

ORDINANCE 15-33

AN ORDINANCE OF THE CITY OF DUNEDIN AMENDING APPENDIX C OF THE LAND DEVELOPMENT CODE TITLED, "DEVELOPMENT CHARGES AND IMPACT FEES"; TO REVISE EXISTING FEES; TO ESTABLISH NEW FEES RELATING TO DEVELOPMENT; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, City staff has reviewed Appendix C of the Land Development Code; and

WHEREAS, certain revisions and adjustments to Appendix C have been found to be appropriate and necessary; now, therefore

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED:

Section 1. That Appendix C of the City's Land Development Code titled, "Development Charges and Impact Fees" is amended in its entirety to read as follows:

See Exhibit "A" attached hereto

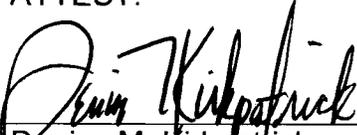
Section 2. That this Ordinance shall become effective on November 1, 2015.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, THIS 3rd day of September, 2015.



Julie Ward Bujalski
Mayor

ATTEST:



Denise M. Kirkpatrick
City Clerk

READ FIRST TIME AND PASSED: August 20, 2015

READ SECOND TIME AND ADOPTED: September 3, 2015

BUILDING PERMIT FEES		
Building permit fees shall be assessed as follows:		
Where the construction valuation does not exceed \$500, no permit shall be required unless an inspection is required, in which case a fee of \$75 shall be charged. This exemption does not apply when construction, repair, remodeling, or improvement is a part of a larger or major operation whether undertaken by the same or different contractors or in which a division of the operation is made in contracts of amounts less than \$500 for the purpose of evading this part or otherwise.		
For construction valuation cost greater than \$500 to \$5,000 inclusive, the fee shall be \$50 plus \$3 per \$1,000 or fraction thereof.		
For construction valuation cost from \$5,001 to \$50,000 inclusive, the fee shall be \$100 plus \$5 per \$1,000 or fraction thereof.		
For construction valuation cost greater than \$50,000 to \$1,000,000, the fee shall be \$350 plus \$10 for each additional \$1,000 or fraction thereof in excess of \$50,000.		
For construction valuation cost greater than \$1,000,000, the fee shall be \$9,850 plus \$10 for each additional \$1,000 or fraction thereof in excess of \$1,000,000.		
If plan review or inspection is required, a charge of 50% of the building permit fee shall also be required.		
Construction valuation shall include total value of work, including materials and labor, for which the permit is being sought, such as building, electrical, gas, mechanical, plumbing equipment and permanent systems. Combination permits include building, electrical, gas, mechanical and plumbing.		
Construction valuation shall be estimated as set forth in the most current Building Valuation Data as published by the International Code Council, Inc. or an actual signed contract for the construction valuation may be used to determine the applicable fees. Construction valuation shall be calculated on the gross area of the building for new construction and the work areas for additions, alterations, rehabilitations, remodeling and renovations. For 1 and 2-family residential uses, unconditioned, open and covered areas will be calculated as Utility Occupancy. All permit fees for alterations, rehabilitations, remodeling and renovations shall be calculated the same as new construction, based on the work area. Construction valuation is subject to review and approval by the building official.		
MISCELLANEOUS BUILDING PERMIT FEES		
Fence	\$50.00	Each
Moving or Relocation of Building	\$75.00	Per building
Tent	\$30.00	Each
ELECTRICAL PERMIT FEES		
Miscellaneous Work:		
Base Fee	\$75.00	Each
Plus installation, repair, replacement or relocation charges as follows:		
Service Change, Alarm System, Fire Sprinkler, Gas Pump/Dispenser, Motors, Refrig Equip, Coolers, Mobile Home/ Constr/Sales Trailer/Saw Pole, Power Pole, Pedestal, Signs, Exterior Lighting	\$25.00	Per system plus \$5 per each \$1,000 or fraction of the cost thereof
All Other Electrical Work or Per system	\$25.00	Per system plus \$5 per each \$1,000 or fraction of the cost thereof
GAS PERMIT FEES		
Miscellaneous Work		
Base Fee	\$75.00	Each
Plus installation, repair, replacement or relocation charges as follows:		
Gas Tanks (All types, gas & oil) under 1,000 gallons	\$25.00	Per system plus \$5 per each \$1,000 or fraction of cost thereof
Gas Tanks (All types, gas & oil) over 1,000 gallons	\$50.00	Per system plus \$5 per each \$1,000 or fraction of cost thereof
Natural Gas Systems	\$10.00	Per connection plus \$5 per ea. \$1,000 or fraction of cost thereof
All Other Gas Work or Per System	\$25.00	Per system plus \$5 per each \$1,000 or fraction of cost thereof
MECHANICAL PERMIT FEES		
Miscellaneous Work		
Base Fee	\$75.00	Each
Plus installation, repair, replacement or relocation charges as follows:		
Air conditioning, heat, refrigeration, ventilation and duct systems	\$25.00	Per system plus \$5 per each \$1,000 or fraction of cost thereof
All Other Mech Work or Per system	\$25.00	Per system plus \$5 per each \$1,000 or fraction of cost thereof

