



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

The Board of County Commissioners meets the 1st and 3rd Thursday of each month at 5:30 p.m. in the Columbia County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. All agenda items are due in the Board's office one week prior to the meeting date.

Today's Date: 4/21/2021 Meeting Date: 5/6/2021

Name: Troy Crews Department: Building And Zoning

Division Manager's Signature:

A handwritten signature in blue ink, appearing to be "Troy Crews", is written over a light blue horizontal line.

1. Nature and purpose of agenda item:

Building & Zoning department has analyzed all fees associated with the department and has identified deficiencies between revenue versus cost in processing those applications. Attached is the resolutions, cost analysis and other support documents to support the proposed increase in fees.

2. Recommended Motion/Action:

Adopt Resolution 2021R-03 and Resolution 2021R-04.

3. Fiscal impact on current budget.

This item has no effect on the current budget.

District No. 1 - Ronald Williams
District No. 2 - Rocky Ford
District No. 3 – Robby Hollingsworth
District No. 4 - Toby Witt
District No. 5 - Tim Murphy



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

M E M O R A N D U M

TO: David Krause, County Manager

FR: Troy Crews, Building & Zoning Director *Troy Crews*

DATE: April 19, 2021

RE: Building & Zoning fee increase proposal

We are requesting to increase building permit fees by raising the existing permit multiplier from \$5.00 to \$8.00 and increasing the minimum permit fee from \$75.00 to \$100.00. Increasing fees in this manner is the most efficient and neutral method.

We are requesting to increase certain zoning permit fees due to costs associated with those applications. In evaluating the forty-four fees associated with zoning applications, seventeen fees are in need of updating. Over time, indirect application costs to the County increase so fees that contain indirect cost must be analyzed.

The budget for the Building & Zoning Department is prescribed by statute to be self-funded through the collections of permitting fees. Since the housing industry crash of 2007, the Board of County Commissioners have been subsidizing the Building and Zoning Departments budget, even with cuts to operational expenses and layoffs.

The building industry and property development have rebounded with increases to all phases. With the housing industry fully recovered, building and zoning permits are now being issued in greater numbers than ever before. The demand for all department services have increased, which in turn increases operational expenses, but our current fee schedules have not kept up. The last time fees were increased was twelve years ago.

Building Permits: We conducted a permit fee audit of surrounding counties and cities with similar sized permit outputs and populations. Examined counties were Suwannee, Gilchrist, Alachua, and St. Johns. Examined cities were Lake City and Gainesville. The results showed even with increased fees, Columbia County, will still have lower permit fees than some and equivalent to others.

BOARD MEETS FIRST AND THIRD THURSDAY AT 5:30 P.M.

The examined fee schedules are complex included flat fees, minimum fees, state fees, fees based on square footage, fees based on cost of construction and fees based on the percentage of remaining inspections. Total fees charged for a building permit are combinations of multiple fees, depending on the type of permit, such as residential or commercial, remodel, addition or storage building and the issuing method such as a single permit including all trades, as Columbia County does or individual trade permits as some cities and counties.

Some communities figure fees using the recommended International Code Council (ICC) Building Valuation Data table. Per this current table a residential; one & two family home is charged at the rate of \$122.46 per square foot and a residential; storage building is charged at the rate of \$61.56 per square foot. Columbia County charges \$60.00 per square foot for of these type permits.

When the Board approved the new minimum salary for building inspectors, we discussed needing to increase permit fees because the Board of County Commissioners have been subsidizing the Building and Zoning Departments budget. Our current overall budget is \$615,794.00. Projected additional revenue is approximately \$122,600.00, which would accomplish getting the Building & Zoning Department to become self-funded.

Zoning Permits: In evaluating the forty-four fees associated with zoning applications, staff has identified seventeen fees that are in need of updating. Most of these fees are proposed to be increased due to indirect costs associated with the fee, such as advertising. In researching fees and comparing other jurisdictions, it became apparent that many of the fees could not be compared to other surrounding counties or cities. The number one reason is due to the indirect costs to the county – mainly advertising costs. Some jurisdictions have difference processed and indirect costs that cause zoning fees to be extremely high while other jurisdictions have minimal indirect cost and have zoning fees that would not cover the county's indirect costs. A few jurisdictions have advertising sources that charge a fraction of what the same advertisement would cost the county.

