

BOARD OF COUNTY COMMISSIONERS

Agenda Request

Date of Meeting: September 2, 2014

Date Submitted: August 19, 2014

To: Honorable Chairman and Members of the Board

From: Robert M. Presnell, County Administrator
Allara Mills Gutcher, Planning and Community Development Director

Subject: Approval of Resolution 2014-015 to Amend the Fees Established For the Planning Division Activities

Statement of Issue:

This item seeks Board approval and adoption of Resolution 2014-015 to amend the fees established for the Planning Division.

Background:

Current Planning Division fees were established in 2006 by Resolution 2006-059 and amended by the addition of stormwater review fees by Resolution 2007-059.

Analysis:

Fees are collected for various permitting and development order reviews that the Planning staff conduct on a regular basis. These activities range from Comprehensive Plan amendments such as land use changes, to smaller activities such as driveway permits.

The intent in the reduction in fees is to stimulate economic development activity within Gadsden County.

Options:

1. Approve Resolution 2014-015 to amend the fees established for the planning division activities and authorize the Chairman to execute the Resolution.
2. Do not approve Resolution 2014-015.
3. Board Direction

County Administrator's Recommendation:

Option # 1

Attachments:

1. Resolution 2014-015
2. Planning fees comparison

RESOLUTION NO. 2014-015

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF GADSDEN COUNTY, FLORIDA, AMENDING THE SCHEDULE OF FEES TO BE INSTITUTED FOR CERTAIN PLANNING SERVICES; PROVIDING FOR A REPEALER; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Gadsden County (Board), Florida provides certain services for which it has determined that the expense of providing such services should be paid in part by those that are utilizing the service and not by property owners in ad valorem taxes; and

WHEREAS, the Board previously established fees for these services by Resolution 2007-059; and

WHEREAS, the Board does hereby determine that the best interests of the citizens of Gadsden County are served by requiring the users of County services to be partially responsible for paying the cost of such services; and,

WHEREAS, from time to time it is necessary to revise the fee schedule to account for differences in the level of service or costs to the County; and

WHEREAS, this resolution repeals all prior resolutions in conflict with the terms set out herein;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Gadsden County, Florida as follows:

Section 1. Resolution 2007-059, which previously established the fee schedule for planning services, is hereby repealed.

Section 2. The Board has reviewed the attached schedule of fees and does hereby find that the fees levied herein are necessary and should be adjusted from time to time by the Board to reflect the Board's intent that such fees recover a portion of the associated costs incurred in providing the services. These fees are attached hereto as Exhibit "A" and are hereby adopted.

Section 3. This resolution and fee schedule shall be effective upon the date of passing.

DULY PASSED AND ADOPTED on the 2nd day of September 2014.

BOARD OF COUNTY COMMISSIONERS OF
GADSDEN COUNTY, FLORIDA

By: _____
Eric Hinson, Chairman

Nicholas Thomas
Clerk of the Circuit Court

EXHIBIT "A"

Planning Division Fee Schedule (September 2, 2014)

ACTIVITY	COST
Major Subdivision fees (residential or non-residential):	
Conceptual Review	\$360 + \$12 per lot
Preliminary Plat Review	\$450 + \$12 per lot
Site Improvement Construction and Installation	
Review fee	\$500.00
Engineering/Stormwater Review	\$300.00
Subsequent Stormwater Review (if necessary)	\$300.00
Engineering as-built inspection (per visit)	\$300.00
Final Plat Review	\$500.00
Minor Subdivision Fees (residential or non-residential):	
Conceptual Review (optional)	\$400.00
Preliminary Plat Review	\$250 + \$12 per lot
Site Improvement Construction and Installation	
Review fee	\$250.00
Engineering/Stormwater Review	\$300.00
Subsequent Stormwater Review (if necessary)	\$300.00
Engineering as-built inspection (per visit)	\$300.00
Final Review	\$200.00
Deminimus development review fee	\$50.00
Two For One Subdivision Fee	\$200.00
Boundary Adjustment	\$70.00
Residential Review Fees:	
Residential Development Order	\$100.00
Immediate Family Exception	\$100.00
Site Plan Review:	
Class 1 Conceptual / Preliminary Site Plan review fee	\$400.00
Class 2 Conceptual / Preliminary Site Plan review fee	\$625.00
Site Improvement Construction and Installation	
projects up to \$99,999	\$900.00
projects \$100,000 and over	\$1,000.00
Engineering/Stormwater Review	\$300.00
Subsequent Stormwater Review (if necessary)	\$300.00
Engineering as-built inspection (per visit)	\$120.00
Comprehensive Plan Amendment Fees	
Small Scale Map Amendment	\$500.00
Large Scale Map Amendment	\$1,250.00
Text Amendment	\$1,000.00

