

PROPOSED ORDINANCE NO. 2017-006

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA AMENDING CHAPTER 155 OF THE CITY'S CODE OF ORDINANCES ENTITLED "ZONING CODE," BY AMENDING SECTION 155.800 ENTITLED "FEE SCHEDULE FOR DEVELOPMENT REVIEWS" TO PROVIDE TO PROVIDE FOR AN UPDATED FEE SCHEDULE; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Pembroke Pines processes numerous development applications to be brought before the City Commission and the Planning and Zoning Board; and,

WHEREAS, certain fees that the City assesses for review of each development application have been determined to not be consistent with actual processing costs; and,

WHEREAS, applicants should only have to pay fees commensurate with their request and the applicable staff time applied to review each development application; and,

WHEREAS, the Planning and Economic Development Department has determined that an updated fee schedule is necessary, which is attached to

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hereto and incorporated herein as **Exhibit "A,"** to reflect the City's current development applications and costs; and,

WHEREAS, the Planning and Economic Development Department publishes in hard copy and posts on the city's website, a fee schedule every year which provides the most accurate fees based on changes to the Consumer Price Index (CPI).

WHEREAS, the any and all fee adjustments outside of CPI increases must be approved by the City Commission;

WHEREAS, the City Commission finds that revising the site development application classification and the City's site development plan fee schedule within the City is in the best interest of the health, safety and welfare of the citizens and residents of the City of Pembroke Pines;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, THAT:

Section 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance.

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Section 2. Chapter 155 of the City' s Code of Ordinances entitled "Zoning Code," by amending section 155.800 entitled "FEE SCHEDULE FOR DEVELOPMENT REVIEWS", as follows:

§ 155.800 FEE SCHEDULE FOR DEVELOPMENT REVIEWS.

(A) All persons or entities submitting any plat, site plans, sign for review, variances, appeals, interpretations or other development plan for review by the city shall be required to pay a fee for that review, which is intended to offset the administrative costs thereof.

(B) The fees schedules for any plat, site plans, sign for review, variances, appeals, interpretations or other development plan must be approved by the City Commission. The fee schedules shall be available in the City Clerk's office.

~~(B) The following fee schedule shall apply:~~

~~(1) Plat approval.~~

~~(a) Residential - \$4,100.00, plus \$4.00 per dwelling unit.~~

~~(b) Non-residential - \$4,100.00, plus \$1.00 per 1,000 square feet gross floor area.~~

~~(c) Delegation request - \$1,640.00.~~

~~(2) Site plan and architectural review.~~

~~(a) Conceptual plan review - no fee.~~

~~(b) 1. Residential developments (do not require City Commission approval) - \$4,000.00, plus \$4.00 per unit.~~

~~2. Residential development (requiring City Commission approval) - \$6,160.00, plus \$4.00 per unit.~~

~~(c) 1. Non-residential developments (do not require City Commission approval) - \$4,000.00, plus \$5.00 per 1,000 square feet of gross floor area.~~

~~2. Non-residential developments (requiring City Commission approval) - \$6,160.00, plus \$5.00 per 1,000 square feet of gross floor area.~~