Since there is no simple way to compare fees to other jurisdictions, staff compiled a sample cost analysis worksheet to show costs of advertising by amendment type by month, total yearly advertisement cost by amendment type, total monthly advertising costs, total average monthly advertising cost by amendment type, the current fee, the proposed fee, current indirect costs, and a typical total cost to the county per amendments type. As you can see from the analysis, the current zoning fees for many zoning applications do not come close to covering the actual costs to the county.

In conclusion, while every attempt is made to keep fees as low as possible, the cost analysis demonstrates that many of our current fees do not cover the actual costs to process zoning permit applications or complete building permit reviews and inspections.

Attachments:

Building (PDF) – Resolution 2021R-03 – Building Fee Resolution Backup complete Memo (2 Pgs), Permit fee projections, Fee Resolution (4 Pgs), Strike outs & Deletes

Zoning (PDF) - Resolution 2021R-04 – Zoning Fee Resolution Backup complete Fee Resolution (6 Pgs), Strike out & Deletes (4 Pgs), Comparison Table (2 Pgs), Cost Analysis worksheet

XC: Budget File FY 21

Building Permit Fee Projections

Per Permit Multiplier*	Single Family Dwelling 2200 Square Foot**	Commercial \$85,000 Job Cost***	Re-Roof's & AC's \$15,000 Job Cost****	Storage Buildings \$16,000 Job Cost***	Totals
Current - \$5.00	\$ 935.62	\$ 635.53	Minimum - \$79.00	\$ 194.00	
at \$ 8.00	\$ 1,443.00	\$ 961.25	Minimum - \$104.00	\$ 254.40	
\$3.00 Difference	\$ 507.38	\$ 325.72	\$ 25.00	\$ 60.40	
FY 2020					
Permits Issued	\$ 194.00	\$ 18.00	\$ 495.00	\$ 91.00	
\$3.00 Additional Projected Revenue	\$ 98,437.72	\$ 6,348.96	\$ 12,375.00	\$ 5,496.40	\$ 122,658.08

* The \$5.00 permit multiplier was adopted by Ordinance 74-3 with the Southern Standard Building Code and has never been increased.

** The average square footage of a homes permitted during fiscal year 2020.

*** Average cost of storage buildings permitted during fiscal year 2020.

**** Jobs that cost up to \$15000.00 are charged the minimum permit fee.

NOTE: Above figures include applicable permit fees combined.

RESOLUTION NO. 2021R-03

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA, AMENDING AND ESTABLISHING A SCHEDULE OF FEES AND CHARGES FOR BUILDING CONSTRUCTION PERMITTING; PROVIDING SEVERABILITY; REPEALING RESOLUTIONS IN CONFLICT; AND PROVIDING AND EFFECTIVE DATE.

WHEREAS, Columbia County has adopted Ordinance No. 2002-15, as amended, entitled "Columbia County Building Code Ordinance" as provided by Florida Statutes 166.222, the governing body of a municipality may provide a schedule of reasonable inspection fees in order to defer the costs of inspection and enforcement of the provisions of its building code; and

WHEREAS, Columbia County Ordinance No. 2002-15 Section 4, as amended, designates the Building & Zoning Department to collect reasonable fees sufficient to defer the cost of inspection and enforcement of the provisions of the ordinance and the building code adopted hereunder. The Board of County Commissioners shall provide, from time to time, a schedule of inspection fees, which said fees shall be paid to the County through its authorized officer or agent upon application for a building permit; and

WHEREAS, the amount of the fees charged shall be as established by Resolution of the Board of County Commissioners filed in the Office to the Clerk of Circuit Court of the county; and

WHEREAS, it is the intent of the Board of County Commissioners that the County shall not be required to bear the cost of applications or similar administrative relief requested by applicants under the ordinance; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA that in order to defray the foregoing described petitions, applications, appeals and other administrative proceedings and costs that:

Section 1: The Schedule of Fees and Charges established for Columbia County are as set forth in “Exhibit A – Building Fee Schedule” attached hereto and by this reference made a part hereof.

