

CITY OF BONITA SPRINGS, FLORIDA  
RESOLUTION NO. 21 - 70

A RESOLUTION OF THE CITY OF BONITA SPRINGS;  
SETTING FORTH THE COMMUNITY DEVELOPMENT  
PLANNING PERMIT FEES AND RECOVERY OF  
PROFESSIONAL FEES; AND PROVIDING FOR AN  
EFFECTIVE DATE.

**WHEREAS**, the City of Bonita Springs, Florida adopted Bonita Springs Ordinances No. 17-18 and 18-11, 19-03 and 21-02, amending and clarifying §2-571 of the Land Development Code, the Fee Schedule for Planning and Zoning; Cost Recovery; Waiver and Adjustment Process, to set forth a fee schedule for recovery of costs in land use permit applications; and

**WHEREAS**, the City Council desires to maintain a planning permit fee schedule and cost recovery system to support the self-funding of those planning services; and

**WHEREAS**, the City Council desires to provide for such fee setting by resolution so as to more easily amend such fee schedules and reconcile the costs incurred with the fees for providing planning services.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Bonita Springs, Lee County, Florida:

1. The foregoing recitals are hereby fully incorporated herein by this reference and are deemed a material part of this Resolution.
2. The Fee Schedule for Planning and Zoning currently being charged and subject to this Resolution, are attached as "Exhibit A".
3. The City Manager is hereby authorized and directed to implement the provisions of this Resolution by means of such administrative actions as may be deemed appropriate and necessary.
4. 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.
5. This Resolution shall take effect immediately upon adoption.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this 1st day of September 2021.

AUTHENTICATION:

Richard Steiner Mayor      Debra Luper City Clerk

APPROVED AS TO FORM:

[Signature]  
City Attorney

Vote:

Steinmeyer	Aye	Corrie	Aye
Quaremba	Aye	Gibson	Aye
Purdon	Aye	Forbes	Aye
Carr	Aye		

Date filed with City Clerk: 9/1/2021

EXHIBIT "A"

COMMUNITY DEVELOPMENT FEE SCHEDULE  
Effective September 1, 2021

*Cost Recovery Deposit*

Effective for any proposed comprehensive plan amendments, rezonings or development orders. The Community Development is hereby authorized to establish an account for the costs of additional review time by outside consultants that are specialized for certain issues related to specific areas. The deposit is in addition to the fixed fees contained in the fee schedule. Planning and zoning applications will not be scheduled for public hearings until all outstanding balances are paid. Development review applications will not be approved until all outstanding balances are paid. Any funds remaining upon completion of the rezoning or development order will be returned to the applicant. The amounts below are an estimate, with the actual cost being higher or lower, depending on the complexity of the project. In the event the deposit is insufficient, the applicant will be required to deposit additional funds in the account so as to complete the review of the application. The initial deposit is as follows:

Application	Cost Recovery Deposit
Comprehensive Plan Map Amendment	\$2,500.00
Comprehensive Plan Text Amendment	\$2,500.00
DRI Review - New Application	\$5,000.00
DRI - Modification. Amendment. Build-out.	\$3,000.00
Extension <sup>1</sup> , Abandonment, NOPC	
Rezonings/Planned Developments	\$2,500.00
Development Orders	\$1,000.00
Other	Comm. Development Director on a case-by-case basis

<sup>(1)</sup> Excludes statutory or legislative amendments

EXHIBIT "A"

