

RESOLUTION 12-R71

COUNCIL ITEM 11E
DATE 6/25/12

A RESOLUTION AMENDING 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

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 11-R78 establishing a revised fee schedule and policy for development review applications of the Planning and Zoning Department as attached hereto and by reference incorporated herein as “Exhibit A”, Fee Schedule and Development Review Policy.

Section 2. 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 25th day of June, 2012.

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

PORT ST. LUCIE CITY COUNCIL

AGENDA ITEM REQUEST

MEETING: REGULAR X SPECIAL

DATE: 6-25-12

PUBLIC HEARING ORDINANCE RESOLUTION X

ITEM: P12-054. Planning and Zoning Department – Fee Schedule

RECOMMENDED ACTION: The Planning and Zoning Board unanimously recommended approval of the amended fee schedule at their June 5, 2012 meeting.

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EXHIBITS: A. Staff Memorandum

 B. Resolution

SUMMARY EXPLANATION/BACKGROUND INFORMATION: This item proposes a revision to the Planning and Zoning Department's Fee Schedule to amend the fee for PUD amendments.

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

SUBMITTING DEPARTMENT: Planning Department

DATE: 6/13/12

Exhibit A

CITY OF PORT ST. LUCIE FEE SCHEDULE AND DEVELOPMENT REVIEW POLICY

<u>CATEGORY</u>	<u>CURRENT FEES</u>
Agreements	\$ 1,710.
Annexation Applications 0 to 2 Acres 2.1 to 10 Acres More than 10 acres	\$ 1,045. + Advertising Costs \$ 3,740. \$ 3,740. + \$20./acre
Boat Docks	\$ 645.
Certificate of Concurrence	\$ 4,670.
Clearing Plan Reviews	\$ 360. + \$40./acre
Comprehensive Plan Amendment	\$ 3,960. + \$40./acre
Concurrent Staggered Review	\$ 1,285. Per Application
D.R.I. Conceptual Master Plan/ Amendments	\$ 1,710.
Development of Regional Impact New ADA or Substantial Deviation	\$12,280.
Development of Regional Impact Notice of Proposed Change or Rescind	\$ 4,995.
Development of Regional Impact Biennial Report Reviews	\$ 600.
Exemption from Platting	\$ 710.
Landscape Modification Variance	\$ 710.
Minor/Major Amendment to Approved Landscape or Street Tree Planting Plan	\$ 515.
Model Home – New	\$ 500.
Model Home – Renewal	\$ 500.
No Show	
SPRC	\$ 240.
P&Z Board	\$ 285.
City Council	\$ 285.

CITY OF PORT ST. LUCIE
FEE SCHEDULE AND DEVELOPMENT REVIEW POLICY

<u>CATEGORY</u>	<u>CURRENT FEES</u>
Pre-Application Meetings	\$ 430.
PUD Zoning PUD Amendments (Previously approved PUD's)	\$ 3,960. + \$40./acre ½ Current Application Fee <u>not to exceed \$11,980.</u>
Re-Advertising Fee	\$ 720.
Rezoning	\$ 2,115. + \$40./acre
Signs** New applications	\$ 150.00
Change of copy on existing permitted façade sign.	\$ 50.00
Drive-thru canopy instructional Signs – 4 per application	\$ 300.00
Resubmittal (1 st No Charge – Subsequent Resubmittals	\$ 90.00
Billboards – Sec.155.03(G)	\$ 8,850.00
Billboards -Annual Re-Inspection fee	\$ 1,885.00
Master Sign Program	\$ 3,980.00
Site Plans – Commercial Minor <1,500 square feet. 1,501 to 10,000 square feet	\$ 1,890. \$ 2,345.
Site Plans – Commercial Major 10,001 to 30,000 square feet >30,000 square feet	\$ 3,755. \$ 6,995. + \$95 each 1,000 additional SF
Site Plan – Residential Minor <5 units or lots 5-50 units or lots	\$ 1,180. \$ 1,645.
Site Plans – Residential Major 51 to 300 units or lots >300 units or lots	\$ 3,755. \$ 3,755. + \$455. each additional 100 units
Site Plan – Architectural Review or changes to Architectural Review	\$ 515.

