

MEMORANDUM

TO: Honorable Mayor and City Council Members
FROM: Elaine Wilson, Planning & Zoning Analyst II
DATE: July 28, 2009
SUBJECT: Resolution 545-09, Fee Schedule for Development Review

STRATEGIC PLAN TRACKING NO: 0910-G5-OB-3

PURPOSE

The purpose of this item is to request City Council approval of Resolution #545-09 updating the Fee Schedule for Development Review by the Technical Review Committee.

BACKGROUND

Section 11-41 of the Orange City Code provides that the City Council may review and update the fees for development review by resolution. The underlined items on attached Exhibit A reflect the recommended changes.

Following extensive research into the time and work effort involved, staff believes the proposed fee schedule more accurately reflects the cost to the City for the various types of reviews for development. The proposed fees also compare favorably with those charged by nearby jurisdictions.

The phrase “and legal review” has been added to Code. Previously these fees have been charged to applicants as a part of the “engineer/consultant” costs. In order to clarify the costs, the additional phrase has been added.

Under Other Review Fees, eight new charges have been added. These are things that have been done in the past without charge. In order to cover the City’s cost for these processes, Staff believes the fees are needed.

RECOMMENDATION

That City Council approves Resolution #545-09.

RESOLUTION NO. 545-09

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ORANGE CITY, FLORIDA, ADOPTING A REVISED FEE SCHEDULE DEVELOPMENT REVIEW BY THE TECHNICAL REVIEW COMMITTEE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Orange City adopted Ord. 258 on Jan. 10, 2006, which provides that the City Council may review and update Development Review Fees by resolution; and

WHEREAS, the City of Orange City now finds it necessary to revise the Schedule; and

WHEREAS, the City Council wishes to revise and update the Fee Schedule for Development Review by the Technical Review Committee as set forth in Exhibit "A" of this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ORANGE CITY, FLORIDA, AS FOLLOWS:

SECTION 1. That the City Council of the City of Orange City adopts the administration action or approval for development review fee schedule set forth in Exhibit "A," attached hereto and by this reference incorporated herein for all intents and purposes.

SECTION 2. The fees described in Section 1 shall become effective immediately.

SECTION 3. All resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed.

SECTION 4. If any section, part of a section, paragraph, clause, phrase or word of this resolution is declared invalid, the remaining provisions of this resolution shall not be affected.

SECTION 5. That this resolution shall take effect immediately upon its adoption by the City Council of the City of Orange City, Florida, and approval as provided by law.

ROLL CALL VOTE AS FOLLOWS:

Jim Mahoney	_____	Donald C. Sherrill	_____
R. Paul Rasch	_____	Tom Abraham	_____
Tom Laputka	_____	Jeff Allebach, Vice Mayor	_____
Harley Strickland, Mayor	_____		

ADOPTED THIS _____ DAY OF _____, 2009.

ATTEST:

AUTHENTICATED:

Deborah J. Renner, CMC, City Clerk

Harley Strickland, Mayor

This Resolution approved
as to form and legal sufficiency:

W. E. Reischmann, City Attorney

Exhibit A

Resolution No. 545-09

Fee for review of PUD and Mixed Use

- Single-family residential development:
 - 1 to 10 lots: ~~\$900~~ \$1,000 plus any additional engineer/consultant and legal review costs
 - 11 to 20 lots: ~~\$900~~ \$1,000 + \$40 per lot plus any additional engineer/consultant and legal review costs
 - 21 or more lots: \$1,100 + \$30 per lot plus any additional engineer/consultant and legal review costs

- All other uses:
 - Base fee up to 10,000 sq. ft. floor area: ~~\$900~~ \$1,000 plus any additional engineer/consultant and legal review costs

- Each additional 1,000 sq. ft. or fraction thereof up to 100,000: \$7 plus any additional engineer/consultant and legal review costs

- Minor amendments to existing PUD: \$200, plus recording fees

- Major amendments to existing PUD: \$500, plus recording fees

Fee for site plan review of commercial and multifamily residential development

- Base fee up to 10,000 sq. ft. of floor area: ~~\$900~~ \$1,000 plus any additional engineer/consultant and legal review costs

