



# City of North Port

## ORDINANCE NO. 2024-32

**AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, AMENDING THE CODE OF THE CITY OF NORTH PORT, FLORIDA, APPENDIX A – CITY FEE SCHEDULE; AMENDING DEVELOPMENT SERVICES FEES, INCLUDING BUILDING, DEVELOPMENT REVIEW, PLANNING AND ZONING, AND NATURAL RESOURCES FEES, TO CORRESPOND WITH THE NEW UNIFIED LAND DEVELOPMENT CODE; PROVIDING FOR FINDINGS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Commission of the City of North Port, Florida has the duty, right, power, and authority to levy and collect fees for municipal purposes, including user fees as set forth in Florida Statutes Section 166.201; and

**WHEREAS**, the City’s fees provide funding for municipal purposes, including but not limited to, conducting municipal government, performing municipal functions, and rendering municipal services; and

**WHEREAS**, the City Fee Schedule is codified as Appendix A to the Code of the City of North Port, Florida; and

**WHEREAS**, Ordinance Nos. 2024-13 and 2024-14 adopted a replacement Unified Land Development Code (“ULDC”), effective October 28, 2024; and

**WHEREAS**, the City Commission desires to amend and adopt fees relevant to the provisions of the replacement ULDC; and

**WHEREAS**, the City Commission finds that these amendments serve the public health, safety, and welfare of the citizens of the City of North Port, Florida.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:**

### SECTION 1 – FINDINGS

- 1.01 The above recitals are true and correct and are incorporated in this ordinance by reference.
- 1.02 In accordance with Florida Statutes Section 166.041(4)(a), the City timely posted a business impact estimate on the City’s website on or before the date the newspaper published notice of this ordinance’s final reading.

- 1.03 The City Commission finds that the fees established in this ordinance are fair, reasonable, just, and equitable.
- 1.04 The City Commission finds that the regulatory fees established in this ordinance do not exceed the cost of the regulatory activity and are calculated to pay the cost of the regulatory activity for which they are imposed.
- 1.05 The City Commission finds that the user fees established in this ordinance are imposed in the exercise of a proprietary activity and benefit the party paying the fee in a manner not shared by the general public.
- 1.06 The City Commission finds that, pursuant to Section 14 of Chapter 2023-304, Laws of Florida, the changes to the land development-related fees are not more restrictive or burdensome than current fees.

**SECTION 2 – ADOPTION**

2.01 Appendix A of the Code of the City of North Port, Florida is hereby amended as follows:

**“APPENDIX A – CITY FEE SCHEDULE**

The following establishes the fees for the city.

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<b>DEVELOPMENT SERVICES FEES</b>	
<b>B. DEVELOPMENT SERVICES – PLANNING AND ZONING FEES</b>	
<b>General Fees</b>	
Address verifications	\$25.00
Addressing for a project requiring up-to-date address:	
— Initial Review Fee	\$250.00
— For each address	\$10.00
— Readdressing of approved project	\$250.00
Appeal to zoning board of appeals/zoning hearing officer	\$750.00 + legal ads
Appeal to planning and zoning advisory board	\$750.00 + legal ads
Applicant shall pay the fees for experts, as determined by the city	Varies
Architectural review	\$100.00
Bond/letter of credit (LOC) review and monitoring fee	\$500.00

