

ORDINANCE NO. 14- 177

AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA, AMENDING ARTICLE III, SECTION 13-301, GENERALLY, SECTION 13-302, DEVELOPMENT APPROVAL BY THE ADMINISTRATIVE OFFICIAL, AND SECTION 13-308, PLATTING; ARTICLE IV, DIVISION 22, SECTION 13-804, FEES; ARTICLE VI, DIVISION 1, SECTION 13-1616.5, SPECIAL EVENTS; DIVISION 2, SECTION 13-1622, FEES; ARTICLE IX, SECTION 13-1905, PREEXISTING, NONCONFORMING SIGNS; ADMINISTRATION; ARTICLE X, SECTION 13-2002, TRANSPORTATION CONCURRENCY MANAGEMENT PROGRAM; ARTICLE XI, SECTION 13-2101, COST RECOVERY SYSTEM, AND SECTION 13-2102, APPLICATION FEES FOR PLANNING AND ZONING APPROVALS; ESTABLISHING A NEW FEE SCHEDULE FOR PLANNING AND ZONING APPROVALS; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION OF SOME PORTIONS IN CODE; PROVIDING FOR EXCLUSION OF SOME PORTIONS FROM CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Miami Lakes (the “Town”) upon incorporation adopted Chapter 33 of the Miami–Dade County Code (2000), entitled “Zoning” as the Town of Miami Lakes Land Development Code (“the Town LDC”) by Section 8.3 of the Town Charter; and

WHEREAS, Objective 1.2 of the Town’s Comprehensive Plan states that the Town shall maintain an effective and efficient Land Development Code (LDC); and

WHEREAS, subsequent to its adoption, the Town LDC has been amended by various ordinances adopted by the Town of Miami Lakes (the “LDC Ordinances”) to better address and serve the needs of the Town; and

WHEREAS, the Town Council desires to consolidate provisions for specific planning and zoning fees and cost recovery deposits from various sections of the Land Development Code and the Town’s Code, in its entirety, and establish said fees and deposits into one fee schedule which in the future may be established or amended by resolution of the Town Council; and

WHEREAS, the Town’s Planning and Zoning Board, as the Local Planning Agency, considered the proposed amendments at a duly advertised Public Hearing on October 21, 2014,

and found that they are consistent with the Town's Comprehensive Plan, and recommended that the Town Council adopt the proposed amendments; and

WHEREAS, after conducting a properly noticed public hearing, hearing public comments, and considering the recommendations of the Local Planning Agency, Town staff, and the public, the Town Council wishes to adopt the amendments to the Town LDC attached hereto as Exhibits A, B, C, D, E and F; and

WHEREAS, the Town Council wishes to adopt the new "Fee Schedule for Planning and Zoning Approvals" attached hereto as Exhibit G; and

WHEREAS, the proposed amendments are in conformance with all applicable requirements of the Town's Code of Ordinances, including the LDC; and

WHEREAS, the proposed amendments will not be in conflict with the public interest, and are consistent and in harmony with the purpose and intent of the Comprehensive Plan; and

WHEREAS, the Town Council hereby finds and declares that adoption of this Ordinance is necessary, appropriate and advances the public interest.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

Section 2. Adoption of Amendments to Town Code. The Town Council hereby adopts the amendments to Article III, Article IV, Article VI, Article IX, Article X and Article XI of the Town LDC, which are attached as Exhibits A, B, C, D, E and F, respectively, hereto and are incorporated herein¹.

Section 3. Adoption of Fee Schedule. The Town Council hereby adopts the "Fee Schedule for Planning and Zoning Approvals," which is attached as Exhibit G hereto and incorporated herein.

Section 4. Repeal of Conflicting Provisions. All provisions of the Code of the Town of Miami Lakes that are in conflict with this Ordinance are hereby repealed.

Section 5. Severability. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections,

¹ Additions to the text are shown in underline and deletions from the text are shown in ~~strikethrough~~.

sentences, clauses, and phrases of this ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 6. Inclusion in the Town Code. It is the intention of the Town Council, and it is hereby ordained, that the provisions of Exhibits A, B, C, D, E and F of this Ordinance shall become and be made part of the Town Code and that if necessary the sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions; and that the word “Ordinance” shall be changed to “Article”, “Division” or other appropriate word.

Section 7. Exclusion from the Town Code. It is the intention of the Town Council, and it is hereby ordained, that the provisions of Exhibit G of this Ordinance shall be excluded from the Town Code.

Section 8. Effective date. This Ordinance shall become effective immediately upon its adoption on second reading.

