FLK/aj
5/28/21

CITY COUNCIL ORDINANCE NO. 2021-2195

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, AMENDING SECTION 22-4 OF ARTICLE 1 OF CHAPTER 22 OF THE CODE OF THE CITY OF LAKE CITY; PROVIDING FOR A SCHEDULE OF PERMIT FEES; PROVIDING FOR THE RELOCATION OR DEMOLITION OF BUILDINGS AND STRUCTURES; PROVIDING FOR THE SET-UP OF MOBILE HOMES, MANUFACTURED HOMES, AND MODULAR HOMES; PROVIDING FOR THE ADDITION OF DRIVEWAY ACCESS; PROVIDING FOR THE ESTABLISHMENT OF THE CITY'S MILITARY VETERAN BUILDING PERMIT DISCOUNT PROGRAM; PROVIDING FOR THE REPEAL OF CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 22-4, Code of the City of Lake City, Florida (hereinafter the "City"), establishes payment of construction permit fees and reinspection fees; and

WHEREAS, Section 1-10, Code of the City of Lake City, Florida (hereinafter the "Code"), provides that any alterations to the Code must be made by ordinance; and

WHEREAS, Ordinance No. 2017-2094, provided for the establishment of building permit fees and reinspection fees charged by the City and said ordinance was subsequently amended by Ordinance no. 2019-2132; and

WHEREAS, Section 22-3, of the Code adopts the Florida Building Code in its entirety; and

WHEREAS, Section 166.222, Florida Statutes, authorizes a municipality to adopt a schedule of reasonable fees in order to defer the costs of inspection and enforcement of its building code; and

WHEREAS, the schedule of fees, as authorized by Section 166.222, Florida Statutes, and collected by the City shall be used solely for carrying out its responsibilities in enforcing the Florida Building Code; and

WHEREAS, the City, in implementing recognized management, accounting, and oversight practices, identified that the Code related to the City's schedule of building permit fees and inspection fees, is no longer applicable to the enforcement of the Florida Building Code; and

WHEREAS, the City Council finds that, in order to enforce Florida Building Code and protect the health, safety and general welfare of the residents of the City, it is necessary to amend the Code to provide an updated schedule of reasonable fees of the inspection and enforcement of the Florida Building Code.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are all true and accurate and are hereby incorporated herein and made a part of this ordinance.

Section 2. That Section 22-4 of Article 1 of Chapter 22 of the Code of the City of Lake City, Florida, is hereby amended to read as follows (words ~~stricken~~ are deletions; words underlined are additions):

Sec. 22-4. - Payment of construction permit fees; reinspection fees.

(a) Except as otherwise provided for in this Code, any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change the occupancy or occupant content of a building, structure, or facility, or any outside area being used as part of the building's designated occupancy (single or mixed) or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit for the work, and in addition to any other fees provided in this Code, to pay a construction permit fee to the city computed on the valuation of the building, structure, or facility as provided herein, or as may be amended by resolution of the city council.

(b) All fees are non-refundable.

(1) Generally:

a. *Schedule of building permitting fees:* The following fee schedule shall be used in determining building permit fees based on construction valuation, in addition to any other permit fee listed herein. Valuation for purposes of this section, in the event of controversy over the issues between the city and applicant for building permit, shall be determined by the valuation standards as established and set forth in the latest official publications of the Florida Building Code, or by copy of the original signed contract, or by a detailed cost estimate which meets the approval of the building official.

SCHEDULE OF BUILDING PERMIT FEES

Total Valuation	**Commercial and Residential**
$1,000.00 and less	$75.00
$1,000.01 to 5,000.00	$100.00

$5,000.01 to $25,000.00	$125.00 (for the first $5,000.01) plus $5.00 for each additional one thousand dollars, or fraction thereof.
$25,000.01 to $50,000.00	$250.00 (for the first $25,000.01) plus $5.00 for each additional one thousand dollars, or fraction thereof.
$50,000.001 to $100,000.00	$400.00 (for the first $50,000.01) plus $5.00 for each additional one thousand dollars, or fraction thereof.
$100,000.01 and above	$675.00 (for the first $100,000.01) plus $5.00 for each additional one thousand dollars, or fraction thereof.

b. *Technology fee:* All construction permits shall have three percent of the total permit fee added on all permit fees stated herein. The purpose of this fee is to offset the costs associated with technology related items used to provide a greater degree of customer service and reduce response time in providing permits and inspections.

c. *Reinspection fee* (must be paid in advance before a second inspection is made): $40.00.

Electrical permit fees:

(2) The following is a schedule of electrical permit fees:

a. *Service installation:*

Size of Service	**Fee**
200 Amperes and less (minimum charge)	$46.35
Over 200 Amperes:	
First 200 Amperes	$46.35
Each additional Ampere	$0.30

b. *Reinspection fee* (must be paid in advance before a second inspection is made): $40.00.

(3) All other electrical related services, such as, but not limited to, rewiring or electrical alterations:

a. *Generally:*

Valuation by Contract Prices	**Fee**
$1,000.00 and less	$75.00
All over $1,000.00:	
First $1,000.00	$100.00
Each additional $1,000.00 or fraction thereof	$5.00
Low voltage burglar alarm, home theater, and cable systems	
Labels (four per page) minimum purchase at $25.00 each	$100.00

b. *Reinspection fee* (must be paid in advance before a second inspection is made) $40.00.

