



City Hall Council Chambers
9101 Bonita Beach Road SE
Bonita Springs, Florida 34135

City of Bonita Springs City Council Meeting Agenda

February 4, 2026
5:30 p.m.

To address the City Council during this proceeding, please complete a “Public Comment Slip” and submit it to the City Clerk, seated at the left-hand side of the dais. Blank slips are available on the table outside Council Chambers.

To submit a written comment in advance of the meeting, email your name, address, and comment to citymeetings@cityofbonitasprings.org by 1:00 p.m., February 4, 2026.

The City of Bonita Springs is committed to equal opportunity and does not discriminate on the basis of race, color, national origin, gender, age, disability, religion, income, or marital status. Under the Americans with Disabilities Act, anyone who requires an ADA-qualified accommodation to participate in this proceeding should contact City Clerk Mike Sheffield at (239) 949-6248, at least 48 hours in advance of the meeting. Reasonable accommodations will be provided at no cost to the requester.

Any person who may seek to appeal a decision made by the City Council on any matter at this meeting is responsible for ensuring that a verbatim record of the proceeding is made, which includes the testimony and evidence upon which the appeal is to be based.

1. Call to Order
 2. Invocation
 3. Pledge of Allegiance
 4. Roll Call
 5. Public Comment on Agenda Items
 6. Consent Agenda Items:
 - A. Approve Minutes from the City Council Regular Meeting held on January 21, 2026.
 - B. Approve a Resolution to engage three (3) firms for Construction, Engineering and Inspection (CEI) Services for grant-funded and general fund projects referenced in RFQ 25-20, authorize staff to negotiate continuing services and project specific contracts and the Mayor to execute the contracts with the following firms (in no particular order or ranking): H.W. Lochner, Inc.; Infrastructure Consulting & Engineering, LLC; and Kisinger, Campo & Associates, Corp. (Green Sheet 26-02-013)
 - C. Approve use of the State of Florida Equipment Procurement Contract for the purchase of replacement Rectangular Rapid Flashing Beacons for Logan Blvd, and utilize the City’s existing contract with Emergency One Electric for installation services. (Green Sheet 26-02-019)
- Opportunity for City Council Comments on Consent Agenda

7. Mayor and Council Member Items:

- A. Discussion of the potential benefits of installing Tesla Superchargers in the downtown area, and direction to staff. (Carr, Green Sheet 26-02-014)
- B. Approve the draft agreement between Sugarshack and the City of Bonita Springs for the Guitar Sculpture by artist Dale Rogers for display, location, and acceptance into the City's permanent art collection. (Fullick, Green Sheet 26-02-015)

8. City Attorney Items:

9. City Manager Items:

- A. Update from the Neighborhood Services Department on the Rental Permit Program. (Green Sheet 26-02-017)
- B. Presentation on the Planning and Zoning Fee Schedule Update. (Green Sheet 26-02-016)
- C. Presentation of the Proposed Budget Calendar for Fiscal Year 2026-2027. (Green Sheet 26-02-018)

10. Mayor and Council Member Reports

11. Public Comment

12. Adjournment



City Hall Council Chambers
9101 Bonita Beach Road SE
Bonita Springs, Florida 34135

**City of Bonita Springs
City Council
Draft Meeting Minutes**

January 21, 2026
5:30 p.m.

1. Call to Order *Mayor Gibson called the meeting to order at 5:30 pm.*

2. Invocation *Provided by Pastor Mike Cosner of Oak River Church.*

3. Pledge of Allegiance *Led by Mayor Gibson*

4. Roll Call

Present: 7 Council Member Bogacz, Deputy Mayor Purdon, Council Member Carr, Mayor Gibson, Council Member Corrie, Council Member Fullick, Council Member Fitzpatrick.

Absent: 0

5. Public Comment on Agenda Items – None

6. Ceremonial Presentations and Proclamations:

A. Proclamation Recognizing and Celebrating the 90th Anniversary of the Bonita Wonder Gardens.

Mayor Gibson read the proclamation aloud and presented it to representatives of the Bonita Wonder Gardens who were in attendance.

7. Public Hearings - Zoning and Land Use:

A. (SECOND READING OF ORDINANCE 26-01) AN ORDINANCE OF THE CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF BONITA SPRINGS, FLORIDA, BY THE ANNEXATION OF UNINCORPORATED TRACTS OF LAND OWNED BY SEAGATE REVANA, LLC; GOOD ENOUGH FARMS, LLC; AND WENDY L THIEL; LYING CONTIGUOUS TO AND BEING IN THE SAME COUNTY AS THE CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA; LOCATED IN SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST TOTALING APPROXIMATELY +/- 89.5 ACRES; PROVIDING FOR ASSIGNMENT TO CITY COUNCIL DISTRICT 6; PROVIDING FOR EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS REMAIN UNCHANGED UNTIL CHANGED BY CITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (Green Sheet 26-01-001)

The City Clerk read the ordinance number and title block into the record. City Attorney Rooney informed Council that the applicant has prepared a single, consolidated presentation covering the three related agenda items (7A, 7B, and 7C), noting that each item would require its own public comment period and separate Council vote. At his direction, the City Clerk proceeded to read into the record the ordinance title blocks for items 7B and 7C. The City Attorney then administered the oath to those intending to provide testimony on Item 7C.

Council members agreed to dispense with the applicant's full presentation and instead hear an overview of the revisions made in response to comments from the first reading. Alexis Crespo of RVi Planning distributed a handout highlighting the applicant's proposed changes. She reviewed the commercial conditions discussed at

first reading and then presented the proposed revisions to the language in the Transportation Condition, stating the revision was intended to strengthen surety in the traffic signalization commitment (applicant handout and presentation on file in the Clerk's office)

Council Member Fitzpatrick asked several questions which the applicant addressed, covering topics that included the project's commercial component, maintenance of Kehl Canal, and traffic safety and sidewalk conditions along Bonita Beach Road.

Mayor Gibson called for public comment. Denise Nystrom spoke in support of the project, citing its reduced unit count and low density.

*With no further public comments or questions from Council members, Council Member Carr motioned to approve the annexation ordinance as laid out in the green sheet; Seconded by Deputy Mayor Purdon. The Clerk conducted a roll-call vote: **The motion carried unanimously, 7-0 (Ordinance 26-01 adopted).***

- B. (SECOND READING) AN ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA, ADOPTING AN AMENDMENT TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP TO DESIGNATE 204 +/- ACRES FROM THE CITY OF BONITA SPRINGS AND LEE COUNTY DENSITY REDUCTION GROUNDWATER RESOURCE (DRGR), LEE COUNTY WETLANDS, AND CITY OF BONITA SPRINGS RESOURCE PROTECTION FUTURE LAND USE CATEGORIES, TO THE CITY OF BONITA SPRINGS URBAN FRINGE COMMUNITY DISTRICT AND RESOURCE PROTECTION FUTURE LAND USE CATEGORIES, AND TO AMEND THE TEXT OF THE URBAN FRINGE COMMUNITY DISTRICT; LOCATED AT 14240, 14450, 14650, 14700, 14820 BONITA BEACH ROAD SOUTHEAST, AND OTHER ADJACENT PROPERTIES LOCATED IN SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, BONITA SPRINGS, FLORIDA 34135; PROVIDING A CONFLICTS CLAUSE AND SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (Green Sheet 26-01-002)

*Council Member Fitzpatrick explained the reasons he will vote NO on the proposed amendment to the Comprehensive Plan. Mayor Gibson called for public comment. With no public comment, Council Member Carr motioned to approve the ordinance with the applicant's proposed changes; Seconded by Council Member Fullick. The Clerk conducted a roll-call vote: **The motion carried 5-2, with Council Members Corrie and Fitzpatrick opposed. (Ordinance 26-02 adopted).***

- C. (SECOND READING) A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; REZONING APPROXIMATELY 204 (+/-) ACRES FROM THE INDUSTRIAL PLANNED DEVELOPMENT (IPD) AND AGRICULTURAL (AG-2) ZONING DESIGNATION TO A MIXED-USE PLANNED DEVELOPMENT (MPD) ZONING DESIGNATION, TO DEVELOP UP TO 299 RESIDENTIAL DWELLING UNITS AND 100,000 SQUARE FEET (+/-) OF COMMERCIAL USES, AND TO REQUEST EIGHT (8) DEVIATIONS; LOCATED AT 14240, 14450, 14650, 14700, 14820 BONITA BEACH ROAD SOUTHEAST, AND OTHER ADJACENT PROPERTIES LOCATED IN SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, BONITA SPRINGS, FLORIDA 34135; PROVIDING FOR AN EFFECTIVE DATE. (Green Sheet 26-01-003)

*Council Member Carr motioned to approve the ordinance with the addition of the condition that initial clean-up of Kehl Canal be completed by phase-one site certification and with the applicant's revisions to the traffic signalization condition; Seconded by Council Member Fullick. Mayor Gibson called for public comment; seeing none, the Clerk conducted a roll-call vote: **The motion carried unanimously, 7-0 (Ordinance 26-03 adopted)***

8. Consent Agenda Items:

*Mayor Gibson announced that consent item 8K is removed from the agenda at staff's request, and will be rescheduled for a future meeting. Council Member Carr motioned to approve the remaining consent agenda items; Seconded by Council Member Corrie. **The motion carried unanimously, 7-0.***

- A. Approve Minutes from the City Council Regular Meeting held on December 3, 2025.
- B. Approve Minutes from the City Council CIP Workshop held on December 3, 2025.

- C. Approve Minutes from the City Council Regular Meeting held on December 17, 2025.
- D. Approve a Resolution appointing a chairperson of each advisory board for 2026. (Green Sheet 26-01-004)
- E. Approve contract amendment #5 between the City and the Florida Department of Commerce (FCOM) for the Community Development Block Grant – Mitigation Quinn/Downs/Dean Infrastructure Project (Contract Agreement #IR015) extending the contract end date. (Green Sheet 26-01-005)
- F. Approve the execution of Supplemental Task Authorization (STA) Number 3 to Johnson Engineering, LLC under CN 23-17 for Water Quality Sampling and Flow Measurement Services 2025-2026, in the amount of \$63,150. (Green Sheet 26-01-006)
- G. Approve a Resolution awarding Street Light Maintenance Project RFB 25-30 to Emergency One Electric, LLC. (Green Sheet 26-01-007)
- H. Approve U.S. Department of Homeland Security (DHS) Federal Emergency Management Administration (FEMA) Acknowledgement of Conditions for properties using FEMA Hazard Mitigation Assistance through the State's Elevate Florida Program. (Green Sheet 26-01-008)
- I. Approve Amendment #1 to the Berry, Dunn, McNeil & Parker, LLC adding liquidated damages language and providing for a time extension to complete the Parks Master Plan. (Green Sheet 26-01-009)
- J. Approve Resolution for Budget Amendment to carryover prior year unspent capital budget amounts into fiscal year 2025-2026. (Green Sheet 26-01-010)
- K. **REMOVED FROM AGENDA AT STAFF'S REQUEST; TO BE RESCHEDULED** Approve a Resolution to engage three (3) firms for CEI Services for Grant-Funded Projects (RFQ 25-20) and authorize staff to execute continuing services contracts with the following firms (in no particular order or ranking): H.W. Lochner; Infrastructure Consulting & Engineering; and Kisinger, Campo & Associates. (Green Sheet 26-01-013)

9. City Attorney Items:

City Attorney Rooney reported that his firm is once again honoring the commitment made in 2020, to reduce the City's annual legal expenses and return 70% of the resulting savings. He has fulfilled this pledge every year, with the amount returned steadily increasing. This year, he will return \$133,000 to the City.

10. City Manager Items:

A. **Presentation of the November Financial Report.** (Green Sheet 26-01-011)

Lisa Griggs Roth, Director, Financial and Administrative Services, presented the report (presentation on file in the Clerk's office).

B. **Presentation of Community Development Monthly & Quarterly Reports.** (Green Sheet 26-01-012)

John Dulmer, Director, Community Development, presented the reports (presentations on file in the Clerk's office). A discussion ensued regarding communication towers, and challenges and solutions for improving cell service in the City.

Additional City Manager Items/Announcements

City Manager Hunter announced the following upcoming public workshops:

- *February 12, 5:30 - 7:00 pm, City-Wide Mobility Plan Public Workshop, to be held at City Hall.*
- *February 19, 5:00 - 7:00 pm, New Aquatic Facility Concept Plan Public Workshop, to be held at the Bonita Springs Recreation Center.*
- *February 26, 5:30 - 7:00 pm, Paradise Road Public Workshop, to be held at City Hall.*

11. Mayor and Council Member Reports

Bogacz - Reported on the grand opening of Acqua Bistecca at London Bay/Saltleaf at Estero Bay, noting that the restaurant is open to the public and offers boat slips. She also advised that the County has turned over Viewers Road to Pelican Landing and asked staff to keep her informed of any developments related to the road. She also commended Sugar Shack for holding a recent block party that was well attended and successful.

Carr - Reported on the grand opening of Acqua Bistecca restaurant at London Bay/Saltleaf at Estero Bay, and extended congratulations to all involved.

Corrie - Provided an update on the BERT project, noting that discussions regarding railroad right-of-way are ongoing.

Fullick - Reported that the Board of Directors of the Bonita Springs- Estero Realtors (BER) is interested in adding a city government day to its education program and would like the City to participate. City Manager Hunter advised that a formal written request should be submitted for Council consideration. He also provided an update from the Art and Public Places Board, and remarked on the thorough review and consideration behind his affirmative votes on the Revana Lakes projects.

Fitzpatrick - Thanked Community Development staff for their extensive work in preparing reports and analysis for the Revana Lakes items.

Gibson - Commented on the proposed 1% sales tax increase that is being considered for a Lee County voter referendum to fund infrastructure projects, emphasizing that its passage would put Lee County merchants at a competitive disadvantage.

12. Public Comment

Ron George - Commented on cell service issues in the City, and the prior review of the subject by the Technology Advisory Board

13. Adjournment - *There being no further business, the meeting adjourned at 7:27 p.m.*

Prepared and attested by:

Michael J. Sheffield, City Clerk

APPROVED BY CITY COUNCIL

Date: _____

Mike Gibson, Mayor

ITEM TITLE: Approve a Resolution to engage three (3) firms for Construction, Engineering and Inspection (CEI) Services for grant-funded and general fund projects referenced in RFQ 25-20, authorize staff to negotiate continuing services and project specific contracts and the Mayor to execute the contracts with the following firms (in no particular order or ranking): H.W. Lochner, Inc.; Infrastructure Consulting & Engineering, LLC; and Kisinger, Campo & Associates, Corp.

REQUESTOR: Elly McKuen, Senior Project Manager

AGENDA SECTION: Consent

STRATEGIC PRIORITY: 1) Stormwater Resiliency, 4) Environmental Protection

BACKGROUND: On December 11, 2025, the City received three (3) sealed responses for CEI Services for Grant-Funded Projects RFQ 25-20.

On December 18, 2025, the Selection Committee met to evaluate the submittals. After review, the committee recommended the three (3) firms prepare presentations. The Committee met on January 6 and January 7, 2026, and heard presentations. Following the presentations, the committee recommended awarding continuing services and project specific contracts to the following firms (in no particular order or ranking):

- H.W. Lochner
- Infrastructure Consulting & Engineering
- Kisinger, Campo & Associates

Continuing services contract will allow staff to utilize the CEI firms for projects that have a construction cost under \$7.5 million, and project specific contracts will be developed for construction projects over \$7.5 million as outlined in Florida Statutes 287.055.

STAFF RECOMMENDATION: Staff recommends awarding continuing services and project specific contracts for CEI Services for grant-funded and general fund projects referenced in RFQ 25-20 to H.W. Lochner, Inc.; Infrastructure Consulting & Engineering, LLC; and Kisinger, Campo & Associates Corp.

ATTACHMENTS:

1. Resolution

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Dept. Director:	Matt Feeney

CITY OF BONITA SPRINGS, FLORIDA
RESOLUTION NO. 26 - ____

A RESOLUTION OF THE CITY OF BONITA SPRINGS, FLORIDA APPROVING THE SELECTION COMMITTEE'S RECOMMENDATION TO EXECUTE CONTINUING SERVICES AND PROJECT SPECIFIC CONTRACTS WITH THE FOLLOWING FIRMS (IN NO PARTICULAR ORDER OR RANKING): H.W. LOCHNER, INC.; INFRASTRUCTURE CONSULTING & ENGINEERING, LLC; AND KISINGER, CAMPO & ASSOCIATES CORP. FOR CONSTRUCTION, ENGINEERING AND INSPECTION (CEI) SERVICES FOR GRANT-FUNDED PROJECTS AND GENERAL FUND PROJECT REFERENCED IN RFQ 25-20.

