



ITEM NO. RES-2016-80

DATE: 07/26/2016

AGENDA REQUEST

*CONSENT AGENDA\PLANNING
& DEVELOPMENT SERVICES

LEGISLATIVE

TO: Board of County Commissioners**PRESENTED BY:** Monica Graziani, Manager, Building & Code Regulations Manager**SUBMITTED BY:** Building & Code Regulation Division

SUBJECT: Resolution - Amending Resolution No. 13-196 to update fee schedule to waive the banner permit fee for any new business or a business that is expanding and to correct a typographical error in the fee schedule associated with permitting activities in the Building Division; and providing an effective date of September 1, 2016.

BACKGROUND:

In conjunction with tracking and expediting development permits for target industries, the Division of Building & Code Regulation would like to waive the fee for a banner permit on all new businesses or a business that is expanding in unincorporated St. Lucie County. The fee for a banner permit is \$ 30.00.

In 2015, the total revenue collected on banner permits was \$ 600.00; and, 55% of the revenue collected accounted for new businesses using banners for a grand opening event. Although the fee is relatively minor, it is in keeping with the county's vision of assisting new businesses or businesses who expand their operations.

In the interim, Code Enforcement implemented a new policy that allows a new business to have banners or other promotional/marketing items without penalty. If the division receives a complaint, staff reaches out to the owner by stopping in the business with a banner application.

There is a minor clean up item on the fee schedule that needs to be addressed relative to a plan review fee for a residential swimming pool. The last update to the fee schedule adopted on October 1, 2013 by the BOCC authorized an increase of \$ 25.00 for all permits. The fee for a residential swimming pool should have increased from \$ 150.00 to \$ 175.00. Therefore, a correction is necessary so that the fee schedule reflects \$ 175.00 not \$ 450.00.

PREVIOUS ACTION:

Resolution No. 13-196 updated the Building Permit Fee Schedule on October 1, 2013.

FINANCIAL IMPACT:

The proposed amendment to the fee schedule may reduce annual revenues to the general fund by \$ 330.00.

RECOMMENDATION:

Staff recommends that the Board approve the minor amendments to the building permit fee schedule to 1) waive the \$30.00 permit fee on banners for any new business or a business that is expanding and 2) correct an error on a plan review fee for a residential swimming pool from \$ 450.00 to \$ 175.00.

COMMISSION ACTION:

Coordination/Signatures



Leslie Olson, Director, Planning & Development Services

6/20/2016



Heather Young, Asst. County Attorney

7/8/2016

RESOLUTION NO. 16-XX

A RESOLUTION AMENDING RESOLUTION NO. 06-171, AS AMENDED, AND UPDATING THE VARIOUS FEE SCHEDULES ASSOCIATED WITH THE ST. LUCIE COUNTY LAND DEVELOPMENT CODE TO COVER THE COST OF TECHNICAL AND ADMINISTRATIVE ACTIVITIES IN THE BUILDING DIVISION; AND PROVIDING AN EFFECTIVE DATE OF SEPTEMBER 1, 2016.

WHEREAS, the Board of County Commissioners of St. Lucie County, Florida, has made the following determinations:

WHEREAS, Section 163.3201, Florida Statutes, provides for the adoption and enforcement of regulations on development activities based upon the Comprehensive Plan for St. Lucie County.

WHEREAS, Section 125.01, Florida Statutes, and the St. Lucie County Land Development Code authorize this Board to establish a schedule of fees in order to cover the costs of technical and administrative activities required pursuant to the St. Lucie County Land Development Code.

WHEREAS, the Board of County Commissioners last amended the schedule of fees for building permit activities in 2013 pursuant to Resolution No. 13-196.

WHEREAS, it is appropriate to modify the County's fee to properly reflect the cost of providing certain County services.

THEREFORE, BE IT RESOLVED, by the Board of County Commissioners for St. Lucie County, Florida:

1. The Schedule of Fees attached hereto and incorporated herein as Exhibit "A" is hereby adopted.
2. This Resolution shall take effect September 1, 2016.

