ORDINANCE 26-87

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING CHAPTER 57, FEES, OF THE CODE OF ORDINANCES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida ("City") desires to amend Title V, Public Works, Chapter 57, Fees, of the Port St. Lucie Code of Ordinances ("Code") to provide that the applicable fees shall be provided for by resolution;

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. Ratification of Recitals. The foregoing recitals are hereby ratified and confirmed as true and correct and are hereby made a part of this Ordinance.

Section 2. Chapter 57 is hereby amended as follows (~~strikethrough text~~ indicates deletions while underlined text indicates additions):

CHAPTER 57. - FEES

Section 1. Recitals. The foregoing recitals are hereby incorporated as findings of the City Council.

Sec. 57.01. - Public works fees.

(a) The public works department shall charge fees for its review, permitting and inspection of development within the city. Such fees shall include, but not be limited to, fees for the review, design, permitting and inspection of single-family lots; the review of commercial and residential subdivisions; and the permitting and inspection of commercial and residential subdivisions.

(b) Fee Schedule. The schedule of all fees authorized by this section shall be adopted by resolution. ~~The public works department shall charge fees for the review, design, permitting and inspection of single-family lots:~~

~~RESIDENTIAL (SINGLE-FAMILY) FEE SCHEDULE~~	
~~Description~~	~~Fee~~
~~Plot plan review for inside lot with one culvert[1]~~	~~$415.00~~
~~Plot plan review for corner lot with one culvert[1]~~	~~$460.00~~

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~~RESIDENTIAL (SINGLE-FAMILY) FEE SCHEDULE~~	
~~Description~~	~~Fee~~
~~Plot plan review for each additional culvert~~	~~$125.00~~
~~Plot plan review for curb and gutter lot[1]~~	~~$245.00~~
~~Builder at risk plot plan review for curb and gutter~~	~~$0.00~~
~~Plot review for minor rejection~~	~~$40.00~~
~~Plot plan review for first revision or major rejection~~	~~$50.00~~
~~Plot plan review for second revision or major rejection~~	~~$75.00~~
~~Plot plan review for third or subsequent revision or major rejection~~	~~$100.00~~
~~First culvert reinspection~~	~~$95.00~~
~~Second culvert reinspection~~	~~$120.00~~
~~Third or subsequent culvert reinspection~~	~~$145.00~~
~~Driveway addition/modification with culvert[1]~~	~~$245.00~~
~~Driveway addition/modification with curb and gutter[1]~~	~~$155.00~~
~~Accessory use (e.g., pool, garage, cottage, etc.) review/inspection[1]~~	~~$155.00~~
~~First or subsequent accessory use reinspection or revision~~	~~$110.00~~
~~Residential revocable encroachment permit (plus recording fees)~~	~~$70.00~~
~~Abandonment of easement request~~	~~$125.00~~
~~Move existing structure without removal or support of traffic signals~~	~~$110.00~~
~~Move existing structure with removal or support of traffic signals~~	~~$320.00~~
~~Unity of title—single owner~~	~~$0.00~~
~~Unity of title—two owners~~	~~$0.00~~
~~Request to cancel or transfer a residential permit~~	~~$0.00~~

~~[1]Includes $35.00 for NPDES Program.~~

~~(c) The following commercial and residential subdivision review fees shall be charged by the public works department.~~

~~COMMERCIAL AND RESIDENTIAL SUBDIVISION REVIEW FEE SCHEDULE~~	
~~Description~~	~~Fee~~
~~Abandonment of easement~~	~~$135.00~~

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~~COMMERCIAL AND RESIDENTIAL SUBDIVISION REVIEW FEE SCHEDULE~~	
~~Description~~	~~Fee~~
~~Developer agreement~~	~~$955.00~~
~~Annexations - engineering review~~	~~$245.00 + $1.00 per acre~~
~~Annexations - survey review~~	~~$175.00 + 1.00 per acre~~
~~Annual or biennial reports~~	~~$385.00~~
~~Comprehensive plan amendment~~	~~$175.00~~
~~Development plans - miscellaneous: Administrative reviews,~~	~~$165.00~~
~~Development plans - site and construction plans < 10 acres~~	~~$610.00 + $1.00 per acre~~
~~Development plans - site and construction plans 10 to 50 acres~~	~~$610.00 + $1.00 per acre~~
~~Development plans - site and construction plans > 50 acres~~	~~$610.00 + $1.00 per acre~~
~~Site and construction plan amendment~~	~~$600.00~~
~~National pollutant discharge elimination system review~~	~~$700.00 + $20.00 per acre~~
~~Development of regional impact new or substantial deviation~~	~~$3,500.00 + $20.00 per acre~~
~~Development of regional impact notice of proposed change~~	~~$2,500.00 + $20.00 per acre~~
~~Exemption from platting~~	~~$305.00~~
~~Plat~~	~~$2,000.00 first two sheets + $60.00 per sheet thereafter~~
~~Planned unit development zoning - new~~	~~$2,000.00 + $20.00 per acre~~
~~Planned unit development zoning - amendment~~	~~$1,700.00 + $20.00 per acre~~
~~Commercial revocable encroachment permit (plus recording fees)~~	~~$500.00~~
~~Special assessment district project administration~~	~~5% × total contract amount~~
~~Capital improvement program administration~~	~~5% × total contract amount~~