Certificate of completion	\$250.00
Certificate of completion—temporary	\$250.00
Developer agreement (includes review)	Up to \$2,500.00
FEMA research letter	\$100.00
North Port fiscal analysis model (NPFAM)	\$250.00
Property research	\$25.00
Relocation of easements	\$100.00 for city review plus actual survey services cost
Street name change	\$500.00
Temporary use permit (for a use that is temporary in nature or an event lasting longer than two weeks; includes construction trailers, temporary parking lot for model homes, storage pods for an additional 21 days, Christmas tree sales—longer than two weeks in duration; per ULDC 53-265)	\$120.00
Zoning/comp plan determination letter	\$350.00
Zoning verification letter	\$100.00
<b>Petitions related to impact fees</b>	
Petition for waiver of impact fees	\$100.00
Petition for reduction of impact fees	\$100.00
Petition for deferral of impact fees	\$300.00
Petition for refund of impact fees	\$0.00
<b>Tree Removal</b>	
Heritage Tree Mitigation	\$100.00 per diameter inch at breast height (DBH)
Cost per Mitigation Point	\$50.00
<b>Reimbursements</b>	
—Reimbursements for Big Slough Watershed modeling	Actual, reasonable and customary charges
—Reimbursements for legal ads	Actual, reasonable and customary charges
—Reimbursements for mailing required for land development projects (certified or regular)	Actual, reasonable and customary charges
—Reimbursements for transportation study	Actual, reasonable and customary charges
—Reimbursements for land surveying services	Actual, reasonable and customary charges

<b>C. DEVELOPMENT SERVICES – DEVELOPMENT REVIEW FEES</b>	
Annexation (1 to 10 acres)	\$1,200.00
Annexation (over 10 acres to 50 acres)	\$1,600.00
Annexation (over 50 acres) plus \$20.00 for every acre over 100	\$2,500.00
Annexation re-submittal	\$675.00
Comprehensive plan amendment—small scale	\$2,285.00
Comprehensive plan amendment—large scale	\$3,800.00 + \$11.00/acre
DRI	\$15,600.00 + \$22.00/acre
DRI re-submittal	\$1,000.00
NOPC (notice of proposed change) major change	\$15,100.00 + \$22.00/acre
NOPC minor change	\$2,800.00
Pre-applications	\$300.00
Rezoning	\$2,280.00
Rezoning (PCD)	\$2,900.00
Text amendment (non-city initiated)	\$2,500.00 + legal ads
Village district pattern book (1 to 1,000 acres)	\$2,400.00
Village district pattern book (over 1,000 acres to 5,000 acres)	\$4,800.00
Village district pattern book (over 5,000 acres)	\$9,600.00
Village district pattern book amendment	\$4,800.00
Village district index map (1 to 1,000 acres)	\$2,400.00
Village district index map (over 1,000 acres to 5,000 acres)	\$4,800.00
Village district index map (over 5,000 acres)	\$9,600.00
Village district index map amendment	\$4,800.00
Village district pattern plan	\$4,450.00 + \$11.00/acre
Village district pattern plan amendment	\$2,050.00 + \$11.00/acre
Village district pattern plan combined	\$6,000.00 + \$33.00/acre
VDPP preliminary (pre-application)	\$1,800.00 + \$11.00/acre
VDPP preliminary review of amendment	\$1,500.00 + \$11.00/acre
Development master plan	\$3,960.00 + \$11.00/acre
Development master plan amendment	\$2,000.00

Development master plan revision (SDR only)	\$500.00
Extension of development master plan	\$100.00
<b>Major site and development</b>	
Major site and development (2 acres or less)	\$4,825.00
Major site and development (over 2 acres and up to 15 acres)	\$6,835.00
Major site and development (over 15 acres)	\$9,355.00
<b>Subdivision construction plans</b>	
Subdivision construction plans (10 acres and under)	\$5,660.00
Subdivision construction plans (over 10 acres and under 30 acres)	\$7,700.00
Subdivision construction plans (30 acres and over)	\$10,140.00
Infrastructure	\$800.00
<b>Final plat/re-platting</b>	
Final plat/re-platting (10 acres and under)	\$1,975.00 + \$11.00/lot
Final plat/re-platting (over 10 acres and under 30 acres)	\$2,475.00 + \$11.00/lot
Final plat/re-platting (over 30 acres)	\$2,975.00 + \$11.00/lot
<b>Vacation of plat</b>	
Vacation of plat (4 acres and under)	\$825.00
Vacation of plat (over 4 acres and under 50 acres)	\$1,125.00
Vacation of plat (50 acres and over)	\$1,425.00
Special exception (formerly known as conditional use permit)	\$2,500.00 + \$11.00/acre
Street vacation	\$825.00
Variance (commercial)	\$975.00
Variance (residential)	\$575.00
Variance (landscape)	\$750.00
Variance (subdivision)	\$900.00
Re-submittal to non-approved plan set	\$600.00
Revision to approved plan set	\$650.00
Extension of development order	\$100.00
Extension of a special exception	\$500.00

