

ARTICLE XIII – DEVELOPMENT FEES

Sec. 27-417. - Recovery of costs of administrative review and processing.

- (a) There is hereby imposed an administrative fee, for the various costs of the city's administrative and outside fee consultant processing and review of applications, submissions, or requests concerning proposed matters affecting cable television service within the city (including applications for franchises, franchise renewal proposals, transfer control proposals, and proposals charging rates or service standards) or concerning development, utilization, or improvement of realty in the City of Plantation (including but not limited to review and processing of plat applications, applications for site data records, proposed oversized offsite water distribution/transmission main and sewer collection/force main facilities, installation of utility lines and pipes, land use plan proposed amendments, planned or existing street, pavement, sidewalk, street marker signs, seawall, bridge installation, culvert or drainage facilities, modifications to site plans, applications for use variances, applications for physical development variances, certain building inspections, applications for and periodic review of development of regional impact orders, document review in developments involving unified control, a change in zoning, pre- and post-permit conferences and project reviews (specifically including but not limited to the development, monitoring, and completion of critical path governmental approval reports and all review and monitoring incident to or in any way related to such reports), and certain building plan, and bridge installation plan reviews and inspections as explained in subsection (e) herein (hereafter, "review requests"), such fee to be equal in amount to the city's costs (determined by city resolution) or actual costs, in terms of staff and outside fee consultants' time expended in such review and processing, and a surcharge for certain requested fast-tracking plan reviews and inspections as provided for in subsection (e), including advertising and similar directly related charges. Notwithstanding subsection (d) below, where the city has enacted an ordinance or promulgated a resolution determining its costs for a portion of a review request, the city staff and various consultants will not be required to maintain records of the various time expended and tasks conducted for that portion of work associated with the review request which is covered by the determined cost, and no additional debit against a trust account for such determined portion shall be made.
- (b) Persons who file any review request which necessitates administrative or outside fee consultant review and processing shall pay prior to or at the time the review request is made, an initial preliminary deposit which shall be credited toward the fee charged for such review and processing, and shall pay additional deposits as may be required from time to time into a trust account.
- (c) When the person pays the initial deposit, a financial account for said person's review request (the "trust account") will be opened and maintained throughout the entire review process until the person receives a certificate of occupancy or the building and zoning department determines that no further action is necessary for the review and processing of the review request, at either of which time the project account will be closed and any remaining funds therein shall be refunded to the person depositing same, no later than two (2) months after

the project account's closing date. The project account will be monitored on a periodic basis. Whenever the account balance is zero or negative, a supplemental deposit will be required before any further review or processing continues. The person making the initial deposit will be notified when a supplemental deposit will be required. The amount of the supplemental deposit will be fifty (50) percent of the initial deposit. Several supplemental deposits may be necessary depending on the complexity of the review request.

- (d) The staff of the various departments of the City of Plantation and the city's outside fee consultants who are involved in the review and processing of review requests shall maintain records of the time expended and tasks conducted regarding each such request. A debit based upon the time expended and the applicable hourly rate (plus a surcharge as provided in subsection (e) for certain requested work on fast-tracking projects) shall be charged against the trust account. For purposes of this program, the applicable hourly rate shall be equal to a staff person's actual hourly rate of pay (if such person is paid by the hour) or an approximation of his or her hourly compensation (based upon a weekly salary divided by forty (40) hours, together with an additional factor reflecting said person's hourly value of fringe and pension benefits), if said staff person is a person who is compensated on a salary basis. The applicable hourly rate for review and processing by the city's outside fee consultants shall equal their actual hourly charge for such review and processing. A debit against the trust account shall also be made which shall reflect the costs of administering this program, which charge shall be based upon the actual effort involved for such administration.
- (e) This authorized program shall not replace the imposition and collection of structure permit fees, which building permit fees shall be collected to defray the costs of up to two (2) nonpriority structure plan reviews in a normal single-plan review procedure or up to two (2) nonpriority plan reviews in a fast-tracking plan review procedure, and inspections which are not requested on a priority basis and which are requested when the building and zoning department or engineering department is open during regular hours (or during the regular business hours of any city outside fee consultant engineering firm).

