

By Rinata Keen
Deputy Clerk

RESOLUTION NO. 2016- 09-14A

WHEREAS, the Board of County Commissioners of Madison County, Florida, did on December 5, 1991, in conformity with the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 et. Seq., Florida Statutes, and applicable laws of the State of Florida, adopt a Comprehensive Plan for Madison County; and

WHEREAS, the Board of County Commissioners of Madison County, Florida, did on April 2, 1992, in conformity with the requirements of Section 163.3202, Florida Statutes, and applicable laws of the State of Florida, adopt a Land Development Code for Madison County, the purposed of which is to serve as an instrument of implementation for the adopted Comprehensive Plan; and

WHEREAS, the Board of County Commissioners of Madison County, Florida, deems it necessary to adopt an amended schedule of fees for various applications made under and pursuant to the Land Development Code, so as to provide sufficient revenues to pay for the review and analysis of such applications by competent and qualified personnel, for the protection of the public health, welfare, and safety; and

WHEREAS, the Board of County Commissioners of Madison County, Florida, hereby find that the amended schedule of application fees adopted herein includes no more than the reasonable costs of reviewing and analyzing each type of application.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Madison County, Florida, that;

I. The following schedule of fees to be changed, for the consideration of the specified applications made pursuant to the Madison County Land Development Code, except for applications initiated by the Planning Official or by the Board of County Commissioners, is hereby adopted, and all prior fee schedules are hereby repealed:

A. All fees shall double if work begins before the permit is issued. Fees are not refundable.

B. Application Fees (not refundable):

Preliminary Plat Review of Subdivisions	\$1500 + \$50 per lot
Final Plan Reviews With No Improvements	\$200
Final Plat Reviews with Improvements	\$500 + Consultant Fees
Development of Regional Impact (DRI) and Florida Quality Developments, (Major Developments Fee Listed Above + Consultant)	\$1000 + \$50 per lot + consultant fees
Fees as Determined by the Planning Official	
Minor Replat	\$1000

Plat Vacation	\$1000
Variance	\$500
Land Development Code Amendment	\$300
*Special Exception	\$2000
Special Exception – Cellular Towers	\$2000 + Consultant Fees
Appeal to Board of County Commissioners	\$300
*Small Scale Plan Amendment	\$1500
*Large Scale Plan Amendment	\$3000
Density Exception	\$200

C. Site Development Compliance Fee (not refundable)

Residential	\$200
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Home Additions of 600 sq. feet or less are exempt from development permit fees.

Commercial (not to exceed \$10,000)	
0-2500 sq. feet of building area	\$1000 + \$.03 per square foot
2500 + sq. feet of building area	\$2500 + \$.06 per square foot

Minor Commercial Site Plan Amendment	
Less Than 1000 sq. feet of building area	\$200
1000 – 2500 sq. feet additional building area	\$300
2500 – 5000 sq. feet additional building area	\$500
Above 5000 sq. feet additional building area	Use New Site Fees

Mobile Homes Replacement	\$150
Temporary Use	\$150
Change Road Name	\$150
Zoning Determination Letter	\$50
Flood Plain Determination Letter and Map	\$25
Flood Plain Determination Map	\$5

D. **Required Newspaper Public Notices

Base Newspaper Legal Ad Fee	\$200
Base Newspaper Comprehensive Plan Legal Ad Fee	\$450

In addition to the above-listed newspaper base legal ad fees, every applicant for any permit, approval, appeal, or amendment, for which any legal notice is required to be published, shall pay any additional cost of publishing such notice. The applicant shall be notified by the Planning Official of any additional newspaper notice cost, and no application for any permit, approval, or amendment shall be considered for any final action thereon until such cost has been paid. From the time the applicant is noticed of any additional cost, until such cost is paid, any applicable period of time in which final action is to be taken on the application shall be deemed to have been waived and suspended and tolled by the applicant.

E. Certified Mail Notice

The County shall send by certified mail a notice to all property owners within 500 feet of the site of the subject application. The Planning Official shall provide a copy of the notice to the applicant. The applicant shall be responsible for the cost of the certified postage.

F. Posting of Signs

In addition to the newspaper notice fees the applicant is responsible to purchase and post signs meeting the county code requirements at his own expense. If the signs are not posted in the required time to meet the sign posting requirements, the application process will be delayed until it can be considered at a later meeting of the Planning & Zoning Board or Board of County Commissioners that meets the required sign posting notice time frames.

G. Other Review Fees

For any Major Development in the Transportation/Utility overlay district; any other Major development or any Subdivision of 11 lots or more; any Development of Regional Impact; any Florida Quality Development; any Amendment to the Transportation Utility Overlay District Boundary, and any other development that the Planning Official requires consultant reviews, the applicant shall be notified that additional fees for consultant review time will be required. The applicant shall be obligated to pay the amount of any additional engineering or other review fees in the amount of \$165 per hour or as billed to the county. The applicant will be notified of the amount of additional fees required to be paid and no application for any permit, approval, or amendment shall be considered for any final action thereon until such additional fees have been paid. From the time the applicant is mailed or delivered notice of such additional fees, until such additional fees are paid, any applicable period of time in which final action is to be taken on the application shall be deemed to have been waived and suspended and tolled by the applicant.

