

ORDINANCE NO. 2023-01

AN ORDINANCE OF CALHOUN COUNTY, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FEE SCHEDULE; PROVIDING FOR TITLE; REQUIRING PRELOCATION INSPECTION OF CERTAIN MOBILE HOMES, PROVIDING FOR FUTURE AMENDMENT OF FEE SCHEDULE BY RESOLUTION; PROVIDING FOR ADOPTION OF FLORIDA BUILDING CODE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Calhoun County Board of County Commissioners, by and through the provisions of Florida law, has the authority to, from time to time, adopt ordinances that it deems to be in the public interest; and

WHEREAS, as a result of the comprehensive planning process and building inspection processes the County has incurred substantial expenses in the receipt, review and approval of development activity within the County; and **WHEREAS**, the County wishes to insure safe living conditions for its citizens and the control the location of unsafe homes within the County; an

WHEREAS, the County has determined that the developer/property owner, as the beneficiary of the bargain of the development review application process, should bear the expense of this process, and, in order to recoup these costs and to uniformly apply a cost schedule to all citizens of Calhoun County,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF CALHOUN COUNTY, FLORIDA, THAT:

SECTION 1. This Ordinance shall be cited as the "2023 COMPREHENSIVE PLAN FEE SCHEDULE ORDINANCE".

SECTION 2. This Ordinance shall replace the Calhoun County Planning Department fees as Calhoun County Ordinance 2021- 05, updates the provision of applicable codes and provides for future resolution of fees by resolution.

SECTION 3. The base fees listed below shall be paid to the Calhoun County Planning/Building Department at the time the application is submitted. Such fees shall not be refundable.

SECTION 4. The following fee schedule shall apply to development activity within Calhoun County.

1. **Planning Department Fees:** See Exhibit "A" annexed hereto.

SECTION 5. BUILDING CODE ADOPTION

Calhoun County hereby adopts the 8th Edition (2023) Update to the Florida Building Code (FBC) as amended from time to time and the adoption of the ICC building valuation table (2022).

SECTION 6. AMENDMENT BY RESOLUTION.

The fees set forth herein may be amended by resolution as deemed necessary by the Board of County Commissioners.

SECTION 7. SEVERABILITY

If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this Ordinance.

SECTION 8. EFFECTIVE DATES

This Ordinance shall take effect upon its passage by a majority vote of the Board of County Commissioners in and for Calhoun County, after due notice and publication, in the regular meeting on the 16th day of May, 2023, and upon being filed with the Secretary of State.

ADOPTED THIS 16th DAY OF May, 2023, BY A VOTE OF 5 TO 0

BOARD OF COUNTY COMMISSIONERS
CALHOUN COUNTY, FLORIDA

BY: *Gene Bailey*
CHAIRMAN

ATTEST:
Carla Hand (Seal)
Carla Hand, Clerk

EXHIBIT "A"

Calhoun County Land Use Amendment Fees

Land Use Letter	
\$125	
Development Order - Residential	
\$50	
Development Order - Commercial	
\$100	
Site Plan Review for Development Compliance for Single Family Residence	
\$25	
Density Letter for Land Use Compliance	
\$25	
Conditional Use Permit	
Fees described as follows:	The base fee shall be \$1,000.00 and shall cover the cost of preparation and running of the appropriate advertisement and certified mail receipts. In addition, there shall be an additional fee of \$5.00 for each \$1,000.00 over \$50,000.00 based on the valuation of the project. The County reserves the right to charge additional fees if third party fees are incurred by the county for technical assistance. For Mining/oil extraction conditional use permits the base fee shall be \$5,000.00. The fee shall be capped at \$10,000.00
Base Fee: \$1,000	
Small Scale Comprehensive Plan Amendment	
Fees described as follows:	The base fee shall be \$1,750.00 and shall cover the cost of preparation and running of the appropriate advertisement and certified mail receipts. In addition, there shall be an additional fee of \$5.00 for each \$1,000.00 over \$50,000.00 based on the valuation of the project. The County reserves the right to charge additional fees if third party fees are incurred by the county for technical assistance. The fee shall be capped at \$10,000.00
Base Fee: \$1,750	
Reduced Single Family Home Land Use Change fee:	Any parcel which has an assigned parcel ID number as of Jan 1, 2023, which fronts a county road, is in the process of constructing a single family home or moving a code compatible mobile home on the property and which needs a land use change shall qualify for a "single family home" land use change and the fee same shall be \$100 dollars. Each citizen shall only be entitled to apply one time per year for this reduced fee process. The citizen shall still be required to comply with all other provisions of the Florida Building Code, the Calhoun County Comprehensive Plan and Land Development Code. This provision does not allow such a land used change for installation of Recreational vehicles.
\$100	

Large Scale Comprehensive Plan Amendment	
Fees described as follows:	\$5000.00 for base fee which includes the cost of preparation of the required advertising and paying for the advertisement. The County reserves the right to charge additional fees if third party fees are incurred by the county for technical assistance or the proposal is rejected by the State Planning Agency.
Base Fee: \$5,000di	

Plat Approval/Plat Abandonment	
\$2,000	\$2,000.00 for base fee which includes the cost of preparation of the. required advertising and paying for the advertisement. The County reserves the right to charge additional fees if third party fees are incurred by the county for technical assistance. The applicant shall be responsible for reimbursement of fees charged by the designate county planner for review(s) of the plat.

