

**PERMIT FEES / PERMIT EXTENSIONS
PROPOSED REVISIONS TO RESOLUTION 2019-07**

1. PERMIT FEES

- New Construction: \$650.00 per sf
- Existing Structure or Building, Exterior Remodel or Addition: \$450.00 per sf
- Existing Structure or Building, Interior Remodel: \$250.00 per sf

2. TIME TO COMPLETE CONSTRUCTION

- 4,000 sf and under – 12 months (no change)
- 4,001 sf and over – 18 months (no change)

3. PERMIT EXTENSIONS

- 1st Extension: 6 months; 3% of cost to complete work
- 2nd Extension: 6 months; 3% of original permit

4. COURTESY NOTICE

- Town to notify builder/contractor of record *and* property owner 45 days prior to the expiration date of an active permit.

5. STOP WORK ORDER

- Any fees not paid prior to the expiration date of a permit will result in a Stop Work Order issued by the Town Building Official. – check with Buck

6. CONSTRUCTION SCHEDULE

- At time of permit application to the Town, the builder/contractor of record shall submit a detailed Schedule of Construction, from start to finish.

7. RESPONSIBILITY FOR PAYMENT OF FEES

- Builder and property owner should determine in advance who is responsible for payment of all fees, including extension fees and potential fines, to the Town.

8. CERTIFICATE OF OCCUPANCY OR COMPLETION

- No CO, temporary CO, CC, or right to occupy a building or utilize a structure shall be issued by the Town Building Official until all outstanding fees are paid to the Town.

Notes:

1. All sf figures based on gross building or affected area, as determined by the Building Official.
2. All fees are paid at Town Hall to the Town Clerk.

RESOLUTION NO. 2019-07

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF JUPITER INLET COLONY, FLORIDA, AMENDING ITS SCHEDULE OF PERMIT FEES IN ACCORDANCE WITH SECTION 4-1.1 OF THE CODE OF ORDINANCES TO ADOPT AND ESTABLISH A NEW SCHEDULE OF PERMIT FEES; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, Section 4-1.1 of the Code of Ordinances, Town of Jupiter Inlet Colony, Florida, provides that permit fees shall be established by Resolution duly adopted by the Town Commission; and

WHEREAS, the Town Commission hereby desires to adopt and establish a schedule of permit fees as set forth below.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF JUPITER INLET COLONY, FLORIDA, that:

SECTION 1: Permit fees are hereby adopted and established pursuant to the following schedule:

(a) Building Permit Fees:

Amount is based on contract or the fair and reasonable construction value of the proposed work to be accomplished in the Town subject to adjustment as set forth in Section 4-10(d) of the Town's Code of Ordinances. For purposes of the issuance of a building permit for new construction, the construction value shall initially be estimated at \$350.00/ square foot of total floor area as defined in Appendix A-Zoning Code. For purposes of the issuance of a building permit for a major remodel or re-build (requiring a 12 month building permit), the construction value shall initially be estimated at \$350.00/square foot of proposed new floor area and \$150.00/square foot of existing floor area for proposed renovation.

AMOUNT

FEE

Up to \$2,000.00

\$60.00

Above \$2,000.00

3.0%

- (b) Moving building: \$1,000.00
- (c) Demolition: \$350.00 minimum, or 3% of cost of demolition, whichever is greater
- (d) Structural Pest Control: \$50.00
- (e) A new construction plan review fee of \$400.00 is required for all new construction projects. The fee is non-refundable and is not credited to the permit fee at the time of permit issuance.
- (f) Plan Revision Fee: \$75.00 per revision
- (g) Re-inspection Fee(s):
 First Re-inspection: \$ 50.00
 Second Re-inspection: \$100.00
 Third & Subsequent Re-inspection(s): \$150.00
- (h) Additional Plan Review Fee(s):
 A fee of \$75.00 per hour shall be charged for all plan review(s) subsequent to the initial new construction plan review.
- (i) Inspection Fee(s) for inspections on non-scheduled days:
 Regular inspections will be performed only on Tuesday and Thursday between the hours of 8:00 A.M. and 4:00 P.M. In the event an inspection is requested to be performed at other times, a surcharge of \$300.00 shall be due for each such inspection performed.
- (j) Renewal Permit Fee(s): (To be charged in the event of the expiration of an initial or renewal permit due to non-completion of work) ~~A fee of 1/3 of the fee for all permits issued for the subject construction shall be charged and paid at the time of the issuance of a renewal permit.~~
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|---|------|
| 1) 1 st Renewal (6 month term) | 3.0% |
| 2) 2 nd Renewal (6 month term) | 3.0% |
| 3) 3 rd Renewal (term based on square footage) | 3.0% |
| <u>Full Re-submittal required</u> | |
| 4) Additional Renewals (6 month term) | 3.0% |
- (k) Zoning Review Fee: A zoning review fee in the amount of \$500.00 shall be required on all submittals of plans for a building permit that require review by the Building and Zoning Committee.
- (l) Zoning Variance Fee: A zoning variance fee in the amount of ~~\$1000.00~~ \$2500.00 plus administrative (mailing and publication) costs shall be required on all applications for a variance from the provisions of the Zoning Code. A deposit of \$2500.00 shall be paid at time of application and all administrative costs must be paid prior to the public hearing before the Town Commission.