II. Extraordinary Review by Consultants

Whenever, in the opinion of the Planning Official, an application and its supporting documentation cannot be fully and competently reviewed by Madison County employees,

whether because of the complexity of the application and supporting materials, or because of the highly technical nature of the application materials, or because of the inclusion in the application of the uses or activities involving toxic materials or other substances which are a potential threat to the natural environment, wildlife, other natural resources, ground water, surface water, or air quality in Madison County, or for any other reasonable grounds, the Planning Official may require that the applicant pay for the reasonable cost of outside consultants, retained by the county (which may include but is not limited to engineers, biologists, botanists, hydrologists, geologists, and attorneys), to review, analyze, critique, and report on the application and materials submitted with it. The Planning Official shall obtain an estimated cost for such consultant services and notify the applicant of the need for such services and the estimated cost thereof. The Planning Official's determination of the need for such outside consultant services shall be appealable by the applicant to the Planning & Zoning Board and/or the Board of County Commissioners.

When the Planning Official notifies the applicant of the need for such consultant services and the estimated cost thereof, the applicant may withdraw the application or deposit with the Planning Official the estimated cost of such services and continue through the review process. Once the required deposit is made, the county shall contract for such services. If the actual cost of the consultant services exceeds the estimated amount deposited, the applicant shall pay the difference as additional review fees, and no application for any permit, approval, or amendment shall be considered for any final action thereon until such additional fees have been paid. Any applicable review period for the application shall be suspended during the time in which necessary consulting services are being retained by the county and are being performed from the time the applicant is mailed or delivered notice of any additional fees due for such consultant services, until such additional fees are paid, any applicable period of time in which final action is to be taken on the application shall be deemed to have been further waived and suspended and tolled by the applicant.

1. SCHEDULE OF BUILDING PERMIT FEES

Note: A detached structure that is a minimum of 120 square feet or less does not require a building permit

- A minimum charge of \$55.00 for any permit issued
- Add \$5.00 to each permit for permit issuing fee (Office Use)
- Add 3% of total permit cost or a minimum of \$4 -- fees collected for Department of Business and Professional Regulations and Building Code Administrators and Inspectors Board

Plan Review Fees:	Contract \$0k-\$50k	Fee
	0-50k	\$25
	50k-100k	\$50
	100-500k	\$100
	500k-1m	\$150
	1m-2m	\$200
	2m-3m	\$275
	3m-5m	\$325
	5m+	\$400

Valuation Fee Schedule for Applicable Permits:

<u>Construction Valuation</u>	<u>Building Permit Fee</u>
\$501.00 - \$6000.00	\$60.00
\$6001.00 - \$10,000.00	\$90.00
\$10,000.01 - \$15,000.00	\$140.00
\$15,000.01 - \$20,000.00	\$270.00
\$20,000.01 - \$40,000.00	\$370.00
\$40,000.01 - \$50,000.00	\$430.00
over/after \$50,000	Add \$1.50 per \$1,000.00

Demolish Building (if applicable)	\$50
Relocate and/or Set Up Structure *(Electrical, Plumbing, or Mechanical Fees Not Included)*	\$150
Electrical Upgrade, Rewire, Service Change, Temp. Poles	\$65
Solar Panel	Based on Valuation
Advertising Signs	Lighted \$80 Unlighted \$50
Ground Sign 15 Sq. Ft. and Over are to be Permitted	
Re-Inspection Fee	\$35 (First) \$50 (Thereafter)
Camper Service/RV Pole	\$60
Annual Renewal	\$30
Swimming Pools	
Above Ground	\$75
In-Ground	\$250
Commercial	\$400
(Enclosure Separate Permit Required)	

Mobile Home Installations Single, Double, Triple, Etc.	\$300
Electrical	\$75
Mechanical	\$75
Pre-Inspection (Used Mobile Homes)	\$50
Ship Inspections for Home Sales	\$65
Renovation/Remodel/Ship Repairs/Weatherization	Based on Valuation
Window/Door/Siding Replacement	Based on Valuation

New Construction Permit Structure

An additional fee shall be assessed upon the determination of the Building Official that additional staff time for research and study is required in order to analyze the application as presented. This fee shall be a minimum of \$50.00 plus any additional staff review charges, incurred at \$50.00 per hour. Should consulting services be required by the county for assistance, an estimated cost of services will be provided to the applicant as a courtesy prior to initiation of work.

