

Planning Services/Inspections Services
FY12 Budget Presentation

August 16, 2011

Planning Services

- Provides staff support to the Planning Board, Zoning Board of Adjustment, Architectural Review Board, Environmental Advisory Board and Gateway Review Board
- Administers applicable provisions of the Land Development Code and recommends changes to support Council policies
- Implement the goals, objectives and policies of the City's Comprehensive Plan in accordance with state-mandated Growth Management laws
- Assist the Mayor and City Council with future long-range annexation plans
- Coordinates the City's Participation in FEMA's Community Rating System

Proposed Planning Services Fee Increases

- Fees are typically incurred when a property owner wishes to seek a zoning change, to develop property via a subdivision or development plan approval, or wishes to utilize or acquire right of way for development purposes.
- Processing and review of these requests requires substantial staff time across multiple City Departments, in addition to public notice in the form of postcards, legal ads, and certified letters.
- Costs incurred above and beyond the fees collected from the applicant are subsidized from the General Fund, therefore, the fees proposed for increase would represent a “user fee” for the applicant rather than a cost incurred by the broader tax base.
- Fees were last increased in FY 2007.
- Other communities were studied for fee comparisons when arriving at the proposed increases.

Proposed Planning Services Fee Increases

APPLICATION TYPE	CURRENT FEE	PROPOSED FEE
Preliminary Subdivision Plat	\$750	\$1,000
Final Subdivision Plat	\$750	\$1,000
Preliminary/Final Combined Plat Approval	\$1,500	\$2,000
Boundary Survey	\$500	\$750
Preliminary Site Plan	\$750	\$1,500
Final Site Plan	\$750	\$1,500
Preliminary/Final Combined Site Plan Approval	\$1,000	\$2,000
Non-Residential Parking in a Residential Zone	\$750	\$1,500
Right of Way Vacation	\$1,000	\$2,000

Proposed Planning Services Fee Increases

APPLICATION TYPE	CURRENT FEE	PROPOSED FEE
License to Use Right of Way	\$500	\$500 (i.e. outdoor dining) \$1,000 (i.e. balconies, parking, etc)
Rezoning	\$1,500	\$2,500
Comp Plan Rezoning (FLUM Amendment)	\$2,000	\$3,500
Conditional Use Approval	\$1,000	\$2,000
Maps	\$4 per copy	\$10 per copy
Hard Copies of Documents	\$23	\$35 LDC \$50 Comp Plan

**Review Board Fees for common approvals in special districts, variance applications, and fees for Home Occupation Permits, were not recommended for increase at this time

Proposed Fee Comparison

APPLICATION TYPE	CITY	ESCAMBIA CO	SARASOTA
Preliminary Subdivision Plat	\$1,000	\$1000	\$2,194 + \$160 per DU
Final Subdivision Plat	\$1,500	\$1000	\$3,291 + \$106 per DU
Preliminary/Final Combined Plat Approval	\$2,000	\$750	N/A
Boundary Survey	\$750	N/A	\$548
Preliminary Site Plan	\$1,500	N/A	N/A
Final Site Plan	\$1,500	N/A	N/A
Preliminary/Final Combined Site Plan Approval	\$2,000	\$1000 minor; \$2500 major; \$3500 planned unit development	\$5485 + \$43 per DU + \$0.11 sq ft non-res + \$0.05 sq ft parking garage
Non-Residential Parking in a Residential Zone	\$1,500	N/A	N/A
Right of Way Vacation	\$2,000	\$475 processing + notification/advertising by applicant	\$2,742

Proposed Fee Comparison

APPLICATION TYPE	CITY	ESCAMBIA CO	SARASOTA
License to Use Right of Way	\$500 (i.e. outdoor dining) \$1,000 (i.e. balconies, parking, etc)	Market value of ROW or vacation fee	\$100 minor; \$274 + \$50 per each table over 2 \$1,645 (i.e. balconies, parking, etc)
Rezoning	\$2,500	\$1,500 one parcel; \$2,500 multiple + \$100 per additional	\$6,582
Comp Plan Rezoning (FLUM Amendment)	\$3,500	\$4,000 small scale; \$5,000 large scale + advertising	\$12,067
Conditional Use Approval	\$2,000	\$1,500	\$5,485
Maps	\$10	N/A	N/A
Hard Copies of Documents	\$35 LDC \$50 Comp Plan	N/A	N/A

**Review Board Fees for common approvals in special districts, variance applications, and fees for Home Occupation Permits were not recommended for increase at this time

Questions and Comments

Inspection Services

- Inspection Services staff enforces the state building codes, city codes and local zoning ordinances.
- Twice daily inspection requests are provided to assist builders and homeowners comply with codes
- Plan review and permitting staff provides state mandated plan reviews and assistance in aiding homeowners, contractors and architects with plan submission.
- Permitting staff aids homeowners and contractors in obtaining required building permits to improve residential and commercial properties. Most are handled as walk-in permits.

