

RESOLUTION NUMBER 07-04

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA, REVISING THE FEE SCHEDULE FOR CHAPTER 34, LAND DEVELOPMENT CODE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Florida Statutes provide that municipalities shall have the governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal services, and exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, Article X of the Town Charter of the Town of Fort Myers Beach empowers the Town to adopt, amend, or repeal such ordinances and resolutions as may be required for the proper governing of the Town; and

WHEREAS, Section 34-53 of the Land Development Code (LDC) of the Town of Fort Myers Beach provides that the schedule of fees and charges for matters pertaining to Chapter 34 may be changed via resolution of the Town Council; and

WHEREAS, the Town Council of the Town of Fort Myers Beach declared at its meeting of September 18, 2006, that it was the policy of the Town to commence a transition from the provision of Community Development services by Lee County, Florida pursuant to Interlocal Agreement to provision of such services by the Town directly to its residents, business owners, property owners and others over the course of FY 2006-2007; and

WHEREAS, the Town Council further declared at the aforesaid Town Council meeting that the provision of services by Town staff be revenue-neutral to the Town to the extent possible, utilizing application fees whenever possible; and

WHEREAS, in the absence of a resolution by the Town Council, the Town is required under Section 34-53(a) of the LDC to charge fees comparable to those charged by Lee County but such Lee County fees are not revenue-neutral within the Town; and

WHEREAS, it is in the best interest of the health, safety and welfare of the citizens of Fort Myers Beach to charge the fees set forth in this Resolution so that the provision of services by Town staff is revenue-neutral and paid by the applicants for such services as much as possible.

IT IS HEREBY RESOLVED BY THE TOWN OF FORT MYERS BEACH AS FOLLOWS:

Section 1. Incorporation of Whereas Clauses. The above "Whereas" clauses are hereby incorporated by reference as though fully set forth herein.

Section 2. Reasonableness of Schedule of Fees and Charges. The Town finds that the Schedule of Fees and Charges which is attached hereto as Exhibit "A" is reasonable and its adoption by the Town is in the best interest of the life, safety, welfare and well-being of its citizens, resident, business owners and property owners.

Section 3. Best Interest of Town of Fort Myers Beach Zoning Fee Schedule. The Town finds that the adoption of the Schedule of Fees and Charges which is attached as hereto

as Exhibit "A" is in the best interest of the life, safety and well-being of its citizens, residents, business owners and property owners.

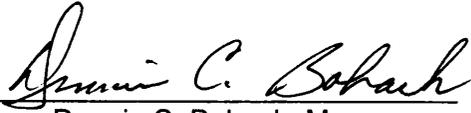
Section 4. Adoption of Town of Fort Myers Beach Zoning Fee Schedule. In accordance with the provisions of Section 34-52 of the Land Development Code of the Town of Fort Myers Beach, the Town hereby adopts the Town of Fort Myers Beach Zoning Fee Schedule.

Section 5. Effective Date. This resolution shall take effect immediately upon its adoption by the Town Council of the Town of Fort Myers Beach.

The foregoing Resolution was adopted by the Town Council on August 1, 2007, upon a motion by Vice Mayor Kiker and seconded by Councilmember Acken. Upon being put to a vote, the result was as follows:

Dennis C. Boback, Mayor	AYE
Larry Kiker, Vice Mayor	AYE
Herb Acken	AYE
Charles Meador, Jr.	AYE
William Shenko, Jr.	AYE

TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH

By: 
Dennis C. Boback, Mayor

Approved as to legal sufficiency:

ATTEST:

By: 
Anne Dalton, Esquire
Town Attorney

By: 
Michelle Mayher, Town Clerk

EXHIBIT "A"
TOWN OF FORT MYERS BEACH
ZONING FEE SCHEDULE

<u>REVIEW ITEMS / FEE SCHEDULE</u>	<u>Zoning Fee</u>
Administrative Actions	
Pre-Application meetings	1st n/c; then \$250 each
Administrative COP	\$1,000
Administrative Interpretation	\$600
Administrative Variance (setbacks)	\$750
Wireless Communication Facility	\$1,500
Zoning Verification Letter	\$250
Temporary Use	\$150
Sign	\$100 + \$100 for third and subsequent reviews
Accessory Apartment determination	\$1,000
Historic Preservation Grant processing	\$500
Joint-use parking lot approvals	\$400
Fire on the Beach	\$25
Outdoor Display and Sales	\$200
Short Term Rentals	\$100
Seasonal Parking Lots	\$200
Special Events	\$30
PWVL	\$170
Town Council	
Rehearing Request	\$500
New Hearing	\$500
Appeal	\$1,000
DCI / Planned Development (PD)	
PD Base Fee	\$10,000 for up to one acre/\$10,000 for each additional acre or portion thereof
PD Administrative Amendment	\$3,000
PD Amendment	\$8,500
MCP Extension	\$3,000
PD Reinstatement	\$4,000
Deviations	\$1,500 residential / \$2,000 non-residential

