

RESOLUTION NO. 2021- 07-28

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Planning Official or by the Board of County Commissioners, is hereby adopted, and all prior fee schedules are hereby repealed:

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

A. Application Fees (not refundable):

Preliminary Plat Review of Subdivisions	\$1500 + \$50 per lot
Final Plat 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 + consultant fees Above + Consultant)	\$1000 + \$50 per lot

Fees as Determined by the Planning Official	
Minor Replat	\$1000
Plat Vacation	\$1000
*Variance	\$500
Special Exception	\$2000
Special Exception – Cellular Towers	\$2000 + Consultant Fees
Special Event Permit (County Property)	\$200 (plus \$100 deposit & certified notices to properties within 500 feet)
Appeal to Board of County Commissioners	\$500
Small Scale Plan Amendment	\$1500
Large Scale Plan Amendment	\$3000
Density Exception	\$200
B. Site Development Compliance Fee (not refundable)	
Residential	\$200
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/Additions/Zoning Compliance Statement/Home-Based Business Permit/Occupancy Change/Septic/RV Placement	\$150
**Temporary Use	\$150 plus advertising & certified notice fees
Change Road Name	\$500
Zoning Verification Report	\$50
	\$65 Expedited Request

Flood Plain Determination Letter and Map	\$30
Flood Plain Determination Letter (on letterhead)	\$15
Flood Plain Determination Map	\$10
Home-Based Business Permit	\$150
C. *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.

****D. Certified Mail Notice / Posting of Signs**

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 cost of the certified postage is included in the application fee paid by the applicant. In addition to the newspaper notice fees, the County shall post signs advertising required public meetings in accordance with county code requirements.

E. 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.

III. SCHEDULE OF BUILDING PERMIT FEES

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

A.

ITEM	AMOUNT
Permits fees by valuation (Commercial and "other")	
Up to \$6,000	\$60
\$6,000.01 to \$10,000	\$90
\$10,000.01 to \$15,000	\$140
\$15,000.01 to \$20,000	\$270
\$20,000.01 to \$40,000	\$370

ITEM	AMOUNT
\$40,000.01 to \$50,000	\$430
above \$50,000	\$1.50 per thousand

Plan Review Fees by valuation (Residential and Commercial)	
0-50k	\$25
50-100k	\$50
100-500k	\$100
500k-1m	\$150
1m-2m	\$200
2m-3m	\$275
3m-5m	\$325
5m and up	\$400
Addition - Residential	\$.40 / sq ft
Advertising Signs - Lighted	\$80
Advertising Signs - Not lighted	\$50
Butler Building	\$.30 / sq ft
Commercial building	by valuation
Commercial electrical	by valuation
Commercial mechanical	by valuation
Commercial plumbing	by valuation
Commercial roofing	by valuation
DCA Fee (all permits)	\$.035 of value plus admin fee
Demolition	\$50
Fire Assessment	per current proration table
Fire Safety Inspection	per Fire Inspector
Fire Safety Admin Fee	10% of inspection fee
Minimum Permit Fee	\$55 plus DCA and processing
Miscellaneous	by valuation

Mobile/Modular Home Installation	\$300 plus fire and solid waste assessments
Mobile/Modular Home Electrical	\$75
Mobile/Modular Home Mechanical	\$75
Mobile/Modular Home pre-inspection	\$55

New Construction - Residential Bldg	\$.40 / sq ft
Relocation of a structure	\$150
Pole Barns, Carports, Metal Buildings on concrete	\$0.15 / sq ft
Pole Barns, Carports, Metal Buildings without concrete	\$0.10 / sq ft

ITEM	AMOUNT
Window/Door/Siding Replacement	by valuation

New Construction - Residential Electrical	
Const power pole with house permit	\$20 each
Devices over 600 watts	\$4 each
Fans	\$2.50 each
Generator and/or Transfer Switch	\$75 each
Motors 3/4 hp or less	\$3 each
Motors 3/4 to 5 hp	\$5 each
Motors 5 to 20 hp	\$35 each
Motors 21 to 100 hp	\$45 each
Motors over 100 hp	\$125 each
PV System (Solar)	by valuation
Radio towers / cellular towers / tents / carnivals	by valuation
RV Pole (50 amp per RV, 200 amp Max) per RV plug	\$60
Service replacement / upgrade	\$55 each
Complete rewire	\$105
Switches, receptacles, lights	\$0.50 each
Temporary Poles	\$65

New Construction - Residential Mechanical	
First ton (2 ton minimum)	\$40
After the first ton	\$10
Repairs, alterations, and additions	same as new construction

New Construction - Residential Plumbing	
Plumbing fixture, floor drain, or trap	\$5 each
Plumbing solar heater with building permit	\$30 each
Pool Heater	\$35 each
Back flow preventer	\$4 up to 1", \$20 1-1/4" to 2", then by valuation
Sewer / Septic connection	\$20 each
Storage Tank - First one	\$20
Storage Tank - Each Additional one	\$5
Vacuum Breakers / Hose Bibbs	\$4 each
Plan Review	Per plan review table
Pool - Commercial	by valuation
Pool - Residential (above ground)	\$75
Pool - in ground, residential	\$250
Processing Fee (all permits)	\$5 each permit

ITEM	AMOUNT
Re-Roof / Roof Over	\$.05 / sq ft

Residential Remodel	by valuation
Roofing - New Construction	\$.05 / sq ft
Solid Waste Assessment	per current proration table
Re-inspection fee first time	\$35 each
Re-inspection fee 2nd time for same item	\$50 each
Permit renewal (Within 1 year of expiration date)	50% of original total
Work that is started without a permit (unpermitted work or portable building placed without a permit)	Double the regular fee and a \$100 fine

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


C. CHURCHES AND NON-PROFIT GROUPS (Full Fee Commercial Schedule)

1. The fee schedule adopted hereby shall apply to every application which is filled with Madison County after the date of this Resolution is adopted.
2. This resolution shall supersede all previous resolutions dealing with this subject.
3. 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.
4. 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 by the Board of County Commissioners of Madison County, Florida, in regular meeting assembled this 28th day of July, 2021


 Ronnie Moore, Chairman

ATTEST:


 William D. Washington,
 Clerk to the Board of County Commissioners