

County of Monroe
Growth Management Division



We strive to be caring, professional and fair

Office of the Director

Christine Hurley, AICP
2798 Overseas Highway, Suite #400
Marathon, FL 33050
Voice: (305) 289-2517
FAX: (305) 289-2854

Board of County Commissioners

Mayor Heather Carruthers, District 3
Mayor Pro Tem David Rice, District 4
Kim Wigington, District 1
George Neugent, District 2
Sylvia J. Murphy, District 5

AGENDA

CONSTRUCTION INDUSTRY INFORMAL GROUP MEETING

June 28, 2011 - 4 PM – 6 PM

Murray E. Nelson Government & Cultural Center, 102050 Overseas Hwy, Key Largo

Construction Industry Informal Group Mission Statement:

“To evaluate Growth Management Division Building, Flood Plain, Planning and Environmental Resources, Engineering, Fire, and other department operations related to permitting and development approvals, and recommend improvements for better service delivery to the Construction Industry and Monroe County residents. “

1. Distribution of 04/13/11 documents reflecting updates from the 4/6/11 Construction Industry Quarterly meeting:
 - a. Recommended Improvements MASTER
 - b. Recommended Improvements PHASE I

2. Staff Reports on Phase I Action Items:
 - a. Permit Type and Review Stops Matrix – Master Item #: 1.1, 2.1, 2.3
 - 1) Purpose: standardize discipline reviews across permit types and offices
 - 2) Working Tasks: configure computer changes, test changes, train staff
 - 3) Estimated Implementation date: September 1, 2011
 - 4) Miscellaneous permit types review
 - a) Review of historically what is filed as miscellaneous
 - b) Permit type table updated to include descriptive column
 - c) Implementation of regular review of miscellaneous permit types entered for QA and analysis

 - b. Private Provider Fees – Master Item #: 5.1, 6.7, 6.8, 6.9
 - 1) Proposed Monroe County Fee Resolution 008-2008 to BOCC June 15, 2011 - effective September 1, 2011
 - 2) Memorandum from Building Official regarding Fees:
 - a) Prior to September 1, 2011 - \$75 Change contractor
 - b) Effective September 1, 2011 – No Contractor Change fee for Private Provider, \$125 Administration Fee
 - 3) Examples of Private Provider fee changes proposed

 - c. Proposed Revised ROGO/NROGO Process – Master Item #: 2.2 and 6.6
(Draft Ordinance for Planning Commission)
 - 1) Eliminates a full review/building permit application PRIOR to application for ROGO/NROGO.
Proposed process:
 - a) Step 1: Site Plan Application (NEW)
 - b) Step 2: ROGO/NROGO Application
 - c) Step 3: Building Permit Application
 - 2) Discussion on cut-off for old ROGO/NROGO application vs new Site Plan application: pros and cons to choosing

- 3) Fees
 - a) Fee Estimation Review of current and proposed process
 - b) Resource Calculations
 - c) Hourly Rate per employee level
 - d) ROGO Calculations
 - e) Site Plan Calculations
- 4) Proposed timeline for processing ordinance amendment-
 - a) Committees that must review proposed changes:
 - a. DRC – April 26th
 - b. PC – Staff requesting continuance to September 14th
 - c. BOCC – November
 - b) Expected implementation January 13, 2012
- d. Budget – Enhancements Requested for FY 2012
 - 1) Building
 - a) Assistant Building Official – anticipated Building Official Retirement
 - b) IVR (Integrated Voice Request) System for inspections
 - 2) Planning and Environmental Resources: Planning and Biological Plans Examiner
 - 3) Code Compliance
 - a) Code compliance Environmental and Zoning Inspector
 - b) Code Compliance Assistant Director – anticipated future retirement
 - c) Poly Com system for Special Magistrate hearings
- e. [Eliminate Flood Inspection per passing of House Bill 407](#) – Master Item #: 2.13
 - 1) Bill – Effective July 1, 2012
 - 2) Strategy for Implementing
 - a) Overview
 - b) Amend Ordinance
- f. [Mitigation Banks](#) – Master Item #: 9.4
 - 1) Summary of issue at hand
 - 2) Possible solutions
- g. Proposed [Monroe County Swale Calculations](#)
 - 1) Sample
 - 2) Implementation Plan

3. Proposed Future meeting date: September 28, 2011 – Marathon

4. Contact for volunteer signup/email: Karen Pleasant

Growth Management Recommended Improvements: MASTER

Updated: 4/13/2011

PROJECT	ITEM	Goal (Comments)	Summit Comment #	Phase (I,II,III)	IMPACT					ESTIMATED DURATION TO			
					MC Ordinance Changes	County Commission Approval	New Business Procedures	Create / Update Documentation and/or Reports	Cost / Budget	System Changes to CommunityP LUS	SHORT (0 - 3 Months)	MEDIUM (4 - 8 Months)	LONG (8 - 12 Months)
Process Mapping	1.1	Intake-Permit types/data entered		I							X		
	1.2	Plan Review		I							X		
	1.3	Issuance		I							X		
	1.4	Inspections		I							X		
	1.5	CO/Closing Permit		III							X		
Process Analysis													
Intake Process	2.1	Consolidate/Remove permit types and affects on database		I			X			X	X		
	2.2	Reverse ROGO Process review: No Permitting/building plan review for ROGO applications;	33	I	X	X	X	X		X			X
	2.3	Document Requirements at time of application, at time of issuance, at time of inspection		I			X	X		X	X		
	2.4	Owner/Blder use Agents - quicker and accurate	53	II			X	X		X	X		
	2.5	Submit permit w/o contractor while job is being bid -can save time	26	I			X	X		X	X		

Growth Management Recommended Improvements: MASTER

Updated: 4/13/2011

PROJECT	ITEM	Goal (Comments)	Summit Comment #	Phase (I,II,III)	IMPACT					ESTIMATED DURATION TO		
					MC Ordinance Changes	County Commission Approval	New Business Procedures	Create / Update Documentation and/or Reports	Cost / Budget	System Changes to CommunityP LUS	SHORT (0 - 3 Months)	MEDIUM (4 - 8 Months)
	2.6	Plan submission for permit review without an assigned General Contractor on commercial projects: This significantly expedites a project by allowing bidding to occur on the completed design at the same time as it is being reviewed and processed for permitting. The current sequential process which requires a General Contractor to be assigned to the permit application after bidding, selection and contract signing adds at least 4 weeks to the development process by requiring this to be completed before the application is submitted; not by the time the permit is to be picked up. Alternately, the current process is to purchase a contractor's signature on the permit application and then have the successful bidding contractor actually pick up and be assigned to the permit. Concurrent review and bidding whereby the contractor is not required until the permit is ready for picking up is a significant time, and money, saver and in a trial with the previous ABO, proved successful.	55	I			X	X		X		
	2.7	Better communication between depts and consistency between Marathon and Key Largo's Procedures	48	I			X	X		X		
	2.8	Type and tab forms (work & PDF)	52	II			X	X		X	X	

Growth Management Recommended Improvements: MASTER

Updated: 4/13/2011

PROJECT	ITEM	Goal (Comments)	Summit Comment #	Phase (I,II,III)	IMPACT					ESTIMATED DURATION TO		
					MC Ordinance Changes	County Commission Approval	New Business Procedures	Create / Update Documentation and/or Reports	Cost / Budget	System Changes to CommunityP LUS	SHORT (0 - 3 Months)	MEDIUM (4 - 8 Months)
	2.9	All permits at one time due to group request /subs should or should not be due at time of application? Issuance?	27	I			X	X		X		
	2.10	Use of a library at the County Building Department of the Notices of Approval (NOA): The NOAs don't change for the numerous door, window, shutter, roofing, cladding and other items and can be maintained in a paper of electronic library at the Building Department. Currently policy however requires submission of three paper copies of NOAs for each item. Reference to the library (all NOAs and Florida Building Commission Product Approvals are maintained on-line by these organizations) with submission of just a single copy for the field use will drastically reduce paper submission and storage.	56	III			X	X		X		

Growth Management Recommended Improvements: MASTER

Updated: 4/13/2011

PROJECT	ITEM	Goal (Comments)	Summit Comment #	Phase (I,II,III)	IMPACT					ESTIMATED DURATION TO		
					MC Ordinance Changes	County Commission Approval	New Business Procedures	Create / Update Documentation and/or Reports	Cost / Budget	System Changes to CommunityP LUS	SHORT (0 - 3 Months)	MEDIUM (4 - 8 Months)
	2.11	Permit required by Code Compliance (After Building Starts) get thru process quicker than others	29	III			X	X		X		
	2.12	Create a "check" or some type of mechanism to prevent issuance without inspection floodplain	CH email 12/13/10	I			X	X		X		
	2.13	Eliminate Flood Inspection with permit	58	I	X	X	X	X		X		X
Contractor	3.1	Sub-Contractor letter of Intent/Contract submission prior to scope of work beginning and not at issuance	34	III			X	X			X	
	3.2	Contractor not required to be owner of company or covered by workman's comp	35	III			X	X			X	
	3.3	Email notifications of policy or code changes to contractors and agents	50	III			X		X	X		X
	3.4	improving the way we can find out or search who is and isn't licensed quickly and efficiently	57	III			X	X		X		
Lobby	4.1	2 bar stools at counter	49	I					X		X	
	4.2	Computer in Bldg dept w/ access to MCPA, Clerk, eGov, Sunbiz w/ print (charge .25) capability	45	I					X			X
	4.3	Kiosk of forms in Lobby	47	II			X	X	X			X
Fees	5.1	Eliminate Private Provider fees private providers: why is there a charge?	38	I	X	X	X	X		X		X

Growth Management Recommended Improvements: MASTER

Updated: 4/13/2011

PROJECT	ITEM	Goal (Comments)	Summit Comment #	Phase (I,II,III)	IMPACT					ESTIMATED DURATION TO		
					MC Ordinance Changes	County Commission Approval	New Business Procedures	Create / Update Documentation and/or Reports	Cost / Budget	System Changes to CommunityP LUS	SHORT (0 - 3 Months)	MEDIUM (4 - 8 Months)
	5.2	Pricing by component vs sq ft	17	I	X	X	X	X		X		
	5.3	Credit cards	18	I		X	X	X	X	X		X
	5.4	Prepaid permits	30	III			X	X		X		
	5.5	Post Card Permits by email	36	III			X	X		X		X
	5.6	Stormwater fees: Stormwater review, inspecting and final process document and fee restructuring. The current fees include: Plan review, Site visits, Admin fee, Research		I								
	5.7	Increase permit exempt valuation from \$1000 to \$2500	Written Request	I	X	X	X	X				X
	5.8	Fence Fees	60	I								
Plan Review	6.1	Automate plan review - concurrently via reports		II			X	X	X	X		

Growth Management Recommended Improvements: MASTER

Updated: 4/13/2011

PROJECT	ITEM	Goal (Comments)	Summit Comment #	Phase (I,II,III)	IMPACT						ESTIMATED DURATION TO		
					MC Ordinance Changes	County Commission Approval	New Business Procedures	Create / Update Documentation and/or Reports	Cost / Budget	System Changes to CommunityP LUS	SHORT (0 - 3 Months)	MEDIUM (4 - 8 Months)	LONG (8 - 12 Months)
	6.2	sequential processing creates time delay	15	I			X	X		X			
	6.3	Standard procedures between Offices	41	I			X	X		X			
	6.4	time frame for nonbuilding disciplines	10	II			X	X		X			
	6.5	Better communication between depts and consistency between Marathon and Key Largo's Procedures	48	I			X	X		X			
	6.6	reverse ROGO - affect on plan review time/storage/resource	13	I	X		X	X		X		X	
	6.7	Private Provider plan review and staff redundancy review	37	I			X	X		X		X	
	6.8	private provide audit vs duplicating provider work	32	I								X	
	6.9	Outsource Plan Reviews - ICC or Private Providers	39	I								X	

Growth Management Recommended Improvements: MASTER

Updated: 4/13/2011

PROJECT	ITEM	Goal (Comments)	Summit Comment #	Phase (I,II,III)	IMPACT					ESTIMATED DURATION TO			
					MC Ordinance Changes	County Commission Approval	New Business Procedures	Create / Update Documentation and/or Reports	Cost / Budget	System Changes to CommunityP LUS	SHORT (0 - 3 Months)	MEDIUM (4 - 8 Months)	LONG (8 - 12 Months)
	6.10	PDF Plans on disc w/ signed&sealed letter	44	III			X	X	X	X			
	6.11	Electronic documentation submission. This facilitates the concurrent review of a project by all concerned reviewers rather than the current sequential system of review whereby the same set of paper plans is passed from one reviewer to the next, often spending several days on desks in transition. The time savings can be measured in weeks. Any revisions required during the review are quick, documented through e-mail and traceable electronic PDF documentation, and available to all reviewers at the same time eliminating the possibility of a revision that could affect an earlier sequential reviewer's approval. The county has the equipment and the monitors to review electronic documentation, and all CADD programs have the capability to do Adobe PDF conversions readable by all of your current computers so there is no need to purchase new software or equipment to do this. As an example, all of the files for the construction and permitting documents for the proposed remodeling of the approximately 6,000 SF restaurant at Sugarloaf Lodge comprise less than 12 MB. This has been successful in our trial runs under the previous Assistant Building Official in the Key Largo	54	III			X	X	X	X			
	6.12	Ability to handle digital plan submission	14				X	X	X	X			

Growth Management Recommended Improvements: MASTER

Updated: 4/13/2011

PROJECT	ITEM	Goal (Comments)	Summit Comment #	Phase (I,II,III)	IMPACT					ESTIMATED DURATION TO		
					MC Ordinance Changes	County Commission Approval	New Business Procedures	Create / Update Documentation and/or Reports	Cost / Budget	System Changes to CommunityP LUS	(0 - 3 Months)	(4 - 8 Months)
	6.13	one person one plan	3	II			X	X		X		
	6.14	change inspector/plan rev to require all licenses to get towards one person one plan	5	II			X	X		X		
	6.15	look at efficiency and resource load for staff, i.e. plans reviewers same as inspectors	8	II				X			X	
	6.16	produce reporting statistics for turnaround time by plan review and discipline	9	II			X	X			X	
	6.17	revision going back thru all reviewers	11	II			X	X		X		
	6.18	revision priority over new project - group consensus	12	II			X	X		X		

Growth Management Recommended Improvements: MASTER

Updated: 4/13/2011

PROJECT	ITEM	Goal (Comments)	Summit Comment #	Phase (I,II,III)	IMPACT					ESTIMATED DURATION TO		
					MC Ordinance Changes	County Commission Approval	New Business Procedures	Create / Update Documentation and/or Reports	Cost / Budget	System Changes to CommunityP LUS	(0 - 3 Months)	(4 - 8 Months)
	6.19	SF Only: requirement for plumbing, electrical and mechanical plans reviews/drawings	16	III			X	X		X		
	6.20	Retrain personnel to enter comments properly and notify contractor or Agent	46	I			X	X			X	
	6.21	Swell Calculation worksheet	63	I			X				X	
Inspections	7.1	Automate inspections via IVR/eGov request function	1/25/11 Summit	I			X	X		X		
	7.2	standard inspection codes	6	I			X	X		X		
	7.3	Inspections never done on some permits, i.e. fences	42	II				X		X		
	7.4	Cross train all inspectors to increase efficiency and productivity	1	II							X	
	7.5	inspector equipment for staff that out on road/vehicle	2	II					X		X	
	7.6	vehicle replace chk stimulus \$	4								X	
	7.7	pc in cars expedite resulting as well reference materials for bldg code	7	II					X		X	
	7.8	how do monitor inspection efficiency/who/work day	19	III			X	X		X		
	7.9	gps in phones as idea monitor time/work efficiency	20					X	X		X	
	7.10	inspection scheduling w/in 2 hr time frame	21	III			X	X		X	X	
	7.11	prioritizing inspections	22	I			X	X		X	X	
	7.12	complaint that can't always get thru to inspection line/person or don't return call	23	II			X	X		X		

Growth Management Recommended Improvements: MASTER

Updated: 4/13/2011

PROJECT	ITEM	Goal (Comments)	Summit Comment #	Phase (I,II,III)	IMPACT					ESTIMATED DURATION TO		
					MC Ordinance Changes	County Commission Approval	New Business Procedures	Create / Update Documentation and/or Reports	Cost / Budget	System Changes to CommunityP LUS	SHORT (0 - 3 Months)	MEDIUM (4 - 8 Months)
	7.13	Inspectors do planning inspections	43	III			X	X	X	X		
	7.14	Multiple Inspections of one site - all performed at once and not in specific order	59	I								
Certificates/ Closing												
Expiration	8.1	Expired permits: review /clean-up of data conversion errors; research other communities statute of limitations; fences/slabs/boat lifts/AC? Close out		I								
Other	9.1	Staff Meetings for workload review - monthly	40	II				X			X	
	9.2	?? Ring toss on string or foose basketball in Lobby while I wait	51						X			
	9.3	Amend Section 6-55 under Building Official Authority: Implement internal policy changes, fee interpretations, or code interpretations only after 90 day notice to contractors in writing. Policy changes, fee interpretations, or code interpretations that create an unsafe situation or health safety welfare issue shall not require 90 day notice, but every effort shall be made to notify industry representatives as soon as possible.	61	I	X		X					x
	9.4	Investigate Mitigation Bank within Keys to assure mitigation can be accommodated well into the future and assure options for Keys property owners for permitting requirements.	62	I								

Growth Management Recommended Improvements: MASTER

Updated: 4/13/2011

PROJECT	ITEM	Goal (Comments)	Summit Comment #	Phase (I,II,III)	IMPACT					ESTIMATED DURATION TO			
					MC Ordinance Changes	County Commission Approval	New Business Procedures	Create / Update Documentation and/or Reports	Cost / Budget	System Changes to CommunityP LUS	SHORT (0 - 3 Months)	MEDIUM (4 - 8 Months)	LONG (8 - 12 Months)
NOTES:	10.1	out of town engineers who don't know how Monroe county works	24	III									
	10.2	Increase knowledge of public so issues in permitting and development approval do not occur as frequently	25	I									
	10.3	real estate agents educate new buyers to know when making changes need permits	28	III									
Permit /Code Follow-up	11.1	606 lapaoa, key largo - non permitted work/non contractor	29	na									

RECOMMENDED IMPROVEMENTS: PHASE I

from Construction Industry Summit

Updated 6/11/11

Team: Paskalik, Schwab, Tugwell, Haberman, Roberts, Zavaliney, Wilson, Tucker, Dugan, Pleasant

Phase (I,II,III)	MASTER Item #	Originating Summit Comment #	Goal	Task Summary	Status	Due Date or Implementation Date	Staff
I	1.1		Intake-Permit types/data entered Process Mapping	Map and document permit intake procedure for all offices to follow;	Working	9/1/2011	Team
				Identify system changes and implement	Working	9/1/2011	
I	2.1		Consolidate/Remove permit types and affects on database	Review permit type selections and identify those to "remove" and those to study usage	Done		
				Update business process as needed.	Working	9/1/2011	
I	2.3		Document Requirements at time of application, at time of issuance, at time of inspection	Review and create/update documentation for all offices to follow	Working	9/1/2011	
I	1.2		Plan Review Process Mapping	Reviewing Auto Review Stops; waiting time; Correction Letter	Working	9/1/2011	Team
				Review how reviewers process and signoff	Done		
I	6.2	15	sequential processing creates time delay	Identify changes.			Team
				Implement system changes for testing			
				Implement approved system changes			
				Centralize permit files to reduce/minimize sequential PR			
I	6.20	46	Retrain personnel to enter comments properly and notify contractor or Agent	Document review process to follow in all offices and train all staff	Working	9/1/2011	
I	6.20	48	Better communication between depts. and consistency between Marathon and Key Largo's Procedures		Training Schedule August	Aug-11	
I	6.3	41	Standard procedures between Offices		Training Schedule August	Aug-11	

RECOMMENDED IMPROVEMENTS: PHASE I

from Construction Industry Summit

Phase (I,II,III)	MASTER Item #	Originating Summit Comment #	Goal	Task Summary	Status	Due Date or Implementation Date	Staff
I	2.2	33	Reverse ROGO Process review: No Permitting/building plan review for ROGO applications; just planning case	Modify permitting process/documentation	Reviewed by DRC; PC and BOCC to follow	Expected January 2012	Hurley and Team
I	6.6	13	reverse ROGO - affect on plan review time/storage/resource	Create new process for site permit application and ROGO application	Working		
I	5.1	38	Eliminate Private Provider fees private providers: why is there a charge?	Update Fee Resolution Ordinance	Adopted 6/15/11	9/1/2011	Paskalik and Legal
I	6.7	37	Private Provider plan review and staff redundancy review	Refine process procedures and documents	Working	9/1/2011	Team
I	6.8	32	Private provide audit vs duplicating provider work				
I	6.9	39	Outsource Plan Reviews - ICC or Private				
I	6.21	63	Stormwater Retention Calculation worksheet : Improve staff and public ability to determine calculation	Obtain calculation specifics from Engineering	Done		M. Roberts, Pleasant
				Create form for Monroe County	Working	9/1/2011	
I	2.12	CH email 12/13/10	Create a "check" or some type of mechanism to prevent issuance without inspection floodplain	Update Permit Application to contain Staff Entry section on PA data regarding ground level; Require all applications to have this section completed upon intake of application.	Done (Will be obsolete w/ HB 407)		Mary Tucker
I	2.13	58	Eliminate Flood Inspection with permit (6-107)	If state legislation passes effective 7/2012 building official can't require inspections of any portion of building not directly impacted by construction/repair as a condition of permit issuance for certain residential building permits. Building department policies and procedures will need to be modified, as well as any system configuration as applicable.	FEMA required alternate process; BOCC Review 6/15/11		Legislation FL ST House Bill 407

RECOMMENDED IMPROVEMENTS: PHASE I

from Construction Industry Summit

Phase (I,II,III)	MASTER Item #	Originating Summit Comment #	Goal	Task Summary	Status	Due Date or Implementation Date	Staff
I	1.4		Inspections Process Mapping	Review inspection requesting, scheduling entry, inspection action and resulting process			Team
I	7.2	6	<i>standard inspection codes</i>	Review permit types and identify default inspection codescode list permit board to print with inspection Test in CommunityPLUS			Team
I	7.1	1/25 Summit	<i>Automate inspections via IVR/eGov request function</i>	Research IVR options to partner our current CommunityPLUS system	Options Researched		KP
I	7.11	22	<i>prioritizing inspections</i>				
i	7.14	59	<i>Multiple Inspections of one site - all performed at once and not in specific order</i>				
I	5.7	Written Request	<i>Increase permit exempt valuation from \$1000 to \$2500</i>	Review and update fee resolution	Working		Paskalik
I	5.2	17	<i>Pricing by component vs sq ft</i>	Evaluate fee allotment			Hurley and Team
i	5.8	60	<i>Fence Fees</i>	Evaluate fee allotment			Hurley and Team
I	5.6		<i>Stormwater fees: Stormwater review, inspecting and final process document and fee restructuring. The current fees include: Plan review, Site visits, Admin, Research</i>				Kevin Wilson
I	5.3	18	<i>Credit cards</i>	Over the Counter and Allow Authorization letter to Charge from Contractors By Phone eGov Escrow	Options Researched		KP

RECOMMENDED IMPROVEMENTS: PHASE I

from Construction Industry Summit

Phase (I,II,III)	MASTER Item #	Originating Summit Comment #	Goal	Task Summary	Status	Due Date or Implementation Date	Staff
I	2.9	27	All permits at one time due to group request /subs should or should not be due at time of application? Issuance?	APPLICATION: Currently, Monroe County has one permit number for an entire job including all sub disciplines, i.e. Electric. Monroe County accepts applications without all identified sub contractors, but prefers otherwise to expedite the review and resolution if needed of issues pertaining to sub contractors. ISSUANCE: Monroe County requires all sub contractors to be identified and reviewed for qualifications prior to issuance.			Paskalik
I	2.5	26	Submit permit w/o contractor while job is being bid -can save time				Paskalik and Legal
I	2.6	55	Plan submission for permit review without an assigned General Contractor on commercial projects.....				
I	4.1	49	2 bar stools at counter		Completed 1/11/11		Laura Carroll
I	4.2	45	Computer in Bldg dept w/ access to MCPA, Clerk, eGov, Sunbiz w/ print (charge .25) capability	Identify Computer Station for use (used or new purchase)			Pleasant and IT
				Analysis for space, table, wiring/access to electric and network cabling, as well as equipment/software for each office			
I	1.3		Issuance Process Mapping				Tucker, Dugan, Pleasant

RECOMMENDED IMPROVEMENTS: PHASE I

from Construction Industry Summit

Phase (I,II,III)	MASTER Item #	Originating Summit Comment #	Goal	Task Summary	Status	Due Date or Implementation Date	Staff
I	8.1		<i>Expired permits: review /clean-up of data conversion errors; research other communities statute of limitations; fences/slabs/boat lifts/AC? Close out</i>				
I	9.3	61	<i>Amend Section 6-55 under Building Official Authority: Implement internal policy changes, fee interpretations, or code interpretations only after 90 day notice to contractors in writing. Policy changes, fee interpretations, or code interpretations that create an unsafe situation or health safety welfare issue shall not require 90 day notice, but every effort shall be made to notify industry representatives as soon as possible.</i>				
I	10.2	25	<i>Increase knowledge of public so issues in permitting and development approval do not occur as frequently</i>				

Default Review Stops by Permit Type

Proposed 5/10/11

LEGEND: LANG=Language for Planning instead of actual review

COM = Commercial

NOTE: * = Number of Permits Issued represents total since 1980's

** = These are automatic stops that the system will create when a permit is entered. However, review stops can be added manually or "NA" if not needed.