Vested rights determination	\$350.00
Density transfers	\$500.00
<b>Creation of a community development district (CDD)</b>	
Creation of a CDD (2,500 acres or more)	\$15,000.00
Creation of a CDD (up to 2,500 acres)	\$2,280.00

<b><u>DEVELOPMENT SERVICES FEES</u></b>	
<b><u>B. DEVELOPMENT SERVICES – DEVELOPMENT REVIEW, PLANNING AND ZONING, AND NATURAL RESOURCES FEES</u></b>	
<b><u>Addressing (General Fund/Planning and Zoning)</u></b>	
<u>Address, change</u>	<u>\$30.00</u>
<u>Address, fictitious</u>	<u>\$30.00</u>
<u>Address, new (one-and-two family structures)</u>	<u>\$30.00</u>
<u>Addressing, new (all other development types)</u>	<u>\$250.00, plus \$10.00 per address</u>
<u>Readdressing of approved project</u>	<u>\$250.00</u>
<u>Address, verification</u>	<u>\$30.00</u>
<b><u>Annexation, Voluntary</u></b>	
<b><u>Annexation, voluntary fee (TOTAL)</u></b>	<b><u>\$3,050.00</u></b>
<u>General Fund/Planning and Zoning portion of fee</u>	<u>\$2,400.00</u>
<u>Fire Rescue District portion of fee</u>	<u>\$100.00</u>
<u>Road and Drainage District portion of fee</u>	<u>\$250.00</u>
<u>Solid Waste District portion of fee</u>	<u>\$100.00</u>
<u>Utility Revenue Fund portion of fee</u>	<u>\$200.00</u>
<b><u>Appeals</u></b>	
<u>Appeal to Planning and Zoning Advisory Board for final determination by City Commission (not site-specific, not quasi-judicial) (General Fund/Planning and Zoning)</u>	<u>\$500.00</u>
<u>Appeal to Planning and Zoning Advisory Board for final determination by City Commission (site-specific/quasi-judicial) (General Fund/Planning and Zoning)</u>	<u>\$750.00</u>
<u>Appeal to Zoning Hearing Officer (not site-specific, not quasi-judicial) (General Fund/Planning and Zoning)</u>	<u>\$500.00</u>

Appeal to Zoning Hearing Officer (site-specific/quasi-judicial) (General Fund/Planning and Zoning)	\$750.00
<b>Certificate of Zoning Compliance (CZC) (one-and-two-family structures) (includes initial inspections)</b>	
<b><u>New construction fee (includes land clearing) (TOTAL)</u></b>	<b><u>\$615.00</u></b>
<u>General Fund/Planning and Zoning portion of fee</u>	<u>\$170.00</u>
<u>Building Enterprise Fund portion of fee</u>	<u>\$25.00</u>
<u>Environmental Protection Fund portion of fee</u>	<u>\$170.00</u>
<u>Road and Drainage District portion of fee</u>	<u>\$250.00</u>
<b><u>Addition or accessory structure fee (includes tree removal, if applicable) (TOTAL)</u></b>	<b><u>\$255.00</u></b>
<u>General Fund/Planning and Zoning portion of fee</u>	<u>\$90.00</u>
<u>Environmental Protection Fund portion of fee</u>	<u>\$90.00</u>
<u>Road and Drainage District portion of fee</u>	<u>\$75.00</u>
<u>Tree removal only (Environmental Protection Fund)</u>	<u>\$60.00</u>
<u>Underbrush removal only (Environmental Protection Fund)</u>	<u>\$60.00</u>
<u>Environmental mitigation fee in lieu of tree removal mitigation per tree (Environmental Protection Fund)</u>	<u>\$8,000.00</u>
<u>1st reinspection</u>	<u>\$37.50</u>
<u>2nd reinspection</u>	<u>\$75.00</u>
<u>3rd reinspection</u>	<u>\$150.00</u>
<u>4th reinspection</u>	<u>\$300.00</u>
<u>5th reinspection</u>	<u>\$600.00</u>
<u>CZC plan revision (General Fund/Planning and Zoning)</u>	<u>\$50.00</u>
<b>Certificate of Zoning Compliance (CZC), Sign (includes initial inspection)</b>	
<u>Application (General Fund/Planning and Zoning)</u>	<u>\$50.00 per sign</u>
<b><u>CZC, sign reinspection fees (General Fund/Planning and Zoning)</u></b>	
<u>1st reinspection</u>	<u>\$37.50</u>
<u>2nd reinspection</u>	<u>\$75.00</u>
<u>3rd reinspection</u>	<u>\$150.00</u>
<u>4th reinspection</u>	<u>\$300.00</u>
<u>5th reinspection</u>	<u>\$600.00</u>