EXHIBIT "A"
TOWN OF FORT MYERS BEACH
ZONING FEE SCHEDULE

REVIEW ITEMS / FEE SCHEDULE	Zoning Fee
Development of Regional Impact (DRI) (highly unlikely; possible)	
Abandonment	\$1,500
DRI/AMDA Base Fee	\$7,800
DRI/AMDA Increments Base Fee	\$6,500
DRI/Area Master Plan Base Fee	\$6,500
DRI/Florida Quality Development (FQD) Base Fee (DRI Fees in addition	\$9,100
Notice of Proposed Change	\$4,000
DRI/PUD Ordinance Review	\$2,600
Substantial Deviation Determination/Changes	\$10,000
Time Extension (Non-substantial Deviation)	\$1,000
Development Agreement - Original Agreement	\$5,000 + advertising costs
Development Agreement - Amendment	\$2,500 + advertising costs
Local Planning Agency	
Continuance (case scheduled and advertised)	\$250
Deferrals	\$50
Withdrawal	\$50
Historic District	
Administrative Relief	\$500
Appeal to Hearing Examiner (LPA)	\$150
Occupations	
Home occupations	\$25
Use	\$100
Single-Family Minimum Use Determinations	
Single-Family Minimum Use Determinations	\$200
Appeal	\$100

EXHIBIT "A"
TOWN OF FORT MYERS BEACH
ZONING FEE SCHEDULE

REVIEW ITEMS / FEE SCHEDULE	Zoning Fee
Public Hearing	
Rezoning (conventional)	\$5,000
Special Exception	\$4,000
Variance	\$1,000 residential/\$2000 non-residential + \$700 for each additional variance
Application for land development code text amendment*	\$5,000 + \$950/added section
Comprehensive Plan FLUM amendment*	\$5000 + \$1,200/added acre
Comprehensive Plan text amendment*	\$5000 + \$1,900/added policy
Placement of Fill	\$200 / \$700 w/drainage plan
Creation of cooperative or condo units	\$1,000/2 units; \$200/each additional unit
Adjacent property owner notifications	\$1.50/per notification ≥ 50
Administrative/advertising fee	\$1,900
* Outside consultant fees associated with these cases will be passed through to the applicant at 103% of rate billed Town by consultant	

Town of Longboat Key Planning and Zoning Fees

FEE TYPE	FILING FEE	NOTES
Non-Commercial Site Plan Review	\$360.00**	1, 3, 5, 6
Commercial Site Plan Review	\$725.00**	1, 3, 5, 6
Site Plan Exemption	\$75.00	1, 3, 6
Comprehensive Plan (text or map) Amendment	\$725.00**	1, 3, 5, 6
Rezoning	\$900.00**	1, 3, 5, 6
Zoning Code Text Amendment	\$900.00**	1, 3, 5, 6
PUD Filing Fee Per Acre Minimum	\$150.00	1, 2, 3, 5, 6
Outline Development Plan Review	\$275.00**	1, 3, 5, 6
Special Exception (Planning & Zoning Board)	\$450.00	1, 3, 5, 6
Street Vacation Application	\$35.00	3, 5, 6
Vested Rights Determination	\$450.00**	1, 3, 5, 6
Development Agreement application	\$5000.00	1,3,5,6
Zoning Board of Adjustment:		
▪ Variance	\$450.00*	1, 3, 5, 6
▪ Special Exception	\$450.00*	1, 3, 5, 6
▪ Daylight Plane Waiver	\$390.00	1, 3, 5, 6
▪ Appeal of Administrative Decision	\$450.00*	1, 3, 5, 6
Subdivisions:		
▪ Preliminary Plan	\$180.00*	1, 3, 5, 6
▪ Plus Filing Fee	\$450.00	1, 3, 5, 6
▪ Final Plat Approval	\$252.00*	1, 3, 5, 6
▪ Lot Line Adjustment (Section 157.32)	\$252.00*	1, 3, 5, 6
Temporary Use Permit:		
▪ Model Homes or Apartments	\$135.00	1, 6
▪ Real Estate offices limited to the sales of dwelling units on those premises	\$135.00	1, 6
▪ Construction material & equipment storage	\$45.00	1, 6
▪ All other temporary uses	\$45.00	1, 6
Certificate of Occupancy or temporary certificate of occupancy, per unit	\$150.00/unit	
Zoning Determination Letter	\$75.00	1, 6
Letter of No Objection	\$100.00	1, 6
Physical Address Change	\$100.00	1, 6
Zoning Map (12-sheet set)	\$38.50	
Zoning Map (1 page)	\$5.00	
Future Land Use Plan Map (12-sheet set)	\$38.50	
Zoning Code without maps	\$15.00	
Subdivision Regulations without specifications	\$6.00	
Reports on diskette	\$15.00	

Notes:

* Single asterisk denotes that an initial deposit of \$1000 shall be required.