ACTIVITY	COST
Land Development Regulation Text Amendment	\$1,000.00
Development of Regional Impact	
DRI application	\$1,886.00
DRI amendment	\$1,330.00
DRI substantial deviation	\$850.00
Other Fees:	
Special Exception	\$500.00
Plat Vacation	\$900.00
Plat Amendment	\$300.00
Variance Application	\$300.00
Street Vacation	\$950.00
Administrative Appeal fee	\$500.00
Mining Plan review fee	\$450.00
Alcoholic Beverage Certification Fee	\$75.00
Sign Development Order	\$125.00
Engineering Staff Time (per hour)	\$75.00
Environmental Management Permits:	
Tree Permit (per site)	\$100.00
Tree Clearing Permit (per site)	\$100.00
Erosion and Sediment Control Permit	\$100.00
Driveway Permit	\$35.00
Outdoor Music Festival Permit	\$500.00
Determination Letters:	
Land Use Letter/Compliance Letter	\$15.00
Flood Plain Determination Letter	\$15.00
Vested Rights determination	\$750.00
Concurrency Review/Determination	\$110.00
Home Occupation (consistency with requirements)	\$50.00
GIS Mapping Services:	
8.5X11	\$2.00
8.5X14	\$2.00
11X17	\$5.00
17X24	\$10.00
24X36	\$20.00
34X44	\$30.00
Custom mapping staff rate (per hour) plus media fees	\$35.00

COMPARISON
Planning Division Fee Schedule

ACTIVITY	PROPOSED COST	CURRENT COST
Major Subdivision fees (residential or non-residential):		
Conceptual Review	\$360 + \$12 per lot	same
Preliminary Plat Review	\$450 + \$12 per lot	1640 + 12 per lot
Site Improvement Construction and Installation		
Review fee	\$500.00	was based on # lots
Engineering/Stormwater Review	\$300.00	300
Subsequent Stormwater Review (if necessary)	\$300.00	300
Engineering as-built inspection (per visit)	\$300.00	
Final Plat Review	\$500.00	900
Minor Subdivision Fees (residential or non-residential):		
Conceptual Review (optional)	\$400.00	300 + 12 per lot
Preliminary Plat Review	\$250 + \$12 per lot	1000 + 12 per lot
Site Improvement Construction and Installation		
Review fee	\$250.00	400/850
Engineering/Stormwater Review	\$300.00	300
Subsequent Stormwater Review (if necessary)	\$300.00	300
Engineering as-built inspection (per visit)	\$300.00	300
Final Review	\$200.00	410
Deminimus development review fee	\$50.00	110
Two For One Subdivision Fee	\$200.00	250
Boundary Adjustment	\$70.00	70
Residential Review Fees:		
Residential Development Order	\$100.00	200
Immediate Family Exception	\$100.00	not specified
Site Plan Review:		
Class 1 Conceptual / Preliminary Site Plan review fee	\$400.00	400
Class 2 Conceptual / Preliminary Site Plan review fee	\$625.00	625
Site Improvement Construction and Installation		
projects up to \$99,999	\$900.00	900
projects \$100,000 and over	\$1,000.00	1000
Engineering/Stormwater Review	\$300.00	300
Subsequent Stormwater Review (if necessary)	\$300.00	330
Engineering as-built inspection (per visit)	\$120.00	140

ACTIVITY	PROPOSED COST	CURRENT COST
Comprehensive Plan Amendment Fees		
Small Scale Map Amendment	\$500.00	1700
Large Scale Map Amendment	\$1,250.00	2500
Text Amendment	\$1,000.00	not specified
Land Development Regulation Text Amendment	\$1,000.00	1000
Development of Regional Impact		
DRI application	\$1,886.00	1886
DRI amendment	\$1,330.00	1330
DRI substantial deviation	\$850.00	850
Other Fees:		
Special Exception	\$500.00	500
Plat Vacation	\$900.00	900
Plat Amendment	\$300.00	not specified
Variance Application	\$300.00	750/500
Street Vacation	\$950.00	950
Administrative Appeal fee	\$500.00	500
Mining Plan review fee	\$450.00	450
Alcoholic Beverage Certification Fee	\$75.00	140
Sign Development Order	\$125.00	225
Engineering Staff Time (per hour)	\$75.00	75
Environmental Management Permits:		
Tree Permit (per site)	\$100.00	110
Tree Clearing Permit (per site)	\$100.00	110
Erosion and Sediment Control Permit	\$100.00	110
Driveway Permit	\$35.00	70
Determination Letters:		
Land Use Letter/Compliance Letter	\$15.00	75
Flood Plain Determination Letter	\$15.00	75
Vested Rights determination	\$750.00	1230
Concurrency Review/Determination	\$110.00	110
Home Occupation (consistency with requirements)	\$50.00	150
Outdoor Music Festival Permit	\$500.00	500

ACTIVITY	PROPOSED COST	CURRENT COST
GIS Mapping Services:		
8.5X11	\$2.00	none
8.5X14	\$2.00	
11X17	\$5.00	
17X24	\$10.00	
24X36	\$20.00	
34X44	\$30.00	
Custom mapping:		
Staff rate plus media fees per hour	\$35.00	
REMOVED:		
PUD		2400
Pre-application fees		110
various fees tied to subdivision review		