<u>CZC, sign plan revision (General Fund/Planning and Zoning)</u>	<u>\$25.00 per sign</u>
<b><u>Community Development District (CDD)</u></b>	
<u>Community Development District (CDD) establishment, termination, contraction, or expansion (General Fund/Planning and Zoning)</u>	<u>As established in F.S. ch. 190</u>
<b><u>Comprehensive Plan Amendment</u></b>	
<b><u>Comprehensive Plan amendment, small-scale Future Land Use Map amendment fee (TOTAL)</u></b>	<b><u>\$2,950.00</u></b>
<u>General Fund/Planning and Zoning portion of fee</u>	<u>\$2,400.00</u>
<u>Environmental Protection Fund portion of fee</u>	<u>\$125.00</u>
<u>Fire Rescue District portion of fee</u>	<u>\$75.00</u>
<u>Road and Drainage District portion of fee</u>	<u>\$250.00</u>
<u>Utility Revenue Fund portion of fee</u>	<u>\$100.00</u>
<b><u>Comprehensive Plan amendment, large-scale Future Land Use Map amendment fee (TOTAL)</u></b>	<b><u>\$4,125.00</u></b>
<u>General Fund/Planning and Zoning portion of fee</u>	<u>\$3,500.00</u>
<u>Environmental Protection Fund portion of fee</u>	<u>\$200.00</u>
<u>Fire Rescue District portion of fee</u>	<u>\$75.00</u>
<u>Road and Drainage District portion of fee</u>	<u>\$250.00</u>
<u>Utility Revenue Fund portion of fee</u>	<u>\$100.00</u>
<b><u>Comprehensive Plan amendment, large-scale text amendment (General Fund/Planning and Zoning)</u></b>	<b><u>\$500.00 initial, plus \$5,000.00 if formal request proceeds</u></b>
<b><u>Conditional Uses</u></b>	
<u>Conditional use (General Fund/Planning and Zoning)</u>	<u>\$60.00 per conditional use</u>
<b><u>Development Agreement</u></b>	
<u>Development agreement</u>	<u>\$2,500.00 (General Fund/Planning and Zoning), plus \$2,500.00 per public facility/infrastructure type (Fire Rescue District, Road and Drainage District, and/or Utilities), plus Utilities developer agreement fees</u>
<b><u>Development agreement, additional fees (General Fund/Planning and Zoning)</u></b>	
<u>3rd Review</u>	<u>\$1,100.00</u>
<u>4th Review</u>	<u>\$1,700.00</u>