COMMUNITY DEVELOPMENT FEE SCHEDULE  
Effective September 1, 2021

<b>Comprehensive Planning and Land Use</b>	
<i>Comprehensive Planning</i>	
Administrative Map Determination	\$500.00/each
Administrative Text Determination	\$500.00/each
Map Amendments	\$8,000.00 + \$20.00/district
Text Amendment	\$3,000.00
Small-Scale Amendment (10 or more acres)	\$2,500.00
<i>Comprehensive Plan Documents</i>	
Future Land Use Map	\$15.00
City of Bonita Springs Plan Codification	\$35.00
<i>Planning Determination Appeals</i>	
Planning Determination Appeals	\$700.00
<b>Zoning</b>	
<i>Developments of Regional Impact</i>	
Abandonment	\$2,000.00
DRI/AMDA Base Fee	\$10,000.00
DRI/Area Master Plan Base Fee	\$8,500.00
DRI/Florida Quality Development Base Fee (DRI fees in addition to rezoning fee)	\$10,000.00
Notice of Proposed Change	\$5,000.00
DRI/PD Ordinance Review	\$3,000.00
Substantial Deviation Determination/Changes	\$7,500.00
DRI Time Extension (Non-Substantial Deviation)	\$1,000.00
Essentially Built-Out Process	\$2,500.00
<i>Land Development Code Amendments</i>	
Land Development Code Text Amendment	\$3,000.00
<i>Planned Developments</i>	
Industrial Planned Development/Excavation	\$10,000.00 + \$60.00/acre*

EXHIBIT "A"

Major PD Base Fee	\$10,000.00 + \$60.00/acre*
+ Each Added District	\$1,500.00
Minor PD Base Fee	\$5,000.00 + \$60.00/acre*
+ Each Added District	\$800.00
Administrative Major Amendments and Changes (Supplement H)	\$1,750.00
Administrative Minor Amendments and Changes (Supplement H)	\$1,250.00
PD Amendments (Public Hearing)	\$5,000.00
Master Concept Plan Extensions	\$2,000.00
Master Concept Plan Recording Fee	See cost for Electronic Recording Fees
Final Plan Approval	\$1,000.00
* Minimum acreage fee is one acre, rounded off to nearest 1/10 acre if over 1 acre in size.	
<i>Rezoning and Special Exceptions</i>	
Rezoning (Conventional)	\$3,000.00
Special Exception - Accessory Apartment	\$500.00
Special Exception - Excavation	\$5,000.00 + \$60.00/acre
Special Exception - Tower	\$5,000.00
Special Exception - Consumption on Premises	\$1,500.00
Special Exception - Other	\$3,000.00
<i>Variance</i>	
Dock (Administrative)	\$500.00
Dock (Public Hearing)	\$1,500.00
Residential - First request	\$750.00
Residential - Additional requests	\$150.00
Commercial - First request	\$1,500.00
Commercial - Additional requests	\$250.00
Sign	\$1,500.00
<i>City Council</i>	
Rehearing Request	\$265.00
New Hearing	\$350.00

EXHIBIT "A"

Appeal	\$700.00
Continuance (Scheduled and Advertised)	Actual cost deducted from Advertising Escrow
Deferrals (Scheduled and Not Advertised)	No Charge
Withdrawal	No Charge
<i>Bonus Density</i>	
Bonus Density (options 1 and 3)	No Charge
Bonus Density (option 2)	\$2,100.00/application
<i>Administrative Actions</i>	
Setback Variance (Supplement A)	\$500.00
Commercial Lot Split (Supplement B)	\$750.00
Consumption on Premises (Supplement C)	\$500.00
Consumption on Premises - Over the Counter	\$25.00
Ordinance Interpretation (Supplement E)	\$500.00
Encroachment into an Easement (Supplement G)	\$500.00
Placement of Model Homes, Units, or Display (Supplement J)	\$500.00
Dock and Shoreline Structures (Supplement K)	\$500.00
Community Gardens (Supplement M)	\$100.00
Joint Use of Parking (Supplement N)	\$500.00
Wireless Communication Facility (Supplement O)	\$1,500.00
Bed and Breakfast (Supplement P)	\$250.00
<i>Historic District</i>	
Administrative Relief	\$500.00
Appeal to City Council	\$135.00
<i>Home Occupations</i>	
Home Occupation	\$25.00
<i>Minimum Use/Single-Family Determinations*</i>	
Minimum Use/Single-Family Determinations (Supplement C)	\$150.00
* No fee if MUD is applied for as part of a City of Bonita Springs building permit application.	

