

ORDINANCE NO. 2015-44

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING CITY OF LARGO ORDINANCE NO. 2000-32, AS AMENDED, BY AMENDING THE FEES ESTABLISHED FOR SERVICES PROVIDED BY THE COMMUNITY DEVELOPMENT DEPARTMENT; SUPERSEDING ORDINANCES OR PARTS THEREOF IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is deemed appropriate and in the best interest of the public to provide for and revise from time to time the City's fee ordinance; and

WHEREAS, the Community Development Department recommends a restructuring of its department fee schedule so that it follows the City's development review processes thus making it a more efficient and effective tool for persons coordinating (re)development in the City; and

WHEREAS, the Community Development Department proposes additional changes to its fee schedule as provided herein based on results and recommendations from the Fee Study conducted by the Office of Management and Budget in 2014; and

WHEREAS, City of Largo Ordinance No. 2000-32, as amended, should be amended accordingly.

NOW THEREFORE, THE CITY OF LARGO CITY COMMISSION HEREBY ORDAINS:

Section 1. That Section 4 of City of Largo Ordinance No. 2000-32, as amended, is hereby repealed in its entirety.

Section 2. That Section 4 of City of Largo Ordinance No. 2000-32, as amended, as set forth below is hereby adopted.

Sec. 4. Community development department.

That the following fees are hereby authorized and established for services provided by the City's Community Development Department.

A. Development Review Phase

(1) Administrative Review:

- | | |
|--------------------------------------------------------|------------|
| (a) Small-scale additions | \$200.00 |
| (b) 10% Administrative Relief (Administrative Hearing) | \$100.00 |
| (c) Design Review Committee Review | \$500.00 |
| (d) Site plan for project sites up to (1) acre in size | \$1,200.00 |

(e) Site plan for project sites equal to or greater than 1 acre in size: \$1,200.00 for the first acre and \$250.00 for each additional acre or portion thereof.

(i) After 40 working days following notice of conditional approval or denial of a development order, any review of revised, amended, or resubmitted site plan, or preliminary plat, shall require payment of another fee equal to 50% of the applicable fee. A change in the intended use or design of the site will require 100% of the applicable fee to be repaid.

(f) Amendment to an approved Development Order	\$400.00
(g) Site plan resubmittal after 3 rd round of comments 50% of original site plan review fee	
(h) Future Land Use Map boundary change	\$200.00
(2) Planning Board Review (requires public hearing):	
(a) Conditional Use Review	Administrative Review Fee + 500.00
(b) Hardship Relief, and Appeals:	
(i) Commercial/Multi-Family	\$500.00
(ii) Residential	\$300.00
(iii) Each additional separate variation of the Code	\$50.00
(3) Legislative Actions:	
(a) Future Land Use Map Amendment	\$2,400.00
(b) Vacation of Right-of-Way	\$1,000.00
(c) Vacation of Easement	\$1,000.00
(d) Development Agreements	\$2,400.00
(e) Amendment to Development Agreement	\$1,200.00
(f) Transfer of Development Rights	\$2,400.00
(4) Development of Regional Impact (DRI) Review (new)	\$10,000.00
(5) DRI Notice of Proposed Change (NOPC) (includes deviations, modifications or abandonment)	\$2,600.00
(6) Adult Uses	
(a) Application Fee (Non-refundable fee; if approved, application fee to be credited to Annual Adult Use License Fee)	\$250.00
(b) Application Fee for each additional Adult Use Classification	\$25.00
(c) Investigation Fee for each individual listed in the Application pursuant to Section 7-58(b)(1) in the Largo City Code of Ordinances	\$25.00
(d) License Fee for first Adult Use Classification	\$750.00
(e) For each additional Adult Use Classification	\$75.00

- (f) Adult Use Permit \$100.00
- (7) Plat Review
 - (a) Up to three (3) plat pages \$500.00
 - (b) Each additional page (per page) \$50.00
 - (c) Additional Review upon third resubmittal \$100.00

B. Permitting Phase

(1) The fees for building construction permits and inspections of real estate and construction shall be as follows:

(a) An inspection permit fee shall be charged and computed, based upon the following information:

Permit Fees Based on Project Construction Cost:

\$0.00	to	\$1,000.00	\$35.00
\$1,001.00	to	\$5,000.00	\$70.00
\$5,001.00	to	\$12,000.00	\$152.00
\$12,001.00	to	\$100,000.00	\$10.00 per \$1,000.00 of construction value or fraction thereof
\$100,001.00	to	\$1,000,000.00	\$9.00 per \$1,000.00 of construction value or fraction thereof
\$1,000,001.00	to	\$20,000,000.00	\$8.00 per \$1,000.00 of construction value or fraction thereof
\$20,000,001.00		and above	\$7.00 per \$1,000.00 of construction value or fraction thereof

For the purpose of determining the permit fee for non-infrastructure permits, building and structure valuation shall be determined by current International Code Council's Building Valuation Data (BVD).