Gas permit fees:

(4) The following is the schedule of gas permit fees:

a. *Generally:*

Valuation by Contract Prices	**Fee**
$1,000.00 and less	$75.00
All over $1,000.00:	
First $1,000.00	$100.00
Each additional $1,000.00 or fraction thereof	$5.00

b. *Reinspection fee* (must be paid in advance before second inspection) $40.00.

Mechanical permit fees:

(5) The following is the schedule of mechanical permit fees:

a. *Generally:*

Valuation by Contract Prices	**Fee**
$1,000.00 and less	$75.00
All over $1,000.00:	
First $1,000.00	$100.00
Each additional $1,000.00 or fraction thereof	$5.00

b. *Reinspection fee* (must be paid in advance before second inspection) $40.00.

Plumbing permit fees:

(6) The following is the schedule of plumbing permit fees:

a. *Generally:*

Valuation by Contract Prices	**Fee**
$1,000.00 and less	$75.00
All over $1,000.00:	
First $1,000.00	$100.00
Each additional $1,000.00 or fraction thereof	$5.00

b. *Reinspection fee* (must be paid in advance before second inspection is made) $40.00.

Plan review fees:

(7) The following is the schedule of plan review fees:

a. *Generally:*

1. *Commercial plan review fees:* The fees for plan review shall be 50 percent of the building permit fees on the same unit. (Example: $1,000.00 permit fee equals $500.00 plan review fee for a total fee of $1,500.00.)

2. *Residential plan review fees:* The fees for plan review shall be 25 percent of permit fee. (Example: $1,000.00 permit fee plus $250.00 (25 percent) = $1,250.00.)

b. *State of Florida surcharge fees:* Two and one-half percent of the total permit fee.

Research fees:

(8) The following is the schedule of research fees for open permit, open code enforcement violations and liens:

Permits within past three years	$5.15
Permits older than three years	$20.60
Complete history	$25.75

(9) Moving or re-locating a building or structure permit fee: $250.00

Exception: Sheds and storage buildings less than 120 square feet in size

(10) Demolition of building or structure permit fee: $50.00

Exception: sheds or structures less than 120 square feet in size

(11) Mobile Home and Manufactured Home set-up permit fees:

Single-Wide (when allowed by LDR)	$325.00
Double-Wide	$375.00

Triple-Wide	$425.00

a. Electrical and mechanical permits and fees are not included and shall be separate permits as listed in (2), (3) and (5) above.

(12) Modular Home Set-Up permit fees: $425.00

b. Electrical, plumbing and mechanical permits and fees are not included and shall be separate permits as listed in (2), (3), (5) and (6) above.

(13) Driveway Access permit fees $75.00

a. This permit is in addition to the Commercial and/or Residential Building Permits, and for adding and/or improving driveways to existing locations.

(14) Military Veteran Building Permit Discount

a. The City's Military Veteran Building Permit Discount will complement section 295.16, F.S. (2020) to include "all" honorably discharged veterans to receive a benefit through the creation of a building permit discount. The proposed discount consists of the following:

1. A 50% reduction in Building Permit Fees.

2. The reduced fee applies to all construction activity, not just improvements relating to a disability.

3. The discount can be coupled with section 295.16, F.S. (2020), to assist in the full renovation of a veteran's home in addition to service related disability improvements.

4. The discount is only available to honorably discharged veterans of the United States Military.

5. The Veteran must be the registered owner of homesteaded property where the work is to be performed. The work shall be performed by a Florida licensed contractor or the homeowner.

6. The discount applies to the "building permit fee" only and is not associated with any other fee or charge by the City or other jurisdiction.

Section 3. Conflicts. All ordinances or parts of ordinances in conflict herewith are and the same are hereby repealed.

Section 4. Severability. If any section, subsection, sentence, clause or phrase of this ordinance or the particular application thereof shall be held invalid by any

court, administrative agency or other body with appropriate jurisdiction, the remaining section(s), subsection(s), sentences(s), clause(s) or phrases(s) under application shall not be affected hereby.

Section 5. Codification. It is the intention of the City Council of the City of Lake, City, Florida, that the provisions of this ordinance shall become and be made part of the Code of the City of Lake City, Florida.

Section 6. Effective Date. This ordinance shall become effective upon the online posting of the City's building permit and inspection utility report which shall occur at least ten (10) days prior to the second reading hereof, and adoption of this ordinance.

PASSED upon first reading the 6th day of June 2021.

NOTICE PUBLISHED on the 23rd day of July 2021.

PASSED AND ADOPTED on second and final reading the _____ day of _____ 2021.

CITY OF LAKE CITY, FLORIDA

By: _____
Stephen M. Witt, Mayor

ATTEST:

By: _____
Audrey E. Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

By: _____
Frederick L. Koberlein, Jr.,
City Attorney

Ordinance Number: 2021-2195
Passed on first reading on June 6, 2021

Record of Vote on First Reading

	For	Against	Absent	Abstain
Stephen Witt, Mayor/Council Member	✓			
Chris Greene, Council Member	✓			
Jake Hill, Jr., Council Member	✓			
Eugene Jefferson, Council Member	✓			
Todd Sampson, Council Member	✓			

Certification

I, Audrey Sikes, City Clerk for the City of Lake City, Florida, hereby certify that the above record vote is an accurate and correct record of the votes taken on the Ordinance by the City Council of the City of Lake City.

Audrey E. Sikes

AUDREY E. SIKES, MMC
City Clerk