<u>5th Review</u>	<u>\$2,300.00</u>
<u>6th and subsequent reviews</u>	<u>\$2,900.00</u>
<u>Extension of time for development agreement</u>	<u>\$100.00</u>
<u>Development agreement amendment (General Fund/Planning and Zoning)</u>	<u>\$1,000.00</u>
<b><u>Development of Regional Impact (DRI) (F.S. 380.06)</u></b>	
<b><u>DRI changes fee (TOTAL)</u></b>	<b><u>\$5,000.00</u></b>
<u>General Fund/Planning and Zoning portion of fee</u>	<u>\$2,900.00</u>
<u>Environmental Protection Fund portion of fee</u>	<u>\$500.00</u>
<u>Fire Rescue District portion of fee</u>	<u>\$500.00</u>
<u>Road and Drainage District portion of fee</u>	<u>\$500.00</u>
<u>Solid Waste District portion of fee</u>	<u>\$100.00</u>
<u>Utility Revenue Fund portion of fee</u>	<u>\$500.00</u>
<u>DRI abandonment (General Fund/Planning and Zoning)</u>	<u>\$1,200.00</u>
<b><u>Division of Land</u></b>	
<u>Lot line adjustment (General Fund/Planning and Zoning)</u>	<u>\$60.00</u>
<u>Lot split (General Fund/Planning and Zoning)</u>	<u>\$60.00</u>
<b><u>Subdivision, final plat fee (TOTAL)</u></b>	<b><u>\$950.00, plus \$10.00 per acre over 1-acre or portion thereof, plus actual cost of surveyor review, plus 2% administration fee</u></b>
<u>General Fund/Planning and Zoning portion of fee</u>	<u>\$500.00, plus \$10.00 per acre over 1-acre or portion thereof, plus actual cost of surveyor review, plus 2% administration fee</u>
<u>Fire Rescue District portion of fee</u>	<u>\$100.00</u>
<u>Road and Drainage District portion of fee</u>	<u>\$250.00</u>
<u>Utility Revenue Fund portion of fee</u>	<u>\$100.00</u>
<b><u>Subdivision, minor fee (TOTAL)</u></b>	<b><u>\$1,250.00, plus actual cost of surveyor review, plus 2% administration fee</u></b>
<u>General Fund/Planning and Zoning portion of fee</u>	<u>\$1,000.00, plus actual cost of surveyor review, plus 2% administration fee</u>
<u>Environmental Protection Fund portion of fee</u>	<u>\$250.00</u>
<b><u>Subdivision, preliminary plat fee (TOTAL)</u></b>	<b><u>\$1,200.00, plus \$50.00 per acre over 1-acre or portion thereof</u></b>

<u>General Fund/Planning and Zoning portion of fee</u>	<u>\$500.00, plus \$50.00 per acre over 1-acre or portion thereof</u>
<u>Environmental Protection Fund portion of fee</u>	<u>\$250.00</u>
<u>Fire Rescue District portion of fee</u>	<u>\$100.00</u>
<u>Road and Drainage District portion of fee</u>	<u>\$250.00</u>
<u>Utility Revenue Fund portion of fee</u>	<u>\$100.00</u>
<b><u>Subdivision, preliminary plat additional fees (General Fund/Planning and Zoning)</u></b>	
<u>3rd review</u>	<u>\$1,100.00</u>
<u>4th review</u>	<u>\$1,700.00</u>
<u>5th review</u>	<u>\$2,300.00</u>
<u>6th and subsequent reviews</u>	<u>\$2,900.00</u>
<u>Extension of time for subdivision, preliminary plat</u>	<u>\$100.00</u>
<u>Amendment to previously approved subdivision, preliminary plat</u>	<u>\$1,000.00</u>
<b><u>Impact Fee Applications (General Fund (Planning and Zoning)</u></b>	
<u>Deferral application</u>	<u>\$100.00</u>
<u>Reduction or waiver application (incentive program)</u>	<u>\$100.00</u>
<b><u>Master Concept Plans</u></b>	
<b><u>Master concept plan fee (TOTAL)</u></b>	<b><u>\$2,050.00, plus \$50.00 per acre over 1-acre or portion thereof</u></b>
<u>General Fund/Planning and Zoning) portion of fee</u>	<u>\$1,000.00, plus \$50.00 per acre over 1-acre or portion thereof</u>
<u>Environmental Protection Fund portion of fee</u>	<u>\$250.00</u>
<u>Fire Rescue District portion of fee</u>	<u>\$200.00</u>
<u>Road and Drainage District portion of fee</u>	<u>\$500.00</u>
<u>Utility Revenue Fund portion of fee</u>	<u>\$100.00</u>
<b><u>Master concept plan additional fees (General Fund/Planning and Zoning)</u></b>	
<u>3rd review</u>	<u>\$1,100.00</u>
<u>4th review</u>	<u>\$1,700.00</u>
<u>5th review</u>	<u>\$2,300.00</u>
<u>6th and subsequent reviews</u>	<u>\$2,900.00</u>
<u>Extension of time for master concept plan</u>	<u>\$100.00</u>
<b><u>Master concept plan amendment fee (TOTAL)</u></b>	<b><u>\$1,125.00</u></b>