PLUMBING PERMIT FEES		
Miscellaneous Work		
Base Fee	\$75.00	Each
Plus installation, repair, replacement or relocation charges as follows:		
Fixtures	\$10.00	Each
Deep Wells, Shallow Wells, Irrigation Systems, Water Heater Systems, Lift Stations, Standpipes, Sewer "Stub Out"	\$25.00	Per system plus \$5 per each \$1,000 or fraction of cost thereof
All Other Plumbing Work or Per system	\$25.00	Per system plus \$5 per each \$1,000 or fraction of cost thereof
MISCELLANEOUS FEES		
Change of Contractor/Subcontractor	\$20.00	Per trade
Duplicate Certificate of Occupancy	\$10.00	Each
Partial Inspection	\$75.00	Each
Plan Revision, Commercial	\$75.00	Each
Plan Revision, Residential	\$40.00	Each
Reactivate Expired Permit, Commercial	\$115.00	Each
Reactivate Expired Permit, Residential	\$55.00	Each
Re-Inspection	\$75.00	Each
Replacement Placard	\$20.00	Each
Reproduction of Plans/Specifications	Actual Cost	Plus \$.03 per SF for Certification
Residence or other bldg over public ways	\$100.00	Each
Stop Work Order Release	\$150.00	Each
DEVELOPMENT FEES		
Land Use/Zoning		
Rezoning	\$1,500.00	
Land Use Plan Amendment	\$1,500.00	
Development Review		
Design Review	\$2,000.00	
Development Agreement	\$5,000.00	
Subdivision Plat Review	\$600.00	+3 rd Party Review
Other Land Use Fees		
Parkland Dedication Fee (residential, min 5 units)	See Section 104-26 LDC	
Vacation of Land	\$1,500.00	
Conditional Use	\$1,500.00	
Conditional Use – Outdoor Dining/Food Truck	\$500.00	
Variance	\$1,500.00	
Appeal	\$1,500.00	
Minor Change to Site Plan	\$1,200.00	
Zoning Verification	\$100.00	
Address Change	\$275.00	
Miscellaneous Actions	\$500.00	
Miscellaneous Fees		
Liquor License Review	\$250.00	
Temporary Alcoholic Beverage Permit	\$50.00	
Tree Permit *	\$25.00	
Parking Bank Fee *	\$8,000.00	Per Space

IMPACT FEES		
Fire Department Development Fee		
Residential	\$270.00	Per Dwelling Unit
Non-Residential	\$285.00	Per 3,000 SF
Law Enforcement Development Fee		
Residential	\$94.73	Per Dwelling Unit
Non-Residential	\$0.08	Per SF
Water Development Fee		
Residential	\$1,961.00	Per Dwelling Unit
Non-residential	\$1,961.00	Residential Equivalent
Sewer Development Fee		
Residential	\$1,666.00	Per Dwelling Unit
Non-residential	\$1,666.00	Residential Equivalent
FIRE DEPARTMENT FEES		

