

ORDINANCE NO. 2022-07

AN ORDINANCE OF THE TOWN COUNCIL FOR THE TOWN OF WELAKA FLORIDA, AMENDING THE SCHEDULE OF FEES TO BE CHARGED BY THE TOWN OF WELAKA FOR REVIEW OF REZONINGS, CONDITIONAL USE PERMITS, VARIANCES, COMPREHENSIVE PLAN AMENDMENTS, PLANNED UNIT DEVELOPMENTS, DEVELOPMENT PERMITS, DEVELOPMENTS OF REGIONAL IMPACT, IMPACT FEES, TEMPORARY USE PERMITS, APPEALS, BUSINESS TAX RECIEPTS, FINGER PRINTING AND OTHER MISCELLANEOUS ITEMS; PROVIDING FOR REPEAL OF PRIOR FEE ORDINANCES AND RESOLUTIONS IN CONFLICT, SEVERABILITY AND AN EFFECTIVE DATE:

WHEREAS, the Town Council for the Town of Welaka Florida, is authorized under Florida Statutes and the Town Charter for the Town of Welaka to adopt fees necessary to protect the health, safety and welfare of the citizens of Town in order to implement the Town's Comprehensive Plan, Land Development Code, Code of Ordinances and provide other basic services, as each may be amended from time to time; and

WHEREAS, the provision of services related to the implementation of these regulations cost the Town a substantial amount of money; and

WHEREAS, the Town needs to recoup a portion of the costs for these services when rendered to a specific person so as to avoid burdening the tax payers with the cost of such services to that person; and

WHEREAS, the Town recognizes that it must balance the cost of the services with the potential impact to redevelopment of vacant and substandard housing and commercial buildings and lots which can lead to longer term sustainable revenue streams that support the Town's obligation to protect the health, safety and welfare of its citizens; and

WHEREAS, the current fee schedules do not appear properly balance the costs to the Town and the need to promote redevelopment and revitalization of community; and

NOW THEREFORE, BE IT ENACTED by the Town Council of the Town of Welaka, Florida, in a meeting assembled on the 14th day of June, 2022:

SECTION 1. SHORT TITLE

This Ordinance shall be known as and may be cited by the short title of "**TOWN FEE SCHEDULE**".

SECTION 2. FEES

The fees and charges set forth in the attached as Schedule "A" through "G" are hereby adopted. Unless otherwise stated in this schedule or the Town Council determines, after a consideration of an application for a fee waiver/reduction at a public meeting, that a hardship has been established warranting a lesser fee or the waiver of a fee, fees that are set at \$100 or less are completely non-refundable, and in all other cases where a refund is requested there shall be a minimum fee of \$75.00 that shall be non-refundable in order to cover the administrative costs associated with processing the application and maintaining pertinent records.

52 **SECTION 3. CONFLICT AND REPEAL OF PRIOR FEE ORDINANCES AND**
53 **RESOLUTIONS**

54
55 This Ordinance shall serve to repeal and supersede all prior fee ordinance and resolutions, or
56 portions thereof, in conflict with this Ordinance. Fees or fines provided elsewhere in the Town's
57 Code of Ordinances not specifically listed in this Ordinance shall remain in full force and effect.
58

59 **SECTION 4. SEVERABILITY**

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61 If any portion of this resolution is for any reason held invalid or unconstitutional by any court
62 of competent jurisdiction, such portion shall be deemed separate and such holdings shall not
63 affect the validity of the remaining portions.
64

65 **SECTION 5. EFFECTIVE DATE**

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67 This Ordinance shall take effect upon adoption.
68

69 **DONE, ORDERED AND ADOPTED** this 14th day of June, 2022.
70
71

72 **PASSED** by the Town Council for the Town of Welaka on First Reading on the 10th day of May,
73 2022.
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75
76 **PASSED** by the Town Council for the Town of Welaka on Second Reading on the 14th day of
77 June, 2022.
78