** Double asterisk denotes that an initial deposit of \$3000 shall be required.

1. Plus any additional staff review charges incurred at \$110.00 per hour (per staff person involved)
2. Five acre minimum
3. Plus cost of planning consultant
4. Plus cost of review of construction plans @ \$75.00 per hour
5. Plus cost of advertising
6. Plus cost of legal fees

**CITY OF BONITA SPRINGS, FLORIDA
ORDINANCE NO. 13-11**

AN ORDINANCE OF THE CITY OF BONITA SPRINGS; SETTING FORTH THE COMMUNITY DEVELOPMENT PLANNING AND ZONING FEES; PROVIDING FOR RECORDING DOCUMENTS; REPEALER; PROVIDING FOR AN EFFECTIVE DATE. PROVIDING FOR CONFLICTS OF LAW, SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, INCLUSION IN CODE AND AN EFFECTIVE DATE.

WHEREAS, City Council adopted Resolution No. 08-130, containing a revised building permit fee schedule on November 19, 2008, to support the self-funding of those services; and

WHEREAS, City Council is the governing body of the City of Bonita Springs and following input from CH2M HILL, the planning and zoning professionals who represent individuals before Bonita Springs, and other members of the public as to what a reasonable schedule of fees should be for development of property in Bonita Springs, adopted Ordinance No. 10-01 as a revised fee schedule for planning and zoning, to pay for the costs associated with planning, zoning, and development services; and

WHEREAS, City Council adopted Ordinance No. 11-09 to add as a pass through cost fees charged by the Lee County Clerk of Court and Simplifile LC, so that Notices of Commencements and other documents the City of Bonita Springs requires to be recorded with the Lee County Clerk of Court can be charged as a pass through expense.

WHEREAS, City Council desires to amend the fee schedules to add fees for public notification, mobile food vendors, tree delegation program, outdoor dog dining, and shelter operational use permits; and

WHEREAS, City Council desires to amend the fee schedules to correct minor errors to existing fees.

THE CITY OF BONITA SPRINGS HEREBY ORDAINS:

SECTION ONE: FEE SCHEDULE FOR PLANNING AND ZONING; WAIVER AND ADJUSTMENT PROCESS

The City of Bonita Springs hereby amends its schedule of reasonable fees to defer the costs of planning and zoning applications, in accordance with its Land Development Code, the revised fee schedule for planning and zoning, in accordance with the schedule attached to this Ordinance.

City Council specifically reserves the right to waive all or a portion of any of the planning and zoning fees for specific projects or geographic location based on determination of City Council by resolution.

City Council may update these application fees from time to time to coincide with the cost of providing the staff to review and process the work.

SECTION TWO: REPEALER

Upon the effective date of this Ordinance, Ordinance No. 10-01 is repealed and of no further effect.

SECTION THREE: CONFLICTS

Whenever the requirements or provisions of this amending ordinance are in conflict with the requirements or provisions of any other lawfully adopted ordinance or statute, the most restrictive requirements shall apply.

SECTION FOUR: SEVERABILITY

If any part, section, subsection, or other portion of this Ordinance or any application thereof to any person or circumstance is declared void, unconstitutional or invalid for any reasons, such part, section, subsection, or other portion or the prescribed application thereof, shall be severable, and the remaining provisions of this Ordinance, and all applications thereof not having been declared void, unconstitutional or invalid, shall remain in full force and effect. The City declares that no invalid or prescribed provision or application was an inducement to the enactment of this Ordinance, and that it would have enacted this Ordinance regardless of the invalid or prescribed provision or application.

SECTION FIVE: CODIFICATION, INCLUSION IN CODE AND SCRIVENER'S ERRORS

It is the intention of the City Council for the City of Bonita Springs that the provisions of this ordinance shall become and be made a part of the Bonita Springs City Code; and that sections of this ordinance may be renumbered or re-lettered and that the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intention; and regardless of whether such inclusion in the code is accomplished, sections of this ordinance may be renumbered or re-lettered and typographical errors which do not affect the intent may be authorized by the City Manager, or the City Manager's designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION SIX: EFFECTIVE DATE & RETROACTIVE APPLICATION

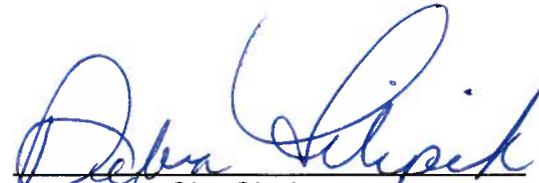
The effective date of this ordinance shall be thirty days from its adoption date, with fees going into effect on October 1, 2013. It is the intent of City Council to allow staff to apply retroactively any newly created fee that was not in the prior fee schedule or enacting legislation if there is no other fee schedule in place.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Florida this 7th day of August, 2013.

