



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

TO: Robert Bradshaw, City Manager
THROUGH: Rebecca Grohall, AICP, Planning Manager
FROM: Sandy Ramseth, AICP, Senior Planner
SUBJECT: Proposed Planning Department Fee Schedule – Resolution 15-R11
DATE: March 6, 2015

STAFF REPORT

On March 2, the City Commission adopted Ordinance 15-004, which revised Section 22-40, the Planned Development Zoning District. With that in mind, the Planning Department reviewed the fees associated with the Planned Development review process to ensure it reflected the change in processing of applications.

During the Fee Schedule review staff also discovered a handful of items that needed a cost revision or a format change to make for easier utilization. Below is a summary of the changes made to the Planning Department Fee Schedule:

Old:

Site Plans - Other	
Conditional Use with New Construction under 4,000 s.f. / <21 units \$250	\$250

New:

<u>Conditional Use</u>	
<u>Conditional Use</u>	<u>\$500</u>

The fees for a Conditional Use application were increased from \$100 with no new construction, and \$250 with construction, to a flat fee of \$500 regardless of whether there is new construction or not. The reason for the increase is that the same amount of work typically goes into a Conditional Use review for an existing site (no new Construction) as a newly constructed site. Both must go to the Technical Review Committee, then the Planning Board, and finally to City Commission for approval. In addition to the review process that takes place, legal ads, site sign placement, and neighboring property notification must be completed. It is typically a 90 day process.

Old:

PUD/PUR	
PUD/PUR Zoning Change - Preliminary Plan	\$3,960 + \$40 per acre
PUD/PUR Zoning Change - Final Plan	\$2,400 + \$40 per acre

New:

<u>PD/PUD/PUR</u>	
<u>PD/PUD/PUR Zoning Change & Plan Approval</u>	<u>\$3,960 + \$40 per acre</u>

These are the fees to be paid for a Planned Development rezoning and site plan review. Since a PD is both processes rolled into one, the cost should reflect that. However, the total PD cost has been reduced as the revised PD process has also been streamlined, eliminating the preliminary plan and is now more like the City's current site plan review process. Previously applicants were charged a preliminary and final plan fee. This proposed fee reduces applicant costs by \$2,400 (+ \$40 per acre). To eliminate any confusion, staff is using PD/PUD/PUR as synonymous terms and abbreviations.

Miscellaneous	
Annexation Agreement	\$1,000
Arcade	
<u>Amusement Arcade (3-49 machines)</u>	<u>\$87 per machine</u>
<u>Arcade Amusement Center (50+ machines)</u>	<u>\$50 per machine</u>
Arcade Background Check (Police Department)	\$100
Amusement Arcade - Fee per machine	\$87
Arcade Amusement Center - Fee per machine	\$50
Conditional Use	\$100
Copies	
Black and White (letter or legal)	<u>See Public Records Request form</u>
Color (letter or legal)	<u>See Public Records Request form</u>
Large Format Size Document	<u>See Public Records Request form</u>
Data CD/DVD (Digital format files only)	<u>See Public Records Request form</u>
Data CD/DVD	\$25
<u>Research Records & Permits Per Hour</u>	<u>See Public Records Request form</u>
Research Records & Permits per Hour	\$50
Temporary Use	\$500
Temporary Use, Tents	\$100
<u>Waiver of Distance - Alcoholic Beverage</u>	<u>\$100</u>
Alcoholic Beverage Waiver Application	\$100

Under Miscellaneous there are several changes in fees and content:

- 1) The Annexation Agreement fee is proposed to be waived for 12 months as an incentive for annexation, following the adoption of Resolution 15-R11. The resolution to be waived can be extended after the first year if it achieves results;
- 2) The number of machines that defines the Amusement Arcade and Arcade Amusement Center was added for clarification;
- 3) Conditional Use was moved from Miscellaneous to its own category with a fee change;
- 4) The fee changes associated with Public Records Requests were added to be consistent with Florida Statutes and standardized across departments;
- 5) The Temporary Tent fee is being proposed to be eliminated as the Building Department currently assesses a fee for this use; and

6) The wording of the Alcoholic Beverage Waiver Application was changed to Waiver of Distance application, since that is what the application is commonly called.

The complete Planning Department Fee Schedule as proposed is attached as Exhibit A.

Planning Staff Recommendation:

That the City Commission approve the proposed changes to Resolution #15-R11 as presented.