

**DESOTO COUNTY, FLORIDA  
RESOLUTION 2026- \_\_\_\_**

**A RESOLUTION OF THE DESOTO COUNTY BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA, AMENDING THE PLANNING AND ZONING DIVISION FEE SCHEDULE TO AID IN THE RECOVERY OF COSTS OF ADMINISTERING THE LAND DEVELOPMENT REGULATIONS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the DeSoto County Board of County Commissioners ("Board") has that authority to establish a schedule of fees in accordance with Section 163.3174(2), Florida Statutes and the DeSoto County Land Development Code, Chapter 20, Code of Ordinances; and

**WHEREAS**, on January 22, 2019, the Board adopted Resolution 2019-9 amending and restating the Planning and Zoning Division Fee Schedule; and

**WHEREAS**, on April 23, 2019, the Board adopted Resolution 2019-28 amending the Planning and Zoning Fee Schedule; and

**WHEREAS**, on September 10, 2024, the Board adopted Resolution 2024-062 amending the Planning and Zoning Fee Schedule; and

**WHEREAS**, on June 10, 2025 the Board adopted Resolution 2025-014 amending and restating the Planning and Zoning Division Fee Schedule; and

**WHEREAS**, on January 27, 2026, the Board adopted Resolution 2026-008, amending the Planning and Zoning Division Fee Schedule to establish a fee associated with the review of Family Homestead Exemptions Lots; and

**WHEREAS**, the Board finds that the various fees currently charged are no longer sufficient to recover the costs to the County of regulating zoning and development within the County; and

**WHEREAS**, the Board finds it necessary to further amend the Planning and Zoning Fee Schedule to aid in the recovery of costs; and

**WHEREAS**, the Board further finds that the fee schedule for the associated reviews by County staff are user fees that are reasonable and consistent with the costs of the administrative provisions of said services.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA, AS FOLLOWS:**

**SECTION 1.** The findings and conclusions set forth in the above "Whereas Clauses" are adopted by the Board of County Commissioners.

**SECTION 2.** The Board of County Commissioners of DeSoto County hereby adopts the amendment to the Planning and Zoning Fee Schedule as set forth in Exhibit "A" hereto, providing for the update to aid in the recovery of costs of administering the Land Development Regulations.

**SECTION 3.** This Resolution shall be effective immediately upon its adoption in accordance with the law.

**PASSED AND DULY ADOPTED** in DeSoto County, Florida, this 14<sup>th</sup> day of April 2026.

**ATTEST:**

**DESOTO COUNTY BOARD OF  
COUNTY COMMISSIONERS**

BY: \_\_\_\_\_  
Mandy Hines,  
County Administrator

By: \_\_\_\_\_  
Steve Hickox,  
Chairman

**Approved as to form and legal sufficiency:**

By: \_\_\_\_\_  
Valerie Vicente,  
County Attorney

# Exhibit A

## DESOTO COUNTY PLANNING AND ZONING DIVISION FEE SCHEDULE Adopted March 24, 2026 Resolution 2026-\_\_

<b>A. ADMINISTRATIVE FEES</b>		<b>Cost</b>	<b>Type</b>
<b>1</b>	<b>Copying</b>		
	a. 8.5"x11" paper, black and white print	\$ 0.25	Per Page
	b. 8.5"x11" paper, color print	\$ 0.75	Per Page
	c. 8.5"x14" paper, black and white print	\$ 0.35	Per Page
	d. 8.5"x14" paper, color print	\$ 1.25	Per Page
	e. 11"x17" paper, black and white print	\$ 1.50	Per Page
	f. 11"x17" paper, color print	\$ 3	Per Page
	g. 2'x3' drawing and map, black and white print	\$ 15	Per Page
	h. 2'x3' drawing and map, color	\$ 30	Per Page
	i. Compact Disc (CD)	\$ 10	Per CD
<b>2</b>	<b>Mailing</b>	Actual cost	
<b>3</b>	<b>Notarizing (1)</b>	\$ 7	Per Application
<b>4</b>	<b>Public Notice</b>		
	a. Legal Published Notice (2)	\$ 150	Deposit plus Balance
	b. Notification Mailers (2) Print out / PDF	\$ 25	Each Time Required
	c. Manufacturing		Agreement with sign company
	d. Each 4' x 4' sign	Actual Cost from Provider	Per Sign
	e. Each double-sided 4' x 8' sign	Actual Cost from Provider	Per Sign
<b>5</b>	<b>Researching (after 15 minutes)</b>	\$ 35	Per Hour
<b>B. APPLICATION FEES</b>		<b>Cost</b>	<b>Type</b>
<b>1</b>	<b>Appeals</b>		
	a. To Development Director	\$ 150	Per Application
	b. To the Development Review Committee	\$ 150	Per Application
	c. To Board of Adjustment or Planning Commission (2)	\$ 300	Per Application
	d. To Board of County Commissioners (2)	\$ 300	Per Application
	e. Variance (2)	\$ 300	Per Application
	f. Waiver (2) (3)	\$ 250	Per Application
<b>2</b>	<b>Bio-solids Spreading and Hauling</b>		
	a. Annual Hauling Permit	\$ 250	Per Truck
	b. Annual Land Spreading Permit		
	c. Maximum 2,000 net spreadable acres	\$ 10,000	
	d. Maximum 5,000 net spreadable acres	\$ 15,000	
	e. Over 5,000 net spreadable acres	\$ 20,000	
	f. Research and Education Fee	\$ 5	Per Net Acre
	g. Site Inspection (after 100 hours of time)	\$ 70	Per Hour
<b>3</b>	<b>Certificate of Use</b>		
	a. Home occupation	\$ -	FREE
	b. New use	\$ -	FREE
	c. Change of use or expansion	\$ -	FREE
<b>4</b>	<b>Community Development District</b>		
	a. Creation	\$ 15,000	
	b. Termination	\$ 1,500	
	c. Revision	\$ 7,500	