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FIRST READING

The foregoing ordinance was offered by Councilmember Daubert who moved its adoption on first reading. The motion was seconded by Mayor Slaton and upon being put to a vote, the vote was as follows:

Mayor Wayne Slaton	<u>Yes</u>
Vice Mayor Manny Cid	<u>No</u>
Councilmember Tim Daubert	<u>Yes</u>
Councilmember Tony Lama	<u>Yes</u>
Councilmember Ceasar Mestre	<u>Yes</u>
Councilmember Frank Mingo	<u>No</u>
Councilmember Nelson Rodriguez	<u>Yes</u>

Passed and adopted on first reading this 23rd day of September, 2014.


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SECOND READING

The foregoing ordinance was offered by Councilmember Daubert who moved its adoption on second reading. The motion was seconded by Councilmember Lama and upon being put to a vote, the vote was as follows:

Mayor Wayne Slaton	<u>Yes</u>
Vice Mayor Manny Cid	<u>NO</u>
Councilmember Tim Daubert	<u>Yes</u>
Councilmember Tony Lama	<u>Yes</u>
Councilmember Ceasar Mestre	<u>Yes</u>
Councilmember Frank Mingo	<u>NO</u>
Councilmember Nelson Rodriguez	<u>Yes</u>

Passed and adopted on second reading this 28th day of October, 2014.



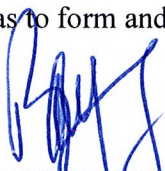
Wayne Slaton
MAYOR

Attest:



Marjorie Tejada
TOWN CLERK

Approved as to form and legal sufficiency:



Raul Gastesi, Jr.
Gastesi & Associates, P.A.
TOWN ATTORNEY

EXHIBIT A

Chapter 13 LAND DEVELOPMENT CODE

ARTICLE III. DEVELOPMENT APPROVAL PROCEDURES

Sec. 13-301. Generally.

* * *

(d) Application and fee. All applications for building permits or any other type of development approval, or for a text amendment to this chapter or Comprehensive Plan amendment shall be filed with the Administrative Official, in a form specified by the Administrative Official and in the number of copies as shall be required by the Administrative Official. The application shall be accompanied by a fee and/or deposit as provided for in Section 13-2101 and Section 13-2102. for each type of application as is established from time to time by the Town Council to defray the cost of processing the application and nNo application shall be accepted nor a review conducted until the fee is paid to the Town.

* * *

(g) Administrative official review and recommendation.

(1) Each application shall be reviewed by the Administrative Official for compliance with all applicable land development regulations.

a. The Administrative Official may retain consultants to assist in the review of a development approval application, text amendment to this chapter, or Comprehensive Plan amendment, and recover consultant, staff, legal and administrative fees and costs when the application requires professional expertise in one or more professions not available on the Town staff, or the application meets one or more of the following criteria:

- 1. Encompasses two or more acres of land within the application;
2. Proposes 50 or more dwelling units and/or 20,000 square feet of nonresidential building area; or
3. Requires, by the nature and content of the application, professional expertise in one or more professions not available on the administrative staff of the Town.

b. The cost of retaining the consultants, staff administration and legal fees shall be borne by the applicant consistent with the provisions of this chapter. All fees and costs pursuant to this section shall be paid in full seven days prior to public hearing. Failure to meet this requirement shall result in an automatic deferral to the next available zoning hearing meeting and the applicant shall be responsible for any additional notification and advertising costs.

* * *

Sec. 13-302. Development approvals by the administrative official.

* * *

(c) Administrative site plan review. Single-family or two-family lakefront properties with any improvements or structures on the waterside of the top of the slope, sites exempted from public

hearing pursuant to Section 13-304(f)(3), and any other applications as designated in this chapter, require administrative site plan approval.

- (1) An application for an administrative site plan shall be submitted to the Administrative Official pursuant to the requirements of Section 13-301 and accompanied by a fee and/or deposit as provided for in Section 13-2101 and Section 13-2102. ~~as established by the Town from time to time.~~
- (2) The Administrative Official shall review the site plan pursuant to the requirements and criteria of Section 13-304 as applicable.
- (3) Any proposed site plan which requires a conditional use or variance approval shall require a public hearing for the conditional use and/or variance approval. The remainder of the site plan may be processed administratively subsequent to a determination on the conditional use and/or variance requests by the Town Council or designated Town Board. Any proposed site plan which has not received a vested rights determination or does not meet concurrency shall require site plan approval through public hearing.
- (4) Notice shall be provided, at the expense of the applicant, as provided herein and pursuant to Section 13-309.