WHEREAS, the City advertised for CEI Services for Grant-Funded Projects and received three (3) qualified and experienced submittals; and

WHEREAS, the Selection Committee met, shortlisted three (3) firms, heard presentations, and recommended executing continuing services and project specific contracts with the following firms (in no particular order or ranking):

H.W. Lochner, Inc.;
Infrastructure Consulting & Engineering, LLC; and
Kisinger, Campo & Associates Corp.

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

Section 1. The Selection Committee's recommendation to execute continuing services and project specific contracts with the three (3) firms as enumerated above for CEI Services for grant-funded and general fund projects referenced in RFQ 25-20 is hereby approved.

Section 2. 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 4th day of February, 2026.

AUTHENTICATION:

Mike Gibson, Mayor

City Clerk

APPROVED AS TO FORM: _____
City Attorney

Date filed: _____

ITEM TITLE: Approve use of the State of Florida Equipment Procurement Contract for the purchase of replacement Rectangular Rapid Flashing Beacons for Logan Blvd, and utilize the City's existing contract with Emergency One Electric for installation services.

REQUESTOR: Matt Feeney, Assistant City Manager and Joel Langaney, Sr. Project Manager

AGENDA SECTION: Consent

STRATEGIC PRIORITY: 2) Improve Vehicular and Multimodal Transportation Networks

BACKGROUND:

The Rectangular Rapid Flashing Beacons (RRFBs) located along Logan Boulevard have reached the end of their warranty period and are generating excessive maintenance repairs. The City has requested Lee County Signals Department include the Logan Blvd RRFBs under the City's existing contract with Lee County for signals maintenance.

Lee County has advised that it cannot assume maintenance responsibility for the existing units due to prior experiences with performance associated with the current manufacturer's equipment. As a result, replacement with approved equipment is required for the County to maintain for the City.

To facilitate this transition, the City has obtained pricing for replacement of the units utilizing the State of Florida pre-existing contract for equipment procurement. The City solicited installation service pricing through the City's current electrical contractor at the labor rates established under RFB 25-30.

The total not to exceed cost for procurement and installation of the replacement RRFB units is estimated to be: \$148,258.00. Funding is available under GL Code 30.250.541.5416300.54.63.54163 – Minor Road, Sidewalk & Drainage Improvement.

Upon completion of installation and successful operation, Lee County will assume all ongoing maintenance responsibilities for the RRFB units under the City's existing signals maintenance contract.

STAFF RECOMMENDATION: Approve use of the State of Florida's contract to purchase replacement RRFBs for Logan Blvd, and utilize City's existing contract with Emergency One Electric for installation services.

ATTACHMENTS:

1. Temple, Inc. proposal for Carmanah equipment
 2. Emergency One Electric estimate for parts and labor
 3. Logan Boulevard RRFB project sketch
-

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Department Director:	Matt Feeney

TEMPLE, INC.

P.O. Box 2066 / 50 Davis Street

Decatur, AL 35602

Phone: Main Office Toll Free 800/633-3221

Local 407-701-4649

1954 - 2026

**Serving the South's
Traffic Needs
for Over 70 Years**

TO: Bonita Springs
Emergency One Electric

Carmanah SC-315 Solar RRFB's - APL

DATE:

30-Jan-26

TERMS: Net 30 Days, FOB
Shipping Point, Prepaid
and Allowed

DELIVERY:

4 to 6 Weeks ARO

SALESPERSON:

Sheldon Pafford

QUOTE #: Bonita Springs SC-315 APL: 1-30-26

Page 1 Of 1

CONDITIONS: The prices and terms on this quotation are subject to verbal changes or other agreements unless approved in writing by Temple, Inc.. All quotations and agreements are contingent upon strikes, accidents, fires, availability of materials and all other causes beyond our control. Prices are based on cost and conditions existing on the date of the quotation and are subject to changes by Temple, Inc. before final acceptance.

Quantity	Description	Price	Extended
12	SC-315 Solar Powered RRFB Back to Back Light Bar Configuration Polara iNX audible information device, 9 x 18" FDOT FTP-68C-21 sign and mount Line Item 86, 654-001-013-d, Page 68/124	\$ 5,458.00	\$ 65,496.00
12	15' Pelco Ped Pole Assemblies	\$ 1,131.00	\$ 13,572.00
	Each Assembly Includes:		
1	PB-5100-15, Alum pole w/ threads, sched 40, 4" x 15'		
1	PB-5518-GLV ANCHOR BOLTS		
1	SP-1116-FL-AD_NL-GL-PNC Sq alum base, Alum door, grounding lug		
1	PB 5325 Collar assy for square base Line Item 86, SS-654-001-013-c, Page 96/124		
12	Back to Back Light Bar Configuration Sign Package	\$ 350.00	\$ 4,200.00
	Each Package Includes:		
2	W11-2-30-DG-YG		
1	W16-7PL-24-DG-YG		\$ 79,068.00
1	W16-7PR-24-DG-YG Line Item 86, SS-654-001-013-a, Page 96/124		

DOT-ITB-24-9098-SJ-1

Quote Valid for 30 Days

Sheldon Pafford
Account Representative



PO Box 1037
Bonita Springs, FL 34133
(239) 498-1801
Info@emergencyoneelectric.com

Estimate

ESTIMATE#	100420958
DATE	01/27/2026
PO#	Logan Blvd roundabout cross waking signs

CUSTOMER

Street Light Maintenance RFB21-21
Bonita Springs FL
(239) 949-6242

SERVICE LOCATION

Street Light Maintenance RFB21-21
Logan Blvd N
Bonita Springs Florida 34135
(239) 949-6242

DESCRIPTION

Replace 12 existing crossing signs with new solar powered signs
Demo existing signs
Bore 24inX48in hole to set new concrete FDOT RRFB base
Install new solar powered crossing signs owner supplied.
Test.

Estimate

Description	Qty	Rate	Total
Task 2 - RFB21-21-Electrician rate Manpower Replace crossing signs with new solar power	324.00		
Task 2 - RFB21-21-material 24in Diameter X 4 ft FDOT RRFB base Stone, sand,	12.00		
Crane Lift	1.00		
Bob Cat/ auger Skidstreer Auger	1.00		
Task 2 - RFB21-21-Electrician Helper Traffic control	80.00		
Task 2 - RFB21-21-material Stone, sand, Ground rods, ground rod bolts, #6 copper sold wire	1.00		

CUSTOMER MESSAGE

This estimate is for the install of demo and install with the concrete bases
This estimate does not show the P.O. of the new signs;
Signs purchase by owner.

Estimate Total: \$55,712.00

PRE-WORK SIGNATURE

Signed By:

TERMS AND CONDITIONS

TERMS & CONDITIONS OF ESTIMATE

1. **Terms and Acceptance.** This Estimate shall become a contract when the Customer has executed the Estimate. This Estimate contains the entire agreement of Emergency Electric and Customer, and the failure of Emergency Electric to enforce any of its rights hereunder shall not constitute a waiver of such rights or any other rights or defenses hereunder.
2. **Work.** Emergency Electric shall provide the work and/or services set forth in this Estimate subject to the terms and conditions herein.
3. **Estimate Price.** Emergency Electric has the express right to modify and/or withdraw this Estimate if not accepted by Customer by its execution hereof, within 14 days of the date of this Estimate. Any alteration or deviation from the work or service described in this Estimate which involves additional work or service of Emergency Electric will be performed only upon written orders and will reflect an extra charge over and above the amount specified herein. Emergency Electric shall not be required to perform any of the additional work or service unless and until it receives a written order containing an agreed additional charge. Notwithstanding the foregoing, Emergency Electric's performance of additional work or service prior to a written order containing an agreed additional charge shall in no way be deemed a waiver of Emergency Electric's right to additional compensation relating to such work or service and/or Emergency Electric's agreement to perform such work or service at no additional charge.
4. **Payment Terms.** **Down payment see line 4A. and 4B of (50%)** of the Price set forth in the Estimate is to be paid by Customer within seven (7) days of execution of this Estimate. The balance of the Price shall be paid within thirty (30) days after job completion provided the job is completed within thirty (30) days of commencement of the work. If said work has not been completed within thirty (30) days of commencement of the work, then monthly payments for work and material furnished through the 30th day of the previous month shall be payable on or before the 10th day of the following month. Time is of the essence for payment. The Price set forth in this Estimate includes (a) all applicable federal, state and local taxes in effect as of the date of this Estimate, and (b) all setup costs and charges. If, in Emergency Electric's sole opinion, the financial condition of the Customer at any time does not justify continuance of performance of work hereunder, Emergency Electric may require full payment in advance of any amount still due. Should Customer be in default of its payment obligations to Emergency Electric under this Estimate, Emergency Electric has the full and unconditional right to cease its performance of work under this Estimate and Customer shall be liable to Emergency Electric for all work and material furnished through the date in which Emergency Electric ceases performance and any and all resulting damages including, but not limited to, demobilization costs and lost profits. Any amounts due and owing to Emergency Electric from Customer which have not been paid on the payment date specified above shall bear interest at the rate 18% per annum until payment in full is received by Emergency Electric. The Customer further expressly agrees to pay, immediately upon demand, any and all costs and expenses incurred by Emergency Electric relating to the collection of any monies due under this Estimate and/or enforcing any terms of this Estimate including, but not limited to, any and all attorneys', consultants', or expert fees and costs and court costs..
5. **Delays.** All work to be performed by Emergency Electric will be scheduled and performed on a first come, first serve basis. The Price of this Estimate is based on Emergency Electric's ability to perform such Work unobstructed and without interruption from any outside sources. Emergency Electric shall not be liable for any delay in the performance of its Work set forth in this Estimate including, but not limited to, delays in delivery or installation, or for any damages suffered by Customer relating thereto, if such delay and/or damages are, directly or indirectly, caused by, or in any manner arise from fire; freezing; flooding; tornado; severe extraordinary weather; any other natural disaster; willful abuse; accidents; disease or infection outbreak; epidemics; pandemics; strikes; lockouts; labor troubles of any kind; acts of God; acts of government; governmental interference, embargoes, or restrictions; changes in law, statute, ordinance, or regulation; war; civil commotion; civil unrest; rebellion; riots; explosions; transportation delays; delays of carriers; supply chain delays or disruptions; corrosion; malicious mischief; actions or inactions of other persons or entities; shortages of labor, fuel, power, materials, or supplies; or any other cause or causes (whether or not similar in nature to any of the aforementioned) that are beyond Emergency Electric's reasonable control. In the event of a delay caused by one of the aforementioned occurrences and/or causes beyond Emergency Electric's reasonable control, Emergency Electric shall be entitled to an equitable adjustment of the Estimate Price and time to complete the Work set forth in the Estimate. In the event Customer, anyone employed by Customer, or other third party prevents Emergency Electric from timely commencing its work under the Estimate, or in the event that, after Emergency Electric's commencement of its Work hereunder, Customer, anyone employed by Customer, or other third party prevents Emergency Electric from performing its work for a period of fifteen (15) days or more, then in either such event, Emergency Electric shall have the right to either (a) terminate this Estimate at the end of any such 15-day period and be paid monies due it at the end of said 15-day period; or (b) require any increase in labor and/or material costs incurred by Emergency Electric as a result of such delay to be paid by Customer and such increased costs shall be added to the balance due under this Estimate.

6. Changes in Condition of Work. Should the work area or area surrounding the work area change or create a condition that would interfere with the Work of Emergency Electric under this Estimate or make the work more hazardous, then Emergency Electric shall have the right to terminate this Estimate upon five (5) days written notice to Customer with Emergency Electric reserving its legal rights as to any monies due from Customer up to and including the date of termination. Such work area changes and conditions interfering with the work under the Estimate include, but are not limited to, the failure to have operating utilities at the project location and the direction to stop work by either Customer, its agents, or any governmental authority, for a period of twenty-one (21) consecutive days through no act of fault of Emergency Electric. In the event Emergency Electric elects to terminate the Estimate on account of such an occurrence, Emergency Electric shall be entitled to receive payment for Work executed and costs incurred by reason of such termination including, but not limited to, all demobilization costs, lost profits, and any and all consequential damages.

7. TERMINATION. Notwithstanding any other provision of this Estimate, Emergency Electric, upon not less than five (5) days' written notice, may terminate this Estimate and immediately stop its performance of all Work under the Estimate, should Emergency Electric determine, at its sole discretion, that Customer has failed to perform in accordance with the terms of this Estimate including, but not limited to, Customer's failure to make payments to Emergency Electric when due. In the event Emergency Electric elects to terminate the Estimate under this paragraph, Emergency Electric shall be entitled to receive payment for Work executed under this Estimate, costs incurred by reason of such termination including, but not limited to, all demobilization costs, lost profits, and any and all consequential damages.

8. NOTICE. If either Customer or Emergency Electric is required or permitted to send the other party any notice relating to this Estimate, such notice shall be in writing and sent to the other party at its last business address by (a) electronic mail or facsimile, with receipt of delivery, (b) registered or certified mail, postage prepaid, return receipt requested, or (c) by private overnight delivery service. Notice(s) under this Agreement shall be effective upon receipt.

9. Warranty. Emergency Electric warrants its Work will be performed in a workmanlike manner, free from defects, and in accordance with industry standards for a period of one (1) year after substantial completion. The term "substantial completion" shall mean the date upon which, at Emergency Electric's sole discretion, the Work is sufficiently complete in accordance with the Estimate so that Customer may occupy or utilize the Work for its intended use. Work that does not comply is considered defective. This warranty shall be void in the event of abuse, neglect, improper maintenance, or work by others. Emergency Electric **WARRANT IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, WITHOUT LIMITATION, INCLUDING SPECIFICALLY, BUT NOT LIMITED TO, ANY IMPLIED WARRANTY OF MERCHANTABILITY, QUALITY, HABITABILITY, OR FITNESS FOR A PARTICULAR PURPOSE.** Customer's sole and exclusive remedy for defective work shall be for Contractor, at its own cost, to correct the work during this one (1) year warranty period. **CUSTOMER HEREBY RELEASES EMERGENCY ELECTRIC FROM ANY LIABILITY FOR DAMAGES, COSTS, EXPENSES, OR LOSSES, ARISING OUT OF THIS ESTIMATE OR THE PROJECT. THIS LIMITATION OF LIABILITY APPLIES REGARDLESS OF THE FORM OF ACTION, DAMAGE, CLAIM, LIABILITY, COST, EXPENSE, OR LOSS, WHETHER IN CONTRACT, BY STATUTE, IN TORT, OR ANY OTHER LEGAL OR EQUITABLE GROUNDS.**

10. Limitation of Liability and Remedies. Emergency Electric and Customer agree as follows:

(A) Emergency Electric shall not be responsible for any pre-existing conditions and damages arising out of and/or related to the pre-existing conditions at the Project site.

(B) Subject to all other terms of this Estimate, Customer's exclusive remedy and Emergency Electric's total liability to Customer for claims (as defined in subparagraph 10(C) herein) is expressly limited to correcting any defective work of Emergency Electric. **CUSTOMER EXPRESSLY WAIVES ANY AND ALL OTHER CLAIMS BY CUSTOMER AGAINST EMERGENCY ELECTRIC AND EMERGENCY ELECTRIC SHALL NOT BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL, SPECIAL, EXEMPLARY, OR PUNITIVE DAMAGES.**

(C) As used herein, the term "claim" or "claims" means all assertions of any legal and/or equitable causes of action (including, but not limited to, negligence, strict liability, other tort, express or implied warranty, indemnity or contract, contribution or subrogation) relating to or arising out of the performance or nonperformance of the Estimate.

(D) Emergency Electric shall not be responsible for any loss of business or profits, consequential damages of any nature, or delays or repairs caused or necessitated by damage due to freezing, flooding, fire, tornado, severe extraordinary weather, any other natural disaster, willful abuse, accidents, epidemics, pandemics, strikes, lockouts, acts of God, acts of Government, changes in law, statute, ordinance, or regulation, war, civil commotion, riots, explosions, delays in transportation, supply chain delays or disruptions, corrosion, or malicious mischief or any other causes outside of Emergency Electric's reasonable control.

(E) All limitations on Customer's remedies and Emergency Electric's liability shall survive expiration, termination, or cancellation of this Estimate.

