

RESOLUTION NO. 2025-28

A RESOLUTION OF THE VILLAGE OF ESTERO, FLORIDA, AMENDING RESOLUTION 2025-20 THAT CREATED A NEW COMMUNITY DEVELOPMENT DEPARTMENT FEE SCHEDULE INCLUDING BUILDING, PLANNING, ZONING AND LAND USE; MAKING RELATED FINDINGS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, on September 17, 2025 the Village Council adopted Resolution 2025-20 that rescinded previous fees and created a new fee schedule for the Community Development Department; and

WHEREAS, the new fee schedule was effective on October 1, 2025; and

WHEREAS, as a result of implementing the new fees, fees for Commercial Electric Permits, Plan Revisions to Approved Single Family, and Plan Revisions to Approved Commercial Permits were inadvertently omitted from the fee schedule; and

WHEREAS, on November 19, 2025 Council amended the Land Development Code by Ordinance 2025-14 to create a fee for Recovery Residences; and

WHEREAS, it is beneficial for customers and staff to have all Community Development related fees incorporated into a single Resolution.

NOW, THEREFORE BE IT RESOLVED by the Village Council of the Village of Estero, Florida, that:

Section 1. Amendment of Building Department Fee Schedule.

The Amended Building Department Fee Schedule attached hereto as **Exhibit “A”** is hereby adopted as the Village of Estero’s Building Department Fee Schedule.

Section 2. Amendment of Planning, Zoning and Land Use Fee Schedule.

The Amended Planning, Zoning and Land Use Fee Schedule attached hereto as **Exhibit “B”** is hereby adopted as the Village of Estero’s Planning, Zoning and Land Use Fee Schedule.

Section 3. Fee Schedule Effective Date.

The fee schedules adopted herein shall become effective immediately.

BE IT FURTHER RESOLVED that if any section, subsection, sentence, clause, provision or word of this Resolution is held unconstitutional or otherwise legally invalid, same shall be severable and the remainder of this Resolution shall not be affected by such invalidity, such that any remainder of the Resolution shall withstand any severed provision, as the Village Council would have adopted the Resolution even absent the invalid part.


BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon adoption.

DULY ADOPTED with a quorum present and voting this 3rd day of December, 2025.

Attest:



Carol Sacco, Village Clerk



Joanne Ribble, Mayor

Exhibit “A”

Amended Building Department Fee Schedule (December 3, 2025)

Permit Type	Fee (\$)
Residential Fence	50
Residential Pre-Fab Accessory Bldg	75
Residential Accessory Structure	150
Residential Natural Gas Generator	275
Res HVAC Change Out	175
Residential Shutters With or Without Electric	300
Residential Interior Remodel / Alteration	175
Residential Reroof	200
Misc Residential Plumbing/Gas	225
Misc Residential Electric/Service Change	225
Pool With or Without Spa	600
Pool Renovation	275
Hot Tub/Spa (Stand Alone Not Part of Pool)	150
Garage Door Replacement	100
Pool Enclosure	125
Pool Heater	100
Water Heater Change Out	100
Photovoltaic	150
Concrete Restoration	250
Dumpster Slab and Enclosure	200
Pre-Fab Accessory Bldg	75
Window/Door Replacement	150
Residential Demolition of Complete Structure	150
Low Voltage Lighting	150
Commercial Fence or Wall	200
Hood	300
Commercial Natural Gas Lines / Tank / Generator	500
Commercial HVAC Change Out	375
HVAC Duct Work Only	125
Mobile/Manufactured Home	200
Commercial Walk-In Cooler	250
Commercial Shutters With or Without Electric	300
Commercial Interior Renovation/Alteration/Remodel	Declared Valuation plus plan review
Commercial Demolition Complete Structure	250
Commercial Reroof	200
Commercial Electric	250
Structure Moving	750

Pier/Boathouse/Davit	Declared Valuation plus plan review
Seawall Repair	Declared Valuation plus plan review
Re-inspection Fee	150
Foundation Only	20% of Plan Review and Permit Fees
Sign (Per Sign)	225
Construction Trailer/Office	400
Commercial Accessory/ Awning/ Canopy	Declared Valuation plus plan review
Plan Revisions for Approved Single Family Residential Permit	200
Plan Revisions for Approved Commercial Permit	500

Miscellaneous Building Fees	Fee(\$)
Change of Contractor	75
Temporary Certificate of Occupancy	
1st TCO	Included in Permit
Each Subsequent Request	500
Permit Extensions	
1st Extension	Included in Permit
Each Subsequent Extension	250

New Construction Permit and Inspections Fee

Valuation	Fee (\$)
\$1.00 to \$10,000	\$75.00
\$10,001 to \$50,000	\$75.00 for first \$10,000 plus \$10.50 for each additional \$1,000 or fraction thereof to and including \$50,000
\$50,001 to \$100,000	\$415 for the first \$50,000 plus \$6.75 for each additional \$1,000 or fraction thereof to and including \$100,000
\$100,001 to \$500,000	\$752.50 for the first \$100,000 plus \$6.50 for each additional \$1,000 or fraction thereof to and including \$500,000
\$500,001 to \$1,000,000	\$3,152.50 for the first \$500,000 plus \$5.00 for each additional \$1,000 or fraction thereof to and including \$1,000,000.00
\$1,000,001 to 10,000,000	\$5,652.50 for the first \$1,000,000 plus \$3.00 for each additional \$1,000 or fraction thereof to and including \$10,000,000
\$10,000,001 and Above	\$6,652.50 for the first \$10,000,000 plus \$2.75 for each additional \$1,000 or fraction thereof

Single Family and Multi-Family Residential Plan Review Fee

25% of permit and inspections fees

Commercial Plan Review Fee

50% of permit and inspections fees

Refunds

No refund on permits of \$50 or less unless issued in error

No refund on any permit shall be granted if work has commenced

Refund on all other permits shall be at 75% of the permit fee

There shall be no refund on any plan or zoning review fee

After the fact permits are charged two times (2x) permit and plan review fees in all instances

Electronic Recording Fees

While not mandatory, as a courtesy to the contracting community, the Community Development Department may offer to record any document for an applicant associated with a permit or development application. The applicant will be assessed the actual cost for the recording/filing by the Lee County County Clerk of Courts based on that office's current schedule of service charges and fees, along with the submission fee charged by Simplifile to permit the Village to use the Simplifile Electronic Recording System and the fee for using a credit card. No refunds of fees are permitted once a document is recorded. By offering this courtesy, the Village does not become the applicant's agent and bears no responsibility to ensure proper filing. The applicant will need to ensure any document has been correctly filed or recorded.

Private Provider Fee Reduction

Owners and contractors utilizing a private provider for plan review and/or building inspections pursuant to Florida Statutes § 553.791 will receive a 15% reduction in permitting fees conditioned on submission of the required notification and acknowledgment statement required by Florida Statutes § 553.791(4).

Additional Fees

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

Exhibit “B”

Planning, Zoning and Land Use

Amended Planning, Zoning, and Land Use Fee Schedule (December 3, 2025)

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
Recovery Residence		700
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
SB2156 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 (\$)
Letter of Map Revision (all types)	500
No Rise	300

Environmental	Fee (\$)
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%

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.