* * *

(f) *Administrative (de minimis) variances.* When the literal or strict enforcement of the provisions of this chapter causes unusual, exceptional, unnecessary difficulties or undue hardship or injustice because of the size of the tract, parcel or lot, the topography, the condition or nature of adjoining areas or the existence of other unusual physical conditions, the Administrative Official may grant a variance to the setback, area and height requirements found in this chapter in accordance with the following procedure:

- (1) An application for an administrative variance shall be submitted to the Administrative Official and accompanied by a fee and/or deposit as provided for in Section 13-2101 and Section 13-2102. ~~as established by the Town from time to time.~~

* * *

(i) *Appeal of administrative action.*

- (1) Any person affected by a written decision of the Administrative Official regarding the provisions of this chapter may appeal such decision to the Town Council. The appeal shall be initiated within 30 days of the date of the executed decision, unless otherwise specified in this Code, by filing an appeal with the Administrative Official in a form specified by the Town, and shall be accompanied by an application fee and/or deposit as provided for in Section 13-2101 and Section 13-2102 ~~that is established by the Town Council~~ to defray the actual cost of processing the appeal. Failure to file an appeal within the time frame specified, and exhaust all administrative remedies provided for in this chapter, shall constitute a waiver of all rights to appeal any decision made by the Town.

* * *

Sec. 13-308. Platting.

* * *

(f) Subdivision procedures.

* * *

(2) Preliminary plat procedures. The purpose of the preliminary plat is to present the proposed subdivision in an exact and precise manner in order that it may be evaluated pursuant to these platting regulations. The preliminary plat shall be completed and approved prior to construction of the improvements required by these regulations. The Town Council shall determine by resolution the number of copies, related fees, and the time periods for each of the preliminary plat procedures.

b. Filing fee. Upon filing the preliminary plat with the Administrative Official, the applicant shall submit a fee and/or deposit as provided for in Section 13-2101 and Section 13-2102, which shall be determined by the resolution of the Town Council, payable to the Town of Miami Lakes. The fee is not reimbursable but is to help defray the cost of administering and processing the preliminary plat. If more than one resubmittal of a corrected or revised preliminary plat is required by the staff or reviewing entity, an additional fee shall be charged for each resubmittal, as shall be determined by resolution of the Town Council.

* * *

(3) Subdivision final plat approval procedures. As the final step in the subdivision review process, the applicant shall prepare and submit a final plat. No final plat shall be recorded until the required improvements have been installed or performance guarantee posted pursuant to the requirements of this article. No such required improvements including streets, drainage and other required facilities shall be accepted and maintained by the Town, unless and until the same have been duly inspected and approved by the Town staff, and have also been approved as to form by the Town Attorney and accepted for maintenance by the Town Council. Prior to acceptance and approval of the required improvements the final plat shall be approved by the Administrative Official, Town Attorney, and the Town Council and the Clerk shall duly record the approved plat with the Clerk of the Circuit Court of Miami-Dade County, who shall record only those final plats which have been so approved in accordance with the platting regulations. The applicant shall provide the Town the following:

a. Fee for final plat. Upon filing application for final plat approval, the applicant shall pay to the Town a processing fee and/or deposit as provided for in Section 13-2101 and Section 13-2102, the amount of which shall be determined by resolution of the Council, in order to help defray the cost of processing the final plat.

* * *

EXHIBIT B

Chapter 13 LAND DEVELOPMENT CODE

ARTICLE IV. ZONING DISTRICT REGULATIONS

DIVISION 22. PAD PLANNED AREA DEVELOPMENT DISTRICT

Sec. 13-804. Fees.

An application fee and/or cost recovery deposit for development tract review shall be paid as provided for in Section 13-2101 and 13-2102 ~~to the Department in accordance with the provisions of this chapter.~~

EXHIBIT C

Chapter 13 LAND DEVELOPMENT CODE

ARTICLE VI. SUPPLEMENTARY REGULATIONS

DIVISION 1. GENERALLY

Sec. 13-1616.5. Special events.

- (a) *Authority, application and processing.* The Administrative Official shall have the authority to issue, modify or revoke permits for special events, in accordance with the criteria set forth in this section. The Town Council finds that special events are, by their nature, widely varied and unpredictable in their need for review, for Town services and in their potential impacts. Therefore, it is necessary for the Administrative Official to have flexibility to exercise independent judgment in decisions to approve or deny special event permits, to require modifications to proposed special events to impose conditions on special events, consistent with the provisions of this section.