AUTHENTICATION:

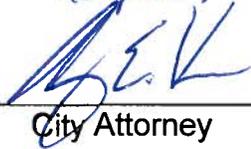


Mayor



Deputy City Clerk

APPROVED AS TO FORM:



City Attorney

Vote:

Nelson	Aye	Simmons	Aye
McIntosh	Aye	Simons	Aye
Martin	Aye	Lonkart	Aye
Slachta	Aye		

Date Filed With City Clerk: 8/17/13

COMMUNITY DEVELOPMENT FEE SCHEDULE 2010

Effective October 1, 2013

COMPREHENSIVE PLANNING AND LAND USE

Comprehensive Planning

Administrative Map Determination	\$200/Each
Administrative Text Determination	\$300/Each
Large Scale Map Amendments	\$5,600 + \$20 / District
Text Amendment	\$2,500
Small-Scale Amendment	\$2,000

Comprehensive Plan Documents

Future Land Use Map	\$15
City of Bonita Springs Plan Codification	\$35

Planning Determination Appeals

Planning Determination Appeals	\$700
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ZONING

Developments of Regional Impact

Abandonment	\$1,500
DRI / AMDA Base Fee	\$7,800
DRI / Area Master Plan Base Fee	\$6,500
DRI / Florida Quality Development Base Fee (DRI fees in addition to rezoning fee)	\$9,100
Notice of Proposed Change	\$4,000
DRI / PD Ordinance Review	\$2,600
Substantial Deviation Determination / Changes	\$6,000 + \$10 / acre
DRI Time Extension (Non-Substantial Deviation)	\$600
Development Agreement- (Original Agreement)	\$3,000 + Advertising Costs
Development Agreement Amendment	\$1,500 + Advertising Costs

Land Development Code Amendments

Land Development Code Text Amendment	\$2,500
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Planned Developments

Industrial Planned Development / Excavation	\$8,000 + \$60 / acre
Major PD Base Fee	\$8,000 + \$60 / acre
+ Each Added District	\$1,500
Minor PD Base Fee	\$5,000 + \$60 / acre
+ Each Added District	\$800
<u>Administrative Major Amendments & Changes</u> (Supplement H)	\$1,500
<u>Administrative Minor Amendments & Changes</u> (Supplement H)	\$1,000

Major PD Amendments (<u>Public Hearing</u>)	\$5,000
Master Concept Plan Extensions	\$1,800
Master Concept Plan Reinstatement	\$2,500
Final Plan Approval	\$1,000

Rezoning & Special Exceptions

Rezoning (Conventional)	\$2,500
Special Exception – Accessory Apartment	\$500
Special Exception – Excavation	\$2,600 + \$60 / acre
Special Exception – Tower	\$2,500 <u>\$1,500</u>
Special Exception – Consumption on Premises	\$1,000
Special Exception – Other	\$2,500 <u>\$1,000</u>

Variance

Dock (Administrative)	\$300
Dock (Public Hearing)	\$1,500
Residential / Commercial – 1 st Request	\$1,000
Residential / Commercial – Additional Requests	\$250
Sign	\$1,500

City Council

Rehearing Request	\$265
New Hearing	\$350
Appeal	\$700
Continuance (Scheduled & Advertised)	\$160
Deferrals (Scheduled & Not Advertised)	No Charge

Withdrawal No Charge

Bonus Density

Bonus Density \$2,100 per application

Administrative Actions

Commercial Lot Split (Supplement B)	\$500
Consumption on Premises (Supplement C)	\$500
Consumption on Premises Over the Counter	\$20
Land Development Code <u>Ordinance Interpretation</u> (Supplement E)	\$500
Wireless Communication Facility	\$1,000
Encroachment into an Easement (Supplement G)	\$300
Deviation from Chapter 3 LDC	\$300
Chapter 34 LDC Administrative Determination (Supplement I)	\$300
Placement of Model Homes, Units, or Display (Supplement J)	\$300
Dock and Shoreline Structures (Supplement K)	\$300
<u>Redevelopment District</u>	<u>\$300</u>
<u>Community Gardens</u> (Supplement M)	<u>\$100</u>

