

City of St. Augustine Beach Building and Zoning Department Meeting Date 5-4-20

2200 A1A SOUTH ST. AUGUSTINE BEACH, FLORIDA 32080  
 WWW.STAUGBCH.COM  
 BLDG. & ZONING (904)471-8758 FAX (904) 471-4470

To: Max Royle  
 From: Brian Law  
 CC:  
 Date: 4-20-2020  
 Re: Proposed Fee Schedule Changes for 2020

Mr. Royle

The Building and Zoning Department is proposing this fee schedule change for your review and for review by the City Commission meeting in April. The proposed changes are underlined and in red for ease of review.

Listed below are the summary of changes:

- 1) The valuation table for hotels and assisted care facilities has been modified to read as per the ICC valuation table to account for different types of construction.
- 2) Administrative change from the City's Tree Bank to the City Tree and Landscape Fund which is referenced in the tree ordinance and also a title change from Land Clearing Fee to Clearance Sheet Fee as the Department has shifted to one permit application for Building Permit submittal which includes the site review.
- 3) A clearance sheet for screen enclosures has been separated from the main Clearance Sheet Fee.
- 4) Photocopies fee schedule are being included with an emphasis on large format copying which will be available upon arrival of the specialty printer/scanner.
- 5) The establishment of a Building permit fee refund schedule for cancelled permits.
- 6) Electrical permits added a tier for feeder or sub panels in commercial or multi family residential applications. Previously these were unaccounted for during permitting. Per dwelling or unit was added to accommodate hotels, motels and multi family buildings.
- 7) The creation of a specific generator permit fee.
- 8) The creation of solar permit fees.
- 9) Advertising signs have been increased to \$10.00 to offset the cost of the stands.
- 10) The appeal of the Mixed Use appeal to the City Commission has been removed as it is in direct conflict with the appeal fee of the Planning & Zoning Applications section.
- 11) Overlay Districts have been added to the fee schedule as it was not listed previously. They were previously \$200.00.
- 12) Transient Lodging Establishments inspection fee was increased to \$125.00 and a provision for individual units are to be assessed an inspection fee.
- 13) Tree removal and flexible setbacks have been assessed a fee to offset the costs of the Planning and Zoning meetings and staff time.
- 14) Review of Preliminary plat has been assessed a minimum fee of \$400.00

Sincerely

*Brian Law*

Brian Law CBO, CFM, MCP  
 Director of Building and Zoning

**RESOLUTION NO: 20-09**

**CITY OF ST. AUGUSTINE BEACH  
ST. JOHNS COUNTY**

**RE: ESTABLISHING FEES FOR  
BUILDING PERMITS AND OTHER  
RELATED CITY SERVICES**

**WHEREAS**, the City Commission of the City of St. Augustine Beach has passed an ordinance authorizing that fees be established by resolution;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE  
CITY OF ST. AUGUSTINE BEACH, FLORIDA, IN REGULAR SESSION ASSEMBLED:**

The City Commission of the City of St. Augustine Beach hereby establishes and adopts the fees for building permits, applications, inspections, tree removal, plans and applications, comprehensive plan amendments, file developments, mixed use developments, overlay districts and stormwater management plan review as contained within Exhibit A, which is attached hereto.

**RESOLVED AND DONE**, this 6<sup>th</sup> day of April 2020 by the City Commission of the City of St. Augustine Beach, St. Johns County, Florida

ATTEST:

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Margaret England, Mayor

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Max Royle, City Manager

## City of St. Augustine Beach Schedule of Fees and Services Building and Zoning Department

Impact Fees      As established by ordinance of St. Johns County and interlocal agreement

### BUILDING PERMIT FEES

Issuance of a permit-----\$15.00

Total Valuation -----Fees

\$1,000 or less                      \$27.00

\$1,001 to \$50,000                \$33.00 for the first \$1,001.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof to and including \$50,000.

\$50,001 to \$100,000            \$376.00 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof to and including \$100,000.00

\$100,001 to \$500,000           \$719.00 for the first \$100,000.00 plus \$6.00 for each additional \$1,000.00 or fraction thereof to and including \$500,000.00.

\$500,001 and up                \$3,119.00 for the first \$500,000 plus \$5.00 for each additional \$1,000.00 or fraction thereof.

