

RESOLUTION 2011-27

A RESOLUTION OF THE TOWN OF LONGBOAT KEY, FLORIDA, AMENDING THE FEE SCHEDULE FOR BUILDING PERMIT FEES AND FIRE FEES ASSOCIATED WITH PERMITTING; PROVIDING FOR REPEAL OF ALL RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Ordinance 98-24 establishes that permit/application fees associated with Town Code Chapters 150, 151, 152, 153, 154, 155, 157, 158, and 160 be set by resolution of the Town Commission; and

WHEREAS, the Town Commission passed Resolution 98-18, which was subsequently amended by Resolution 02-06, Resolution 05-15, and Resolution 2008-32, to set certain application/filing fees; and

WHEREAS, the Town hired a consultant to review the services and costs associated with the building and fire plans reviewers and inspectors for the issuance of building permits and other related services; and

WHEREAS, it was determined that certain staff time charges associated with the completion of many services are not being fully recovered by the Town; and

WHEREAS, it was determined that the certain fees necessary to fully recover the cost of some services provided were not reasonable, consequently a reasonable flat fee has been established for such services; and

WHEREAS, the Town Commission determined that it is in the best interests of the Town to amend the fee schedule for the Planning, Zoning and Building Department to change existing fee amounts and to include the newly proposed fees, and

WHEREAS, the Town Commission adopted Resolution 2011-24 on July 11, 2011, establishing an updated fee schedule for building related plan reviews, inspections services, and other services provided; and

WHEREAS, the Town Commission on that date determined the valuation method for permitting fees was not entirely equitable, and

WHEREAS, the Town Commission determined that it is in the best interests of the Town to amend the fee schedule for the Planning, Zoning and Building Department, established by Resolution 2011-24, to establish fee amounts for new construction and additions based on the square footage of improvements.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF LONGBOAT KEY, FLORIDA, THAT:

SECTION 1. The Whereas clauses above are ratified and confirmed as true and correct.

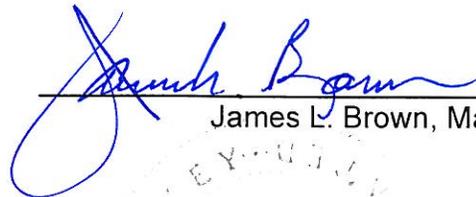
SECTION 2. The fees and charges set forth in Exhibit "A" of this Resolution are hereby adopted.

SECTION 3. Resolutions 98-18, 02-06, 05-15, 2008-32, 2011-24 and any portion of other Resolutions in conflict with this Resolution are hereby repealed.

SECTION 4. If any section, subsection, sentence, clause, or provision of this Resolution is held invalid, the remainder of the Resolution shall not be affected.

SECTION 5. This Resolution shall become effective on October 1, 2011.

Adopted at a meeting of the Town Commission held the 26th day of September 2011.


James L. Brown, Mayor

ATTEST:


Trish Granger, Town Clerk



Attachment: Exhibit "A"

EXHIBIT "A"

PLANNING, ZONING AND BUILDING DEPARTMENT FEES

The Planning, Zoning and Building Department shall collect from each applicant for a permit the following fees as required by Title 15, Chapters 150-160 of the Town of Longboat Key Code of Ordinances. In addition to the following fee amounts, applicants for Building, Shoreline Construction, Dredging and Filling, Electrical, Flood Control, and Plumbing permits, as well as Subdivision modifications, Zoning Code applications, and Comprehensive Plan amendments shall be responsible for all costs of advertising and other expenses reasonably incurred by the Town in connection with the processing of the application.

Charges for services not specifically listed in the following shall be calculated based on actual staff time provided for the service. Absent an adopted hourly rate within this resolution, staff time charges shall be at the employee's fully burdened rate for the Department. When necessary, additional consultant or Town Attorney charges may be applicable.