After motion and second, the vote on this resolution was as follows:

Chairman Kim Johnson	XX
Vice Chairman Chris Dzadovsky	XX
Commissioner Tod Mowery	XX
Commissioner Paula A. Lewis	XX
Commissioner Frannie Hutchinson	XX

PASSED AND DULY ADOPTED this ____ day of _____ 2016.

**BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA**

ATTEST:

Deputy Clerk

BY: _____
Chairman

APPROVED AS TO FORM AND
CORRECTNESS:

BY: _____
County Attorney

ST. LUCIE COUNTY
PLANNING & DEVELOPMENT SERVICES
BUILDING & CODE REGULATION DIVISION

Effective January 1, 2014
Resolution # 13-196
Effective September 1, 2016
Resolution # 16 - _____

BUILDING PERMIT FEES

GENERAL BUILDING PERMIT VALUATION: Construction Permit Fees shall be on valuation per square foot basis. New construction projects may include the normal trade permits in one encompassing permit fee according to the following schedule:

1. Where work for which a permit is required is started prior to obtaining said permit, the fees herein specified shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements in the execution of the work nor from any other penalties prescribed herein.

2. Unless otherwise stated, a Building Permit Fee is based on the multiplying the value of the building or addition by the multiplier set by resolution by the Board of County Commissioners. Such value shall be determined by using the most recent Building Valuation Data as compiled by the International Code Council (ICC). Fee is based on multiplying the value of the work authorized by the permit by .0070*. The value is determined by the Building Code Administrator. The multiplier may be evaluated at the beginning of each fiscal year to determine any modifications for approval by the Board of County Commission. Fee includes a certificate of completion or occupancy as applicable.

AUTOMATED BUILDING PERMIT FEE: All building permits, zoning compliance certificates or other permits issued or authorized by the Planning & Development Services, Building & Code Regulation Division shall be subject to a five dollar (\$5) administrative charge for the purpose of providing funding for future updates, improvement if necessary, replacement of the County's Automated Building Permit Software and Related Computer Programs and Information Management system (BIMS). All funds collected shall be deposited into a separate trust account and may not be used to fund or support any other computer software or hardware acquisitions that are not related to the review, processing or issuance of building permits, zoning compliance certificates or similarly issued permits or authorization.

Residential Fast Track Permits	Notes	Fee
Demolition	Residential	125.00
Doors& Windows and overhead garage doors		100.00
Electrical		100.00
Fence		100.00
Gas		100.00

Generator, Residential		125.00
Hot water heater change-out/ gas or electric		75.00
House Moving		75.00
HVAC New System w/electrical	First time install	100.00
HVAC equipment change out		75.00
Locational Permit	AG exempt	125.00
Plumbing		100.00
Residential pool /spa	above-ground w/electric sub	75.00
Re-Roof	shingle over shingle	100.00
Roofs - All other types of roof systems		Min 125.00 + insp
Shed	Less than 144 sf	75.00
Siding		100.00
Solar Hot Water Heater System	Home or pool	75.00
Solar Photovoltaic (PV) System		75.00
Storm Shutters		100.00
<u>Commercial Permit Types</u> <u>Plan Review Required</u> Commercial permits are value based for determination of fee unless noted.	<u>Notes</u>	<u>Fee</u> If fee not listed then value based
Aluminum Carport	on existing slab	125.00
	on new slab	175.00
Aluminum Site-Built Shed		Min. 100.00 + insp
Aluminum Screen Room	On existing slab	125.00
	On new slab	175.00
Concrete Slab / Driveway	addn. inspections may apply	125.00
Residential Pools/Spa	In-Ground	475.00
Commercial Pool/Spa/Renovation		Value Based
Siding		Value Based
Pool/Spa Enclosure (commercial or res)		175.00
Generator, Commercial		Value Based
DCA Shed with & without electrical sub - over 144 square feet		150.00
Carport, on an existing slab		125.00
Carport w/ new slab		200.00
Storm Shutters, Commercial		Value Based
Solar Hot Water Heater System	home or pool	Value Based
Solar Photovoltaic (PV) system		Value Based
Boat Lift with electrical sub		150.00