Note: Those projects that elect to use private provider services receive a 10% reduced permit fee (reduction must be claimed prior to permit issuance)

Basic valuations for permitting fees. Valuations for permitting fees shall be determined as follows:

**Single Family Residential and Multifamily Residential**-----\$125.00 per square foot for living space,\$64.00 per square foot for garages,\$40.00 per square foot for patio and open space

**Residential, hotels, assisted care facilities**---\$150.00 per square foot, \$76.00 for pool house and storage ~~As per the current ICC Building Code Valuation Table~~

**Mercantile**-----\$106.00 per square foot

**Business**-----\$150.00 per square foot

**Assembly: Restaurants, Bars**-----\$160.00 per square foot

**Swimming Pools**----based on cost using Total Valuation Table

**Any use not shown will be based on current ICC Building Code Valuation Table**

**Revision fee**-----\$53.00 minimum or \$53.00 per hour

**New House on lot after permit issuance**-----Full plan review fee

**Pre-built storage sheds**-----Based on cost using Total Valuation Table

**Moving of any structure**-----\$100.00

**Demolition (interior/exterior)**-----\$100.00

**Plan Review**-----½ of Building Permit Fee

Note: Those projects that elect to use private provider services receive a 15% reduced plan review fees.

## Exhibit A

**State Surcharge**-----Based on current State Requirements

**Land Clearing Fee Clearance Sheet Fee**-----**(Applies to new buildings, additions, swimming pools,-etc.)**\$400.00 with \$150.00 of the fee going to the City's Tree-Bank and Landscape Fund

**Clearance Sheet Fee for Screen Enclosures**----- \$100.00

**Clearance Sheet Fee for Commercial Renovations**-----\$100.00

**Transfer Permit to New Contractor**-----\$100.00

**Safety Inspection**-----\$53.00

**Occupancy/Use Classification Evaluation**-----\$53.00

**Project Status Verification/Technical Assistance**-----Actual cost

**Temporary Certificate of Occupancy/Completion**

Residential-----\$53.00

Commercial-----\$106.00

**Penalties (Building, Mechanical, Electric, Plumbing, Gas) :**

- a. Working with no permit-----\$100.00 and double permit fee
- b. Not updating sub list when required-----\$25.00
- c. Sub-contractors not registered with City-----\$25.00
- d. Reinspection Fees----- \$53.00
- e. Extra inspection (uncorrected re-inspection items)----- Double the re-inspection fee

**After Hours Inspection with Building Official Approval**-----\$200.00 & Building Official Approval

**DEP zoning confirmation letters**-----\$53.00

**Photocopies** ----as per Florida Statute 119.07

a. Over 11' x 17"-----\$5.00 per sheet

**Refund for Active Permits:**

a. Prior to first inspection-----50% of Permit Fee

b. After first inspection-----0% Refund

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## MECHANICAL

**Issuance of permit**-----\$15.00

**Residential Single System (new)**----- \$60.00

**Each Additional System (new)**-----\$40.00

**Change outs (per system)**-----\$50.00

**Repairs, Alterations, Additions**-----\$50.00

Exhibit A

Commercial (A/C's, Refrigeration Units)-----Based on Job Cost using Total Valuation Table

Gas Piping, new and additions (per system)-----\$40.00

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**ELECTRICAL**

Issuance of permit-----\$15.00

Amps—per main service panel/upgrade

0-150 amps-----\$60.00

151-400 amps-----\$100.00

401-1,000 amps-----\$150.00

1,001 amps and over-----\$0.15 per amp

Amps-- per feeder panel (exempt single family and two family structures only)

0-150 amps-----\$60.00

151-400 amps-----\$100.00

401-1000 amps-----\$150.00

1001 amps and over-----\$0.15 per amp

Temporary pole-----\$40.00

Service Change-----\$40.00

Additions and Repairs (per dwelling or unit)-----\$40.00

Sign Lighting-----\$30.00

Swimming Pool Electrical-----\$30.00

Generator ----\$40.00

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**SOLAR PERMIT FEES**

Permit Issuance-----\$15.00

Photovoltaic/Thermal Permit---- based on cost using Total Valuation Table

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**PLUMBING**

Issuance of permit-----\$15.00

Base permit fee-----\$15.00

Each fixture including floor drains, traps, etc.