Code	Permit Type	Permit Type Description	REVIEW STOPS										AUTO Stops **		D I F F	Manually Add As Needed					
			BIO (Setback/ Use Water)	LDR / PLAN (Setback/Use Land)	STRUCT	ELECT	MECH (GAS)	PLUMB	BLDG OFFICIAL	FLOOD	STORM WATER (ENG)	FIRE	Current # of Auto Review Stops	NEW # of Auto Review Stops		STORM WATER (By BIO)	WASTE WATER w/ HOLD on Parcel (By CustSer Rep)	FIRE	CODE (By CustSer Rep) - When HOLD on Parcel - only CODE can NA)	FLOOD (6- 107) (By CustSer Rep based upon Parcel Info)	ROGO/NR OGO (By CustSer Rep)
113-ACCESS	ACCESSORY STRUCTURE (NOT GUEST HOUSE)	NOT: GUEST HOUSE, SHED, GARAGE,CARPORT???? SO WHAT?????	1	1	1	1	1	1	1	1	1	1	0	8	8	COM	1	1		1	
05	ADDITION-COMMERCIAL	NEW Sq Ft to Structure	1	1	1	1	1	1	1	1	1	1	9	10	1		1			1	NROGO
49	ADDITION-RESIDENTIAL	NEW Sq Ft to Structure	1	1	1	1	1	1	1	1	1	6	8	2	1					1	
34	AIR CONDITIONING	NEW or REPAIRS		by Mech		1	1		1	1		2	4	2						1	
34W	AIR CONDITIONING-WALK THRU			by Mech			1		1	1		1	3	2						1	
110	ALARMS-COMMERCIAL (BURGLAR/FIRE)			LANG		1			1			3	3	0						1	
109	ALARMS-RESIDENTIAL (BURGLAR/FIRE)	NEW or REPAIRS		LANG		1			1			2	2	0						1	
01	ANTENNA/TOWERS/EQUIP BLDG	NEW or REPAIRS	1	1	1	1	1		1		1	9	8	-1						1	NROGO
03	AWNINGS	Should this be combine w SHUTTERS??		1	1				1			2	3	1						1	
61	SHUTTERS			LANG	1				1			2	2	0						1	
63	BIO MISCELLANEOUS	Study	1						1			2	2	0						1	
67	BLASTING		1	LANG	1				1			4	3	-1						1	
37	BOAT DAVITS - LIFTS	Only Plan Rev NA elect.		1	1	1			1			4	4	0						1	
59	BRIDGES	NEW or REPAIRS	1		1				1			5	3	-2	1					1	
50W	BUILDING MISC WALK-THRU	Study - Residential Misc?		LANG	1				1			2	2	0						1	
50	BUILDING MISCELLANEOUS	Study - Residential Misc?	1	1	1				1	1		2	5	3						1	
06	CARPORT	NEW or REPAIRS	1	1	1	1			1	1		3	6	3						1	
OCCUPANCY	CHANGE OF OCCUPANCY			1	1	1	1		1		1	7	7	0		1				1	NROGO
75	CHICKEE HUT	NEW or REPAIRS		1	1	1			1	1		3	5	2			COM			1	
53	CISTERN	NEW or REPAIRS	1		1	1			1	1		4	6	2	COM					1	
04	COMMERCIAL BLDG-NEW	NEW	1	1	1	1	1		1	1	1	9	10	1		1				1	NROGO
04-NROGO	COMMERCIAL BLDG-NEW NROGO	NEW	1	1	1	1	1		1	1	1	0	10	10		1				1	NROGO
04R	COMMERCIAL BLDG-REPLACE	REPLACE	1	1	1	1	1		1	1	1	9	10	1		1				1	NROGO
88	COMMERCIAL MISC	When multiple permit types are equally identified	1	1	1	1	1		1	1	1	3	10	7						1	NROGO
60	COMMERCIAL REMODEL	Study diff Remodel vs Renovation	1	1	1	1	1		1	1	1	5	10	5		1				1	NROGO
54	COMMERCIAL STORAGE	NEW or REPAIRS	1	1	1	1	1		1	1	1	9	10	1						1	NROGO
72	CONCRETE CAP	NEW or REPAIRS	1		1				1			2	3	1						1	
42	CONCRETE SLAB	NEW or REPAIRS		1	1				1			3	3	0	1					1	

Default Review Stops by Permit Type

Code	Permit Type	Permit Type Description	REVIEW STOPS										AUTO Stops **		D I F F	Manually Add As Needed								
			BIO (Setback/ Use Water)	LDR / PLAN (Setback/Use Land)	STRUCT	ELECT	MECH (GAS)	PLUMB	BLDG OFFICIAL	FLOOD	STORM WATER (ENG)	FIRE	Current # of Auto Review Stops	NEW # of Auto Review Stops		STORM WATER (By BIO)	WASTE WATER w/ HOLD on Parcel (By CustSer Rep)	FIRE	CODE (By CustSer Rep) - When HOLD on Parcel - only CODE can NA)	FLOOD (6- 107) (By CustSer Rep based upon Parcel Info)	ROGO/NR OGO (By CustSer Rep)			
62	CURBING	NEW or REPAIRS	1		1					1				2	3	1						1		
36	DECK	NEW or REPAIRS	1	1	1					1				3	4	1							1	
08	DEMO		1	LANG	1	1	1	1	1	1				2	7	5							1	
08W	DEMO WALK-THRU		1	LANG	1	1	1	1	1	1				0	7	7							1	
106	DEMO-FEMA COMPLIANCE		1	LANG	1	1		1	1	1				2	6	4							1	
09	DEMO-MOVING BLDG		1	1	1	1	1	1	1					7	7	0			COM				1	ROGO
11-A	DOCK/SEAWALL REPAIR	REPAIRS	1	LANG	1					1				3	3	0							1	
11	DOCKING FACILITY	NEW or REPAIRS		1	1					1				5	3	-2							1	
65	DREDGING		1	1	1					1				3	4	1							1	
74	DRIVEWAY	NEW or REPAIRS on Property	1	1	1					1				3	4	1	COM						1	
51	ELECTRIC MISC	Study		LANG		1				1				2	2	0							1	
51W	ELECTRIC MISC WALK THRU	Study		LANG		1				1				2	2	0							1	
47	ELECTRICAL - SINGLE FAMILY	NEW or REPAIRS		LANG		1				1				2	2	0							1	
91	ELEVATOR/CHAIR LIFT/DUMB WAITER	NEW or REPAIRS		1	1	1				1	1			3	5	2	1						1	
41	ENCLOSURE - OTHER (FEMA)	FEMA ONLY			1	1				1	1			3	4	1							1	
40	ENCLOSURE-V-ZONE (FEMA)	FEMA ONLY			1	1				1	1			3	4	1							1	
28	EXCAVATION			1	1					1				4	3	-1	1						1	
21-ET	EXISTING LP TANK TIE DOWN			1	1					1				0	3	3							1	
44-A	EXTERIOR CONCRETE REPAIRS	REPAIRS		LANG	1					1				2	2	0							1	
44	EXTERIOR RENOVATIONS	To any structure on property - USE INSTEAD OF MISC		1	1	1				1	1		1	2	6	4							1	
07-FEMA	FEMA FUNDED RESIDENCE	FEMA ONLY	1	1	1	1	1	1	1	1	1		1	6	9	3	1	1					1	ROGO
999	FEMA INSP COMPLIANCE PROGRAM	FEMA ONLY								1	1			1	2	1							1	
999P	FEMA INSP PRIVATE INSPECTOR	FEMA ONLY									1			0	1	1							1	
999B	FEMA INSP SALE COUNTY INSPECTOR	FEMA ONLY								1	1			0	2	2							1	
12W	FENCE/RETAIN WALLS-WALK THRU			1	1					1				4	3	-1							1	
12	FENCE/RETAINING WALLS	NEW or REPAIRS		1	1					1				4	3	-1							1	
29	FILL		1		1					1				3	3	0							1	
14	FIRE PROTECTION SYSTEM	NEW or REPAIRS		LANG						1			1	6	2	-4							1	
201	FLOOR COVERING	NEW or REPAIRS		LANG	1					1				2	2	0							1	
15	FOUNDATION & PILING		1	1	1					1				2	4	2							1	
46	GARAGE/ENCLOSED CARPORT	NEW or REPAIRS	1	1	1	1				1	1			4	6	2							1	
16-A	GAS TANKS - ABOVE GROUND	NEW or REPAIRS		1	1		1			1	1			6	5	-1							1	
16	GAS TANKS - IN GROUND	NEW or REPAIRS	1	1	1	1	1			1				6	6	0							1	
17	GAZEBO	NEW or REPAIRS		1	1	1				1	1			3	5	2							1	
18A	GENERATOR AUXILIARY	NEW or REPAIRS	1	1	1	1				1	1			3	6	3							1	
18	GENERATOR BUILDING	NEW or REPAIRS	1	1	1	1	1			1	1	1		7	9	2							1	NROGO
07-GUEST	GUEST HOUSE TO SFR	NEW or REPAIRS	1	1	1	1	1	1	1	1	1			6	8	2		1					1	
96	HANDICAP RAMP	NEW or REPAIRS	1	1	1					1				3	4	1			COM				1	

Default Review Stops by Permit Type

Code	Permit Type	Permit Type Description	REVIEW STOPS										AUTO Stops **		D I F F	Manually Add As Needed					
			BIO (Setback/ Use Water)	LDR / PLAN (Setback/Use Land)	STRUCT	ELECT	MECH (GAS)	PLUMB	BLDG OFFICIAL	FLOOD	STORM WATER (ENG)	FIRE	Current # of Auto Review Stops	NEW # of Auto Review Stops		STORM WATER (By BIO)	WASTE WATER w/ HOLD on Parcel (By CustSer Rep)	FIRE	CODE (By CustSer Rep) - When HOLD on Parcel - only CODE can NA)	FLOOD (6- 107) (By CustSer Rep based upon Parcel Info)	ROGO/NR OGO (By CustSer Rep)
83	HOTEL/MOTEL	NEW or REPAIRS	1	1	1	1	1	1	1	1	1	1	9	10	1		1			1	NROGO
43	INTERIOR RENOVATIONS	To any structure on property - USE INSTEAD OF MISC		LANG	1	1	1	1	1				2	5	3		1			1	
22-AW	LAND CLEAR/EXOTICS WALK-THRU		1						1				2	2	0					1	
22	LAND CLEARING		1						1				2	2	0					1	
22-A	LAND CLEARING / EXOTICS ONLY		1						1				2	2	0					1	
22B	LANDSCAPE MISC	PEA ROCK & BOULDER	1						1				3	2	-1					1	
68	LATTICE (WOOD) & SCREENING	NEW or REPAIRS		1	1				1	1			2	4	2					1	
76	LAWN SPRINKLER SYSTEM	NEW or REPAIRS	1	LANG		1		1	1				2	4	2					1	
21	LP GAS TANKS	NEW or REPAIRS	1	1	1		1		1				6	5	-1					1	
90	MARINA	NEW or REPAIRS		1	1	1	1	1	1		1	1	9	8	-1		1			1	NROGO
102	MH REPLACED WITH SFR	REPLACE	1	1	1	1	1	1	1	1			6	8	2	1	1			1	ROGO
56	MOBILE HOME - NEW	NEW	1	1	1	1	1	1	1	1			6	8	2	1	1			1	ROGO
56-AFFORD	MOBILE HOME-NEW AFFORDABLE	NEW	1	1	1	1	1	1	1	1		1	7	9	2	1	1			1	ROGO
30	MOBILE HOME-REPLACEMENT	REPLACE	1	1	1	1	1	1	1	1			6	8	2	1	1			1	ROGO
23	MULTI-FAMILY	NEW	1	1	1	1	1	1	1	1	1	1	9	10	1		1			1	ROGO
23-AFFORD	MULTI-FAMILY - AFFORDABLE HOUSING	NEW	1	1	1	1	1	1	1	1	1	1	9	10	1		1			1	ROGO
23-FEMA/AF	MULTI-FAMILY - FEMA AFFORDABLE HOUSING	NEW	1	1	1	1	1	1	1	1	1	1	9	10	1		1			1	ROGO
11-O	OBSERVATION DECK/CANNOT BE USED FOR DOCK	NEW or REPAIRS	1	1	1				1				0	4	4	1				1	
112	PAINTING			LANG	1				1			1	1	3	2					1	
116	PARK	NEW or REPAIRS		1	1	1	1	1	1		1	1	0	8	8					1	NROGO
24	PAVING	NEW or REPAIRS	1	1	1				1				3	4	1	1				1	
92	PILINGS	NEW or REPAIRS	1	LANG	1				1				3	3	0					1	
55	PLUMBING - MISCELLANEOUS	Study		LANG				1	1				2	2	0					1	
55S	PLUMBING - SEWER TIE-IN	NEW or REPAIRS		LANG				1	1				2	2	0					1	
25	POOL & SPA	NEW or REPAIRS		1	1	1	1	1	1	1	1		5	7	2	1				1	
25-A	POOL & SPA MAINT. & REPAIR	REPAIRS			1	1	1	1	1	1			4	5	1					1	
89	PORCH - ENCLOSE	NEW or REPAIRS		1	1	1		1	1	1	1		3	6	3					1	
87	PORCH - OPEN	NEW or REPAIRS		1	1	1			1	1			2	5	3	1				1	
26	PORCH-SCREEN	NEW or REPAIRS			1	1			1	1			4	4	0					1	
34A	POST CARD A/C PERMIT	Used for Pre-Paid Permits		LANG									0	0	0						
86	REFRIGERATION	NEW or REPAIRS		LANG				1	1				2	2	0					1	
77	REMODELING - RESIDENTIAL			LANG	1	1	1	1	1	1	1		2	6	4		1			1	
101	REPL. OF SINGLE FAMILY RESID.		1	1	1		1	1	1	1	1		6	7	1	1				1	
PRESALE	RESEARCH & INSPECTION PRIOR TO SALE												0		0						
52	RETAINING WALL	NEW or REPAIRS	1		1				1				3	3	0	1				1	
113-CRW	RIGHT-OF-WAY ACCESSORY STRUCTURES		1			1			1			1	5	4	-1					1	

Default Review Stops by Permit Type

Code	Permit Type	Permit Type Description	REVIEW STOPS											AUTO Stops **		D I F F	Manually Add As Needed				
			BIO (Setback/ Use Water)	LDR / PLAN (Setback/Use Land)	STRUCT	ELECT	MECH (GAS)	PLUMB	BLDG OFFICIAL	FLOOD	STORM WATER (ENG)	FIRE	Current # of Auto Review Stops	NEW # of Auto Review Stops	STORM WATER (By BIO)		WASTE WATER w/ HOLD on Parcel (By CustSer Rep)	FIRE	CODE (By CustSer Rep) - When HOLD on Parcel - only CODE can NA)	FLOOD (6- 107) (By CustSer Rep based upon Parcel Info)	ROGO/NR OGO (By CustSer Rep)
27	RIPRAP		1	LANG	1				1				3	3	0					1	
38W	ROOFING WALK-THRU			LANG	1				1	1			2	3	1					1	
93	ROOFING-COMMERCIAL	NEW or REPAIRS		LANG	1				1	1		1	3	4	1					1	
38	ROOFING-RESIDENTIAL	NEW or REPAIRS		LANG	1				1	1			2	3	1					1	
31	RV - REPLACEMENT (USE)		1	1									4	2	-2		1			1	
31 WILMA	RV - TEMPORARY RV (EMERG HOUSING)		1	1									0	2	2					1	
105	SATELLITE DISHES	NEW or REPAIRS		1		1							3	2	-1	1				1	
20	SEAWALL (Without Dock)	NEW or REPAIRS	1		1				1				3	3	0					1	
57	SEWAGE TREAT PLANT-COMMERCIAL	NEW or REPAIRS	1	1	1	1	1	1	1		1	1	7	9	2		1			1	
35	SHED	NEW or REPAIRS		1	1				1	1			3	4	1					1	
61W	SHUTTERS WALK-THRU			LANG	1				1				2	2	0					1	
66	SIGNS	NEW or REPAIRS		1	1	1			1			1	3	5	2	PLAN				1	
07-AFFORD	SINGLE FAMILY RES. -AFFORDABLE HOUSING	NEW	1	1	1	1	1	1	1			1	6	8	2	1				1	ROGO
07-AFF-EXP	SINGLE FAMILY RES-AFFORD FEE EXEMPT	NEW	1	1	1	1	1	1	1	1		1	0	9	9	1	1			1	ROGO
07-AFF-INC	SINGLE FAMILY RES-AFFORD INCLUSIONARY	NEW	1	1	1	1	1	1	1	1		1	0	9	9	1	1			1	ROGO
07	SINGLE FAMILY RES-CONVENTIONAL	NEW	1	1	1	1	1	1	1	1		1	6	9	3	1	1			1	ROGO
07-EMP	SINGLE FAMILY RES-EMPLOYEE HOUSING	NEW	1	1	1	1	1	1	1	1		1	6	9	3	1	1			1	ROGO
07-SFRBOAT	SINGLE FAMILY RES-HOUSEBOAT	NEW	1	1	1	1	1	1	1			1	6	8	2	1	1			1	ROGO
07-MOD	SINGLE FAMILY RES-MODULAR	NEW	1	1	1	1	1	1	1	1		1	6	9	3	1	1			1	ROGO
07-MODEST	SINGLE FAMILY-MODEST HOUSING	NEW	1	1	1	1	1	1	1	1			7	8	1	1	1			1	ROGO
NEW	SITE PLAN - ROGO SF		1	1						1			0	3	3						
NEW	SITE PLAN - ROGO MF		1	1						1	1	1	0	5	5						
NEW	SITE PLAN - NROGO		1	1						1	1	1	0	5	5						
115	SITE WORK		1	1	1	1	1	1	1	1	1	1	0	10	10					1	
33	SOLAR UNITS	NEW or REPAIRS	1	LANG	1	1		1	1				3	5	2					1	
100	STAIRS	NEW or REPAIRS		1	1				1				2	3	1					1	
42S	STUCCO			LANG	1				1				2	2	0					1	
TEMP USE	TEMP USE/STRUCT PERMIT	Temporary Structures, tents, trailers, etc		1	1				1				5	3	-2						
95	TENNIS COURT - COMMERCIAL	NEW or REPAIRS		1	1	1			1		1	1	5	6	1					1	NROGO
94	TENNIS COURT - RESIDENTIAL	NEW or REPAIRS		1	1	1			1				3	4	1	1				1	
32	TIE DOWNS	NEW or REPAIRS		1	1				1				2	3	1					1	
81	TRAILER-CONSTRUCT/SALES	NEW or REPAIRS		1	1	1	1	1	1			1	3	7	4	1				1	
NEW	TREE REMOVAL/TRIM EXOTICS ONLY																				
NEW	TREE REMOVAL/TRIM Other																				
73	WAREHOUSE	NEW or REPAIRS	1	1	1	1	1	1	1	1	1	1	9	10	1		1			1	NROGO

Default Review Stops by Permit Type

Code	Permit Type	Permit Type Description	REVIEW STOPS										AUTO Stops **		D I F F	Manually Add As Needed					
			BIO (Setback/ Use Water)	LDR / PLAN (Setback/Use Land)	STRUCT	ELECT	MECH (GAS)	PLUMB	BLDG OFFICIAL	FLOOD	STORM WATER (ENG)	FIRE	Current # of Auto Review Stops	NEW # of Auto Review Stops		STORM WATER (By BIO)	WASTE WATER w/ HOLD on Parcel (By CustSer Rep)	FIRE	CODE (By CustSer Rep) - When HOLD on Parcel - only CODE can NA)	FLOOD (6- 107) (By CustSer Rep based upon Parcel Info)	ROGO/NR OGO (By CustSer Rep)
200	WINDOW REPLACEMENT			LANG	1					1			2	2	0					1	

PLANNING RELATED PERMIT TYPES:

AV	ADMINISTRATIVE VARIANCE		1							1				2					Manually	1	
USE CHANGE	CHANGE USE / ADD USE		1						1	1	1		4						Manually	1	
HO	HOME OCCUPATIONAL		1							1			2						Manually	1	
	SPECIAL EVENTS/TENTS																				
VR	VACATION RENTAL		1										1						Manually		

ELIMINATED PERMIT TYPES (WILL BE RENAMED W/ "X..." IN COMMUNITYPLUS)

02	APARTMENTS											13	0	-13							
07-COM	COMMERCIAL APPARTMENT												0	0					Manually		
78	COMPLETE COMMERCIAL	1		1	1	1	1	1	1	1	1	3	9	6	1					1	NROGO
69	COMPLETE SFR - PROJECT STARTED	1		1	1	1	1	1	1	1	1	2	9	7	1					1	NROGO
54-T	COMMERCIAL STORAGE-TEMP	1	1	1	1	1	1	1	1	1	1	6	10	4	1					1	NROGO
07-DORM	DORMITORY BLDG-EMP HOUSING	1		1	1	1	1	1	1	1	1		9	9	1				Manually	1	NROGO
80	DRAINFIELD											6	0	-6					Manually		
10	DUPLEX	1	1	1	1	1	1	1	1		1	6	9	3						1	NROGO
10-AFFORD	DUPLEX - AFFORDABLE	1	1	1	1	1	1	1	1		1	0	9	9	1					1	NROGO
13	FLAG POLE		1	1				1				2	3	1						1	
45	FLORIDA ROOM	1	1	1	1	1	1	1	1			3	7	4						1	
19	INDUSTRIAL											8	0	-8					Manually		
82	INSTALL SEPTIC TANK												0	0					Manually		
22-C	LAND CLEARING ATF	1							1			2	2	0						1	
103	LBF - LIMITED BATH FACILITY											3	0	-3					Manually		
104	PARK MODEL - REPLACEMENT	1	1	1	1	1	1	1	1			0	8	8	1				Manually	1	
79	PEAROCK											6	0	-6					Manually		
48	PLUMBING - SINGLE FAMILY											5	0	-5					Manually		
99	RENEWAL OF BUILDING PERMIT	1	1						1	1		6	4	-2					Manually	1	
71	REVISED PLANS											5	0	-5					Manually		
70	SEAWALL CAP	1		1					1			3	3	0						1	
58	SEWAGE TREAT PLANT-RESIDENTIAL	1	1	1	1	1	1	1	1		1	5	9	4	1					1	
07-AFF/MR	SINGLE FAMILY AFFORDABLE TO MARKET RATE	1	1	1	1	1	1	1	1	1	1	0	9	9	1				Manually	1	1
98	SINGLE FAMILY RES. RE-PERMIT											12	0	-12					Manually		

Default Review Stops by Permit Type

Code	Permit Type	Permit Type Description	REVIEW STOPS										AUTO Stops **		D I F F	Manually Add As Needed					
			BIO (Setback/ Use Water)	LDR / PLAN (Setback/Use Land)	STRUCT	ELECT	MECH (GAS)	PLUMB	BLDG OFFICIAL	FLOOD	STORM WATER (ENG)	FIRE	Current # of Auto Review Stops	NEW # of Auto Review Stops		STORM WATER (By BIO)	WASTE WATER w/ HOLD on Parcel (By CustSer Rep)	FIRE	CODE (By CustSer Rep) - When HOLD on Parcel - only CODE can NA)	FLOOD (6- 107) (By CustSer Rep based upon Parcel Info)	ROGO/NR OGO (By CustSer Rep)
125	TEMPORARY STRUCTURE MCC 6-31		1	1	1	1	1	1	1	1	1	1	0	9	9					1	
81-A	TRAILER - TEMPORARY		1	1	1	1	1	1	1	1	1	1	5	9	4	1				1	
84	TRANSFER												6	0	-6				Manually		
85	TRANSFER & TO COMPLETE												6	0	-6				Manually		
22-TRANS	TRANSPLANTATION OF PLANTS		1							1	1		0	3	3				Manually	1	
64	WELL												7	0	-7				Manually		

Miscellaneous Permit Types
Entries from 1/1/10 to 2/24/11

As of 2/24 Noon			
	line#2notes	# of Permits	Permit Type Should be Entered As
BIO MISCELLANEOUS	ATF TREE TRIMMING/STORM MAINTENANCE	1	
	BILL "1752" 2 YEAR EXTENTION EXPIRES 8/10/2012	1	
	EXOTIC & NATIVE TREE REMOVAL	1	
	EXOTIC REMOVAL	7	LAND CLEARING / EXOTICS ONLY
	EXOTIVC REMOVAL	1	LAND CLEARING / EXOTICS ONLY
	FOILAGE MAINTANENCE	2	
	FOILAGE MAINTENANCE	2	
	FOLIAGE MAINTENANCE	3	
	HAZARD TREE REMOVAL	1	
	LAND CLEARING	1	LAND CLEARING
	LANDCLEAR & LANDSCAPE RESTORATION	1	LAND CLEARING
	LANDCLEAR FOR STORAGE	1	LAND CLEARING
	MOORING PILE REPAIR	1	PILINGS
	NAVIGAIONAL TRIM	1	
	NAVIGATIONAL TRIM	3	
	NAVIGATONAL TRIM	1	
	REMOVAL OF HAZARD TREE	1	
	REMOVAL OF INVASIVE EXOTIC	1	LAND CLEARING / EXOTICS ONLY
	REMOVAL OF INVASIVE EXOTICS	1	LAND CLEARING / EXOTICS ONLY
	TREE AND PLANT REMOVAL	1	
	TREE REMOVAL	127	
	TREE REMOVAL & TRIMMING	1	
	TREE REMOVAL/FOILAGE MAINTENANCE	2	
	TREE REMOVAL/TRIMMING	1	
	TREE TRIM	2	
	TREE TRIMING & REMOVAL	1	
	TREE TRIMMING	5	
	TREE TRIMMING	52	
	TREE TRIMMING & DEAD WOOD REMOVAL	1	
	TREE TRIMMING & MAINTENANCE	1	
TREE TRIMMING & REMOVAL	2		
TREE TRIMMING AW AY FROM STRUCTURE	1		
BUILDING MISC WALK-THRU		1	
	BOATLIFT ELECTRIC	2	ELECTRIC MISC
	BRACE CEILING	1	
	BUILD WALL AND BI-FOLD DOOR	1	
	CONCRETE REPAIR	1	EXTERIOR CONCRETE REPAIRS
	COUNTER TOPS	1	
	FIREROCK UNDER SFR	1	
	HARDI PLANK SIDING	1	
	HARDIPLANK SIDING REPLACEMENT	1	
	INSTALLATION OF TILE	1	
	KEY	2	
METER CAN & UPGRADE SYSTEM	1	ELECTRIC MISC	

