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**RESOLUTION 26-XX**

**A RESOLUTION OF THE CITY OF MARCO ISLAND, FLORIDA, TO REVISE EXISTING FEES RELATED TO DEVELOPMENT REVIEW APPLICATIONS AND PERMITTING; AMENDING THE CIYT OF MARCO ISLAND FEE SCHEDULE PROVIDED FOR IN CHAPTER 30, "LAND DEVELOPMENT CODE" OF THE CITY OF MARCO ISLAND CODE OF ORDINANCES; PROVIDING FOR INCORPORATION, CONFLICT AND SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Section 30-8(a) of the City of Marco Island Land Development Code provides that the Marco Island City Council shall, from time to time, establish and adopt by resolution a schedule of fees and charges for application and document processing, public meetings, public hearings, other meetings and hearings, transcripts approvals, denials, and development permits, development orders, development, construction, interpretations, enforcement, inspection services, sales of documents, review, resubmission, and any other zoning or development related services, and any other services provided or costs incurred by or on behalf of the City of Marco Island; and

**WHEREAS**, Section 30-8(b) provides that the City Council is authorized to amend, modify, or otherwise change, delete or add to the listed fees by resolution; and

**WHEREAS**, Section 30-8(c) provides that the City Council is authorized charge twice the amount listed for petitions or requests applied after-the-fact; and that until the applicable fees, costs, and other charges have been paid in full, no action or activity of any type or kind shall be taken on an application, petition, or request; and

**WHEREAS**, all other sections of Chapter 30, Land Development Code, adopted by ordinance remain in effect.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARCO ISLAND, FLORIDA THAT:**

**Section 1.** In accordance with the provisions of Section 30-8(b), the schedule of fees, costs and other charges identified as "Exhibit A" and attached hereto shall be adopted and maintained in the City Clerk's office and available for public inspection during normal business hours.

**Section 2. Incorporation, Conflict, and Severability.**

(1) It is the intent of the Marco Island City Council, and it is hereby resolved that the provisions of this Resolution shall become and be made a part of the Code of Ordinances of the City of Marco Island, Florida, and that the sections of Chapter 30 of the City of Marco Island Code of Ordinances may be renumbered or relettered and that the word "ordinance" may be changed to "section," "article," or other appropriate word.

45 (2) All sections or parts of sections of the Code of Ordinances of the City of Marco Island, all  
46 ordinances or parts of ordinances, all resolutions or parts of resolutions, in conflict herewith,  
47 be and the same are hereby repealed to the extent of the conflict.  
48

49 (3) If any word, phrase, clause, subsection, or section of this resolution is for any reason held  
50 unconstitutional or invalid by a court of competent jurisdiction, the invalidity thereof shall not  
51 affect the validity of any remaining portions of the resolution.  
52

53 **Section 3. Effective Date.**  
54

55 This Resolution shall take effect immediately upon adoption.  
56

57 Passed in open and regular session of the City Council of the City of Marco Island, Florida, this 18<sup>th</sup>  
58 day of May, 2026.  
59

60 **ATTEST:**

**CITY OF MARCO ISLAND, FLORIDA**

61  
62 \_\_\_\_\_  
63 Joan Taylor, City Clerk  
64

By: \_\_\_\_\_  
Darrin Palumbo, Vice-Chairman

65  
66 Approved as to form and legal sufficiency:  
67

68 \_\_\_\_\_  
69 Alan L. Gabriel, City Attorney  
70  
71

**EXHIBIT A**  
**DEVELOPMENT REVIEW AND PERMIT FEES**  
v. 11/18/24

Cost Recovery and Fee Schedule.

**A. Consultants.**

1. The City Manager and/or his/her designee as part of the review of any development application presented to the City, may refer any such application to such engineering, planning, legal, technical, environmental, or other professional(s) consultants employed or retained by the City ("consultant(s)") as the manager shall deem reasonably necessary to enable him/her to review such application as required by law.

