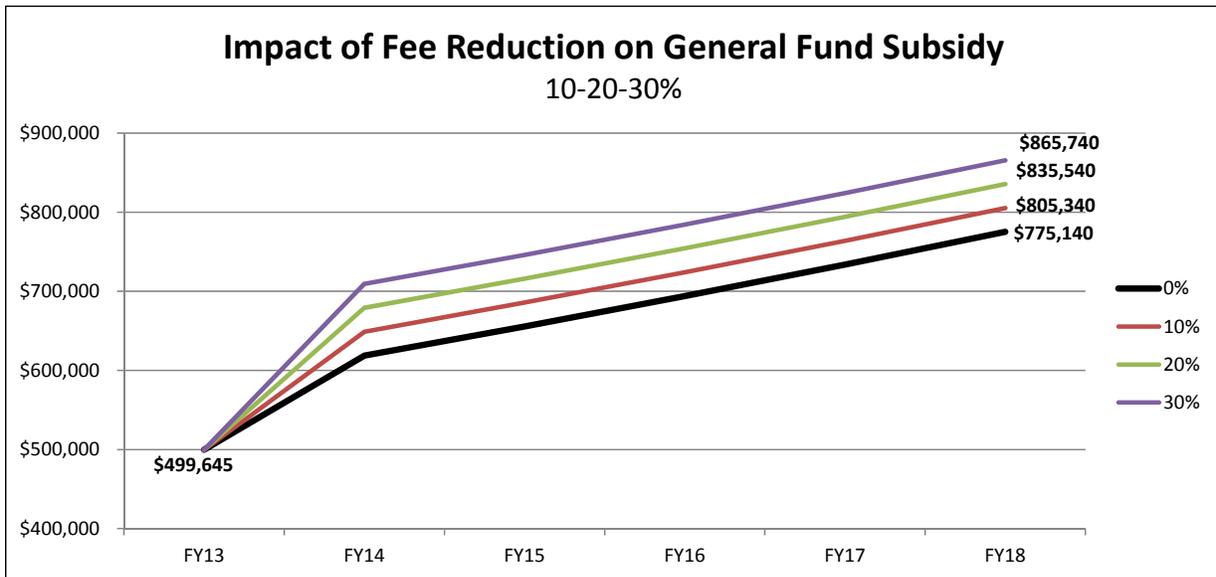
Exhibit D

Planning Department Fee Reduction Analysis

Planning Department – General Fund

The Planning Department’s revenues are categorized as general government charges for services in the General Fund as shown on page 30. Planning revenues are highlighted. The Planning Department’s expenditures are reported in the General Fund under general government as shown on page 31. A detail of expenditures is shown on page 32.

For purposes of additional analysis, a representation of the impact of reducing fees by various percentages on the amount of support provided by the General Fund over the next five years is shown below. Detailed information is provided beginning on page 33.