Section 2: That although building permits shall be required for the following types of construction or repair to structures in Columbia County, Florida, no fee for such permits shall be required, to-wit:

a. construction or repairs performed upon structures owned by any governmental agencies or political subdivisions of the State of Florida.

b. any reconstruction or repairs performed to any residences, including mobile homes, which have been damaged by fire, windstorm, or other natural disasters.

c. in accordance with Section 295.16, Florida Statutes, entitled “Disabled veterans exempt from certain license or permit fee”, as it now exists or may be in the future amended.

Section 3: This Schedule of Fees and Charges shall be posted in the office of the Building Official.

Section 4: Fees paid are non-returnable, except in the sound discretion of the Columbia County Board of County Commissioners, and only to the extent that the amount of any such returned fee is in excess of costs incurred by Columbia County.

Section 5: If any provision or portion of this Resolution is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this Resolution shall remain in full force and effect. All existing fees or charges related to petitions, applications, or enforcement under the County Ordinance in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 6: All resolutions, including but not limited to Resolution No. 82R-43, 84R-5, 91R-27, 93R-42, 2003R-43, 2009R-41 and 2016R-45 are hereby rescinded to the extent of conflict with this Resolution.

Section 7: This Resolution shall become effective upon adoption by the Board of County Commissioners.

**UPON MOTION DULY MADE, SECONDED AND CARRIED, THE FOREGOING
RESOLUTION WAS ADOPTED** at its regular session of the Board of county
Commissioners held on the 6th day of May, 2021.

**BOARD OF COUNTY COMMISSIONERS
COLUMBIA COUNTY, FLORIDA**

By: _____
Rocky Ford, Chairman

ATTEST: _____
James M. Swisher, Jr., Clerk of Courts
(SEAL)

Approved as to form and legality:

By: _____
Joel F. Foreman
County Attorney

“Exhibit A – Building Fee Schedule”

1. Flat Fee list:

Flat Fee Type	Permit Fee	Zoning Cert. Fee	Flood Zone Fee	Total
Application Fee	\$15.00			\$ 15.00
Single Wide Mobile Home	\$ 250.00	\$ 50.00	\$25.00	\$ 325.00
Double Wide Mobile Home	\$300.00	\$50.00	\$25.00	\$375.00
Triple Wide Mobile Home	\$350.00	\$50.00	\$25.00	\$425.00
Modular Homes	\$350.00	\$50.00	\$25.00	\$425.00
RV-Special Temporary Use Permit	See Zoning Fee Schedule	\$ 50.00		\$50.00 + 6 Month Special Assessments
Relocation	\$ 175.00	\$ 50.00	\$25.00	\$ 250.00
Reconnection	\$ 75.00			\$ 75.00
Electrical Permits	\$ 50.00			\$ 50.00
Development Permits	\$50.00			\$50.00
Culvert	\$ 25.00			\$ 25.00
Culvert Waiver	\$ 50.00			\$ 50.00
Non-Ad-Valorem (Fire & Waste)	Per Unit			As provided by Tax Collector
Re-Inspections	\$50.00			\$50.00
Pre-Inspections	\$50.00			\$50.00
Revisions After Permitted	\$30.00			\$30.00
Minimum Permit Fee	\$100.00			\$100.00

2. Square foot permit types:

(#2 - For construction including, Single Family Dwellings, Additions, Attached Garages and etc.)

Valuation	Multiplier & Equation of Fee
Total square foot, multiplied by \$60.00 to determine - Valuation	Take Valuation divided by 1000, then multiplied by \$8.00.

3. Cost of Construction permit types:

(#3 - For any type permit not listed above under Square Foot Permit types:)

Examples: Commercial, Industrial, Swimming Pools, Signs, Towers, Co-Locations, detached garages, hangars, barns and etc.

\$ 0 to \$ 4000.00 dollars: No Permit Required (Per County Ordinance 2012-2)

\$ 4001.00 to Infinite: \$ 8.00 per thousand of actual cost of construction

4. Surcharge and Certificate Fees: **Florida Statutes 553.721 and 468.631** - added to the sum of permit and plan review fees, on all building permits. DBPR-Surcharge fee & DCA-Certificate fee. Current rate of 1.5% and 1% or as amended or updated by statute.

5. Plan Review Fee:

25% of the calculated building fee. Minimum fee is \$75.00. Maximum fee is \$25,000.00.