<u>General Fund/Planning and Zoning portion of fee</u>	<u>\$600.00</u>
<u>Environmental Protection Fund portion of fee</u>	<u>\$125.00</u>
<u>Fire Rescue District portion of fee</u>	<u>\$50.00</u>
<u>Road and Drainage District portion of fee</u>	<u>\$250.00</u>
<u>Utility Revenue Fund portion of fee</u>	<u>\$100.00</u>
<b><u>Preliminary Project Review</u></b>	
<b><u>Preliminary project review fee (TOTAL)</u></b>	<b><u>\$300.00</u></b>
<u>General Fund/Planning and Zoning portion of fee</u>	<u>\$50.00</u>
<u>Environmental Protection Fund portion of fee</u>	<u>\$50.00</u>
<u>Fire Rescue District portion of fee</u>	<u>\$50.00</u>
<u>Road and Drainage District portion of fee</u>	<u>\$50.00</u>
<u>Solid Waste District portion of fee</u>	<u>\$50.00</u>
<u>Utility Revenue Fund portion of fee</u>	<u>\$50.00</u>
<b><u>Public Art (General Fund/Planning and Zoning</u></b>	
<u>Public art (compliant with ULDC, requires staff approval)</u>	<u>\$200.00</u>
<u>Public art (noncompliant with ULDC, requires Art Advisory Board recommendation with City Commission approval)</u>	<u>\$675.00</u>
<b><u>Public art additional fees</u></b>	
<u>3<sup>rd</sup> review and subsequent reviews</u>	<u>\$200.00</u>
<u>Amendment to previously approved public art</u>	<u>\$200.00</u>
<b><u>Rezone</u></b>	
<b><u>Rezone, standard or Village fee (TOTAL)</u></b>	<b><u>\$3,350.00</u></b>
<u>General Fund/Planning and Zoning portion of fee</u>	<u>\$2,800.00</u>
<u>Environmental Protection Fund portion of fee</u>	<u>\$125.00</u>
<u>Fire Rescue District portion of fee</u>	<u>\$50.00</u>
<u>Road and Drainage District portion of fee</u>	<u>\$250.00</u>
<u>Solid Waste District portion of fee</u>	<u>\$25.00</u>
<u>Utility Revenue Fund portion of fee</u>	<u>\$100.00</u>
<b><u>Site Development and Infrastructure</u></b>	
<b><u>Site development and infrastructure plan (TOTAL)</u></b>	<b><u>\$3,350.00, plus \$50.00 per acre over 1-acre or portion thereof</u></b>