Miscellaneous Permit Types
Entries from 1/1/10 to 2/24/11

	MISC ELECTRIC	1	ELECTRIC MISC
	NEW COUNTER TOP	1	
	NEW SOFFITT & STUCCO CRACKS	1	
	PROVIDE 100 AMP ELECTRIC SERVICE	1	ELECTRIC MISC
	PROVIDE ELECT POWER TO AT&T	1	ELECTRIC MISC
	RAILINGS	1	
	REMOVE/REPLACE WINDOWS & DOORS, SIDING AND	1	
	REPAIR DECK & STAIRS	1	
	REPLACE BATHROOM FLOOR & TUB	1	
	REPLACE COUNTER TOP	1	
	REPLACE DRYWALL-NEW TILE FLOOR	1	
	REPLACE KITCHEN CABINETS	1	
	REPLACE ROOF RAILING	1	
	REPLACE ROTTEN WOOD COLUMNS/FASCIA/ DECK(EXISTING)	1	
	REPLACE TRELLAS SAME FOR SAME	1	
	SIDING	1	
	STAIRCASE ADDITION	1	
	TRUSSES REPAIR	1	
BUILDING MISCELLANEOUS	(EXT) GYPSUM BOARD & LATTICE	1	
	** MISC BUILDING	1	
	1- 6' SLIDER DOOR REPLACEMENT	1	
	31109 AVE A BIG PINE KEY	1	
	4TH WALL PATIO ROOF	2	
	A.T.F. BATHROOM-	1	INTERIOR RENOVATIONS
	A.T.F. CONCRETE PAD AND PATIO	1	CONCRETE SLAB
	A.T.F. MISC. BLDG.	2	
	A.T.F. OUTSIDE SHOWER	1	PLUMBING - MISCELLANEOUS
	A/C STAND	1	
	ADD TRIM/STUCCO REPAIR	1	
	ADDITION/REMODEL	1	ADDITION-RESIDENTIAL
	AFTER THE FACT-ENCLOSED PORCH	1	PORCH - ENCLOSE
	AFTER THE FACT-PAVERS AND FENCE	1	
	ALLUMINUM RAILINGS	1	
	ALUMINMUM RAILING	1	
	ALUMINUM RAILINGS	1	
	ALUMINUM ROOF AND FENCE	1	
	ALUMINUM ROOF, SLAB, SHED	1	
	AMENITIES	1	
	ASPHALT & 4TH WALL CONST	1	
	ATF & TO COMPLETE BLDG MISC.	1	
	ATF BOATLIFT AND WINDOWS	1	
	ATF INSTALLATION OF WALKIN COOLER/FREEZER	1	
	ATF KITCHEN REMODEL	1	INTERIOR RENOVATIONS
	ATF MISC RENOVATIONS	1	
	ATF RAILINGS	1	

Miscellaneous Permit Types
Entries from 1/1/10 to 2/24/11

ATF RENOVATE BATHROOM AND NEW TILE TO RESIDENCE	1	INTERIOR RENOVATIONS
ATF SIDING	1	
ATF TILE OVER DRIVEWAY AND SUNDECK	1	
BATHROOM REMODEL	1	INTERIOR RENOVATIONS
BATHROOM RENOVATION	1	INTERIOR RENOVATIONS
BOAT RAMP	1	
BUILDING MISCELLANEOUS	1	
CABINETS, COUNTER TOPS, ELECTRIC & WINDOWS	1	
CARPORT ON SLAB	2	
CHANGE DOOR TO WINDOW	1	WINDOW REPLACEMENT
CHANGE OF USE TO ALLOW ONE BEE HIVE	1	
CHILLER REPLACEMENT	1	
CLOSE IN PORCH	1	
CONCRETE REPAIR	1	EXTERIOR CONCRETE REPAIRS
CONCRETE SLAB UNDER HOUSE	1	CONCRETE SLAB
CONCRETE STAIRS	1	
CONCRETE WALK WAY	1	
CONCRETE WALL	1	
COUNTER TOP	2	
COUNTER TOPS-TILE SHOWER-PATCH WALL	1	
DEMO & REPLACEMENT OF SLAB	1	CONCRETE SLAB
DEMO DOCK/ MISC REPAIRS	1	
DEMO DRYWALL	1	DEMO
DEMO OF BOAT LIFT W/O ELECTRIC	1	DEMO
DOCK ADDITION	1	DOCK
DOCK REPAIR & BOAT LIFT	1	
DOORS,WINDOWS,STORM PANELS AND REPAIR		
SHEATHING	1	
DRYWALL CEILING UNDER PORCH	1	
DRYWALL/INSULATION	2	
ELECTRIC GATE	1	
ELECTRIC, SHED, WINDOWS	1	
ELEVATED CONCRETE SLAB	1	CONCRETE SLAB
ELEVATOR RENOVATION	1	ELEVATOR/CHAIR LIFT/DUMB WAITER
ELEVATOR SHAFT ONLY	1	
ELEVATOR UPGRADE	1	ELEVATOR/CHAIR LIFT/DUMB WAITER
ENCLOSE CARPORT	1	GARAGE/ENCLOSED CARPORT
ENCLOSE EXISTING STRUCTURE ABOVE FLOOD	1	
ENCLOSE PATIO ADD BATH & FENCE	1	GARAGE/ENCLOSED CARPORT
ENCLOSURE, SLAB, PAVERS & SWALE	1	ENCLOSURE - OTHER
ENLARGE BELOW FLOOD ENCLOSURE	1	ENCLOSURE - OTHER
EXTEND DECK/INSTALL STAIRS	1	
EXTERIOR PAINT	1	PAINTING
EXTERIOR REMODEL	1	EXTERIOR RENOVATIONS
EXTERIOR RENOVATIONS	2	EXTERIOR RENOVATIONS
FEMA COMPLIANCE PERMIT	1	
FENCE	1	FENCE/RETAINING WALLS

Miscellaneous Permit Types
Entries from 1/1/10 to 2/24/11

FENCE-50 LF- 2 GATES	1	FENCE/RETAINING WALLS
FILL IN 2 WINDOWS	1	
FILL/PLUMB CAP/STEPS	1	
FIRE DAMAGE- REPAIRS TO INTERIOR	1	
FIRE RATED UNDER STRUCTURE.	1	
FLOOD VENTS	1	
GARAGE ADDITION,REMOVE FRONT PORCH,NEW METAL ROOF	1	ADDITION-RESIDENTIAL
GARAGE DOOR	1	
GARAGE DOORS	1	
GIVEN TO CODE COMPLIANCE.	1	
GRADE BEAM REPAIR	1	EXTERIOR CONCRETE REPAIRS
HANDICAP RAMP & CHANGE OF OCCUPANCY	1	
HARDI SIDING	1	
HARDY PLANK REPLACEMENT	1	
INTERIOR RENOVATION	1	INTERIOR RENOVATIONS
INSTALL 20 AMP SINGLE PHASE OUTLET	1	ELECTRIC MISC
INSTALL CANOPY	1	
INSTALL ELEVATOR	1	ELEVATOR/CHAIR LIFT/DUMB WAITER
INSTALL GUTTERS	1	
INSTALL INSTALL WINDOWS AND DOORS	1	WINDOW REPLACEMENT
INSTALL NEW MECHANICAL RAILING	1	
INSTALL SIDING	1	
INSTALL SOLAR SYSTEM	1	
INSTALL VINYL SIDING	3	
INSTALL VINYL SIDING/SKIRTING	1	
INSTALL WALK-IN BATHTUB	1	
INSTALLATION OF RAILS	1	
INSTALLATION OF VINYL SIDING	1	
INTER/EXT REMODEL	4	
INTERIOR CLASSROOM	1	INTERIOR RENOVATIONS
INTERIOR REMODEL	7	INTERIOR RENOVATIONS
INTERIOR REMODEL BIG HOUSE	1	INTERIOR RENOVATIONS
INTERIOR REMODEL/REPAIR	1	INTERIOR RENOVATIONS
INTERIOR RENOVATIONS	1	
INTERIOR/EXTERIOR REMODEL	2	
ISLAND	1	
KEY	1	
KEY MISC RENOVATION	1	
KITCHEN CABINETS	1	
KITCHEN CABINETS & COUNTERTOPS	1	
KITCHEN REMODEL/CLOSET	1	INTERIOR RENOVATIONS
KITCHEN RENOVATIONS	1	INTERIOR RENOVATIONS
KY	1	
LANE)	1	
LATTICE GARAGE DOOR	1	
LIFT STATION WORK	1	
MAN HOLE REPLACEMENT	1	
MANHOLE COVER	1	
MISC BLDG	6	

Miscellaneous Permit Types

Entries from 1/1/10 to 2/24/11

MISC BLDG ????????	7	
MISC BUILDING	1	
MISC BUILDING - DEMO	1	
MISC EXTERIOR FLOOR TILE	1	
MISC INTERIOR REMODEL	1	INTERIOR RENOVATIONS
MISC INTERIOR RENOVATIONS	2	INTERIOR RENOVATIONS
MISC RENOVATIONS	1	REMODELING - RESIDENTIAL
MISC RENOVATIONS (MONTESSORI SCHOOL)	1	COMMERCIAL REMODEL
MISC REPAIRS	2	
MISC. BUILDING	2	
MISC. INTERIOR IMPROVEMENTS	1	INTERIOR RENOVATIONS
MISC. INTERIOR REMODEL	1	INTERIOR RENOVATIONS
MISC. REPAIRS & REMODELING & ROOF	1	REMODELING - RESIDENTIAL
NEW BATHROOM	1	INTERIOR RENOVATIONS
NEW FOUNDATION	1	FOUNDATION & PILING
NEW STAIRS	1	STAIRS
NEW WATER LINE- 50 LF	1	PLUMBING - MISCELLANEOUS
OUTDOOR SEATING	1	
PAINT EXTERIOR/ REPLACE TILE ON ELEVATED WALKWAY	1	EXTERIOR RENOVATIONS
PAVERS	1	PAVING
PAVERS/BATHROOM REMODEL	1	
PERGOLA	1	ACCESSORY STRUCTURE (NOT GUEST HOUSE)
PERMIT VOIDED WRONG AREA(2) DUCK KEY	1	
PRESSURE CLEAN & PAINT	1	PAINTING
PROJECT NEVER COMMENCED PER OWNER LETTER IN FILE	1	
RAILINGS	1	
RAILS	1	
RAISE 1ST FLOOR ABOVE FLOOD & REMODEL	1	
RAISE CONCRETE FLOOR AT ENCLOSURE	1	
RECONSTRUCT MARINA BLDG	1	COMMERCIAL BLDG-REPLACE
RE-COVERING AWNING SIGN	1	
RECOVERING SIDING	1	
RE-DECK EXSISTING WOOD DECK	1	DECK
RELOCATE FRONT DOOR	1	
REMODEL	2	INTERIOR RENOVATIONS
REMODEL KITCHEN AND LIVING ROOM	1	INTERIOR RENOVATIONS
REMOVAL OF WALL UNIT A/C	1	
REMOVE AND REPLACE CARPET-DRYWALL-TILE	1	
REMOVE DRYWALL INSTALL DENSE GLASS & STUCCO	1	
REMOVE SOFFIT & PAINT	1	
RE-NEW EXPIRED PERMITS FOR FINAL INSPECTIONS	1	
RENOVATIONS	1	REMODELING - RESIDENTIAL
REPAIR EXISTING FLOOR	1	FLOOR COVERING
REPAIR PLASTER ON EXISTING CARPORT	1	
REPAIR SIDING/PAINT	1	

Miscellaneous Permit Types

Entries from 1/1/10 to 2/24/11

REPAIR STUCCO/REPLACE DOORS/PAINT/RAILING REPAIR	1	
REPAIR WATER DAMAGED WINDOW BUCKS/DRYWAL	1	
REPAIR WINDOWS	1	
REPLACE (3) FRENCH DOORS	1	
REPLACE CABINETS IN EXISTING TIKI	1	
REPLACE COUNTER TOP	4	
REPLACE COUNTER TOPS	4	
REPLACE COUNTER TOPS/CABINETS	1	
REPLACE COUNTERTOP	5	
REPLACE DECKING, STAIR TREADS & ADD JOIST	1	
REPLACE DOOR	1	
REPLACE DOORS/BASEBORADS/FLOORING	1	
REPLACE FLOORING	3	FLOOR COVERING
REPLACE FRONT DOOR	1	
REPLACE GARAGE DOOR	1	
REPLACE INTER. WALLS & CEILING/MISC. ELECT.	1	
REPLACE INTERIOR STAIR CASE	1	STAIRS
REPLACE KITCHEN CABINETS	2	
REPLACE KITCHEN COUNTERTOPS	1	
REPLACE ONE DOOR	1	
REPLACE POOL DECKING WITH CONCRETE DECKING	1	DECK
REPLACE POOL EQUIPMENT/TILE/DIMOND BRITE	1	POOL & SPA MAINT. & REPAIR
REPLACE RAILING AROUND DECK AND STAIRS (WOOD)	2	
REPLACE RAILINGS	1	
REPLACE RAILINGS- SAME FOR SAME	1	
REPLACE ROOF/DECKING	1	
REPLACE SCREEN ROOM	1	PORCH-SCREEN
REPLACE SIDING	1	
REPLACE STAIRS AND INSTALL LATTICE DOWNSTAIRS	1	
REPLACE TILE AND INSTALL GUTTERS	1	
REPLACE TRACK ON BOATLIFT	1	
REPLACE WINDOW TRIM/SASHES AND PAINT	1	
REPLACE WINDOW/CLOSE OPENING	1	
REPLACE WOOD DECKING	1	DECK
REPLACE/REPAIR TRACK ON BOAT LIFT	1	
RESTRIPE RUNWAY	1	
RESURFACE DRIVE	2	
RESURFACE EXISTING PATIO	1	
ROOF OVER PATIO	1	
ROOF OVER PORCH	1	
RUNWAY SAFETY IMPROVEMENTS	1	
SCREEN	1	LATTICE (WOOD) & SCREENING
SCREEN ENCLOSURE	1	PORCH-SCREEN
SCREEN PORCH AND RAILINGS	1	PORCH-SCREEN
SCREEN ROOM	1	PORCH-SCREEN
SCREEN WALL	1	LATTICE (WOOD) & SCREENING

Miscellaneous Permit Types
Entries from 1/1/10 to 2/24/11

	SCREENING	1	LATTICE (WOOD) & SCREENING
	SHED	1	
	SIDING	5	
	SIGN MAINTENNACE	1	SIGNS
	SKYLIGHTS	1	
	SOLAR ELECTRIC ARRAY	1	
	SPA	1	
	SPALLING & STAIRS	1	
	SPAULLING REPAIR	1	
	STAIRS/RAMP	1	STAIRS
	STEAM GENERATOR REPLACEMENT	1	
	STORAGE AREA	1	
	STORAGE/DRYWALL REP.W/CEMENT BOARD/REPAIR		
	DECKING	1	
	STORM PANNELS	1	SHUTTERS
	STUCCO	1	STUCCO
	SUPPORT BRACKET FOR ELEVATED WALKWAY	1	
	SUPPORT COLUMNS	1	
	TERRACE	1	
	TIKI	1	CHICKEE HUT
	TILE DOCK	1	
	TILE EXTERIOR DECK	1	
	TILE LIVING ROOM	1	FLOOR COVERING
	TILE ON PORCH & STAIRS	1	FLOOR COVERING
	TILE OVER DRIVEWAY	1	
			ELEVATOR/CHAIR LIFT/DUMB
	UPGRADE ELEVATOR	1	WAITER
	VINYL SIDING	2	
	VINYL SIDING/SOFFIT	1	
	VOID**18 PIGEON DR-SEXTON COVE**VOID	1	
	WATERPROOF BALCONIES	2	
	WINDOW REPLACEMENT/REPAIR DECK	1	
	WINDOW/DOOR REPLACEMENT	1	WINDOW REPLACEMENT
	WINDOWS, DOORS, FINISH WALL	1	
	WINDOWS, DOORS, MINI SPLIT	1	
			REMODELING - RESIDENTIAL
	WINDOWS,DOORS,CABINETS,BATHROOM REMODEL	1	
	WINDOWS/DOORS/REPLACE A/C UNIT	1	
	WOOD DECK/SCREEN ROOM/STAIRS/VINYL SIDING	1	
COMMERCIAL			
MISC	31044 AVENUE B-CHINA GARDEN	1	
	64 SF ONE-TIME DEMINIMUS COMMERCIAL		
	EXPANSION	1	
	ADA COMPLIANT RAMP	1	
	ADA CONCRETE RAMP/ SEALCOATING PARKING LOT	2	
	ADA PARKING SPACES	1	
	ADDITION OF CONDO UNIT	1	ADDITION-COMMERCIAL
	ADDITION TO CONDO UNIT	1	ADDITION-COMMERCIAL
	ADDITIONAL STRAPPING/REPAIRS	1	

Miscellaneous Permit Types

Entries from 1/1/10 to 2/24/11

ATM REPLACEMENT	1	
CAMPG	1	
CHRISTMAS TREE SALES/TEMP PERMIT	1	
CONCRETE PAD	1	CONCRETE SLAB
CONCRETE REPAIRS	1	EXTERIOR CONCRETE REPAIRS
DEMINIMIS EXPANSION ONE TIME 100 SQ FT	1	
DEMO RADIO TOWER	1	DEMO
DEMO WASTEWATER TREATMENT PLANT	1	DEMO
ELECTRIC FOR PROPANE DISPENSER	1	
ENCLOSURE	1	ENCLOSURE - OTHER
EXTERIOR REMODEL	1	EXTERIOR RENOVATIONS
EXTERIOR SIDING/ PAINT	1	EXTERIOR RENOVATIONS
GAS DISPENSER CANOPY	1	
HANDICAP PARKING	1	
INSTALL FLOOD VENTS	1	
INSTALLATION OF SMOKE DETECTORS	1	
INTERIOR PARTITION	1	
INTERIOR REMODEL OF CONFERENCE ROOM BLDG2	1	INTERIOR RENOVATIONS
INTERIOR/EXTERIOR REMODEL	1	
INTERIOR/EXTERIOR RENOVATIONS	1	
ISLAND	1	
MARINA REPAIR & REPLACE BOAT RAMP	1	
MASTER STRUCTURE REVIEW ONLY FOR 110 AFFORDABLE	1	
MISC BLDG	39	
MISC BLDG ????????	3	
MODIFY EXTERIOR ARCHES	1	
MODIFY TOWER AND EQUIP. IN BUILDING	1	
NEW DOORWAY	1	
NEW ENTRY/DOOR & MODIFY PARKING	1	
NEW ROOF OVER SLAB	1	
OVERLAY EXISTING DRIVEWAY	1	
PAINTING & NEW FENCE	1	
PAINTING- EXTERIOR FRONT WALL/INTERIOR	1	PAINTING
PAINTING/FIBERGLASS WORK	1	
PARKING LOT	3	
PERM. BANNER ON SITE BLDG.	1	SIGNS
POLE, ELECTRIC, SECURITY	1	ELECTRIC MISC
PORCH CEILING REPAIR	1	
PRESSURE WASH/PAINT	1	PAINTING
REMODEL STORAGE ROOM/BATHROOM	1	
REMOVE PLAYGROUND - INSTALL NEW "BARK PARK"	1	
REPAIR CRACK IN POOL DECK	1	POOL & SPA MAINT. & REPAIR
REPAIR FLOOR JOIST	1	
REPAIR OF ROOFS/SIDING PANELS/NEW LIFT/SPALLING RE	1	
REPAIR UNDERGROUND LP GAS LINES	1	LP GAS TANKS
REPL.ROOF, DOOR, ROOF TRUSS & REPAIR TIE BEAM	1	

Miscellaneous Permit Types

Entries from 1/1/10 to 2/24/11

	REPLACE (2) BALCONIES BLDG H	1	EXTERIOR CONCRETE REPAIRS
	REPLACE (2) BALCONIES BLDG I	1	EXTERIOR CONCRETE REPAIRS
	REPLACE BALCONY	2	EXTERIOR CONCRETE REPAIRS
	REPLACE DRYWALL	1	
	REPLACE EXISTING ANTENNAS ON TOWER	1	ANTENNA/TOWERS/EQUIP BLDG
	REPLACE EXISTING INGROUND PIPE	1	PLUMBING - MISCELLANEOUS
	REPLACE PARTITION	1	
	REPLACE RAILINGS	1	
	REPLACE TIMBERS ON EXISTING DOCK	1	DOCK/SEAWALL REPAIR
	REPLACE WINDOWS/REPLACE A/C UNIT	1	
	RE-ROOF	1	ROOFING-COMMERCIAL
	RESURFACE DRIVEWAY	1	
	SEAL COATING ASPHALT PARKING LOT	1	
	SEWER TIE IN AND DEMO TREATMENT PLANT	1	PLUMBING - SEWER TIE-IN
	SIGNS, FLOORING, PAINT	1	
	STORAGE FOR LOBSTER/CRAB TRAPS (NO CONSTRUCTION)	1	COMMERCIAL STORAGE
	TEMPORARY TENT	1	
	TIE DOWN -A.T.F. STORAGE CONTAINERS	1	
	TIKI HUT/ASSOCIATION PARK	1	CHICKEE HUT
	UPGRADE CELLULAR EQUIPMENT & METROPCS ANTENNAS	1	ANTENNA/TOWERS/EQUIP BLDG
	UPGRADE CELLULAR EQUIPMENT AND ANTENNAS	1	ANTENNA/TOWERS/EQUIP BLDG
	UPGRADE CELLULAR EQUIPMENT AND METROPCS ANTENNAS	1	ANTENNA/TOWERS/EQUIP BLDG
	WALK-IN FREEZER/SLAB	1	
ELECTRIC MISC	ELECTRICAL	1	
	***NOTICE OF COMMENCEMENT NOT REQUIRED	1	
	EMERGENCY REPLACE MAIN BREAKER	1	
	EMERGENCY RISER WIRE/METER CAN	1	
	100 AMP SERVICE TO EXISTING POWER REMOTE TERMINAL	19	
	15 LANDSCAPE LIGHTS	1	
	ALARM SYSTEM	1	
	ATF ELECTRIC	1	
	ATF ELECTRICAL	1	
	ATTIC CONVERSION CLARIFICATION	1	
	BOAT LIFT DAVIT ELECTRIC	1	
	BOAT LIFT ELECT.	4	
	BOATLIFT ELECT SERVICE	1	
	BOATLIFT ELECTRIC	3	
	BUILD 200 AMP ELECTRIC SERVICE	1	
	CABLE INSTALLATION	1	
	CIRCUIT	1	
	COMBINED WITH PERMIT NUMBER 10301874	1	
	DEMO OUTLET	1	
	DOCK ELECTRIC	1	
	ELECT MISC	1	
	ELECT UPGRADE	1	
	ELECT. FOR (2) A/C SY6STEMS	1	

Miscellaneous Permit Types

Entries from 1/1/10 to 2/24/11

ELECT. TO BOAT LIFT	1
ELECTICAL POWER TO TELEPHONE CABINET	1
ELECTICAL WORK FOR POOL	1
ELECTRIC	18
ELECTRIC - EMERGENCY	1
ELECTRIC - MISC.	1
ELECTRIC FOR BOAT LIFT	2
ELECTRIC FOR BOATLIFT	6
ELECTRIC FOR ELEVATOR	1
ELECTRIC FOR GATE	2
ELECTRIC FOR MINI-SPLIT A/C	1
ELECTRIC FOR NEW MINI SPLIT	1
ELECTRIC FOR RELOCATION OF H/W HEATER	1
ELECTRIC FOR WATER PUMP	1
ELECTRIC- INTERIOR/EXTERIOR OF BUILDING	1
ELECTRIC MISC	80
ELECTRIC MISC - FLOOD LIGHTS WITH POLES	1
ELECTRIC MISC./PLUMBING	1
ELECTRIC ON DOCK	1
ELECTRIC RECEPTACLE	1
ELECTRIC SERVICE FOR BOAT LIFT	1
ELECTRIC SERVICE TO BOAT LIFT	5
ELECTRIC SERVICE TO BOAT LIFT & DOCK	1
ELECTRIC TO 2ND BOAT LIFT (LIFT PERMIT 10100341)	1
ELECTRIC TO BOAT LIFT	1
ELECTRIC TO BOATLIFT	2
ELECTRIC TO TIKI	1
ELECTRIC UPGRADE	3
ELECTRIC UPGRADES	1
ELECTRIC WORK IN SHED	1
ELECTRICAL	4
ELECTRICAL MISC	3
ELECTRICAL MISCELLANEOUS *UPDATED ADDRESS PLAN*	1
ELECTRICAL OUTLET	1
ELECTRICAL PANAL INSTALLMENT	1
ELECTRICAL POWER TO TELEPHONE CABINET	1
ELECTRICAL SERVICE/DOCKS LIGHTS	1
ELECTRICAL WORK FOR ELEVATOR LIFT	1
ELECTRICAL WORK FOR LIGHTING	1
ELECTRICAL-RELOCATE RISER/REWIRE WATER HEATER	1
ELECTRIC-METER CENTER	1
EMERGENCY ELECTRIC	2
EMERGENCY ELECTRIC REBUILD	3
EMERGENCY ELECTRIC REPAIR	4
EMERGENCY METER REPLACEMENT	1
EMERGENCY NEW RISER	1
EMERGENCY REBUILD SERVICE	1
EST/CUDJOE	1

