

ORDINANCE 790

AN ORDINANCE OF THE CITY OF MEXICO BEACH, FLORIDA AMENDING ORDINANCE 730 INCREASING THE CITY'S FEES FOR DEVELOPMENT ORDERS AND SIMILAR APPROVALS WHICH WERE ORGINALLY SET FORTH IN 33.07 OF THE CITY CODE; PROVIDING FOR SEVERABILITY; PROVIDING REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Mexico Beach ("City") reviews applications for development and charges associated fees to cover the City's time, labor, and expenses to review and process these applications; and

WHEREAS, Ordinance 730 Amended the fees for development orders and similar planning approvals that were originally set forth in 33.07 of the City Code; and

WHEREAS, the City has not increased these fees since the Adoption of Ordinance 730 on September 24, 2019 despite inflation and increased costs within the development and planning industry; and

WHEREAS, in many cases, the fee charged by the City no longer is adequate to cover the cost of the time, labor and expenses required to conduct the review, inspections, and permit issuance; and

WHEREAS, the City's current fees are below the amounts that neighboring communities charge and the fees provided by this resolution will put the City's fees generally in line with its neighboring communities; and

WHEREAS, the City Council has determined that it is in the best interest of the City to update its development order and associated planning fees and has determined that the fees provided by this Ordinance are reasonable; and

WHEREAS, the City Council hereby finds that this Ordinance is in the best interest of the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MEXICO BEACH, FLORIDA that:

SECTION 1. FINDINGS OF FACT. The foregoing recitals are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance.

SECTION 2. AMENDMENTS TO ORDINANCE. From and after the effective date of this Ordinance, Ordinance 730 an Ordinance of the City of Mexico Beach related to fees for development orders and certain other planning approvals is amended as set forth in Exhibit "A", which is attached hereto and made a part hereof.

SECTION 3. SEVERABILITY. If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

SECTION 4. REPEAL. All Codes, Ordinances and/or Resolutions or parts of Codes, Ordinances and/or Resolutions in conflict herewith are hereby repealed to the extent of the conflict.

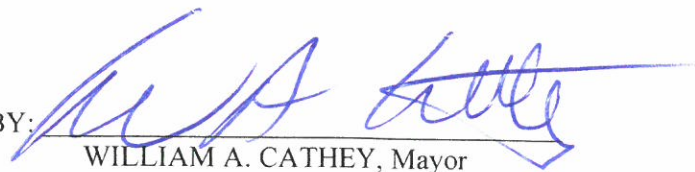
SECTION 5. CHANGE BY RESOLUTION. In the future the City Council may change the Fees set forth in Exhibit "A" by Resolution.

SECTION 6. EFFECTIVE DATE. This ordinance shall take effect upon adoption as provided by Florida law.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Mexico Beach, Florida, this 23 day of August, 2022.

THE CITY OF MEXICO BEACH

BY:



WILLIAM A. CATHEY, Mayor

ATTEST:



TAMMY BRUNSON
City Clerk

EXHIBIT A

SCHEDULE OF ENGINEERING REVIEW AND
ADMINISTRATIVE DEVELOPMENT FEES¹

**Pre-Application Conference or Any Other Meeting Requiring Attendance of
Planning, Engineering, or Other City Consultants**

(Section 7.02.01):

One Hour Pre-Application Review Meeting	\$250.00
Additional Pre-Application Discussion – Per Each ½ Hour	\$125.00

Review of Development Activity¹

Basic Development Order (permits for activities which do not require elected or appointed body approval, as listed in the section number referenced), as applicable.
(Section 7.02.02.A.1.a)

Fee payable to third party building services contractor	\$75.00 *
---	-----------

Minor Residential Development Order (e.g. accessory structures), as applicable.
(Section 7.02.02.A.1.b)

Fee payable to third party building services contractor	\$75.00 *
---	-----------

Major Residential Development Order, as applicable.
(Section 7.02.02.A.1.c)

Fee payable to third party building services contractor	\$200.00 per unit *
---	---------------------

Minor Commercial Development Order includes commercial signage, as applicable.
(Section 7.02.02.A.1.e)

Fee payable to third party building services contractor	\$75.00 *
---	-----------

**Additional fees may apply as needed on an hourly basis:*

<i>Planning Review:</i>	<i>\$125.00</i>
<i>Floodplain Review:</i>	<i>\$160.00</i>
<i>Engineering Review:</i>	<i>\$250.00</i>

Major Commercial Development Order (requires public hearing), as applicable.
(Section 7.02.02.A.1.f)

Fees payable to the city for consultant's review:

<u>Planning Review:</u>	\$1,100.00
(plus cost of any notice, e.g. mailing/signage/newspaper advertisement requirement)	
<u>Engineering Review:</u>	\$750.00
<u>Floodplain Manager Review:</u>	\$880.00

For a structure 50,000 – 100,000 sq. feet an additional \$850.00 is applied
For a structure greater than 100,000 sq. feet an additional \$1,100 is applied
No additional fee for Floodplain Manager review for structures greater than 50,000 square feet.

Subdivision Plat

Preliminary Plat Approval
(Section 3.07.00):

Fees payable to the city for consultant's review:

<u>Planning Review</u> up to twenty (20) lots	\$1,500.00
<u>Engineering Review</u> up to twenty (20) lots	\$1,500.00
<u>Floodplain Manager Review</u> up to twenty (20) lots	\$1,500.00
Plus cost of any notice (e.g. mailing/signage/newspaper advertisement requirement) shall also apply.	