Residential New Construction	Based on Project SF x .40
Commercial New Construction	Based on Project SF x .40
Modular Home	Based on Project SF x .40
(Site Built Additions Extra per Regular Permit Schedule)	
Set Up Fee Does Not Include Electrical, Plumbing, or Mechanical Fees	
Residential Roofing Permit (All Roofs Including New Construction)	Based on Project SF x .05
Residential Pre-Engineered Metal Buildings	Based on Project SF x .30
Residential Pole Barns, Carports, Metal Sheds, Barns, Etc.	
Without Slab	Based on Project SF x .10
With Slab	Based on Project SF x .15
Open Canopy / Carports	Based on Valuation
Foundation	Based on Valuation

H. MECHANICAL

Residential

Fee for Heating, Ventilating, Duct, Air Conditioning, and Refrigeration Systems shall be \$40.00 first ton, \$10.00 per each ton thereafter (minimum of two ton requirement).

Repairs, alterations, and addition to an existing system will be permitted with the same schedule of fees as new construction (above)

Commercial

PRICE OF MECHANICAL PERMIT IS BASED ON CONTRACT PRICE OF JOB – SEE VALUATION FEE SCHEDULE

I. SCHEDULE OF ELECTRICAL PERMIT FEES

Applicable to Base Permit

No permits for electrical work as provided and required in this schedule shall be issued until after the following inspection fees have been paid to the county.

Commercial

PRICE OF ELECTRICAL PERMIT IS BASED ON CONTRACT PRICE OF JOB – SEE VALUATION FEE SCHEDULE

Concealed Work and Open Work: All switches, receptacles and light terminal outlets including outlets for wall switches and controls flush or surface type, or for pendant switches \$.50 (with new construction)

Fans: For each ceiling or bracket fan and including exhaust/supply air fans permanently or attached to circuit wire or receiving device \$2.50 (with new construction)

Motors:

For each electrical motor of three-fourths horsepower or less operating at a potential of 600 watts or less \$3.00 (with new construction)

For each electrical motor of over three-fourths horsepower through five horsepower operating at a potential of 600 watts or less \$5.00

For each electrical motor of over five through twenty horsepower operating at any wattage \$35.00

For each electrical motor of twenty one through one hundred horsepower \$45.00

For each electrical motor of over one hundred horsepower \$125.00

Generators & Motor Generators

For each electrical generator 600 volts or less, but not over 10 K.W. with accessories \$35.00 (with new construction)

For each electrical generator over 10 K.W. or higher in capacity at any voltage with accessories. \$70.00

Inspection of transfer switch only (all) \$35.00

Transformers and rectifiers: For each transformer fee based upon Engineer/Architectural fee is applicable or contractor price.

Electrical Devices: For each electrical cooking and heating device consuming more than 600 watts of electrical energy. \$4.00

Services: Temporary or construction service and permanent electric service (with new construction of home) (each) \$20.00

Replacement for Mobile Home, or other application \$55.00

Radio Towers & Antenna etc. (Refer to Planning Department) Based on Valuation

Tent Shows, Carnivals, Circuses, etc. For each supply service if applicable \$55.00

K. SCHEDULE OF PLUMBING PERMIT FEES

Commercial

PRICE OF ELECTRICAL PERMIT IS BASED ON CONTRACT PRICE OF JOB – SEE VALUATION FEE SCHEDULE

For each plumbing fixture, floor drain or trap (including water and DWV piping)	\$5.00
For each house sewer or septic connection	\$20.00
For each house sewer or septic having to be replaced or repaired	\$35.00
Solar hot water system with construction	\$30.00
Hot water system in existing building	\$35.00
Hot water system for swimming pool	\$35.00
Commercial (See Commercial Permit Schedule)	

Vacuum Breakers or Backflow Devices (Hose Connections)

Installed subsequent to the equipment or piping installed
½ inch through 1 inch \$4.00 each with base construction permit
1.25 inch through 2 inches \$20.00 each with base construction permit
Greater than 2 inches (Refer to Commercial Permit Schedule)

Storage tanks, hot water / potable water, etc. in any capacity over 1.1 gallon and/or any unit requiring use of a pressure relief valve \$20.00
All additional tanks excluding toilets \$5.00 each

L. FIRE SAFETY INSPECTION COMMERCIAL (Services Provided by Fire Department)

M. CHURCES AND NON-PROFIT GROUPS (Full Fee Commercial Schedule)

2. The fee schedule adopted hereby shall apply to every application of the types of specified which is filled with Madison County after the date of this Resolution is adopted.

3. This resolution shall supersede all previous resolutions dealing with this subject.
4. It is the declared intent of the Board of County Commissioners that, if any section, subsection, sentence, clause, phrase, or provision of this resolution is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutional shall not be construed as to render invalid or unconstitutional the remaining provisions of this resolution.
5. The effective date of this resolution shall be the date it is approved by the Madison County Board of County Commissioners and signed

DULY ADOPTED in public meeting this 14th day of September, 2016

Board of County Commissioners
Madison County, Florida


By: Rick Davis, Chairman

ATTEST:


Tim Sanders
Clerk of Board