"Fast-tracking" is defined as a method of construction where plans for component parts of a structure are reviewed on an as-being-built (including pre-and post-permit meetings with staff for such multiple plan critiques). When fast-tracking inspections or plan reviews are requested on a priority basis, or when the same plan for a component part of a structure is reviewed more than twice, the applicable hourly rate for staff and outside fee consultants involved in such review and inspections, together with a surcharge of such applicable hourly rate(s) (such surcharge to be implemented, established, and changed from time to time by resolution), shall be assessed against the trust account of the person requesting such work. When non-fast-tracking inspections or plan reviews are requested on a priority basis, or when the same plan is reviewed more than twice, the applicable hourly rate for staff and outside fee consultants involved in such reviews and inspections shall be assessed against the trust account of the person requesting same. The cost of any inspections for fast-tracking and non-fast-tracking development which are requested when the building and zoning department or engineering department would normally be closed (or outside of the regular business hours of any city outside fee consultant engineering firm) shall be assessed against the project accounts of the person requesting same.

- (f) The amount of the initial deposit for the different types of review requests shall be established, and from time to time amended, by ordinance or resolution of the city council. It is the express intent of the city council and mayor of the City of Plantation, Florida, in enacting this cost recovery program that the city's costs of administrative and outside fee consultant review and processing of review requests, as required or necessitated now or in the future by the city's ordinances, resolutions, policies, or procedures, shall be borne by the person initiating the review request. To the extent that this authorized program is not fully implemented by resolution as provided, the fees and charges provided for elsewhere in the Code of Ordinances immediately before the enactment of Ordinance No. 1426 (as such may be amended) for such unimplemented review and processing, if any, shall be valid as not inconsistent with this program, fully chargeable, levied, and collected.
- (g) This program shall not apply to review requests which are originally initiated by or on behalf of the City of Plantation or another governmental entity acting in its governmental capacity; such as, but not limited to, department of transportation highway proposal commentary, reviews of Broward County transportation improvements, review of proposed amendments to the Broward County or local land use plans, and review of developments of regional impact; provided however, that the initiating governmental entity does not charge the City of Plantation for its review, processing, and comment upon Plantation's review requests of a similar type or nature.
- (h) The preceding subsection (g) shall not apply to review requests which are initiated by another governmental entity or agency acting in a corporate or proprietary capacity, such action including, but not limited to, a governmental entity's review requests incident to the erection of buildings or structures within Plantation (such as post offices, libraries, or governmental office buildings).
- (i) Except as provided herein, any notification provided in this section for supplemental deposits from the City of Plantation to a person initiating a review request shall be deemed sufficient if made by a telephone call to such person or his or her agent with a confirming certified letter to follow. It shall be the duty of persons initiating review requests to provide on the filed review request a continuously updated address and telephone number where said persons or their agents can be reached for purposes of such notification. If an attempt to notify a person initiating a review request or his or her agent is frustrated because such furnished phone numbers or addresses were not correct or up to date when the notification attempt was made, such frustrated attempt shall be deemed sufficient notice for purposes of this section.

Sec. 27-418. - Flat fee determined trust account charges.

The City has determined to impose certain flat fees (in lieu of charging a trust account pursuant to Section 27-417 of this Code), which determined flat fees shall be collected by the Planning, Zoning, and Economic Development Department at the time applications are filed with the city for the matters affected thereby. The determined flat fees that are due at

the time applications are made, and when additional trust account charges may be required, are set forth in the table below.

Table 418-1
Cost Recovery

Review Request	City of Plantation Determined Cost Recovery*
New Site Plan—Residential	A flat fee comprised of a \$2,250.00 base fee plus \$35.00 per dwelling unit
New Site Plan—Mixed-use Projects:	A flat fee comprised of the sum of a \$2,250.00 base fee plus \$35.00 per dwelling unit plus \$35.00 per 100 sq. ft. of gross non-residential/retail/structured parking space up to 10,000 sq. ft. and plus \$8.75 per 100 sq. ft. of gross non-residential/retail space over 10,000 sq. ft.
New Site Plan—Non-Residential	A flat fee comprised of the sum of a \$2,250.00 base fee plus \$35.00 per dwelling unit plus \$35.00 per 100 sq. ft. of gross non-residential/retail/structured parking space up to 10,000 sq. ft. and plus \$8.75 per 100 sq. ft. of gross non-residential/retail space over 10,000 sq. ft.
Site Plan Amendment (other than Minor Development Approval)	A flat fee shall first be calculated on the existing Site Plan Approval as if it was a New Site Plan submitted after May 1, 2008 (referenced herein as the "Fee"). If the amendment affects less than or equal to 25% of the prior approved Site Plan's floor space, then 25% of the Fee plus \$275.00 shall be charged. If the amendment affects more than 25% but less than or equal to 50% of the prior approved Site Plan's floor space, then 50% of the Fee plus \$275.00 shall be charged. If the amendment affects more than 50% of the prior approved Site Plan's floor space, then the application shall be treated as a New Site Plan and shall be charged accordingly. A Site Plan Amendment shall be a change of less than or equal to 50% of the floor space as reflected in a Site Plan which has not expired pursuant to Section 27-6, Plantation City Code, unless the change can be considered a Minor Development Approval pursuant to Chapter 27, Division 3, Plantation City Code. Any movement of floor space (part or all a building including structured parking) or any change in the use of floor space (part or all of a building including structured parking) shall be deemed a change that affects floor space.