Staff time charges per hour (per staff person per hour):

Building Official	\$75.00/hour
Planning Staff	\$55.00/hour
Trade Inspector	\$65.00/hour
Building Inspector/Plans Reviewer	\$60.00/hour
Administrative Staff	\$55.00/hour
Fire Marshal/Inspector	\$75.00/hour

FLORIDA BUILDING CODE PERMIT FEES

These costs include hourly staff charges for each review after the third permit application plan review, Town Attorney expenses as submitted by the attorney, and fees and expenses as submitted by consultants deemed necessary by the Town. Changes or alterations to a permit are charged staff time for the initial review and any additional reviews.

Failure to obtain any and all required approvals prior to commencing work shall result in fines and penalties as set forth in the respective standards and codes, including a penalty of one hundred percent as set forth in section 108.2 of the Florida Building Code.

Fees for building permitting and inspection services shall be as follows*:

<p>1. Building Permit</p> <p>a. Application/Processing Fee: 25% of the building permit fee shall be payable at the time the building permit application is submitted, and shall be non-refundable. The remaining portion of the full building permit fee shall be payable at the time the building permit is issued</p> <p>b. The application/processing fee shall not be applicable to those building permit applications that result in estimated permit fees of less than \$1,000 or those jobs that have a flat permit fee. In such cases, the full building permit fee shall be payable at the time the building permit is issued</p>	<p>\$3.00/sq. ft. of job</p>
<p>2. Moving Fee - The fee for moving any building or structure</p>	<p>\$250.00</p>
<p>3. Staff Plan Review Charges after the third review (per staff person per hour)</p>	<p>Actual cost (based on tiered hourly rates)</p>
<p>4. Changes or alterations to a permit (per staff person per hour)</p>	<p>Actual cost (based on tiered hourly rates)</p>
<p>5. Swimming Pool/Spa</p>	<p>\$360.00</p>
<p>6. Deck</p>	<p>\$180.00</p>
<p>7. Lanai and Screen Enclosures</p>	<p>\$180.00</p>
<p>8. Roof Repair</p>	<p>\$0.20/sq. ft. (\$60 minimum)</p>
<p>9. Roof Recovering</p>	<p>\$90.00</p>
<p>10. Reroof</p>	<p>\$240.00</p>
<p>11. Roof Replacement</p>	<p>\$300.00</p>
<p>12. Residential Dock, Davit, Lift, Hoist or Seawall</p>	<p>\$240.00</p>
<p>13. Gutter, Soffits, Siding and Facia</p>	<p>\$50.00</p>
<p>14. Pre-constructed/Pre-engineered Shed</p>	<p>\$70.00</p>
<p>15. Solar Energy Systems</p>	<p>\$125.00</p>
<p>16. Demolition Fee</p>	<p>\$400.00</p>
<p>17. Permanent Free-Standing Sign</p>	<p>\$67.50</p>
<p>18. Other work requiring a building permit that cannot be evaluated on a square footage basis (includes initial round of plan review and one inspection)</p>	<p>\$60.00</p>

19. Re-inspection Fee	
a. During normal business hours: re-inspection when work is not ready or does not meet code, wrong address is provided, or condemned work resulting from faulty construction or code violation	\$85.00
b. Outside of normal business hours: requested re-inspections before 8:00 a.m. or after 5:00 p.m. (per hour - one hour minimum charge)	\$110.00
20. Courtesy or Additional Inspection (per inspection for all trades)	\$85.00
21. Certificate of Occupancy (including Temporary CO)	\$30.00

* unless otherwise stated, fees include standard plan review (three standard plan review submittals with no additional staff time charges) and the required standard inspection services. Additional charges shall be charged for additional necessary plan reviews and inspections beyond that which is standard or previously listed. Additionally, staff time charges at the tiered staff rate may be applied per hour as necessary to perform the requested service. Flat fees, as listed, shall be payable at the time the permit application is submitted and shall be non-refundable.