11. INDEMNIFICATION. To the extent permitted by law, Customer shall indemnify and defend (with counsel of Emergency Electric's choosing) Emergency Electric against all claims, loss, liability, and expense (including, but not limited to attorneys' fees and costs) on account of or relating to any damages to property or injury or death of persons (including Customer's agents and/or employees) pertaining, in any way, to Emergency Electric's performance of this Estimate, to the extent not solely caused by the actions or inactions of Emergency Electric. This indemnity obligation of Customer shall survive the expiration, termination, or cancellation of this Estimate.

12. Governing Law. This Estimate shall be governed by and construed in accordance with the laws of where the Project is located.

13. **DISPUTE RESOLUTION, jury waiver and fees.** Emergency Electric and Customer shall endeavor to resolve their claims arising out of this Estimate in good faith. If the claims cannot be resolved, unless the parties mutually agree otherwise, all claims will be administered by the American Arbitration Association in accordance with the Construction Industry Arbitration Rules in effect on the date of the Estimate, as amended herein. **In the event arbitration is waived and the Parties mutually agree to litigation, the Customer hereby knowingly, voluntarily and willingly WAIVES ALL RIGHTS TO THE TRIAL BY JURY IN ANY ACTION, SUIT, OR PROCEEDING BROUGHT TO RESOLVE ANY DISPUTE BETWEEN OR AMONG ANY OF THE PARTIES HERETO, WHETHER ARISING IN CONTRACT, TORT, OR OTHERWISE, ARISING OUT OF, CONNECTED WITH, RELATED OR INCIDENTAL TO THIS ESTIMATE AGREEMENT, THE TRANSACTION(S) CONTEMPLATED HEREBY AND/OR THE RELATIONSHIP ESTABLISHED AMONG THE PARTIES HEREUNDER.** The Customer further agrees that the costs of dispute resolution, including reasonable attorneys' fees and expenses (including consultants and expert witnesses) shall be borne by the non-prevailing Party, as determined by the final adjudicator of the dispute. As used herein, "prevailing party" means the party that is afforded the greater relief (whether affirmatively or by means of a successful defense). Nothing set forth in this paragraph shall be deemed to limit Emergency Electric's right to reimbursement of its costs and expenses incurred in the collection of monies due under this Estimate and/or enforcing the terms of this Estimate as set forth in paragraph 4. Customer further agrees that any action at law, equity or otherwise by Customer against Emergency Electric arising out of this Estimate **MUST BE FILED WITHIN ONE (1) YEAR** of the date on which the alleged cause of action arose, or **THE SAME WILL BE TIME BARRED. CUSTOMER HEREBY WAIVES ALL OTHERWISE APPLICABLE STATUTES OF LIMITATIONS AND STATUTES OF REPOSE AND AGREES THE FOREGOING TIME PERIOD OF ONE (1) YEAR SHALL APPLY.**
14. **Integration.** This Estimate constitutes the entire agreement between Customer and Emergency Electric. Any prior agreements, whether express or implied, oral or written, or understandings by and between Emergency Electric and the Customer, shall be deemed to be superseded and replaced by this Estimate, and such prior agreements or understandings shall not limit or qualify the terms of this Estimate, unless evidenced by an additional written agreement signed by Customer and Emergency Electric.
15. **Modification.** This Estimate may not be modified in any manner except by an instrument in writing signed by both Customer and Emergency Electric.
16. **Successors, Heirs, and Assigns.** This Estimate shall be binding on, and shall inure to the benefit of, the Customer and Emergency Electric and each of their respective successors, heirs, and assigns. Neither party shall assign the subcontract, in whole or in part, without the written consent of the other party.
17. **Survival.** All provisions of this Estimate which contain continuing obligations shall survive this Estimate's expiration, completion or termination.
18. **Voluntary Agreement.** Customer acknowledges and agrees that it has read and is signing this Estimate voluntarily with full knowledge and understanding of the meaning of the terms contained in this Estimate and the consequences of its signature. The individual executing the Estimate on behalf of the Customer further represents that he or she has full authority to enter into the Estimate on behalf of the Customer.
19. **Severability.** The invalidity of any covenant, restriction, condition, limitation or any other part or provision of this Estimate shall not impair or affect, in any manner, the validity, enforceability, or effect of the remainder thereof.
20. **Drafting.** This Estimate, and each of its provisions, shall be construed as having been drafted jointly by the Customer and Emergency Electric, and no presumption shall apply to construe the language for or against any of either Customer or Emergency Electric.
21. **Headings.** The section and paragraph headings and titles in this Estimate are for convenience only and do not limit, define, or construe the content of the respective sections and paragraphs.
22. **INSURANCE.** Emergency Electric shall maintain insurance with coverage and limits only as provided by Emergency Electric's existing insurance program evidenced by its certificate of insurance available on request. Emergency Electric shall further not be required to name additional insureds to its general liability insurance policy. Further, Emergency Electric shall not be required to waive subrogation for claims covered by workers' compensation or commercial general liability insurance.

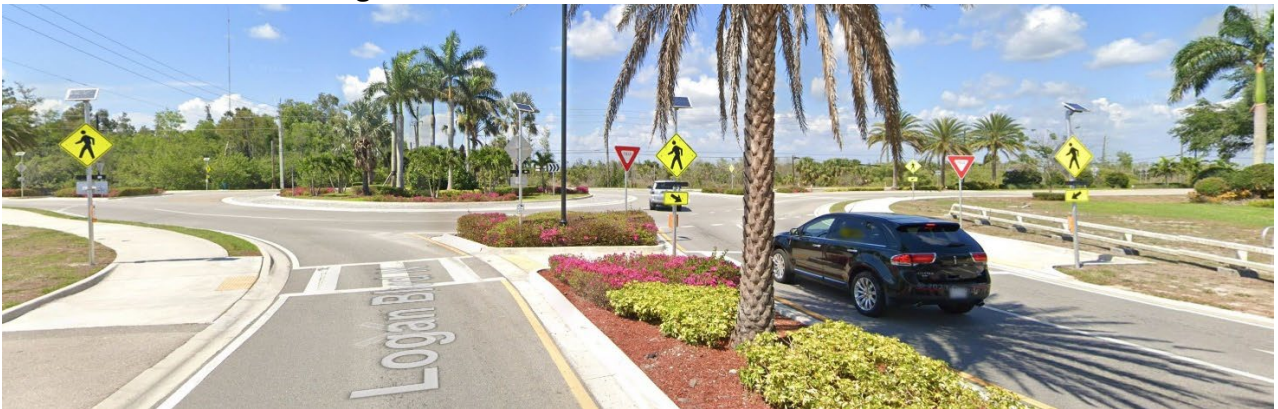
Logan – BBR Roundabout Carmana RRFBs project



Bonita Beach Road looking East



Bonita Beach Road looking West



Logan Blvd looking North

Total 12 solar assemblies (6 single blade) (6 double blade) all single flash

Expense description	Cost
Temple Inc	\$79,068.00
Emergency one Electric	\$55,712.00
Mic. Small parts and site work	\$13,478.00
Total:	\$148,258.00

ITEM TITLE: Discussion of the potential benefits of installing Tesla Superchargers in the downtown area, and direction to staff.

REQUESTOR: Council Member Laura Carr

AGENDA SECTION: Mayor and Council Member Items

STRATEGIC PRIORITY: 7) Economic Development

BACKGROUND:

At the City Council meeting held on May 15, 2024, Council discussed installing an EV charging station at Riverside Park. I would like to expand upon this topic by having a discussion on the advantages of installing Tesla Superchargers in the downtown area. I am also requesting Council's support to direct staff to evaluate the feasibility of this initiative.

There are currently no publicly accessible fast-charging EV stations in Bonita Springs. Therefore, residents and visitors have to drive to Immokalee Road or Miramar Outlets for the nearest stations. By installing Tesla Superchargers in the downtown area, we would provide a necessary service to the growing number of EV drivers who live, work, and travel in Bonita Springs, as well as help generate additional economic activity for nearby businesses.

The staff evaluation should include Tesla's partnership requirements, hardware needs, installation considerations, ongoing maintenance responsibilities, and location suitability. I would also like staff to explore the advantages of connecting the chargers to a power system rather than to the public utility grid.

Potential downtown locations for consideration include:

- Felts Street (Goodbread site): A concept featuring four chargers with enhanced landscaping to improve aesthetics.
- Lemon Tree Plaza: Space for an additional four chargers within the existing parking area.

RECOMMENDATION: Discuss the potential benefits of installing Tesla Superchargers in the downtown area and provide direction to staff.

ATTACHMENTS:

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield

ITEM TITLE: Approve the draft agreement between Sugarshack and the City of Bonita Springs for the Guitar Sculpture by artist Dale Rogers for display, location, and acceptance into the City's permanent art collection.

REQUESTOR: Nigel Fullick, Council Member, District 5

AGENDA SECTION: Mayor and Council Member Items

STRATEGIC PRIORITY: #3 Enhance Community Aesthetics, Parks and Facilities

BACKGROUND:

This agreement allows for the acceptance of the Guitar Sculpture by Artist Dale Rogers into the City's permanent Art Collection from donor Nigel Fullick. The agreement also provides for the city to loan the sculpture to Sugarshack for display of the sculpture at the Sugarshack downtown Bonita Springs location until such time the business no longer wishes to display the sculpture. Should the business elect to remove the sculpture, then the sculpture shall transfer back to the city for placement into the city's art collection.

The Art in Public Places board voted unanimously to recommend to City Council the acceptance of the sculpture into the city's permanent art collection as well as the display of the sculpture at the Sugarshack location.

The draft agreement will be provided prior to the City Council Meeting.

STAFF RECOMMENDATION: Approve draft agreement

ATTACHMENTS:

1. Draft agreement will be distributed prior to the meeting.

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Dept. Director:	Nicole Perino

ITEM TITLE: Update from the Neighborhood Services Department on the Rental Permit Program.

REQUESTOR: Tony Backhurst, Neighborhood Services Director

AGENDA SECTION: City Manager Items

STRATEGIC PRIORITY: 3) Enhance Community Aesthetics; 6) Government Transparency and Efficiency

BACKGROUND:

Tony Backhurst, Director, Neighborhood Services Department, will present an update on the City's rental permit program. The presentation will cover recent operational improvements, including software enhancements designed to improve service delivery for residents and property owners.

STAFF RECOMMENDATION: Receive presentation.

ATTACHMENTS:

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Department Director:	Tony Backhurst

ITEM TITLE: Presentation on Planning and Zoning Fee Schedule Update.

REQUESTOR: John Dulmer, Director, Community Development

AGENDA SECTION: City Manager Items

STRATEGIC PRIORITY: 6) Government Transparency

BACKGROUND:

At the October 1, 2025, City Council meeting, staff was asked to provide additional information regarding planning and zoning fees. As done for the building permit fees, Community Development will present a brief summary comparison of planning and zoning fees for the City of Cape Coral, City of Naples, City of Fort Myers, Village of Estero, and Lee and Collier counties. The fee comparisons will be presented for informational purposes only.

Planning and zoning fees are intended to offset the City's costs for processing and enforcing land use and development regulations, ensuring compliance with local ordinances and regional, state, and federal requirements. These include fees for applications such as comprehensive plan amendments, rezonings, special exceptions, zoning reviews on building permits, floodplain and drainage reviews, etc. These fees need to be re-evaluated to match the permit fee with the level of effort for review based on current standards and practices. This also includes fees for ICPR review and fees for outside specialized consultants (i.e. outside counsel, DPZ CoDesign, McMahon and Associates). These fees are separate and distinct from building permit fees.

Review Justification:

- **Outdated Schedule:** The fee schedule was last updated in 2021, with only minor revisions, preceded by an update in 2017. This cadence is not responsive to changing market dynamics and operational expenses. Some fees may need to be reduced, while others may require minor increases.
- **Evolving Regulations:** New state statutes impose strict timelines for permit reviews, with potential fee refunds for non-compliance, creating additional financial risk for the City. Additionally, Senate Bill 208 (Florida Senate 2026-pending) is proposed, which will require that the amount of any application fee associated with a development permit or development order be reasonably related to the direct and reasonable indirect costs associated with the review, processing, and final disposition of the application.
- **New Applications:** Recent amendments to the Land Development Code (LDC) have introduced new applications, necessitating the establishment of new fees.
- **Market Comparison:** The City of Fort Myers and the Village of Estero approved fee updates last year, and other jurisdictions may re-evaluate their schedules. The Community Development Department is monitoring these changes to provide context to these recommendations.

STAFF RECOMMENDATION: Receive presentation and provide direction to staff for fee schedule changes

ATTACHMENTS:

Senate Bill 208 and the City of Cape Coral, City of Naples, City of Fort Myers, Village of Estero, and Lee and Collier counties planning and zoning fee schedules.

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Dept. Director:	John Dulmer



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LEGISLATIVE ACTION

Senate

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House

The Committee on Judiciary (McClain) recommended the following:

Senate Amendment (with title amendment)

Delete everything after the enacting clause
and insert:

Section 1. Present subsection (9) of section 125.022,
Florida Statutes, is redesignated as subsection (10), and a new
subsection (9) is added to that section, to read:

125.022 Development permits and orders.—

(9) The amount of any application fee associated with a
development permit or development order must reasonably relate
to the direct and reasonable indirect costs associated with the



378440

review, processing, and final disposition of the application and must be published on the county's fee schedule. The fee may not be based on a percentage of construction costs, site costs, or project valuation.

Section 2. Present subsection (9) of section 166.033, Florida Statutes, is redesignated as subsection (10), and a new subsection (9) is added to that section, to read:

166.033 Development permits and orders.—

(9) The amount of any application fee associated with a development permit or development order must reasonably relate to the direct and reasonable indirect costs associated with the review, processing, and final disposition of the application and must be published on the municipality's fee schedule. The fee may not be based on a percentage of construction costs, site costs, or project valuation.

Section 3. Subsection (7) is added to section 163.3194, Florida Statutes, to read:

163.3194 Legal status of comprehensive plan.—

(7)(a) Local government comprehensive plans and land development regulations must include factors for assessing the compatibility of allowable residential uses within a residential zoning district and future land use category. Such factors may include intensity, density, scale, building size, mass, bulk, height and orientation, lot coverage, lot size and configuration, architectural style, permeability, screening, buffers, setbacks, stepbacks, transitional areas, signage, traffic and pedestrian circulation and access, and operational impacts, such as noise, odor, and lighting.

(b) Land development regulations must incorporate objective



378440

41 design standards or other measures for mitigating or minimizing
42 potential incompatibility.

43 (c)1. Before recommending denial of an application for
44 rezoning, subdivision, or site plan approval on compatibility
45 grounds, local government staff must identify with specificity
46 each area of incompatibility and may recommend mitigation
47 measures to the applicant.

48 2. If the applicant has proposed mitigation measures, the
49 local government may not deny an application on compatibility
50 grounds unless the denial includes written findings stating that
51 the proposed mitigation measures are inadequate and that no
52 feasible mitigation measures exist.

53 3. A denial of an application on compatibility grounds must
54 specify with particularity the area or areas of incompatibility,
55 including applicable standards and an explanation of any
56 mitigation measures considered and declined by the applicant, or
57 the basis for determining that no feasible mitigation measures
58 exist. References to "community character" or "neighborhood
59 feel" are not sufficient in and of themselves to support a
60 denial of an application on compatibility grounds.

61 4. A local government's approval of an application may
62 include requirements or conditions to mitigate or minimize
63 compatibility concerns.

64 (d) This subsection does not apply to any of the following:

65 1. Compatibility between uses in different future land use
66 categories, including rural, agricultural, conservation, open
67 space, mixed-use, industrial, or commercial use.

68 2. Applications for development within planned unit
69 developments or master planned communities.



378440

3. Applications for development within historic districts designated before January 1, 2026.

(e) This section does not require approval of an application that is otherwise inconsistent with the applicable local government comprehensive plan or land development regulations.

Section 4. This act shall take effect January 1, 2027.

===== T I T L E A M E N D M E N T =====

And the title is amended as follows:

Delete everything before the enacting clause
and insert:

A bill to be entitled
An act relating to land use and development regulations; amending ss. 125.022 and 166.033, F.S.; requiring that the amount of certain application fees reasonably relate to certain costs; requiring that such fees be published on the county's or municipality's fee schedule, respectively; requiring that such fees not be based on certain costs or valuations; amending s. 163.3194, F.S.; requiring that local government comprehensive plans and land development regulations include factors for assessing the compatibility of certain residential uses; requiring that land development regulations incorporate certain objective standards or other measures for mitigating or minimizing potential incompatibility; requiring local government staff to meet certain requirements before recommending denial



378440

99 of certain applications on compatibility grounds;
100 prohibiting a local government from denying certain
101 applications on compatibility grounds if the applicant
102 has proposed certain measures; providing an exception;
103 requiring that the denial of an application specify
104 certain information; providing that a local
105 government's approval of an application may include
106 certain requirements or conditions; providing
107 applicability; providing construction; providing an
108 effective date.

