

A RESOLUTION AMENDING AND EXPANDING THE FEE SCHEDULE FOR DEVELOPMENT REVIEW APPLICATIONS OF THE PLANNING AND ZONING DEPARTMENT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, The City of Port St. Lucie, Florida, Planning and Zoning Department processes a variety of development related applications; and

WHEREAS, The City Council determined that the establishment of revisions to the fee schedule is authorized by Chapter 158 of the City Code of Ordinances – Zoning Code, and further finds that updating these fees is in the public interest; and

WHEREAS, The City Council desires that development related application fees cover a significant percentage of the Planning and Zoning Department's expenditures; and

WHEREAS, the City Council desires that the Planning and Zoning Department will evaluate the fee schedule every two years on odd numbered years and make recommendations for adjustments accordingly.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Port St. Lucie as follows:

Section 1. That the City of Port St. Lucie hereby amends Resolution 09-R103 amending the Fee Schedule and Development Review Policy for development review applications of the Planning and Zoning Department as follows:

Category	Current Fee	Proposed Fee
Development of Regional Impact/New ADA or Substantial Deviation	\$14,280	\$12,280.00
Development of Regional Impact/Notice of Proposed Change or Rescind	\$6,995	\$4,995.00
Minor/Major Amendment to Approved Landscape or Street Tree Planting Plan	N/A	\$515.00
Temporary Liquor License Compliance Review (Special Events)	N/A	\$35.00
Tree Removal Permit	N/A	\$35.00
Tree Preservation - Mitigation	N/A	\$200 per inch D.B.H. of required mitigation

RESOLUTION 11-R78

Secton 2: All remaining provisions of the Planning and Zoning Department's Fee Schedule and Development Review Policy shall remain in full force and effect.

Section3. This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this 24th day of October, 2011.

CITY COUNCIL
CITY OF PORT ST. LUCIE, FLORIDA

BY: _____
JoAnn M. Faiella, Mayor

ATTEST:

Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

Roger G. Orr, City Attorney

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

MEETING: REGULAR X SPECIAL

DATE: October 24, 2011

ORDINANCE RESOLUTION X MOTION PUBLIC HEARING X

ITEM: P11-107 - City of Port St. Lucie Planning and Zoning Department
Biennial Review of Fee Schedule for Development Review Applications

RECOMMENDED ACTION:

On October 4, 2011, the Planning and Zoning Board voted unanimously to recommend approval of the petition based on the recommendations contained in the staff report.

EXHIBITS:

- A. Resolution
 - B. Staff Report
 - C. Support Materials
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SUMMARY EXPLANATION/BACKGROUND INFORMATION:

The City Council has directed that the Planning and Zoning Department evaluate the department's fee schedule for development review applications every two years on odd numbered years and make recommendations for adjustments. For the 2011 review, the Planning and Zoning Department is proposing six revisions to the current Fee Schedule and Development Review Policy for development review applications.

IF PRESENTATION IS TO BE MADE, HOW MUCH TIME WILL BE REQUIRED?

None.

SUBMITTING DEPARTMENT: PLANNING and ZONING

DATE: October 12, 2011



City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: PLANNING AND ZONING BOARD - MEETING OF OCTOBER 4, 2011

FROM: BRIDGET KEAN, PRINCIPAL PLANNER BK

RE: CITY OF PORT ST. LUCIE PLANNING AND ZONING DEPARTMENT
2011 BIENNIAL REVIEW OF FEE SCHEDULE FOR DEVELOPMENT
REVIEW APPLICATIONS - P11-107

DATE: SEPTEMBER 22, 2011

BACKGROUND:

The City Council has directed that the Planning and Zoning Department evaluate the department's fee schedule for development review applications every two years on odd numbered years and make recommendations for adjustments. For the 2011 review, the Planning and Zoning Department is proposing six revisions to the current Fee Schedule and Development Review Policy for development review applications. The existing fees have not been increased since 2007. Two of the revisions pertain to the recently passed tree preservation ordinance (OR 11-53). The tree preservation ordinance requires the issuance of a tree removal permit to remove a protected tree and the establishment of a fee in lieu of on-site preservation or replacement of protected trees. This proposal establishes an application fee of thirty-five dollars (\$35.00) for a tree removal permit. The fee in lieu of tree preservation or replacement is established at two hundred dollars (\$200.00) per diameter-inch (D.B.H.) of tree removed. The \$200 per inch D.B.H. for required tree mitigation is the rate in effect in St. Lucie County and the City of Fort Pierce.

New fees are being added for the review of an amendment to an approved landscape plan or street tree planting plan and the review of a temporary alcohol beverage license for a special event. Currently, applications to amend an approved landscape plan or street tree planting plan are processed under the fee for a minor amendment to an existing site plan. The fee for a minor amendment to a site plan is \$710.00. The

proposal establishes a fee of \$515.00 for an amendment to an approved landscape plan or street planting plan. Staff reviews state alcohol beverage license applications for compliance with the Zoning Code and for compliance with City of Port St. Lucie Ordinances 06-107 and 08-111, Alcohol Beverages. The current fee for a compliance review of a state license application is \$145.00. The fee applies to any state license including, but not limited to, alcohol beverage licenses and assisted living facilities applications. Applicants for a temporary alcohol beverage license for a special event at the Civic Center or similar type of assembly pay the same review fee of \$145.00 as an applicant applying for an alcohol beverage license for a retail store, bar, or restaurant. The temporary alcohol beverage license is only valid for a short period of time. The proposal establishes a separate fee of thirty-five dollars (\$35.00) for compliance review of a temporary alcohol beverage license.

The last two revisions pertain to the fees associated with Developments of Regional Impact (DRIs). Staff is proposing a reduction in the application fee for an Application for Development Approval (ADA) of a Development of Regional Impact and a reduction in the fee for a Notice of Proposed Change (NOPC) to an existing DRI. The current fee for the review of an application for development approval of a DRI or a substantial deviation to an existing DRI is \$14,280. The proposal reduces the fee to \$12,280. The current fee for the review of an NOPC or an application to rescind an existing DRI, is \$6,995. The proposal reduces the fee to \$4,995. The proposed reductions will reduce the application costs for DRI associated projects.

STAFF RECOMMENDATION:

Planning and Zoning Department staff recommends approval of the proposed revisions to the Fee Schedule and Development Review Policy as presented in the staff report.

PLANNING AND ZONING BOARD RECOMMENDATION:

On October 4, 2011, the Planning and Zoning Board voted unanimously to recommend approval of the petition.