**GENERAL FUND
SUMMARY**

	Fiscal Year 2010-11 Actual	Fiscal Year 2011-12 Actual	Fiscal Year 2013			FY 14 Proposed
			Adopted Budget	Amended Budget	Estimated Actual	
SOURCES OF FUNDS						
Beginning Fund Balance	\$ 16,392,222	\$ 17,411,261	\$ 12,866,131	\$ 13,936,555	\$ 13,936,555	\$ 11,928,328
Estimated Revenue						
Taxes	2013 Millage					
Ad Valorem Taxes	2.0861	8,742,177	8,460,871	8,570,962	8,280,615	8,580,499
Communications Services Tax		540,080	550,011	540,000	570,753	575,000
Business Tax Receipts		290,214	289,220	289,332	289,332	289,332
Casualty Insurance Premium Tax		57,487	63,574	58,725	63,574	63,574
Total Taxes		9,629,958	9,363,676	9,459,019	9,204,274	9,508,405
Licenses and Permits						
Franchise Fees		988,255	960,269	955,000	901,974	900,000
Special Events Permits		12,590	11,990	9,000	11,207	10,500
Dog Licenses		2,815	3,551	3,000	3,950	4,000
Total Licenses and Permits		1,003,660	975,810	967,000	917,131	914,500
Intergovernmental Revenue						
Federal Grants		37,983	49,025	25,000	76,880	95,552
Payment in Lieu of Taxes-Federal		39,467	9,183	16,085	16,085	16,085
State Grants		1,098	9,118	50,000	-	-
State Revenue Sharing Proceeds**		102,171	105,039	103,847	103,847	109,109
Mobile Home License Rebate		2,356	2,379	2,300	2,300	2,518
Alcoholic Beverage License		14,680	16,508	15,000	15,000	14,897
Half-cent Sales Tax		410,178	442,924	425,000	425,000	454,893
Municipal Solid Waste		67,634	63,459	60,000	60,000	63,634
Occupational License Rebate		3,662	5,387	3,500	3,500	3,500
Grants from Other Local Units		89,850	40,000	40,000	40,000	40,000
Payment in Lieu of Taxes-Local		7,500	7,500	7,500	7,500	7,500
Total Intergovernmental Revenues		776,579	750,522	748,232	750,112	807,688
Charges for Services						
General Government						
Development Permit Fees		244,197	222,917	200,000	200,000	250,000
Wastewater Disposal Permits		-	3,730	-	-	3,465
Sign Permits		4,377	4,114	3,500	3,500	5,000
Other LDC Actions		47,047	46,872	30,000	30,000	47,000
Fee for Lien Research		13,929	7,165	5,000	5,000	6,110
Sale of Maps & Publications		4,214	2,972	3,500	3,500	10,119
Indirect Cost Services		1,023,694	1,083,208	1,050,000	1,062,718	1,062,718
Collection Administration Fees		43,071	31,663	4,500	4,500	31,113
Total General Government		1,380,529	1,402,641	1,296,500	1,309,218	1,415,525
Public Safety						
Police Services		40,690	44,122	37,500	37,500	45,492
Solid Waste Tipping Fees		204,541	212,339	200,000	200,000	218,092
Total Public Safety		245,231	256,461	237,500	237,500	263,584
Total Charges for Services		1,625,760	1,659,102	1,534,000	1,546,718	1,679,109
Fines and Forfeitures						
Court Fines		31,377	27,781	30,000	30,000	25,631
Violation of Local Ordinances		13,661	12,768	10,000	10,000	11,861
Total Fines and Forfeitures		45,038	40,549	40,000	40,000	37,492
Miscellaneous Revenues						
Interest Earnings		129,951	165,513	175,000	175,000	165,000
Rents & Royalties		62,473	64,314	62,671	62,671	66,459
Contributions		10,895	2,290	834	834	1,600
Ins Proceeds/Sale of Fixed Assets		36,585	89,586	20,000	20,000	22,886
Refund of Prior Years Expenditures		49,405	67,006	25,000	25,000	42,525
Other Misc Revenue/Gain on Investment		78,264	14,892	2,500	2,500	3,018
Total Miscellaneous Revenue		367,573	403,601	286,005	286,005	301,488
Total Revenue		13,448,568	13,193,260	13,034,256	13,048,854	12,947,182
Other Financing Sources						
Transfers In		128,200	509,067	-	300,000	300,000
Less: Reserve for Undercollection		-	-	(342,838)	(342,838)	-
Total Other Financing Sources		128,200	509,067	(342,838)	(42,838)	(327,405)
Total Beginning Fund Balance, Revenue, & Other Financing Sources		\$ 29,968,990	\$ 31,113,588	\$ 25,557,549	\$ 26,942,571	\$ 27,183,737
						\$ 24,611,828