Review Request	City of Plantation Determined Cost Recovery*					
Minor Development Approval as defined in Chapter 27, Division 3, Plantation City Code	Gross Sq. Ft.	Type of Use	Advisor	DM	Flat Fee*	CA
	$y \leq 2500$	PU	None	DPZED	\$250.00	3
	$2500 < y \leq 4000$	PU	DDH	DPZED	\$250.00	8
	$4000 < y \leq 6000$	PU	DDH	DPZED	\$300.00	8
	$x \leq 2500$	CU	None	DPZED	\$250.00	3
	$2500 < x \leq 4000$	CU	DDH	DPZED	\$350.00	8
	$4000 < x \leq 6000$	CU	DDH	PAC	\$750.00	8
	$y \leq 2000$	CU	None	DPZED	\$250.00	3
	$2000 < y \leq 3500$	CU	DDH	DPZED	\$350.00	8
	$3500 < y \leq 5000$	CU	DDH	PAC	\$750.00	8
	$X \leq 1800$	UV	DDH	DPZED	\$350.00	8
	$1800 < x \leq 3000$	UV	DDH	PAC	\$550.00	8
	$3000 < x \leq 4000$	UV	RC	PAC	\$750.00	14
Variance (Undue hardship, Practical difficulty, Zoning relief)	\$500.00 per variance					
Plat application—Residential	\$1,000.00 flat fee up to 10 units. \$2,000.00 flat fee over 10 units					
Plat application—Non-residential	\$2,000.00 flat fee					
Application for Site Data Record	\$2,000.00 flat fee					
Plat note change letter	\$110.00 flat fee					
Plat Revision, including Delegation Requests, and Plat Note Amendments	\$330.00 flat fee					
LUPA Amendments	\$4,500.00 flat fee for Plan Amendments that require only a local amendment; \$6,500.00 for plan amendments which also require an amendment to the Broward County Plan (Does not include Broward County Planning Council fees)					
Sign Special Exception	\$110.00 per exception					

Review Request	City of Plantation Determined Cost Recovery*
Tree abuse remediation permit	Single-family residential \$70.00 per tree Unit owner in multi-family residential \$70.00 per tree All other uses \$100.00 per tree
Tree removal/relocation permit	Single-family residential \$35.00 per tree Unit owner in multi-family residential \$35.00 per tree All other uses \$37.50 per tree
Tree trimming permit	Single-family residential \$20.00 Unit owner in multi-family residential \$20.00 All other uses \$50.00 for up to 25 trees \$100.00 for 26 up to 75 trees \$150.00 for 76 trees or more
Tree removal/relocation prior to permit	Single-family residential \$70.00 per tree Unit owner in multi-family residential \$70.00 per tree All other uses \$100.00 per tree
Zoning Map change	\$4,500.00
Utilization of Comprehensive Plan Flex, Reserve, or Local Activity Center Units.	\$4,500.00 flat fee
Utilization of Comprehensive Plan Flexibility Provisions other than those indicated above.	\$1,000.00
Use Variance applications (Other than a Minor Development Approval)	\$5,300.00 flat fee
Variance or Appeal to the Planning and Zoning Board (Other than a Minor Development Approval)	\$750.00 flat fee
Condo Conversions	\$3,500.00 Trust account initial deposit and all time charged through cost recovery
Zoning Determination Letters	\$100.00 flat fee to confirm zoning and future land use map designation and if a proposed use is permitted at a specific location
	\$400.00 flat fee to confirm zoning map and future land use designation and if a proposed use is permitted at a specific location, and to provide development approval history, applicable and minutes and ordinances or resolutions, and the status of landscape code compliance