6. Permit Renewal Fees:

No Inspections Complete 100% Permit Fee
 ¼ Inspections Complete 75% Permit Fee
 ½ Inspections Complete 50% Permit Fee
 ¾ Inspections Complete 25% Permit Fee
 Minimum Fee \$100.00

(Fees are added at a flat rate or in combination depending on the permit type.)

Exhibit A - Building Fee Schedule

Flat

1. FEES LIST:

Type	Permit Fee	Zoning Fee	Flood Zone Fee	Total
Application Fee	\$ 15.00			\$ 15.00
Single Wide Mobile Home	\$ 250.00	\$ 50.00	\$ 25.00	\$ 325.00
Double Wide Mobile Home	\$ 300.00	\$ 50.00	\$ 25.00	\$ 375.00
Triple Wide Mobile Home	\$ 350.00	\$ 50.00	\$ 25.00	\$ 425.00
Modular Homes	\$ 350.00	\$ 50.00	\$ 25.00	\$ 425.00
RV – Special Temporary Use Permit	See Zoning Fee Schedule	\$ 50.00		\$ 50.00 + Zoning + 6 month waste fees
Relocation	\$ 175.00	\$ 50.00	\$ 25.00	\$ 250.00
Reconnection/Safety Insp.	\$ 75.00			\$ 75.00
Utility/Pump Pole or Mobile Home Pole <u>Electrical Permits</u>	\$ 50.00			\$ 50.00
Development Permits	\$50.00			\$50.00
Revisions after permitted	\$ 30.00			\$ 30.00
Culvert	\$ 25.00			\$ 25.00
Culvert Waiver	\$ 50.00			\$ 50.00
F.S.553.721 & 468.631 DCA-Certificate and DBPR-Surcharge/Radon	1.5% or a minimum of \$2.00 for each			3.0% or a \$4.00 Minimum
Non-Ad Valorem (Fire & Waste) Assessments	Per Unit			As provided by Tax Collector
Re-Inspections	\$ 50.00			\$ 50.00
Electrical Service Change	\$ 50.00			\$ 50.00
Pre-Inspections	\$ 50.00			\$ 50.00

2. Square foot permit types:

2. BUILDING PERMIT FEES: Minimum Fee \$75.00 ~~\$100.00~~

(#2 For construction including, Single Family Dwellings, Additions, Attached Garages and etc.)

Valuation	Fee
Total square foot, multiplied by \$60.00 to determine Valuation	Valuation divided by 1000, multiplied by \$5.00 \$8.00 (Minimum fee of \$75.00)

3. COST OF CONSTRUCTION MINIMUM COST: ~~\$75.00~~ **\$100.00**

\$ 0 to \$4000.00 permit types: No Permit Required (Per County Ordinance 2012-2)

\$4001.00 to Infinite **\$8.00** ~~\$5.00~~ per thousand of actual cost of construction, minimum fee \$75.00

(#3 - For any type permit not listed under Square Foot Permit types:)

For any type construction not listed under building permit fees (above).

Examples: Commercial, Industrial, Swimming Pools, Signs, Towers, Co-Locations, detached garages, hangars, barns and etc.

5.4. PLAN REVIEW FEE: Minimum Fee \$75.00

25% of the Building Permit Fee **Maximum fee is \$25,000.00**

6.5. PERMIT RENEWAL FEES: Minimum Fee \$75.00

No Inspections Complete 100 % Permit Fee

¼ Inspections Complete 75 % Permit Fee

½ Inspections Complete 50 % Permit Fee

¾ Inspections Complete 25 % Permit Fee

(Fees are added at a flat rate or in combination depending on the permit type.)

4. Surcharge and Certificate Fees: Florida Statutes 553.721 and 468.631 - added to the sum of permit and plan review fees, on all building permits. DBPR-Surcharge fee ^ DCA-Certificate fee. Current rate 1.5% and 1% or as amended or updated by statute.

RESOLUTION NO. 2021R-04

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA, AMENDING AND ESTABLISHING A SCHEDULE OF FEES AND CHARGES FOR PETITIONS, APPLICATIONS, AND APPEALS PERTAINING TO THE COUNTY'S COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS; PROVIDING SEVERABILITY; REPEALING RESOLUTIONS IN CONFLICT; AND PROVIDING AND EFFECTIVE DATE.