2. Charges made by such consultants shall be made pursuant to an existing contractual agreement by and between the City and the consultant.

3. The consultant's services shall be charged at the hourly rates specified in the particular consultant's agreement with the City. Upon request the City shall provide the applicant with a copy of the consultant's invoice for any services charged.

**B. Cost recovery established.**

1. The City Manager and/or his/her designee may also charge an amount equal to or double the amount of the application fees.

2. Payment in full by the applicant for the City's cost recovery fees for review of the application shall be a written condition of any development order. These cost recovery fees shall be in addition to any and all other fees required by law, rule, or regulation of the City Code.

C. Review of consultant's charges. Upon a determination by the City Manager or his/her designee that there has been a miscalculation concerning a consultant's fees, the City Manager or his/her designee is authorized to review the charges and issue a credit or refund a portion of the fees.

D. Schedule of fees and cost recovery. No new development application shall be accepted and no building permit or certificate of occupancy shall be issued for any property until all application fees and cost recovery fees and fines related to the property (including fees related to any previous development proposal applications on the property), have been paid in full. If application is withdrawn for any reason payment is due in full at time of withdrawal.

E. Public/Legal Notices. In addition to the fees required herein, all costs of newspaper notices and required notices for public petitions shall be paid in full prior to a scheduled public hearing. If such payment is not received prior to a scheduled public hearing, the petition will be continued and rescheduled. Any additional cost associated with a rescheduled item shall also be paid in full prior to the public hearing. Advertising for public hearings shall be prepared by staff and submitted to the newspaper as required in the Marco Island Land Development Code (LDC).

**ADMINISTRATION:**

Interpretations:

Official interpretation request of Land Development Code,  
Planned Unit Development, Comprehensive Plan and/or  
Development Order

Determination of vested rights

Appeal of vested rights determination

***LDC FEES***

\$1,000<20 hrs.

\$2,000<20-40 hrs.

\$3,000>40 hrs.

\$125.00

\$1,000.00

118	Amendment to Land Development Code	\$2,000.00
119	Appeal from an Administrative Decision	\$1,000.00
120		(non-refundable)
121	Appeal of Official Interpretation to Board of Zoning	
122	Appeals or Board of Adjustments & Appeals	\$1,000.00
123	Appeal of Planning Board or staff action to Board of	
124	Zoning Appeals	\$2,500.00
125		
126	<b><u>ENVIRONMENTAL / LANDSCAPING</u></b>	
127	Vegetation Removal Permits	
128	First acre or fraction of an acre	\$300.00
129	Each additional acre or fraction of an acre	\$100.00
130		(\$900.00
131		maximum fee)
132		
133	Professional Lawn and Landscape Registration (2 years)	\$50.00
134	Plus, each sticker	\$5.00
135		
136	Vehicle on the Beach and Vendor Permit	
137	<i>Permit shall be waived for public</i>	
138	<i>&amp; non-profit organizations engaging in bona fide</i>	
139	<i>Environmental activities for scientific, conservation</i>	
140	<i>Or educational purposes</i>	\$500.00
141		
142		
143	<b><u>SITE DEVELOPMENT PLANS</u></b>	
144	Site Development Plan Pre-Application meeting deposit	
145	(applied to review fee, non-refundable)	<del>\$300.00</del>
146		<u>\$500.00</u>
147		
148	Site Development Plan Amendment – Minor review	\$400.00-1 <sup>st</sup> sheet
149		Plus \$100.00 per
150		additional sheet
151	Site Development Plan review	
152	Site Improvement Plan review	
153	Site Development Plan Amendment	
154	Base fee of :	\$5,000.00
155		Plus \$40.00 per dwelling
156		unit for residential
157		Plus \$ 0.05 per square
158		foot for non- residential.
159		
160		
161	Site Development Plans – 3 <sup>rd</sup> and subsequent reviews	\$500.00
162	Additional review time:	
163	Site Development Plan time extension	\$250.00