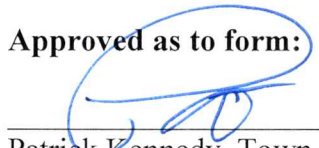
79
80 **ATTEST:**

SIGNED:

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84 Meghan E. Allmon, Town Clerk
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89 Jamie D. Watts, Mayor
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91
92 **Approved as to form:**


Patrick Kennedy, Town Attorney



Schedule "A"
Building Permit Fee Schedule

Fee Schedule

Residential -One and Two Family Dwelling

New Construction	\$5 per thousand total valuation, \$100 minimum
Remodel/Addition	\$7.5 per thousand total valuation, \$75 minimum
Accessory Structure	\$7.5 per thousand total valuation, \$75 minimum
Roof/Reroof	\$75 (<2000 sq ft), \$125 (>2000 sq ft)
Plans review/processing	\$0.75 per thousand total valuation, \$75 minimum (structural only)
Mobile Home	\$175 (includes elec, plumb, mech, set-up) - does not include porches, decks, carports, etc.
Floodplain development	\$75

Trades

Plumbing	\$75 plus \$.80 per thousand total valuation, \$75 minimum
HVAC	\$75 plus \$.80 per thousand total valuation, \$75 minimum
Electrical	\$75 plus \$.80 per thousand total valuation, \$75 minimum
Gas	\$75 plus \$.80 per thousand total valuation, \$75 minimum
Irrigation	\$50 plus \$.80 per thousand total valuation, \$50 minimum
Signs	Plan review \$75, Inspection \$75 per trip (1 trip included (accessory structure)) (No plan review fee: signs less than 32 sq ft, text changes, face changes, etc.)

Demolition	\$80 (<2000 sq ft), \$125 (>2000 sq ft)
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Commercial

New Construction	\$7 per thousand total valuation, \$100 minimum
Remodel/Addition	\$8 per thousand total valuation, \$75 minimum
Accessory Structure	\$8 per thousand total valuation, \$75 minimum
Roof/Reroof	\$8 per thousand total valuation, \$100 minimum
Plan Review/processing	\$1.5 per thousand total valuation, \$150 minimum
Change of Use/Occupancy	\$0.05 per thousand total valuation, \$150 minimum (plan review)

Floodplain Development permit	\$75
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Misc.

Re-Inspection Fee	\$75 residential, \$100 commercial
Work before permit issuance	Double Permit Fee
Failure to call Inspection	\$75
Permit renewal (within 30 days of expiration)	50% permit fee, but not less than minimum
Permit Extension (if approved)	\$75
State Fees, DBPR 1.5% of permit fee \$2 minimum	DCA 1.5% of permit fee, \$2 minimum

After hours inspection/permitting	\$75/hr., 2hr minimum, pending availability
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Fire safety Inspections

Annual fire safety inspection	\$75/hr., 2hr minimum includes travel and report
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Fire Alarm/Fire Suppression Systems \$100 plus \$4 per thousand total valuation (plan review)
\$100 plus \$8 per thousand total valuation (Inspection)

Schedule "B"

Impact Fees

[Reserved]

Schedule "C"

General Reproduction Prices

<u>Service</u>	<u>Fee*</u>
Photocopies	\$0.15 per page \$0.20 per page (double sided)
Copies of Land Development Code, Comprehensive Plan and other ordinances	\$0.15 per page
Large Document/GIS Maps/Color Copies	Cost basis
Data in native format:	Staff time x \$35.00/hour <u>+ Materials and supplies</u> = Total Duplication Cost
Media Cost:	Cost basis

*All reproduction cost subject to cost of Staff time at a rate of \$35 per if the time required to complete the reproduction efforts exceeds 30 minutes.