Miscellaneous Permit Types

Entries from 1/1/10 to 2/24/11

INSTALL DATA COMMUNICATION LINE	1	
INSTALL LIGHT	2	
INSTALL TEMPORARY ELECTRIC	1	
INSTALL WIRELESS ENHANCEMENT SYSTEM	1	
INSTALL WIRING FOR A/C UNITS	1	
INSTALLATION OF LOW VOLTAGE LINES	1	
KEY	6	
LANDSCAPE LIGHTING	1	
LIFT STATION ELECTRICAL	1	
LIGHT AT DOCK	1	
LOW VOLTAGE ELECTRICAL WORK	1	
LOW VOLTAGE WIRE	1	
METER INSTALLATION	1	
MISC	1	
MISC ELECT	1	
MISC ELECT REPLACEMENT	1	
MISC ELECTRIC	6	
MISC ELECTRICAL	1	
MISC. BLDG.	1	BUILDING MISCELLANEOUS
MISC. ELECT.	2	
MISC. ELECT--NEW SERVICE	1	
MISC. ELECTRIC	3	
MISC. ELECTRIC (EMERGENCY)	1	
MOVE ELECTRIC SERVICE	8	
MOVE SERVICE	1	
NEW ELECTRIC SERVICE	1	
NEW ELECTRICAL METER	1	
NEW LIGHTING AROUND POOL	1	
NEW SERVICE	1	
NEW SERVICE/POLE/PANEL	1	
NEW UNDERGROUND 100 AMP SERVICE	1	
POST LIGHT	1	
POWER/WATER PEDESTAL	1	
PROVIDE ELECT POWER TO AT&T	1	
PROVIDE ELECTRICAL POWER TO TELEPHONE CABINET	3	
PROVIDE ELECTRICAL SERVICE TO TELEPHONE CABINET	5	
PROVIDE ELELCTRICAL POWER TO TELEPHONE CABINET	1	
PROVIDE POWER TO TELEPHONE CABINET	3	
RE WIRE SIGN	1	
REBUILD METER GUTS	1	
REBUILD SERVICE	1	
REINSTALL OVER HEAD RISER	1	
RELOCATE ELECTRIC	1	
RE-LOCATE ELECTRIC RISER - PER KEYS ENERGY **	1	
RELOCATE ELECTRIC SERVICE	4	
RELOCATE ELECTRICAL SERVICE	4	
RELOCATE METER & POLE	1	

Miscellaneous Permit Types

Entries from 1/1/10 to 2/24/11

	RE-LOCATE PEDESTALS	1
	RELOCATE SERVICE	1
	RELOCATE TELEPHONE CABINET	3
	RELOCATE TELEPHONE CABINET	1
	REMOVE POLE & OUTLETS	1
	REMOVE/REPLACE METER CANS	1
	RENEWABLE RESOURCE ENERGY DEVICE/PROPANE/GENERATOR	1
	REPAIR SERVICE	1
	REPLACE EXISTING SERVICE	2
	REPLACE ELECTRIC (EMERGENCY)	1
	REPLACE ELECTRIC SERVICE	1
	REPLACE LIGHTS.	1
	REPLACE METER CAN & DISCONNECT	1
	REPLACE RECEIPTCLE	1
	REPLACE SERVICE	1
	REPLACE SURVEILLANCE CAMERA SYSTEM	1
	REPLACE/METER CAN	1
	SECURITY CAMERA REPLACEMENTS	1
	SECURITY LIGHT	1
	SERVICE REPLACEMENT	2
	SMOKE DETECTORS/EXIT SIGNS	1
	SOLAR ELECTRIC	1
	SOLAR ELECTRIC ARRAY	2
	TEMP 200 AMP	1
	THE ELECTRICAL WORK AND PLANS BEING RETURNED TO	1
	UPGRADE AND RELOCATE ELECTRICAL SERVICE	1
	UPGRADE ELECTRIC	2
	UPGRADE ELECTRIC SERVICE	2
	UPGRADE ELECTRIC SERVICE AND PANEL	1
	UPGRADE ELECTRICAL & RELOCATE PANEL	1
	UPGRADE ELECTRICAL- 300AMP	1
	UPGRADE ELECTRICAL METER	1
	UPGRADE OF ELECTRICAL SERVICE	1
	UPGRADE SERVICE	1
	WIRE BOATLIFT	2
	WIRE SIGN	1
ELECTRIC MISC		
WALK THRU	PROVIDE ELECT POWER TO AT&T	2
	100 AMP SERVICE TO EXISTING POWER REMOTE TERMINAL	5
	A/C ELECTRIC	1
	AMER)	1
	ATF- ELECTRIC- REPAIR	1
	BOATLIFT ELECT SERVICE	1
	BOATLIFT ELECTRIC	3
	CHANGE OUT MAIN BREAKER	1
	CHANGE OUT METER CAN	1
	ELECT. TO BOAT LIFT	1
	ELECTRIC	9

Miscellaneous Permit Types

Entries from 1/1/10 to 2/24/11

ELECTRIC - EMERGENCY	1
ELECTRIC CONNECTION FOR PROPANE	1
ELECTRIC FOR BOAT LIFT	3
ELECTRIC FOR CISTERN	1
ELECTRIC FOR NEW A/C	1
ELECTRIC- METER JAW -EMERGENCY REPAIR	1
ELECTRIC- METER JAW REPAIR	1
ELECTRIC REPAIR & INSTALL NEW RECEPTICAL POLES	1
ELECTRIC UPGRADE	4
ELECTRICAL	3
ELECTRICAL UPGRADE	1
ELECTRICAL WORK	1
ELECTRIC-RELOCATE	1
EMERGENCY - ELECTRIC	1
EMERGENCY - REPLACE METER MAIN COMBO	1
EMERGENCY- BURNT METER	1
EMERGENCY ELECTRIC	9
EMERGENCY ELECTRIC REPAIR	5
EMERGENCY- METER CAN/MAIN COMBO	1
EMERGENCY REBUILD SERVICE	1
EMERGENCY REPAIR 200 AMP SERVICE	1
EMERGENCY- REPAIR METER	1
EMERGENCY REPAIR RISER	4
EMERGENCY REPLACE/METER/METER CAN & UPGRADE ELECT.	1
EMERGENCY REPLACEMENT RISER/ 2 GANG METER CAN	1
EMERGENCY-ELECTRICAL FIRE DAMAGE REPAIRS	1
EMERGENCY-ELECTRICAL-200 AMP	1
EMERGENCY-METER CAN	1
EMERGENCY-REPAIR OF BURNT LINE-FEEDER WIRE	1
INSPECTION OF ELECTRICAL SERVICE	1
INVESTIGATIVE - ELECTRIC	1
LANDSCAPE & WALL LIGHTING	1
MISC. ELECT.	2
MISC. ELECT. (EMERGENCY REPAIR)	1
MISC. ELECTRIC	9
MISC. ELECTRIC (EMERGENCY)	3
MISC. ELECTRIC--(EMERGENCY ELECTRIC)	1
MISC. ELECTRIC--EMERGENCY	1
MISC. ELECTRIC--ON A/C UNIT	1
MISC. ELECTRIC-OVERHEAD	1
MOVE ELECTRIC SERVICE	4
PANEL/RECEPTACLES AND SMOKE DETECTORS	1
PBK	1
PROVIDE ELECT POWER TO AT&T	8
PROVIDE ELECT POWER TO AT&T.	1
RELOCATE AND REBUILD SERVICE	1
RE-LOCATE SERVICE RISER	1

Miscellaneous Permit Types

Entries from 1/1/10 to 2/24/11

	RELOCATING ELECTRIC TO NEW POLE	1	
	RENEW EXPIRED ELECTRICAL PERMIT 061-3013	1	
	RENEW EXPIRED ELECTRICAL PERMIT 071-4454	1	
	RENEW EXPIRED ELECTRICAL PERMIT 091-0266	1	
	REPLACE ELECTRIC POLE WITH 200 AMP SERVICE	1	
	REPLACE EXISTING ELECT. SERV.	2	
	REPLACE EXISTING METER CAN- EMERGENCY	1	
	REPLACE METER CAN/REGROUND SERVICE	1	
	REPLACE METER JAW - DETERIORATED CONDITION **	1	
	REPLACE METER SOCKET & RISER WIRE	1	
	REPLACE SERVICE SAME FOR SAME	1	
	RESORTS	1	
	TEMP ELECTRIC POLE	1	
	UPGRADE ELECTRIC	1	
	UPGRADE ELECTRIC FOR NEW A/C	1	
	UPGRADE ELECTRIC SERVICE	1	
	UPGRADE ELECTRICAL-200 AMP	2	
	WEST	1	
LANDSCAPE MISC	18 CU OF PEA ROCK	1	
	18 CY OF FILL	1	
	FILL AND LANDSCAPE	1	
	LANDSCAPE	2	
	MANGROVE TRIM	1	
	MISC. TRIMMING BUTTWOOD	1	
	PEA ROCK & BOULDER	1	
	STORM PREP LANDSCAPING	2	
	TREE PLANTING	1	
	TREE PRUNNING	1	
	TREE REMOVAL	14	
	TREE REMOVAL FOR FENCING	1	
	TREE REMOVAL HAZAROUS	1	
	TREE RESTORATION	1	
	TREE TRIM	2	
	TREE TRIMMING	5	
	TRIM	1	
	TRIM FOLIAGE	1	
PLUMBING - MISCELLANEOUS		1	
	ABANDON SEWAGE PLANT-WASTEWATER CONNECTION	1	
	ADD (2) SINKS/TANKLESS W/H	1	
	ADD TUB TO MASTER BATH	1	
	AUTHORITY	1	
	BACK WATER VALVE	1	
	DECOMMISSION TREATMENT PLANS	1	
	DECOMMISSION TREATMENT PLANT	9	
	DEMO PLUMBING/PARTITION WALL	1	DEMO
	DOCK PLUMBING	1	

Miscellaneous Permit Types

Entries from 1/1/10 to 2/24/11

EMERGENCY VALVE REPAIR	1	
EMERGENCY-PLUMBING- DAMAGE FROM FIRE	6	
FORCE MAIN & SEWER CONNECTION	1	
GRINDER PUMP STATION AND FORCE MAIN	1	
INSTALL FORCE MAIN AND LIFT STATION	1	
INSTALL GRINDER PUMP STATION AND FORCE MAIN	2	
IRRIGATION SYSTEM	1	
LIFT STATION	4	
MISC PUMBING	3	
MISC. PLUMBING REPAIR--SEWER LINE	1	
MODIFICATION SANITARY SEWER CONNECTION	1	
MUNICIPAL SEWER CONNECTION	1	
NEW BACK FLOW VALVES	1	
ON-SITE WATER SERVICE PLAN	1	
Plant) VENTURE OUT	1	
PLUMBING	11	
PLUMBING AT DOCK	1	
PLUMBING- INSTA HOT GAS WATER HEATER	1	
PLUMBING MISC	3	
PLUMBING ON MAIN LIFT STATION	1	
PLUMBING REPAIRS	1	
PUMP OUT TANKS	1	
RECLAIM WATER CONNECTION	1	
RELOCATE POOL EQUIPMENT	1	
REPAIR SEWER LINES	1	
REPAIRS TO DOCK PVC LINES	1	
REPLACE 6 TOILETS	1	
REPLACE CAST IRON PIPE	1	
REPLACE GREASE TRAP	1	
REPLACE PLUMBING LINES	1	
REPLACE SEWER LINES	2	
REPLACE SHOWER	1	
REPLACE SHOWER, TOILET & SINK	1	
RESET SINK	1	
SANITARY SEWER CONNECTION	2	PLUMBING - SEWER TIE-IN
SEWER CONNECTION	6	PLUMBING - SEWER TIE-IN
SEWER CONNECTION WITH LIFT STATION	1	
SEWER CONNECTION/LIFT STATION	1	
SEWER LATERAL	1	PLUMBING - SEWER TIE-IN
SEWER LINE	1	PLUMBING - SEWER TIE-IN
SEWER LINE REPAIR- EMERGENCY	1	
SEWER LINE REPAIRS	1	
SEWER REPAIR/GREASE TRAP/DEMO INJECT. WELLS	1	
SEWER TIE IN	2	PLUMBING - SEWER TIE-IN
SOLAR POOL HEATER	1	
TANKLESS WATER HEATER	1	
TILE (2) EXISTING SHOWERS	1	
TRANSMISSION LINE/FORCE MAIN	1	
UPGRADE LIFT STATION	1	

Miscellaneous Permit Types

Entries from 1/1/10 to 2/24/11

UPSTAIRS- WATER HEATER AND RE-LOCATE WASHER DRYER	1
VOID*****	1
WALL TANK	1
WATER HEATER RELOCATE	1
WATER HEATER, WASHING MACHINE HOOK-UP	1

RESOLUTION NO. -2011

A RESOLUTION RESCINDING RESOLUTION NO. 080-2008 PERTAINING TO THE BUILDING DEPARTMENT FEE SCHEDULE TO CLARIFY PRIVATE PROVIDER FEES, ADD A LEGISLATIVE EXTENSION FEE, AND MORE EFFECTIVELY IMPLEMENT THE TRUE COSTS OF PROVIDING THE SERVICES ASSOCIATED WITH THE PRIVATE PROVIDER SERVICES WITHIN THE BUILDING PERMITTING AND INSPECTION SYSTEM.

WHEREAS, the Monroe County Board of County Commissioners wish to provide the citizens of the County with the best possible service in the most cost effective and reasonable manner; and

WHEREAS, it is in the best interests of the public to charge the true cost for such services, thereby placing the burden of such costs directly upon those persons deriving the benefit from the services; and

WHEREAS, Florida Statutes 553.791 established an alternative plan review and inspection process whereby citizens may utilize private providers to have their plans reviewed and construction projects inspected for building code compliance; and

WHEREAS, Florida Statutes 553.791 requires fee owners who elect to use private providers to have their plans reviewed and construction projects inspected for building compliance are required to acknowledge in writing that they indemnify, defend, and hold harmless the local government whose services replace those typically performed by a local government building department; and

WHEREAS, Florida Statutes 553.791 does not provide for review by planning and environmental resources, flood plain, fire, or engineering; and

WHEREAS, Florida Statutes 553.791 does still provide that local government building departments may review plans and revisions to assure compliance with building codes within 30 days, otherwise the permit shall be deemed issued; and

WHEREAS, Florida Statutes 553.791 provides that local government building departments may audit building code inspections; and

WHEREAS, the Director of Growth Management is proposing a revised fee schedule (with newly proposed fees shown in underline and with existing fees maintained within this resolution) does reflect the true cost of providing the private provider services to the persons requesting the

Building Department services, as well as the planning and environmental, flood plain, fire, and engineering services for private providers; and

WHEREAS, the Florida State Legislature passed HB7207 which allows for extensions of time for some development orders; and

WHEREAS, the Board heard testimony and evidence presented as to the appropriate fee schedule; and

WHEREAS, the Board concurs with the conclusions and findings of the Growth Management Director;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA:

Section 1. Pursuant to Monroe County Code, the following building permit fees are hereby established:

(A) Building Application Fees:

- | | |
|----------------------------------------------------------------------------------------------|---------|
| 1. New commercial buildings_____ | 1500.00 |
| 2. New duplex or multi-family buildings_____ | 1500.00 |
| 3. New conventional single family home_____ | 750.00 |
| 4. New modular single family home_____ | 500.00 |
| 5. New replacement mobile home_____ | 52.00 |
| 6. All over the counter permits and signs_____ | 52.00 |
| 7. Residential repairs/remodel (less than \$10,000)_____ | 52.00 |
| 8. Residential repairs/remodel (\$10,000 or more)_____ | 100.00 |
| 9. Commercial repairs/remodel (less than \$10,000)_____ | 52.00 |
| 10. Commercial repairs/remodel (\$10,000 or more)_____ | 200.00 |
| 11. Construction of seawall, riprap, dredge and fill, dock, or any combination thereof _____ | 80.00 |
| 12. After the fact permits _____ | 502.00 |

[If the application is approved, the fee shall be deducted from any other amount which may be due and owing under the other terms of this subsection.]

(B) Building Permit Fees:

- | | |
|---------------------------------------------------------------------------------------------|-------|
| 1. Minimum Fee _____ | 50.00 |
| 2. Buildings (including balconies, additions, garages, enclosures and accessory buildings): | |
| a. For each 100 square feet of enclosed area or fractional part thereof_____ | 30.00 |
| 3. Structures other than buildings & misc. construction (Unless specified herein): | |
| a. For each \$1000.00 of cost or fractional parts thereof_____ | 30.00 |
| b. Seal coating/painting (for each \$1000.00 of cost or fraction part thereof) | 20.00 |

- c. Cabinets & Vanities _____ 50.00
4. Sewer Treatment Plants (physical plant with lift station): _____ see (B) 3a above
 [For all additional items refer to applicable sections herein]
5. All flat work and decks on grade outdoor & indoor (concrete, asphalt, wood, tile, carpet etc.):
 a. For each 1000 square feet or fractional part thereof _____ 25.00
6. Fences and retaining walls:
 a. For each 100 lineal feet or fractional part thereof _____ 50.00
7. Roofing (including repairs and new roofs):
 a. For each 100 square feet or fractional part thereof _____ 5.00
 b. Waterproofing _____ 50.00
8. Swimming pools:
 a. Residential _____ 150.00
 b. Commercial _____ 250.00
 c. Spas/hot tub (up to 12' diameter) _____ 75.00
 [For all additional items refer to applicable sections herein]
9. Cisterns:
 a. Residential _____ 100.00
 b. Commercial (non-potable water only):
 i. For each 1000-gallon capacity or fractional part thereof _____ 10.00
 c. Minimum Fee _____ 150.00
10. Mobile Home Installation:
 a. Tie downs, blocking, sewer connection, water connection, and electrical
 b. Connection _____ 150.00
 c. Tie downs, inspection for insurance purposes only _____ 75.00
 [For all additional items refer to applicable sections herein]
11. Temporary Trailer (Construction and/or Sales):
 a. Annual Fee (each) _____ 200.00
12. Temporary Tents _____ 50.00
13. Tanks:
 a. For each 1000-gallon capacity or fractional part thereof _____ 7.00
 b. Minimum Fee (each tank) _____ 75.00
 [For all additional items refer to applicable sections herein]
14. Moving building _____ 200.00
15. Demolition:
 a. For each 1000 square feet or fractional part thereof _____ 50.00

16. Seawalls and riprap:
- a. For each 50 lineal feet or fractional part thereof _____ 25.00
 - b. Inspection _____ 80.00
17. Docks:
- a. For each 100 square feet of flat area or fractional part thereof _____ 25.00
 - b. Inspection _____ 80.00
 - c. With piling (each pile) _____ 15.00
 - d. With boat davit (each davit) _____ 20.00
 - e. With retaining wall _____ priced as fence
18. Excavation:
- a. Borrow pits, canals, etc:
 - i. Annual Fee: _____ 500.00
 - ii. Inspection _____ 80.00
 - iii. Boat slips, ramps, miscellaneous minor excavations:
 - (a) For first 100 cubic yards or fractional part thereof _____ 50.00
 - (b) For each additional 100 cubic yards or fractional part thereof _____ 15.00
 - (c) Inspection _____ 80.00
19. Filling (On land and/or water):
- a. For each 100 cubic yards or fractional part thereof _____ 15.00
 - b. Inspection Fee _____ 80.00
20. Land Clearing:
- a. Removal or trimming of invasive exotics _____ No Fee
 - b. Major pruning or removal of non-invasive exotics and natives:
 - i. Inspection fee, when necessary _____ 35.00
 - ii. First acre or fractional part thereof _____ 35.00
 - iii. For each additional acre _____ 6.00
21. Awnings and removable canopies:
- a. For each 100 square feet or fractional part thereof _____ 25.00
22. Hurricane Shutters:
- a. Retrofit or New Construction _____ No Fee
23. Wood lattice and screening:
- a. For each 100 square feet or fractional part thereof _____ 15.00
24. Commercial kitchen vent hoods:
- a. For each \$1000 of cost or fractional part thereof _____ 30.00
- [For all additional items refer to applicable sections herein]

25. Signage:

- a. Signs (New):
 - i. For each 50 square feet of sign face or fractional part thereof _____ 30.00
 - ii. Annual Re-inspection Fee (when applicable) _____ 25.00
- b. Signs (Modify, Repair, Repaint):
 - i. For each 50 square feet of sign face or fractional part thereof _____ 20.00
 - ii. Highway Billboards (Repair/Maintenance Only): _____ 40.00
 - iii. For each 50 square feet of sign face or fractional part thereof _____ 35.00
 - iv. Annual Re-inspection Fee (when applicable) _____ 35.00

[For all additional items refer to applicable sections herein]

(C) Electrical Permit Fees:

- 1. Minimum Fee _____ 50.00
- 2. Site work: (Commercial)
 - a. For each \$1000 of cost or fractional part thereof _____ 30.00
- 3. Outlets:
 - a. General (receptacles, switches, lights, telephones, TV, etc.):
 - b. For each 100 square feet of enclosed area or fractional part thereof _____ 10.00
 - c. Appliance outlets, each (including ceiling fans) _____ 10.00
 - d. Exterior Area Lighting, each _____ 10.00
- 4. Services:
 - a. Temporary: _____ 50.00
 - b. Single Phase
 - i. 0 to 300 amp _____ 50.00
 - ii. Over 300 amp to 400 amp _____ 75.00
 - iii. Over 400 amp to 600 amp _____ 100.00
 - iv. Over 600 amp _____ 125.00
 - c. Three Phase
 - i. 0 to 300 amp _____ 75.00
 - ii. Over 300 to 400 amp _____ 100.00
 - iii. Over 400 to 600 amp _____ 125.00
 - iv. Over 600 amp _____ 200.00
- 5. Motors:
 - a. 0 to 10 HP _____ 50.00
 - b. Over 10 HP to 25 HP _____ 100.00
 - c. Over 25 HP _____ 125.00

[Sub Feeds to be charged by amps at the same rate as Service]

6. Generators, Transformers, and Transfer Switches (each):	
a. 0 to 25 KW _____	50.00
b. Over 25 KW to 50 KW _____	100.00
c. Over 50 KW _____	125.00
7. X-ray Machines (each): _____	150.00
8. Welding Machines (each):	
a. 0 to 25 amps (primary) _____	50.00
b. Over 25 amps to 50 amps _____	65.00
c. Over 50 amps _____	75.00
9. A/C (each):	
a. Window or wall (If New Service Required) _____	20.00
b. Central System:	
i. Up to 20 tons _____	50.00
ii. Over 20 tons _____	3.00/ton
c. Refrigeration:	
i. Up to 20 tons _____	50.00
ii. Over 20 tons _____	3.00/ton
iii. Heat Pump (per unit) _____	50.00
10. Elevators, Commercial (each) _____	200.00
a. Elevators, Residential (each) _____	75.00
b. Dumbwaiters, wheelchair lifts or stair lifts (each) _____	75.00
11. Signage:	
a. 1 st sign connection _____	50.00
b. Each additional sign connection _____	15.00
12. Plug Mold and Track Lighting:	
a. For each 100 lineal feet or fractional part thereof _____	50.00
13. Alarm Systems:	
a. Low Voltage Systems Residential (each) _____	50.00
b. Commercial	
i. For each \$1000 of cost or fractional part thereof _____	20.00
14. Commercial kitchen vent hood motors _____	see (C) 5 above
15. Repairs/ Remodeling (same as new work):	
a. Minimum Fee _____	50.00
16. Swimming Pools & Hot Tubs: _____	see (C) 4 & 5 above

- 17. Home Automation System:
 - a. For each \$1000 of cost or fractional part thereof _____ 20.00
- 18. Fiber Optic System:
 - a. For each \$1000 of cost or fractional part thereof _____ 20.00
- 19. Carnivals, Circuses, Road Shows and similar temporary installations:
 - a. Generators _____ see (C) 6 above
 - b. Minimum Fee _____ 200.00
- 20. Miscellaneous:
 - a. For each \$1000.00 of cost or fractional part thereof _____ 20.00

(D) Plumbing Permit Fees:

- 1. Minimum Fee _____ 50.00
- 2. Fixtures (each):
 - a. Roughed in and set _____ 15.00
- 3. Sewer:
 - a. Building interior lines and connection _____ 50.00
 - b. Outside sanitary and storm lines (site work):
 - (a) For each \$1000 of cost or fractional part thereof _____ 50.00
- 4. Manholes (each): _____ 50.00
- 5. Sewage Treatment Plant:
 - a. For each \$1000 of cost or fractional part thereof for:
 - b. Collection System and Disposal Well _____ 65.00
- 6. Water Piping:
 - a. Connection to supply system (each) _____ 20.00
 - i. Connection (each) to any appliance or fixture _____ 15.00
 - b. Irrigation system:
 - i. For each \$1000 of cost or fractional part thereof _____ 12.00
 - c. Fire protection system:
 - i. For each \$1000 of cost or fractional part thereof _____ 12.00
- 7. Water Mains and Distribution Lines:
 - a. For each \$1000 of cost or fractional parts thereof _____ 50.00