§ 5-4 Schedule of fees to be collected by Department of Community Development.

(a) The following fees are authorized to be collected by the Department of Community Development.

(1) *Zoning fees.*

a. Administrative fees - Certificate of use:

1. Application: \$55;
2. Issue: \$55;
3. First reinspection: \$25;
4. Second and subsequent reinspection: \$50;
5. Letter of map amendment: \$25; and
6. Letter of map revision: \$25.

b. Project monitoring (special conditions):

1. First reinspection: \$25; and
2. Second and subsequent reinspection: \$50.

c. Advisory meeting: preliminary conference with Department of Community Development: no fee.

d. Administrative review:

1. PDP: \$2,525;*
2. PDP (with subdivision of land): \$2,815;* and
3. Zoning amendment: \$1,450.*

*Plus \$55 for each acre or portion thereof in excess of ten acres, up to a maximum filing fee of \$3,625 for a PDP without subdivision of land or \$3,915 for a PDP with subdivision of land. Zoning amendments are excluded from the \$3,625/\$3,915 cap.

e. Public hearings:

1. PDP: \$665;
2. PDP with subdivision: \$1,415;
3. Zoning amendment: \$600;**
4. Zoning amendment within PDP: \$1,165;
5. Vacation of right-of-way: \$500;
6. Vacation of plat: \$775;
7. Vacation of plat within PDP: \$880;
8. Variance/deviation within PDP: \$1,250;
9. Special exception use within PDP: \$1,365;
10. Borrow pit within PDP: \$1,725;
11. Future land use amendment: \$1,225;**
12. D.R.I. application: \$3,740; plus \$6.60 per acre;

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13. Excavation/borrow pit: \$1,800;
 14. Annexation petition: \$500;** and
 15. Miscellaneous (appeals from alleged errors in any requirement, order, decision or determination made in the administration of the land use regulations): \$260.
- f. Applications/Appeals to Hearing Examiner:
1. Variance/deviation (not a part of a PDP): \$455;
 2. Variance/deviation (single-family residential): \$150;
 3. Special exception use (not a part of a PDP): \$535;**
 4. Continuance of any application is subject to an additional fee of 25%. City Council may waive this fee for just cause.
- **Plus \$220 for each acre or portion thereof in excess of three acres, up to 20 acres, plus \$22 per acre or portion thereof in excess of 20 acres.
- g. In addition to above fees, all required advertising costs to be paid by applicant.
- h. Temporary off-site vehicle sales permit: \$115.50.
- (Ord. 125-00, 01-16-2001; Ord. 39-03, 4-28-2003; Ord. 23-09, 5-18-2009; Ord. 25-16, 6-6-2016)

(2) *Site development review fees.*

- a. Site plan review: \$2,175; plus \$50 per acre or portion thereof in excess of one acre;
- b. Site plan amendment: \$625;
- c. Site plan minor change: \$100;
- d. Site plan limited review: \$300;
- e. Storm water fee.
 1. Storm water retention plans review and related inspections for commercial, industrial, professional and multi-family zones (other than duplexes): \$397.
 2. Revisions: \$51.
 3. Surface water miscellaneous: \$40.

(3) *Other fees and permits.*

- a. *Protected species fees (at request of applicant).*
 1. Protected species inspection fee: \$167.
 2. Burrowing owl burrow stake-out: \$12.
 3. Burrowing owl burrow taking monitoring, per hour: \$50.
- b. *Zoning permit.*
 1. Miscellaneous: \$22.
 2. Single-family: \$44.
 3. Duplex: \$44.
 4. Multi-family: \$400.

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- 5. Nonresidential (commercial, professional and industrial) (per review, not per building): \$300.
 - c. *Sign permit.*
 - 1. Special event (except for not-for-profit organization): \$55.
 - 2. Special event (not-for-profit organization): \$22.
 - 3. All other signs: \$55, plus \$0.55 per square foot.
 - d. *Spot dredging permit:* \$75.
 - (4) *Contractors' licenses.*
 - a. Specialty: \$75.
 - b. Inactive status: \$15.

(Ord. 51-16, § 1, 10-31-2016)

- (5) *Right-of-way construction permit fees.*
 - a. Right-of-way review (except for telecommunications companies): \$99.
 - b. Driveway, culverts stakeout and appurtenant work (per access cut): \$99.
 - c. Sod, swale stakeout and appurtenant work:
 - 1. Minimum fee for improvements up to 80 linear feet: \$62; and
 - 2. Additional fee for improvements in excess of 80 linear feet: \$0.78 per foot.
 - d. Curb, gutter, sidewalk, sod and pavement:
 - 1. Minimum fee for improvements up to 80 linear feet: \$800;
 - 2. Additional fee for improvements in excess of 80 linear feet: \$5.85 per foot; and
 - 3. Miscellaneous improvements of existing construction: \$160.
 - e. Alley:
 - 1. Minimum fee for improvements up to 80 linear feet: \$530;
 - 2. Additional fee for improvements in excess of 80 linear feet: \$4.75 per foot; and
 - 3. Miscellaneous improvement of existing construction: \$125.
 - f. Restaking, whenever necessary: \$170.
- (6) *Infrastructure inspection fees.* The city shall charge an inspection fee not to exceed 4% of the cost, either actual or estimated, of the improvements installed by the developer. The city may refund a partial inspection fee, provided the actual inspection costs are less than the fee charged.
- (7) *Building and miscellaneous permit and other fees.* The City Council shall, after a duly notice public hearing, establish and adopt, by resolution, a Schedule of New Construction Fees and a Schedule of Miscellaneous Fees.
- (b) *Recording.*
 - (1) The permit fees set out herein do not include recording charges.
 - (2) All variance approvals, plat vacations and ordinances or resolutions approving a PDP must be recorded on the public records of Lee County by the applicant therefor.

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- (3) Until any of the approvals (or any other document or approval required by these Land Development Regulations to be recorded) is recorded, and a certified copy of the recorded document filed with the Director, no further permits may be issued for the development authorized thereby.
- (c) *Permit deposits.* All applications for new construction or miscellaneous permits shall be accompanied by a non-refundable deposit that is equal to 15% of the fee for the permit being applied for.
- (d) *Refund policy.* There are no refunds for plan review fees and non-refundable deposits. All other fees charged pursuant to this section shall only be refunded to an applicant upon request made in writing within 30 days after the original application date, or, in the alternative, the applicant shall be entitled to a credit, that must be used within 90 days after the original application date, against the fee for another permit.

(Ord. 19-76, § 1, 4-12-1976; Ord. 95-76, § 1, 11-29-1976; Ord. 9-77, § 1, 2-28-1977; Ord. 31-78, §§ 1-7, 5-15-1978; Ord. 49-79, § 1, 9-4-1979; Ord. 67-79, § 1, 12-17-1979; Ord. 14-83, 3-21-1983; Ord. 22-84, 5-7-1984; Ord. 26-85, 4-1-1985; Ord. 27-85, 4-1-1985; Ord. 35-85, 5-6-1985; Ord. 91-85, 9-9-1985; Ord. 80-87, § 2, 10-19-1987; Ord. 91-87, § 1, 12-21-1987; Ord. 25-88, § 1, 3-28-1988; Ord. 15-90, 3-26-1990; Ord. 56-91, 7-22-1991; Ord. 72-91, 9-23-1991; Ord. 33-92, 6-22-1992; Ord. 50-93, 9-13-1993; Ord. 27-99, 6-1-1999; Ord. 77-00, § 1, 8-28-2000; Ord. 99-00, § 2, 9-25-2000, Ord. 125-00, § 2, 1-16-2001; Ord. 39-03, 4-28-2003; Ord. 28-04, 3-8-2004; Ord. 23-09, 5-18-2009)

APPENDIX A FEES AND CHARGES SCHEDULE

Subpart A. General Ordinances

Chapter 2. Administration

- § 2-83. Notice of appeal to board of appeals\$1,000.00
- § 2-84. Notice of appeal of administrative decision of city manager relative to land development code and natural resources matters\$1,000.00
- § 2-478. Design review board application fees.
- (1) Petition for preliminary review\$1,000.00
 - (2) Petition for final design review\$1,000.00
 - (3) Administrative appeal\$1,000.00
 - (4) Resubmittals\$500.00
- § 2-554. Planning advisory board petition fees.
- (1) Development or annexation agreement\$3,000.00
 - (2) Development of regional impact, or substantial deviation thereto\$5,000.00
- § 2-631. Preparation and duplication of documents: As provided by F.S. § 119.07.

CITY OF NAPLES FEES FOR PUBLIC RECORDS Res. No. 16-13789, adopted May 4, 2016

In accordance with F.S. § 119.07(4), the following fees shall be charged for public records. If no fee is otherwise prescribed by law, then the custodian of the public record shall furnish a copy or certified copy of the record upon payment of the applicable fee.

The following terms apply:

"Actual cost of duplication": The cost of the material and supplies used to duplicate the public record, but does not include labor cost or overhead cost associated with such duplication. (F.S. § 119.011(1))

"Duplicating": The process of reproducing an image or images from an original to a final substrate through the electrographic, xerographic, laser, or offset process of or any combination of these processes, by which an operator can make more than one copy without re-handling the original. (F.S. § 119.011(7) and F.S. § 283.30(13)).

- a. Each one-sided copy of each page of not more than 8½ inches by 14 inches\$0.15
- b. Each two-sided copy of each page of not more than 8½ inches by 14 inches\$0.20

(Small public records requests up to \$5.00 of copying charges per day—No Charge)

- c. All other copies—Actual cost of duplication
- d. Each certified copy of a public record\$1.00
- e. Special service charge. If the nature or volume of public records requested to be inspected, examined, or copied is such as to require extensive use of information technology resources, or extensive clerical

PART II - CODE OF ORDINANCES
APPENDIX A FEES AND CHARGES SCHEDULE

or supervisory assistance by personnel of the city, or both, the city may charge, in addition to the actual cost of duplication, a special service charge, which shall be reasonable, and shall be based on the cost incurred for such extensive use of information technology resources or the labor cost of the personnel providing the service that is actually incurred by the agency or attributable to the agency for the clerical and supervisory assistance required, or both.

- f. The special service charge under e. will not be charged unless the estimated time for fulfilling the request exceeds 60 minutes.
- g. Such charges shall be based upon the actual labor (the hourly salary plus benefits of the lowest paid employee capable of performing the task).
- h. The city may require a deposit in advance for cost of estimated number of copies, mailing (if requested), and estimated special service charge, where applicable.

§ 2-632. Court costs for criminal justice education and training 2.00

§ 2-633. Noncriminal fingerprints 43.25

§ 2-845. Capital facility (impact) fees.

(1) *Residential facility fee (per housing unit):*

	Parks	Police	Fire	Total
Single-family detached	\$1,166.00	\$323.00	\$337.00	\$1,826.00
All other housing	\$897.00	\$248.00	\$259.00	\$1,404.00

(2) *Non-residential facility fee (per square foot of floor area):*

	Police	Fire	Total
820 Commercial shopping center 100,000 SF or less	\$0.45	\$1.24	\$1.69
820 Commercial shopping center 100,000 SF or more	\$0.33	\$0.90	\$1.23
770 Business park	\$0.13	\$0.35	\$0.48
720 Medical dental office	\$0.37	\$1.00	\$1.37
710 General office 50,000 SF or less	\$0.16	\$0.43	\$0.59
710 General office 50,000 SF or more	\$0.11	\$0.31	\$0.42
610 Hospital	\$0.18	\$0.48	\$0.66
151 Mini warehouse	\$0.02	\$0.06	\$0.08
110 Light industrial	\$0.07	\$0.19	\$0.26
Any other not classified	\$0.45	\$1.24	\$1.69

(3) *Other non-residential facility fee (per unique demand indicator):*

	Police	Fire	Total
320 Lodging (per room)	\$57.00	\$156.00	\$213.00
520 Elementary school (per student)	\$8.00	\$23.00	\$31.00
530 Secondary school (per student)	\$12.00	\$34.00	\$46.00
565 Day care (per student)	\$22.00	\$59.00	\$81.00

PART II - CODE OF ORDINANCES
APPENDIX A FEES AND CHARGES SCHEDULE

Chapter 36. Traffic and Vehicles

§ 36-105. Permit parking in city-owned parking lots or garages, permits for launching of vessels, and permits for loading and off-loading of construction material at Naples Landing Park.

\$120.00 for a recreational vessel launch and parking permit that is valid for one year.

\$120.00 for a commercial vessel launch and parking permit that is valid for one year (including but not limited to, business licensed vessels, boat dealerships, marine service and repair, and construction companies. Permits are not available for licensed charter vessels for hire, including fishing and sightseeing).

\$300.00 half day (four hours); \$500.00 full day (eight hours); loading and off-loading of trucks and barges for construction use.

§ 36-163. Meter rates.

Rates for parking meters shall be \$4.00 an hour increasing to \$5.00 an hour effective September 1, 2023.

Chapter 38. Tree Protection

§ 38-31. Permit to alter protected trees.

(1) Tree Alteration Permit \$75.00

§ 38-105. Permit to alter city trees.

(1) Tree Alteration Permit \$75.00

§ 38-108. Appeals.

(1) Appeal Application - Tree Alteration Permit \$25.00

Chapter 40. Vehicles for Hire

§ 40-32. Licenses and permits.

Annual franchise fee \$1,000.00

Chapter 42. Waterways

§ 42-83. Rental rates and pricing limits.

(1) *Mooring rental rates.*

Fee Type	Fees
Transient Rate (Daily) - per ft.	\$3.25
Tenant Rate (Monthly) - per ft.	\$20.00 (Regular/permanent berths)
Tenant Rate (Monthly) - per ft.	\$25.00 (Commercial/permanent berths)
Wi-Fi, Water, 30 amp - per day	\$5.00
Wi-Fi, Water, 50 amp - per day	\$10.00
Wi-Fi, Water, 100 amp - per day	\$15.00
Wi-Fi (Only) - per day	\$5.00
Sewer Pump Out	Free

PART II - CODE OF ORDINANCES
APPENDIX A FEES AND CHARGES SCHEDULE

Water - per gallon	\$0.10
Oil Disposal - per gallon	\$1.00 (\$1.00 minimum for > a gallon)
Commercial Loading Dock (Naples Landing - half day	\$350.00
Commercial Loading Dock (Naples Landing) - full day	\$550.00
Restricted Charter - Drop-off/Pick-up	\$25.00/passenger
Non-Charter Vessels - Drop-off/Pick-up	\$10.00/passenger
All applicable fees will be charged current sales tax in addition	

(2) *Fuel mark-up.*

- (a) The formula for calculating the fuel mark-up to establish retail prices charged at the Naples City Dock on deliveries from fuel suppliers, and to establish the allowable mark-up range on wholesale delivered fuel is hereby adopted as follows:
1. All applicable federal, state and special excise gas taxes, and all current Collier County local option fuel taxes shall be added to the base price of all wholesale delivered fuel;
 2. A mark-up of not less than 10% nor greater than 40% shall be added to each gallon of fuel sold at the Naples City Dock, based upon retail price, including all discounts, remaining competitive with the surrounding marine retailers.

§ 42-144. City dock/Crayton Cove anchorage, mooring rental rate (12 moorings in the city dock/Crayton Cove anchorage).