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- ~~(d) Extension of time - \$200.00.~~
- ~~(e) 1. Amendments to site plan requiring Planning and Zoning Board approval only - \$2,050.00.~~
 - ~~2. Amendments to site plan requiring City Commission action - \$2,570.00~~
- ~~(f) Additional DRG Review Fee - \$300.00 for any DRG review in excess of two reviews per project.~~
- ~~(3) Sign approvals. All sign plan reviews - \$600.00.~~
- ~~(4) Land use plan amendment.~~
 - ~~(a) Regular scale - \$8,010.00.~~
 - ~~(b) Small scale - \$6,570.00.~~
- ~~(5) Development of Regional Impact (DRI) review fee~~
 - ~~(a) DRI review fee - \$7,000.00.~~
 - ~~(b) Amendment to DRI - \$5,135.00.~~
- ~~(6) Board of Adjustment. For any variance, appeal or other request for action by the Board of Adjustment, the fee shall be as follows:~~
 - ~~(a) Residential - \$250.00 (cost of advertising and mailing are included).~~
 - ~~(b) Non-residential - \$1,600.00.~~
- ~~(7) Rezoning.~~
 - ~~(a) All rezoning except PUD, MXD, and PCD - \$3,600.00.~~
 - ~~(b) PUD, MXD, and PCD - \$5,135.00.~~
- ~~(8) Zoning Exception - \$1,200.00, plus any other applicable site plan or architectural review fees.~~
- ~~(9) Special Exception - \$1,200.00, plus any other applicable site plan or architectural review fees.~~
- ~~(10) Flexibility Allocation - \$1,600.00.~~
- ~~(11) Miscellaneous - \$820.00.~~
- ~~(12) Special Event Permits - \$50.00.~~
- ~~(13) Zoning Building Permit Review Fees:~~
 - ~~a. Residential (Accessory Structures and/or Uses - \$65.00.~~
 - ~~b. Residential (New Construction and/or Additions - \$100.00.~~
 - ~~c. Non-Residential (less than \$500,000) - \$150.00.~~
 - ~~d. Non-Residential (greater than \$500,000) - \$300.00.~~
 - ~~e. Zoning Inspection - \$55.00.~~
 - ~~f. Zoning Landscape Inspection - \$55.00.~~

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- g. ~~Zoning Temporary Sign - \$55.00.~~
~~(14) Zoning Letters - \$200.00.~~
~~(15) Zoning Permit - \$100.00.~~
~~(16) Group Home Research - \$20.00.~~
~~(17) Alcoholic Beverage License Review Fee - \$100.00.~~
~~(18) Site/Zoning Inspection - \$50.00~~
~~(19) Property Research Requests (over 1/2 hour) - \$102.70 per hour.~~
~~(20) Applicant Appeal of Board Decisions (excludes Residential Variances) - \$1,020.00.~~
~~(21) Mapping Reproduction - \$100.00 per map (full scale).~~
~~(22) Deed/Covenant Restriction Processing - \$150.00.~~
~~(23) Applicant Deferral Requests (All Boards/Commissions, excludes Residential Variances) - \$925.00.~~

(C) In addition to the above, a \$20.00 surcharge will be applied to all development and applications that require Planning and Zoning Board consideration. This surcharge will be applied to plat, site plan, sign, land use plan amendment, zoning, zoning exception, special exception, flexibility allocation, and miscellaneous applications.

(D) Advertising fees. For any display advertisements or mailings required by state statutes or city ordinances, the petitioner shall bear the cost of the advertisement, except as may otherwise be expressly provided herein.

(E) On October 1 of each year, the fees referred to above shall be ~~adjusted~~ increased, in accordance with the Consumer Price Index for Urban Consumers in the United States, published by the Bureau of Labor Statistics for the 12 months ending April of each year, without City Commission approval, unless otherwise instructed by the City Commission.

(F) Applicants shall be responsible for all applicable recording costs.

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Section 3. The Planning and Economic Development Department shall provide the attached approved fee schedule, attached to hereto and incorporated herein as **Exhibit “A,”** to the City Clerk’s Office.

Section 4. It is the intention of the City Commission of the City of Pembroke Pines that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Pembroke Pines, Florida, and that the Sections of this ordinance may be renumbered, re-lettered and the word "Ordinance" may be changed to "Section", "Article" or such other word or phrase in order to accomplish such intention.

Section 5. All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 6. If any clause, section, or other part or application of this Ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and so not affecting the remaining portions or applications remaining in full force and effect.

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Section 7. This Ordinance shall become effective upon passage and adoption.

(REMAINDER INTENTIONALLY LEFT BLANK)

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PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF
PEMBROKE PINES, FLORIDA, ON THE FIRST READING, THIS ____ DAY OF
_____, 2017.

PASSED ADOPTED BY THE CITY COMMISSION OF THE CITY OF
PEMBROKE PINES, FLORIDA, ON THE SECOND AND FINAL READING, THIS
____ DAY OF _____, 2017.

CITY OF PEMBROKE PINES, FLORIDA

By: _____

ATTEST:

MAYOR FRANK C. ORTIS

MARLENE D. GRAHAM, CITY CLERK

ORTIS _____

APPROVED AS TO FORM:

CASTILLO _____

SCHWARTZ _____

SHECHTER _____

OFFICE OF THE CITY ATTORNEY

SIPLE _____

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