- Each additional 1,000 sq. ft. or fraction thereof up to 100,000 square feet: \$7

- Site plan extension \$500

Fee for concept review

- Each time the Technical Review Committee meets for a concept review of any proposed plan: \$300

Fee for review of subdivisions

- Preliminary plat
1 to 5 lots: \$500 + \$60 per lot plus any additional engineer/consultant and legal review costs

6 or more lots: ~~\$900~~ \$1,000 + \$50 per lot plus any additional engineer/consultant and legal review costs.
- Final plat
1 to 5 lots: \$500 + \$60/lot plus any additional engineer/consultant and legal review costs

6 or more lots: ~~\$900~~ \$1,000 + \$50 per lot plus any additional engineer/consultant and legal review costs
- Preliminary plat extension \$500
- Final plat extension \$500

Fee for additional reviews

The fees listed here are based on the initial review. The cost for any additional review will be an additional fee equal to the initial base fee as follows:

- PUD and mixed uses: ~~\$900~~ \$1,000 plus any additional engineer/consultant and legal review costs
- Multifamily and commercial: ~~\$900~~ \$1,000 plus any additional engineer/consultant and legal review costs
- Concept review: \$300
- Subdivision preliminary plat:
1 through 5 lots: \$500 plus any additional engineer/consultant and legal review costs.
6 and above lots: ~~\$900~~ \$1,000 plus any additional engineer/consultant and legal review costs.
- Subdivision final plat:
1 through 5 lots: \$500 plus any additional engineer/consultant and legal review costs.
6 and above lots: ~~\$900~~ \$1,000 plus any additional engineer/consultant and legal review costs.

Fee for review of stormwater systems

The stormwater fees as listed on the attached table are in addition to fees previously listed. The initial review of a master plan development stormwater system would be at the rate as listed in the above-referenced table. Subsequent development reviews of projects that were part of the initial master plan development stormwater system would be subject to stormwater fees at a 50 percent discount.

Other review fees

Appeal	\$500
Conditional Use	\$500
<u>Conditional Use extension</u>	<u>\$200</u>
Annexation	\$500
Variance	\$500
<u>Variance extension</u>	<u>\$200</u>
Rezoning	\$500
<u>Legal Advertisement</u>	<u>actual cost</u>
Recording	actual cost
<u>Vacation of ROW/easement</u>	<u>\$500</u>
<u>Zoning determination letter</u>	<u>\$25</u>
<u>Clearing and Grading</u>	<u>\$100</u>
Annual sign fee	\$15 <u>\$30</u> (up to 32 sq. ft.); \$30 <u>\$50</u> (32 sq. ft. or larger)
Banner	\$10 <u>\$25</u>
Tree removal	Base fee: \$18 <u>\$20</u> plus \$3 for each tree (no maximum)
NPDES inspection	1-2 acres: \$250, each additional acre or portion thereof: \$50
Use permit	\$40-\$220
<u>Resubmittal of any plan</u>	<u>\$50 (after first)</u>
<u>Site inspection/reinspection</u>	<u>\$30</u>