Fees for Building Official Administrative Services shall be as follows**:

1. Renewal of Building Permit (all trades)	\$30.00
2. Change of Contractor	\$30.00
3. Transfer of Permit	\$30.00
4. Revoked Permit	\$30.00
5. Lost Plan Replacement	\$25.00 plus actual cost of duplication
6. Bond Review and Processing	\$10.00
7. Letters of Determination (e.g. flood, building, etc.)	\$10.00
8. Appeals to the Building Official	\$70.00
9. Appeals of the Building Official's Decision	\$70.00
10. All other administrative services of the building official that require written documentation	\$70.00

** charge is a base fee that is payable upon request of the service. Additional staff time charges at the tiered staff rate may be applied per hour as necessary to perform the requested service. Additional consultant or Town Attorney charges may be applicable.

Fees for heating, air conditioning, refrigeration, ventilation, and electrical permitting and inspections shall be as follows***:

1. New residential living and commercial working area (per square foot)	\$0.07
2. Alterations, additions, and repairs (additional inspections and association charges may be required depending on the scope of work)	\$80.00
3. Commercial Boiler (per unit)	\$ 80.00
4. Air Conditioning Systems	\$80.00
5. New Amp Service	\$80.00
6. Commercial Site Lighting	\$80.00
7. Sprinkler Pump (per pump)	\$100.00
8. Construction/Sales Trailer	\$70.00
9. Temporary Electric Service	\$100.00
10. Other HARV or Electrical permitted work	\$80.00
11. Re-inspection Fee	
a. During normal business hours: re-inspection when work is not ready or does not meet code, wrong address is provided, or condemned work resulting from faulty construction or code violation	\$85.00
b. Outside of normal business hours: requested re-inspections before 8:00 a.m. or after 5:00 p.m. (per hour - one hour minimum charge)	\$110.00

*** charge is a permit fee that is payable upon request of the service, which includes plan review and the required standard inspection services. Additional charges shall be charged for additional necessary plan reviews and inspections beyond that which is standard. Additionally, staff time charges at the tiered staff rate may be applied per hour as necessary to perform the requested service. Flat fees, as listed, shall be payable at the time the permit application is submitted and shall be non-refundable.

Fees for plumbing permits shall be as follows****:

1. New Construction, alterations, additions, repairs (additional inspections and association charges may be required depending on the scope of work)	\$80.00
2. Fixture Charge (per fixture in addition to building permit fee)	\$6.00
3. Water Heater	\$50.00
4. Pool Heater	\$50.00
5. Water Well Installation or Relocation	\$100.00
6. Commercial LP Gas Tank	\$150.00
7. Backflow Preventer (per address)	
a. Residential	\$80.00
b. Non-Residential	\$110.00
8. Construction/Sales Trailer	\$70.00
9. New Water Service	
a. Residential	\$50.00
b. Non-Residential	\$110.00
10. Demolition sewer caps	\$28.75
11. LP Gas System	\$90.00 base fee
12. Sewer	
a. Residential	\$40.00 base fee
b. Non-Residential	\$70.00 base fee
13. Lawn Sprinkler/Irrigation System	
a. Residential	\$100.00 base fee
b. Non-Residential	\$160.00 base fee
14. Water and Venting Piping	
a. Residential	\$50.00 base fee
b. Non-Residential	\$110.00 base fee
15. Septic tanks, grease traps, oil separator, traps, etc.	\$110.00 base fee
16. Other Plumbing permitted work	\$80.00

17. Re-inspection Fee	
a. During normal business hours: re-inspection when work is not ready or does not meet code, wrong address is provided, or condemned work resulting from faulty construction or code violation	\$85.00
b. Outside of normal business hours: requested re-inspections before 8:00 a.m. or after 5:00 p.m. (per hour - one hour minimum charge)	\$110.00

**** charge is a permit fee that is payable upon request of the service, which includes plan review and the required standard inspection services, unless otherwise specified. Additional charges shall be charged for additional necessary plan reviews and inspections beyond that which is standard. Additionally, staff time charges at the tiered staff rate may be applied per hour as necessary to perform the requested service. Base and flat fees, as listed, shall be payable at the time the permit application is submitted and shall be non-refundable. For those services with a base fee, the actual cost to perform the services will be charged, with the base fee applied to that actual cost.