Fee Type	Fees
Mooring Ball (Monthly) - 6 Spots	\$500.00
Mooring Ball (Daily) - Max 4 nights	\$20.00
All applicable fees will be charged current sales tax in addition	

Subpart B. Land Development Code

Chapter 46. Administration

§ 46-31. Comprehensive plan amendment\$5,000.00

§ 46-32. Rezone, regular\$4,000.00

§ 46-33. Site plan review fees:

- (1) Petition for Site Plan review\$5,000.00
- (2) Resubmittal after second review\$500.00
- (3) Resubmittal after fifth review\$1,000.00
- (4) Amendment to approved Site Plan\$2,500.00

PART II - CODE OF ORDINANCES
APPENDIX A FEES AND CHARGES SCHEDULE

- § 46-33(d). Council review\$1,000.00
- § 46-34. Conditional use\$3,000.00
- § 46-35. Nonconformity (expand or change)\$1,500.00
- § 46-37. Variance from terms of zoning requirements:
- (1) Administrative grant of variance\$675.00
 - (2) Signs\$1,500.00
 - (3) Single-family residential\$1,500.00
 - (4) Non-residential\$4,000.00
- § 46-38. Petition to vacate street, alley, easement or subdivision plat\$1,000.00
- § 46-42. Public art fund fee.
- (1) Public art fee, per square foot\$1.00
- § 46-44. Zoning verification letters\$250.00
- § 46-45. Noticing, per letter\$1.50

Chapter 52. Resource Protection Standards

- § 52-33(c) Coastal construction setback line, variance\$200.00
- § 52-33(f)(4) Coastal construction setback line, permit fee for certain activities seaward of setback line\$100.00
- § 52-92. Construction, filling, etc., affecting water resources, permit fee\$75.00
- § 52-93. Dredging, filling and other marine construction in inland waters, permit fee\$75.00
- § 52-96. Obstructions in Mooring Bay system access channel, variance application\$100.00

Art. VII. Lawn and Landscape Maintenance and Content of Fertilizer:

Initial application fee\$175.00

Annual renewal certification\$50.00

- § 52-151. Development of significant environmental impact\$2,000.00

Chapter 54. Subdivision Standards

- § 54-36. Subdivision plat fees:
- (1) Preliminary plats or plans\$1,500.00
 - (2) Final plats or plans\$1,500.00
 - (3) Preliminary/final combination plats or plans\$2,000.00
 - (4) Minor subdivision\$500.00
- § 54-77. Vacation of streets, alleys, easements and subdivision plats, processing fee\$1,000.00

Chapter 56. Supplemental Standards

- § 56-34. Storage of non-motorized small boats—Boats on the Beach Program.

PART II - CODE OF ORDINANCES
APPENDIX A FEES AND CHARGES SCHEDULE

- (1) The following non-refundable "Boats on the Beach Program" fees shall be collected annually from program participants:

Location	Annual Fee
a. Sand Location	\$500.00
b. Dinghy Pavilion or Rack Location - Full	\$300.00
c. Dinghy Pavilion or Rack Location - Half	\$150.00
d. Sand Location - Oct. 1—May 1	\$250.00
e. Dinghy Pavilion or Rack Location - Oct. 1—May 1 - Full	\$150.00
f. Dinghy Pavilion or Rack Location - May 1—Oct. 1 - Half	\$75.00
g. Wait List Fee	\$20.00
h. Impounded Boat Fee per day	\$5.00

§ 56-37. Fence and wall requirements, petition for waiver\$1,000.00

§ 56-48. Antenna location permit\$1,000.00

§ 56-122. Location of alcoholic beverage sales, application for waiver\$1,000.00

§ 56-125. Live entertainment permit\$1,000.00

§ 56-126. Outdoor dining permit:

- (1) Application fees:\$1,000.00
- (2) Private property - Annual permit fee\$50.00
- (3) Public property - Annual permit fee (per sq. ft.)\$2.00

§ 56-130. Dogs in food service establishments initial permit fee\$150.00

Annual administrative fee\$50.00

Chapter 58. Zoning

§ 58-803 Rezone to planned development:

- (1) New planned development base\$7,000.00
- (2) Conventional zoning to planned development\$7,000.00
- (3) Planned development to planned development\$7,000.00

§ 58-907(b) Open space fee, per unit for projects approved on or before January 18, 2023.\$125,000.00

§ 58-916(a)(2) On-street parking allocation charges.

- (1) Application fees\$1,000.00
- (2) Fees per space:

Size of Land Parcel (square feet)	On-Street Per-Space Payment	% Allowable of Required Parking
0 to 15,000	\$18,930.00	75%
15,001 to 30,000	\$18,930.00	25%

	3.	Expiration of Certificate of Occupancy. Failure to complete the requirements of the temporary certificate of occupancy by obtaining satisfactory final inspections shall be prima facie evidence or failure to complete the work within the timeframe specified, thereby authorizing the city to impose a \$500.00 fine and revoke the cash bond (or equivalent) to offset the additional administrative costs to ensure the contractor completes the job. Any structure or site occupied under a temporary certificate of occupancy shall be vacated immediately upon expiration of the temporary certificate of occupancy.		
G.		ADDITIONAL FEES. See Supplemental fees and regulations in this resolution.		

COMMUNITY DEVELOPMENT DEPARTMENT
Planning/Development Services

A.	PLAN REVIEW: Applications for building, site work, and sign permits shall include any or all of the following:			
	1.	Generally. Zoning district and land use verification, lot size, special districts conformance including historic districts, frontage road requirements, land area including gross floor area and open space regulations, principal and accessory use setbacks from property line, riverfront setbacks, parking calculations for on-site spaces, loading, stacking for drive-through, compliance for size and number with Americans with Disabilities Act (ADA) parking lot configuration and landscaping, buffer yard sizes and planting calculations, fences and walls, dumpster enclosure construction site screening, residential density calculations, building height, living area square footage, FAA Tall Structure sign-off, FAA airspace notification map, compliance with airport zone special landscaping requirements set by Lee County to discourage birds in flight paths, separation distances between bars and lounges from churches and schools, sight/distance visibility at intersections, exterior wall treatments, and architectural details for exterior walls, and review for the need for additional applications including variances, administrative deviations, warrants, conditional uses, rezoning and planned unit development applications.		
	2.	Landscaping review. Exemption areas, open space, buffer yards, parking lots, building perimeter planting, enhanced landscaping requirements, percentages for native species, littoral planting, plant materials, plant installation, irrigation plans, special street tree district regulations, existing tree survey, tree removal plan, preservation, and credit for trees.		
	3.	Sign review. Size, spacing, mass, height, number, design, text, zone, billboards, banners, removal of signs, Smart Code regulations, exemption areas, exempted signs, special areas including historic areas, special uses, pole signs, monument signs, electronic signs, wall signs, parking area signs, campus signs, multi-story buildings, multi-building complexes, enclosed shopping centers, outdoor lifestyle centers, stand-		

		alone businesses, professional signs, construction signs, real estate signs and political signs.		
	4.	Planned unit development. Schedule of uses compliance, deviations and warrants compliance, compliance with all terms and conditions, verification of concept plan and construction plans match, architectural standards, signs, landscaping, open space, density.		
B.	SITE WORK PLAN REVIEW			
	1.	Residential development site less than two (2) acres and more than two (2) units.	\$173.00	PLUS \$3.00 for each unit.
	2.	Residential development site equal to or greater than two (2) acres and more than two (2) units.	\$240.00	PLUS \$4.00 per acre or portion.
	3.	Commercial development.	\$240.00	PLUS \$6.00 per acre or portion thereof in excess of one (1) acre.
	4.	All site work permits not classified above will be assessed per subsection E. below.		
C.	TREE REMOVAL. Per acre or fraction thereof and shall be paid with the site clearing permit.		\$38.00	
D.	SINGLE-FAMILY DUPLEX AND MULTI-FAMILY PLAN REVIEW. The single-family, duplex, and multi-family, not contained in subsection B. above.		Four one-hundredths of one percent of the job value or a minimum of \$15.00, whichever is greater.	
E.	ZONING PLAN REVIEW. All other permits not specified in this section. The zoning plan review for all other permits not specified in this section shall be.		Three-tenths of one percent of the job value or a minimum of \$25.00, whichever is greater	
F.	REVISIONS/ADDITIONS. After permit issuance, plan review for revisions or additions.		Five-tenths of one percent of the job value, or a minimum of \$105.00, whichever is greater.	
G.	ADDITIONAL APPLICABLE FEES. See Supplemental Fees and Regulations in this resolution.			
PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION				
A.	RIGHT OF WAY PERMIT. Any work within public right-of-way.			
	1.	Single-Family or Duplex. A. Single Driveway. B. Double Driveway.	\$605.00	

	2.	Commercial projects which include three (3) residential units or more.	\$990.00	
B.	SITE CLEARING, GRUBBING, GRADING, EXCAVATING, TREE REMOVAL OR FILLING OF A SITE OR LOT. Where environmentally sensitive lands are involved, clearance letters from appropriate regulatory agencies must first be received before the city issues a site clearing permit. Tree removal per acre (paid concurrent with the site clearing permit?) A tree survey shall be provided by the applicant according to the Land Development Code prior to any site preparation. Site clearing.		\$100.00 \$685.00 Minimum	PLUS \$45.00 per acre or portion thereof.
C.	SITE WORK. Includes any or all paving, drainage, water, sewer, and review.			
	1.	Residential development site less than two (2) acres and more than two (2) units.	\$1,306.00	PLUS \$10.00 for each unit.
	2.	Residential development site equal to or greater than two (2) acres and more than two (2) units.	\$4,727.00	PLUS \$24.00 per acre or portion thereof in excess of one (1) acre.
	3.	Commercial development site.	\$2,515.00	PLUS \$18.00 per acre or portion thereof in excess of one (1) acre.
D.	UTILITY INSPECTION.		Two percent of the engineer's cost estimate for water, sewer, and drainage construction costs.	
E.	ROADWAY INSPECTION.		One percent of the engineer's cost estimate for road construction cost.	
F.	SINGLE-FAMILY, DUPLEX, AND MULTI-FAMILY PLAN REVIEW.		One-tenth of one percent of the job value or a minimum of \$50.00, whichever is greater.	
G.	ENGINEERING PLAN REVIEW for all other permits not specified in this section.		Four-tenths of one percent of the job value or a minimum of \$95.00.	

		whichever is greater.	
H.	PLAN REVIEW FOR REVISIONS/ADDITIONS.	After permit issuance, \$95.00 or five-tenths of one percent of the job value, whichever is greater.	
I.	RESUBMIT REVIEW. Prior to permit issuance, second and subsequent reviews to address plan review comments to site commercial permits, per review. The resubmit fee shall be collected after the completion of the resubmit review process but prior to submittal of any additional resubmits. There is no charge for the first resubmit review process to address plan review comments.	\$240.00	
J.	ADDITIONAL APPLICABLE FEES. See Supplemental Fees and Regulations in this resolution.		
SUPPLEMENTAL FEES AND REGULATIONS			
A.	CALCULATION. The fees for permits shall be determined according to the fee schedule which each applicable section. Where permit fees are calculated based on construction value, the current edition of the International Code Council's schedule of valuation for new buildings for the R.S. Means for all other improvements shall be used. Where permit fees are calculated based on square footage, the gross square footage of the total floor area of a commercial building, tenant space or residential dwelling unit shall be used.		
B.	FLOODPLAIN. Shall be required in regulated flood zones. a) Flood review. b) Flood inspection.	\$50.00 \$58.00	
C.	MILESTONE INSPECTION REPORTS. a) Shall be required for buildings that are three or more in height and have condominium or cooperative form of ownership.	\$50.00	
D.	EXPEDITED/FAST TRACK PLAN REVIEWS. Fast Track plan reviews performed by the Community Development Department, Public Works Department, and Fire Department shall be available subject to the following conditions and additional fees: 1. Original sealed plans and application information shall be submitted in sufficient quantity to provide one plan for each review entity. Nothing in this subsection shall supersede the requirements of F.S. §553.80(2)(b), which requires specific penalty fees for plans reviewed for compliance with the state building code which failed to correct a code violation specifically and continuously noted in each rejection.		

2.	The applicant shall write "fast track services requested" on the construction permit application in the description of work or shall provide other written means of communication requesting fast track services. The written request shall be prima facie evidence that the applicant is aware of the additional fees associated with the expedited/fast track processing.		
3.	All expedited/fast track plan reviews and clerical services shall be conducted outside of regular working hours, with the exception of intake and issuance.		
4	Additional fees for an expedited/fast track plan review shall be equal to the regular plan review fees or a minimum as shown below, whichever is greater.		
	a) Residential i. Building ii. Zoning iii. Engineering iv. Fire Prevention	\$300.00 \$152.00 \$76.00 N/A	PLUS \$30.00 clerical fee.
	b) Multi-Family/Commercial i. Building ii. Zoning iii. Engineering iv. Fire Prevention	\$600.00 \$193.00 \$125.00 \$120.00	PLUS \$30.00 clerical fee.
5.	Each resubmit review, including the first resubmit review, per discipline.	\$177.00 In addition to all regular revision review fees.	PLUS \$30.00 clerical fee
6.	Each revision review, per discipline.	\$147.00 In addition to all regular revision review fees.	PLUS \$30.00 clerical fee.
7.	Outside agency approvals are the sole responsibility of the applicant to identify and obtain. Nothing in this subsection shall supersede the requirements of F.S. §553.80(2)(c), which requires specific penalty fees for the third and subsequent re-inspections that result in the failure to comply with a rejection notice when such failure is a violation of the state building code.		

	8.	The building official may refuse acceptance of fast-track applications if available resources make such services impossible or impractical to render.		
E.	RE-INSPECTION			
	1.	Re-Inspection because work was not ready, was incomplete, was not to code or plan, or access for the inspection is denied, each inspection.	\$50.00	
	2.	Fine for failure to finalize a permit within 180 days from the date of issuance or last inspection. No subsequent inspections or other permits will be issued until all fees are paid and the permit has been finalized.	\$100.00	
F.	PARTIAL INSPECTION. Requested by the contractor, each.		\$50.00	
G.	SPECIAL INSPECTIONS performed outside normal working hours: Approved by the Building Official, City Engineer, Fire Marshal, or their designees, when requested by the permit holder, shall be paid at the time of issuance of the final certificate of occupancy, or in advance in the absence of a certificate.			
	1.	Non City-Recognized Holiday, per hour, portal to portal. Minimum Fee	\$60.00 \$240.00	
	2.	City-Recognized Holiday, per hour, portal to portal. Minimum Fee	\$60.00 \$480.00	
H.	TIME SPECIFIC INSPECTIONS, paid in advance.		\$100.00	
I.	BUSINESS TAX RECEIPTS, certificates of use and inspection. Note: A change of use requires a building permit to update occupancy classification and may require payment of impact fees.			
	1.	1,000.00 square feet and less. a) Zoning Certificate b) Fire Inspection c) Building Inspection d) Zoning Inspection e) Certificate of Use. TOTAL	\$17.00 \$30.00 \$88.00 \$10.00 \$20.00 \$226.00	
	2.	1,001 – 2,500 square feet a) Zoning Certificate b) Fire Inspection	\$17.00 \$40.00	

		c) Building Inspection	\$98.00	
		d) Zoning Inspection	\$10.00	
		e) Certificate of Use	\$20.00	
		TOTAL	\$246.00	
3.	2,501 – 5,000 square feet	a) Zoning Certificate	\$17.00	
		b) Fire Inspection	\$50.00	
		c) Building Inspection	\$118.00	
		d) Zoning Inspection	\$10.00	
		e) Certificate of Use	\$20.00	
		TOTAL	\$280.00	
4.	5,001 – 7,500 square feet	a) Zoning Certificate	\$17.00	
		b) Fire Inspection	\$60.00	
		c) Building Inspection	\$127.00	
		d) Zoning Inspection	\$10.00	
		e) Certificate of Use	\$20.00	
		TOTAL	\$302.00	
5.	7,501 – 10,000 square feet	a) Zoning Certificate	\$17.00	
		b) Fire Inspection	\$70.00	

		c) Building Inspection	\$157.00	
		d) Zoning Inspection	\$10.00	
		e) Certificate of Use	\$20.00	
		TOTAL	\$366.00	
6.	10,001 – 12,500 square feet	a) Zoning Certificate	\$17.00	
		b) Fire Inspection	\$80.00	
		c) Building Inspection	\$186.00	
		d) Zoning Inspection	\$10.00	
		e) Certificate of Use	\$20.00	
		TOTAL	\$421.00	
7.	12,501 – 15,000 square feet	a) Zoning Certificate	\$17.00	
		b) Fire Inspection	\$90.00	
		c) Building Inspection	\$206.00	
		d) Zoning Inspection	\$10.00	
		e) Certificate of Use	\$20.00	
		TOTAL	\$466.00	
8.	15,001 – 17,500 square feet	a) Zoning Certificate	\$17.00	
		b) Fire Inspection	\$100.00	

		c) Building Inspection	\$225.00	
		d) Zoning Inspection	\$10.00	
		e) Certificate of Use	\$20.00	
		TOTAL	\$505.00	
	9.	17,501 square feet and up		
		a) Zoning Certificate	\$17.00	
		b) Fire Inspection	\$110.00	
		c) Building Inspection	\$274.00	
		d) Zoning Inspection	\$10.00	
		e) Certificate of Use	\$20.00	
		TOTAL	\$605.00	
J.	WORK WITHOUT PERMITS. The permit fee for any work started without a required permit will be doubled.			
	PLUS: Any work that is substantially completed without a required permit.		\$200.00	
K.	PERMIT EXTENSIONS, DUPLICATE PERMITS AND EXPIRED PERMITS			
	1.	First extension (prior to expiration date).	25 percent of the original permit or minimum of \$50.00.	
	2.	Second extension (prior to expiration date).	50 percent of the original permit fee or minimum of \$100.00.	
	3.	Third and subsequent extensions (prior to expiration date). Requires a written letter to be submitted by the Contractor or owner requesting an extension and providing an explanation of the hardship causing delays in construction activity. The request shall be reviewed by the Building Official to determine whether the permit can be reinstated or if the revised plans are required to bring the permit plans into compliance with current codes.	50 percent of the original permit fee or minimum of \$100.00, plus 50 percent of the original plan review	