<u>Planning Review</u> twenty (20) lots and greater	\$2,500.00
<u>Engineering Review</u> twenty (20) lots and greater	\$2,500.00
<u>Floodplain Manager Review</u> twenty (20) lots and greater	\$2,500.00
Plus cost of any notice (e.g. mailing/signage/newspaper advertisement requirement) shall also apply.	

Final Plat Approval
(Section 3.07.00):

Fees payable to the city for consultant's review:

<u>Planning Review</u> up to twenty (20) lots	\$1,500.00
<u>Engineering Review</u> up to twenty (20) lots	\$1,500.00
<u>Floodplain Manager Review</u> up to twenty (20) lots	\$1,500.00
Plus cost of any notice (e.g. mailing/signage/newspaper advertisement requirement) shall also apply.	

Final Plat Approval - Continued

(Section 3.07.00):

Fees payable to the city for consultant's review:

<u>Planning Review</u> twenty (20) lots and greater	\$2,500.00
<u>Engineering Review</u> twenty (20) lots and greater	\$2,500.00
<u>Floodplain Manager Review</u> twenty (20) lots and greater	\$2,500.00
Plus cost of any notice (e.g. mailing/signage/newspaper advertisement requirement) shall also apply.	

Revision/replat of an Existing Plat:

Fees payable to the city for consultant's review:

<u>Planning Review</u>	\$500.00
<u>Engineering Review</u>	\$500.00
<u>Floodplain Manager Review</u>	\$500.00
Plus cost of any notice (e.g. mailing/signage/newspaper advertisement requirement) shall also apply.	

Certificate of Concurrency Application

(Sections 7.06.01.B – 7.06.05):

Fee payable to the city for internal review	\$150.00
---	----------

Sign Permit (Other than that which is paid under Section 7.02.02.A.1.e)

Fee payable to the city for internal review

Temporary Sign (Section 5.03.00)	\$50.00 each
Permanent Accessory Signs (Section 5.04.00)	\$200.00 each
Permanent Outdoor Advertising Sign (Section 5.05.00)	\$200.00 each

Planned Unit Developments

Planned Unit Development Pre-Application Conference

(Section 2.03.06.A)

Fees payable to the city for consultant's review:	\$250.00
---	----------

Planned Unit Development (PUD) Plan Approval
(Section 2.03.03.B)

Fees payable to the city for consultant's review:

Less than twenty (20) acres or less than fifty (50) residential units:	\$3,500.00
Twenty (20) acres or greater or fifty (50) residential units or greater:	\$5,000.00

Planned Unit Development Plan – Resubmission/Changes Made due to Changes Required Prior to Approval (2nd and greater review)

Fees payable to the city for consultant's review:

Each additional review	\$750.00
------------------------	----------

Fees payable to the city for consultant's review:

Changes to an Approved Planned Unit Development Other Than Minor (Section 2.03.07)	\$950.00
---	----------

Petition for Annexation

Fee payable to the city for internal review

Application for inclusion of a parcel into the corporate limits	\$160.00
---	----------

Plus cost of any notice (e.g. mailing/signage/newspaper advertisement requirement) shall also apply.

Comprehensive Plan Amendment Application
(Section 7.09.03)

Large-scale Amendment (any text amendment to the Plan or any Future Land Use Map amendment greater than 50 acres)
(§163.3187, F.S.)

Fees payable to the city to cover associated costs for consultant's review: \$3,500.00
Plus cost of any notice (e.g. mailing/signage/newspaper advertisement requirement) shall also apply.

Small-scale Amendment (any Future Land Use Map amendment that involves fifty (50) acres or fewer, or any text amendment that is directly related to the request of the map amendment and is processed simultaneously)
(§163.3187, F.S.)

Fees payable to the city for consultant's review: \$1,700.00
Plus cost of any notice (e.g. mailing/signage/newspaper advertisement requirement) shall also apply.

If a rezoning request is made with the Comprehensive Plan Future Land Use Map amendment, an additional charge of \$500.00, payable to the city, is required if both requests are processed simultaneously.

Rezoning Application not Associated with a Future Land Use Map Amendment
(Section 7.09.03)

Fees payable to the city for consultant's review:

Fifty (50) acres or greater \$2,250.00
Plus cost of any notice (e.g. mailing/signage/newspaper advertisement requirement) shall also apply.

Less than fifty (50) acres \$1,250.00
Plus cost of any notice (e.g. mailing/signage/newspaper advertisement requirement) shall also apply.

Variance Request

Fee payable to the city for internal review \$300.00
Plus cost of any notice (e.g. mailing/signage/newspaper advertisement requirement) shall also apply.

Administrative Hearing/Planning and Zoning Board and City Council
(Section 7.03.00):

Fee payable to the city for internal review \$300.00
Plus cost of any notice (e.g. mailing/signage/newspaper advertisement requirement) shall also apply.

Telecommunications Tower Permit

Fee payable to the city for internal review \$1,200.00
Plus cost of any notice (e.g. mailing/signage/newspaper advertisement requirement) shall also apply.

Vacation of Rights-of-Way

Fee payable to the city for internal review \$750.00
Plus cost of any notice (e.g. mailing/signage/newspaper advertisement requirement) shall also apply.

Lot Split

Fee payable to the city for internal review \$300.00
Plus cost of any notice, (e.g. mailing/signage/newspaper advertisement requirement) shall also apply.

Continuation or Delay of any Application by Request of the Applicant which has been Scheduled for Public Hearing After Notices and Advertisement has Been Placed/Sent are responsible for additional cost of notice.

¹ ***Floodplain review is required for issuance of a development order for parcels within the floodplain as defined in Ordinance 757.***