* * *

- (3) A fee for processing a special event application shall be required, as provided for in Section 13-2101 and Section 13-2102. ~~Upon passage of the ordinance from which this section is derived, the fee shall be \$50.00. Effective September 10, 2014, the fee shall be \$100.00. The special event application processing fee shall be \$500.00 for special event applications that are submitted less than one week from the proposed special event date. Thereafter, the Town Council may modify said fee by resolution.~~

* * *

DIVISION 2. NEWSRACKS

Sec. 13-1622. Fees.

There shall be a one-time only registration fee of ~~\$25.00 (per each location)~~ paid by the applicant prior to the issuance of the registration. The amount of this fee shall be as provided for in Section 13-2101 and Section 13-2102 ~~may be modified by Resolution of the Town Council.~~

EXHIBIT D

Chapter 13 LAND DEVELOPMENT CODE

ARTICLE IX. SIGNS

Sec. 13-1905. Preexisting, nonconforming signs; administration.

* * *

(b) *Administration.*

- (1) *Enforcement.* This article shall be enforced in accordance with Section 8-10.
- (2) *Permit.* Except for signs allowed pursuant to compliance with Section 13-1903(k), no sign shall be erected, altered or enlarged until a permit has been issued by the Town Building Official. Such permit shall be issued only if the sign complies or will comply with all applicable provisions of this article and any other applicable rules and regulations. A schedule of fees for permits may be determined from time to time by the Town Council. The provisions of this section shall not apply to signs permitted in a residential area or temporary signs to be placed in a window. The applicant shall pay to the Town a fee and/or cost recovery deposit as provided for in Section 13-2101 and Section 13-2102.
- (3) *Noncomplying.* Any sign installed or placed on public property, except in conformance with the provisions of this article, shall be prohibited and subject to removal by the Town. In addition to other remedies, the Town shall have the right to recover from the owner or person responsible for the placement of the sign the full costs of its removal and disposal.

EXHIBIT E

Chapter 13 LAND DEVELOPMENT CODE

ARTICLE X. CONCURRENCY REGULATIONS

Sec. 13-2002. Transportation Concurrency Management Program.

* * *

(d) *Transportation concurrency management.*

* * *

(3) *Transportation concurrency review.* In order for a proposed project to meet concurrency all significantly impacted roadways (greater than one percent of the roadway's level of service volume) within the project's radius of development influence must operate within the adopted level of service standard.

* * *

g. *Concurrency review process.*

1. *Preliminary development orders.*

- (i) Preliminary development orders do not directly authorize development to commence or are so conceptual that they do not allow an accurate assessment of a project's impact on transportation facilities. Preliminary development orders require subsequent final development orders which are subject to concurrency review. Preliminary development orders may not apply for or receive a certification of exemption, a concurrency reservation, or a conditional concurrency reservation, but a concurrency determination may be requested.
- (ii) Staff shall include as part of the preliminary development order a condition that the issuance of any subsequent final development order is contingent upon the applicant obtaining a certification of exemption, a concurrency reservation, or a conditional concurrency reservation.
 - All applicants for final development orders shall submit with such application a certification of exemption, a concurrency reservation, or a conditional concurrency reservation.
 - An application for either a concurrency determination, a certification of exemption, a concurrency reservation, or a conditional concurrency reservation shall be submitted to the Town Engineer, on such form as is promulgated by the Town. The Town Engineer shall charge a review fee based upon the transportation concurrency fee schedule adopted by resolution of the Town Council. The application shall consist of such information as required by the Town Engineer. An application fee and/or deposit shall be paid as provided for in Section 13-2101 and Section 13-2102.

- After receipt of an application, the Town Engineer shall determine whether it is complete with 14 calendar days after its submission. If it is determined that the application is not complete, written notice shall be forwarded to the applicant specifying the deficiencies. The Town Engineer shall take no further action on the application unless the deficiencies are remedied.
- Within 45 calendar days after receipt of a complete application, the Town Engineer shall either conclude the application is approved or denied. If denied, the denial shall be in writing and shall include reasons for denial. In the event that the Town review of the concurrency application reveals level of service deficiencies, the Town shall determine whether there is a financial or other legally binding commitment to ensure the public facilities necessary to correct the anticipated deficiency will be in place concurrent with the impacts of the proposed development. If the Town and/or a developer are unable to provide such assurances, the project shall be denied.
- If a concurrency reservation is approved, the approval shall require the payment of a fee for reserving capacity, which fee must be paid within ten calendar days of the issuance of the concurrency reservation, or the reservation shall be canceled. If a conditional concurrency reservation is approved, the approval shall require the payment of a fee for reserving capacity, which fee must be paid within ten calendar days of the Town Council's approval of the development agreement or proportionate fair-share mitigation agreement submitted with the conditional concurrency reservation, or the conditional concurrency approval shall be canceled. In either case, the final development order shall not be issued until the capacity reservation fee is paid. Transportation facility capacity shall be granted on a first-come, first-serve basis, determined as of the date and time a concurrency reservation or conditional concurrency reservation is issued.