8. Swimming Pool:		
a. Hook-up and site work (Residential)	_____	50.00
b. Commercial	_____	100.00
9. Wells (where applicable) each	_____	25.00
10. Repairs/Remodeling:		
a. Same as New Work...Minimum Fee	_____	50.00
11. Commercial kitchen vent hood (if plumbing required)	_____	50.00
12. Miscellaneous:		
a. For each \$1000.00 of cost or fractional part thereof	_____	25.00
(E) Mechanical Permit Fees:		
1. Minimum Fee	_____	50.00
2. A/C Systems (excluding windows units) and refrigeration:		
a. Under 2 Ton	_____	50.00
b. Over 2 Ton to less than 5 Ton	_____	65.00
c. Over 5 Ton to less than 10 Ton	_____	85.00
d. Over 10 Ton to less than 25 Ton	_____	115.00
e. Over 25 Ton to less than 50 Ton	_____	155.00
f. Over 50 Ton to less than 100 Ton	_____	250.00
g. Over 100 Ton	_____	300.00
3. Duct Work:		
a. Per each drop (opening)	_____	10.00
4. Commercial Kitchen Vent Hood	_____	50.00
5. Heat Pump (per unit)	_____	65.00
6. Miscellaneous:		
a. For each \$1000.00 of cost or fractional part thereof	_____	20.00
(F) Fuel Gas Fees:		
1. Service fee:	_____	50.00
2. Fixtures, i.e.; range, dryer, water heater etc. (each)	_____	15.00

(G) Building Plans Review Fees:

Used for Building, Electric, Plumbing, Mechanical, and Fuel individually, as applicable

1. New, single family residential (per discipline)	100.00
2. Remodeling plans review single family residential (per discipline)	50.00
3. New, commercial and/or remodeling plans review (per discipline)	150.00
4. Revisions (after permit is issued) - lump sum fee includes all disciplines (building, electric, plumbing, mechanical, and fuel (charged for each major revision):	
a. Major revision (complete re-design)	1000.00
b. Minor revisions (per discipline)	50.00
[Above fee increases 50.00 with each submission, not to exceed 500.00]	
5. Lost plans re-review	per page 5.00
a. Minimum fee	50.00

(H) Re-inspection Fees:

a. First re-inspection	50.00
b. Subsequent	100.00

(I) LDR and Non-building code site and plans review fees

1. Planning and/or Environmental review:

a. Education fee	10.00
------------------	-------

b. Biologist Review:

i. Compliance review for new development

(a) Single family and mobile homes	75.00
(b) Duplex, multi-family and commercial	150.00
(c) Other (accessory or clearing)	60.00
(d) Habitat Evaluation Index (HEI) evaluation	260.00
(e) Site Visit (other than final inspection)	130.00

ii. Compliance review for revision, remodel or expansion

(a) Single family and mobile homes	75.00
(b) Duplex, multi-family and commercial	150.00
(c) Other (accessory or clearing)	60.00
(d) Habitat Evaluation Index (HEI) evaluation	260.00
(e) Site Visit (other than final inspection)	130.00
(f) Miscellaneous per hour fee (research)	60.00

c. Planer Review:

i. Compliance review for new development

(a) Single family and mobile homes	75.00
(b) Duplex, multi-family and commercial	150.00
(c) Other (accessory or clearing)	60.00
(d) Site Visit (other than final inspection)	130.00

ii. Compliance review for revision, remodel or expansion

(a) Single family and mobile homes	75.00
(b) Duplex, multi-family and commercial	150.00

(c) Other (accessory or clearing)	_____	60.00
(d) Site Visit (other than final inspection)	_____	130.00
d. Miscellaneous per hour fee (research)	_____	60.00
2.Flood Plain Management Review:		
a. Flood Plain Manger Review	_____	140.00
3.Engineering Division Review:		
a. County Engineer Review		
i. Compliance Review	_____	375.00
(a) Administrative Fee	_____	229.00
(b) Site Inspection	_____	375.00
b. Miscellaneous per hour fee (research)	_____	94.00
4.Fire Safety Division		
a. Fire Marshal Review		
i. Compliance Review		
(a) Structural & Site Plan	_____	229.00
(i) Administrative Fee	_____	52.00
(b) Inspections		
(i) Structural & Site Plan	_____	172.00
(ii) Sprinkler Systems & Fire Alarms	_____	304.00
(iii)Administrative Fee	_____	26.00
5. Code Enforcement Compliance Department		
a. Code Compliance Fee	_____	11.00
(applies to all permits)		
 (J) ROGO/NROGO and privatized plans compliance review application fees <u>See Planning and Environmental Resources Fees:</u>		
1. Single family residential, mobile home	_____	200.00
2. Attached residential and commercial	_____	400.00
 (K) Miscellaneous Fees:		
1. Transfer of a building permit upon change of ownership	_____	200.00
2. Extension of permit fee (One per permit) <u>MCC Sec. 6-103</u>	_____	250.00
3. <u>HB 7207 or other legislative extensions</u>	_____	250.00
4. Education Fee	_____	\$2.00 per permit issued
a. New Residential and/or Commercial	_____	25.00
5.Flood Insurance Inspection and Compliance:		
a. Program administration fee	_____	210.00
b. Inspection Fee (Code Enforcement)	_____	90.00
c. Inspection upon Sale	_____	170.00

6. Blasting Fees:
- a. Monthly fee _____ 50.00
 - b. Yearly fee:
 - i. User _____ 600.00
 - ii. Blaster _____ 100.00
7. Charge for copies priced per Section 119.07(1)(a), F.S.
8. Replacement permit card _____ 25.00
9. Permit Renewal:
- a. Minimum fee _____ 500.00
- [Fee is prorated to last approved inspection]
10. Change of contractor (After Permit Has Been Issued) _____
75.00
11. Technology & Document Processing Fee:
- a. Total permit fee less than 500.00 _____ 3.00
 - b. Total permit fee greater than 500.00 _____ 20.00
12. Certificates of Occupancy/Certificates of Completion
- a. Residential _____ 100.00
 - b. Commercial _____ 200.00
 - c. Emergency C.O. (without 24 hrs. processing) additional fee _____ 75.00
 - d. Certificate of Completion _____ 100.00
13. Post card permits _____ min. 70.00
14. Contractor registration (Initial) _____ 50.00
15. Review of shutter insurance affidavit _____ 50.00

(L) Private Provider Fees:

NOTE: Private Provider requests must be either at application or after permit issuance. Also, if Private Provider services are terminated at any time during construction, full fees must be paid for County services or another private provider must be added to the permit. Additional documentation ("As-Built" certifications, etc.) may be required.

- 1. **Plan Review and Inspection** – the following fees are to be charged when a private provider is performing both services and the Department is notified at time of permit application:
 - a. Non-refundable Administrative Fee _____ \$125.00

- b. Building Application Fee – See all fees in Section (A)(1) through (12) – which shall be deducted from any other amount which may be due and owing under the terms of this subsection if the application is approved.
 - c. Planning – See all fees in Section (I)(1)
 - d. Environmental – See all fees in Section (I)(1)
 - e. Flood Plain – See all fees in Section (I)(2)
 - f. Engineering – See all fees in Section (I)(3)
 - g. Fire Safety – See all fees in Section (I)(4)
 - h. Code Compliance – See all fees in Section (I) (5)
 - i. Audit Inspection Fees – 50% of the following fees (i) through (v) shall be added if applicable
 - i. Building – See all fees in Section (B)(1) through (25)
 - ii. Electrical – See all fees in Section (C) (1) through (20)
 - iii. Plumbing – See all fees in Section (D) (1) through (12)
 - iv. Mechanical – See all fees in Section (E) (1) through (6)
 - v. Fuel Gas – See all fees in Section (F) (1) through (2)
 - j. Miscellaneous Fees applicable – See all fees in Section (K).
2. **Plan Review (no inspections)** – the following fees are to be charged when a private provider is performing plan review services and the Department is notified at time of permit application:
- a. Non-refundable Administrative Fee \$125.00
 - b. Building Application Fee – See all fees in Section (A)(1) through (12) – which shall be deducted from any other amount which may be due and owing under the terms of this subsection if the application is approved.
 - c. Planning – See all fees in Section (I)(1)
 - d. Environmental – See all fees in Section (I)(1)
 - e. Flood Plain – See all fees in Section (I)(2)
 - f. Engineering – See all fees in Section (I)(3)
 - g. Fire Safety – See all fees in Section (I)(4)
 - h. Code Compliance – See all fees in Section (I) (5)
 - i. Audit Inspection Fees – 100% of the following fees (i) through (v) shall be added if applicable
 - i. Building – See all fees in Section (B)(1) through (25)
 - ii. Electrical – See all fees in Section (C) (1) through (20)
 - iii. Plumbing – See all fees in Section (D) (1) through (12)
 - iv. Mechanical – See all fees in Section (E) (1) through (6)
 - v. Fuel Gas – See all fees in Section (F) (1) through (2)
 - j. Miscellaneous Fees applicable – See all fees in Section (K).
3. **Inspections Only (by private provider) Notification At time of Permit Application** – the following fees are to be charged when only a private provider (not County) is performing Inspection services and the Department is notified of private provider status at the time of the permit application – all permitting and plan review fees remain the same.
- a. Non-refundable Administrative Fee \$125.00

- b. Building Application Fee – See all fees in Section (A)(1) through (12) – which shall be deducted from any other amount which may be due and owing under the terms of this subsection if the application is approved.
 - c. Plan Review – See all fees in Section (G)(1) through (5)
 - d. Planning – See all fees in Section (I)(1)
 - e. Environmental – See all fees in Section (I)(1)
 - f. Flood Plain – See all fees in Section (I)(2)
 - g. Engineering – See all fees in Section (I)(3)
 - h. Fire Safety – See all fees in Section (I)(4)
 - i. Code Compliance – See all fees in Section (I) (5)
 - j. Audit Inspection Fees – 50% of the following fees (i) through (v) shall be added if applicable
 - i. Building – See all fees in Section (B)(1) through (25)
 - ii. Electrical – See all fees in Section (C) (1) through (20)
 - iii. Plumbing – See all fees in Section (D) (1) through (12)
 - iv. Mechanical – See all fees in Section (E) (1) through (6)
 - v. Fuel Gas – See all fees in Section (F) (1) through (2)
 - k. Miscellaneous Fees applicable – See all fees in Section (K).
4. **Inspections Only (by private provider) Notification After Permit Issuance – the following fees are to be charged when only a private provider (not County) is performing inspection services and the Department is notified after permit issuance (whether the private provider notified County 7 days prior to first scheduled inspection OR whether private provider notifies County after construction has commenced but no less than 7 days prior to the next inspection) – all permitting and plan review fees remain the same.**
- a. Non-refundable Administrative Fee \$125.00
 - b. Building Application Fee – See all fees in Section (A)(1) through (12) – which shall be deducted from any other amount which may be due and owing under the terms of this subsection if the application is approved.
 - c. Plan Review – See all fees in Section (G)(1) through (5)
 - d. Planning – See all fees in Section (I)(1)
 - e. Environmental – See all fees in Section (I)(1)
 - f. Flood Plain – See all fees in Section (I)(2)
 - g. Engineering – See all fees in Section (I)(3)
 - h. Fire Safety – See all fees in Section (I)(4)
 - i. Code Compliance – See all fees in Section (I) (5)
 - j. Audit Inspection Fees – 100% of the following fees (i) through (v) shall be added if applicable
 - i. Building – See all fees in Section (B)(1) through (25)
 - ii. Electrical – See all fees in Section (C) (1) through (20)
 - iii. Plumbing – See all fees in Section (D) (1) through (12)
 - iv. Mechanical – See all fees in Section (E) (1) through (6)
 - v. Fuel Gas – See all fees in Section (F) (1) through (2)
 - k. Miscellaneous Fees applicable – See all fees in Section (K).

Section 2. Resolution no. 080-2008 is hereby rescinded.

Section 3. The staff is hereby directed to implement the fees listed in Section L beginning September 1, 2011. Other fees are effective upon adoption of this Resolution.

Section 4 The Clerk of the Court is hereby directed to forward one (1) certified copy of this Resolution to the Division of Growth Management.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA:

PASSED and ADOPTED at a regular meeting of the Board of County Commissioners of Monroe County, Florida, held on the 15th day of June, 2011.

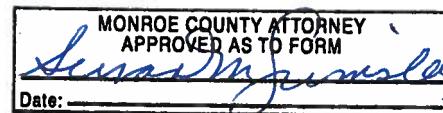
Mayor Heather Carruthers _____
Mayor pro tem David Rice _____
Commissioner Kim Wigington _____
Commissioner George Neugent _____
Commissioner Sylvia J. Murphy _____

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

BY _____
Mayor Heather Carruthers

ATTEST: DANNY L. KOLHAGE, CLERK

By: _____
DEPUTY CLERK





MEMORANDUM

**MONROE COUNTY GROWTH MANAGEMENT DIVISION
BUILDING DEPARTMENT**

We strive to be caring, professional and fair

DATE: June 10, 2011
TO: Construction Industry Informal Meeting Group
FROM: Joe Paskalik, Sr. Director / Building Official 
SUBJECT: Private Provider Fees

Currently, the Monroe County Fee Ordinance 080-2008, provides for a Change in Contractor fee (K.9.), which has historically been applied and affiliated with permits employing a private provider for plan review and/or inspections.

On June 15, 2011, the Growth Management Division, Building Department, the BOCC approved a revised Fee Schedule to include a new section L. detailing Private Provider fees. In summary, effective September 1, 2011:

- There will be an Administrative Fee of \$125 applied to any permit employing a private provider.
- The \$75 contractor change fee will no longer be directly applicable to private providers. However, should a contractor (i.e. General Contractor or sub-contractor) change occur on a permit employing a private provider, the fee remains applicable.
- When a private provider is providing inspection services, notified at the time of permit application, building permit fees itemized in sections B, C, D, E, and F of the Fee Schedule will be reduced by 50%, as staff will not perform to the normal extent inspection services.

Until the effective date of this new fee schedule, we will continue to charge a \$75 Contractor Change fee when a Private Provider is employed on a permit.

PRIVATE PROVIDER PERMIT EXAMPLES SUMMARIZED

6/16/2011

Permit #	Existing Fees	(1) Private Provider Plan Review and Inspections	(2) Private Provider Plan Review Only (No Inspections)	(3) Private Provider Inspections Only (Notify At Time of Application)	(4) Private Provider Inspections Only (Notify After Permit Issuance)
		Proposed	Proposed	Proposed	Proposed
10305972	10,589.52	5,634.52	10,139.52	6,134.52	10,639.52
10305345	2,881.80	1,626.80	2,531.80	2,026.80	2,931.80

PRIVATE PROVIDER FEE EXAMPLE #1

Fee Codes	Existing Fees	(1) Private Provider Plan Review and Inspections: Proposed Fees	(2) Private Provider Plan Review Only (No Inspections): Proposed Fee	(3) Private Provider Inspections Only (Notify At Time of Application): Proposed Fee	(4) Private Provider Inspections Only (Notify After Permit Issuance): Proposed Fee
		No Buliding Plan Rev Fees, Audit Insp Fee 50%	No Building Plan Rev Fees	Audit Insp Fee 50%	
Example #1: 10305972					
B- 2B APPL	750.00	750.00	750.00	750.00	750.00
Credits (Application Fee)	-750.00	-750.00	-750.00	-750.00	-750.00
DBPR	120.83	120.83	120.83	120.83	120.83
DBPR RE ED	13.43	13.43	13.43	13.43	13.43
DCA	120.83	120.83	120.83	120.83	120.83
DCA RE ED	13.43	13.43	13.43	13.43	13.43
B- BIO EDU	10.00	10.00	10.00	10.00	10.00
LDR FEMA	140.00	140.00	140.00	140.00	140.00
B- O Educ	25.00	25.00	25.00	25.00	25.00
Change of Contractor fee	75.00	0.00	0.00	0.00	0.00
CO-RES	100.00	100.00	100.00	100.00	100.00
T- 2	20.00	20.00	20.00	20.00	20.00
B- 3 BLDG	2,490.00	1,245.00	2,490.00	1,245.00	2,490.00
B- 7 FLATW	125.00	62.50	125.00	62.50	125.00
B-10A POOL	150.00	75.00	150.00	75.00	150.00
B-10C SPAS	75.00	37.50	75.00	37.50	75.00
B-15B TANK	75.00	37.50	75.00	37.50	75.00
B-21A FILL	60.00	30.00	60.00	30.00	60.00
E- 1 MIN	50.00	25.00	50.00	25.00	50.00
E- 3A OUT	990.00	495.00	990.00	495.00	990.00
E- 3B OUT	420.00	210.00	420.00	210.00	420.00
E- 3C OUT	380.00	190.00	380.00	190.00	380.00
E- 4A SERV	50.00	25.00	50.00	25.00	50.00
E- 4J SUB	200.00	100.00	200.00	100.00	200.00
E- 5A MOTO	300.00	150.00	300.00	150.00	300.00
E- 6B GEN	200.00	100.00	200.00	100.00	200.00
E- 9B A/C	200.00	100.00	200.00	100.00	200.00
E-10B RES	75.00	37.50	75.00	37.50	75.00
E-13 LOW R	100.00	50.00	100.00	50.00	100.00
E-16 POOL	225.00	112.50	225.00	112.50	225.00
E-4 C SERV	75.00	37.50	75.00	37.50	75.00
G- 1 MIN	50.00	25.00	50.00	25.00	50.00
G- 1A SERV	50.00	25.00	50.00	25.00	50.00
G- 2 FIXTU	60.00	30.00	60.00	30.00	60.00
M- 1 MIN	50.00	25.00	50.00	25.00	50.00
M- 2 2A/C	260.00	130.00	260.00	130.00	260.00
M- 3 DUCTW	820.00	410.00	820.00	410.00	820.00
M- 5 HEATP	130.00	65.00	130.00	65.00	130.00
P- 1 MIN	50.00	25.00	50.00	25.00	50.00
P- 2 FIXTU	690.00	345.00	690.00	345.00	690.00
P- 3A SEWE	50.00	25.00	50.00	25.00	50.00
P- 6 APIPE	20.00	10.00	20.00	10.00	20.00
P- 6 CPIPE	30.00	15.00	30.00	15.00	30.00
P- 8 POOL	100.00	50.00	100.00	50.00	100.00
R- 9A ROOF	410.00	205.00	410.00	205.00	410.00
BI -SITE	280.00	280.00	280.00	280.00	280.00
LDR 1-SFR	75.00	75.00	75.00	75.00	75.00
B- A PLAN	100.00	0.00	0.00	100.00	100.00
E- E PLAN	100.00	0.00	0.00	100.00	100.00
G- PLAN	100.00	0.00	0.00	100.00	100.00
M- M PLAN	100.00	0.00	0.00	100.00	100.00
P- P PLAN	100.00	0.00	0.00	100.00	100.00
LDR 1P SFR	75.00	75.00	75.00	75.00	75.00
Private Provider Admin. Fee	0.00	125.00	125.00	125.00	125.00
CONT-INVES	11.00	11.00	11.00	11.00	11.00
Total	10,589.52	5,634.52	10,139.52	6,134.52	10,639.52

Fee SHOULD Have been charged

PRIVATE PROVIDER FEE EXAMPLE #2

Fee Codes	Existing Fees	(1) Private Provider Plan Review and Inspections: Proposed Fees	(2) Private Provider Plan Review Only (No Inspections): Proposed Fee	(3) Private Provider Inspections Only (Notify At Time of Application): Proposed Fee	(4) Private Provider Inspections Only (Notify After Permit Issuance): Proposed Fee
		No Buliding Plan Rev Fees, Audit Insp Fee	No Building Plan Rev Fees	Audit Insp Fee 50%	
Example #2: 10305345					
B- 2B APPL	750.00	750.00	750.00	750.00	750.00
Credit	-750.00	-750.00	-750.00	-750.00	-750.00
DBPR	25.11	25.11	25.11	25.11	25.11
DBPR RE ED	2.79	2.79	2.79	2.79	2.79
DCA	25.11	25.11	25.11	25.11	25.11
DCA RE ED	2.79	2.79	2.79	2.79	2.79
EDUCATION	25.00	25.00	25.00	25.00	25.00
B-BIO EDU	10.00	10.00	10.00	10.00	10.00
LDR FEMA	140.00	140.00	140.00	140.00	140.00
CONT CHG	75.00	0.00	0.00	0.00	0.00
CONT-INVES	11.00	11.00	11.00	11.00	11.00
T- 2	20.00	20.00	20.00	20.00	20.00
B- 3 BLDG	480.00	240.00	480.00	240.00	480.00
B- 7 FLATW	25.00	12.50	25.00	12.50	25.00
E- 1 MIN	50.00	25.00	50.00	25.00	50.00
E- 13 LOW R	100.00	50.00	100.00	50.00	100.00
E- 20 MISC	50.00	25.00	50.00	25.00	50.00
E- 3A OUT	100.00	50.00	100.00	50.00	100.00
E- 3B OUT	30.00	15.00	30.00	15.00	30.00
E- 3C OUT	60.00	30.00	60.00	30.00	60.00
E- 4A SERV	50.00	25.00	50.00	25.00	50.00
E- 4B SERV	50.00	25.00	50.00	25.00	50.00
E- 4J SUB	50.00	25.00	50.00	25.00	50.00
E- 5A MOTO	50.00	25.00	50.00	25.00	50.00
E- 9B A/C	50.00	25.00	50.00	25.00	50.00
M- 1 MIN	50.00	25.00	50.00	25.00	50.00
M- 2A/C	65.00	32.50	65.00	32.50	65.00
M- 3 DUCTW	150.00	75.00	150.00	75.00	150.00
P- 1 MIN	50.00	25.00	50.00	25.00	50.00
P- 2 FIXTU	195.00	97.50	195.00	97.50	195.00
P- 3A SEWE	50.00	25.00	50.00	25.00	50.00
P- 6 APIPE	20.00	10.00	20.00	10.00	20.00
P- 6 CPIPE	15.00	7.50	15.00	7.50	15.00
R- 9A ROOF	70.00	35.00	70.00	35.00	70.00
BI- SITE	260.00	260.00	260.00	260.00	260.00
LDR 1-SFR	75.00	75.00	75.00	75.00	75.00
B- A PLAN	100.00	0.00	0.00	100.00	100.00
E- E PLAN	100.00	0.00	0.00	100.00	100.00
M- M PLAN	100.00	0.00	0.00	100.00	100.00
P- P PLAN	100.00	0.00	0.00	100.00	100.00
Private Provider Adm	0.00	125.00	125.00	125.00	125.00
Total	2,881.80	1,626.80	2,531.80	2,026.80	2,931.80

Fee SHOULD Have been charged



MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To: Monroe County Development Review Committee, Townsley Schwab, Senior Director of Planning & Environmental Resources & Christine Hurley, AICP, Director of Growth Management

From: Joseph Haberman, AICP, Planning & Development Review Manager

Date: April 19, 2011

Subject: *AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING EXISTING MONROE COUNTY CODE SEC. 138-19, RATE OF GROWTH ORDINANCE (ROGO), SEC. 138-25, APPLICATION PROCEDURES FOR RESIDENTIAL ROGO, SEC. 138-28, EVALUATION CRITERIA, SEC. 138-47, NONRESIDENTIAL RATE OF GROWTH ORDINANCE, SEC. 138-52, APPLICATION PROCEDURES FOR NROGO, SEC. 138-55, EVALUATION CRITERIA (NROGO); ESTABLISHING NEW MONROE COUNTY CODE SEC. 138-29, ROGO SITE PLAN APPROVAL PROCESS AND SEC. 138-56, NROGO SITE PLAN APPROVAL PROCESS; RENUMBERING EXISTING MONROE COUNTY CODE SEC. 138-56, EMPLOYEE HOUSING FAIR SHARE IMPACT FEE TO SEC. 138-57, ELIMINATING SEC. 110-142, COMPLIANCE REQUIREMENTS FOR BUILDING PERMIT APPLICATIONS REQUIRING A ROGO OR NROGO ALLOCATION AWARD OR SUBMITTED UNDER PRIVATIZED PLAN REVIEW, AND SEC. 110-143, DEADLINES FOR SUBMISSION OF BUILDING PERMIT APPLICATIONS TO BE ENTERED INTO THE RESIDENTIAL AND NONRESIDENTIAL PERMIT ALLOCATION SYSTEMS; TO ELIMINATE THE REQUIREMENT THAT A BUILDING PERMIT BE "APPROVED" PRIOR TO ENTERING ROGO OR NROGO AND REPLACE THAT REQUIREMENT WITH A REQUIREMENT THAT APPLICANTS SEEKING ROGO OR NROGO ALLOCATIONS OBTAIN A SITE PLAN APPROVAL PRIOR TO ENTERING ROGO OR NROGO; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMUNITY AFFAIRS AND THE SECRETARY OF STATE; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.*

Meeting: May 10, 2011

1
2 I REQUEST
3

4 The Planning & Environmental Resources Department is proposing amendments to the text
5 of the Monroe County Code concerning the County's Rate of Growth Ordinance (ROGO)
6 and Nonresidential Rate of Growth Ordinance (NROGO). The general purpose of the

1 amendments is to eliminate the regulations that require an applicant to have a building permit
2 application be approved and “ready to issue” prior to entering ROGO or NROGO and replace
3 the existing regulations with new regulations that would not require full building plans to be
4 submitted prior to ROGO/NROGO application. The current requirement to have both the
5 site and building plans approved would be replaced with a requirement that applicants
6 seeking ROGO/NROGO allocations obtain only site plan approval prior to entering the
7 respective ROGO/NROGO permit allocation system.
8

9 II RELEVANT PRIOR COUNTY ACTIONS AND BACKGROUND INFORMATION:

10
11 The ROGO was implemented within the Monroe County Code as required by Monroe
12 County Comprehensive Plan Policy 101.2.13.
13