Sea Wall		Value Based
Fence, Commercial		Value Based
Dock (without electric)		150.00
HVAC/Mechanical Permit	New system w/electrical	Value Based
Screen Room	change to glass	175.00
	on an existing concrete slab	125.00
Glass Room / Sunroom	on an existing slab	150.00
	on a new slab	175.00
Deck (wood) Raised Patio -wood		125.00
Pole Barn (non-AG Exempt)		250.00
Demolition, Commercial	Min. \$125	Value Based
Low Voltage Alarms		75.00
Mobile Home	Single-wide, Modular/Installation unit, Park Model	250.00
	each addn. manufactured module	100.00
	Foundation	125.00
<u>SIGNS</u>		
Canopy Sign		125.00
	Addn. canopy signs under same permit	75.00
Plastic face change (no increase in size)	Non electric / no engineering	No Permit Required
Wall sign	Non electric	100.00
	With electric	150.00
	Addn. signs under same permit w/ electric or w/o electric	75.00
<p>All Commercial and Miscellaneous Trade permits including but not limited to plumbing, mechanical, electrical, gas, remodeling, etc., not addressed in fee schedule shall be value based as follows: \$75.00 for the first \$ 2500.00; \$150.00 for over \$2501.00 plus 1% of the amount in excess of \$ 2501.00.</p>		

<u>PLAN REVIEW</u>		
Plans Examination Valuations	Notes	Fee
Plan Review fees for commercial and misc. permits are value based as follows:		
up to \$ 2,500.00 valuation		75.00
\$ 2,501.00 up to \$ 50,000.00 valuation		100.00
\$ 50,001.00 up to \$ 100,000.00 valuation and		150.00
per every \$ 50,000.00 of value		75.00
<u>Plan Examination Fee</u>		
A Plan Review Fee shall be paid concurrently with the submittal of the permit application in accordance with Florida Building Code. All plans examination fees are NON-REFUNDABLE unless there was no review performed by staff. Minimum Plan Review Fee is \$75.00.		
Permit Type		Fee
Residential Plan Review & Permit Fees are based upon one & two family dwellings. All permits include 1 inspection trip. If required, each additional inspection/trip is \$75.00 each		
Single Family Residence	Contractor	250.00
	Owner/Builder	350.00
Two Family Residence		500.00
Residential Pools/Spas		175.00 450.00
Residential or Commercial Pool/Spa Enclosure		175.00
Plan Revisions	Each revision	75.00
	addn. fee per page	25.00
	Each review up to 3 times for same item unaddressed	75.00
	>4 for same item unaddressed	4xoriginal rev. fee
Mobile Home		200.00
Modular Homes & Modular Offices		200.00

RE-INSPECTION FEES		
During an inspection of a structure, if it is determined the work does not meet code, a re-inspection fee may be charged.		
The Fee for the re-inspection shall be as follows:		Fee
1st re-inspection		75.00
2nd re-inspection		100.00
3rd re-inspection		150.00
Any re-inspection over the 3rd		150.00
Stop Work Order		100.00
ZONING FEES		
Application Type	Notes	Fee
Nonconforming Lot of Rec		200.00
Flood Zone Verification Letter		25.00
Finished Floor Elevation Waiver		50.00
Zoning Verification		25.00
Administrative Variance		75.00
Lien or Violation Search	Per hour	Min. ½ hour charge 20.00
Buildable Lot		50.00
Special Event Permit (Banners, pennants, and flags)		** 30.00
		<u>** The banner permit fee shall be waived for all new businesses or a business that is expanding.</u>
Special Event Permit with Temporary Tent <u>Tent Use</u> including tents and or banners		50.00
Lot Split – Residential or Commercial		250.00
Home Occupation		30.00
Zoning Compliance		70.00

