

## 2.2. - Permits and Fees

### 2.2.1. *Generally*

- A. **Permits Required.** It shall be unlawful to proceed with any work of any nature for which permits are required pursuant to F.S. § 553.79(1) until such permit has been duly issued by the City. Any person who intends to erect a structure, alter an existing structure, construct or demolish any structure, or change the occupancy of a building or structure, shall make application for a permit to the building division before the work is begun. This requirement includes any type of work which is regulated by the technical codes enforced by the City. The Building Official may approve minor repair work without the requirement of a permit provided such approval is not in violation of the technical codes.
- B. **Schedule of Permit Fees.** For all permits, fees shall be paid as required in this Chapter at the time of issuance of the permit. The fees listed in this Section may be changed by resolution of the City Council; however, the fees shall be subject to adjustment at the end of each fiscal year based on fluctuations in the revised Consumer Price Index without further action by City Council. Permit fees shall be posted in the office of the Building Official and on file in the office of the City Clerk.
1. **Building permit fees.** All building permit fees shall be pursuant to the latest fee schedule set by the City.
  2. **Compliance with F.S. § 553.80(7).** Building permit fees may be discounted by resolution of the city council when reserves are in excess of the amount permitted under F.S. § 553.80(7)(a).
  3. **Surcharge.** A surcharge of 0.015 percent of the permit value is to be used for the education of staff who directly make decisions on permits and inspections. This surcharge shall be deposited into an educational fund established for this purpose.
  4. **Building valuation.** For purposes of determining building permit fees, the building valuation will be determined by the International Code Council Building Valuation Data which estimates per square foot value according to the type of construction and the predominate building use group occupancy. When there is any doubt as to the valuation, the building official may ask the applicant for any verification needed.
  5. **Fire department fees.** All fire department fees shall be pursuant to the latest fee schedule as set by the City.
- C. **Time to Challenge.** Any person challenging the validity of Section 2.2.1 must do so by filing a lawsuit with a court of competent jurisdiction within 30 days of the date of adoption. Absent the timely filing of a lawsuit in a court of competent jurisdiction within 30 days of the date of adoption, Section 2.2.1 shall be the final adjudication of all issues presented herein and not subject to challenge more than 30 days after adoption.

### 2.2.2. *Changes in Plans*

- A. No change in plans or construction shall be made until the permit therefor has been amended to conform to the change or a new permit has been obtained, and the fees paid to cover the amendment or the new permit.

*2.2.3. Plot Plan Required*

- A. No building permit shall be issued for any building in the City unless there is attached to the application for the building permit a plot plan showing the location of driveways, sidewalks and parking strips.

*2.2.4. Minimum Floor Elevation*

- A. No building permit shall be issued unless the plans show that the finished floor is a minimum of 15 inches above the average crown of the finished street, unless otherwise allowed in writing by the Building Official.
- B. After completion of the lowest finished floor of the living space, the owner or their duly authorized agent shall deliver to the building division a finished floor elevation survey by a licensed surveyor of the state, which clearly shows that the floor has been built a minimum of 15 inches above the average crown of the finished street.
- C. The control of stormwater runoff during and after construction shall conform to Section 74-264 of the City Code.

(Ord. No. 2022-15, § 3(Exh. C), 7-12-22; Ord. No. 2023-51, § 2(Exh. A), 1-9-24)