CITY OF PORT ST. LUCIE
FEE SCHEDULE AND DEVELOPMENT REVIEW POLICY

<u>CATEGORY</u>	<u>CURRENT FEES</u>
Site Plans – Miscellaneous – Review as determined by the Zoning Administrator (Shoreline Stabilization, Entry Features/Gates, Boardwalks, etc.)	\$ 710.
Site Plans – Compliance Review for Building Permits (No Charge for 1 st Review)	\$ 130. each
Site Plans – Building Permits Plans Review (Interior Build-outs or Multiple Review Requests)	\$ 130. each
Site Plans – Site Inspection for Certificate of Occupancy (No Charge for 1 st Inspection) – additional inspections	\$ 130. each
SPRC Review – After 1 st resubmittal, a fee will be charged for each resubmittal thereafter.	\$ 240.
Site Plans – Amendments	\$ 710.
Small Aerial Photos (Lots)	\$ 25.
Special Exception Uses (1 use per application)	\$ 2,115.
Special Event Temporary Liquor License – Compliance Review	\$ 35.
State License Review CLF (Group Homes)	\$ 145.
Liquor	\$ 145.
Street Name Change	\$ 710. Plus Cost of Signs
Subdivision – Minor <5 lots, units or tracts	\$ 945.
5 to 50 lots, units or tracts	\$ 1,635.
Subdivision – Major >50 lots, units	\$ 3,535.

CITY OF PORT ST. LUCIE
FEE SCHEDULE AND DEVELOPMENT REVIEW POLICY

<u>CATEGORY</u>	<u>CURRENT FEES</u>
Subdivision – Conceptual Review	\$ 925.
Tree Preservation – Mitigation	\$ 200. per inch D.B.H. of required mitigation
Tree Removal Permit	\$ 35.
Upland Preservation Mitigation *	\$170,171. *
Variances:	
Residential	\$ 1,635.
Non-Residential	\$ 1,635.
Variances – Administrative	\$ 710.
Zoning Text Amendments	\$ 3,980.
Zoning Verification Letters	\$ 115.
Zoning Verification, Land Use Research and Miscellaneous Research Requests	\$ 480.

CITY OF PORT ST. LUCIE
FEE SCHEDULE AND DEVELOPMENT REVIEW POLICY

Maps & Publications:	
Land Use Development Regulations	\$ 30.
Zoning Code	\$ 15.
Comprehensive Plan	\$ 90.
Future Land Use Map	\$ 25.
Development Map	\$ 25.
Parks and Open Space Map	\$ 25.
Copies of Blueprints & Mylars	\$ 10.
Color Copies	\$ 1. per page
CD Copies of Requested Data	\$ 25. per CD
Black and White Copies	\$.15 cents/page

Other Fee and Change Policies:

Projects tabled by either the applicant, Site Plan Review Committee, Planning and Zoning Board, or City Council, and are inactive for three (3) months and have failed to provide the necessary changes or information, will be charged a new fee to be processed for review. Items withdrawn or tabled (at any stage of the development review process) can be reactivated within three (3) months at no charge. After three (3) months the application is considered to have expired and a new review fee is required. Fees for amendments to previously approved site plans shall be based on minor amendment fees unless the proposed change is significant in size to require major review fees.

Applications that do not obtain approval by the final required board or council within 18 months from the date of the initial submittal shall be required to pay a new application fee. This fee is the full application fee identified by the application category.

NOTES: *3% will be reserved for administrative functions by Planning and Zoning Staff. The fee will increase 5% annually for the next 10 years, and will be re-evaluated in 2017.

Fees are updated once every 2 years, unless otherwise directed, or to accommodate state mandate



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

TO: PLANNING AND ZONING BOARD - MEETING OF JUNE 5, 2012

FROM: ANNE COX, ASSISTANT DIRECTOR OF PLANNING AND ZONING *AC*

RE: PLANNING AND ZONING DEPARTMENT – FEE SCHEDULE
(PROJECT NO. P12 - 054)

DATE: MAY 24, 2012

This item proposes a revision to the Planning and Zoning Department's Fee Schedule to amend the fee for PUD (Planned Unit Development) amendments. This fee also applies to MPUD (Master Planned Unit Development) amendments. MPUDs are located in the western part of the City in the NCD (New Community Development District) future land use area.

The existing fee is one half of the application fee to rezone property to PUD or MPUD. The fee consists of a base fee of \$3,960 plus \$40 per acre. The minimum size of a PUD is two acres. The fee for an amendment of a two acre PUD would be \$2,020. The minimum size of an MPUD is 100 acres. The fee for an amendment of a 100 acre MPUD would be \$3,960. There are several very large PUDs/MPUDs in the City with the largest consisting of 3,015 acres. The fee to amend this MPUD is over \$62,000.

Concerns have been expressed that the amendment fees are too costly for amending the larger PUDs/MPUDs, especially considering that many times the amendments proposed are minor in nature. Therefore, staff is proposing that the fee for amendments be capped at \$11,980. This is considered adequate to cover the costs of any required notices and work effort for the larger projects.

STAFF RECOMMENDATION:

Staff recommends approval of the revised fee schedule as shown in Exhibit A of the attached resolution.