14 The ROGO was first adopted in 1992 by Ordinance #016-1992. Following its adoption, the
15 ROGO was implemented and it has been effective from July 1992 to present. In order to
16 carry out several miscellaneous amendments, MCC Chapter 138, Article II, ROGO has been
17 amended several times from its adoption to present date. Of these amendments, it is important
18 to note that in order to implement the tier scoring system, the ROGO regulations were
19 amended in 2006 by Ordinance #009-2006.
20

21 As set forth in MCC §138-19(b), the purposes and intent of the ROGO are: 1) to facilitate
22 implementation of goals, objectives and policies set forth in the Comprehensive Plan relating
23 to protection of residents, visitors and property in the county from natural disasters,
24 specifically including hurricanes; 2) to limit the annual amount and rate of residential
25 development commensurate with the county's ability to maintain a reasonable and safe
26 hurricane evacuation clearance time; 3) to regulate the rate and location of growth in order to
27 further deter deterioration of public facility service levels, environmental degradation and
28 potential land use conflicts; 4) to allocate the limited number of dwelling units available
29 annually hereunder, based upon the goals, objectives and policies set forth in the
30 Comprehensive Plan; and 5) to implement goal 105 of the Comprehensive Plan.
31

32 The NROGO was carried out as required by Monroe County Comprehensive Plan Policy
33 101.3.1.
34

35 The NROGO was first adopted in 2001 by Ordinance #032-2001. Following its adoption, the
36 NROGO was implemented and it has been effective from July 2001 to present. In order to
37 carry out several miscellaneous amendments, MCC Chapter 138, Article III, NROGO has
38 been amended several times from its adoption to present date. Of these amendments, it is
39 important to note that in order to implement the tier scoring system, the NROGO regulations
40 were amended in 2006 by Ordinance #011-2006.
41

42 As set forth in MCC §138-47(b), the purposes and intent of the NROGO are: 1) to facilitate
43 implementation of goals, objectives and policies set forth in the Comprehensive Plan relating
44 to maintaining a balance between residential and nonresidential growth; 2) to maintain a ratio
45 of approximately 239 square feet of nonresidential floor area for each new residential permit
46 issued through the ROGO; 3) to promote the upgrading and expansion of existing small-size

1 businesses and to retain the predominately small scale character of nonresidential
2 development in the Florida Keys; 4) to regulate the rate and location of nonresidential
3 development in order to eliminate potential land use conflicts; and 5) to allocate the
4 nonresidential floor area annually hereunder, based on the goals, objectives and policies of
5 the Comprehensive Plan and the Livable CommuniKeys master plans.
6

7 III REVIEW

8

9 Since the adoption of ROGO and NROGO, Monroe County has required applicants for
10 allocations to obtain an approved building permit prior to applying for an allocation. The
11 existing process requires an applicant to submit a full plan set for the site and all buildings as
12 part of building permit application, as well as application fees for the building permit and
13 corresponding plan review.
14

15 As with any other building permit not requiring an ROGO/NROGO allocation, approval of
16 the building permit application by the following county staff is required:

- 17 ○ Planning
 - 18 ○ Environmental Resources
 - 19 ○ Plumbing
 - 20 ○ Mechanical
 - 21 ○ Electrical
 - 22 ○ Floodplain Management
 - 23 ○ Fire Marshal
 - 24 ○ Engineering
 - 25 ○ Building Official
- 26

27 Development approved by a building permit is required to be compliant with the most current
28 codes in place at time of issuance. However, under the current system, applicants are
29 required to seek building permit approval prior to application for a ROGO and/or NROGO
30 allocation. Since the reviews by various disciplines occur at the beginning of a process that
31 may take some time (ROGO/NROGO are competitive, point-based systems and applications
32 may remain in the systems for several years), it is possible that the building permit
33 application that was reviewed and approved under the codes at time of application may
34 become non-compliant with the current code requirements on the date of building permit
35 issuance.
36

37 In addition, the expense to an applicant to prepare plans and pay building permit fees is
38 extensive. Further, staff has observed that some applicants submit “typical” plans for
39 buildings they do not intend to build so they can enter ROGO and/or NROGO. These
40 applicants then immediately revise the plans once an allocation is awarded and a building
41 permit is issued. The administrative staff time it takes to review full building permit
42 applications is extensive.
43

44 To alleviate these issues, staff is proposing to create a ROGO and NROGO Site Plan
45 Approval processes to remove the requirement to have a fully approved building permit prior
46 to application for ROGO or NROGO.

1
2 Staff is also proposing this new requirement be effective in January of 2012, so that
3 applicants who have already entered the process (building permit application approved) may
4 complete that process, but applicants that apply after the effective date may apply for a site
5 plan approval instead of a building permit.
6

7 The site plan approval process shall determine whether the site being proposed for an
8 allocation is “buildable” and/or “developable”, without the full requirement for having a
9 building permit application approved prior to entering the ROGO and/or NROGO permit
10 allocation system.

11
12 Therefore, staff recommends the following changes (Deletions are ~~stricken through~~ and
13 additions are underlined. Text to remain the same is in black):
14

15 **Sec. 138-19. - Residential rate of growth ordinance (ROGO).**
16

17 (a) *Definitions.* The following words, terms and phrases, when used in this section, shall
18 have the meanings ascribed to them in this subsection, except where the context clearly
19 indicates a different meaning:
20

21 *Allocation period* means a defined period of time within which applications for the
22 residential ROGO allocation will be accepted and processed.
23

24 *Annual allocation period* means the 12-month period beginning on July 13, 1992, (the
25 effective date of the original dwelling unit allocation ordinance), and subsequent one-year
26 periods.
27

28 *Annual residential ROGO allocation* means the maximum number of dwelling units for
29 which building permits may be issued during an annual allocation period.
30

31 *Buildable lot or parcel* means a lot or parcel which must contain a minimum of 2,000
32 square feet of upland, including any disturbed wetlands that can be filled pursuant to this
33 chapter.
34

35 *Controlling date* means the date and time a ROGO application is submitted. This date
36 shall be used to determine the annual anniversary date for receipt of a perseverance point
37 and shall determine precedence when ROGO applications receive identical ranking
38 scores. A new controlling date shall be established based upon the resubmittal date and
39 time of any withdrawn or revised application, except pursuant to section 138-25(h).
40

41 *Lawfully established for ROGO/NROGO exemption* means a unit or floor area that has
42 received a permit or other official approval from the division of growth management for
43 the units and/or floor area.
44

45 *Quarterly allocation period* means the three-month period beginning on July 13, 1992, or
46 such other date as the board may specify, and successive three-month periods.

1
2 *Quarterly residential ROGO allocation* means the maximum number of dwelling units
3 for which building permits may be issued in a quarterly allocation period.
4

5 *Residential dwelling unit* means a dwelling unit as defined in section 101-1, and
6 expressly includes the following other terms also specifically defined in section 101-1:
7 lawfully established hotel rooms, campground spaces, mobile homes, transient residential
8 units, institutional residential units (except hospital rooms) and live-aboards.
9

10 *Residential ROGO allocation* means the maximum number of dwelling units for which
11 building permits may be issued in a given time period.
12

13 *Residential ROGO allocation award* means the approval of a residential ROGO
14 application for the issuance of a building permit.
15

16 *ROGO application* means the residential ROGO application submitted by applicants
17 seeking allocation awards.
18

19 *ROGO Site Plan* means a document that demonstrates that proposed development
20 required to be approved by the planning director prior to entering the ROGO permit
21 allocation system.
22

23 (b) *Purpose and intent.* The purposes and intent of residential ROGO are:

- 24 (1) To facilitate implementation of goals, objectives and policies set forth in the
25 comprehensive plan relating to protection of residents, visitors and property in the
26 county from natural disasters, specifically including hurricanes;
27 (2) To limit the annual amount and rate of residential development commensurate with
28 the county's ability to maintain a reasonable and safe hurricane evacuation clearance
29 time;
30 (3) To regulate the rate and location of growth in order to further deter deterioration of
31 public facility service levels, environmental degradation and potential land use
32 conflicts;
33 (4) To allocate the limited number of dwelling units available annually hereunder, based
34 upon the goals, objectives and policies set forth in the comprehensive plan; and
35 (5) To implement goal 105 of the comprehensive plan.
36

37 * * * * *

38
39 **Sec. 138-25. - Application procedures for residential ROGO.**
40

- 41 (a) *Application for allocation.* In each quarterly allocation period, the department of planning
42 and environmental resources shall accept applications to enter the residential ROGO
43 system on forms prescribed by the planning director. Except for allocations to be reserved
44 and awarded under section 138-24(b), the ROGO application form must be accompanied
45 by an approved ~~building permit application~~ ROGO Site Plan and a nonrefundable
46 processing fee in order to be considered in the current allocation period. The planning

1 director shall review the ROGO application for completeness. If the application is
2 determined to be incomplete, the planning director shall reject the ROGO application and
3 notify the applicant of such rejection, and the reasons therefore, within ten working days.
4 The application shall be assigned a controlling date that reflects the time and date of its
5 submittal unless the application is determined to be incomplete. If the application is
6 rejected, then the new controlling date shall be assigned when a complete application is
7 submitted.
8

9 (b) *Fee for review of application.* Each ROGO application shall be accompanied by a
10 nonrefundable processing fee as may be established by resolution of the board.
11 Additional fees are not required for successive review of the same ROGO application
12 unless the application is withdrawn and resubmitted.
13

14 (c) *Compliance with other requirements.* The ROGO application shall not constitute an
15 indication of ~~indicate~~ whether or not the applicant for a residential dwelling unit
16 allocation has satisfied and complied with all county, state and federal requirements
17 otherwise imposed by the county regarding conditions precedent to issuance of a building
18 permit ~~and shall require that the applicant certify to such compliance.~~ Those
19 requirements shall be examined after an allocation is awarded during the building permit
20 process.
21

22 (d) *Noncounty time periods.* The county shall develop necessary administrative procedures
23 and, if necessary, enter into agreements with other jurisdictional entities which impose
24 requirements as a condition precedent to development in the county, to ensure that such
25 noncounty approvals, certifications and/or permits are not lost due to the increased time
26 requirements necessary for the county to process and evaluate residential dwelling unit
27 applications and issue allocation awards. The county may permit evidence of compliance
28 with the requirements of other jurisdictional entities to be demonstrated by "coordinating
29 letters" in lieu of approvals or permits.
30

31 (e) *Limitation on number of applications.*

32 (1) An individual entity or organization may submit only one ROGO application per unit
33 in each quarterly allocation period.

34 (2) There shall be no limit on the number of separate parcels for which ROGO
35 applications may be submitted by an individual, entity or organization.

36 (3) A ROGO application for a given parcel shall not be for more dwelling units than are
37 permitted by applicable zoning or land use regulations or the comprehensive plan.
38

39 (f) *Expiration of allocation award.* Except as provided for in this article, an allocation award
40 shall expire ~~when its corresponding building permit is not picked up after 60 days of~~
41 ~~notification by certified mail of the award or after issuance of the building permit, upon~~
42 ~~expiration of the permit. :~~ 1) upon failure by an applicant to submit a building permit
43 application to the building department for the residential dwelling unit requiring the
44 ROGO allocation within 180 days from the date of the ROGO allocation award; 2) upon
45 failure by an applicant to obtain an issued building permit within 360 days from the date
46 of the ROGO allocation award; or 3) when its corresponding building permit is deemed

1 to expire pursuant to chapter 102, article VII or after 60 days of mailing of notification
2 for the award of the allocation. Within 90 days of expiration, this timeframe may be
3 extended only by resolution of the board of county commissioners.
4

5 (g) *Borrowing from future housing allocations.*

- 6 (1) The planning commission may award additional units from future annual dwelling
7 unit allocations to fully grant an application for residential units in a project if such an
8 application receives an allocation award for some, but not all, of the units requested.
9 (2) The board of county commissioners, in approving affordable housing allocations
10 pursuant to section 138-24(b), may reserve and award additional units from future
11 annual dwelling unit allocations if the number of available allocations is insufficient
12 to meet specific project needs.
13 (3) The planning commission shall not reduce any future market rate quarterly allocation
14 by more than 20 percent and shall not apply these reductions to more than the next
15 five annual allocations or 20 quarterly allocations.
16 (4) The board of county commissioners, upon recommendation of the planning
17 commission, may make available for award up to 100 percent of the affordable
18 housing allocations available over the next five annual allocations or 20 quarterly
19 allocations.
20

21 (h) *Revisions of ROGO applications and awards.*

- 22 (1) An applicant may elect to revise a ROGO application to increase the competitive
23 points in the application without prejudice or change in the controlling date if a
24 revision is submitted on a form approved by the planning director to the planning and
25 environmental resources department no later than 30 days following the planning
26 commission approval of the previous ROGO rankings. Any such revision shall not
27 involve changes to the approved ~~building permit application~~ ROGO Site Plan. All
28 other applications that are withdrawn and resubmitted that do not increase the
29 competitive points or involve revisions to the approved ~~building permit application~~
30 ROGO Site Plan shall be considered new, requiring payment of appropriate fees and
31 receiving a new controlling date.
32 (2) After receipt of an allocation award, and either before or after receipt of a building
33 permit, but prior to receipt of a certificate of occupancy, no revisions shall be made to
34 any aspect of the proposed residential development which formed the basis for the
35 evaluation review, determination of points and allocation rankings, unless such
36 revision would have the effect of increasing the points awarded.
37

38 (i) *Clarification of application data.*

- 39 (1) At any time during the dwelling unit allocation review and approval process, the
40 applicant may be requested by the ~~director of~~ planning director or the planning
41 commission to submit additional information to clarify the relationship of the
42 allocation application, or any elements thereof, to the evaluation criteria. If such a
43 request is made, the ~~director of~~ planning director shall identify the specific evaluation
44 criterion at issue and the specific information needed and shall communicate such
45 request to the applicant.

(2) Upon receiving a request from the ~~director of~~ planning director for such additional information, the applicant may provide such information, or the applicant may decline to provide such information and allow the allocation application to be evaluated as submitted.

* * * * *

Sec. 138-28. - Evaluation criteria (ROGO).

The point values established on the following pages are to be applied cumulatively:

(1) *Tier designation.* The following points are intended to discourage development in environmentally sensitive areas and to direct and encourage development in appropriate infill areas, while recognizing that any development has an impact on the carrying capacity of the Florida Keys:

<i>Point Assignment</i>	<i>Criteria</i>
+0	An application which proposes a dwelling unit within an area designated tier I on Big Pine Key or No Name Key.
+10	An application which proposes a dwelling unit within an area designated tier I (natural area).
+10	An application which proposes development within an area designated tier II (transition and sprawl reduction area) on Big Pine Key or No Name Key.
+20	An application which proposes development within an area designated tier III (infill area) on Big Pine Key or No Name Key.
+20	An application which proposes the clearing of any upland native habitat vegetation that is part of a one acre or larger upland native habitat within an area designated tier III-A (special protection area).
+30	An application which proposes development within an area designated tier III (infill area) outside of Big Pine Key or No Name Key.

(2) *Big Pine Key and No Name Key only.* The following additional negative points shall be cumulatively assigned to allocation applications and are intended to implement the Habitat Conservation Plan and the Livable CommuniKeys Community Master Plan for Big Pine Key and No Name Key:-

<i>Point Assignment</i>	<i>Criteria</i>
- 10	An application which proposes a dwelling unit on No Name Key.
- 10	An application which proposes development in designated Lower Keys Marsh Rabbit habitat or buffer areas as designated in the community master plan.
- 10	An application which proposes development in Key Deer Corridor as designated in the community master plan.

1
2
3
4

(3) *Lot aggregation.* The following points are intended to encourage the voluntary reduction of density through aggregation of vacant, legally platted, buildable lots with density allocation by lot:-

<i>Point Assignment*</i>	<i>Criteria*</i>
+4	An application which aggregates a contiguous vacant, legally platted, vacant, buildable lot, zoned IS, IS-D, URM, URM-L, or CFV, located within a tier III designated area together with the parcel proposed for development. Each additional vacant, legally platted, buildable lot which is aggregated that meets the above requirements will earn the application the additional points as specified.
+3	On Big Pine Key and No Name Key. An application which aggregates a contiguous vacant, legally platted, vacant, buildable lot, zoned IS, IS-D, URM, URM-L, or CFV, located within a tier II or tier III designated area together with the parcel proposed for development. Each additional vacant, legally platted, buildable lot which is aggregated that meets the above requirements will earn the application the additional points as specified.
<i>Additional requirements</i>	
	1. The proposed development shall not involve the clearing of upland native vegetation of more than 5,000 square feet of upland native vegetation or the open space requirements of section 118-9, whichever is less.
	2. The application shall include, but not be limited to, the following: <u>(a) An affidavit of ownership of all affected parcels, acreage or land; and (b) A legally binding, restrictive covenant limiting the number of dwelling units on the aggregated lot, running in favor of the county and enforceable by the county, subject to the approval of the growth management director and county attorney and recorded in the office of the clerk of the county prior to the issuance of any building permit pursuant to an allocation award.</u>
	(a) An affidavit of ownership of all affected parcels, acreage or land; and
	(b) A legally binding, restrictive covenant limiting the number of dwelling units on the aggregated lot, running in favor of the county and enforceable by the county, subject to the approval of the growth management director and county attorney and recorded in the office of the clerk of the county prior to the issuance of any building permit pursuant to an allocation award.
*Exception: <u>No points for aggregation shall be awarded for any application that proposes the clearing of any native upland habitat in a tier III-A (Special Protection</u>	

Area) area. No aggregation of lots will be permitted in tier I.

~~No points for aggregation shall be awarded for any application that proposes the clearing of any native upland habitat in a tier III-A (Special Protection Area) area. No aggregation of lots will be permitted in tier I.~~

1
2
3
4
5
6

(4) *Land dedication.* The following points are intended to encourage the voluntary dedication of vacant, buildable land within tier I and tier II (Big Pine Key and No Name Key) areas for the purposes of conservation, resource protection, restoration or density reduction, and, if located within tier III, for the purpose of providing land for affordable housing, where appropriate:-

<i>Point Assignment</i>	<i>Criteria</i>
+4	An application which includes the dedication to the county of one vacant, legally platted buildable lot, zoned SC, IS, IS-D, URM, URM-L, or CFV, or a legally platted, buildable lot within any CFSD that authorizes dwelling units. Each additional vacant, legally platted, buildable lot which is dedicated that meets the above requirements will earn the application the additional points as specified.
+2	On Big Pine Key and No Name Key, An application which includes the dedication to the county of one vacant, legally platted buildable lot, zoned SC, IS, IS-D, URM, URM-L, or CFV, or a legally platted, buildable lot within any CFSD that authorizes dwelling units. Each additional vacant, legally platted, buildable lot which is dedicated that meets the above requirements will earn the applicantion <u>application</u> the additional points as specified.
+1 for each 5,000 square feet of lot area	An application which includes the dedication to the county of a vacant, legally platted, buildable lot of 5,000 square feet or more within a suburban residential district (SR) or suburban residential-limited district (SR-L) within a designated tier I area. Each additional vacant, legally platted, buildable lot of 5,000 square feet or more that meets the above requirements will earn points as specified.
+0.5	An application which includes the dedication to the county of one vacant, legally platted, buildable lot of 5,000 square feet or more within a native area district (NA) or sparsely settled district (SS) in a designated tier I area. Each additional vacant, legally platted, buildable lot that meets the above requirements will earn the half-point as specified.
+4	An application which includes the dedication to the county of at least one acre of vacant, unplatted, buildable land located within a designated tier I area. Each additional one acre of vacant, unplatted, buildable land that meets the above requirements will earn the points as specified.
+2	On Big Pine Key and No Name Key, an application which includes the dedication to the county of at least one acre of

	vacant, unplatted, buildable land located within a designated tier I area. Each additional one acre of vacant, unplatted, buildable land that meets the above requirements will earn the points as specified.
<i>Additional requirements:</i>	
	1. The application shall include, but not be limited to, the following: <u>(a) An affidavit of ownership of all affected lots, parcels, acreage or land; and (b) A statutory warranty deed that conveys the dedicated property to the county shall be approved by the growth management director and county attorney and recorded in the office of the clerk of the county prior to the issuance of any building permit pursuant to an allocation award.</u>
	(a) An affidavit of ownership of all affected lots, parcels, acreage or land; and
	(b) A statutory warranty deed that conveys the dedicated property to the county shall be approved by the growth management director and county attorney and recorded in the office of the clerk of the county prior to the issuance of any building permit pursuant to an allocation award.
	2. Lots or parcels dedicated for positive points under this paragraph shall not be eligible for meeting the mitigation requirements of the Big Pine Key and No Name Key Overlay Zone.
	3. Lots or parcels donated for points in Big Pine Key or No Name Key must be located within tier I or tier II lands in Big Pine Key or No Name Key

1
2
3
4

(5) *Market rate housing in employee or affordable housing project.* The following points are intended to provide further incentives for provision of market rate housing within employee housing projects:

<i>Point Assignment</i>	<i>Criteria</i>
+6	An application for market rate housing unit which is part of employee or affordable housing project.
<i>Additional requirements:</i>	
	The market rate dwelling unit must be part of an approved employee or affordable housing project and meet all the requirements and conditions pursuant to section 130-161(a) and (f) and this ordinance

5
6
7

(6) *Special flood hazard area.* The following points are intended to discourage development within high risk special flood hazard zones:

<i>Point Assignment</i>	<i>Criteria</i>
-4	An application which proposes development within a "V" zone on the FEMA flood insurance rate map.

8

1 (7) *Central wastewater treatment system availability.* The following points shall be
 2 assigned to encourage development in areas served by central wastewater treatment
 3 systems:

<i>Point Assignment</i>	<i>Criteria</i>
+4	An application for which development is required to be connected to a central wastewater treatment system that meets BAT/AWT standards established by the state legislature.

4
 5 (8) *Perseverance points.* The following points are intended to reward an application
 6 based upon the number of years spent in the residential ROGO system without
 7 receiving an allocation award:

<i>Point Assignment</i>	<i>Criteria</i>
+1	A point shall be awarded on the anniversary controlling date for each year that the application remains in the ROGO system up to a maximum of four years.

8
 9 (9) *Payment to land acquisition fund.* Up to two points shall be awarded for a monetary
 10 payment to the county's land acquisition fund for the purchase by the county of lands
 11 for conservation and retirement of development rights. Points for payment to this
 12 fund shall be assigned as follows:

<i>Point Assignment</i>	<i>Criteria</i>
+ 1 to + 2	Proposes payment to the county's land acquisition fund in an amount equal to the monetary value of a ROGO dedication point times the number of points to be purchased, up to a maximum of two points.
<i>Additional requirements:</i>	
	1. The monetary value of each point shall be established annually by resolution of the board of county commissioners.
	2. The monetary value of each point shall be based upon the average fair market value of privately-owned, buildable, vacant, IS/URM, platted lots in tier I divided by four.
	3. Payment to the county's land acquisition fund shall be prior to the issuance of any building permit pursuant to the allocation award.

13
 14 (10) *Rescoring of applications not receiving allocations.* All applications in the ROGO
 15 system on the effective date of the ordinance from which this article is derived that do
 16 not receive an allocation award in quarter 4, ROGO year 14, ending July 13, 2006,
 17 shall be rescored in quarter 1, ROGO year 15, pursuant to the above provisions as
 18 modified by the vesting provisions of subsection ~~subsubsection~~ (11) of this section.

19
 20 (11) *Retroactive vesting provisions.* Notwithstanding the provisions of this article,
 21 upon the effective date of the ordinance from which this article is derived, the
 22 following vesting provisions shall apply to the scoring of applications in the ROGO
 23 system prior to the effective date of the ordinance from which this article is derived:

1. All applications shall be eligible to continue to receive perseverance points beyond the first four years in the system, at an annual rate of +2 points for each year that the application remains in the ROGO system.
2. If any application, prior to the effective date of the ordinance from which this article is derived, had been withdrawn and reentered the ROGO system and the application had been revised solely to increase its point total through lot aggregation or land dedication without revising the approved ~~building permit application~~ ROGO Site Plan, the controlling date of the application shall be restored to the controlling date of the application prior to the application's withdrawal. The application shall also be entitled to any perseverance points lost due to the withdrawal.
3. If any application received points for aggregation, which would not be authorized under the new aggregation provisions of subsection (3) of this section, the applicant shall receive +4 points for each aggregated lot, except that all applications received after September 27, 2005 that are on file with the county must be rescored prior to receiving an allocation pursuant to the mandate by the Florida Administrative Commission by Rule Nos. 28-20.110 and 28-20.120, effective September 27, 2005.
4. All applicants in the ROGO system upon the effective date of the ordinance from which this article is derived shall be notified by regular mail within 30 days from the effective date of the ordinance from which this article is derived by the county planning and environmental resources department of the new ROGO scoring system. In this notification, applicants shall be informed that they have 30 days from the date of the notification, if they so ~~chese~~ choose, to submit a revision to their ROGO application to receive positive points through aggregation, land dedication, or payment of fees to the land acquisition fund. Within this one-time, 30-day time period, applicants shall be able to revise their applications without payment of fees or a change in their controlling date upon condition that their approved ~~building permit application~~ ROGO Site Plan is not revised.

* * * * *

Sec. 138-29. ROGO site plan approval process.

(a) ROGO Site Plan application. Any application for a ROGO allocation within unincorporated Monroe County subject to this chapter shall require site plan approval prior to ROGO application submittal in accordance with this section.

(b) ROGO Site Plan application requirements. An application shall be submitted to the planning director in a form provided by the planning and environmental resources department.

(1) The application shall be received by the planning department at least 30 days prior to the end of an allocation period.

(2) The application shall be accompanied by the required application fee, which shall be established by resolution of the board of county commissioners.