<b>5</b>	<b>Comprehensive Plan Amendment (2)</b>			
	a. Future Land Use Map amendment		\$ 3,200	
	b. Text amendment		\$ 2,500	
<b>6</b>	<b>Development of Regional Impact (DRI) (4)</b>			
	a. Substantial Deviation (SD)/Notice of Proposed Change (NOPC)		\$ 5,000	plus Consultant Deposit
	b. SD/NOPC Consultant Deposit		\$ 10,000	
<b>7</b>	<b>Development Plan (2)</b>			
	a. Application		\$ 1,500	
	b. Change of use (Only if changed parking/loading requirements)		\$ 250	
<b>8</b>	<b>Excavation and Mining</b>			
	a. Type II Preliminary / Development Plan		\$ 325	plus SEU Fee
	b. Type II Final / Improvement Plan		\$ 1,200	plus IP Fee
	c. Type III Preliminary / Development Plan		\$ 1,500	plus SEU Fee
	d. Type III Final / Improvement Plan		\$ 2,250	plus IP Fee
	e. Type IV Preliminary / Development Plan		\$ 3,750	plus SEU Fee
	f. Type IV Final / Improvement Plan		\$ 7,500	plus IP Fee
	g. Transfer of Ownership or Operator		\$ 1,500	Per Occurrence
<b>9</b>	<b>Family Homestead Exemption Lot</b>		\$ 200	per lot
<b>10</b>	<b>Improvement Plan (IP)</b>			
	a. Residential Single-Family / Multi-family			
		1. 0-50 Lots / Units	\$ 2,000	
		2. 51-100 Lots / Units	\$ 2,500	
		3. 101-500 Lots / Units	\$ 3,000	
		4. 501 or more Lots / Units	\$ 10	Per Lot / Units
	b. Non- Residential			
		1. Up to 50,000 square feet	\$ 2,000	
		2. 50,001- 100,000 square feet	\$ 2,500	
		3. 100,001 square feet or more	\$ 3,000	
<b>11</b>	<b>Land Development Regulations</b>			
	a. Interpretation Letter		\$ 125	
	b. Text amendment		\$ 1,500	
<b>12</b>	<b>Liquor License</b>			
	a. 1-3 Day Event		\$ 75	
	b. Beer and Wine		\$ 100	
	c. All others		\$ 250	
<b>13</b>	<b>Miscellaneous</b>			
	a. Medical Hardship		\$ 50	
	b. Pre-Application Conference Basic (5)		\$ 150	
	c. Pre-Application Conference with DRC leaders (5)		\$ 500	
	d. Temporary Use Permit		\$ 270	
	e. Four-H/FFA Temporary use permit		\$ -	FREE
	f. Outdoor Event Permit		\$ 50	
<b>14</b>	<b>Official Zoning District Atlas (Rezoning) (2)</b>			
	a. Non-PUD district		\$ 1,500	
	b. PUD (6)		\$ 4,500	
		1. Alternate Concept Development Plan (CDP)	\$ 3,500	
		2. CDP amendment	\$ 1,500	
		3. Administrative CDP amendment	\$ 750	
	c. Development Bonus Density / Intensity Requests		\$ 1,500	



	<p>(7) Fee is payable 60 days prior to submission of the Phosphate Mining Master Plan application. If there are funds remaining from the Pre-Application Process fee at the time this Consultant Deposit is due, those remaining funds will be credited toward the amount of the Consultant Deposit. This Deposit must be replenished with additional funds from the applicant whenever it falls below \$10,000 in order to reinstate the initial \$40,000 deposit. The County will provide cost substantiation for each deposit of additional funds. This deposit will be used to pay for staff, consultant, and attorney review time and to pay necessary related expenses during the application, operations, and reclamation processes.</p>
	<p>(8) Pre-Development includes land clearing, excavation and fill, right-of-way access and culverts, and utilities. Pre-Development as an adjunct of development as defined in §380.04, F.S. will necessitate either a Minor or Major ZVC and fee. An Engineering Division permit and fee are required for right-of-way access and culverts, and utilities.</p>