**GENERAL FUND
SUMMARY**

USES OF FUNDS	Fiscal Year	Fiscal Year	Fiscal Year 2013			FY 14
	2010-11 Actual	2011-12 Actual	Adopted Budget	Amended Budget	Estimated Actual	Proposed
General Government						
Legislative	\$ 249,843	\$ 219,217	\$ 328,473	\$ 311,473	\$ 245,399	\$ 260,689
Administrative	741,221	798,729	786,065	902,442	887,700	855,189
Information Technology	650,075	800,496	908,078	908,078	930,616	964,736
Finance	790,302	864,899	882,546	988,211	972,069	937,085
Legal	523,910	504,690	578,885	578,885	570,848	571,872
Planning	579,678	715,473	869,233	919,233	829,110	950,432
Insurance/Other General Government ¹	543,673	4,228,104	630,616	1,809,446	1,684,031	686,142
Total General Government	4,078,702	8,131,608	4,983,896	6,417,768	6,119,773	5,226,145
Public Safety						
Police	3,438,123	3,511,280	3,768,321	3,848,035	3,621,521	4,080,604
S.E.M.P.	8,831	108,632	24,030	24,030	23,380	54,030
Total Public Safety	3,446,954	3,619,912	3,792,351	3,872,065	3,644,901	4,134,634
Physical Environment						
Garbage-Recycling	43,205	41,992	58,940	58,940	53,540	58,940
Conservation & Resource Mgt	415,901	577,272	651,808	688,808	590,293	604,243
Total Physical Environment	459,106	619,264	710,748	747,748	643,833	663,183
Transportation						
Public Works	673,502	772,313	782,741	782,741	829,128	793,726
Economic Environment						
Below Market Rate Housing	261,087	269,328	279,800	279,800	279,800	285,544
Culture/Recreation						
Parks & Recreation						
Public Facilities	541,400	463,596	600,206	634,929	513,581	585,934
Museum	163,028	143,682	141,105	141,105	151,232	138,551
Performing Arts Facility	11,856	12,293	14,328	33,000	33,872	12,080
Total Culture/Recreation	716,284	619,571	755,639	809,034	698,685	736,565
Total Operating Expenditures	9,635,632	14,031,993	11,305,175	12,909,156	12,216,120	11,839,797
Non-Operating Expenditures						
Reserve for Contingencies	-	-	275,000	4,754	4,754	275,000
Reserve for Environmental Initiatives	-	-	1,300,000	1,233,000	-	1,300,000
Reserve for Insurance Deductibles	-	-	315,000	315,000	315,000	315,000
Reserve for Disasters	-	-	4,500,000	4,500,000	-	4,500,000
Transfer to other funds	2,922,097	3,145,040	2,460,387	2,719,535	2,719,535	2,757,804
Total Non-Operating Expenditures	2,922,097	3,145,040	8,850,387	8,772,289	3,039,289	9,147,804
Total Appropriations	12,557,729	17,177,033	20,155,562	21,681,445	15,255,409	20,987,601
Ending Fund Balance						
17% Cash Flow Reserve per Policy	-	-	1,921,880	1,921,880	-	2,012,765
Restricted Fund Balance	2,475,000	2,200,000	1,925,000	3,008,142	1,375,000	1,100,000
Available for Appropriation						
in subsequent fiscal year	14,936,261	11,736,555	1,555,107	331,104	10,553,328	511,462
Total Ending Fund Balance	17,411,261	13,936,555	5,401,987	5,261,126	11,928,328	3,624,227
Total Uses of Funds	\$ 29,968,990	\$ 31,113,588	\$ 25,557,549	\$ 26,942,571	\$ 27,183,737	\$ 24,611,828

¹In FY12 additional contributions to the General Employees Retirement Plan are budgeted in this department

