

ORDINANCE NO. C-20-

AN ORDINANCE OF THE CITY OF FORT LAUDERDALE, FLORIDA, AMENDING CHAPTER 9, BUILDINGS AND CONSTRUCTION, ARTICLE II. - PERMITS AND INSPECTIONS DIVISION 2. – FEES, OF THE CODE OF ORDINANCES OF THE CITY OF FORT LAUDERDALE, FLORIDA, BY CREATING SECTION 9-54 TO BE ENTITLED “ENGINEERING PERMIT FEES,” PROVIDING FOR ESTABLISHMENT OF PERMIT FEES FOR ENGINEERING REVIEWS AND ENGINEERING INSPECTIONS AND PROVIDING FOR SEVERABILITY, REPEAL OF CONFLICTING ORDINANCE PROVISIONS, AND AN EFFECTIVE DATE.

WHEREAS, The Engineering Division of the Department of Sustainable Development provides certain permit review and inspection services for Building construction permits to verify compliance with federal, state and local laws; and

WHEREAS, The City recognizes the importance for providing these services in a fair and efficient manner to the development community, property owners and to other permit applicants; and

WHEREAS, a study has been conducted by the City to determine the actual cost of providing the permit review and inspection services; and

WHEREFORE, The City wishes to establish user fees to recover costs associated with these services;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That Chapter 9, Buildings and Construction, Section 9-54 Engineering Permit Fees, of the City of Fort Lauderdale, Florida, Code of Ordinances is hereby created to provide as follows:

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Sec. 9-54. – Engineering permit fees.

This section is hereby created to establish permit fees for engineering reviews and engineering inspections, separate and apart from the fees established in Sections 9-46 – 9-53 for the building disciplines.

Additional engineering fees shall be paid for building permit applications that require civil engineering review. The fee amounts shall be based on the rates established in this section. Unless otherwise stated herein, all engineering fees shall be paid prior to acceptance of building permit application.

At no time shall the total review fee for a permit (building and engineering fees combined) exceed fifty (50) percent of the cost of material and labor required to complete the job. Proof of actual cost of material and labor shall be submitted to the building official and approval obtained for this exception to be granted.

The fixed fees shall include three cycles of reviews and/or inspections, as applicable. Should the review or inspection for a Permit exceed three cycles due to noncompliance with engineering standards, governing laws or permit conditions, final written comments itemizing same, along with any necessary corrective actions, shall be provided to the Applicant. At the discretion of the City Engineer, a mandatory staff meeting may be scheduled with Applicant and/or Applicant's representatives as a prerequisite to any further reviews or inspections. The hourly rates for re-reviews, reinspections, and staff meetings established in Section 9-54(6) shall apply.

The engineering permit fees established in this section shall be effective October 1, 2020. A fee analysis by City staff or a hired contractor shall be conducted periodically, not to exceed five (5) years, and fees adjusted accordingly to ensure that the rates are reflective of the actual costs to the City.

(1) Permits for Residential – Single Family

- a. New Construction \$275
- b. Alterations, additions and site modifications that affect paving/driveways/swales, grading, drainage, docking facilities and seawalls \$230
- c. Accessory Structures, fences, equipment or other improvements adjacent to public utilities or in easements \$230
- d. Seawall Waiver Requests \$175

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- e. Demolition \$230
- f. Final Survey \$230

(2) Permits for Residential Construction - Duplex or Triplex

- a. New construction \$1,360
- b. Alterations, Additions and Modifications that affect on-site civil improvements such as Water and Sewer Mains, Paving, Driveways, Grading, Stormwater Management, Docking Facilities and Seawalls and Capital Expansion/Impact Fees \$550
- c. Accessory Structures, fences, equipment or other improvements adjacent to public utilities or in easements \$230
- d. Seawall Waiver Requests \$175
- e. Early Start (Clearing, Grading & work prior to first inspection) \$115
- f. Demolition \$230
- g. Phase Permit (Foundation and Shell to specified height) \$680
- h. Final Survey (CO, TCO, PCO) \$470

(3) Permits for Small Commercial Construction – (10 parking spaces or less)