(b) One and one half percent (1.5%) of all building permit fees is to be collected and allocated equally to fund the Florida Homeowners' Construction Recovery Fund, and the functions of the Building Code Administrators and Inspectors Board as provided in Section 468.631, Florida Statutes. The minimum amount collected on any permit issued shall be \$2.00. Ten percent (10%) of this amount collected shall be retained in the Construction Services Fund for participation in the national and state building code adoption processes, and for providing education related to the enforcement of the Florida Building Code pursuant to state statute.

(c) One and one half percent (1.5%) of all building permit fees is to be collected and used exclusively for the duties of the Florida Building Commission and the Department of Economic Opportunity as provided in Section 553.721, Florida Statutes. The minimum amount collected on any permit shall be \$2.00. Ten percent (10%) of this amount collected shall be retained in the Construction Services Fund for participation in the national and state building code adoption processes, and for providing education related to the enforcement of the Florida Building Code pursuant to state statute.

(d) Ten percent (10%) of the building permit fee shall be charged as an administrative fee and will be charged on all "permits by fax" deposits.

(e) For the moving of any building or structure, the fee shall be \$108.00

(f) For the demolition of any building or structure, the fee shall be \$108.00

(2) Building Plans Review Fees. When the valuation of the proposed construction exceeds \$500 and a plan is required to be submitted by Section 104 of the Florida Building Code, a plan review fee shall be paid to the Building Official at the time of submitting plans and specifications for review or when the permit is issued by direction of the Building Official. Said plan review fee shall be calculated as follows:

- (a) First Review: 30% of the permit fee
- (b) Plan Revisions/Re-Stamping of Approved Plans: \$25.00 per page of plans
- (c) Administrative Fee for Review of Master Plans as defined below one percent of the building permit fee (per additional, identical building)

The Building Official shall determine when a plan used for new construction of multiple identical buildings within a single parcel can be designated as a "Master Plan." Following the review and approval of plans intended to be used for the construction of multiple identical buildings and payment of the First Review plan fee as identified above, the Building Official will make his/her determination as to whether said plan constitutes a Master Plan. Projects constructed under a Master Plan designation shall be charged the above identified Administrative Fee only for plan review for each subsequent identical building to be constructed on the affected parcel. The Master Plan designation shall apply to new construction only and shall not apply to shell or existing building renovations. Developments comprised of multiple parcels may request a separate Master Plan designation on each parcel but shall be obligated to pay the First Review fee for each separate parcel and the Administrative Fee for each additional identical building located on each separate parcel.

(3) Threshold Building Fee. Where work involves a threshold building as defined in Section 553.71, Florida Statutes, a fee shall be assessed. Such fee shall be paid to defer costs of inspection and enforcement of the provisions of the threshold building law in accordance with the following fee schedule:

<u>Valuation</u>	<u>Fee</u>
Job value less than \$499,999.00	\$200.00
Job value greater than \$500,000.00	\$300.00

(4) The fees for infrastructure permits and inspections of site improvements and subsidiary development shall be as follows:

An inspection permit fee shall be charged and computed, based upon the following information:

Permit Fees Based on Project Construction Cost:

\$0.00	to	\$1,000.00	\$35.00
\$1,001.00	to	\$5,000.00	\$70.00
\$5,001.00	to	\$12,000.00	\$152.00
\$12,001.00	to	\$100,000.00	\$10.00 per \$1,000.00 of construction value or fraction thereof

\$100,001.00	to	\$1,000,000.00	\$9.00 per \$1,000.00 of construction value or fraction thereof
\$1,000,001.00	to	\$20,000,000.00	\$8.00 per \$1,000.00 of construction value or fraction thereof
\$20,000,001.00		and above	\$7.00 per \$1,000.00 of construction value or fraction thereof

For the purpose of determining permit fee for infrastructure permits:

The applicant's stated valuation shall be used if the valuation is under \$5,000 and deemed acceptable by the City Engineer. If the valuation is \$5,000 or more, the valuation shall be determined by the signed, sealed, engineer of record's estimate in a format and methodology deemed acceptable by the City Engineer.

(5) Use of Right-of-Way (ROW) or public easement permit application fee (commercial customers only)

- (a) Driveway (except single family residential) \$100.00
- (b) Utilities \$100.00
- (c) Landscaping \$100.00
- (d) Fee for failing to obtain a permit Triple

(6) Engineering Plan Review and Inspection Fees. A plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fees shall be calculated as follows:

- (a) Engineering Plan Review and Inspection Fee 5% of permit fee
- (b) Plan Revisions/Re-stamping of Approved Plans \$25.00 per page of plans

(7) Sanitary Sewer Service Application/Special Inspection Fee

- (a) Inside City Application Fee – Development Order required (incl. in site plan fee)
- (b) Inside City Application Fee – Development Order not required \$200.00*
- (c) Outside City Application/Special Inspection Fee \$1,200.00*

*\$1,000 of the fee is reimbursable after final inspection has been approved.