Demographic Data

~~Demographic Reports / Census Data~~ \$25 / Each

Historic District

Administrative Relief \$500

Appeal to City Council \$135

Home Occupations

Home Occupation \$20

Minimum Use / Single Family Determinations

Minimum use / Single family Determinations \$135

*No fee if MUD is applied for as part of a City of Bonita Springs building permit application

Appeal (Planning Determination) \$75

Remodel / Change of Use

~~Remodeling / Change of Use~~ \$75

Zoning Verification Letter

~~Zoning Verification~~ Standard Review Letter \$200 \$75

Full Review Letter \$200 and \$25.00 per hour for staff research time over 1 ½ hours

Research

Research \$25 / Hr

Temporary Uses

Temporary Sign / Banner Permit \$25

Temporary Use Permit w/ Tent (over 10 X10) \$150

Temporary Use Permit w/o Tent \$20

Hen Pilot Program \$0

Mobile Food Vendor \$100 per site

Outdoor Dog Dining \$25 per restaurant

DEVELOPMENT SERVICES

Development Orders

Application base fee	\$5,000 +\$60 per acre*
MDO Base Fee	\$3,000 +\$60 per acre*
Re-submittal	\$435 (4 th & over)
Amendment	\$1,500
Amendment re-submittal	\$350
Applicant request / deferral (hold) action}	\$40
Extension (must be requested prior to EXPIRATION date)	\$350
Minor change	\$350
Re-inspection fee	\$100
Operations Renewals (Mining)	\$2,500

*Minimum acreage fee is one acre, rounded off to nearest 1/10 acre if over 1 acre in size

Development Orders Limited Review

Agricultural Use Excavation	\$250*
Limited Review (or Exemption) Amendment	\$200
Operations Renewals (Excavation/Mining)	\$2,500
Re-submittal	\$200
Types <u>A, B, C, and D</u> 1, 2, 4 and 5	\$350
Types <u>E, F, and G</u> 3, 6, 7, 9 and 10	\$250
Types <u>H and I</u> 11, 12, and 13	\$1,100
<u>Type 15 (Agricultural Use Excavation)</u>	\$250
<u>Type 99 (Letter of Transmittal)</u>	<u>\$50</u>

*Consistent with Florida Statutes §163.3162, upon proof by applicant, the City will not charge a fee on agricultural activity, if such agricultural activity is regulated through implemented best management practices, interim measures, or regulations adopted by FDEP, FDACS or SFWMD as part of a statewide or regional program; or if such agricultural activity is expressly regulated by the USDA, ACOE or EPA.

Administrative Deviations

Base fee	\$400
Additional request	\$75

Drainage Plans

<u>Single Family / Duplex Drainage Plans</u>	<u>\$50</u>
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Concurrency Extensions

Concurrency renewals	\$200
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Extra Plans to be Stamped

Extra plans to be stamped	\$50
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F-0015 Review

Amendment	\$500
Appeal to City Council	\$500

Appeal to City Council

City Council Appeal	\$500
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~~Letter of Transmittal~~

Type 99 (Letter of Transmittal)	\$50
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Road Maintenance Application

Road Maintenance Application	\$645
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Plat

Base fee (resubmittals free)	Preliminary	\$1,000 + \$50 per lot
	Final	\$1,000 + \$50 per lot
Plat (mylar) Recording Fee		\$100

Plat (mylar) Recording Fee for additional pages	\$15
Recording fees for first page	\$10
Recording fees for additional pages—	\$8.50 Each

*Refer to the Lee County Clerk of Court fee schedule for all applicable recording fees.

Vacation

Of plat (no right-of-way)	\$600
Of drainage easement \$600	\$600
Of ROW, of plat with ROW	\$1,000 + \$10 / lot
Of utility easements	\$300
Recording fees for first page—	\$10
Recording fees for additional pages	\$8.50

*Refer to the Lee County Clerk of Court fee schedule for all applicable recording fees.

~~Variance from Chapter 3~~

Initial request	\$1,000
Each additional request	\$150

FEMA

<u>Letter of Map Amendment (single lot or Structure) (LOMA)</u>	<u>Free</u>
<u>Conditional Letter of Map Amendment or Conditional Letter of Map Amendment – F (CLOMA / CLOMA – F)</u>	<u>\$250</u>
<u>Letter of Map Revision – F (single lot or Structure) (LOMR – F)</u>	<u>\$250</u>
<u>Existing Structure (LOMR –F based on As-built information. a/k/a Grandfather Letters)</u>	<u>\$50</u>
<u>Letter of Map Amendment (multiple lot</u>	<u>Free</u>

or structure) (LOMA)

Conditional Letter of Map Amendment \$75 per lot with a cap of \$2,000 per
(multiple lot or structure) (CLOMA) subdivision in same application