- 1 (3) The application shall include a) the name(s) and address(s) of the property owner(s)
2 of record, b) the property record card(s) from the Monroe County Property Appraiser,
3 c) a location map, d) a written legal description of the property proposed for
4 development, e) a statement and confirmation that no new structures shall exceed or
5 otherwise violate the height and floodplain management limitations of this chapter, f)
6 a boundary survey of the property proposed for development, prepared by a surveyor
7 registered in the State of Florida, showing the boundaries of the site, elevations,
8 bodies of water or wetlands on the site and adjacent to the site, existing structures
9 including all paved areas, existing easements, total acreage and total acreage by
10 habitat and g) the site plan.
- 11 (4) If a conditional use permit is required in accordance with this chapter for the
12 development applied for, the conditional use permit shall be obtained and effective
13 prior to submittal of any ROGO Site Plan application. A copy of the recorded
14 development order shall be submitted with the ROGO Site Plan application.
- 15 (5) The site plan shall be prepared and sealed by a professional architect, engineer, or any
16 other professional licensed in the State of Florida to prepare site plan. The site plan
17 shall be drawn to a scale of one inch equals twenty feet. At a minimum, the site plan
18 shall depict the following features and information:
- 19 a. Date, north point and graphic scale;
20 b. Boundary lines of site, including all property lines and mean high-water lines in
21 accordance with Florida Statutes;
22 c. All attributes from the boundary survey, excluding only existing structures to be
23 removed as part of a redevelopment;
24 c. Future Land Use Map (FLUM) designation(s) of the site;
25 d. Land use district designation(s) of site;
26 e. Tier designation(s) of the site;
27 f. Flood zones pursuant to the Flood Insurance Rate Map;
28 g. Setback lines as required by this chapter;
29 h. Locations and dimensions of all existing and proposed structures, including all
30 paved areas;
31 i. Size and type of buffer yards and parking lot landscaping areas, including the
32 species and number of plants;
33 j. Extent and area of wetlands, open space preservation areas and conservation
34 easements;
35 k. Delineation of habitat types to demonstrate buildable area on the site, including
36 any heritage trees identified and any potential species that may use the site
37 (certified by an approved biologist and based on the most current professionally-
38 recognized mapping by the U.S. Fish and Wildlife Service;
39 l. Drainage plan including existing and proposed topography, all drainage
40 structures, retention areas, drainage swales and existing and proposed permeable
41 and impermeable areas;
42 m. Location of existing and proposed fire hydrants or fire wells;
43 n. The location of existing public utilities, including location of the closest available
44 water supply system or collection lines and the closest available wastewater
45 collection system or collection lines (with wastewater system provider) or on-site

1 system proposed to meet required County and State of Florida wastewater
2 treatment standards; and

3 n. A table providing the total land area of the site, the total buildable area of the site,
4 the type and square footage of all nonresidential land uses, the type and number of
5 all residential dwelling units, setbacks required and provided, the total amount of
6 off-street parking required and provided, the amounts of impervious and pervious
7 areas, and calculations for land use intensity, open space ratio, and off-street
8 parking.

9 As reasonably required, if deemed necessary to complete a full review of the
10 application, the planning director may request additional information or coordination
11 letters from other agencies.

12
13 (c) *ROGO Site Plan application required review:*

14
15 (1) The planning director, in accordance with the procedures, standards and limitations of
16 this article and subject to such rights of appeal as are provided, has the authority to
17 approve ROGO Site Plan applications.

18 (2) The ROGO Site Plan application shall be initially reviewed by planning and
19 environmental resources department for compliance with this chapter, the
20 comprehensive plan, any applicable Livable CommuniKeys master plan and any
21 other plan that would affect the proposed land use and intensity.

22 (3) Once determined complete and in compliance by the planning and environmental
23 resources department, the planning director, or his or her designee, shall route the
24 application to the following departments for review: the building department, the
25 office of the fire marshal, the engineering and project management department. Each
26 department that reviews the application shall respond with written comments and
27 recommendations to the planning director, or his or her designee, who shall maintain
28 a file on the application.

29 (4) Upon receiving written comments and recommendations of approval by all of the
30 reviewing departments, the planning director shall approve the ROGO Site Plan
31 application. At that time, the planning and environmental resources department shall
32 notify the applicant in writing and the applicant may then submit the additional
33 application for a ROGO allocation and enter the ROGO permit allocation system.

34 (5) In the event that the ROGO Site Plan application is found deficient and/or non-
35 compliant to a required regulation or policy, the planning director shall notify the
36 applicant by certified mail of such deficiency or additionally needed information.
37 The applicant shall have an opportunity to remedy any deficiency by filing a revision
38 to the application within 60 days of the date of the notification by the County of the
39 deficiency. If the applicant does not submit a revision to the application with 60
40 days, the planning director shall deny the ROGO Site Plan application.

41 (6) The applicant, an adjacent property owner, or any aggrieved or adversely affected
42 person, as defined by F.S. § 163.3215(2), may appeal the decision of the planning
43 director. Such an appeal shall be conducted by the planning commission in
44 accordance with the provisions of section 102-185(e).

45 * * * * *
46

1
2 **Sec. 138-47. - Nonresidential rate of growth ordinance (NROGO).**
3

4 (a) Definitions. The following words, terms and phrases, when used in this section, shall
5 have the meanings ascribed to them in this subsection, except where the context clearly
6 indicates a different meaning:
7

8 *Allocation date* means the specific date and time by which applications for the NROGO
9 allocation will be accepted and processed.

10
11 *Annual allocation period* means the 12-month period beginning on July 14, 2001, and
12 subsequent one-year periods that is used to determine the amount of nonresidential floor
13 area to be allocated based on the number of ROGO allocations to be issued in the
14 upcoming ROGO year.

15
16 *Annual nonresidential ROGO allocation* means the maximum floor area for which
17 building permits may be issued during an annual allocation period.

18
19 *Buildable lot or parcel* means the lot or parcel which must contain a minimum of 2,000
20 square feet of uplands, including any disturbed wetlands that can be filled pursuant to this
21 chapter.
22

23 *Community master plan* means a plan adopted by the board of county commissioners as
24 part of the Monroe County Livable CommuniKeys Program.
25

26 *Controlling date* means the same as defined in section 138-19(a), except it shall apply to
27 NROGO applications under this article.
28

29 *Covered walkways* means a covered area of any length but no wider than five feet that is
30 used for providing weather protected pedestrian access from one part of a property to
31 another part of the same property.
32

33 *Historic resources* means a building, structure, site, or object listed or eligible for listing
34 individually or as a contributing resource in a district in the National Register of Historic
35 Places, the state inventory of historic resources or the county register of designated
36 historic properties.
37

38 *Infill* means the development or redevelopment of land that has been bypassed, remained
39 vacant, and/or underused in otherwise built up areas which are serviced by existing
40 infrastructure.
41

42 *Nonresidential floor area* means the sum of the gross floor area for a nonresidential
43 building or structure, as defined in section 101-1, any areas used for the provision of food
44 and beverage services and seating, whether covered or uncovered, and all covered,
45 unenclosed areas. Walkways, stairways, entryways, parking, and loading areas are not
46 considered nonresidential floor area. Additionally, boat barns, covered and unenclosed

1 boat racks with three or fewer sides not associated with retail sales of boats which do not
2 exceed 50 percent of the net buildable area of the lot/parcel are not considered
3 nonresidential floor area. The term "nonresidential floor area" does not include space
4 occupied by transient residential and institutional residential principal uses.

5
6 *Nonresidential ROGO allocation*, also referred to as NROGO allocation, means the
7 maximum amount of nonresidential floor area for which building permits may be issued
8 in a given time period.

9
10 *Nonresidential ROGO allocation award*, also referred to as NROGO allocation award,
11 means the approval of a nonresidential ROGO application ~~for the~~ prior to the application
12 and subsequent issuance of a building permit to authorize construction of new
13 nonresidential floor area.

14
15 *NROGO Site Plan* means a document that demonstrates that proposed development
16 required to be approved by the planning director prior to entering the NROGO permit
17 allocation system.

18
19 *Site* means the parcels of land required to be aggregated under section 130-130 to be
20 developed or from which existing nonresidential floor area is to be transferred or
21 received.

22
23 *Storage area* means the outside storage of vehicles, recreational vehicles, boats, campers,
24 equipment, goods and materials for more than 24 hours. The term "storage area" includes
25 a contractor's equipment storage, but does not include outdoor retail sales. This is
26 considered a light industrial use and does not include waste transfer stations, junkyards,
27 yards or other heavy industrial uses.

28
29 *Sunshade* means an unenclosed structure used as protection from the weather.

30
31 (b) *Purpose and intent*. The purposes and intent of the nonresidential rate of growth
32 ordinance are:

- 33 (1) To facilitate implementation of goals, objectives and policies set forth in the
34 comprehensive plan relating to maintaining a balance between residential and
35 nonresidential growth.
- 36 (2) To maintain a ratio of approximately 239 square feet of nonresidential floor area for
37 each new residential permit issued through the residential rate of growth ordinance
38 (ROGO).
- 39 (3) To promote the upgrading and expansion of existing small-size businesses and to
40 retain the predominately small scale character of nonresidential development in the
41 Florida Keys.
- 42 (4) To regulate the rate and location of nonresidential development in order to eliminate
43 potential land use conflicts.
- 44 (5) To allocate the nonresidential floor area annually hereunder, based on the goals,
45 objectives and policies of the comprehensive plan and the Livable CommuniKeys
46 master plans.

1
2 * * * * *
3
4 **Sec. 138-52. - Application procedures for NROGO.**
5

- 6 (a) *Application for allocation.* The planning department shall accept applications to enter the
7 NROGO system on forms provided by the planning director. The NROGO application
8 form must be accompanied by an approved ~~building permit application~~ NROGO Site
9 Plan in order to be considered in the current annual allocation period. The application
10 must state for which allocation category an award is being sought, either 2,500 square
11 feet or less, or ~~more than 2,500~~ 2,501 square feet or more. The planning director shall
12 review the NROGO application for completeness. If the application is determined to be
13 incomplete, the planning director shall reject the NROGO application and notify the
14 applicant of such rejection, and the reasons therefor, within ten working days. If
15 determined to be complete, the application shall be assigned a controlling date.
16
- 17 (b) *Fee for review of application.* Each NROGO application shall be accompanied by a
18 nonrefundable processing fee as may be established by resolution of the board of county
19 commissioners. Additional fees are not required for successive review of the same
20 NROGO application unless the application is withdrawn and resubmitted.
21
- 22 (c) *Compliance with other requirements.* The NROGO ~~applications~~ application shall ~~indicate~~
23 not constitute an indication of whether or not the applicant for the nonresidential floor
24 area allocation has satisfied and complied with all county, state, and federal requirements
25 otherwise imposed by the county regarding conditions precedent to issuance of a building
26 permit ~~and shall require that the applicant certify to such compliance.~~ Those
27 requirements shall be examined after an allocation is awarded during the building permit
28 process.
29
- 30 (d) *Time of review.* ~~Notwithstanding the time periods set forth in section 110-142, the~~
31 ~~director of~~ The planning director may retain the allocation application and its associated
32 ~~building permit~~ NROGO Site Plan application for review pursuant to the evaluation
33 procedures and criteria set forth in section 138-53 and section 138-55.
34
- 35 (e) *Noncounty time periods.* The county shall develop necessary administrative procedures
36 and, if necessary, enter into agreements with other jurisdictional entities which impose
37 requirements as a condition precedent to development in the county, to ensure that such
38 noncounty approvals, certifications and/or permits are not lost due to the increased time
39 requirements necessary for the county to process and evaluate ~~residential dwelling unit~~
40 nonresidential floor area applications and issue allocation awards. The county may permit
41 evidence of compliance with the requirements of other jurisdictional entities to be
42 demonstrated by coordination letters in lieu of approvals or permits.
43
- 44 (f) *Limitation on number of applications.*
45 (1) An individual entity or organization may have only one active NROGO application
46 per site in the annual allocation period.

1 (2) There shall be no limit on the number of separate projects for which NROGO
2 applications may be submitted by an individual, entity or organization.
3

4 (g) *Expiration of allocation award.* An allocation award shall expire ~~when:~~ 1) upon failure
5 by an applicant to submit a building permit application to the building department for the
6 nonresidential development requiring the NROGO allocation within 180 days from the
7 date of the NROGO allocation award; 2) upon failure by an applicant to obtain an issued
8 building permit within 360 days from the date of the NROGO allocation award; or 3)
9 when its corresponding building permit is deemed to expire pursuant to chapter 102,
10 article VII ~~or after 60 days of mailing of notification for the award of the allocation of~~
11 ~~nonresidential floor area.~~ Within 90 days of expiration, this timeframe may be extended
12 only by resolution of the board of county commissioners.
13

14 (h) *Withdrawal of NROGO application.* An applicant may elect to withdraw a NROGO
15 application without prejudice at any time up to finalization of the evaluation rankings by
16 the planning commission. Revision and resubmission of the withdrawn application must
17 be in accordance with subsection (i) of this section.
18

19 (i) *Revisions to applications and awards.*

20 (1) Upon submission of a NROGO application, an applicant may revise the application if
21 it is withdrawn and resubmitted prior to the allocation date for the allocation period in
22 which the applicant wishes to compete. Resubmitted applications shall be considered
23 new, requiring payment of appropriate fees and receiving a new controlling date.

24 (2) After receipt of an allocation award, and either before or after receipt of a building
25 permit being obtained, but prior to receipt of a certificate of occupancy or final
26 inspection, no revisions shall be made to any aspect of the proposed nonresidential
27 development which formed the basis for the evaluation review, determination of
28 points and allocation rankings, unless such revision would have the effect of
29 increasing the points awarded.

30 (3) After the receipt of an allocation award, a building permit and a certificate of
31 occupancy or final inspection, no revision shall be made to any aspect of the
32 completed nonresidential development which formed the basis for the evaluation,
33 review, determination of points and allocation rankings, unless such revisions are
34 accomplished pursuant to a new building permit and unless such revisions would
35 have the net effect of either maintaining or increasing the number of points originally
36 awarded.
37

38 (j) *Clarification of application data.*

39 (1) At any time during the NROGO allocation review and approval process, the applicant
40 may be requested by the ~~director of~~ planning director or the planning commission, to
41 submit additional information to clarify the relationship of the allocation application,
42 or any elements thereof, to the evaluation criteria. If such a request is made, the
43 ~~director of~~ planning director shall identify the specific evaluation criterion at issue
44 and the specific information needed and shall communicate such request to the
45 applicant.

(2) Upon receiving a request from the ~~director of~~ planning director for such additional information, the applicant may provide such information; or the applicant may decline to provide such information and allow the allocation application to be evaluated as submitted.

* * * * *

Sec. 138-55. - Evaluation criteria (NROGO).

(a) Evaluation point values. The following point values established are to be applied cumulatively except where otherwise specified:

(1) *Tier designation.* The following points are intended to discourage nonresidential development in environmentally sensitive areas and areas without sufficient infrastructure and to direct and encourage nonresidential development in appropriate infill areas, while recognizing that any development has affects on the carrying capacity of the Florida Keys:

<i>Point Assignment</i>	<i>Criteria</i>
0	An application which proposes nonresidential development within an area designated tier I (natural area), except for the expansion of existing, lawfully established nonresidential floor area provided under the exception below.
+10	An application which proposes nonresidential development within an area designated tier II (transition and sprawl reduction area) on Big Pine <u>Key and or</u> No Name Key.
+10	An application which proposes nonresidential development within an area designated tier III-A (special protection area) that proposes to clear any portion of an upland native habitat patch of one acre or greater in size.
+20	An application which proposes nonresidential development within an area designated tier III (infill area).
<i>Exception:</i>	
Any application for the expansion of existing, lawfully established nonresidential floor area shall be assigned +20 points contingent upon no further clearing of upland native habitat and no addition to and/or expansion of the existing lot or parcel upon which the existing use is located.	

(2) *Intensity Reduction.* The following points are intended to encourage the voluntary reduction of intensity:

<i>Point Assignment</i>	<i>Criteria</i>
+4	An application proposes development that reduces the permitted floor area ratio (FAR) to 23 percent or less.
<i>Additional Requirements:</i>	
A legally binding restrictive covenant running in favor of the county that restricts the floor area ratio of the property to a maximum of 23 percent for a period of ten years shall be approved by the growth management director and county attorney	

and recorded in the office of the county clerk prior to the issuance of any building permit pursuant to an allocation award.

1
2
3
4
5
6

(3) *Land dedication.* The following points are intended to encourage the voluntary dedication of vacant, buildable land within tier I and tier II (Big Pine Key and No Name Key) areas for the purposes of conservation, resource protection, restoration or density reduction, and, if located within tier III, for the purpose of providing land for affordable housing where appropriate:

<i>Point Assignment</i>	<i>Criteria</i>
+4	An application which includes the dedication to the county of one vacant, legally platted, buildable lot, zoned SC, IS, IS-D, IS-M, URM, URM-L, or CFV or a legally platted, buildable lot within any CFSD that authorizes dwelling units. Each additional vacant, legally platted, buildable lot which is dedicated that meets the above requirements will earn the application the additional points as specified.
+2	On Big Pine Key and No Name Key, an application which includes the dedication to the county of one vacant, legally platted, buildable lot, zoned SC, IS, IS-D, IS-M, URM, URM-L, or CFV, or a legally platted, buildable lot within any CFSD that authorizes dwelling units. Each additional vacant, legally platted, buildable lot which is dedicated that meets the above requirements will earn the application the additional points as specified.
+1 for each 5,000 square feet of lot area	An application which includes the dedication to the county of a vacant, legally platted, buildable lot of 5,000 square feet or more within a suburban residential district (SR) or suburban residential-limited district (SR-L) in a designated tier I area. Each additional vacant, legally platted, buildable lot of 5,000 square feet or more that meets the above requirements will earn points as specified.
+0.5	An application which includes the dedication to the county of one vacant, legally platted lot of 5,000 square feet or more within a native area district (NA) or sparsely settled district (SS) within a designated tier I area. Each additional vacant, legally platted, buildable lot that meets the above requirements will earn the half-point as specified.
+4	An application which includes the dedication to the county of at least one acre of vacant, unplatted, buildable land located within a designated tier I area. Each additional one acre of vacant, unplatted, buildable land that meets the above requirements will earn the points as specified.
+2	On Big Pine Key and No Name Key, an application which includes the dedication to the county of at least one acre of vacant, unplatted, buildable land located within a designated tier I area. Each additional one acre of vacant, unplatted,

	buildable land that meets the above requirements will earn the points as specified.
<i>Additional requirements:</i>	
1. The application shall include, but not be limited to, the following: <u>(a) An affidavit of ownership of all affected lots, parcels, acreage or land; and (b) A statutory warranty deed that conveys the dedicated property to the county shall be approved by the growth management director and county attorney and recorded in the office of the clerk of the county prior to the issuance of any building permit pursuant to an allocation award.</u>	
(a) An affidavit of ownership of all affected lots, parcels, acreage or land; and (b) A statutory warranty deed that conveys the dedicated property to the county shall be approved by the growth management director and county attorney and recorded in the office of the clerk of the county prior to the issuance of any building permit pursuant to an allocation award.	
2. Lots or parcels dedicated for positive points under this subsection shall not be eligible for meeting the mitigation requirements of the Big Pine Key and No Name Key Overlay Zone.	
3. Only lots or parcels on Big Pine Key and No Name Key dedicated for positive points under this subsection will allow for positive points for applications on Big Pine Key and No Name Key.	

1
2
3
4
5
6
7
8
9
10
11

(4) *Special flood hazard area.* The following points are intended to discourage development within high risk special flood hazard zones:

<i>Point Assignment</i>	<i>Criteria</i>
-4	An application which proposes development within a "V" zone on the FEMA flood insurance rate map.

(5) *Perseverance points.* The following points are intended to reward an application based upon the number of years spent in the nonresidential ROGO system without receiving an allocation award.

<i>Point Assignment</i>	<i>Criteria</i>
+1	A point shall be awarded on the anniversary of the controlling date for each year that the application remains in the NROGO system, up to four years.
+2	Points shall be awarded on the anniversary of the controlling date for each year over four that the application remains in the NROGO system.

(6) *Highway access.* The following points are intended to encourage connections between commercial uses and reduction of the need for trips and access onto U.S. Highway 1:

<i>Point Assignment</i>	<i>Criteria</i>
+3	The project eliminates an existing driveway or accessway to U.S. Highway 1.
+2	The projects does not provide for a new driveway or accessway to U.S. Highway 1.

1
2
3

(7) *Landscaping and water conservation.* The following points are intended to encourage the planting of native vegetation and promote water conservation

<i>Point Assignment</i>	<i>Criteria</i>
+3	The project provides a total of 200 percent of the number of native landscape plants on its property than the number of native landscape plants required by this chapter within landscaped bufferyards and parking areas.
+1	25 percent of the native plants provided to achieve the three point award above or provided to meet the landscaped bufferyard and parking area requirements of this chapter are listed as threatened or endangered plants native to the Florida Keys.
+2	Project landscaping is designed for water conservation such as use of 100 percent native plants for vegetation, collection and direction of rainfall to landscaped areas, or application of reused wastewater or treated seawater for watering landscaped plants.
<i>Additional requirements:</i>	
Prior to the issuance of a certificate of occupancy for the building permit authorized by an allocation award, the applicant shall:	
(a) Post a two-year performance bond in accordance with this chapter to ensure maintenance of the native plants; and,	
(b) Sign an affidavit acknowledging that he is subject to code enforcement action should the native plants not be maintained.	

4
5
6
7

(8) *Central wastewater treatment system availability.* The following points shall be assigned to encourage development in areas served by central wastewater treatment systems

<i>Point Assignment</i>	<i>Criteria</i>
+4	An application for which development is required to be connected to a central wastewater treatment system that meets BAT/AWT standards established by the state legislature.

8
9
10

(9) *Employee housing.* The following points, up to a maximum of four, shall be assigned to allocation applications that make provisions for employee housing units:

<i>Point Assignment</i>	<i>Criteria</i>
+2 per unit	Proposes an employee housing unit which is located on the parcel with the nonresidential floor space requested in the allocation application. Up to a maximum of four points may be awarded.
<i>Additional requirements:</i>	
1. The employee housing unit shall be required to meet the applicable provisions of section 130-161.	
2. The proposed employee housing unit shall be included in the development approval for the nonresidential development proposed in the allocation application.	

3. A certificate of occupancy shall be granted for the nonresidential development authorized by the allocation award, but shall not be issued prior to the certificate of occupancy for the employee housing units.

1
2
3
4
5

(10) *Payment to land acquisition fund.* Up to two points shall be awarded for a monetary payment to the county's land acquisition fund for the purchase by the county of lands for conservation and retirement of development rights. Points for payment to this fund shall be assigned as follows:

<i>Point Assignment</i>	<i>Criteria</i>
+ 1 to + 2	Proposes payment to the county's land acquisition fund in an amount equal to the monetary value of a ROGO dedication point times the number of points to be purchased, up to a maximum of two points.
<i>Additional requirements:</i>	
	1. The monetary value of each point shall be established annually by resolution of the board of county commissioners.
	2. The monetary value of each point shall be based upon the average market value of privately-owned, buildable, vacant, IS/URM, platted lots in tier I, divided by four.
	3. Payment to the county's land acquisition fund shall be prior to the issuance of any building permit pursuant to the allocation award.

6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

(b) *Rescoring of applications not receiving allocations.* All applications in the NROGO system on the effective date of the ordinance from which this article is derived that do not receive an allocation award in quarter 4, ROGO year 14, ending July 13, 2006, shall be rescored in quarter 1, ROGO year 15, pursuant to the provisions of subsection (a) of this section, as modified by the vesting provisions of subsection (c) of this section.

(c) *Retroactive vesting provisions.* Notwithstanding the provisions of subsection (a) of this section, upon the effective date of the ordinance from which this article is derived, the following vesting provision shall apply to the scoring of applications in the ROGO system prior to the effective date of the ordinance from which this article is derived:

- (1) All applicants in the NROGO system upon the effective date of the ordinance from which this article is derived shall be notified by regular mail within 30 days from the effective date of the ordinance from which this article is derived by the county planning and environmental resources department of the new NROGO scoring system.
- (2) In such notification, applicants shall be informed that they have 30 days from the date of the notification, if they so ~~ehose~~ choose, to submit a revision to their NROGO application to receive positive points through aggregation, land dedication, or payment of fees to the land acquisition fund.
- (3) Within this one-time, 30-day time period, applicants shall be able to revise their applications without payment of fees or a change in their controlling date, upon

1 condition that their approved ~~building permit application~~ NROGO Site Plan is not
2 revised to involve any further clearing of upland native habitat.

3
4 * * * * *

5
6 **Sec. 138-56. NROGO site plan approval process.**

7
8 (a) NROGO Site Plan application. Any application for a NROGO allocation within
9 unincorporated Monroe County subject to this chapter shall require site plan approval
10 prior to NROGO application submittal in accordance with this section.

11
12 (b) NROGO Site Plan application requirements. An application shall be submitted to the
13 planning director in a form provided by the planning and environmental resources
14 department.

15
16 (1) The application shall be received by the planning department at least 30 days prior to
17 the end of an allocation period.

18 (2) The application shall be accompanied by the required application fee, which shall be
19 established by resolution of the board of county commissioners.

20 (3) The application shall include a) the name(s) and address(s) of the property owner(s)
21 of record, b) the property record card(s) from the Monroe County Property Appraiser,
22 c) a location map, d) a written legal description of the property proposed for
23 development, e) a statement and confirmation that no new structures shall exceed or
24 otherwise violate the height and floodplain management limitations of this chapter, f)
25 a boundary survey of the property proposed for development, prepared by a surveyor
26 registered in the State of Florida, showing the boundaries of the site, elevations,
27 bodies of water or wetlands on the site and adjacent to the site, existing structures
28 including all paved areas, existing easements, total acreage and total acreage by
29 habitat and g) the site plan.