Review Request	City of Plantation Determined Cost Recovery*
Alcoholic Beverage License Approval, etc.	\$400.00
Conditional Uses (Other than a Minor Development Approval)	\$1,430.00 for residential uses
	\$2,300.00 for the first conditional use plus \$1,000.00 for each additional conditional use for non-residential or mixed-use projects
Unified Control Documents	\$2,530.00 Trust account initial deposit and all time charged through cost recovery
Developers Agreement requiring Council Action or City Attorney	\$2,000.00 Trust account initial deposit and all time charged through cost recovery
Administrative adjustment variance	\$250
Land Development Code Amendment	When not initiated by the City (as defined in Section 27-11, Plantation City Code), or when requested by an applicant for development approval: \$2,000.00 Trust account initial deposit and all time charged through cost recovery
Pre-development Committee conference after 2nd meeting	No charge for 1st and 2nd meeting, \$250.00 flat fee per each additional meeting, excluding Plantation Gateway (No charge for Gateway)
Special Events	Where the nature of the event does not require any deployment or monitoring by the City Police, Fire Suppression, or Emergency medical rescue resources—\$40.00
	Where the nature of the event does require a minimal deployment or monitoring by the City Police, Fire Suppression, or Emergency Medical Rescue resources (i.e., less than 10 persons)—\$150.00
	Where the nature of the event requires material deployment or monitoring by the City Police, Fire Suppression, or Emergency Medical Rescue resources (i.e., 10 or more persons—cost recovery shall apply)
Research fees	\$250.00 flat fee for 3 hrs. of research only; thereafter, the cost recovery fees apply
Proceed at Risk	\$500.00 flat fee
City Council Concept Plan Review	\$250.00 flat fee

Review Request	City of Plantation Determined Cost Recovery*
Broward County Traffic Way Amendment	\$4,500.00 flat fee (Does not include Broward County Planning Council fees)
Broward County Trafficway Waiver	\$3,500.00 flat fee (Does not include Broward County Planning Council fees)
Site Plan Extension	\$500.00
Easement Vacations	\$605.00 flat fee for residential \$880.00 flat fee for non-residential

- CA Copies of plans required with application materials
- CC City Council
- CU Conditional use
- DDH The following development department heads (or their designees): City engineer, city building official, city landscape architect, city fire chief, city utilities director, director of planning, zoning and economic development
- DM Decision maker. The person or committee authorized by this section to make the approval, subject to any elected official's right to require a full review as provided in Sections 27-45, 27-50, and 27-53.
- DPZED Director of planning, zoning and economic development
- P&Z Planning & Zoning Board
- PAC Plan Adjustment Committee LUPA Land Use Plan Amendment
- PU Permitted use
- RC Review Committee
- UV Use variance
- x Gross square feet of new use without building expansion
- y Gross square footage of use with building expansion

All applications may require in addition to the flat fee stated variable fees for consultants as determined by Department Director which shall be charged pursuant to the Cost Recovery System set forth in Section 27-417 of this Code ("CR"). Examples of consultants include, but are not limited to: Parking Study, Surveying, Marketing Analysis, Environmental Study, Civil Engineers Study, Traffic Study (capacity and turning movements), Planning Study or Legal Review. Also, cost recovery shall be charged for any advertising that is unusual, or which is determined by the Mayor or the City Council appropriate in excess of the minimum required. Where variable cost recovery fees are required, the applicant shall post an initial cost recovery deposit of \$1,000.00 or such greater amount as is determined appropriate by the DDH.

No refunds for the flat fee portions of application/ processing fees stated above.

Multiple Applications pay cumulative fees. Where an applicant submits a site plan or site plan amendment application concurrently with one (1) or more of the applications listed below, the applicant shall be entitled to a 15% fee reduction for each of the listed applications:

- 1) Plat.
- 2) Site Data Record.
- 3) Land Use Plan Amendment.
- 4) Zoning Map Change.
- 5) Conditional Use.
- 6) Utilization of the Comprehensive Plan Rules of Flexibility, including but not limited to, utilization of flex, reserve, or Local Activity Center Units

Sec. 27-419. – Sec 27-425. Reserved