Fees for fire prevention permitting and inspections shall be as follows*****:

Job Scope	Fee
1. New Construction – Building Permit Fee: Fire Plan Review and Inspection	
Inspection fees include inspections required for issuance of Certificates of Occupancy (CO) and Certificates of Use (CU)	
a. Residential Plan Review	
1. One- and two-family (a.k.a. single-family and duplex)	\$75.00
2. Multifamily Structure	
a. up to 2,500 sq. ft.	\$75.00
b. >2,500 sq. ft. – 5,000 sq. ft.	\$150.00
c. >5,000 sq. ft. – 10,000 sq. ft.	\$225.00
d. >10,000 sq. ft. – 20,000 sq. ft.	\$300.00
e. >20,000 sq. ft. – 40,000 sq. ft.	\$375.00
f. >40,000 sq. ft. – 60,000 sq. ft.	\$450.00
g. >60,000 sq. ft. – 80,000 sq. ft.	\$525.00
h. >80,000 sq. ft. – 100,000 sq. ft.	\$600.00
i. >100,000 sq. ft.	\$600.00 + \$0.025 per each additional sq. ft.

b. Parking Garage (exception: one and two-family structures) Plan Review	
1. up to 50 feet in height	\$150.00
2. >50 feet – 75 feet in height	\$225.00
3. > 75 feet in height	\$300.00
c. Commercial Structures Plan Review	
1. up to 1,500 sq. ft.	\$150.00
2. >1,500 sq. ft. – 5,000 sq. ft.	\$225.00
3. >5,000 sq. ft. – 10,000 sq. ft.	\$300.00
4. >10,000 – 20,000 sq. ft.	\$375.00
5. >20,000 – 40,000 sq. ft.	\$450.00
6. >40,000 – 60,000 sq. ft.	\$525.00
7. >60,000 – 80,000 sq. ft.	\$600.00
8. >80,000 – 100,000 sq. ft.	\$675.00
9. >100,000 sq. ft.	\$675.00 + \$0.025 per each additional sq. ft.
d. Docks – multifamily, community, commercial and public docks	
1. up to 100 lineal feet	\$75.00
2. >100 lineal feet – 500 lineal feet	\$150.00
3. >500 lineal feet	\$225.00
e. Windows and shutters	\$37.50
f. Miscellaneous plan review for job scope not listed	\$75.00
g. Pre-application plan review	\$75.00/hr. or fraction thereof
h. Re-examination of plans due to corrections, changes or alterations, prior to or after permit issuance	\$75.00/hr. or fraction thereof

i. Residential Occupancy Construction Inspection Fees	
1. One- and two-family (a.k.a. single-family and duplex)	\$75.00
2. Multifamily Structure	
a. up to 2,500 sq. ft.	\$75.00
b. >2,500 sq. ft. – 5,000 sq. ft.	\$150.00
c. >5,000 sq. ft. – 10,000 sq. ft.	\$225.00
d. >10,000 sq. ft. – 20,000 sq. ft.	\$300.00
e. >20,000 sq. ft. – 40,000 sq. ft.	\$450.00
f. >40,000 sq. ft. – 60,000 sq. ft.	\$600.00
g. >60,000 sq. ft. – 80,000 sq. ft.	\$750.00
h. >80,000 sq. ft. – 100,000 sq. ft.	\$900.00
i. >100,000 sq. ft.	\$975.00 + \$0.025 per each additional square foot
3. Commercial Structure	
a. up to 1,500 sq. ft.	\$75.00
b. >1,500 sq. ft. – 5,000 sq. ft.	\$150.00
c. >5,000 sq. ft. -10,000 sq. ft.	\$225.00
d. >10,000 sq. ft. – 20,000 sq. ft.	\$300.00
e. >20,000 sq. ft. – 40,000 sq. ft.	\$450.00
f. >40,000 sq. ft. – 60,000 sq. ft.	\$600.00
g. >60,000 sq. ft. – 80,000 sq. ft.	\$750.00
h. >80,000 sq. ft. – 100,000 sq. ft.	\$900.00
i. >100,000 sq. ft.	\$975.00 + \$0.025 per each additional square foot
4. Inspection of Docks – multifamily, community, commercial and public docks	
a. up to 100 lineal feet	\$75.00
b. >100 lineal feet – 500 lineal feet	\$150.00
c. >500 lineal feet	\$225.00

