



City of Coral Gables
CITY COMMISSION MEETING
October 13, 2015

ITEM TITLE:

A Resolution of the City Commission of Coral Gables, Florida, amending Ordinance No. 2015-17, as amended, to revise certain fees by the Development Services Department; providing for severability, and an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

BRIEF HISTORY:

This Resolution is prepared in response to the Commission's directive to staff made at the 2nd Reading of the Fee Schedule Ordinance to consider a fee reduction for minor repair projects. The premise was that the permit fees were a substantial burden to applicants, considering the minor nature and costs of routine maintenance jobs, thus discouraging them from seeking permits. At that meeting, staff proposed a comprehensive review of its fees to see what other types of fees can be included. Staff proposes a three-prong approach, which is detailed below.

1. Propose a flat permit fee of \$25 for all projects less than \$500 in construction value.

For a minor repair permit such as a \$500 exterior door replacement, a total permit costs \$259.43, about half of the construction value. This total includes required state and county fees of \$4.60, and a Board of Architects (BOA) fee of \$1.34. An all-inclusive permit fee of \$25 will constitute a 90% fee reduction and only 5% of the construction value. As part of the \$25 permit fee, staff will assign the proper state and county fees and BOA review fee in the EDEN system. The filing fee of \$1 per page and the document preservation fee of \$1.45 per page are proposed to be waived. If this flat fee had been in place for FY 14/15, staff projects 75 permits would have qualified and would have impacted the budget by approximately \$30,000. Staff proposes including both commercial and residential properties in this program.

2. Eliminate the zoning permit requirement for five (5) types of permits.

Upon review of all the zoning permits with the Planning and Zoning Director, staff proposes to eliminate those for awning repairs, chain link fence repairs, pool resurfacing, single family and duplex residential flooring, and kitchen cabinets. Staff estimates this proposal will impact the budget by approximately \$6,000. There are no building or zoning code regulations that need to be reviewed with these projects. In the past year, the City has received one (1) permit each for chain link fence repair and kitchen cabinet, and 50 for pool resurfacing. Please note that awning recovers and sections of chain link fence that require replacement will still require a permit. Apartment and condominium structures are considered commercial structures for building permit purposes and their flooring will still require permits as the building code requires soundproofing. Most kitchen cabinet jobs are part of kitchen renovation projects, which are inclusive of that permit. Upon approval, there will be no other zoning permits required for interior work.

3. Initiate a city fee waiver for (i) senior homeowners to extend an expired permit or to remedy work done without a permit in response to code citations; and (ii) homeowners repairing damage done during the commission of a crime.

- (i) Patterned after a City of Miami policy, staff proposes to waive all permit, document preservation and filing fees for senior homeowners who received code citations for expired permits or work done without a permit. This will apply to any homesteaded property owner who is 65 years or older and who has owned the residence continuously for the past five (5) years. That the City cannot waive any permit fees or charges assessed by outside agencies such as the state and county; those will still have to be paid. Staff is unable to project how many property owners might take advantage of this program, so we will closely monitor this fee waiver to determine its impact on the budget. This program mirrors another Coral Gables program that waives the False Alarm Fee for senior citizens 65 years or older in the City.
- (ii) During a recent Commission meeting it was decided that homeowners shouldn't be charged permit fees for work to repair damage caused during the commission of a crime (e.g., broken windows and doors). As proposed, the building permit fee related to any property restoration or repair due to the commission of a crime that is appropriately documented by the Police Department accompanied with a Police Case Number specifying the nature and magnitude of the property damage shall be waived. Like the program above, any state and county charges must still be collected, but all City-imposed fees will be waived. Staff will monitor these permits over the next year to determine its impact on the budget.

LEGISLATIVE ACTION(S):

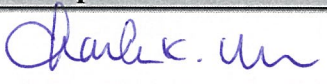
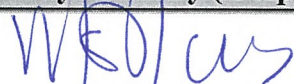
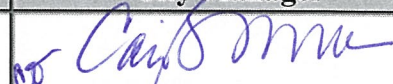
Date	Resolution No.	Comments
10-10-06	Resolution No. 2006-187	Established the first City-wide Fee Resolution
12-12-06	Resolution No. 2006-211	Changed "Occupational License" to "Local Business Tax"
06-26-07	Resolution No. 2007-153	Local Business Tax adjustment
10-23-07	Resolution No. 2007-245	Parks, Planning, Building and Zoning fees adjustment
11-18-08	Resolution No. 2008-201	Solid Waste Collection, Public Works, Building and Zoning, Planning, Parks fees adjustment
07-07-09	Resolution No. 2009-195	Local Business Tax adjustment
07-29-09	Resolution No. 2009-218	Parking, False Alarm, Solid Waste Collection, Stormwater Utility, and Parks and Recreation fees adjustment
08-25-09	Resolution No. 2009-232	Emergency Rescue Transportation Services fee adjustment
07-13-10	Resolution No. 2010-132	Development-related (JRD Study), Emergency Medical Services, Fire Code, Life Safety Inspection fees adjustment
08-24-10	Resolution No. 2010-184	Scrivener's errors and minor corrections
06-07-11	Resolution No. 2011-142	Local Business Tax adjustment
07-19-11	Resolution No. 2011-170	Adjustment of Building Permit and Planning and Zoning fees per Consumer Price Index (5%)

08-23-11	Resolution No. 2011-203	Sanitary Sewer Charges and Solid Waste Collection fees adjustment
07-24-12	Resolution No. 2012-128	Sanitary Sewer Charges and Solid Waste Collection fees adjustment
05-28-13	Resolution No. 2013-89	Local Business Tax adjustment
08-27-13	Resolution No. 2013-178	Sanitary Sewer Charges and Solid Waste Collection fees adjustment
07-22-14	Resolution No. 2014-143	Sanitary Sewer Charges and Solid Waste Collection fees adjustment
08-26-14	Resolution No. 2014-172	New Remote Parking fee (Established by Sec. 5-1408 B.6. f. Zoning Code)
11-18-14	Resolution No. 2014-251	Low Voltage Burglar Alarm adjustment (F.S. 553.793)
11-18-14	Resolution No. 2014-256	New Medical Marijuana Permit fee (Established by Sec. 14-161 thru 164 City Code)
06-09-15	Ordinance No. 2015-17	Restating existing Fee Schedule and updating various fees City-wide
08-25-15	Resolution No. 2015-196	Sanitary Sewer Charges adjustment

FINANCIAL INFORMATION: (If Applicable)

No.	Amount	Acct. No.	Source of Funds
APPROVED BY: N/A			

APPROVED BY:

Department Director	City Attorney (If Applicable)	City Manager
		

Exhibits:

- A. Fee Schedule Resolution.