<u>General Fund (Planning and Zoning) portion of fee</u>	<u>\$2,400.00, plus \$50.00 per acre over 1-acre or portion thereof</u>
<u>Environmental Protection Fund portion of fee</u>	<u>\$250.00</u>
<u>Fire Rescue District portion of fee</u>	<u>\$250.00</u>
<u>Road and Drainage District portion of fee</u>	<u>\$250.00</u>
<u>Utility Revenue Fund portion of fee</u>	<u>\$200.00</u>
<b><u>Site development and infrastructure plan additional fees (General Fund/Planning and Zoning)</u></b>	
<u>3rd review</u>	<u>\$1,100.00</u>
<u>4th review</u>	<u>\$1,700.00</u>
<u>5th review</u>	<u>\$2,300.00</u>
<u>6th and subsequent reviews</u>	<u>\$2,900.00</u>
<b><u>Bond and letter of credit review and monitoring fee (TOTAL)</u></b>	<u>\$500.00</u>
<u>General Fund (Planning and Zoning) portion of fee</u>	<u>\$125.00</u>
<u>Road and Drainage District portion of fee</u>	<u>\$250.00</u>
<u>Utility Revenue Fund portion of fee</u>	<u>\$125.00</u>
<b><u>Site (horizontal) construction and infrastructure improvement inspection fee (TOTAL)</u></b>	<b><u>4% of site improvement costs based on engineer's estimate of probable costs</u></b>
<u>General Fund (Planning and Zoning) portion of fee</u>	<u>0.15% of site improvement costs</u>
<u>Environmental Protection Fund portion of fee</u>	<u>0.15% of site improvement costs</u>
<u>Fire Rescue District portion of fee</u>	<u>0.20% of site improvement costs</u>
<u>Road and Drainage District portion of fee</u>	<u>1.5% of site improvement costs</u>
<u>Utility Revenue Fund portion of fee</u>	<u>2% of site improvement costs</u>
<u>Construction completion certification (General Fund/Planning and Zoning)</u>	<u>\$250.00</u>
<u>Extension of time for site development and infrastructure plan (General Fund/Planning and Zoning)</u>	<u>\$100.00</u>
<b><u>Amendment to site development and infrastructure plan fee (TOTAL)</u></b>	<b><u>\$650.00</u></b>
<u>General Fund/Planning and Zoning portion of fee</u>	<u>\$200.00</u>
<u>Environmental Protection Fund portion of fee</u>	<u>\$50.00</u>
<u>Fire Rescue District portion of fee</u>	<u>\$50.00</u>
<u>Road and Drainage District portion of fee</u>	<u>\$250.00</u>
<u>Utility Revenue Fund portion of fee</u>	<u>\$100.00</u>

<b><u>Special Exception</u></b>	
<u>Special exception (General Fund/Planning and Zoning)</u>	<u>\$2,800.00</u>
<b><u>Temporary Use</u></b>	
<u>Temporary use (General Fund/Planning and Zoning)</u>	<u>\$120.00</u>
<b><u>Text Amendment (ULDC)</u></b>	
<u>Text amendment to Unified Land Development Code (ULDC) (General Fund/Planning and Zoning)</u>	<u>\$500.00 initial fee, plus \$5,000.00 if City Commission determines a willingness to consider a formal application for the request</u>
<b><u>Tree Removal Mitigation (Environmental Protection Fund)</u></b>	
<u>Heritage trees</u>	<u>\$100.00 per diameter inch at breast height (DBH)</u>
<u>All other protected trees per mitigation point</u>	<u>\$50.00</u>
<b><u>Vacation of Easement</u></b>	
<b><u>Vacation of easement fee (TOTAL)</u></b>	<b><u>\$825.00</u></b>
<u>General Fund/Planning and Zoning portion of fee</u>	<u>\$475.00</u>
<u>Road and Drainage District portion of fee</u>	<u>\$250.00</u>
<u>Utility Revenue Fund portion of fee</u>	<u>\$100.00</u>
<b><u>Variances (General Fund/Planning and Zoning)</u></b>	
<u>Variance, major (one-and-two-family structures)</u>	<u>\$675.00</u>
<u>Variance, major (all other development types)</u>	<u>\$1,075.00</u>
<u>Variance, minor</u>	<u>\$200.00 per variance</u>
<b><u>Vested Rights Determination</u></b>	
<u>Vested rights determination</u>	<u>\$350.00</u>
<b><u>Waivers</u></b>	
<u>Waiver (per waiver) (General Fund/Planning and Zoning)</u>	<u>\$600.00</u>
<b><u>Zoning Letters</u></b>	
<u>Zoning determination letter (includes written interpretations) (General Fund/Planning and Zoning)</u>	<u>\$350.00</u>
<u>Zoning verification letter (includes review and signatures on state forms when applicable, i.e., alcoholic beverage review) (General Fund/Planning and Zoning)</u>	<u>\$100.00</u>