## EXHIBIT "A"

Appeal (Planning Determination)	\$75.00
<i>Zoning Verification Letter</i>	
Standard Review Letter	\$75.00
Full Review Letter	\$200.00 and \$25.00 per hour for staff research time over 1½ hours
<i>Temporary Uses</i>	
Temporary Sign/Banner Permit	\$25.00
Temporary Use, Carnival, Christmas Tree Sales, Circus, Construction Trailer, Fireworks, Parking Lot, and Roadside Stand	\$150.00
Temporary Use Permit w/o Tent	\$25.00
Hen Permit	\$25.00
Mobile Food Vendor	\$100.00/site
Outdoor Dog Dining	\$25.00/restaurant
<i>Shelter Use Permit</i>	
Shelter Operational Use Permit	\$1,000.00
<i>Annexation</i>	
Annexation Petition Request	\$1,325.00
Voluntary Annexation	
<i>Zoning Building Permit Review and Inspection Fees</i>	
These fees will only be assessed when a building permit fee is not paying for the services	
Zoning Review (e.g., Virtual office location, building inspection)	\$25.00
Zoning Inspection	\$25.00
<b>Development Services</b>	
<i>Development Orders</i>	
Application Base Fee	\$8,000.00 + \$60.00/acre*
MDO (Mining Development Order) Base Fee	\$5,000.00 + \$60.00/acre*
Downtown District	\$1,000.00 + \$60.00/acre*
Re-submittal	\$500.00 (Second and over)
Amendment	\$1,750.00
Amendment Re-submittal	\$500.00 (Second and over)

EXHIBIT "A"

Applicant Request/Deferral (hold) Action	\$50.00
Extension (must be requested prior to expiration date)	\$500.00
Minor Change	\$500.00
Re-inspection Fee	\$100.00
Operations Renewals (Mining)	\$3,000.00
* Minimum acreage fee is one acre, rounded off to nearest 1/10 acre if over 1 acre in size.	
Development Order Recording Fee	See cost for Electronic Recording Fees
<i>Development Orders Limited Review</i>	
Agricultural Use Excavation	\$250.00*
Limited Review (or Exemption) Amendment	\$250.00
<u>Limited Review Amendment Resubmittal</u>	<u>\$100.00</u>
Operations Renewals (Excavation/Mining)	\$3,000.00
Re-submittal	\$250.00
Types A, B, C, and D	\$500.00
Types E, F, and G	\$350.00
Types H and I	\$1,500.00
Type 99 (Letter of Transmittal)	<del>\$75.00</del> <u>\$100.00</u>
<u>Type 99 Resubmittal</u>	<u>\$50.00</u>
Unity of Title	\$250.00
Limited Review Development Order Recording Fee	See cost for Electronic Recording Fees
Re-inspection Fee	\$100.00
<i>Administrative Deviations</i>	
*LDC Sec. 3-81 Base Fee (Supplement I)	\$500.00
Additional Request	\$75.00
<u>* No fee if applied for during a City of Bonita Springs local development order application.</u>	
<i>Drainage Plans (Building Permit Review and Inspection Fees)</i>	
Drainage Plans Review	\$50.00

EXHIBIT "A"