STORMWATER FEES

	AGRIC & OPEN LAND	PUD & MIXED USE	MULTI-FAMILY, COMMERCIAL & INDUSTRIAL	RESIDENTIAL SUBDIVISION*	MISC.
BASE FEE	\$200	\$400	\$400	\$300	\$250
Plus ___/AC for each acre or fraction thereof up to 10 acres	\$2/acre x 10 = \$20 TOTAL \$220	\$60/acre x 10 = \$600 TOTAL \$1,000	\$60/acre x 10 = \$600 TOTAL \$1,000	\$10/acre x 10 = \$100 TOTAL \$400	\$10/acre x 10 = \$100 TOTAL \$350
Plus ___/AC for each acre or fraction thereof over 10 acres up to 40 acres	\$1/acre x 30 = \$30 TOTAL \$250	\$30/acre x 30 = \$900 TOTAL \$1,900	\$30/acre x 30 = \$900 TOTAL \$1,900	\$5/acre x 30 = \$150 TOTAL \$550	\$5/acre x 30 = \$150 TOTAL \$500
Plus ___/AC for each acre or fraction thereof over 40 acres up to 160 acres	\$0.75/acre X 120 = \$90 TOTAL \$340	\$20/acre x 120 = \$2,400 TOTAL \$4,300	\$20/acre x 120 = \$2,400 TOTAL \$4,300	\$3/ acre x 120 = \$360 TOTAL \$910	\$2.50/acre x 120 = \$300 TOTAL \$800
Plus ___/AC for each acre or fraction thereof over 160 acres up to 640 acres	\$0.50/acre x 480 = \$240 TOTAL \$580	\$12/acre x 480 = \$5,760 TOTAL \$10,060	\$12/acre x 480 = \$5,760 TOTAL \$10,060	\$2/acre x 480 = \$960 TOTAL \$1,870	\$1/acre x 480 = \$480 TOTAL \$1,280
Plus ___/AC for each acre or fraction thereof over 640 acres	\$0.25/acre x 360 = \$90 TOTAL \$670	\$8/acre x 360 = \$2,880 TOTAL \$12,940	\$8/acre x 360 = \$2,880 TOTAL \$12,940	\$1/acre x 360 = \$360 TOTAL \$2,230	\$0.50/acre x 360 = \$180 TOTAL \$1,460

* Includes Mobile Homes

NOTE: Stormwater reviews that are part of a Master Plan Development Stormwater System will be subject to stormwater fees at a 50 percent discount.

STORMWATER FEES

(Resolution No. 545-09)

	AGRIC & OPEN LAND	PUD & MIXED USE	MULTI-FAMILY, COMMERCIAL & INDUSTRIAL	RESIDENTIAL SUBDIVISION*	MISC.
BASE FEE	\$200	\$400	\$400	\$300	\$250
Plus ___/AC for each acre or fraction thereof up to 10 acres	\$2/acre x 10 = \$20 TOTAL \$220	\$60/acre x 10 = \$600 TOTAL \$1,000	\$60/acre x 10 = \$600 TOTAL \$1,000	\$10/acre x 10 = \$100 TOTAL \$400	\$10/acre x 10 = \$100 TOTAL \$350
Plus ___/AC for each acre or fraction thereof over 10 acres up to 40 acres	\$1/acre x 30 = \$30 TOTAL \$250	\$30/acre x 30 = \$900 TOTAL \$1,900	\$30/acre x 30 = \$900 TOTAL \$1,900	\$5/acre x 30 = \$150 TOTAL \$550	\$5/acre x 30 = \$150 TOTAL \$500
Plus ___/AC for each acre or fraction thereof over 40 acres up to 160 acres	\$0.75/acre X 120 = \$90 TOTAL \$340	\$20/acre x 120 = \$2,400 TOTAL \$4,300	\$20/acre x 120 = \$2,400 TOTAL \$4,300	\$3/ acre x 120 = \$360 TOTAL \$910	\$2.50/acre x 120 = \$300 TOTAL \$800
Plus ___/AC for each acre or fraction thereof over 160 acres up to 640 acres	\$0.50/acre x 480 = \$240 TOTAL \$580	\$12/acre x 480 = \$5,760 TOTAL \$10,060	\$12/acre x 480 = \$5,760 TOTAL \$10,060	\$2/acre x 480 = \$960 TOTAL \$1,870	\$1/acre x 480 = \$480 TOTAL \$1,280
Plus ___/AC for each acre or fraction thereof over 640 acres	\$0.25/acre x 360 = \$90 TOTAL \$670	\$8/acre x 360 = \$2,280 TOTAL \$12,940	\$8/acre x 360 = \$2,280 TOTAL \$12,940	\$1/acre x 360 = \$360 TOTAL \$2,230	\$0.50/acre x 360 = \$180 TOTAL \$1,460

* Includes Mobile Homes

NOTE: Stormwater reviews that are part of a Master Plan Development Stormwater System will be subject to stormwater fees at a 50 percent discount.