* * *

- (e) *Fee schedule.* A schedule of fees and/or cost recovery provisions covering the cost of the concurrency management program shall be established as provided for in Section 13-2101 and Section 13-2102 ~~by resolution of the Town Council and maintained by the Town Clerk.~~ No application, permit, or receipt shall be issued until the appropriate fee and/or deposit is paid.
- (f) *Transportation proportionate fair-share mitigation.* In order to establish a method whereby the impacts of development on transportation facilities can be mitigated by the cooperative efforts of the public and private sectors, there shall be a program known as the Transportation Proportionate Fair-Share Mitigation Program (the "Fair-Share Mitigation Program"), as required by and in a manner consistent with F.S. § 163.3180(16). The Fair-Share Mitigation Program shall apply to all developments in the Town that have been notified of a lack of capacity to satisfy transportation concurrency, including transportation facilities maintained by the State Department of Transportation (the "FDOT") or another government agency which are relied upon for concurrency determinations. The Proportionate Fair-Share Program does not apply to developments of regional impact (DRIs) using proportionate share under F.S. § 163.3180(12), or to developments exempted from concurrency as provided in Subsection (d)(3)c of this section.

* * *

(3) *Application process.*

* * *

- c. Eligible applicants shall submit an application to the Town that includes an application fee and/or deposit as provided for in Section 13-2101 and Section 13-2102, of and the following:
1. Name, address and phone number of owner, developer and agent;
 2. Property location, including parcel identification numbers;
 3. Legal description and survey of property;
 4. Project description, including type, intensity and amount of development;
 5. Phasing schedule, if applicable;
 6. Description of requested proportionate fair-share mitigation methods;
 7. Copy of concurrency application;
 8. Traffic impact analysis; and
 9. Proposed draft proportionate fair-share mitigation agreement.

* * *

EXHIBIT F

Chapter 13 LAND DEVELOPMENT CODE

ARTICLE XI. FEES

Sec. 13-2101. Cost recovery system.

- (a) *Intent and purpose.* The intent and purpose of this section is to ensure that the various costs incurred by the Town, including its outside consultants, in reviewing and processing certain applications for development approvals is directly absorbed by those persons deriving the benefit of the review, not the general public.
- (b) *Cost recovery imposed.* An administrative fee for the various costs incurred by Town staff and outside consultants for the processing and review of applications, submissions, or requests concerning development, utilization, or improvement of property in the Town, such fee to be equal in amount to the Town's actual costs, in terms of staff and outside consultants' time expended in such review and processing, including advertising and similar directly related charges is imposed. The types of applications for development approval that are subject to the provisions of this section shall include those : ~~site plan, conditional use, re-zonings, amendments to the text of this chapter, amendments to the Comprehensive Plan, amendments to the Future Land Use Map and preliminary and final plats, waiver of plat, right of way vacation, modification of resolutions, appeal of administrative decisions, and concurrency exemptions, determinations and reservations,~~ as determined by the procedure specified in Section 13-2102. The Town Council may, by resolution, amend the fees, cost recovery deposits and list of development approvals that are subject to cost recovery.
- (c) *Cost recovery deposit.* Any person who files any application for a development approval which necessitates Town staff or outside consultant review and processing shall pay, prior to or at the time the application is made, an initial cost recovery 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. A debit based upon the actual time expended reviewing an application and the applicable hourly rate shall be charged against the cost recovery deposit.
- (d) *Supplemental deposit.* The Town shall monitor the cost recovery deposit on a periodic basis. Whenever the balance is zero or negative, a supplemental deposit shall be required. The Town shall notify the applicant when a supplemental deposit is required. The amount of the supplemental deposit shall be equal to the amount of the original cost recovery deposit. The Town shall not issue any development approval until the required supplemental deposit has been deposited with the Town and any approval granted shall be void if all fees and costs are not paid in full within 60 days of the approval.
- (e) *Return of cost recovery deposit.* Within 60 days from the date that the applicant receives a certificate of occupancy or other applicable final approval from the Town, and the Administrative Official

determines that no further action is necessary for the review and processing of the application or the applicant voluntarily withdraws the application, the Town shall refund any remaining cost recovery funds to the applicant. In no event, however, shall the Town refund any remaining cost recovery funds if the applicant fails to obtain a development approval within one calendar year of applying for the approval.