WHEREAS, Columbia County has adopted Ordinance No. 93-3, as amended, Entitled Columbia County Comprehensive Plan, hereinafter referred to as the "Comprehensive Plan," and has also adopted Ordinance No. 98-1, as amended, entitled Columbia County Land Development Regulations, hereinafter referred to as the "LDR's," pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 through 163.3215, Florida Statutes; and

WHEREAS, Section 1.7 of the LDR's provide reasonable fees sufficient to cover the cost of administration, inspection, publication of notice, and similar matters may be charged to applicants for zoning permits, sign permits, special exception applications, subdivision plat approval, zoning amendments, variances, and other administrative relief. The amount of the fees charged shall be as established by Resolution of the Board of County Commissioners filed in the Office to the Clerk of Circuit Court of the county; and

WHEREAS, it is the intent of the Board of County Commissioners that the County shall not be required to bear the cost of petitions, applications or appeals, or similar administrative relief requested by applicants under the Comprehensive Plan and LDR's; and

WHEREAS, the fees and charges herein set out represent the cost of legal advertising, postage, clerical, filing, and other costs involved in the processing of petitions, applications, or appeals.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA that in order to defray the foregoing described petitions, applications, appeals and other administrative proceedings and costs that:

Section 1: The Schedule of Fees and Charges established for Columbia County are as set forth in "Exhibit "A" - Columbia County Zoning Fee Schedule" attached hereto and by this reference made a part hereof.

Section 2: This Schedule of Fees and Charges shall be posted in the office of the Land Development Regulation Administrator.

Section 3: Fees paid are non-returnable, except in the sound discretion of the Columbia County Board of County Commissioners, and only to the extent that the amount of any such returned fee is in excess of costs actually incurred by Columbia County.

Section 4: If any provision or portion of this Resolution is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this Resolution shall remain in full force and effect. All existing fees or charges related to petitions, appeals, or applications under the Comprehensive Plan or LDR's in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 5: All resolutions, including but not limited to Resolution No. 2002R-55, 2003R-42, 2006R-47, 2007R-42, 2009R-40, 2013R-19, and 2017R-11 are hereby rescinded to the extent of conflict with this Resolution.

Section 6: This Resolution shall become effective upon adoption by the Board of County Commissioners.

UPON MOTION DULY MADE, SECONDED AND CARRIED, THE FOREGOING RESOLUTION WAS UNANIMOUSLY ADOPTED at its regular session of the Board of County Commissioners held on the 6th day of May, 2021.

**BOARD OF COUNTY COMMISSIONERS
COLUMBIA COUNTY, FLORIDA**

By: _____
Rocky Ford, Chairman

ATTEST: _____
James M. Swisher, Jr., Clerk of Courts
(SEAL)

Approved as to form and legality

Joel F. Foreman
County Attorney

Exhibit “A” - Columbia County Zoning Fee Schedule

The Schedule of Fees and Charges:

A petition to –

	<u>Fees</u>
Amend the Future Land Use Plan Map of the Comprehensive Plan...	
Small Scale Amendment	\$2000.00
Large Scale Amendment	\$4000.00
Amend the text of the Comprehensive Plan	\$3000.00
Amend the Official Zoning Atlas	\$2000.00
Zoning Amendments for Planned Rural Developments and Planned Rural Residential Developments of the Land Development Regulations	\$2000.00 plus Major Subdivision fees
Amend the text of the Land Development Regulations	\$3000.00
An appeal to the Board of Adjustment for – Special Exception (all except communications towers)	\$1000.00
Special Exception for communications towers	\$4000.00 plus consulting fees incurred by the County in excess of \$2,500 for technical review of tower applications
Variance	\$1000.00
Change in a Non-Conforming use	\$750.00
Interpretation (example: Appeal of the decision of the LDR Administrator)	\$750.00
An appeal of the decision of the Planning & Zoning Board and/or the Board of Adjustments	\$1500.00
An application for Subdivision Plat Approval – Minor Subdivision	\$1500.00