5. Pre-inspection when required prior to issuance of permit or license	\$75.00
6. Miscellaneous inspection fee for use not listed	\$75.00
2. Regulatory License Inspections (includes fees for inspection required for initial licensing and renewal of Child Care, Family Day Care, Adult Living Facilities, DCF, AHCA and other regulated facilities)	
a. up to 1,500 sq. ft.	\$75.00
b. >1,500 sq. ft. – 5,000 sq. ft.	\$150.00
c. >5,000 sq. ft. – 10,000 sq. ft.	\$225.00
d. >10,000 sq. ft. – 20,000 sq. ft.	\$300.00
e. >20,000 sq. ft. – 40,000 sq. ft.	\$450.00
f. >40,000 sq. ft. – 60,000 sq. ft.	\$600.00
g. >60,000 sq. ft. – 80,000 sq. ft.	\$750.00
h. >80,000 sq. ft. – 100,000 sq. ft.	\$900.00
i. >100,000 sq. ft.	\$1,050.00 + \$0.025 per each additional square foot
3. Fire Sprinkler System:	
a. New system plan review: up to 12 sprinkler heads	\$150.00
b. New system plan review: each head or device after the first 12	\$1.00
c. Alterations plan review	\$75.00
d. Rough inspection	\$75.00
e. Witness inspection and reinspection: above-ground pressure test	\$150.00
f. Witness fire main pressure test: inspection and reinspection	\$150.00
4. Back Flow Preventer:	
a. Fire main plan review	\$75.00
b. Inspection and reinspection	\$75.00
5. Fire Pump:	
a. Plan review	\$150.00
b. Acceptance test	\$150.00
6. Standpipe System:	
a. Plan review	\$75.00
b. Inspection	\$75.00

7. Hood Suppression:	
a. Plan review	\$75.00
b. Acceptance test	\$150.00
8. Penetrations and/or Fire Stopping Inspections	\$75.00
9. Halon System:	
a. Plan review	\$75.00
b. Acceptance test	\$150.00
10. New Fire Alarm System:	
a. New system plan review: up to 12 devices	\$150.00
b. New system plan review: each head or device after the first 12	\$1.00
c. Acceptance test	\$225.00
d. Retest	\$225.00
11. Smoke Evacuation System:	
a. Plan review	\$150.00
b. Acceptance test	\$225.00
12. Fuel Storage Tank: (Above and Below Ground)	
a. Plan review	\$75.00
b. Inspection	\$75.00
13. Single-Station Smoke Alarm Retrofit – Multifamily Buildings	
a. Plan review	\$75.00
b. Inspections	\$75.00
14. Alterations to Existing Fire Alarm System:	
a. Plan review	\$225.00
b. Acceptance test	\$225.00
15. Other Life Safety Systems:	
a. Plan review	\$75.00
b. Acceptance test	\$150.00
16. Special Event:	
a. Plan review	\$75.00
b. Inspection	\$75.00
17. Fireworks Display:	
a. Plan review	\$75.00
b. Inspection	\$75.00
c. Watch fee for Fire Department Staff (per staff person per hour)	\$75.00

18. Fire Truck Stand-by: (per staff person per hour - minimum two hours – includes two firefighter/paramedics)	\$75.00
19. Fire Boat Stand-by: (per staff person per hour - minimum two hours – includes two firefighter/paramedics)	\$75.00
20. Site Plan or Plat Review (per staff person per hour)	\$75.00
21. Outline Development Plan Review (per staff person per hour)	\$75.00
22. Parking Lot Plan Review (per staff person per hour)	\$75.00
23. Additional Fire Department Staff Required (per person per hour)	\$ 50.00
24. Fire Marshal Consultation Fee (per hour – minimum one hour)	\$75.00

***** Additional charges shall be charged for additional necessary plan reviews and inspections beyond that which is standard. Additionally, staff time charges at the tiered staff rate may be applied per hour as necessary to perform the requested service.