(m) Zoning Waiver Fee: A zoning waiver fee in the amount of \$125.00 shall be required on all applications for a waiver from the provisions of the Zoning Code.

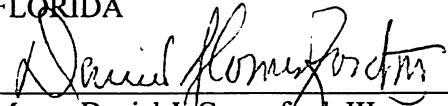
SECTION 2: All resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed.

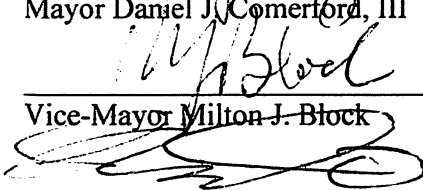
SECTION 3: Should any section or provision of this Resolution or any portion thereof be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the remainder of this Resolution.

SECTION 4: This Resolution shall become effective on adoption.


PASSED AND ADOPTED this 9th day of September, 2019.

TOWN OF JUPITER INLET COLONY,
FLORIDA


Mayor Daniel J. Comerford, III

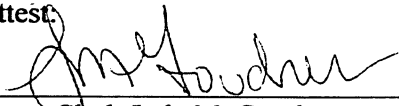

Vice-Mayor Milton J. Block


Commissioner Michael A. Armato


Commissioner Saeed A. Khan


Commissioner Richard D. Busto

Attest:


Town Clerk Jude M. Goudreau

Sec. 4-2. Term of building permits; fill, removal or regrading plans required; plot plan, maximum height certification required.

- (a) The term of a building permit for construction authorized by the town shall be as follows:
- (1) Three-month term for change out or replacement of systems or improvements such as air conditioning, water heater, decks, walkways, beach cross-over, roofs, and driveways.
 - (2) Six-month term for seawalls, docks, or rip rap installations or repairs and for minor remodel work such as bathroom, kitchen, laundry and pool area remodeling.
 - (3) Twelve-month term for major remodel or construction such as changing the footprint or the exterior walls of a structure; replacing the roof structure and/or elevation where a certificate of completion is to be issued.
 - (4) The term of a permit for new construction of structures including garages, out buildings, and landscaping shall be as follows:
 - a. New residences with four thousand (4,000) square feet or less under air—Twelve (12) months.
 - b. New residences with greater than four thousand (4,000) square feet under air—Eighteen (18) months.
 - (5) A permit may be renewed or extended two (2) times for a term of six (6) months for each renewal upon payment of the fee as established by resolution. In the event a third renewal or extension permit is necessary in order to complete construction, a full re-submittal of building plans shall be required which shall include, at a minimum:
 - a. The submittal of a new building permit application, modification of existing construction plans and documents in accordance with the current version of the Florida Building Code in effect at the time of the re-submittal and payment of all fees.
 - b. Full re-submittal includes reevaluation and reappraisal of all construction costs and estimates based on the full value of the work necessary to complete the project.
 - c. A stop work order will be placed on the project until all updated plans and documents are submitted, reviewed and approved by the building official, all fees are paid and the project has been reviewed by the building and zoning committee. Applicants are encouraged to initiate the building and zoning review process with the town in sufficient time to ensure no lapse in construction activity.
 - d. The term of a third renewal permit shall be based on the square footage of the residence at the time of re-submittal.

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- (6) Each application for new construction or a major remodel shall include a construction schedule in written or chart format. At a minimum, the construction schedule shall include critical dates, milestones, and inspections from the start of the project until its completion. The construction schedule shall be subject to review and approval by the building and zoning committee. Minor modifications to the schedule (a total of thirty (30) days or less) may be made by the planning and zoning administrator during the course of construction due to emergencies or unforeseen circumstances.
- (b) In the event of emergency construction, the town commission, by majority vote, may shorten or extend these time periods.
- (c) If a period of six (6) months elapses between the date of inspections on any construction authorized by a building permit, then said permit shall automatically become void. If a construction permit becomes void pursuant to the terms of this provision, the holder thereof may have the same reinstated upon payment of one-half of the fee provided for by Resolution for a new construction permit. Nothing in this section shall be construed to extend the permissible period for completion of construction as set forth above in subsection (a), and any permit reinstated pursuant to this section shall be for the term of the prior existing permit.
- (d) At the time that application is made for a building permit, which includes the proposed construction of any new structure(s), including swimming pools, patios and spas, there shall be submitted two (2) copies of a grading plan. The grading plan shall be sealed and prepared by a licensed engineer and shall depict survey elevations for the property both before and after proposed construction. The grading plan shall clearly show any fill, removal or regrading of the existing land contour. The grading plan shall include the elevation for the finished grade, whether or not fill, removal or regrading is requested and shall further show the proposed grade elevations at the location of the proposed improvement(s) and at adjoining property lines. No building permit shall be issued until the requirements of this section are met and the plans approved by the building official. No certificate of occupancy shall be issued until such fill, removal or regrading of the subject parcel is completed as approved. No additional registration or permit fee shall be required for the filing of such fill, removal or regrading plans. No person shall fill, grade, remove fill, or otherwise alter the existing land contour of any property within the town without first submitting a grading plan and obtaining a permit.
- (e) At the time of making application for a residential permit for 1.) new construction; 2.) a building repair or renovation that has the effect of relocating exterior walls of a structure; or 3.) a repair or renovation to an existing structure the cost of which exceeds the amounts set forth in section 9(D)(2) or (4) of Appendix A, Zoning Code, the applicant shall submit a survey of the subject property and building plans depicting the location of all improvements