164		
165	<b><u>SUBDIVISION</u></b>	
166		
167	Lot line adjustment	\$250.00
168	Construction Document Review	075% of probable cost
169		of construction
170	Construction Document Modification	0.2125% of the value
171		of the construction
172		modification above
173		\$25,000.00
174	Subdivision inspection fee	1.275% of the probable
175	cost of	construction for
176		inspection
177	Subdivision Plan Preliminary	
178	(Formerly Subdivision Master Plan)	\$1,000.00
179		Plus \$5 per acre for
180		residential; \$1,000.00 plus
181		\$10 acre for non-
182		residential (mixed
183		use is residential)
184	Subdivisions – 3rd and subsequent	
185	Additional reviews	\$500.00
186	Administrative Amendment	\$500.00
187	Final Plat	\$1,000.00
188		Plus \$5 per acre
189		for residential, \$1,000.00
190		plus \$10 per acre for non-
191		residential (mixed use is
192		residential)
193	Two-year extension	\$200.00
194		
195	Easement/right of way vacation	\$1,000.00
196		<u>\$2,000.00</u>
197		
198		
199	<b><u>TEMPORARY USE PERMITS</u></b>	
200	Temporary Sales Permits	
201	Individual	\$50.00
202	Group (3 or more/parcel)	\$150.00
203	Model Homes, and Sales Center Permits	\$300.00
204	Model Homes and Sales Center Permit Extension	\$200.00
205	Construction and Development Trailer Permits	\$300.00
206	Estate and Demolition Sales	\$100.00
207		
208		
209		

210	<b><u>ZONING PETITIONS</u></b>		
211	Boat dock extension petition, SF		\$1,500.00
212	MF, Inst., Commercial		\$2,000.00
213	Conditional use petition		\$4,000.00
214			(\$1000.00
215			when filed with a rezone
216			petition)
217	Conditional use extension (Admin.)		\$500.00
218	(PB/CC)		\$2,000.00
219			
220	Development Agreement Chapter 38		\$2,000.00
221	Flood variance petition		\$1,000.00
222	Letter of zoning, and/or land use verification, and/or		
223	classification		\$100.00
224	If more than 1 hour		\$200.00
225	Off-site street and shared parking amendment variance		\$1,000.00
226	Administrative off-street parking agreement		\$500.00
227			
228	<b><u>PLANNED UNIT DEVELOPMENTS</u></b>		
229	PUD amendments	Substantial	\$6,000.00
230		Insubstantial	\$2,000.00
231		Minor	\$500.00
232			
233	PUD, PUDA Comprehensive Plan Consistency		\$2,250.00
234	Rezone petition (regular)		<del>\$5,000.00</del>
235			<u>\$6,000.00</u>
236	Rezone petition (to PUD)		\$10,000.00
237	Street name change		\$500.00
238	Variance petition - <u>residential</u>		\$2,000.00
239	<u>Variance petition – non-residential</u>		<u>\$5,000.00</u>
240	Variance petition (after-the-fact)		twice the
241			variance petition
242			fee
243	Redevelopment: Site plan with Deviations		\$1,000.00
244			<u>\$2,125.00</u>
245	Variance (Administrative)		<del>\$300.00</del>
246			<u>\$1,000.00</u>
247			
248	Zoning certificates		<i>initial</i> <i>renewal</i>
249	Residential Occupation license		\$60.00    \$15.00
250	Commercial Occupation license		\$200.00    \$0.00
251			
252	Flood Zone Determination Letter		\$30.00
253	If more than 30 minutes		\$100.00
254			
255			

256	<b><u>COMPREHENSIVE PLAN</u></b>	
257		
258	<u>Amendment</u>	\$16,700.00
259	<u>(Plus, advertising costs)</u>	
260		
261	<u>Small -Scale Amendment</u>	\$ 9,000.00
262	<u>(Plus, advertising costs)</u>	
263		