Fire Protection Fees		
Plan Review Fees		
Structural Development	\$0.07	Per SF
Structural Remodel	\$0.07	Per SF
Fire Prevention Fees		
Preliminary Site Plans	\$53.00	
Minimum construction/renovation	\$53.00	
Fire Protection Systems		
NFPA 13, 13R, 13D Systems	\$53.00	+\$1.06 per Head
Fire Pumps	\$265.00	Revi Insp, Acceptance Test
Foam Systems	\$53.00	Per Nozzle +\$1.06 Per Sprinkler Head
Gas/Chemical Fixed Systems	\$53.00	
Fire Alarm System Heat/Smoke Detection System	\$53.00	Per Panel +\$1.06 Initiating Device
Voice Alarm	\$160.00	
Fire Command Station/Communication System	\$53.00	+Cost of Other Installed Systems
Pre-engineered Fire Suppression System or Hood System.	\$53.00	
Certificate of Occupancy Inspection	\$53.00	
Change of Occupancy Inspection	\$53.00	
Renovation Inspection	\$53.00	
Flammable/Combination Liquid Storage Tanks/Container Areas	\$53.00	
Tank Removal/Install	\$53.00	
LP Storage Cylinders	\$53.00	
Hotwork	\$53.00	
Fireworks Display	\$160.00	
Tent Permits and Inspection	\$53.00	
ALF's	\$53.00	Per Floor
Nursing Homes	\$53.00	Per Floor
Other Services & Miscellaneous Inspections		
Hospitals	\$53.00	Per Floor
Group Homes	\$53.00	
Foster Homes	\$53.00	
Disaster Plan Reviews	\$53.00	
Daycare	\$53.00	
Business Tax License Inspection	\$53.00	
Red Tag Fee	\$53.00	
ENGINEERING FEES		
Site/Infrastructure Review		
Small Commercial Development/Redevelopment		
1 Business, Existing Utilities, 1 Utility Meter		
	First Submittal	\$325.00
	Second Submittal	No Charge
	Each Subsequent Submittal	\$325.00
Total Project/Property Site less than 10 Acres		
Commercial, Multi-Family, Mixed Use		
	First Submittal	\$875.00
	Second Submittal	No Charge
	Each Subsequent Submittal	\$325.00
Total Project/Property Site 10 Acres or greater		
Commercial, Multi-Family, Mixed Use		
	First Submittal	\$1,200.00
	Second Submittal	No Charge
	Each Subsequent Submittal	\$325.00
Site/Infrastructure Project Closeout		
Includes, but not limited to: As-Built/Record Drawing Review, Misc. Document Review and Processing, Cost Estimate, Bill of Sale, Covenants/Agreements, Performance/Maintenance Guarantees, Agency Final Clearance Permits, Easements, Punch List Preparation, Required Site/Infrastructure Inspections.		
Small Commercial Development/Redevelopment		
1 Business, Existing Utilities, 1 Utility Meter		
	First Review	\$175.00
	Second Review	No Charge
	Each Subsequent Review	\$80.00
Total Project/Property Site less than 10 Acres		
Commercial, Multi-Family, Mixed Use		
	First Review	\$325.00
	Second Review	No Charge
	Each Subsequent Submittal	\$150.00
Total Project/Property Site 10 acres or greater		

Commercial, Multi-Family, Mixed Use	
First Review	\$500.00
Second Review	No Charge
Each Subsequent Review	\$225.00
Right-of-Way Use Permit (Not to be confused with ROW Use Agreement)	
Single Family Residence – Single Unit (Includes ROW permit review and inspection fee)	\$50.00
Commercial/Multi-Family/Mixed Use -Independent of Site/Infrastructure Process (Includes ROW permit review and inspection fee)	
First Review	\$250.00
Second Review	No Charge
Each Subsequent Review	\$125.00
Site/Infrastructure Projects-Required with all submittals (Includes ROW permit review and inspection fee)	\$250.00
Miscellaneous Engineering Review and Inspection Fees (Independent of ROW Use Permits and/or the Site/Infrastructure Process)	
<i>May include, but not limited to: fences, slabs, retaining/seawalls, planters, fuel tanks, pools, decks, docks, wells, sheds, sinkholes, lot grading, communication antennas, screened porch enclosures, construction trailers, generators, etc.</i>	
Small Commercial/Multi-Family/Mixed Use (not full site/infrastructure)	\$100.00
Single Family Residence	\$50.00

TRANSPORTATION IMPACT FEES (Per Section 150-40 of the Pinellas County Code)	
Non-CRA	Schedule A General Fee Schedule is hereby adopted by reference as if set out at length in this Section.
CRA	Schedule B Downtown Redevelopment Fee Schedule is hereby adopted by reference as if set out at length in this Section.

**NO REFUND on permit fees, unless issued in error on part of the City.
NO REFUND if work has commenced or if permit is over 180 days old.**