~~(d) The following commercial and residential subdivision permitting/inspection fees shall be charged by the public works department.~~

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~~COMMERCIAL AND RESIDENTIAL SUBDIVISION PERMITTING/INSPECTION FEE SCHEDULE~~	
~~Description~~	~~Fee~~
~~Culvert and swale – first~~	~~$500.00~~
~~Culvert - each additional culvert~~	~~$150.00~~
~~Culvert reinspection – first~~	~~$125.00~~
~~Culvert reinspection – second~~	~~$120.00~~
~~Culvert reinspection - third or subsequent~~	~~$200.00~~
~~Driveway modification with culvert, review, design and/or inspection~~	~~$280.00~~
~~Driveway modification with curb and gutter, review, design and/or inspection~~	~~$175.00~~
~~Engineering permitting and inspections~~	~~$1,600.00 + 1% × site work~~
~~Engineering reinspection – first~~	~~$135.00~~
~~Engineering reinspection – second~~	~~$160.00~~
~~Engineering reinspection - third or subsequent~~	~~$185.00~~
~~Traffic signal inspection (modification)~~	~~$780.00~~
~~Traffic signal inspection (new)~~	~~$2,400.00~~
~~Traffic signal reinspection – first~~	~~$400.00~~
~~Traffic signal reinspection – second~~	~~$425.00~~
~~Traffic signal reinspection - third or subsequent~~	~~$450.00~~
~~Street/Pedestrian light inspection (modification or new)~~	~~$1,650.00 + $80.00 per light~~
~~Street/Pedestrian light reinspection – first~~	~~$400.00~~
~~Street/Pedestrian light reinspection – second~~	~~$425.00~~
~~Street/Pedestrian light reinspection – third or subsequent~~	~~$450.00~~
~~Right of way permit application < 1,000 feet~~	~~$750.00~~
~~Right of way permit application 1,000 feet to 2,500 feet~~	~~$950.00~~
~~Right of way permit application 2,501 feet to 5,280 feet~~	~~$1,100.00~~

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~~COMMERCIAL AND RESIDENTIAL SUBDIVISION PERMITTING/INSPECTION FEE SCHEDULE~~	
~~Description~~	~~Fee~~
~~Right of way inspection~~	~~$175.00~~
~~Right of way reinspection~~	~~$210.00~~
~~Road/lane closure request~~	~~$600.00~~

(~~e~~c) Should the city require outside consulting services to assist in the review or inspection of any project, the developer and/or owner shall reimburse the city for said expenditures. The city engineer, or public works director, shall determine when outside assistance is required and may require a deposit for such costs.

(~~f~~d) Commercial and residential engineering permits are valid for a period of 1 year after the date of issuance. If an engineering inspection has not occurred within 1 year, the permit is null and void and no fees will be refunded. Additionally, if during the course of the project, a 1-year period passes and inspections do not occur, the permit is null and void and no fees will be refunded.

(~~g~~e) Due to unusual circumstances and upon approval of the city engineer~~,~~ or public works director, ~~the~~ a fee may be calculated as the actual time and expense of the public works department, in lieu of the fee established by resolution for such service.

(~~h~~f) *Requested overtime fee.* Time spent by a plans examiner or an inspector in travel and at the work site to review plans or inspect on-site work beyond normal working hours upon application of the contractor, shall incur a separate fee at the rate of $100.00 per hour for each hour or fraction thereof. The minimum fee shall be $100.00 for single-family residential construction and $200.00 for commercial and residential subdivision construction, and shall be paid to the city before final inspection approval by Public Works. A separate fee shall apply for each inspection type. All overtime inspections and/or plan examinations shall incur a $100.00 fee to be paid in addition to the inspection or review fee per the Code, when applicable.

(~~i~~g) *Penalty fees for after-the-fact permit.* When work for which a permit is required by this section is started or proceeded with prior to obtaining said permit, regular fees herein specified shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this Code in the execution of the work nor from any other penalties prescribed herein.

Section 3. Conflict. If any ordinances, or parts of ordinances, are in conflict herewith, this Ordinance shall control to the extent of the conflicting provisions.

Section 4. Severability. The provisions of this Ordinance are intended to be severable. If any provision of this Ordinance is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

Section 5. De-Codification. The provisions of this Ordinance providing for the removal of the fee schedules shall be removed from the Code of Ordinances of the City of Port St. Lucie, Florida. The sections of this Ordinance may be renumbered or re-lettered to accomplish such intent; the word "ordinance" may be changed to "section" or other appropriate word as may be necessary.

Section 6. Effective Date. This Ordinance shall become effective upon adoption after second reading and upon adoption of the corresponding resolution establishing Chapter 57's schedule of fees.

PASSED AND ADOPTED by the City Council of the City of Port St. Lucie, Florida, this 28th day of September 2026.

CITY COUNCIL
CITY OF PORT ST. LUCIE

By: _____
Shannon M. Martin, Mayor

ATTEST:

_____
Sally Walsh, City Clerk

APPROVED AS TO FORM:

_____
Richard Berrios, City Attorney