- a. New Construction \$1,360
- b. Alterations, Additions and Modifications that affect on-site civil improvements such as Water and Sewer Mains, Paving, Driveways, Grading, Stormwater Management, Docking Facilities and Seawalls and Capital Expansion/Impact Fees \$550
- c. Accessory Structures, fences, equipment or other improvements adjacent to public utilities or in easements \$230
- d. Early Start (Clearing, Grading & site work prior to first inspection) \$115
- e. Demolition \$440
- f. Phase Permit (Foundation and Shell to specified height) \$680
- g. Final Survey (CO, TCO, PCO) \$470

(4) Permits for Large Commercial Construction (Greater than 10 parking spaces)

- a. New Construction \$3,736
- b. Alterations, Additions and Modifications that affect on-site civil improvements such as Water and Sewer Mains, Paving, Driveways, Grading, Stormwater Management, Docking Facilities and Seawalls and Capital Expansion/Impact Fees \$1,500
- c. Early Start (Clearing, Grading & site work prior to first inspection) \$240

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- d. Demolition \$836
- e. Phase Permit (Foundation and Shell to specified height) \$1,160
- f. Final Survey (CO, TCO, PCO) \$1,070

(5) Miscellaneous Fees

- a. Outdoor Dining \$115
- b. Sidewalk Café \$115
- c. Temporary Construction Barrier \$115
- d. Change of Use \$115

(6) Re-reviews, Reinspections, and Expedited Reviews

The permit fees in this section shall be based on the actual review and inspection times, at the rates established herein. Review and inspection times shall be charged in 15-minute increments and rounded to the nearest 15-minute increment.

- a. Permit Revisions \$120 per hour

The fees for permit revisions shall be paid prior to any further reviews or prior to issuance of permit, whichever occurs first.

- b. Re-reviews and Reinspections

<u>Re-review</u>	<u>\$120 per hour</u>
<u>Reinspection</u>	<u>\$110 per hour</u>
<u>Meetings</u>	<u>\$115 per hour/staff member</u>

Re-review fees shall be paid prior to any further reviews or prior to issuance of permit, whichever occurs first. Reinspection fees shall be paid within ten (10) business days after inspection or prior to final inspection, whichever occurs first. Meeting fees shall be paid within ten (10) business days of the meeting, prior to final inspection or prior to issuance of permit, as applicable. No further plan reviews or inspections will be conducted when fees are past due. Plan reviews and inspections will resume when all outstanding fees are paid.

(7) Expedited Permit Review - After Hours

<u>Expedited Review - After Hours:</u>	
<u>Minimum Fee/First Three Hours</u>	<u>\$305</u>
<u>Each Additional Hour</u>	<u>\$ 80</u>

Upon request by the Applicant an expedited review may be provided subject to the availability of resources at the time of the request. The minimum fee shall be paid prior to Permit Application Acceptance by the City and will cover up to three (3) hours of review. Any remaining balance shall be paid prior to issuance of the Permit.

(8) Inspection – After Hours

<u>Minimum Fee/First Three Hours</u>	<u>\$270</u>
<u>Each Additional Hour</u>	<u>\$ 70</u>

Upon request by the Applicant, After Hours Inspections may be provided for Building Permits subject to the availability of resources at the time of the request. The minimum inspection fee shall cover up to three (3) hours of inspection and be paid prior to the inspection. Any remaining balance shall be paid within ten (10) business days after the inspection. No further inspections will be conducted when fees are past due. Inspections will resume when all outstanding fees are paid.

(9) Miscellaneous Permits - Permit fees for construction or activities that are not defined by any of the permit categories in this article shall be based on actual review time.

<u>Miscellaneous Permit Fee</u>	<u>\$160/hour</u>
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A \$40 fee for the first 15-minute increment shall be paid at the time of building permit application and any remaining balance shall be paid prior to issuance of the building permit.

SECTION 2. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 3. That all ordinance or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. That this Ordinance shall be in full force and effect on October 1, 2020.

PASSED FIRST READING this _____ day of _____, 2020.

PASSED SECOND READING this _____ day of _____, 2020.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
JEFFREY A. MODARELLI