Conditional Letter of Map Revision – F \$250
(multiple lot or structure)

FEMA No Rise Certification Letters ~~\$750~~ \$250

Community Acknowledgement Letter \$50
(No technical review)

Blasting

Blasting Base Fee \$300 + \$275/acre

ENVIRONMENTAL SCIENCES

Vegetation Permits

Environmental Permit Inspection / Re-inspection ~~\$100~~ \$50

Vegetation Removal Permit No Fee

Tree Removal ~~No Fee~~ \$25 for first tree and \$50 for
all trees after the first tree

Tree Permit After Removal ~~No Fee~~ \$100

Tree Delegation Program \$50

Agricultural Clearing ~~\$250~~ \$50*

*Consistent with Florida Statutes §163.3162, upon proof by applicant, the City will not charge a fee on agricultural activity, if such agricultural activity is regulated through implemented best management practices, interim measures, or regulations adopted by FDEP, FDACS or SFWMD as part of a statewide or regional program; or if such agricultural activity is expressly regulated by the USDA, ACOE or EPA.

Coastal Construction Control Line (CCCL)

CCCL Non-contravene Letter \$50

MISCELLANEOUS FEES

Research

Research \$25 / Hr

Statutory Extensions

Statutory Extensions (Res. 12-020 & 12-054) \$200, unless a specific statutory exemption precludes payment. It is a separate fee for each approval type (i.e. MCP, DRI, DO, Concurrency, etc.)

Miscellaneous Fees

Single Family / Duplex Drainage Plans	\$50
Developer's Agreement (per Ord. 06-17)	\$5,000
Concurrency Certificate	\$250
Community Development Districts (per FL ST.)	\$15,000
<u>Development Agreement</u> (Original Agreement, Ord. 06-17)	<u>\$5,000 + Advertising Costs</u>
<u>Development Agreement Amendment</u>	<u>\$1,500 + Advertising Costs</u>
Commercial / Multi-Family Design Review	
(<15,000 s.f.)	\$250
(>15,000 s.f.)	\$400
Blasting Base Fee	\$300 + \$275/acre

VEGETATION PERMITS

Environmental Permit Inspection / Re-inspection	\$100
Vegetation Removal Permit	No Fee
Tree Removal	No Fee
Tree Permit After Removal	No Fee
Agricultural Clearing	\$250

~~COASTAL CONSTRUCTION CONTROL LINE~~

~~CCCL~~

\$50

Document Copies

The prices below are for copying done in house. If there is extensive printing (e.g., a file or series of files that would take more than 15 minutes of staff time to print) that is sent to a printing company, the requestor is required to pay the actual cost of the printing. An advance deposit of 50% is required for any copying where the estimated miscellaneous copying fees are expected to exceed \$25.00. Failure to pay any past due miscellaneous fees above \$5.00 will require for the requestor to become current with the amount owed before the City will comply with any other public records request requiring copying or other replication services, including certification.

11 x 17 (1-sided)	\$0.30 each
11 x 17 (1-sided) Color	\$2 each
8.5 x 14 Legal (1-sided)	\$0.15 each
8.5 x 14 Legal (1-sided) Color	\$1.50 each
8.5 x 14 Legal (2-sided)	\$0.20 each
8.5 x 11 Letter (1-sided)	\$0.15 each
8.5 x 11 Letter (1-sided) Color	\$1 each
8.5 x 11 Letter (2-sided)	\$0.20 each
24 x 36	\$5 / Page

~~Faxed Documents~~

Fax Document	\$5
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Maps

The costs below include the charge for labor and overhead associated with their duplication.

Future Land Use	\$15
Planned Developments	\$15
8.5 x 11	\$3

8.5 x 14	\$14
11 x 17	\$5
Larger than 11 x 17	\$15
Customized	\$25
Electronic Maps	Same as charged by Property Appraiser

MICROFILM COPIES

11 x 17	\$2 / page
8.5 x 11	\$1 / page
24 x 36	\$5 / page
Compact Discs	\$10
Zoning Map Set	\$15 / page

Public Notification Fees (Planning and Zoning Applications, Res. 09-037)

<u>Sign Posting</u>	<u>\$5.69 each</u>
<u>Mailed Notice Letters</u>	<u>\$1.50 each</u>
<u>Newspaper Block Advertisement</u>	<u>\$1,000 (Escrowed – with a refund in the event actual costs do not exceed the escrowed amount and applicant responsible for any additional cost).</u>
<u>Continuance for Comp Plan Change</u>	<u>Actual cost if applicant-initiated continuance to cover the costs of re-notification, if necessary)</u>

Electronic Recording Fees

Any documents that Community Development will record as a convenience to applicants will be assessed the actual costs for recording / filing by the Lee County Clerk of Courts based on their current schedule of Clerk’s Service Charges and Fees, along with the submission fee charged by Simplifile to permit the City of Bonita Springs to use the “Simplifile Electronic Recording System” and the fee for using a credit card. Community Development will determine which documents it will permit to use the Electronic Recording System so that employee time in processing this convenience is not abused. In the event more than fifteen minutes is necessary for city employees (Finance or Community Development) to process any one document, an additional may be assessed for this convenience at the same rate as research (\$25.00 per hour).