Drainage Inspection	\$50.00
<i>Concurrency Extensions</i>	
Concurrency Renewals	\$250.00
<i>Extra Plans to be Stamped</i>	
Extra Plans to be Stamped	\$50.00
<i>Appeal to City Council</i>	
City Council Appeal	\$500.00
<i>Road Maintenance Application</i>	
Road Maintenance Application	\$645.00
<i>Plat</i>	
Base Fee (resubmittals free)	
Preliminary	\$1,000.00 + \$50.00/lot or tract
Final	\$1,000.00 + \$50.00/lot or tract
Plat (Mylar) Recording Fee	\$100.00
* Refer to the county clerk of court fee schedule for all applicable recording fees.	
<i>Vacation</i>	
Of Plat (no right-of-way)	\$600.00
Of Drainage Easement	\$600.00
Of ROW, of plat with ROW	\$1,000.00 + \$10.00/lot or tract
Of Utility Easements	\$300.00
* Refer to the county clerk of court fee schedule for all applicable recording fees.	
<i>FEMA</i>	
Letter of Map Revision - All types	\$500.00
Community Acknowledgement Form (single lot or structure)	\$50.00
Built in Compliance (a.k.a. Grandfather) Letter	
Community Acknowledgement Form (multiple lot or structure)	\$75.00/lot with a cap of \$2,000.00/subdivision within the same application
FEMA No Rise Certification Letter	\$250.00
Community Acknowledgement Letter (limited review)	\$50.00

EXHIBIT "A"

<i>Blasting</i>	
Blasting Base Fee	\$300.00 + \$275.00/acre
<b>Environmental Sciences</b>	
<i>Vegetation Permits</i>	
Environmental Permit Inspection/Re-inspection	\$55.00
Vegetation Removal Permit	No Fee
Tree Removal	\$55.00 for first tree and \$55.00 for all trees after the first tree
Tree Permit After Removal	\$110.00
Tree Delegation Program	\$50.00
Agricultural Clearing	\$50.00*
Consistent with F.S. § 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.	
<i>Coastal Construction Control Line (CCCL)</i>	
CCCL Non-contravene Letter	\$50.00
<b>Miscellaneous Fees</b>	
Color Palette Review	\$25.00
Research	\$25.00/hour
Statutory Extensions (Res. 12-020 & 12-054)	\$200.00, unless a specific statutory exemption precludes payment. It is a separate fee for each approval type (i.e., MCP, DRI, DO, Concurrency, etc.)
Application Refunds	\$25.00 processing fee
Community Development Districts (per FL ST.)	\$15,000.00
Development Agreement	\$5,000.00 + advertising costs
Development Agreement Amendment	\$1,500.00 + advertising costs
<i>Document Copies</i>	
The prices below are for copying using City equipment, 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 for outside reprographics, the requestor is required to pay the actual cost of the printing. An advance deposit of 50 percent 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	

EXHIBIT "A"

with the amount owed before the city will comply with any other public records request requiring copying or other replication services, including certification.	
Photocopies (using City equipment)	15¢ per single-sided page (or 20¢ for double-sided), and postage
24x36	\$5.00/page
USB Flash Drive	\$10.00 per USB (8 GB)
CD	\$10.00, and \$5.00 for additional copies of same information
Extensive Staff Time	BSC 536-289
<i>Maps</i>	
The costs below include the charge for labor and overhead associated with their duplication.	
Future Land Use	\$15.00
Planned Developments	\$15.00
8.5 x 11	\$3.00
8.5 x 14	\$14.00
11 x 17	\$5.00
Larger than 11x17	\$15.00
Customized	\$25.00
<i>Public Notification Fees (Planning and Zoning Applications, Res. 09-037)</i>	
Sign Posting	\$5.69/each
Mailed Notice Letters	\$1.50/each
Newspaper Block Advertisement	\$1,000.00 (escrowed - with a refund in the event actual costs do not exceed the escrowed amount and applicant responsible for any additional cost).
Continuance for Comp Plan Change	Actual cost if applicant-initiated continuance to cover the costs of re-notification, if necessary.
<i>Electronic Recording Fees</i>	
Any documents that community development will record for applicants will be assessed the actual costs for recording/filing by the county clerk of courts based on their current schedule of the clerk's service charges and fees, along with the submission fee charged by Simplifile to permit the city 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	

EXHIBIT "A"

---

convenience is not abused. In the event more than 15 minutes is necessary for city employees (Finance or Community Development) to process any one document, an additional charge 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.

*Credit and Debit Card Transaction Fees*

A 3% fee will be charged for credit and debit card transactions as approved in Resolution 11-042