Exempt Subdivision	
\$650	Determination of Exempt Subdivision status referenced in the Calhoun County Land Development Code (LDR) Article III 3.16.03 2.0

Major Development Review	
Fees described as follows:	The base fee shall be \$1,000.00. In addition, there shall be an additional fee of \$5.00 for each \$1,000.00 over \$350,000.00 based on the valuation of the project. The County reserves the right to charge additional fees if third party fees are incurred by the county for technical assistance. The fee shall be capped at \$10,000.00
Base Fee: \$1,000	

Road Abandonment	
\$500	\$500 for base fee which includes the cost of preparation of the required advertising and paying for the advertisement. The County reserves the right to charge additional fees if third party fees are incurred by the county for technical assistance.

Variance Request	
\$500	\$500 for base fee which includes the cost of preparation of the required advertising and paying for the advertisement. The County reserves the right to charge additional fees if third party fees are incurred by the county for technical assistance.

- **Note: Accessory Structure service will be limited to 100 amps unless approved by the building department.**

Temporary Power Permit Request for Non-Permanent Residential Use	
Fees described as follows:	<ul style="list-style-type: none"> • \$250 for six months/\$500 for 364 days. Note: RV power pole will be limited to 100 amps.
Base Fee: \$250 or \$500	

Temporary Power Permit Request for Non-Permanent Use	
\$750	\$750 and applicant must execute non-residential use affidavit

Power permit for Agricultural Use	
--	--

\$0	\$0 and applicant must execute non-residential use affidavit
------------	---

Exhibit "B"

Calhoun County FEE SCHEDULE

Building Department Fees

Moving any structure	\$200
Demolition of any Structure	\$100 Residential / \$200 Commercial
Single Wide Mobile Home - DOUBLE FEE FOR ANY MOBILE HOME SET WITHOUT PERMITS ISSUED	\$100
Double Wide Mobile Home - DOUBLE FEE FOR ANY MOBILE HOME SET WITHOUT PERMITS ISSUED	\$200
Triple Wide Mobile Home - DOUBLE FEE FOR ANY MOBILE HOME SET WITHOUT PERMITS ISSUED	\$300
Preliminary Mobile Inspection Fees	Out of County 75.00 base plus 2 dollars a mile to and from
Florida Building Code Modular homes	\$400.00 per section
Scope of Work Permit	\$75.00 base plus valuation
Swimming Pool	\$100 Residential / \$200 Commercial
PLAN REVIEW FEE	1/2 OF THE PERMIT FEE

Residential Fees

VALUATION FEE. RESIDENTIAL- In additional to base fee for each one thousand dollars in valuation there shall be an additional fee of	\$7.50 per \$1000.00 on the first \$100,000 and \$3.00 for each additional \$1,000.00 up to \$501,000 and from \$501,000.00 and above \$2.50 for each additional \$1,000.00
TEMP POLE	\$50
RV, MISC. & MOBILE HOME POLE	\$75
SERVICE REPAIR SERVICE CHANGE/UPGRADE	\$75
ELECTRICAL BUILD OUT	\$75 = \$10/\$1000
MECHANICAL	\$50 + \$10/TON
GAS	\$75
PLUMBING	\$50 + \$5/FIXTURE +\$10HWH

ROOFING	\$75 UP TO 15 SQUARES+ \$1.50/SQUARE OVER 15
Commercial Fees	
Commercial Base Fee	\$150
VALUATION FEE. COMMERCIAL- In additional to base fee for each one thousand dollars in valuation there shall be an additional fee of	\$7.50/\$1000 UP TO \$100,000 + \$3.00/\$1000 OVER \$100,001 + \$.25/SQUARE FOOT
ELECTRICAL	TEMP POLE \$50 BUILD OUT \$150 + \$1.50/\$1000 SERVICE REPAIR/CHANGE/ UPGRADE \$100
GAS	\$75
PLUMBING	\$75+ \$1.50/\$1000
MECHANICAL	\$75 + \$2.50/TON
ROOFING	\$75 + \$1/SQUARE. UPTO75 SQUARES+ \$.50/SQUARE OVER 75 SQUARES
PERMIT FEES UNCONNECTED WITH NEW CONSTRUCTION	If a permit is required and not connected with new construction, the cost of the permit shall be the permit and valuation fee set forth above for each type of construction. The valuation shall not be based on the total value of the project but the total amount of the contract price for the work