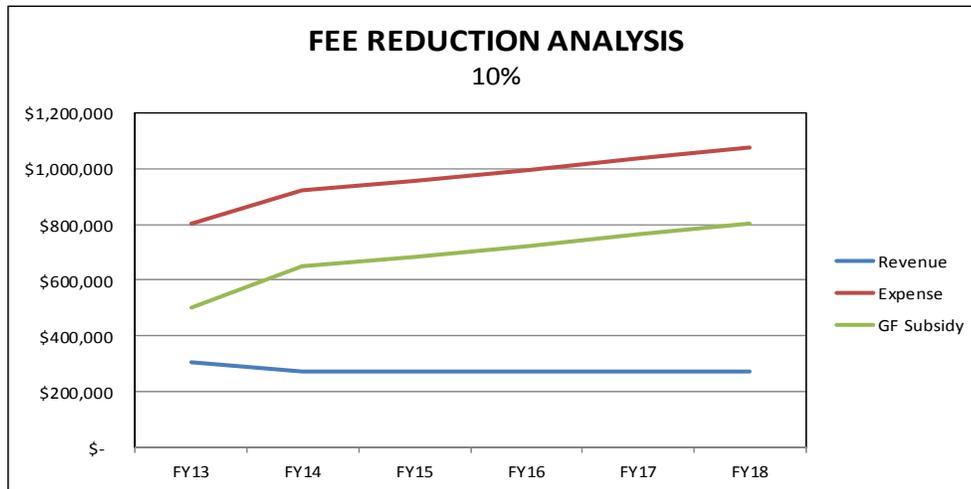
**General Fund
Planning Department**

	Fiscal Year	Fiscal Year	Fiscal Year 2013			FY14 Proposed
	2011 Actual Expenditures	2012 Actual Expenditures	Adopted Budget	Amended Budget	Estimated Actual	
PERSONNEL SERVICES						
Salaries & Wages						
Full-time	\$ 276,362	\$ 274,037	\$ 286,392	\$ 286,392	\$ 288,306	\$ 289,806
Part-time	79,678	91,985	157,513	157,513	103,881	157,456
Salary Adjustments	-	-	-	-	-	11,182
Requested positions	-	-	-	-	-	-
Overtime	-	-	1,000	1,000	-	1,000
Holiday & Shift Differential	-	140	-	-	3,500	-
FICA Match	28,511	28,886	34,020	34,020	30,270	35,147
Retirement	69,159	147,750	164,256	164,256	169,301	169,251
Cafeteria Benefits	49,077	47,875	67,014	67,014	63,456	69,752
Workers' Comp	15,694	13,662	17,338	17,338	15,196	17,338
Unemployment Comp	-	-	-	-	-	-
SUB-TOTAL	518,481	604,335	727,533	727,533	673,910	750,932
OPERATING EXPENSES						
Professional Serv	27,726	48,628	73,500	117,500	69,500	120,500
Accounting & Auditing	-	-	-	-	-	-
Court Reporting	-	-	-	-	-	-
Other Contractual	3,484	17,148	6,500	6,500	35,000	20,000
Travel & Per Diem	10,508	12,722	15,000	15,000	13,000	15,000
Communications	4,007	5,325	6,000	6,000	6,000	6,000
Transportation	1,670	1,733	2,000	2,000	4,000	4,000
Utilities	-	-	-	-	-	-
Rentals & Leases	4,629	4,957	7,000	7,000	5,000	7,000
Insurance	-	-	-	-	-	-
Repair & Maintenance	-	-	1,000	1,000	500	1,000
Printing	103	175	5,000	5,000	2,000	5,000
Promotional Activities	673	2,792	-	-	-	-
Other Current Charges	2,824	10,986	19,000	19,000	10,000	12,000
Office Supplies	2,386	4,008	2,500	2,500	3,700	4,000
Operating Supplies	3,031	904	2,700	8,700	5,000	3,000
Road Materials & Supplies	-	-	-	-	-	-
Books, Subscriptions, etc	155	1,760	1,500	1,500	1,500	2,000
SUB-TOTAL	61,196	111,138	141,700	191,700	155,200	199,500
CAPITAL OUTLAY						
Land	-	-	-	-	-	-
Building	-	-	-	-	-	-
Improve Other Than Bldgs	-	-	-	-	-	-
Machinery & Equipment	-	-	-	-	-	-
SUB-TOTAL	-	-	-	-	-	-
DEPARTMENTAL TOTAL	\$ 579,677	\$ 715,473	\$ 869,233	\$ 919,233	\$ 829,110	\$ 950,432
% CHANGE COMPARED TO PREVIOUS YEAR	<u>10.35%</u>	<u>23.43%</u>		<u>28.48%</u>		<u>3.39%</u>