- (f) *Records of work performed.* The Town shall maintain records of the time expended and tasks conducted regarding each application.
- (g) *Review and appeal process.* In the event an applicant is financially unable to pay the cost recovery deposit, or believes the Town overcharged the applicant for the work performed in reviewing and processing an application, the applicant may:
 - (1) Request that the Administrative Official waive the cost recovery deposit on the basis of a bona fide financial hardship; or
 - (2) Request a review by the Administrative Official of the work performed by the Town.

Upon a determination by the Administrative Official that the applicant has demonstrated a bona fide financial hardship, or a miscalculation concerning the work performed by the Town on the application, the Administrative Official may waive or refund a portion or all of the cost recovery deposit.

- (h) *Applicability of provisions.* This cost recovery program shall not apply to development projects that are originally initiated by or on behalf of the Town.

Sec. 13-2102. Application Fees for planning and zoning approvals.

Application Fees and/or cost recovery deposits for planning and zoning approvals are hereby adopted as set forth in the Fee Schedule for Planning and Zoning Approvals maintained by the Town Clerk. The Fee Schedule for Planning and Zoning Approvals may be amended from time to time by shall be as follows: resolution of the Town Council.

Development Approval Requested	Application Fee	Deposit
After the fact development approval	\$500.00 plus the application fees or cost recovery participation for the applicable development approval	
Variances		

<i>Variance application fees cover up to three variances</i>		\$50.00 for each additional variance after the first three	
<i>Administrative</i>		\$350.00 plus notification and recording costs	\$650.00*
<i>Public hearing</i>			
	One single-family, two family, or townhouse unit	\$750.00 plus notification and recording costs	\$650.00*
	Multifamily	\$1,100.00 plus notification and recording costs	\$650.00*
	Commercial and industrial	\$1,700.00 plus notification and recording costs	\$650.00*
	Signs	\$1,100.00 plus notification and recording costs	\$650.00*
	All others	\$1,100.00 plus notification and recording costs	\$650.00*
Site Plan Review			
<i>Administrative</i>			
	Individual single-family on waterfront lot	\$100.00 plus notification costs	\$50.00*
	Individual townhouse	\$100.00 plus notification costs	\$50.00*
	Individual single-family or two-family residential	\$100.00 plus notification costs	\$50.00*
	All others	Cost recovery	\$1,000.00
<i>Public Hearing</i>			
	Single-family, two-family and townhouse developments	Cost recovery	\$3,500.00
	All others	Cost recovery	\$3,500.00

Conditional Uses		
Liquor-spacing	\$1,100.00	\$650.00*
All others (public hearing)	Cost recovery	\$5,000.00
Minor conditional uses	Cost recovery	\$1,000.00*
Annual renewal of minor conditional uses	\$150.00	
Administrative Parking Waiver	\$250.00 plus notification and recording costs	\$750.00*
Development Approval Extension		
By Administrative Official	\$250.00 plus notification and recording costs	\$250.00*
By Town Council	\$750.00 plus notification and recording costs	\$650.00*
Modification of an Existing Resolution		
Individual single-family, two-family or townhouse unit	\$750.00 plus notification and recording costs	\$650.00*
All others	Cost recovery	\$1,500.00
Amend Comprehensive Plan, Land Use Map, Text of Land Development Regulations, or Zoning Map	Cost recovery	\$5,000.00
Plats		
Preliminary	Cost recovery	\$5,000.00
Final	Cost recovery	\$5,000.00
Waiver of plat/lot split	Cost recovery	\$5,000.00
Right-of-way vacation	Cost recovery	\$5,000.00
Appeal of Administrative Decision		

Appeal of administrative variance for individual single-family, two-family, or townhouse	\$1,500.00 plus notification and recording costs	\$650.00*
Appeal of all other administrative variances	\$2,500.00 plus notification and recording costs	\$650.00*
Appeal of administrative site plan for individual single-family, two-family, or townhouse (including waterfront lots)	\$1,500.00 plus notification and recording costs	\$650.00*
Appeal of all other administrative site plans	\$2,500.00 plus notification and recording costs	\$650.00*
Appeal of all other administrative decisions	\$2,500.00 plus notification and recording costs	\$650.00*
All Other Public Hearings	\$1,100.00 plus notification and recording costs	\$650.00*
Zoning Letters		
Individual residential lot	\$100.00	
All others	\$150.00	
Review of Alcoholic Beverage License		
Special event	\$50.00	
All others	\$125.00	
Development Agreements	Cost recovery	\$5,000.00
Concurrency		
Exemption	\$750.00	
Determination (without traffic impact analysis)	\$750.00	
Determination (with traffic impact analysis)	Cost recovery	\$1,500.00
Reservation	Cost recovery	\$5,000.00