No refunds of fees are permitted once a document is recorded.

Lee County Fee Schedule

Administrative Actions*

[top](#)

Fee Type	Fee	Unit
Commercial Lot Split	\$850	Each
Administrative COP	\$650	Each
Special Ordinance and Other Reviews	\$500	Each
Variance	\$550	Each
Wireless Communication Facility	\$1,000	Each
Pine Island Coastal Rural Administrative Review	\$4,000	Each
Community Gardens	\$100	Each

***NOTE:**

[Click here](#) to view administrative fees for Planned Developments

Bonus Density

[top](#)

Fee Type	Fee	Unit
Bonus Density	\$2,100	Per Application

County Commission

[top](#)

Fee Type	Fee	Unit
Rehearing Request	\$265	Each
New Hearing	\$350	Each

DCI / Planned Development

[top](#)

Fee Type	Fee	Unit
Mining Excavation PD	\$8,000	+\$12 per acre

PD Base Fee	\$8,000	+\$40 per acre
+ Each Added District	\$1,500	Per district
Minor PD	\$5,000	Each
+ Each Added District	\$800	Per district
PD Administrative Amendments & Changes	\$1,500	Each
PD Administrative Minor Amendments & Changes	\$1,000	Each
PD Amendments	\$5,000	Each
PD Reinstatement	\$2,500	Each
PD Final Plan Approval	\$1,000	Each
<u>DRI</u>		top
Fee Type	Fee	Unit
Abandonment	\$1,500	Each
DRI / AMDA Base Fee	\$7,800	+\$15 per acre
DRI / AMDA Increments Base Fee	\$6,500	+\$15 per acre
DRI / Area Master Plan Base Fee	\$6,500	+\$15 per acre
DRI Essentially Built Out Process	\$1,500	Each
DRI / FQD Base Fee (DRI Fees in addition to rezoning fee)	\$9,100	+\$12 per acre
Notice of Proposed Change	\$4,000	Each
DRI / PUD Ordinance Review	\$2,600	Each
Substantial Deviation Determination / Changes	\$6,000	+\$10 per acre
Time Extension (Non-substantial Deviation)	\$600	Each
Development Agreement - Original Agreement	\$3,000 (plus advertising costs)	Each
Development Agreement - Amendment	\$1,500 (plus advertising costs)	Each

SB 2156 Extension (State of Emergency)	\$200	Each
<u>Hearing Examiner</u>		top
Fee Type	Fee	Unit
Appeal (refunded if successfully appealed)	\$700	Each
Continuance (Scheduled and Advertised)	\$160	Each
Deferrals (Scheduled and NOT Advertised)	no charge	
Withdrawal	no charge	
<u>Historic District</u>		top
Fee Type	Fee	Unit
Administrative Relief	\$500	Each
Appeal to Hearing Examiner	\$135	Each
<u>Home Occupations</u>		top
Fee Type	Fee	Unit
Home occupations	\$20	Each
<u>Minimum Use / Single Family Determinations*</u>		top
Fee Type	Fee	Unit
Minimum Use / Single Family Determinations	\$135	Each
Appeal (Planning Determination)	\$75	Each
* No fee if MUD is applied for as part of a Lee County Building Permit Application		
<u>Remodeling / Change of Use</u>		top
Fee Type	Fee	Unit

Remodeling / change of use	\$75	Each
<u>Research</u>		top
Fee Type	Fee	Unit
Research	\$25	Per hour
<u>Rezoning (Conventional)</u>		top
Fee Type	Fee	Unit
Rezoning (conventional)	\$2,500	Each
<u>Special Exception</u>		top
Fee Type	Fee	Unit
Accessory apartment	\$500	Each
Tower	\$1,500	Each
Other	\$1,000	Each
<u>Variance</u>		top
Fee Type	Fee	Unit
Dock	\$700	Each
Residential / Commercial - First Request	\$700	Each
Additional Request	\$150	Each
Sign	\$1,100	Each
<u>Zoning Letter of Verification</u>		top
Fee Type	Fee	Unit
Zoning Letter of Verification	\$200	Each