An application for –		
Major Subdivision	1-15 lots	\$2000.00
	16-29 lots	\$2500.00
	30-49 lots	\$3000.00
	50-Above	\$3500.00
Planned Rural Development and Planned Rural Residential Development		
	1-15 lots	\$1250.00
	16-29 lots	\$1750.00
	30-49 lots	\$2250.00
	50-Above	\$2750.00
Division of Land (Greater than 10 acres but less than 20 acres)		\$700.00
Certificate of Appropriateness		\$300.00
Special Permit for land and water fills, dredging, excavation and mining		\$1000.00
Special Permit to construct a bulkhead dock, pier, wharf or similar structure		\$500.00
Site & Development Plan Approval		\$1000.00
Minor Site & Development Plan Approval		\$500.00
Minor modification to an approved site plan		\$250.00
Special Temporary Use permit issued by the Board of County Commissioners		\$1500.00
Borrow pit special permit issued by the Board of Adjustments		\$2000.00
A Certificate of Land Development Regulation Compliance		\$75.00
Alcohol License Zoning Approval		\$75.00
Flood map determination		\$50.00

Zoning or Flood Zone Letter	\$25.00
Development permit (flood zone)	\$50.00
Certificate of concurrency compliance	\$100.00
Application for vested rights	\$500.00
An application for –	
Special Family Lot Permit Approved by the Board of County Commissioners	\$50.00
A Special Temporary Use Permit issued by the Land Development Administrator –	
In any zoning district:	
(1) Special events operated by non-profit, eleemosynary organizations	\$100.00
(2) Christmas tree sales lots operated non-profit, eleemosynary organizations	\$100.00
(3) Other uses which are similar to (1) and (2) and which are of a temporary nature where the period of use will not extend beyond 30 days	\$100.00
(4) Mobile homes or RV's (Travel Trailers) used for Temporary purposes by any agency or municipal, County, State or Federal government: provided such uses shall not be or included a residence use	\$100.00
(5) Mobile homes or RV's (Travel Trailers) used as a residence, temporary office, security shelter, or shelter for materials of goods incident to construction on or development of the premises upon which the mobile home or travel trailer is located. Such use is strictly limited.	\$100.00
In agriculture, commercial and industrial districts:	
(6) Temporary religious or revival activities in tents	\$100.00

In agricultural districts:

(7) In addition to the principal residential dwelling, two additional mobile homes may be used as an accessory residence, provided that such mobile homes are occupied by persons related (see section 14.9 of County LDR) this is temporary use permit.

First time issued for five years	\$450.00
Two-year renewal	\$200.00

In shopping centers within Commercial Intensive districts only:

(8) Mobile recycling collection units	\$250.00
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In any zoning district:

(9) Vendor permit issued by the Land Development Administrator
Non-Seasonal goods that requires
A title or to be registered by the
Florida Department of Motor Vehicles

	\$500.00
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Temporary business non-seasonal goods	
General merchandise	\$250.00

In agriculture and environmentally sensitive area:

(10) Six-month temporary RV permit	\$200.00
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Exhibit “A” - Columbia County Zoning Fee Schedule

The Schedule of Fees and Charges:

A petition to –

Amend the Future Land Use Plan Map
of the Comprehensive Plan...
Small Scale Amendment
Large Scale Amendment

Fees

~~\$1250~~2000.00
~~\$2000~~4000.00

Amend the text of the Comprehensive Plan

~~\$2000~~3000.00

Amend the Official Zoning Atlas

~~\$1250~~2000.00

Zoning Amendments for Planned Rural Developments
and Planned Rural Residential Developments
of the Land Development Regulations

~~\$1250~~2000.00 plus Major
Subdivision fees

Amend the text of the Land Development
Regulations

~~\$1250~~3000.00

An appeal to the Board of Adjustment for –
Special Exception (all except communications
towers)

~~\$750~~1000.00

Special Exception for communications towers
fees

~~\$3500~~4000.00 plus consulting

incurred by the County in excess
of \$2,500 for technical review of
tower applications

Variance

~~\$750~~1000.00

Change in a Non-Conforming use

\$750.00

Interpretation (example: Appeal of the decision
of the LDR Administrator)

\$750.00

An appeal of the decision of the Planning &
Zoning Board and/or the Board of Adjustments