Proposed Inspection Services Fee Increases

- Fees are incurred when a property owner wishes to improve their property. This may occur by constructing new improvements, or remodeling existing construction.
- Processing, review and inspections of these state mandated improvements requires substantial staff time.
- Costs incurred above and beyond the fees collected from the applicant are subsidized from the General Fund, therefore, the fees proposed for increase would represent a “user fee” for the applicant rather than a cost incurred by the broader tax base.
- Fees were last increased in FY 2007.
- Other communities were studied for fee comparisons when arriving at the proposed increases.

Proposed Inspection Services Fee Increases Highlights

TYPE	CURRENT FEE	PROPOSED FEE
New Construction	Sliding scale, making it difficult to estimate permit costs.	Flat 10 cents per square foot
Remodel/Alterations	Sliding scale, making it difficult to estimate permit costs.	\$7.50 per thousand dollars of construction value
Minimum Inspection Fee	\$35.00	\$50.00
Demolition of Buildings Minimum Fee	\$60.00	\$100.00
Pools Res/Com	\$105/\$105	\$150/\$300
Temporary Certificate of Occupancy	\$35.00	\$100.00
Re-inspection Fee	\$50.00	\$50.00
Residential Roofing	\$70.00	\$100.00
Commercial Roofing	\$70.00	\$140.00

Fee Comparison

Fee Comparison	Santa Rosa	Escambia	Sarasota	City	Proposed
New Construction					
3000 SF New Single Family Dwelling	\$292.50	\$456.54	\$2,257.00	\$360.00	\$450.00
5000 SF New Single Family Dwelling	\$500.00	\$600.00	\$3,760.00	\$600.00	\$750.00
10000 SF New Commercial Building	\$1,196.25	\$1,125.00	\$8,352.00	\$1,143.75	\$1,500.00
25000 SF New Commercial Building	\$2,681.25	\$2,475.00	\$20,880.00	\$2,606.25	\$3,750.00
Pools					
Residential	\$90.00	\$179.22	\$8/\$1000	\$105.00	\$150.00
Commercial	\$120.00	\$338.34	\$8/\$1000	\$105.00	\$300.00
Remodel					
\$10,000 Residential Remodel	\$17.50	\$54.00	\$8/\$1000	\$65.00	\$65.00
\$10,000 Commercial Remodel	\$25.00	\$79.00		\$65.00	\$65.00
\$25,000 Residential Remodel	\$43.75	\$121.00	\$8/\$1000	\$155.00	\$155.00
\$25,000 Commercial Remodel	\$62.50	\$149.00		\$155.00	\$155.00
\$100,000 Residential Remodel	\$175.00	\$244.00	\$8/\$1000	\$530.00	\$530.00
\$100,000 Commercial Remodel	\$250.00	\$449.00		\$530.00	\$530.00
Demolition					
Commercial	\$30.00	\$85.00	\$100.00	\$60.00	\$100.00
Residential	\$60.00	\$99.00	\$100.00	\$60.00	\$100.00
Roofing					
Residential	\$30.00	\$85.00	\$75.00	\$101.00	\$131.00
Commercial	\$60.00	\$99.00	\$75.00	\$110.00	\$179.00

Fee Comparison

• Fee Comparison	Santa Rosa	Escambia	Sarasota	City	Proposed
• ELECTRICAL					
• 800 Amp New Service					
• Residential	\$60.00	\$113.00	\$280.00	\$245.00	\$275.00
• Commercial	\$120.00	\$284.00	\$280.00	\$245.00	\$275.00
• GAS					
• Renovation/Repair					
• Residential	\$30.00	\$85.00	\$100.00	\$101.00	\$131.00
• Commercial	\$60.00	\$99.00	\$100.00	\$108.00	\$138.00
• MECHANICAL					
• New Install					
• Residential	\$60.00	\$85.00	\$103.00	\$101.00	\$131.00
• Commercial	\$120.00	\$99.00	\$103.00	\$108.00	\$138.00
• PLUMBING					
• New Install					
• Residential	\$90.00	\$139.04	\$103.00	\$101.00	\$131.00
• Commercial	\$180.00	\$167.88	\$103.00	\$108.00	\$138.00

Questions and Comments