Planning Department Fee Reduction Analysis
10% Reduction in Permit Fees (number of permits issued flat)

	FY10	FY11	FY12	FY13	(d) FY14	FY15	FY16	FY17	FY18	
	Actual	Actual	Actual	Est. Actual	Proposed	Proposed	Proposed	Proposed	Proposed	
Revenues										
Development Permit Fees	\$ 222,766	\$ 244,197	\$ 222,917	\$ 250,000	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000	
Wastewater Disp Permits	1,439	-	3,730	3,465	-	-	-	-	-	
Other LDC Actions	43,773	47,047	46,872	47,000	42,300	42,300	42,300	42,300	42,300	
Sign Permits	5,283	4,377	4,114	5,000	4,500	4,500	4,500	4,500	4,500	
Total Revenue	273,261	295,621	277,633	305,465	271,800	271,800	271,800	271,800	271,800	
Expenditures										
Personnel Services	436,408	518,481	604,335	673,910	(a) 732,244	761,534	791,995	823,675	856,622 (b)	
Operating Expenses	88,912	61,196	111,138	131,200	188,500	196,040	203,882	212,037	220,518 (c)	
Capital Outlay	-	-	-	-	-	-	-	-	-	
Total Expenditures	525,320	579,677	715,473	805,110	920,744	957,574	995,877	1,035,712	1,077,140	
Total General Fund Subsidy	\$ 252,059	\$ 284,056	\$ 437,840	\$ 499,645	\$ 648,944	\$ 685,774	\$ 724,077	\$ 763,912	\$ 805,340	
				Millage Rate to Support	0.12	0.16	0.17	0.18	0.19	0.20
				Annual Cost per \$100,000 Property Valuation	\$ 12.15	\$ 15.78	\$ 16.67	\$ 17.60	\$ 18.57	\$ 19.58
				Annual Cost to Average Taxpayer	\$ 63.98	\$ 83.10	\$ 87.82	\$ 92.73	\$ 97.83	\$ 103.13

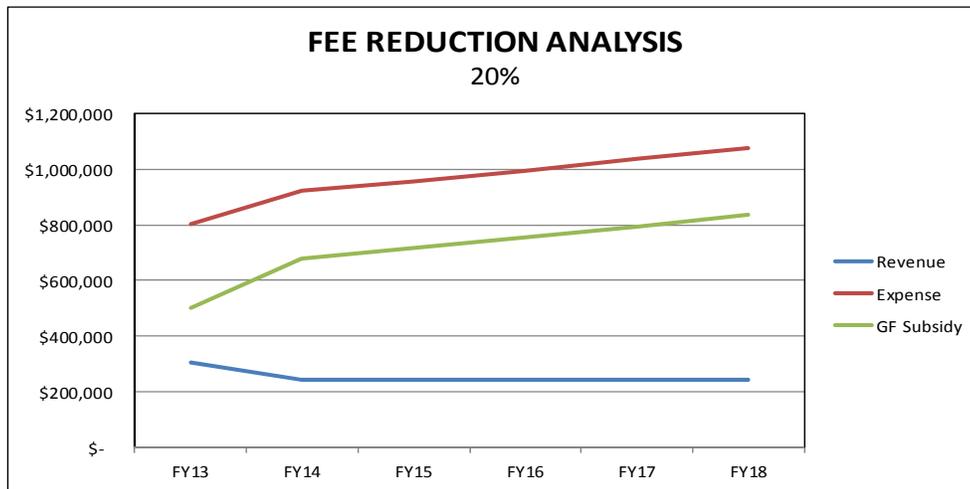
- (a) Includes FY14 increase for health insurance costs
- (b) Assumes 4% increase for payroll, health insurance, and pension contributions
- (c) Assumes 4% increase in operating expenses each year
- (d) Assumes % decrease for first year only



Planning Department Fee Reduction Analysis
20% Reduction in Permit Fees (number of permits issued flat)