30 (4) If a conditional use permit is required in accordance with this chapter for the
31 development applied for, the conditional use permit shall be obtained and effective
32 prior to submittal of any NROGO Site Plan application. A copy of the recorded
33 development order shall be submitted with the NROGO Site Plan application.

34 (5) The site plan shall be prepared and sealed by a professional architect, engineer, or any
35 other professional licensed in the State of Florida to prepare site plan. The site plan
36 shall be drawn to a scale of one inch equals twenty feet. At a minimum, the site plan
37 shall depict the following features and information:

38 a. Date, north point and graphic scale;

39 b. Boundary lines of site, including all property lines and mean high-water lines in
40 accordance with Florida Statutes;

41 c. All attributes from the boundary survey, excluding only existing structures to be
42 removed as part of a redevelopment;

43 c. Future Land Use Map (FLUM) designation(s) of the site;

44 d. Land use district designation(s) of site;

45 e. Tier designation(s) of the site;

46 f. Flood zones pursuant to the Flood Insurance Rate Map;

- 1 g. Setback lines as required by this chapter;
2 h. Locations and dimensions of all existing and proposed structures, including all
3 paved areas;
4 i. Size and type of buffer yards and parking lot landscaping areas, including the
5 species and number of plants;
6 j. Extent and area of wetlands, open space preservation areas and conservation
7 easements;
8 k. Delineation of habitat types to demonstrate buildable area on the site, including
9 any heritage trees identified and any potential species that may use the site
10 (certified by an approved biologist and based on the most current professionally-
11 recognized mapping by the U.S. Fish and Wildlife Service;
12 l. Drainage plan including existing and proposed topography, all drainage
13 structures, retention areas, drainage swales and existing and proposed permeable
14 and impermeable areas;
15 m. Location of existing and proposed fire hydrants or fire wells;
16 n. The location of existing public utilities, including location of the closest available
17 water supply system or collection lines and the closest available wastewater
18 collection system or collection lines (with wastewater system provider) or on-site
19 system proposed to meet required County and State of Florida wastewater
20 treatment standards; and
21 n. A table providing the total land area of the site, the total buildable area of the site,
22 the type and square footage of all nonresidential land uses, the type and number of
23 all residential dwelling units, setbacks required and provided, the total amount of
24 off-street parking required and provided, the amounts of impervious and pervious
25 areas, and calculations for land use intensity, open space ratio, and off-street
26 parking.
27 As reasonably required, if deemed necessary to complete a full review of the
28 application, the planning director may request additional information or coordination
29 letters from other agencies.

30
31 (c) NROGO Site Plan application required review:

- 32
33 (1) The planning director, in accordance with the procedures, standards and limitations of
34 this article and subject to such rights of appeal as are provided, has the authority to
35 approve NROGO Site Plan applications.
36 (2) The NROGO Site Plan application shall be initially reviewed by planning and
37 environmental resources department for compliance with this chapter, the
38 comprehensive plan, any applicable Livable CommuniKeys master plan and any
39 other plan that would affect the proposed land use and intensity.
40 (3) Once determined complete and in compliance by the planning and environmental
41 resources department, the planning director, or his or her designee, shall route the
42 application to the following departments for review: the building department, the
43 office of the fire marshal, the engineering and project management department. Each
44 department that reviews the application shall respond with written comments and
45 recommendations to the planning director, or his or her designee, who shall maintain
46 a file on the application.

1 (4) Upon receiving written comments and recommendations of approval by all of the
2 reviewing departments, the planning director shall approve the NROGO Site Plan
3 application. At that time, the planning and environmental resources department shall
4 notify the applicant in writing and the applicant may then submit the additional
5 application for a Nonresidential ROGO allocation and enter the NROGO permit
6 allocation system.

7 (5) In the event that the NROGO Site Plan application is found deficient and/or non-
8 compliant to a required regulation or policy, the planning director shall notify the
9 applicant by certified mail of such deficiency or additionally needed information.
10 The applicant shall have an opportunity to remedy any deficiency by filing a revision
11 to the application within 60 days of the date of the notification by the County of the
12 deficiency. If the applicant does not submit a revision to the application with 60
13 days, the planning director shall deny the NROGO Site Plan application.

14 (6) The applicant, an adjacent property owner, or any aggrieved or adversely affected
15 person, as defined by F.S. § 163.3215(2), may appeal the decision of the planning
16 director. Such an appeal shall be conducted by the planning commission in
17 accordance with the provisions of section 102-185(e).

18 * * * * *

19
20
21 **Sec. ~~138-57~~ 138-56. Employee housing fair share impact fee.**

22
23 (a) *Purpose.* All new nonresidential floor area, including commercial/business, institutional,
24 and industrial development, creates a direct or indirect requirement for employee
25 housing. The availability and stability of employee housing stock is essential for the
26 economic health of the county. Therefore, all applicants for new or transferred
27 nonresidential floor area shall be assessed a fee to be used by the county to address
28 employee housing issues.

29
30 (b) *Type of development affected.* The following types of development are affected by the
31 impact fee:

32 (1) All new nonresidential floor area under section 138-49(a); and

33 (2) The following development activities exempted under section 138-50 are subject to
34 the employee housing fair share impact fee:

35 a. Nonresidential development in areas exempted from residential ROGO, per
36 section 138-50(2);

37 b. Development activity for certain not-for-profit organizations, per section 138-
38 50(4);

39 c. Vested rights, per section 138-50(5);

40 d. De minimis expansion of nonresidential floor area, per section 138-50(6);

41 e. Industrial uses, per section 138-50(7); and

42 f. Transfer and redevelopment off site of lawfully established nonresidential floor
43 area which has not operated commercially for three years or more, per section
44 138-50(10).
45

(c) *Establishment of fee schedule.* An applicant for any new nonresidential floor area identified in subsection (b) of this section shall pay, prior to the issuance of a building permit, a fair share employee housing fee as established by the following schedule:

Structures for nonresidential uses of one to 1,999 square feet	\$1.00 per square foot
Structures for nonresidential uses of 2,000 to 2,999 square feet*	\$2.00 per square foot
Structures for nonresidential uses of 3,000 square feet or greater*	\$3.00 per square foot
*The fee is calculated on the total new or transferred nonresidential floor area subject to subsection (a)(2)f. of this section.	

(d) *Proceeds.* Proceeds from the impact fees collected shall be deposited in the employee housing fair share impact fee account and used exclusively to offset the cost of required permitting and connection fees related to the development of new employee housing, in accordance with a schedule and procedures recommended by the planning commission and approved by the board of county commissioners.

* * * * *

~~**Sec. 110-142. -- Compliance requirements for building permit applications requiring a ROGO or NROGO allocation award or submitted under privatized plan review.**~~

~~Prior to submittal of an application for a building permit requiring a ROGO or NROGO allocation award under this chapter or submitted under the provisions of F.S. ch. 553 or privatized plan review, the building permit application shall be first submitted to the planning director for compliance review with the requirements of this chapter, the comprehensive plan, and chapter 13. The planning director shall determine within 15 working days if the building permit application is in compliance and can be processed by the building department or needs to be revised before it can be accepted and processed. If an evaluation of an HEI and site plan visit is required, the number of working days to complete the review may be more than 15 working days. The compliance determination of the planning director shall be in writing.~~

* * * * *

~~**Sec. 110-143. -- Deadlines for submission of building permit applications to be entered into the residential and nonresidential permit allocation systems.**~~

~~No approved building permit application requiring a ROGO or NROGO allocation award, including applications submitted under privatized plan review as provided for by F.S. ch. 553 shall be accepted for entry into the ROGO or NROGO systems under this chapter, unless the building permit application is submitted to the building department 30 days prior to the end of the allocation period appropriate for that application.~~

1 IV RECOMMENDATION

2
3 Staff has found that the proposed text amendment would be consistent with the provisions of
4 §102-158(d)(5)(b): 1. Changed projections (e.g., regarding public service needs) from those
5 on which the text or boundary was based; 2. Changed assumptions (e.g., regarding
6 demographic trends); 3. Data errors, including errors in mapping, vegetative types and
7 natural features described in volume I of the plan; 4. New issues; 5. Recognition of a need for
8 additional detail or comprehensiveness; or 6. Data updates. Specifically, staff has found that
9 the proposed text amendments are necessary due to new issues and a recognition of a need
10 for additional detail or comprehensiveness.

11
12 Staff recommends that the Board of County Commissioners amend the Monroe
13 County Code as stated in the text of this staff report.

**BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: June 15, 2011
Bulk Item: Yes No

Division: Growth Management
Department: Building
Staff Contact Person/Phone #: Joseph Paskalik
289-2574

AGENDA ITEM WORDING: Discussion and direction related to amendment of the County's flood plain ordinance in light of House Bill 407.

ITEM BACKGROUND: The Florida Legislature passed House Bill 407, which pre-empts Section 6-107 the County Code. That section requires a home owner to submit to an inspection of their downstairs enclosure when applying for a permit on a portion of the property unrelated to the downstairs enclosure. HB 407 will become effective on July 1, 2012 (see attached).

The County has three primary regulatory programs under their flood plain ordinance:

1. FEMA Pilot Inspection Program (inspection upon insurance renewal)
2. Required inspection of any suspected living area within downstairs enclosures (below base flood elevation) on Building Permit (MC Code Section 6-107)
3. Required inspection of any suspected living area within downstairs enclosures (below base flood elevation) on transfer (sale) (MC Code Section 122-6).

HB407 impacts number 2, the Inspection on Building Permit ordinance. Staff discussed this bill with FEMA representative, Brad Loar CFM, Director of Mitigation Division, Region IV prior to the bill's adoption. Staff also discussed a proposed alternative to inspection on building permit with FEMA representatives in Washington D.C. on May 24, 2011. FEMA indicated their willingness to work with Monroe County to develop an alternative, should the bill pass. Now that the bill has passed, staff needs to begin development of an alternative program, working with FEMA, to assure MC future eligibility in the National Flood Insurance Program (NFIP). Attached is a summary of a proposed alternative.

PREVIOUS RELEVANT BOCC ACTION: BOCC adopted a floodplain ordinance in 1975, which as been modified and amended several times during the intervening years.

CONTRACT/AGREEMENT CHANGES: n/a

STAFF RECOMMENDATIONS: Direct staff to develop an alternative process for flood plain compliance and correspond with FEMA officials in Atlanta to review proposed alternatives.

TOTAL COST: N/A **INDIRECT COST:** N/A **BUDGETED:** Yes No
DIFFERENTIAL OF LOCAL PREFERENCE: _____

COST TO COUNTY: _____ **SOURCE OF FUNDS:** N/A
REVENUE PRODUCING: N/A **AMOUNT PER MONTH** _____ **Year** _____

APPROVED BY: County Atty OMB/Purchasing Risk Management

DOCUMENTATION: Included Not Required

DISPOSITION: _____ **AGENDA ITEM #** _____

ENROLLED
CS/HB 407

2011 Legislature

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

A bill to be entitled
An act relating to residential building permits; amending
s. 553.79, F.S.; prohibiting local enforcing agencies and
building code officials or entities from requiring certain
inspections of buildings, structures, or real property as
a condition of issuance of certain residential building
permits; providing for application; providing for
conditional repeal; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (17) is added to section 553.79,
Florida Statutes, to read:

553.79 Permits; applications; issuance; inspections.—

(17) (a) A local enforcing agency, and any local building
code administrator, inspector, or other official or entity, may
not require as a condition of issuance of a one- or two-family
residential building permit the inspection of any portion of a
building, structure, or real property that is not directly
impacted by the construction, erection, alteration,
modification, repair, or demolition of the building, structure,
or real property for which the permit is sought.

(b) This subsection does not apply to a building permit
sought for:

1. A substantial improvement as defined in s. 161.54 or as
defined in the Florida Building Code.

2. A change of occupancy as defined in the Florida
Building Code.

ENROLLED
CS/HB 407

2011 Legislature

29 3. A conversion from residential to nonresidential or
30 mixed use pursuant to s. 553.507(2)(a) or as defined in the
31 Florida Building Code.

32 4. An historic building as defined in the Florida Building
33 Code.

34 (c) This subsection does not prohibit a local enforcing
35 agency, or any local building code administrator, inspector, or
36 other official or entity, from:

37 1. Citing any violation inadvertently observed in plain
38 view during the ordinary course of an inspection conducted in
39 accordance with the prohibition in paragraph (a).

40 2. Inspecting a physically nonadjacent portion of a
41 building, structure, or real property that is directly impacted
42 by the construction, erection, alteration, modification, repair,
43 or demolition of the building, structure, or real property for
44 which the permit is sought in accordance with the prohibition in
45 paragraph (a).

46 3. Inspecting any portion of a building, structure, or
47 real property for which the owner or other person having control
48 of the building, structure, or real property has voluntarily
49 consented to the inspection of that portion of the building,
50 structure, or real property in accordance with the prohibition
51 in paragraph (a).

52 4. Inspecting any portion of a building, structure, or
53 real property pursuant to an inspection warrant issued in
54 accordance with ss. 933.20-933.30.

55 (d) This subsection is repealed upon receipt by the
56 Secretary of State of the written certification by the chair of

ENROLLED

CS/HB 407

2011 Legislature

57 the Florida Building Commission that the commission has adopted
58 an amendment to the Florida Building Code which substantially
59 incorporates this subsection, including the prohibition in
60 paragraph (a), as part of the code and such amendment has taken
61 effect.

62 Section 2. This act shall take effect July 1, 2012.

MEMORANDUM
MONROE COUNTY GROWTH MANAGEMENT DIVISION
BUILDING DEPARTMENT

We strive to be caring, professional and fair

DATE: June 9, 2011

TO: Christine Hurley, Growth Management Director

FROM: Joe Paskalik, Sr. Director/Building Official
Mary Wingate, Sr. Floodplain Coordinator



SUBJECT: **SUMMARY OF CURRENT PROCESS FOR ILLEGAL
DOWNSTAIRS ENCLOSURES / ALTERNATIVES AFTER
PASSAGE OF STATE OF FLORIDA HOUSE BILL 407**

Currently, Monroe County requires an inspection of downstairs enclosures Under Section 6-107 of the Monroe County Code. The process is as follows:

1. Homeowner asks for building permit and must submit property record card with application.
2. Staff reviews property record card to determine if living area exists in downstairs, then writes letter to property owner notifying them of need for inspection.
3. Property owner calls for inspection.
4. Perform inspection.
5. If not in compliance with floodplain management ordinances, owners are notified of required remedies.
6. If permit that was applied for originally was for something irrelevant to the downstairs enclosures (e.g. roof, fence, etc.), permit is issued after inspection of downstairs area.
7. If not in compliance, and no remedy is made for downstairs enclosure in time period given (3-6 months depending upon severity of violation [plumbing/electric requires permitting so longer time period given), violation is referred to Code Enforcement.
8. Code Enforcement sends NOV (explaining violation, suggested solutions, and who to contact to remedy) and sets hearing before Special Magistrate.

9. Special Magistrate hears case

- a. If finds that property is not in compliance:
 - i. Gives new compliance date
 - ii. Sets fines starting day after compliance date
 - iii. Property owner has 30 days to initiate appeal process
- b. If finds that property is in compliance case is dismissed.

The above process will be unenforceable due to Florida House Bill 407/ Senate Bill 580. Monroe County has until July 1, 2012 to adopt an ordinance that will provide for an alternative to 6-107. This must be approved by FEMA. The following proposal to modify 6-107 which includes the Implementation Plan, per FEMA's requirements, for continuing participation in the NFIP, is offered:

The County is seeking to obtain definitive data from the Monroe County Property Appraiser which will identify all single family residences which contain enclosures that are identified as living area on the ground floor. Once this data is captured, our technical staff will deduct all the parcels that have already received inspections via the pilot program or other programs, and been made compliant.

The remaining property owners will be notified that an inspection will be required in order to verify compliance with the Monroe County Floodplain Ordinance.

Once the owners obtain this inspection, and are compliant, they will receive a Certificate of Compliance. This is a proactive opportunity for property owners to receive evidence that they have a compliant structure which will create a positive market condition. If an owner has a non-compliant structure, they will be notified of all the required corrections to the enclosure to become compliant with the permit authorizing the construction, OR the violation will be forwarded to the Code Compliance Department for prosecution. Finally, once a property is compliant, the County will provide a non-conversion agreement to be signed by the property owner and recorded by the county.

This non-conversion agreement will provide protection to future buyers through title work. Every two years an updated potential ground floor enclosure list will be reviewed, and any changes to the Property Record that indicate illegal construction below base flood elevation will go through the inspection process.

The County may also consider obtaining a list of all properties that have transferred ownership and any such property that failed to obtain the required inspection will be contacted for inspection.

In addition, all new construction that contains any type of below base flood elevation enclosure, will be required to record a "Notice of Non-Conversion" to the property, which should alleviate this problem in the future.

V - ZONES

**NONCONVERSION AGREEMENT
FOR CERTAIN STRUCTURES IN THE COASTAL FLOODPLAIN**

Application has been made for a Permit from _____ [community name], Louisiana.

Permit # _____

Property Owner _____

Address _____

Deed dated _____, Recorded _____

Tax map _____, block _____, parcel _____.

Base Flood Elevation at the site is _____ feet (NGVD).

Map Panel Number _____, effective date _____.

In consideration for the granting of a Permit for the above structure, the Property Owner agrees to the following:

1. That the enclosed area below the base flood elevation shall be used solely for parking of vehicles, limited storage, or access to the building and will never be used for human habitation without first becoming fully compliant with the Flood damage prevention ordinance in effect at the time of conversion.
2. That the walls shall not be reinforced or altered to negate their ability to break away during a storm and all interior walls, ceilings, and floors below the Base Flood Elevation shall be unfinished or constructed of flood resistant materials.
3. That mechanical, electrical, or plumbing devices shall not be installed below the Base Flood Elevation.
4. That any variation in construction beyond what is permitted shall constitute a violation of this agreement and Section ____ of Ordinance # _____.
5. That this Nonconversion Agreement becomes part of Permit # _____.

Signature of Property Owner	Witness	Date

At a minimum, the following has been recorded on the deed to the above property: "This structure has received special permission to be constructed in the Special Flood Hazard Area. The lowest floor shall not be finished or converted to a habitable space unless the enclosed area below the Base Flood Elevation becomes fully compliant with Ordinance # _____ in effect at the time of conversion. At this site, the Base Flood Elevation is _____ feet, National Geodetic Vertical Datum."

Signature, Recorder of Deeds	Date

Sample

A. Zones

**NONCONVERSION AGREEMENT
FOR CERTAIN STRUCTURES IN THE FLOODPLAIN**

Application has been made for a Permit from _____ [community name], Louisiana.

Permit # _____

Property Owner _____

Address _____

Deed dated _____, Recorded _____

Tax map _____, block _____, parcel _____.

Base Flood Elevation at the site is _____ feet (NGVD).

Map Panel Number _____, effective date _____.

In consideration for the granting of a Permit for the above structure, the Property Owner agrees to the following:

1. That the enclosed area below the base flood elevation shall be used solely for parking of vehicles, limited storage, or access to the building and will never be used for human habitation without first becoming fully compliant with the Flood damage prevention ordinance in effect at the time of conversion.
2. That all interior walls, ceilings, and floors below the Base Flood Elevation shall be unfinished or constructed of flood resistant materials.
3. That mechanical, electrical, or plumbing devices shall not be installed below the Base Flood Elevation.
4. The walls of the enclosed areas below the Base Flood Elevation shall be equipped with at least two vents which permit the automatic entry and exit of floodwater with total openings of at least one square inch for every square foot of enclosed area below flood level. The vents shall be on at least two different walls and the bottoms of the vents shall be no more than one foot above grade.
5. That any variation in construction beyond what is permitted shall constitute a violation of this agreement and Section ____ of Ordinance # _____.
6. That this Nonconversion Agreement becomes part of Permit # _____.

Signature of Property Owner	Witness	Date

At a minimum, the following has been recorded on the deed to the above property: "This structure has received special permission to be constructed in the Special Flood Hazard Area. The lowest floor shall not be finished or converted to a habitable space unless the enclosed area below the Base Flood Elevation becomes fully compliant with Ordinance # _____ in effect at the time of conversion. At this site, the Base Flood Elevation is _____ feet, National Geodetic Vertical Datum."

Signature, Recorder of Deeds	Date

Sample

County of Monroe

Growth Management Division

Planning & Environmental Resources
Department

2798 Overseas Highway, Suite 410
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536



Board of County Commissioners

Mayor Heather Carruthers, Dist. 3
Mayor Pro Tem David Rice, Dist. 4
Kim Wigington, Dist. 1
George Neugent, Dist. 2
Sylvia J. Murphy, Dist. 5

We strive to be caring, professional and fair

MEMORANDUM

DATE: JUNE 9, 2011

TO: ROMAN GASTESI

THROUGH: CHRISTINE HURLEY

FROM: MIKE ROBERTS

RE: **WETLAND MITIGATION OPTIONS FOR THE FLORIDA KEYS**

BACKGROUND

Currently, options for compensatory mitigation for impacts to wetlands in Monroe County are limited to on-site mitigation or, in certain circumstances, payment to the Keys Environmental Restoration Fund (KERF). Payments to KERF are determined using the Keys Mitigation Index Guidelines (KEYMIG) and vary according to the type of wetland impact (submerged resources or shoreline impacts) and the quality of the habitat being impacted. The current costs are \$5.22 per debit unit for submerged impacts and \$1.48 per debit unit for shoreline impacts. Compared to costs associated with purchase of saltwater habitat mitigation credits from mainland banks (\$85,000/credit), KERF is a cost effective mitigation option.

On April 10, 2008 the USACOE and USEPA issued regulations governing mitigation activities authorized by the Corps. These regulations established performance measures for mitigation programs including in-lieu fee programs such as KERF. The effective date of the Federal Mitigation Rule was June of 2008, however the USACOE granted KERF a 5 year extension to come into compliance with the rule. To date, KERF has not achieved compliance with the Federal rule, and if the Fund is not in compliance by June 2013 it will no longer be an acceptable mitigation alternative for impacts to Federally regulated aquatic resources.

The Florida Department of Environmental Protection (FDEP) currently accepts KERF as off-site mitigation for wetland impacts associated with development of a single family residence and other minor impacts. However, KERF does not currently meet state statutes regarding mitigation, and FDEP has indicated that the continued acceptance of KERF as a mitigation option will eventually require KERF to obtain a permit to operate as a Regional Offsite Mitigation Area (ROMA). The state regulations governing ROMA's require a state or local governmental entity to either serve as the mitigation provider, or to sponsor a non-governmental entity as the provider.

POTENTIAL ACTIONS

Due to the uncertainty of KERF being an available mitigation option after July 1, 2013, FDEP and SFWMD have requested Monroe County to evaluate the issue and if appropriate, sponsor KERF as a ROMA. The USACOE has also requested that Monroe County evaluate future mitigation options for the Keys, particularly in the absence of KERF. The Corps has suggested that Monroe County evaluate the establishment of a County operated in-lieu fee program.

The Monroe County Growth Management Division staff is currently reviewing the State and Federal mitigation regulations for ROMA's and in-lieu fee programs to evaluate the risk to the County serving as sponsor for KERF. Staff is also evaluating the option of establishing a ROMA or in-lieu fee program independently of KERF.

Staff anticipates concluding our internal assessment and meeting with FDEP, SFWMD and ACOE staff by the end of June, 2011.

MONROE COUNTY STORMWATER RETENTION CALCULATION SHEET

1. Determine Percentage of Impervious Coverage

Foundation/slabs	A	ft ²
Decks / Patios	B	ft ²
Driveways	C	ft ²
Sidewalks	D	ft ²
Pool/Deck	E	ft ²
Other	F	ft ²
Total Impervious Coverage (A + B + C + D + E + F)		ft²

Ft² / Ft² = % of Impervious Coverage
 Total Impervious Coverage Total Lot Area

2. Determine Required Swale Volume:

A. For a home with **less than 40% Impervious Coverage**, use:

ft² X **0.083** = ft³ **Swale Volume**
 Total Lot Area

B. For a home with **40% or greater Impervious Coverage and no adjacent water bodies**, use:

ft² X **0.208** X % = ft³ **Swale Volume**
 Total Lot Area

C. For a home with **discharging into Sensitive Receiving Water Bodies**, i.e. Outstanding Florida Waters, bays, estuaries, near shore waters, or canals use the following calculation using the Rational Method Runoff Coefficient (C):

[0.95 X %] + [0.1 X (1 - %)] = **C**
 Impervious Coverage

Then use **C** to calculate required swale / retention volume:

X ft² X **0.267** = ft³ **Swale Volume**
C Total Lot Area

D. When only **new impervious area** requires stormwater retention:

1. When the total lot impervious coverage remains below 40% after the additional development:

ft² X **0.083** = ft³ **Added Swale Volume**
 New Impervious Area

2. When the new development increases the total lot impervious area to 40% or above:

ft² X **0.208** = ft³ **Added Swale Volume**
 New Impervious Area

3. Determine Swale Length

(ft X ft) / 2 = ft² **Cross Sectional Area****
 Width Depth

ft³ / ft² = ft **Swale Length**
 Swale Volume Cross Sectional Area**

**For example, a V-shaped swale with 4:1 slopes, 8 feet wide and 1 foot deep has 4 sf of Cross Sectional Area.

Source: These Formulas are derived from the criteria for Water Quality treatment in paragraphs (f)(2)b. & a. of Monroe County Code 114-3.