		be reinstated or if revised plans are required to bring the plans into compliance with the current codes, requiring a new permit application to be submitted and all applicable fees satisfied.		
O.	OTHER SERVICES not specified herein shall be billed at actual cost of time, benefits, material, and outside services, plus an administrative fee of 20 percent as determined by the Building Official, City Engineer, Fire Marshal, or their designee.			
P.	TECHNOLOGY FEE shall be assessed to each permit to provide funds to be used exclusively for ongoing and future technology enhancements and replacements, related to permitting, to enhance customer service and efficiency.		3 percent of the permit fee, or minimum of \$3.00, per permit.	
PLANNING AND LAND DEVELOPMENT APPLICATIONS AND PUBLIC HEARINGS				
A.	CHANGE OF LAND DEVELOPMENT CODE			
	1.	Administrative		
		a) Official Zoning Map Amendment – Rezoning		
		i. 10 acres or less.	\$3,000.00	
		ii. Greater than 10 acres.	\$3,000.00	
		b) Land Development Code Text.	\$3,000.00	
		c) Special Development Area and Master Development Plan zoning district map.	\$3,000.00	
B.	AMENDMENT TO THE COMPREHENSIVE PLAN			
	1.	Administrative.		
		a) Future land use map amendment.		
		i. 10 acres or less.	\$2,500.00	
		ii. Greater than 10 acres.	\$2,500.00	
		b) Text amendment.	\$3,500.00	
C.	APPEAL TO THE BOARD OF ADJUSTMENTS			
	1.	Administrative adjustments, appeals, and administrative deviations.	\$1,000.00	
		If appeal overturns the decision of the Community Development Official, the fee will be refunded.		
D.	CONDITIONAL USE (SPECIAL EXCEPTION)			
	1.	Administrative		
		a) Residential.	\$3,000.00	
		b) All other uses.	\$3,000.00	
		c) Amendments to previously approved conditional uses.	\$3,000.00	
E.	ISSUANCE OF VERIFICATION LETTERS for zoning classifications, land use designations, flood zones, certificates of occupancy, letters of utility availability and the like, per letter; administrative.		\$150.00	

F.	ANNEXATION		
	1.	Areas within the Urban Reserve Boundary.	\$2,000.00
	2.	Areas targets in the Comprehensive Plan.	\$2,000.00
	3.	Areas outside the Urban Reserve Boundary.	
		a) Under 50 acres.	\$2,000.00
		b) Over 50 acres.	\$2,000.00
		c) Plus per acres over 100 acres.	\$2,000.00
	4.	Public Works/Engineering Review Fee.	\$1,000.00
G.	SUBDIVISION PLAT APPROVAL		
	1.	Preliminary Plat	
		a) 5 acres or less.	\$1,000.00 PLUS \$15.00 per lot or tract.
		b) Greater than 5 acres.	\$1,000.00 PLUS \$15.00 per lot or tract.
		c) Public Works/Engineering Review fee.	\$1,000.00
	2.	Final Plat.	
		a) 5 acres or less.	\$1,000.00 PLUS \$15.00 per lot or tract.
		b) Greater than 5 acres.	\$1,000.00 PLUS \$15.00 per lot or tract.
		c) Public Works/Engineering Review Fee.	\$1,000.00
	3.	Lot Recombination.	
		i. Residential.	\$300.00
		ii. All other land uses.	\$300.00
	4.	Lot Splits.	\$200.00
H.	VACATION OF		
	1.	Easements.	\$530.00
	2.	Right-of-Way, including alleys.	\$1,317.00
	3.	Plats or portions thereof.	\$1,317.00
	4.	Public Works/Engineering Review.	\$775.00
I.	PLANNED UNIT DEVELOPMENT (PUD)		
	1.	i. One acre or less.	\$3,000.00
		ii. Amendment.	\$3,000.00
	2.	i. Over one acre and up to ten acres.	\$3,500.00
		ii. Amendment.	\$3,500.00
	3.	i. Ten acres to 50 acres.	\$3,500.00

		ii. Amendment.	\$3,500.00	
	4	i. Greater than 50 acres.	\$3,500.00	
		ii. Amendment	\$3,500.00	
	5.	Administrative deviations to previously approved PUD.		
		i. First 5 deviations, each.	\$1,000.00	
		ii. Sixth deviation and beyond.	\$1,000.00	
	6.	Public Works/Engineering Review fee.	\$500.00	
J.	COMMUNITY DEVELOPMENT DISTRICTS			
	1.	Less than 1,000 acres.	\$2,000.00	
	2.	Greater than 1,000 acres.	\$3,000.00	
	3.	Expansion to an existing Community Development District, less than 1,000 acres.	\$2,000.00	
	4.	Expansion to an existing Community Development District, greater than 1,000 acres.	\$2,000.00	
L. K.	ADMINISTRATIVE DEVIATIONS AND ADMINISTRATIVE ADJUSTMENTS from the Land Development Code, per deviation, from selected portions of Chapter 98 Administration, Chapter 118 Land Use Regulations, Chapter 126, Signs, Chapter 134, Traffic Circulation and Parking, and Chapter 138, Vegetation.			
	1.	Residential, each.	\$500.00	
	2.	All other land uses, each.	\$500.00	
	3.	Public Works/Engineering Review fee.	\$155.00	
M. L.	VARIANCE			
	1.	Single-family dwellings, each.	\$750.00	
	2.	All other uses, each.	\$750.00	
	3.	Sign variance, each.	\$750.00	
N. M.	ADMINISTRATIVE ADJUSTMENTS			
	1.	Single-family dwellings, each.	\$500.00	
	2.	All other uses, each.	\$500.00	
O. N.	DEVELOPER AGREEMENTS			
	1.	i. Developer Agreements.	\$3,500.00	
		ii. Amendments.	\$3,500.00	
P. O.	MASTER DEVELOPMENT PLAN (MDP)			
	1.	Application.	\$2000.00	PLUS applicable preliminary subdivision plat application fee.
	2.	Administrative amendments to previously approved MDP's, each.	\$500.00	
	3.	Administrative deviations to MDP standards, each.	\$500.00	
Q. P.	MISCELLANEOUS FEES			
	1.	Voluntary address change, administrative.	\$250.00	
	2.	Public hearing signs.	\$20.00	
	3.	Public notice mailings, each.	First class postage rate.	

4.	Newspaper advertisement, each.	Actual cost charge News- Press	
5.	The Community Development Department Director may waive any application fee when the City is the applicant or variance application fees for single-family dwellings when the applicant is indigent and provides an affidavit that shows family income to be below 80 percent of the median income for the Fort Myers/Cape Coral Metropolitan Statistical Area (MSA) as defined by the latest available Housing and Urban Development (HUD) Section 8 Income Limits, and provides a financial statement showing net assets of less than \$10,000.00.		

1. Resolution No. 2014-26 are hereby rescinded.

1. This resolution shall become effective immediately upon adoption.

Village of Estero

Exhibit "B"
Planning, Zoning and Land Use

Planning, Zoning, and Land Use Fee Schedule

Planning	Fee (\$)
Community Development District (CDD)	15,000
Amendments to CDD	1,500
Comprehensive Plan Text or Map Amendment	10,000
Development Agreements	8,000
Development of Regional Impact	
New DRI	18,000
DRI Amendment, Build-out or Abandonment	12,500

Zoning	Fee (\$)
Zoning Verification Letter	500
Minimum Use / Single Family Determination	800
Historic District	750
Consumption on Premises - Administrative	850
Administrative Variance	850
Community Gardens	100
Wireless Communication Tower	8,500
Planned Development Rezoning	12,500
Planned Development Amendment	10,000
Bonus Density	5,000
Rezoning	10,000
Special Exception	
Residential	2,500
Non-Residential	8,500
Variance	
Residential	1,500
Non-Residential	5,500
Use Permit	300
Temporary Use	300
Appeal	1,000
Property Records Request	50

Development Review	Fee (\$)
LDO Type A	400
LDO Type B, C, E	900

LDO Type D	2,500
LDO Resubmittal	150
LDO Amendment	400
Zoning Process or Development Review Extension Request	150
SB 2156 Extension	200
Development Order	12,500
DO Amendment	8,000
Minor Change	500
Reinspection LDO/ DO	150
Plat Review	5,000
Vacation of ROW, Plat, or Utility Easement	5,000
Lot Split or Recombination	1,500

Flood	Fee(\$)
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Letter of Map Revision (all types)	500
No Rise	300

Environmental	Fee (\$)
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Tree Removal (9 trees or less; LDO for 10 or more trees)	50
Tree Removal After the Fact (per tree)	250

Additional Fees

ACH Fee	\$1.90
Returned Check Fee	\$50.00
Convenience Fee for Credit Card/Debit Card Use	3.50%

Cost Recovery

Where the Village's Community Development Director determines that a comprehensive plan amendment, zoning, land use, development agreement, variance or other development application presents the need for specialized or extensive technical or legal analysis for which Village staff are unable to timely provide, the Director may require a Cost Recovery Deposit (CRD) to allow the Village to retain additional contracted consulting or legal services. In the event the Director determines a CRD is required, the Director will determine the amount of the initial deposit based on the Director's reasonable, good faith evaluation of the anticipated additional costs. In the event a CRD is determined to be required, the applicant shall pay the initial deposit upon being presented with the CRD estimate. If, as the review or processing work for the application proceeds, a supplemental CRD is determined to be required, the applicant shall pay this supplemental amount as well. The Community Development Director will coordinate with the Finance Director to ensure that all applicant funds paid into a CRD are used only to pay for the application review and processing costs. In the event CRD funds remain deposited with the Village when the Village's work on the application has been completed and all time for appeals has expired, the applicant may request the return of all such remaining funds. Applicants seeking such recovery shall contact the Director to make such request.

EX 2-0
COMMUNITY DEVELOPMENT
DEPARTMENT/
Development Services Division

DEPARTMENT: Community Development

EXTERNAL FEE NUMBER: EX 2-1*

DIVISION: Development Services

PURPOSE: Zoning Fees

BASIS FOR FEE: Charge for service rendered; Reso 03-05-27; 03-09-105; 07-06-13; 10-06-35

DATE APPROVED: 09-19-91, Effective 10-01-91; 10-01-92; 01-27-93; 12-22-93; 02-01-95, Effective 03-01-95; 03-06-96; 09-05-2000; 04-23-02; 05-13-03; 09-30-03 (03-09-105 Effective 11-17-03); 06-19-07; 06-22-10; 07-11-11; 06-25-13; 03-19-19

NOTE: *May Not Be Changed Without BOCC Approval

ZONING FEES

ADMINISTRATIVE ACTIONS

Commercial Lot Split	\$850
Community Gardens	\$100
Consumption on Premises (COP)	
Administrative COP	\$650
Appeal to Hearing Examiner of Historic Relief	\$135
Special Ordinance and Other Reviews	\$500
Variance	\$550
Wireless Communication Facility (Tower)	\$1,000

BONUS DENSITY \$2,100

COUNTY COMMISSION

Appeal to Hearing Examiner (refunded if successfully appealed)	\$700
Continuance	\$160
Deferral	
After Advertising	\$160
Before Advertising	n/c
New Hearing	\$350
Rehearing Request	\$265

DCI/PLANNED DEVELOPMENT

PD Base Fee	\$8,000
Plus per acre	\$40
Each added district	\$1,500
Minor PD Base Fee	\$5,000
Each added district	\$800
Mining/Excavation PD Base Fee	\$8,000
Plus per acre	\$12
PD Administrative Amendments and Changes	\$1,500
PD Administrative Minor Amendments and Changes	\$1,000
PD Amendments	\$5,000
PD Final Plan Approval	\$1,000

DEVELOPMENT OF REGIONAL IMPACT (DRI)

Abandonment	\$1,500
DRI/AMDA Base Fee	\$7,800
Plus per acre	\$15
DRI/AMDA Increments Base Fee	\$6,500
Plus per acre	\$15
DRI/Area Master Plan Base Fee	\$6,500
Plus per acre	\$15
DRI Essentially Built Out Process	\$1,500
DRI/FQD Base Fee (DRI fees in addition to Rezoning fee)	\$9,100
Plus per acre	\$12
DRI Notice of Proposed Change (Non-Substantial Deviation)	\$4,000
DRI/PUD Ordinance Review	\$2,600
DRI Changes pursuant to LDC34-145(d)(1)c	\$600
DRI Substantial Deviation Determination/Changes	\$6,000
Plus per acre	\$10
DRI Time Extension (Non-Substantial Deviation)	\$600

HEARING EXAMINER

Appeal (refunded if successfully appealed)	\$700
Continuance (Scheduled and Advertised)	\$160
Deferral	
After Advertising	\$160
Before Advertising	n/c
Withdrawal	n/c

HISTORIC DISTRICT

Administrative Relief	\$500
Appeal to Hearing Examiner (refunded if successfully appealed)	\$135

HOME OCCUPATION

\$20

LEGISLATIVE EXTENSION

\$50

MINIMUM USE/SINGLE FAMILY DETERMINATION

\$135

Appeal of Determination	\$75
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RESEARCH (per hour)

\$25

REZONING (Conventional)

All Districts	\$2,500
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SPECIAL EXCEPTION

Excavation Base Fee	\$2,600
Plus per acre	\$20
Wireless Communication Facility (Tower)	\$1,500
All Other	\$1,000

EX 2-1 Continued

VARIANCE

Dock	\$700
Commercial	\$700
Each additional request	\$150
Residential	\$700
Each additional request	\$150
Sign	\$1,100

<u>ZONING LETTER OF VERIFICATION</u>	\$200
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COPIES (per page)

Letter (82 x 11)	
One sided	\$.15
One sided (color)	\$1.00
Two sided	\$.20
Legal (82 x 14)	
One sided	\$.20
One sided (color)	\$1.50
Two sided	\$.25
Large (11 x 17)	
One sided	\$.30
One sided (color)	\$2.00
Large (11x17) (per page from microfilm)	\$2.00
Plans (24 x 36)	\$5.00

DEPARTMENT: Community Development **EXTERNAL FEE NUMBER:** EX 2-2*

DIVISION: Development Services

PURPOSE: Development Review Fees

DATE APPROVED: 11-09-94; 02-01-95 (effective 03-01-95); 09-30-03 (03-09-105 effective 11-17-03); 08-14-07;
Reso 07-10-31 dated 10-23-07; Reso 10-06-35 dated 6-22-10, 07-11-11; 06-25-13

NOTE: *May Not Be Changed Without BOCC Approval

DEVELOPMENT REVIEW FEES

ADMINISTRATIVE DEVIATIONS

Base Fee	\$400
Each additional request	\$75

CONCURRENCY

Extension/Renewal	\$40
Concurrency Renewals Extension/Renewal	\$40

DEVELOPMENT ORDER (DO)

Amendment	\$775
Amendment Resubmittal	\$350
Applicant Request/Deferral (Hold) Action	\$40
Application Base Fee	\$3,000
Plus per acre*	\$60
<i>*Minimum acreage fee is one gross acre, rounded off to nearest 1/10 acre if over 1 acre in size</i>	
Extension (must be requested <u>in the 6 months</u> PRIOR to expiration date)	\$350
Minor Change	\$100
Resubmittal (First resubmittal free)	\$435
Reinspection (Initial inspection free)	
First and Each Additional	\$50

LIMITED REVIEW DEVELOPMENT ORDER (LDO)

Limited Review (or Exemption) Amendment	\$50
Reinspection (Initial inspection free)	
First and Each Additional	\$50
Resubmittals	\$100
Type A	\$100
Type B	\$350
Type C	\$350
Type D	\$1,100
Type E	\$350

EXTRA PLANS TO BE STAMPED

\$50

HEARING EXAMINER APPEAL (refunded if successfully appealed)

\$700

PLAT REVIEW

Base Fee (resubmittals free)	\$775
Plus Lot/Tract Fee (each)	\$12

EX 2-2 Continued

<u>ROAD MAINTENANCE APPLICATION</u>	\$645
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VACATION

Of Drainage Easement	\$600
Of Plat (no right-of-way)	\$600
Of ROW, Of Plat (with right-of-way)	\$900
Of Utility Easements	\$300