Schedule "D" Planning & Zoning

<u>Service</u>	<u>Fee**</u>
Petition for voluntary annexation:	
One single-family residence	\$150.00
All others	\$400.00
Application to vacate rights-of-way or plats	\$450.00
Developments of Regional Impact (DRI):	
Standard Review Fee:	\$7,500 + \$1,500 per land use
Notice of Proposed DRI Change	
Non-substantial Deviation	\$2,500
Substantial Deviation	\$5,000

195	Biennial Reports	\$500
196		
197	Future Land Use Map Amendments	
198	Large Scale	\$1,200
199	Small Scale	\$350
200		
201	Revisions to Goals, Objectives and Policies	\$1,200 per Element that requires revision
202		
203	Rezoning (other than PUD)	\$350
204		
205	Rezoning to PUD – Prelim. Development Plan	\$500*
206	(*Note: Final Plan Review for a PUD will be subject to Development Agreement Fee and Site	
207	Plan Approval Fee)	
208		
209	Development Agreements	\$750
210		
211	Conditional Use Permit	\$300
212		
213	Appeals	\$250 (Fee refunded if appeal is successful)
214		
215	Variance	
216	Single Family Residence	\$50
217	All others	\$200
218		
219	Site Plan Approval	
220	Multi-Family and Non-Residential	\$750.00, plus cost of 3 rd party engineer
221		if necessary
222	Subdivision	
223		
224	Preliminary Plat and/or Development Plan	\$750, plus costs of third party engineer if
225		necessary
226		
227	Final Plat and Construction plans	\$1,500, plus costs of third party engineer if
228		necessary
229		
230	Minor Replat (sec. 4.1.2.4, LDC)	\$400
231		
232	Minor Subdivision (sec. 4.3.5, LDC)	\$350
233		
234	Zoning Permits/Verifications	\$20
235		
236	Flood Hazard Determinations	\$25 plus \$30 per site visit, if required.
237		
238	Engineering Review	Whenever a proposed development or
239		change in use requires the Town to obtain
240		the services of a third-party engineer, the
241		cost of such an outside engineer's services
242		shall be borne by the applicant. A cost of
243		such service shall be provided to the
244		applicant and paid in advance of incurring
245		the expense.

** In addition to application fees, Applicants shall be required to pay any advertising costs and extra-ordinary engineering, mapping or reproduction costs. Payment of such fees shall be required prior to any formal consideration of the application. All Planning & Zoning fees are non-refundable, except that for fees that exceed \$75 may be refunded after actual costs incurred are deducted if the application is formally withdrawn within 10 days after submittal. A minimum fee of \$75 shall apply in all such cases.

Schedule "E"

Fees and Charges for the Code Enforcement Division

<u>Activity</u>	<u>Cost</u>
Administrative Fees	
Normal processing:	\$50
Up to 5 extra inspections:	\$25/inspection
More than 5 extra inspections:	\$35 per inspection
Hearing Preparation:	\$20.00/hour
Recording:	\$10.00 first page \$8.50 each additional page
Abatement	
Lot Clearing (ss. 10-20 and 10-21, Code of Ordinances):	\$200 plus actual cost of equipment and wages
Other:	Actual Cost of abatement, including the cost of labor and equipment, permits, attorney fees, court costs and the administrative fee.
Any Code enforcement action requiring Court proceedings:	Attorney's fees and court costs

Schedule "F"

Business Tax Receipt

<u>Activity</u>	<u>Fee</u>
All businesses, professions or occupations employing	\$ 35.00
Peddler or solicitor business with no established commercial property or place of business inside the Town limits:	\$200.00
Each insurance company writing life, fire, accident, health, public liability, indemnity, motor vehicle, industrial or other type or form of insurance within the Town, and either represented by a local, traveling or itinerant agent or representative shall pay:	\$35.00

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298	A business premises where a coin operated vending or	
299	amusement machines dispense products, merchandise or services:	\$7.50 per machine
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301	Any business owned and operated by a United States military	
302	veteran, or person over the age of 65, other than a vending, peddling	
303	or amusement machine business:	No Fee

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305 **Schedule "G"**

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307 **Public Safety Fees**

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309 [Reserved]