	FY10	FY11	FY12	FY13	(d) FY14	FY15	FY16	FY17	FY18
	Actual	Actual	Actual	Est. Actual	Proposed	Proposed	Proposed	Proposed	Proposed
Revenues									
Development Permit Fees	\$ 222,766	\$ 244,197	\$ 222,917	\$ 250,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
Wastewater Disp Permits	1,439	-	3,730	3,465	-	-	-	-	-
Other LDC Actions	43,773	47,047	46,872	47,000	37,600	37,600	37,600	37,600	37,600
Sign Permits	5,283	4,377	4,114	5,000	4,000	4,000	4,000	4,000	4,000
Total Revenue	273,261	295,621	277,633	305,465	241,600	241,600	241,600	241,600	241,600
Expenditures									
Personnel Services	436,408	518,481	604,335	673,910	(a) 732,244	761,534	791,995	823,675	856,622 (b)
Operating Expenses	88,912	61,196	111,138	131,200	188,500	196,040	203,882	212,037	220,518 (c)
Capital Outlay	-	-	-	-	-	-	-	-	-
Total Expenditures	525,320	579,677	715,473	805,110	920,744	957,574	995,877	1,035,712	1,077,140
Total General Fund Subsidy	\$ 252,059	\$ 284,056	\$ 437,840	\$ 499,645	\$ 679,144	\$ 715,974	\$ 754,277	\$ 794,112	\$ 835,540
				Millage Rate to Support	0.12	0.17	0.17	0.18	0.19
				Annual Cost per \$100,000 Property Valuation	\$ 12.15	\$ 16.51	\$ 17.41	\$ 18.34	\$ 19.31
				Annual Cost to Average Taxpayer	\$ 63.98	\$ 86.97	\$ 91.69	\$ 96.59	\$ 101.69

- (a) Includes FY14 increase for health insurance costs
- (b) Assumes 4% increase for payroll, health insurance, and pension contributions
- (c) Assumes 4% increase in operating expenses each year
- (d) Assumes % decrease for first year only



Planning Department Fee Reduction Analysis
30% Reduction in Permit Fees (number of permits issued flat)

	FY10	FY11	FY12	FY13	(d) FY14	FY15	FY16	FY17	FY18
	Actual	Actual	Actual	Est. Actual	Proposed	Proposed	Proposed	Proposed	Proposed
Revenues									
Development Permit Fees	\$ 222,766	\$ 244,197	\$ 222,917	\$ 250,000	\$ 175,000	\$ 175,000	\$ 175,000	\$ 175,000	\$ 175,000
Wastewater Disp Permits	1,439	-	3,730	3,465	-	-	-	-	-
Other LDC Actions	43,773	47,047	46,872	47,000	32,900	32,900	32,900	32,900	32,900
Sign Permits	5,283	4,377	4,114	5,000	3,500	3,500	3,500	3,500	3,500
Total Revenue	273,261	295,621	277,633	305,465	211,400	211,400	211,400	211,400	211,400
Expenditures									
Personnel Services	436,408	518,481	604,335	673,910	(a) 732,244	761,534	791,995	823,675	856,622 (b)
Operating Expenses	88,912	61,196	111,138	131,200	188,500	196,040	203,882	212,037	220,518 (c)
Capital Outlay	-	-	-	-	-	-	-	-	-
Total Expenditures	525,320	579,677	715,473	805,110	920,744	957,574	995,877	1,035,712	1,077,140
Total General Fund Subsidy	\$ 252,059	\$ 284,056	\$ 437,840	\$ 499,645	\$ 709,344	\$ 746,174	\$ 784,477	\$ 824,312	\$ 865,740
				Millage Rate to Support	0.12	0.17	0.18	0.19	0.20
				Annual Cost per \$100,000 Property Valuation	\$ 12.15	\$ 17.25	\$ 18.14	\$ 19.07	\$ 20.04
				Annual Cost to Average Taxpayer	\$ 63.98	\$ 90.84	\$ 95.55	\$ 100.46	\$ 105.56

- (a) Includes FY14 increase for health insurance costs
- (b) Assumes 4% increase for payroll, health insurance, and pension contributions
- (c) Assumes 4% increase in operating expenses each year
- (d) Assumes % decrease for first year only