VARIANCE

Initial Request	\$700
Each additional request	\$150

COPIES (per page)

Letter (8½ x 11)	
One sided	\$.15
One sided (color)	\$1.00
Two sided	\$.20

Large (8½ x 14)	
One sided	\$.20
One sided (color)	\$1.50
Two sided	\$.25

Letter (11 x 17)	
One sided	\$.30
One sided (color)	\$2.00

Large (11 x 17) (per page from microfilm)	\$2.00
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Plans (24 x 36)	\$5.00
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EX 3-0
COMMUNITY DEVELOPMENT
DEPARTMENT/
Planning Division

DEPARTMENT: Community Development

EXTERNAL FEE NUMBER: EX 3-1*

DIVISION: Planning

PURPOSE: Planning Fees

BASIS FOR FEE: Charge for service rendered

DATE APPROVED: 10-12-88 , (Effective 11-01-88); 09-25-01; 9-30-03 (03-09-105 Effective 11-17-03);
03-11-08 (Reso 08-03-05); 6-25-13; 4-5-16 (Reso 16-04-01)

NOTE: *May Not Be Changed Without BOCC Approval

PLANNING FEES

COMPREHENSIVE PLAN AMENDMENTS:

Map Amendment ≤ 10 acres Flat Fee	\$1,500.00
Map Amendment >10 acres and < 20 acres Flat Fee	\$2,000.00
Map Amendment ≥ 20 acres	\$2,000.00
Plus \$20 per 10 acres if larger than 20 acres	\$20.00
Text Amendment Flat Fee	\$2,500.00

TRANSFERABLE DEVELOPMENT RIGHTS:

TDU Determination Letter	\$200.00
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LEE PLAN DOCUMENTS

Lee Plan Codification	\$35.00
Future Land Use Map	\$15.00

MAPS (Color or Black & White)

8-1/2 x 11	\$ 3.00
8-1/2 x 14	\$ 4.00
11 x 17	\$ 5.00
Larger than 11x17	\$ 15.00
Customized (includes one map, additional copies at above cost)	\$ 25.00
Electronic Maps (Various)	same as charged by Property Appraiser

DEPARTMENT: Community Development

EXTERNAL FEE NUMBER: EX 3-2*

DIVISION: Planning

PURPOSE: Vegetation Removal Permit Fees

BASIS FOR FEE: Ordinance 93-03; LDC CH 14

DATE APPROVED: 01-06-93; 02-10-93; 03-19-19

NOTE: *May Not Be Changed Without BOCC Approval

VEGETATION REMOVAL PERMIT FEES

VEGETATION PERMIT

Tree Removal (Add \$1/tree, not to exceed \$25/acre)	\$30.00
Tree Permit Reinspection	\$60.00
Tree Permit After Removal (Add \$2/tree, not to exceed \$50/acre)	\$60.00

DEPARTMENT: Community Development

EXTERNAL FEE NUMBER: EX 3-3*

DIVISION: Zoning

PURPOSE: Development Agreement Fees

BASIS FOR FEE: Allows County to Recuperate Cost of Review

DATE APPROVED: 07-24-01

NOTE: *May Not Be Changed Without BOCC Approval

DEVELOPMENT AGREEMENT FEES

Development Agreement	\$3,000.00 (Plus advertising costs)
Amendment to Development Agreement	\$1,500.00 (Plus advertising costs)

DEPARTMENT: Community Development

EXTERNAL FEE NUMBER: EX 3-4*

DIVISION: Planning (Environmental Sciences)

PURPOSE: Vacant

BASIS FOR FEE:

DATE APPROVED:

NOTE: *May Not Be Changed Without BOCC Approval

FEES ARE ESTABLISHED BY THE COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS (BOARD) RESOLUTION AND CANNOT BE WAIVED OR SUSPENDED WITHOUT AN ACTION BY THE BOARD.

ANY QUESTIONS CONCERNING THE APPLICABILITY OF FEES SHALL BE CONCLUSIVELY DETERMINED BY THE DIRECTOR OF THE APPROPRIATE DIVISION, AS APPLICABLE. WHEREAS PART OF A REZONING, PLAT OR SIMILAR APPLICATION TYPE, THE BOARD DIRECTS APPROVAL OF FUTURE DEVELOPMENT ORDERS DIFFERENT FROM THE STANDARD TYPE OF APPROVAL PROCESSES REQUIRED, THE DIRECTOR OF THE APPROPRIATE DIVISION SHALL DETERMINE THE FEES TO BE APPLIED TO THE PROCESS NECESSARY TO MEET THE BOARD'S REQUIREMENTS. THE APPLICABLE FEES SHALL BE THOSE WHICH MOST CLOSELY RESEMBLE THOSE CHARGED FOR SIMILAR PROCESSES INCLUDING EXTRA FEES FOR ADVERTISING AND THE LIKE.

PERMIT APPLICATION AND PLAN REVIEW FEE REDUCTIONS MAY APPLY DURING BOARD DECLARED DISASTERS; (SEE SECTION OO).

A) ADMINISTRATION

- 1) Official Interpretation Request of Land Development Code (LDC), Growth Management Plan (GMP), or Building Construction Administrative Code (Administrative Code). Based on staff hours: Less than 20 hours **\$1,500.00**, 20 to 40 hours **\$3,000.00**, more than 40 hours **\$5,000.00**
- 2) Determination of Vested Rights **\$100.00** (plus the County's out-of-pocket expenses associated with hearing officer and hearings)
- 3) Appeal of Vested Rights Determination **\$100.00**
- 4) Amendment to Land Development Code **\$3,000.00**
- 5) Appeal of an Administrative Decision (as may be provided for in the Collier County Administrative Code or the LDC) **\$1000.00** (non-refundable)

B) BLASTING PERMITS & INSPECTION

- 1) 30 day permit fee, non-refundable payable upon application **\$250.00**
- 2) 90 day permit fee, non-refundable payable upon application **\$600.00**
- 3) Yearly permit fee, non-refundable payable upon application **\$1,500.00**
- 4) Renewal permit fee, non-refundable payable upon application **\$200.00**
- 5) After-the-fact fee, due to blasting without a permit **\$10,000.00**
- 6) Fine fee, per detonated shot with after-the-fact permit **\$200.00**
- 7) Blasting Inspection Fee **\$200.00** (per inspection)
- 8) Inspection fees shall be paid upon issuance of a blasting permit based on the estimated number of blasts. Upon completion, fees will be adjusted to reflect actual number of blasts.

C) ENVIRONMENTAL/LANDSCAPING

- 1) Site Clearing Permit, first acre or fraction of an acre **\$250.00** each additional acre or fraction of an acre **\$50.00** (\$3,000.00 maximum)
- 2) Agricultural Land Clearing
 - a) Land Clearing Notification **\$250.00**
 - b) Land Clearing Permit **\$250.00** each additional acre or fraction of an acre **\$50.00** (\$3,000.00 maximum)
- 3) Landscape Tree Removal Fee **\$250.00**
- 4) Environmental Impact Statement (EIS) **\$2,500.00** includes 1st submittal and 2nd submittal, if applicable, 3rd submittal **\$1,000.00**, 4th and subsequent submittals **\$500.00** each

- 5) Vehicle on the Beach Permit Application **\$250.00** (Permit fee shall be waived for public and non-profit organizations engaging in environmental activities for scientific, conservation or educational purposes).
- 6) Special Treatment Review
 - a) First five acres or less **\$400.00**
 - b) Each additional acre, or fraction thereof **\$50.00** (\$5,000.00 Maximum)
- 7) Coastal Construction Setback Line (CCSL)
 - a) CCSL Permits **\$400.00**
 - b) Variance - Petition **\$1,000.00**
- 8) Sea Turtle Permit
 - a) Sea Turtle Handling Permits **\$25.00**
 - b) Sea Turtle Nesting Area Construction Permit **\$200.00**
- 9) Vegetation Removal Permit
 - a) First acre or fraction of an acre less **\$250.00**
 - b) Each additional acre, or fraction thereof **\$50.00** (\$3,000.00 Maximum)
- 10) After-the-fact Environmental or Landscape Permits (Refer to Section BB for additional guidance related to permit requirements, timeframes and subsequent fees):
 - a) CCSL Variance Petition 2x normal fee
 - b) All other Environmental or Landscape Permits 2x normal fee
- 11) Informal Wetland Jurisdictional determination for single family parcels up to 5 acres **\$300.00**
- 12) Conservation Easement review fee **\$300.00** application fee plus the following additional site fee: **\$200.00** for CE acres less than 5 acres; **\$400.00** for CE area between 5 acres and 10 acres; **\$600.00** for CE area greater than 10 acres and less than 20 acres; **\$800.00** for CE areas between 20 and 50 acres; and an additional **\$200.00** for every 40 acres of CE area over 50 acres.
- 13) Listed or Protected Species review fee (when an EIS is not required) **\$1,000.00**

D) EXCAVATION PERMITS

- 1) Application Renewal **\$300.00**
- 2) Application (Private) **\$400.00**
- 3) Application (Commercial) **\$2,000.00**
- 4) Application (Development) **\$400.00**
- 5) **\$200.00** per inspection paid in advance for 12 months
- 6) Reapplication: **\$300.00** plus **\$200.00** per month inspection fee
- 7) Cubic Yardage Review Fee: **\$200.00** first 5000cy, plus **\$10.00** per additional 1000cy with a max of \$20,000.00
- 8) Time Extension. **\$150.00** plus **\$200.00** per month inspection fee
- 9) After-the-fact Excavation Permit 2x application fee
- 10) Over excavation penalty fee per yard, plus Permit/Review **\$0.05** per cubic yard fee, unless maximum have been paid.

E) FIRE CODE REVIEW FEES

- 1) Please refer to the Fire Code Office regarding their Fire Code Review Fees.

F) SITE DEVELOPMENT PLANS

- 1) Site Development Plan Review (SDP) **\$5,000.00**
 - a) plus **\$40.00** per D/U
 - b) plus **\$100.00** per residential building structure

- c) plus **\$0.10** per square foot for non-residential except that structures designed exclusively for parking (parking garages) shall be calculated at **\$0.05** per square foot
- d) plus **\$200.00** per building for non-residential
- e) Additional fees for 3rd review **\$500.00**, 4th review **\$1,000.00**, 5th review **\$1,500.00**, 6th and subsequent reviews **\$2,000.00**

When a building consists of both residential and non-residential (commercial, retail, office) uses, the following fees will apply.

- a) **\$5,000.00** base fee plus **\$40.00** per D/U
 - b) **\$200.00** per building for non-residential
 - c) plus **\$0.10** per square foot of non-residential floor area
 - d) Additional fees for 3rd review **\$500.00**, 4th review **\$1,000.00**, 5th review **\$1,500.00**, 6th and subsequent review **\$2,000.00**
- 2) Pre-application fee **\$500.00** (to be credited toward application fee submittal)
 - a) Second and subsequent pre-app meetings at the applicant's request shall not be credited towards application fees
 - b) Second and subsequent pre-app meetings at staff's request will be held at no charge to the applicant
 - c) Applications submitted 9 months or more after the date of the last pre-app meeting shall not be credited towards application fees and a new pre-application meeting will be required
 - 3) Site Development Plan Insubstantial Change
 - a) Site Development Plan Insubstantial Change **\$400.00** for first sheet, **\$100.00** for each and every additional sheet submitted
 - b) Additional fees for 3rd review **\$500.00**, 4th Review **\$1,000.00**, 5th and subsequent review **\$1,500.00**
 - 4) Site Development Plan Conceptual Review (CSP), Unified Development Plan (UDP), Neighborhood Park Site (NPSP), Existing Conditions Site Improvement Plan **\$750.00**
 - 5) Site Improvement Plan Review (SIP) **\$1,000.00** (plus Engineering review fees)
 - 6) Utility Plan Review & Inspection Fees
 - a) Construction Document Review **0.75%** of probable water and/or sewer construction costs
 - b) Construction Inspection **2.25%** of probable water and/or sewer construction costs. All Inspection fees will be due at the pre-construction meeting. If no pre-construction meeting is required, all Inspection fees shall be due prior to the issuance of the permit. No construction shall take place until the fee is paid in full. Fees are considered to be non-refundable after payment is received unless otherwise determined by the Board.
 - 7) Engineering Site Plan Review Fee
 - a) Construction Documents Review Fee **0.75%** of probable Paving, Grading, Drainage, Lighting, Code Minimum Landscaping, and any other appurtenant cost of construction
 - b) Construction Inspection **2.25%** of probable Paving, Grading, Drainage, Lighting, Code Minimum Landscaping, and any other appurtenant cost of construction. All Inspection fees will be due at the pre-construction meeting. If no pre-construction meeting is required, all Inspection fees shall be due prior to the issuance of the permit. No construction shall take place until the fee is paid in full. Fees are considered to be non-refundable after payment is received unless otherwise determined by the Board.
 - 8) Site Development Plan Amendment (SDPA) **\$2,500.00**
 - a) Plus **\$40.00** per D/U plus **\$100.00** per residential building structure
 - b) plus **\$0.10** per square foot
 - c) plus **\$200.00** per building for non-residential

- d) Additional fees for 3rd review **\$500.00**, 4th Review **\$1,000.00**, 5th and subsequent review **\$1,500.00**
- 9) School Board Review (SBR) Fees
 - a) Pre-Acquisition Meeting **\$500.00** (no refunds or credits)
 - b) Pre-application fee **\$500.00** (to be credited toward application fee upon submittal) (all normal pre-application provisions apply)
 - c) SBR Fee **\$5,000.00** with hourly reconciliation at project completion for hourly variation greater than 10%, final project charges at **\$100.00** per hour for all associated staff hours
- 10) Violation of the conditions of approval of the SDP/SIP or installation of improvements, clearing, or other land alteration not depicted on, or otherwise authorized as a part of the approved SDP/SIP **4x** the SIP/SDP application fee.
- 11) Request for alternative architectural design **\$500.00**, no separate or additional fee for appeals to, or requests for assistance from, the Architectural Arbitration Board.
- 12) Sheet change out (per Growth Management Community Development Department, Development Services policy guidelines) **\$25.00** per page.
- 13) SDP Extension **\$150.00**
- 14) Post Take Site Plan: Base Fee **\$1,000.00**, Resubmittal Fee **\$250.00** each submittal, **\$3,000.00** additional if objection filed.
- 15) Site Plan with Deviations for Redevelopment (SDP/SDPA/SIP-DR). Application fee to request deviation(s) for a redevelopment project **\$1,000.00**. This fee is in addition to the fee for a SDP, SDPA or SIP application.

G) SUBDIVISION

- 1) Lot Line Adjustment (LLA) and Lot Split Review **\$250.00**
- 2) Subdivision, (PPL), (PPLA)
 - a) Petition Application **\$1,000.00** plus **\$5.00** per acre (or fraction thereof) for residential, plus **\$10.00** per acre (or fraction thereof) for non-residential; (mixed use is residential)
 - b) Plats with building permits issued before plat recording (aka Preliminary Plat) **\$1000.00**
- 3) Subdivision Review Fees (PPL), (PPLA)
 - a) Construction Documents Review Fee **0.75%** of probable Paving, Grading, Drainage, Lighting, Code Minimum Landscaping and any other appurtenant cost of construction
 - b) Subdivision Inspection Fee **2.25%** of probable Paving, Grading, Drainage, Lighting, Code Minimum Landscaping, and any other appurtenant cost of construction. All Inspection fees will be due at the pre-construction meeting. If no pre-construction meeting is required, all Inspection fees shall be due prior to the issuance of the permit. No construction shall take place until the fee is paid in full. Fees are considered to be non-refundable after payment is received unless otherwise determined by the Board.
 - c) Construction Document Resubmission or Document Modification: submit as Insubstantial Change **\$400.00** for first sheet, **\$100.00** for each additional sheet
 - d) Subdivisions: 3rd and subsequent additional reviews **\$500.00**
- 4) Subdivision, Conceptual Plat with Deviations (CPD), (CPDA)
 - a) Petition Application **\$1,000.00** plus **\$5.00** per acre (or fraction thereof) for residential, plus **\$10.00** per acre (or fraction thereof) for non-residential; (mixed use is residential)
 - b) Subdivisions: 3rd and subsequent additional reviews **\$500.00**

- 5) Subdivision Final Plat (FP) **\$1,000.00** plus **\$5.00** per acre (or fraction thereof) for residential, **\$1,000.00** plus **\$10.00** per acre (or fraction thereof) for nonresidential; (mixed use is residential)
 - a) Plats with building permits issued before plat recording (aka Preliminary Plat) **\$1000.00**
 - b) Subdivisions: 3rd and subsequent additional reviews **\$500.00**
- 6) Construction Plans (CNSTR)
 - a) Petition Application **\$500.00**
- 7) Additional review of construction plans for phased construction (CPP) of subdivision improvements **\$1,000.00** per phase
- 8) Two-year Extension **\$150.00**
- 9) Water and Sewer Facilities Construction Document Review **0.75%** of probable water and/or sewer construction cost
- 10) Construction Document Resubmission or Document Modification **0.25%** of probable water and/or sewer construction costs
 - a) 3rd and subsequent re-submittals **\$500.00**
 - b) Water and Sewer Facilities Construction Inspection Fee **2.25%** of probable water and/or sewer construction costs. All Inspection fees will be due at the pre-construction meeting. If no pre- construction meeting is required, all Inspection fees shall be due prior to the issuance of the permit. No construction shall take place until the fee is paid in full. Fees are considered to be non-refundable after payment is received unless otherwise determined by the Board.
- 11) Violation of the conditions of approval of approved construction plans or installation of improvements, clearing, or other land alteration not depicted on, or otherwise authorized as a part of the approved construction plans or permit 4x the PPL, PPLA, CPD, CNSTR or Final Plat Review Fee (FP).