SHORELINE CONSTRUCTION CODE PERMIT FEES

The Planning, Zoning and Building Department shall collect from each applicant for a shoreline construction permit the following fee as required by Chapter 151. The fee shall be \$50.00 per linear foot of proposed shoreline construction.

DREDGING AND FILLING CODE PERMIT FEES

The Planning, Zoning and Building Department shall collect from each applicant for a dredging and filling permit the following fees as required by Chapter 152.

- | | | |
|----|---|----------------------|
| 1. | Fee for off-shore and on-shore areas to be filled not in excess of one square acre. | \$50.00/
acre |
| a. | For each additional off-shore acre or fraction thereof to be filled | \$15.00/
acre |
| b. | For each on-shore cubic yard of fill | \$0.01/
c.y. fill |
| c. | Canal maintenance work | \$50.00/
acre |

FLOOD CONTROL CODE VARIANCE FEES

The Planning, Zoning and Building Department shall collect from each application for variance from the flood control code the following fee as required by Chapter 154.

Variance application fee	\$450.00
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PLANNING AND ZONING APPLICATION/PROJECT DEPOSITS

A deposit shall be required for all applications with an asterisk or double asterisk under the following fee schedule. Staff will withdraw funds from the initial deposit on a monthly basis to pay all costs in connection with the processing of the application. In the event that the initial deposit falls below \$250.00, an additional deposit equal to fifty percent of the original deposit will be required. If the processing costs exceed the deposits, all additional costs will be billed to the applicant. Unused funds from the deposits will be refunded after all invoices and outstanding charges for processing the application have been paid.

A single asterisk (*) denotes that an initial deposit of \$1,000 shall be required.

A double asterisk (**) denotes that an initial deposit of \$3,000 shall be required.

SUBDIVISION CODE FEES

The Planning, Zoning and Building Department shall collect from each applicant for subdivision approval the following fees as required by Chapter 157.

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|---|-----------|
| 1. Preliminary plan | \$180.00* |
| 2. Final plat | \$252.00* |
| 3. Lot line adjustment (Section 157.32, Lot Line Adjustments) | \$252.00* |
| 4. Filing fee | \$450.00 |

ZONING CODE FEES

The Planning, Zoning and Building Department shall collect the following fees as required by Chapter 158.

1.	Application for certificate of occupancy or temporary certificate of occupancy, per unit	\$150.00/ unit
2.	Zoning Determination Letter	\$75.00
3.	Appeal of a decision of the Town Manager or designee	\$450.00*
4.	Application for variance	\$450.00*
5.	Application for special exception	\$450.00*
6.	Application for rezoning	\$900.00**
7.	Application for site plan review	\$360.00**
8.	Application for commercial site plan review	\$725.00**
9.	Application for outline development plan review	\$275.00**
10.	Application for development agreement	\$5,000.00
11.	Temporary use permits	
	a. Model homes or apartments	\$135.00
	b. Real estate offices limited to the sales of dwelling units on those premises	\$135.00
	c. Construction material and equipment storage	\$45.00
	d. All other temporary uses	\$45.00
12.	Application for vested rights determination	\$450.00**
13.	Application for site plan exemption	\$75.00
14.	Application for zoning code text amendment	\$900.00**
15.	Application for letter of no objection	\$100.00
16.	Application for physical address change	\$100.00

COMPREHENSIVE PLAN FEES

The Planning, Zoning and Building Department shall collect the following fee for each Comprehensive Plan text or map amendment application as required by Chapter 160. If a rezoning application is submitted, the rezoning fee shall also be paid.

Fee for each Comprehensive Plan text or map amendment	\$725.00**
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