City of Naples Planning Petition Package Requirements

Petition type			Review Authority		All application packages shall include 2 Electronic copies (300dpi pdf) of all materials listed below, 6 hard copies not to exceed 11" X 17" and 2 full size sets, if applicable. Additional materials may be required at preapplication conference.																		
Application	Applicable Code, Ordinance or Resolution	Fee ¹	City Council	Planning Advisory Board	Design Review Board	City Staff	CRA Advisory Board	Completed Application, Proof of Ownership and Owner Authorization	PD Documents or Agreement	Location Map or Aerial	Survey (include trees, plants and animals if un-	Plat - Existing and Proposed	Site Plan	Landscape Plan	Lighting Plan	Grading and Drainage Plan	Traffic Circulation and Trips Analysis	Architectural plans, elevations and sections	Sign Plan or Specifications	Color and Material Samples	3D or Scaled Massing Model	Phasing or Operating Plan, if applicable	
Administrative Grant of Variance	Sec 46-37(d)	\$425.00						X			X												
Administrative Waiver of Exempt Signs	Sec 50-40	\$0.00						X					X						X				
Appeal	Sec 2-84 ²	\$250.00						X		X													
Annexation	Res 08-12266	\$1,325.00						X	X	X	X	X					X						
Comprehensive Plan Amendment	Sec 46-31	\$1,650.00						X		X	X						X						
Conditional Use	Sec 46-34	\$625.00						X		X	X		X										
D Downtown Waiver	Sec 58-917	\$212.50						X		X	X		X										
Design Review - Preliminary	Sec 4-471	\$150.00						X		X	X		X	X	X			X	X	X			
Design Review - Final	Sec 4-471	\$300.00						X		X	X		X	X	X			X	X	X	X		
Development Agreement	F.S. 163-3220 ³	\$1,325.00						X	X	X	X												X
Development of Significant Environmental Impact	Sec 52-151	\$1,150 + \$35/ac						X		X	X		X	X		X		X					
Development of Regional Impact	F.S. 380.06	\$3,500 + \$35/ac						X	X	X	X		X			X							X
Fence and Wall Waiver	Sec 56-37(e)	\$350.00						X			X			X									
Landside Facility	Sec 42-204	\$350.00						X		X	X												X
Live Entertainment	Sec 56-125	\$350.00						X		X								X					X
Non Conformity	Sec 46-35	\$450.00						X		X	X		X			X		X					
Outdoor Dining - Private Property	Sec 56-126	\$15.00						X			X		X	X	X								
Outdoor Dining - Public Property	Sec 56-127	15.00 ⁴						X			X		X	X	X								
On Street Parking in D Downtown	Sec 58-916	Varies ⁵						X		X	X		X										
On Street Parking in C2-A	Sec 58-629	Varies ⁶						X		X	X		X										
Rezone	Sec 46-32	\$575 + \$35/ac						X		X	X		X				X						
Rezone to PD	Sec 46-32 & 58-801	\$1,150 + 35/ac						X	X	X	X		X				X						X
Right of Way Conversion to Parking	R 01-9256 & 99-8455	\$450.00						X		X	X		X										
Site Plan Review ⁷	Sec 46-33	\$425 + \$35/ac						X		X	X		X	X	X	X	X	X					X
Site Plan with Deviations	Sec 46-33(g)	\$425.00						X		X	X		X	X	X	X	X	X					X
Subdivision Plat - Preliminary	Sec 54-31	\$425.00						X		X	X	X					X						
Subdivision Plat - Final	Sec 54-31	\$300.00						X		X	X	X					X						
Vacate, Abandon, Discontinue or Close	Sec. 42-144	\$600.00						X		X	X	X					X						
Variance from Zoning Regulations	Sec 46-37	\$425.00						X		X	X		X				X						
Vested Rights	Sec 46-41	\$0.00						X	X	X	X												
Waiver of Distance - Alcoholic Beverage	Sec 56-122	\$350.00						X		X	X												
Natural Resources Petitions																							
Dredge and Fill	Sec 52-93	\$75.00						X		X	X					X							
Varaince from Coastal Construction Control Line	Sec 46-36	\$200.00						X		X	X		X					X					

1. Advertising costs for petitions requiring public hearings will be charged to the petitioner
2. References appeal of administrative decision but form and fee apply to appeals of board decisions relative to Land Development Code
3. Development Agreements must be prepared in accordance with Chapter 163.3220 of the Florida Statutes.
4. Plus \$50 if City Council approval is required plus additional annual permit fees depending on size of seating area
5. Cost of on-street spaces in the D-Downtown is \$2,500.00/space for properties 30,001 to 60,000 square feet and \$5,000/space for properties 60,001 to 100,000 square feet and free for properties 30,000 square feet or less.
6. Cost of on-street spaces in the C2-A district are determined by the City based on cost of construction.