~~\$750~~1500.00

An application for Subdivision Plat Approval –
Minor Subdivision

~~\$1000~~1500.00

Page 2 of 3 – Schedule of Fees and Charges

	<u>Fees</u>
An application for –	
Major Subdivision	
1-15 lots	\$2000.00
16-29 lots	\$2500.00
30-49 lots	\$3000.00
50-Above	\$3500.00
Planned Rural Development and Planned Rural Residential Development	
1-15 lots	\$1250.00
16-29 lots	\$1750.00
30-49 lots	\$2250.00
50-Above	\$2750.00
Division of Land (Greater than 10 acres but less than 20 acres)	\$500 <u>700</u> .00
Certificate of Appropriateness	\$300.00
Special Permit for land and water fills, dredging, excavation and mining	\$1000.00
Special Permit to construct a bulkhead dock, pier, wharf or similar structure	\$500.00
Site & Development Plan Approval	\$500 <u>1000</u> .00
Minor Site & Development Plan Approval	\$300 <u>500</u> .00
Minor modification to an approved site plan	\$100 <u>250</u> .00
Special Temporary Use permit issued by the Board of County Commissioners	\$750 <u>1500</u> .00
Borrow pit special permit issued by the Board of Adjustments	\$750 <u>2000</u> .00
A Certificate of Land Development Regulation Compliance	\$75.00
Alcohol License Zoning Approval	\$75.00
Flood map determination	\$50.00

Page 3 of 3 – Schedule of Fees and Charges

	<u>Fees</u>
Zoning or Flood Zone Letter	\$25.00
Development permit (flood zone)	\$50.00
Certificate of concurrency compliance	\$100.00
Application for vested rights	\$500.00
An application for –	
Special Family Lot Permit Approved by the Board of County Commissioners	\$50.00
A Special Temporary Use Permit issued by the Land Development Administrator –	
In any zoning district:	
(1) Special events operated by non-profit, eleemosynary organizations	\$100.00
(2) Christmas tree sales lots operated non-profit, eleemosynary organizations	\$100.00
(3) Other uses which are similar to (1) and (2) and which are of a temporary nature where the period of use will not extend beyond 30 days	\$100.00
(4) Mobile homes or RV's (Travel Trailers) used for Temporary purposes by any agency or municipal, County, State or Federal government: provided such uses shall not be or included a residence use	\$100.00
(5) Mobile homes or RV's (Travel Trailers) used as a residence, temporary office, security shelter, or shelter for materials of goods incident to construction on or development of the premises upon which the mobile home or travel trailer is located. Such use is strictly limited.	\$100.00
In agriculture, commercial and industrial districts:	
(6) Temporary religious or revival activities in tents	\$100.00

Page 3 of 3 – Schedule of Fees and Charges

	<u>Fees</u>
In agricultural districts:	
(7) In addition to the principal residential dwelling, two additional mobile homes may be used as an accessory residence, provided that such mobile homes are occupied by persons related (see section 14.9 of County LDR) this is temporary use permit.	
First time issued for five years	\$450.00
Two-year renewal	\$200.00
In shopping centers within Commercial Intensive districts only:	
(8) Mobile recycling collection units	\$250.00
In any zoning district:	
(9) Vendor permit issued by the Land Development Administrator	
Non-Seasonal goods that requires A title or to be registered by the Florida Department of Motor Vehicles	\$500.00
Temporary business non-seasonal goods	
General merchandise	\$250.00
In agriculture and environmentally sensitive area:	
(10) Six-month temporary RV permit	\$200.00