Proportionate fair share (including agreement)	Cost recovery	\$5,000.00
* Cost deposit, in addition to the application fee, for notification and recording costs for all applications which require notification and recording and are not cost recovery		

~~Note: Many administrative approvals and all public hearings require notification posted on the property, advertised in the newspaper and mailed to property owners within a required radius around the subject property and the final development order reflecting the Town Council's action will be recorded by the Town Clerk in the Office of the Miami-Dade County Clerk of Court. In addition to the above fees the applicant shall be responsible for the cost of these notifications and recording.~~

EXHIBIT G

Fee Schedule for Planning and Zoning Approvals¹

	<u>Development Approval Requested</u>		<u>Application Fee</u>	<u>Deposit</u>
1.	After-the-fact development approval		\$500.00 plus the application fees or cost recovery participation for the applicable development approval	
2.	Variances			
2.1	Additional fee for each variance in an application after the first three		\$50.00 for each additional variance after the first three	
2.2		Administrative	\$350.00 plus notification and recording costs	\$650.00*
2.3		Public hearing		
2.3.1		One single-family, two-family, or townhouse unit	\$750.00 plus notification and recording costs	\$650.00*
2.3.2		Multifamily	\$1,100.00 plus notification and recording costs	\$650.00*
2.3.3		Commercial and industrial	\$1,700.00 plus notification and recording costs	\$650.00*
2.3.4		Signs	\$1,100.00 plus notification and recording costs	\$650.00*
2.3.5		Town Council rehearing of P&Z Board Decision	No application fee. Cost recovery only. See deposit in right column.	\$650.00*
2.3.6		All others	\$1,100.00 plus notification and recording costs	\$650.00*
3.	Site Plan Review			
3.1		Administrative		
3.1.1		Individual single-family on waterfront lot	\$100.00 plus notification costs	\$50.00*

3.1.2		Individual townhouse	\$100.00 plus notification costs	\$50.00*
3.1.3		Individual single-family or two-family residential	\$100.00 plus notification costs	\$50.00*
3.1.4		All others	Cost recovery	\$1,000.00
3.2		Public Hearing		
3.2.1		Single-family, two-family and townhouse developments	Cost recovery	\$3,500.00
3.2.2		All others	Cost recovery	\$3,500.00
4.	Conditional Uses			
4.1		Liquor spacing	\$1,100.00	\$650.00*
4.2		All others (public hearing)	Cost recovery	\$5,000.00
4.3		Minor conditional uses	Cost recovery	\$1,000.00*
4.4		Annual renewal of minor conditional uses	\$150.00	
5.	Administrative Parking Waiver		\$250.00 plus notification and recording costs	\$750.00*
6.	Development Approval Extension			
6.1		By Administrative Official	\$250.00 plus notification and recording costs	\$250.00*
6.2		By Town Council	\$750.00 plus notification and recording costs	\$650.00*
7.	Modification of an Existing Resolution			
7.1		Individual single-family, two-family or townhouse unit	\$750.00 plus notification and recording costs	\$650.00*
7.2		All others	Cost recovery	\$1,500.00

8.	Amend Comprehensive Plan, Land Use Map, Text of Land Development Regulations, or Zoning Map	Cost recovery	\$5,000.00
9.	Plats		
9.1	Preliminary	Cost recovery	\$5,000.00
9.2	Final	Cost recovery	\$5,000.00
9.3	Waiver of plat/lot split	Cost recovery	\$5,000.00
9.4	Right-of-way vacation	Cost recovery	\$5,000.00
10.	Appeal of Administrative Decision		
10.1	Appeal of administrative variance for individual single-family, two-family, or townhouse	\$1,500.00 plus notification and recording costs	\$650.00*
10.2	Appeal of all other administrative variances	\$2,500.00 plus notification and recording costs	\$650.00*
10.3	Appeal of administrative site plan for individual single-family, two-family, or townhouse (including waterfront lots)	\$1,500.00 plus notification and recording costs	\$650.00*
10.4	Appeal of all other administrative site plans	\$2,500.00 plus notification and recording costs	\$650.00*
10.5	Appeal of all other administrative decisions	\$2,500.00 plus notification and recording costs	\$650.00*
11.	All Other Public Hearings	\$1,100.00 plus notification and recording costs	\$650.00*
12.	Zoning Review and Inspection of Building Permits		
12.1	<u>Plan review – single-family and two-family (each submittal)^{II}</u>	<u>\$35.00^{II}</u>	
12.2	<u>Plan review – all others (each submittal)^{II}</u>	<u>\$70.00^{II}</u>	
12.3	<u>Zoning inspection – single-family, two-family and townhouse (each</u>	<u>\$35.00</u>	