on the site and clearly showing the dimensions of all required setbacks; depicting maximum building height of all structures from finished grade; and showing the lot coverage percentage for the proposed improvements. Such application for such submittal shall be reviewed by the planning and zoning administrator and building and zoning committee for compliance with zoning requirements as set forth in the zoning code for the town. The building official shall not be required to review or process building plans until such approval is granted by the building and zoning committee.

Note(s)—Section 4 of Ord. No. 01-2013 provides that the ordinance shall apply to all building permits issued on or after January 1, 2012. The term of all initial building permits issued on or after January 1, 2012 shall be extended to eighteen (18) months from the date of the issuance of the initial permit. The permit fee in effect as of the date of the issuance of the initial permit shall govern, provided, however, the renewal permit fee as established by the ordinance and accompanying Resolution shall govern the fee for the renewal of any permit.



TOWN OF JUPITER INLET COLONY

A MUNICIPAL CORPORATION

TO: Building and Zoning Committee

FROM: Bill Whiteford, Planning and Zoning Administrator **WCW**

DATE: August 17, 2023

RE: Property Rights Element, Comprehensive Plan

Senate Bill 59 (2021), amending Section 163.3177(6)(i), Florida Statutes, requires each municipality in the State to include a Property Rights Element in its local Comprehensive Plan. Pursuant to state statute, the Property Rights Element (PRE) must be adopted "by the earlier of the date of its adoption of its next proposed plan amendment that is initiated after July 21, 2021, or the date of the next scheduled evaluation and appraisal of its comprehensive plan." The last Evaluation and Appraisal Report (EAR) for the Town was submitted and received by the Department of Economic Opportunity (DEO) on August 10, 2022 with acknowledgement to submit the PRE plan amendment at a later date.

The purpose of the PRE, as outlined in the statute language below, is to ensure the Town considers and acknowledges private property rights in its local decision making process.

Section 163.3177(6)(i)

1. In accordance with the legislative intent expressed in ss. [163.3161\(10\)](#) and [187.101\(3\)](#) that governmental entities respect judicially acknowledged and constitutionally protected private property rights, each local government shall include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decision making. A local government may adopt its own property rights element or use the following statement of rights:

The following rights shall be considered in local decision making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

2. Each local government must adopt a property rights element in its comprehensive plan by the earlier of the date of its adoption of its next proposed plan amendment that is initiated after July 1, 2021, or the date of the next scheduled evaluation and appraisal of its comprehensive plan pursuant to s. [163.3191](#). If a local government adopts its own property rights element, the element may not conflict with the statement of rights provided in subparagraph 1.

The attached language contains the body of the proposed amendment, which, if deemed acceptable, will be incorporated into an ordinance amending the Town of Jupiter Inlet Colony Comprehensive Plan for consideration by the Town Commission as the Local Planning Agency (Exhibit A).

If a person decides to appeal the decision of Building and Zoning Committee with respect to any matter considered at the public hearing or meeting herein referred, he or she may need to insure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is based. The Town of Jupiter Inlet Colony does not prepare or provide such a record. The above item may be postponed or withdrawn without prior notice. Pursuant to the provision of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting, because of a disability or physical impairment, should contact the Town Administration Office, 561-746-3787, at least three (3) calendar days prior to the Hearing.

EXHIBIT A

PROPERTY RIGHTS ELEMENT

GOAL

“The Town of Jupiter Inlet Colony shall respect judicially acknowledged and constitutionally protected private property rights”.

Objective A: The Town shall ensure that private property rights are considered in local decision making.

Policy 1: The following rights shall be considered in local decision making.

- 1) The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- 2) The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any of other person, subject to state law and local ordinances.
- 3) The right of the property owner to privacy and to exclude others from the property to protect the owner’s possessions and property.
- 4) The right of a property owner to dispose of his or her property through sale or gift.