Fee Type	Columbia County (Existing)	Columbia County (Proposed)	City of Alachua	Alachua County	Madison County	City of Gainesville	Gilchrist County
Small Scale FLUM	\$1,250.00	\$2,000.00	\$4,925.00	\$7,100.00	\$1,950.00	\$1,914.50	\$1,000.00
Large Scale FLUM	\$2,000.00	\$4,000.00	\$6,250.00	\$8,500.00	\$3,450.00	\$3,829.00	\$2,500.00
Comp Plan Text Amend	\$2,000.00	\$3,000.00	\$6,250.00	\$9,000.00	\$3,450.00	\$739.00	\$3,000.00
Amend to the Official Zoning Atlas	\$1,250.00	\$2,000.00	\$4,925.00 to \$6,250.00	\$7,600.00 to \$9,000.00 Minimum	\$1950.00 to \$3,450.00	\$3,560.75	\$2,500.00
PRD/PRRD/MUD	\$1,250.00 plus Major Subdivisions Fee	\$2,000.00 plus Major Subdivisions Fee	\$5,250.00	\$7,200.00 Minimum	N/A	\$5,743.25 Minimum	N/A
LDR Text Amend	\$1,250.00	\$3,000.00	\$4,925.00	\$2,000.00 plus Hourly Rate	\$300.00 Plus Ad Fees	\$739.00	\$800.00
Special Exception	\$750.00	\$1,000.00	\$2,000.00 to \$2,225.00	\$5,900.00 Minimum	\$2,000.00	\$332.75	\$450.00 to \$900.00
Special Exception (Comm Towers)	\$3,500.00 plus consulting fees in excess of \$2,500.00 for technical review	\$4,000.00 plus consulting fees in excess of \$2,500.00 for technical review	N/A	\$5,900.00 Minimum	\$2,000.00 plus consulting fees	N/A	N/A
Variance	\$750.00	\$1,000.00	\$1,500.00	\$1,300.00 Minimum	\$700.00	\$332.75	\$425.00
Appeal to BA/PZB	\$750.00	\$1,500.00	N/A	N/A	\$300.00	\$739.00	
Minor Subdivision	\$1,000.00	\$1,500.00	\$1,925.00	N/A	\$1,000.00	\$591.00	\$1,200.00
Division of Land	\$500.00	\$700.00	N/A	N/A	N/A	N/A	N/A
Site & Development Plan Approval	\$500.00	\$1,000.00	\$2,300.00	\$3,200.00 Minimum up to \$9,100.00 Max	\$1,000.00 Minimum to over \$2,500.00	\$1,477.50 for Concept Review \$5,097.75 for Major Plan Review	\$600.00 Plus Inspection Fees \$850.00

Minor Site & Development Plan Approval	\$300.00	\$500.00	\$800.00	\$1,600.00	\$200.0 to \$2,500.00	\$1,914.50	N/A
Minor Modification to Approved Site Plan	\$100.00	\$250.00	\$800.00	\$1,900.00	N/A	N/A	N/A
Special Temp Use Permit issued by BCC	\$750.00	\$1,500.00	\$1,350.00	\$5,900.00	N/A	\$1,197.25 Plus Development Review Fees	\$900.00
Borrow Pit Special Permit	\$750.00	\$2,000.00	N/A	\$8,800.00	N/A	\$1,197.25 Plus Development Review Fees	N/A

FY 2019-2020	Small Scale CPA	Large Scale CPA	Comp Plan Text Amend	Rezoning	Variance	Special Exception	Monthly Total
October				\$238.05		\$353.55	\$591.60
November		\$2,222.70				\$414.75	2637.45
December		\$3,780.00			\$192.45	\$250.20	4222.65
January		\$540.00				\$280.05	820.05
February		\$301.05				\$687.15	988.2
March		\$3,780.00		\$307.95			4087.95
April							0
May	\$187.20	\$3,780.00	\$304.50	\$446.25	\$397.20	\$612.45	5727.6
June	\$209.10			\$839.10	\$197.70	\$446.25	1692.15
July	\$211.80		\$181.95	\$1,555.80	\$243.30	\$318.45	2511.3
August	\$190.80		\$1,030.50	\$234.45		\$243.30	1699.05
September			\$472.50			\$699.15	1171.65
Total Average	\$199.73	\$2,400.63	\$497.36	\$603.60	\$257.66	\$430.53	\$26,149.65
Current Application Fee	\$1,250.00	\$2,000.00	\$2,000.00	\$1,250.00	\$750.00	\$750.00	
Proposed Application Fee	\$2,000.00	\$4,000.00	\$3,000.00	\$2,000.00	\$1,000.00	\$1,000.00	
Example of total cost associated with a Rezoning application		Example of total cost associated with a Special Exception Application		Example of total cost associated with a Variance Application			
Z 0587	Ad Cost	SE 0620	Ad Cost	SE 0620	Ad Cost		
PZB Ad Cost	\$307.95	Average Ad Cost	\$430.53	Average Ad Cost	\$257.66		
BCC Ad Cost	\$446.25						
Total	\$754.20						
Staff Time Cost	\$750.00	Staff Time Cost	\$650.00	Staff Time Cost	\$650.00		
Posting Cost	\$100.00	Posting Cost	\$50.00	Posting Cost	\$50.00		
Public Hearing Cost	\$100.00	Public Hearing Cost	\$50.00	Public Hearing Cost	\$50.00		
Complete Total	\$1,704.20	Complete Total	\$1,180.53	Complete Total	\$1,007.66		