		<u>inspection)</u>		
<u>12.4</u>		<u>Zoning inspection – all others (each inspection)</u>	<u>\$70.00</u>	
13.	Certificate of Use			
13.1		Application Fee – Home Office	\$28.50	
13.2		Inspection – Home Office	\$36.48	
13.3		Annual Renewal – Home Office	\$28.50	
13.4		Application Fee – All others	\$0.034 per square foot of business area, minimum charge \$108.30	
13.5		Inspection – All Others	\$36.48	
13.6		Annual Renewal – All Others (where necessary, based on specific use)	\$62.70	
14.	Zoning Letters			
14.1		Individual residential lot	\$100.00	
14.2		All others	\$150.00	
<u>14.3</u>		<u>Expedited</u>	<u>\$400.00</u>	
15.	Special Event Permit			
15.1		If application is received at least seven (7) days prior to event	\$100.00	
15.2		If application is received less than seven (7) days prior to event	\$500.00	
16.	Newsracks (for each location)		\$25.00	
17.	Review of Alcoholic Beverage License			
17.1		Special event	\$50.00	

17.2		All others	\$125.00	
18.	Development Agreements		Cost recovery	\$5,000.00
19.	Concurrency			
19.1		Exemption	\$750.00	
19.2		Determination (without traffic impact analysis)	\$750.00	
19.3		Determination (with traffic impact analysis)	Cost recovery	\$1,500.00
19.4		Reservation	Cost recovery	\$5,000.00
19.5		Proportionate fair share (including agreement)	Cost recovery	\$5,000.00
* Cost deposit, in addition to the application fee, for notification and recording costs for all applications which require notification and recording and are not cost recovery				
<i>Note: Many administrative approvals and all public hearings require notification posted on the property, advertised in the newspaper and mailed to property owners within a required radius around the subject property and the final development order reflecting the Town Council's action will be recorded by the Town Clerk in the Office of the Miami-Dade County Clerk of Court. In addition to the above fees the applicant shall be responsible for the cost of these notifications and recording.</i>				

ⁱ New or revised fees are underlined.

ⁱⁱ The zoning plan review fee is not to be assessed when included in the Building Permit Fee as indicated in the Building Department Permit Fee Schedule.

ⁱⁱⁱ This fee has been consolidated from the Zoning Fees previously found in the "Building Permit Fees" section of the Building Permit Fee Schedule (which are no longer applicable in that schedule), which were specifically the following:

	Description	Zoning Fee (\$)
	Alterations-Residential Shade Houses per 100SF or fractional part of floor area	0.14 per 100 SF

		Tents 0-5000 SF	\$16.16
		Over 5000 SF	\$47.00
		Slabs	\$19.12
		Driveway/Slabs only (Residential)	\$19.12
		Approach only (Residential)	\$19.12
		Sidewalk only (Residential)	\$19.12
		Approach and Sidewalk (Residential)	\$19.12
		Roofing/Re-Roofing/Roof Repair	\$19.12
		Minimum fee	\$19.12
		Roofing Flat/Shingle per SF	\$19.12
		Roofing Tile per SF	\$19.12
		Fences and/or Walls	
		Wood, Chain link, or Ornamental Iron	\$18.06
		Minimum	\$18.06
		0-500 linear ft.	\$23.62
		Each additional 500 linear ft.	\$ 0.36
		Concrete each linear ft.	
		Temporary Platforms and Temporary Bleachers To Be Used For Public Assembly	\$18.05
		Screen Enclosures, Canopies, Awnings & Aluminum Roof	\$19.00
		(a) Screen enclosures	\$19.00
		(b) Free standing canopies	\$19.00
		(c) Awnings, Canopies and Aluminum roof	\$19.00
		(d) Recover Awnings and Canopies	\$19.00

		Temp. Trailer (For Construction)		
		Tie Down Inspection Fee (For 180 Days) (This does not include installation of meter mounts and service equipment. Includes mechanical, plumbing and related electrical permits are required).		\$22.22
		Sign Permit Fees (a) Fee per sign		\$25.40
		Chickees Huts Constructed by Miccosukee Tribe of Indians or Seminole Tribe of Florida		\$119.00