H) ENGINEERING INSPECTION FEES

- 1) Engineering Inspection Fee **\$150.00** per set of required engineering inspections charged at time of building permit issuance
- 2) Re-inspection Fees: 1st re-inspection **\$65.00**, 2nd re-inspection **\$65.00**, 3rd and thereafter re-inspection **\$65.00**

I) TEMPORARY USE PERMITS

- 1) Beach Events Permits:

a) Individual Permit	\$100.00
b) Block of 25 calendar days	\$2,250.00
c) Block of 50 calendar days	\$4,500.00
d) Block of 75 calendar days	\$6,750.00
e) Block of 100 calendar days	\$9,000.00
f) Block of 125 calendar days	\$11,250.00
g) Block of 25 calendar days	\$13,500.00
- 2) Temporary Use Permit Special Sales & Events **\$200.00**
- 3) Model Homes and Sales Centers **\$500.00**
- 4) Construction and Development, Mobile home, Agricultural Zoning, and Temporary use for "Coming Soon" sign **\$125.00**

- 5) Residential and Non-Profit Garage and Yard Sale Permits **No Charge**
- 6) Temporary Use Amendment **\$100.00**
- 7) Renewals or extensions requested after the expiration date **\$200.00**
- 8) Temporary Use Permit for Special Events requiring BCC approval, including Circus and Carnival Permits. **\$275.00**
- 9) Political Signs (Bulk Temporary Permit) **\$5.00**
- 10) Fees for Temporary Use permits issued After the Fact, ATF: **2x** normal fee

J) WELL PERMITS/INSPECTIONS

- 1) Hydraulic elevator shaft permit **\$300.00**
- 2) Test hole permit (including 1st six holes) **\$300.00**, each additional hole **\$20.00**
- 3) Well permit (abandonment) **\$50.00**
- 4) Well permit (construction, repair, or combined construction and abandonment at one site) **\$300.00**
- 5) Well permit (monitoring) **\$150.00**
- 6) Well Permit (modification of monitor/test well to a production well) **\$75.00**
- 7) Well Reinspections
 - a) First Reinspection **\$65.00**
 - b) Second Reinspection **\$65.00**
 - c) Third Reinspection **\$65.00**
- 8) After the fact well permits 2x normal fee per violation

NOTE: Multiple wells may be allowed on one permit, but each well must be accounted for and the appropriate fee shall be charged for each well in accordance with the above listed schedule.

K) ZONING/LAND USE PETITIONS

- 1) Pre-application meeting fee **\$500.00** (to be credited toward application fee upon submittal)
 - a) Second and subsequent pre-app meetings at the applicant's request shall not be credited towards application fees.
 - b) Second and subsequent pre-app meetings at staff's request will be held at no charge to the applicant.
 - c) Applications submitted 9 months or more after the date of the last pre-app meeting shall not be credited towards application fees and a new pre-application meeting will be required.
- 2) Alcoholic Beverage or Service Station Separation Requirement Waiver **\$1,000.00**
- 3) Boat Dock Extension Petition **\$1,500.00** Boat Lift Canopy Administrative Review **\$500.00**
- 4) Conditional Use Permit **\$4,000.00** when filled with Rezone Petition (**\$1,500.00**), additional fee for 5th and subsequent reviews: **20%** of original fee.
- 5) Conditional Use Extension **\$3,000.00**
- 6) DRI Review (in addition to cost of rezone) **\$10,000.00** plus **\$25.00** an acre (or fraction thereof). Additional fee for 5th and subsequent reviews: **20%** of original fee Amendments deemed to be minor in nature, that is requiring minor strike thru and underline text amendments of no more than 10 different lines of text changes in the DRI will be capped at **\$13,000.00**. Any amendment which includes a map and text change will be assessed the full fee (no cap).

- 7) DRI/DO Amendment **\$6,000.00** plus **\$25.00** per acre (or fraction thereof). The acreage charge does not apply for amendments which only change the build-out date of the DO for a time period of less than five years. Additional fee for 5th and subsequent reviews: 20% of original fee.
 - a) DRI Extension **\$100.00**
- 8) DRI Abandonment (DRIABN) **\$1,500.00**
- 9) Flood Variance Petition **\$1,000.00**
- 10) Interim Agriculture Use Petition **\$350.00**
- 11) Non-Conforming Use Change/Alteration **\$1,500.00**
- 12) Parking Exemption **\$1,500.00**; additional fee for 5th and subsequent reviews: 20% of original fee
- 13) Parking Reduction (Administrative) **\$500.00**
- 14) Rezone Petition (PUD to PUD) **\$8,000.00** plus **\$25.00** an acre (or fraction thereof); (requires a submittal of a new PUD document), additional fee for 5th and subsequent reviews: 20% of original fee (excludes minor revisions as required by staff).
- 15) Property owner notifications **\$1.50** non-certified mail, **\$3.00** certified return receipt mail (Petitioner to pay this amount prior to advertisement of petition)
- 16) Planned Unit Development Amendments (PUD) **\$6,000.00** plus **\$25.00** an acre or fraction of an acre. Substantial changes to the text and Master Plan; additional fee for 5th and subsequent reviews: 20% of original fee. Text changes that do not impact the Master Plan \$6,000.00 (the \$25.00 an acre fee will not apply). Amendments deemed to be minor in nature that is requiring minor strike thru and underline amendments of no more than 10 different lines of text changes in the PUD will be capped at \$9,000.00. Any amendment which includes a map and text change will be assessed the full fee (no cap).
- 17) Planned Unit Development Amendment: Insubstantial (PDI) **\$1,500.00** requires a hearing by the CCPC only for a minor change to the PUD Master Plan, PUD Minor Change (PMC) **\$1,000.00** (Administrative Review for minor change to the Master Plan).
- 18) Rezone Petition (Regular) **\$6,000.00** plus **\$25.00** an acre (or fraction thereof), additional fee for 5th and subsequent reviews: 20% of original fee.
- 19) Rezone Petition (to PUD) **\$10,000.00** plus **\$25.00** an acre (or fraction thereof), additional fee for 5th and subsequent reviews: 20% of original fee.
- 20) Street Name Change (Platted) **\$500.00** plus **\$1.50** for each property owner requiring notification of proposed street name change.
- 21) Un-platted street name or project name change **\$100.00** per application fee plus **\$50.00** per additional hour or partial hour of research required to process application, not to exceed \$500.00.
- 22) Variance petition **\$2,000.00** residential, **\$5,000.00** non-residential, additional fee for 5th and subsequent Reviews: 20% of original fee.
- 23) Variance (Administrative) **\$1,000.00**
- 24) Zoning Certificate: Residential **\$50.00**, Commercial **\$125.00**

- 25) Sign Variance Petition **\$2,000.00**
- 26) Stewardship Receiving Area Petition (SRA) **\$7,000.00** per SRA plus **\$25.00** per acre for. Stewardship Sending Area Petition (SSA) **\$9,500.00**, Stewardship Receiving Alternative Deviation Design (SRDD) **\$500.00**. SRA Amendments deemed to be minor in nature, that is require minor strike thru and underline text amendments of no more than 10 different lines of text changes in the SRA will be capped at **\$10,000.00**.
- 27) After-the-Fact Zoning/Land Use Petitions **2x** the normal petition fee
- 28) Land Use Petition Continuances Including Appeal of an Administrative Decision and Appeal to Board of Zoning Appeals
- a) Requested after petition has been advertised **\$500.00**
 - b) Requested at the meeting **\$750.00**
 - c) Resultant additional required advertising charged in addition to continuance fees
- 29) PUD and SRA Monitoring (one-time charge at time of building permit pick-up)
- a) **\$100.00** per dwelling unit for residential construction within a PUD and SRA (\$3,000.00 maximum fee per building permit application)
 - b) **\$0.12** per square foot for non-residential construction within a PUD and SRA (\$3,000.00 maximum fee per building permit application)
- 30) Any legal advertising required during any Growth Management Community Development Department, Development Services activity or approval process will be charged in addition to stated fees, at actual costs. The Growth Management Community Development Department reserves the right to charge an estimated amount with the initially required project fees, and will reconcile and adjust such charges against actual legal advertising recording billings at the completion of the project.
- 31) Mixed Use Project (MUP) **\$2,500.00**
- a) Mixed Use Project Deviation **\$1,000.00**
- 32) Amplified Sound Permit **\$300.00**
- 33) Planned Unit Development (PUD) closeout application and processing **\$2,500.00**
- 34) Development of Regional Impact (DRI) closeout application and processing **\$10,000.00**
- 35) Zoning Verification Letter: Planned Unit Development (PUD) Comparable Use Determination application fee **\$1,000.00**. Note: This application and fee is distinct from the Zoning Confirmation Letter found elsewhere in the Fee Schedule.
- 36) Intent to Convert (ITC) application **\$2,000.00**, additional fee for 5th and subsequent reviews: **20%** of original fee.
- 37) Compatibility Design Review (CDR) petition **\$3,000.00**, additional fee for 5th and subsequent reviews: **20%** of original fee.

L) MISCELLANEOUS

- 1) Official Zoning Atlas Map Sheet Publications, maps, and reports shall be copied at actual cost.
- 2) The following fee shall be assessed for all Lien Search Requests and Payoff Requests: **\$25.00**/per property address.
- 3) The fee for researching records, ordinances, and codes shall be at no charge for the first hour,

then at the base salary hourly rate of the staff member conducting the service for time in excess of 1 hour.

- 4) The fee for creating and designing special computer-generated reports that are not a part of regular standard reports shall be at no charge for the first hour, then at the base salary hourly rate of the staff member conducting the service for time in excess of 1 hour.
- 5)
 - a) CD Burning: **\$5.00**
 - b) USB: **\$5.00**
- 6) Staff shall charge the following fees for duplication of public records
 - a) **\$0.15** for each one-sided photocopy of documents less than 11x17 inches
 - b) **\$0.20** for each two-sided photocopy of documents less than 11x17 inches
 - c) **\$1.00** for each certified copy of a public record
- 7) Property Notification Address Listing
 - a) MS Excel spreadsheet on Disc **\$70.00**
 - b) Print out on Paper **\$75.00 + \$0.05** for every record over 1500
 - c) Mailing Labels **\$80.00 + \$0.06** for every record over 1500
 - d) Print out on Paper + Mailing Labels **\$85.00 + \$0.11** for every record over 1500
- 8) Comprehensive Plan Consistency Review
 - a) CU's **\$300.00**
 - b) Rezoning **\$750.00**
 - c) PUD's or PUD Amendments **\$2,250.00**
 - d) Letter of GMP consistency to outside agencies **\$250.00**
 - e) SRA - Stewardship Receiving Area **\$2,250.00**
 - f) DRI - Development of Regional Impact **\$2,250.00**
 - g) FIAM – Fiscal Impact Analysis **\$4,000.00**
- 9) Plan Review Fee (for planning review of all building permit applications)
 - a) Permit Application, complex (more than one trade): **\$75.00** per building permit application, 2nd review **50%** of fee, 3rd and subsequent **25%** of fee (2nd and subsequent review fees related to Zoning approvals only)
 - b) Permit Application, basic (no trade or one trade): **\$50.00** per building permit application, 2nd review **50%** of fee, 3rd and subsequent **25%** of fee (2nd and subsequent review fees related to Zoning approvals only)
- 10) Project Meetings: Active applications under review for the following project types will be afforded one inter-departmental meeting at no charge: Planned Unit Development re-zonings and Site Development Plan applications (except for conceptual site plan approval and insubstantial change approval). Meeting requests for all other application types and additional meetings will be subject to the following fees:
 - a) Meetings with Departmental Project Approval Staff member per applicant request, reviews and petitions in progress, **\$150.00** per one hour minimum, **\$75.00** per ½ hour thereafter. Additional Department staff attending meeting per applicant request **\$75.00** per ½ hour per staff member.
 - b) Inter-Departmental Project Meeting per applicant request, site plan reviews and land use petitions in progress, **\$500.00** per one hour minimum, **\$250.00** per ½ hour thereafter.
- 11) Adequate Public Facilities
 - a) Planning Applications requiring COA process review (such as FP's, PPL's & SIP's, SDPs) **\$200.00 + \$25.00** per residential dwelling unit or + **\$25.00** per 1000 sq ft commercial (\$5000.00 maximum)

- b) Building permit applications requiring COA process review not covered under 9.a above **\$100.00** per building permit application.
- 12) Zoning Confirmation Letters
 - a) Standard Response **\$100.00** (includes up to 1 hour research)
 - b) Extended Research **\$100.00** per hour (any response with research in excess of 1 hour)
- 13) CDD
 - a) Community Development District **\$15,000.00**
 - b) Chapter 189 Special District, Independent or Dependent **\$15,000.00**
- 14) GMP Amendment
 - a) Small Scale **\$9,000.00**
 - b) General **\$16,700.00**
 - c) Legal advertising in addition to sub-sections a. and b. fees, and subject to applicable fee schedule provisions
 - d) Pre-application meetings for GMP consistency for development orders and zoning/land use petitions **\$250.00**
- 15) Application for issuance TDR **\$250.00** (non-refundable); plus **\$25.00** per TDR issued and recorded (total fees not to exceed \$2,750.00)
- 16) Engineering Services
 - a) Vacation of Easements, Easement Use Agreements (EUA) **\$2,000.00**
 - b) Minor Easement Use Agreements **\$100.00**
- 17) Building Board of Adjustments and Appeals **\$500.00**
- 18) Early Work Authorization (EWA) permit **\$500.00** (does not include site clearing fee)
- 19) Legal Non-conforming Lot (LNC) **\$100.00**
- 20) Vested Rights Determination (VRD) **\$1,500.00**
- 21) Time Extension **\$150.00**
- 22) Notice of Commencement Administrative Fee **\$5.00**. The Clerk of Courts Recording Fee (amount as specified on the Collier Clerk of Courts website) will also be collected on the Clerk's behalf.

M) BUILDING PERMIT FEES

- 1) The building permit fee shall be considered the addition of all individual trade plan review fees involved in the process plus the inspection fees.
- 2) Unless otherwise stated, estimated application fees paid at the time of application are non-refundable and will be a minimum of **\$100.00**. Estimated review and inspection fees are to be paid at the time of permit issuance. Inspection fees will be reconciled to the actual number of inspections performed. Additional payment is required prior to the CO issuance if actual inspections exceed estimated. Refunds issued if estimated inspections exceed actual.
- 3) The balance of the total permit fee will be collected at the time of issuance of the permit and will include any fee adjustments necessary.
- 4) Phased permit **\$1,020.00**
- 5) Early Work Authorization (EWA) permit **\$500.00**

ITEM TITLE: Presentation of the Proposed Budget Calendar for Fiscal Year 2026-2027.

REQUESTOR: Lisa Griggs Roth, CPA, Director of Financial and Administrative Services

AGENDA SECTION: City Manager's Items

STRATEGIC PRIORITY: 6) Government Transparency and Efficiency

BACKGROUND:

Florida Statute Section 200.065 requires the City hold two public hearings to adopt its annual budget. Specific requirements dictate the dates and times that budget hearings can be held. Staff will be providing a brief presentation these requirements and the Proposed Budget Calendar for Fiscal Year 2026-2027.

STAFF RECOMMENDATION: Receive presentation and provide direction to staff.

ATTACHMENTS:

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Dept. Director:	Lisa Griggs Roth