<b>DC. DEVELOPMENT SERVICES – BUILDING FEES</b>	
<b>NEW CONSTRUCTION:</b>	
...	
<b>BUILDING GENERAL FUND</b>	
<b>NEW CONSTRUCTION:</b>	
<b>Residential, Commercial, and Addition: Building Applications</b>	
...	
<b><del>ALL OTHER APPLICATION TYPES REVIEWED BY ZONING</del></b>	
<b><del>—Miscellaneous, Alteration, Repair, and Over the Counter/Fax Building Applications</del></b>	
<del>Nonrefundable plan review fee due at issuance of permit—valuation shall be based on the Florida Building Code Chapter 1</del>	
<del>Valuation \$0.00 to \$2,000.00</del>	<del>\$20.00 minimum on first \$2,000.00</del>
<del>Valuation \$2,001.00 and above</del>	<del>\$0.0005 per dollar over \$2,000.00</del>
<del>New assigned address</del>	<del>\$10.00 each</del>
<del>Replacement of zoning permit documents</del>	<del>\$25.00 base fee + copy fees</del>
<del>Zoning permit records search</del>	<del>\$25.00 base fee + copy fees</del>
<del>Land clearing before house application (includes arborist inspection)</del>	<del>\$160.00 each</del>
<del>Fictitious address administration fee</del>	<del>\$10.00 each</del>
<del>As-built survey administration fee</del>	<del>\$20.00 each</del>
<del>Elevation certificate administration fee</del>	<del>\$20.00 each</del>
<del>Occupation of easement administration fee</del>	<del>\$40.00 each</del>
<del>Plan revision</del>	<del>\$50.00 each</del>
<del>Standard inspection (zoning/arborist)</del>	<del>\$40.00 each</del>
<del>—1st reinspection (zoning/arborist)</del>	<del>\$75.00</del>
<del>—2nd reinspection (zoning/arborist)</del>	<del>\$75.00</del>
<del>—3rd reinspection (zoning/arborist)</del>	<del>\$150.00</del>
<del>—4th reinspection (zoning/arborist)</del>	<del>\$300.00</del>
<del>—5th reinspection (zoning/arborist)</del>	<del>\$600.00</del>

<b>Permit</b>	
Land clearing	\$50.00
Site plan revision	\$25.00
Occupation of easement application	\$25.00
...	

*[Grayscale shading of rows to appear in codification; subsequent subsections within Appendix A to be re-lettered accordingly]*

**SECTION 3 – CONFLICTS**

3.01 In the event of any conflict between the provisions of this ordinance and any other ordinance, in whole or in part, the provisions of this ordinance will prevail to the extent of the conflict.

**SECTION 4 – SEVERABILITY**

4.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase, or provision of this ordinance is for any reason invalid or unconstitutional, that provision will be deemed a separate, distinct, and independent provision and will not affect the validity of the remaining portions of the ordinance.

**SECTION 5 – CODIFICATION**

5.01 In this ordinance, additions are shown as underlined and deletions as ~~striketrough~~. Any additional codification information and notations appear in *italics*. These editorial notations are not intended to appear in the codified text.

**SECTION 6 – EFFECTIVE DATE**

6.01 This ordinance takes effect October 28, 2024.

READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida, in public session on September 24, 2024.

ADOPTED by the City Commission of the City of North Port, Florida, on the second and final reading in public session on October 22, 2024.

CITY OF NORTH PORT, FLORIDA

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ALICE WHITE  
MAYOR

ATTEST

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HEATHER FAUST, MMC  
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

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MICHAEL GOLEN, CPM  
INTERIM CITY ATTORNEY