Residential-----\$5.00

Commercial-----\$6.00

Sewer replacement-----\$40.00

Sprinkler systems (landscaping)-----\$40.00

Exhibit A

Re-pipe (per dwelling or unit)-----\$40.00

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**TREE REMOVAL**

Dead Tree(s)-----No charge

Damaged or deemed a hazard-----\$45.00 per inspection for trees over 6" DBH

Replacement and mitigation-----See section 5.01.03 of the Land Development Regulations

After the fact permits-----See section 5.01.05 of the Land Development Regulations

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**PLANNING & ZONING APPLICATIONS**

Advertising Sign-----~~\$7.50~~10.00

Application for Variance or Conditional Use-----\$ 400.00 plus advertising sign and all other costs except legal advertising

Appeal Application (Building Official or Planning & Zoning Board)-----\$300.00

Alley Vacating-----\$300.00 plus advertising sign

Home Occupation application-----\$ 100.00 plus advertising sign

Land Use Map-----Actual Production Cost

Land Development Code-----\$0.15 per page

Comprehensive Plan-----\$0.15 per page

Zoning Certification Letters for title search, Open Permit search, Code Enforcement Search-----\$50.00

Mixed Use Development Review-----~~\$300.00~~ plus advertising sign

    Application Fee-----~~\$300.00~~ plus advertising sign

    Appeal to the City Commission-----~~\$100.00~~

Concept Review-----\$300.00 plus advertising sign

Overlay Districts-----\$300.00 plus advertising sign

Application for review of proposed final development plans-----\$350.00 if under 2.0 acres; \$500.00 if 2.0 acres or more.

Tree removals 30" or greater requiring Planning and Zoning Board approval---- \$50.00

Flexible setbacks to save trees requiring Planning and Zoning Board Approval----\$50.00

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**CONTRACTOR LICENSING**

Issuance/Renewal of Construction Contractor License-Biennial-----\$80.00

Issuance/Renewal of Tree Contractor License-Biennial-----\$80.00

Duplicate Card-----\$20.00

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## COMPREHENSIVE PLAN AMMENDMENTS

### Small Scale-----\$500.00

A small-scale amendment must be consistent with all the following characteristics.

1. Encompass the use of 10 or fewer acres of any land use category.
2. Residential densities are limited to 10 or fewer units per acre.
3. Does not involve the same property more than once a year.
4. Does not involve the same owner's property within 200' of the property granted a land use change within the past 12 months.
5. Does not include any text change to the plans, goals, objectives and policies.
6. Is not located within an area of critical state concern.
7. The local government can approve the amendment without exceeding its yearly maximum of 60 acres of small scale amendments.

### Large Scale-----\$1000.00

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#### PLAT APPROVAL

**Review of Preliminary Plat**-----\$150.00 plus \$2.00 per lot with a \$400.00 minimum

**Application for Final Plat Approval**-----\$5.00 per lot together with the cost of review for conformity with Chapter 177 F.S. by a professional Surveyor and mapper either employed by or under contract to the City of St. Augustine Beach. The estimated cost shall be deposited with the City at the time of application and any costs in excess of the estimated amounts shall be paid by the applicant prior to execution of the plat by the City.

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#### STORMWATER MANAGEMENT

**Stormwater management plan review by Section 6.05.03**-----For conformity with applicable statutes, rules and regulations by the City and State of Florida, by a professional engineer either employed by the City or under contract to the City of St. Augustine Beach by the applicant. The estimated fees shall be deposited with the City at the time of application and any fees in excess of the estimated costs shall be paid by the applicant prior to the execution of the development order by the city.

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#### TRANSIENT LODGING ESTABLISHMENTS

**Business Tax Receipts** (Payable at the City Manager's Office)-----As per section 12-67 of the City of St. Augustine Beach Code

**Application Fee** (Payable at the Building & Zoning Department)-----\$96.25

**Initial Inspection (per dwelling or unit)** (Payable at the Building & Zoning Department)-----~~\$100.00~~125.00

**Annual Re-inspection (per dwelling or unit)**-----~~\$100.00~~125.00

**Reinspection Fees**-----\$53.00

**Extra inspection (uncorrected re-inspection items)**----- Double the re-inspection fee

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