(8) Sidewalk Fee (in lieu of construction of sidewalk) \$4.00/sf.

(9) Fire Plan Review/Inspection Fees: The following plans review and inspection fees apply to all structures regulated under the Florida Fire Prevention Code.

(a) Standard Fees (non-High Hazard structures \$100 minimum plan review fee):

- (i) Building Plans Review and Inspection: \$0.06/sq. ft*

*50% of balance due at plan submittal, 50% of balance due at permit issuance

(ii) Fire Alarm Plan Review & Inspection (due at permit issuance)	\$0.06/sq. ft.
(iii) Fire Sprinkler Plan Review & Inspection (due at permit issuance)	\$0.06/sq. ft.
(b) High Hazard Facilities (per Florida Statute 633):	150% of Applicable Standard Fees
(c) Additional Charges	
(i) Additional Review (first and second review are no extra charge):	\$.03/sq. ft.
(ii) Resubmitted plans due to structure alterations shall repay full cost of applicable Standard Fees and/or High Hazard Facility review and inspection fees.	
(d) Fire Prevention Service Fees (Payable Prior to Inspection or Permit Issuance):	
(i) Fireworks Display Review Fee (Site plan review, permit, and site inspection)	\$100.00
(ii) Fire Watch Fee (2 Hour Minimum)	\$62.50/Hour
(10) Planning Permit Review Fee	\$20.00
(11) Tree Removal Permit:	\$20.00 per permit/per property
(12) Tree Removal Fee:	\$25.00 per caliper inch of tree to be removed
(13) Temporary Events Permit:	
(a) Commercial/Multi-Family	\$75.00
(b) Temporary Events Permit-Residential	No Fee
No more than three (3) garage sales per tenant, per year shall be permitted.	
(14) Tent installation fee:	\$50.00 per tent, per event
(15) Temporary Sign	\$50.00 per sign

C. Construction/Inspection Phase

(1) The basic non-permit related single trade inspection fee shall be	\$41.00
(2) Re-inspection (recall inspection) fee	\$41.00
(3) Where work for which a permit is required by this Code is started prior to obtaining said permit, the fees herein shall be tripled, but the payment of such triple fee shall not relieve any persons from fully complying with the requirements of this Code in the execution of the work nor from any other penalties prescribed.	

(4) Construction inspections required during department off hours including evenings, weekends and holidays:

- (a) City inspector per one-half day (0-4 hours) \$200.00
- (b) City inspector per day (4-8 hours) \$400.00
- (c) City inspector each additional hour or fraction thereof exceeding 8 hours \$75.00
- (d) City contractual inspection shall be paid based upon the actual cost to the City for the service per the invoiced amount from the City's contractual inspection(s) provider.

(5) Certificate of Occupancy/Certificate of Completion Fee: \$50.00 per certificate

(6) Temporary Certificate of Occupancy Fee:

(a) \$250 for the first 30 days

(b) Extensions: The Temporary Certificate of Occupancy Fee will double every thirty days after the first thirty days.

(c) A timely request must be made in writing from the applicant to the Building Official for a Temporary Certificate of Occupancy or an extension thereof. The Building Official has the discretion whether to grant a Temporary Certificate of Occupancy depending on the conditions of the site/building. The Building Official may place conditions on the grant of a Temporary Certificate of Occupancy.

(d) Temporary Certificates of Occupancy will be granted for no longer than 90 days.

(10) Engineering Re-inspection (recall inspection) \$41.00

D. Information Requests and Other Fees

(1) Code Enforcement Property Clearing \$250.00 per lot, per citation

(2) Minimum Code Violation Fine \$250.00 plus direct administrative costs

(3) Code Enforcement/Building Permit/Assessment Search \$35.00
Rush Search \$ 50.00

(4) Information Request Letter \$25.00
(Land Use, allowable uses and setbacks only)

(5) Information Request Letter \$50.00
(letters requiring other property information)

(6) Expedited Information Request Letter Additional \$50.00
(max. 2-5 days)

(7) Large format (2' x 3') plain copies \$2.50 per page

(8) Color Prints

(a) 8 ½" x 11	\$0.50
(b) 11" x 17"	\$2.50
(c) "C" size media (18" x 24")	\$3.75
(d) "D" size media (2' x 3')	\$5.00
(e) "E" size media (3' x 4')	\$6.00
(9) Alcohol License Approval (for new, renewal, and amendments)	\$75.00

Section 3. That all ordinances or parts thereof inconsistent herewith are hereby repealed and superseded.

Section 4. That it is the intention of the Largo City Commission that each provision hereof be considered severable, and, if any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of the ordinance shall not be affected.

Section 5. That the provisions of this ordinance shall take effect on October 1, 2015.

APPROVED ON FIRST READING _____

PASSED AND ADOPTED ON