

**RESOLUTION NO. 1075**

**A RESOLUTION OF THE CITY OF SATELLITE BEACH,  
BREVARD COUNTY, FLORIDA, RESCINDING  
RESOLUTIONS NO. 874, AND 1026; ESTABLISHING  
UPDATED BUILDING, ZONING, AND DEVELOPMENT  
REVIEW FEES; PROVIDING FOR ADMINISTRATION,  
EFFECTIVE DATE, AND REPEAL OF CONFLICTING  
PROVISIONS.**

**WHEREAS**, the City Code authorizes the City Council to establish by resolution reasonable nonrefundable application, review, permit, and inspection fees related to building, zoning, and land development to offset costs associated with staff time and administrative processing; and

**WHEREAS**, certain construction-related permit fees and miscellaneous permit and inspection fees were last updated by Resolution No. 1026 on August 1, 2020; and

**WHEREAS**, portions of Resolution No. 874, adopted on October 8, 2008 have remained unchanged, including Section 6, Fire protection permits; Section 7, Inspection fees; Section 8, Development plan review fees; Section 9, Application fees for changes to Chapter 30, comprehensive plan amendment, conditional, future land use map amendment, rezoning, variance, vacate of easement; and, Section 10, Refunds; and

**WHEREAS**, the City Council recognizes the need to update and consolidate the City's permit and development fee structure to reflect current administrative practices and economic conditions and to have all fees located in a single resolution; and

**WHEREAS**, the remaining portions of Resolution No. 874 and Resolution No. 1026 shall hereby be repealed and replaced by this resolution;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SATELLITE BEACH, BREVARD COUNTY FLORIDA**, as follows:

**SECTION 1.** The foregoing recitations are true and correct and by this reference are incorporated herein.

**SECTION 2.** Construction-related Permit Fees.

The fee for any work requiring a construction-related permit, as prescribed in the Florida Building Code adopted by the City of Satellite Beach, shall be based on the estimated cost of construction. The cost of new construction shall be calculated using the most current edition of the ICC (International Code Council) building valuation data or the contracted price, whichever is greater.

Construction-related permits shall include, but not be limited to, new construction of a commercial buildings; one- and two-family dwellings; townhomes; condominiums; additions/alterations to any existing structures; accessory structures; swimming pools; docks/marine structures; as well as any single trade permit, such as plumbing, mechanical, electrical, fuel/gas, specialty trades, fence, signs, and reroof and all other work for which such permits are required by the Florida Building Code.

**SECTION 3.** Construction-related Permit Fee Schedule.

Estimated Cost of Construction	Fee
\$1,000.00 or less	\$55.00
\$1,001.00 to \$50,000.00	\$55.00 for the first \$1,000.00 plus \$6.25 for each additional \$1,000.00 or fraction thereof, up to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$361.25 for first \$50,000.00, plus \$5.25 for each additional \$1,000.00 or fraction thereof, up to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$623.75 for the first \$100,000.00, plus \$4.25 for each additional \$1,000.00 or fraction thereof, up to and including \$500,000.00
\$500,001 and up	\$2,323.75 for the first \$500,000.00, plus \$3.25 for each additional \$1,000.00 or fraction thereof

1. Permits with multi trades will be charged an additional \$50 per trade
2. Plan review fee: 50% of the permit fee (new construction, additions, renovations)
3. Life safety fee: 25% of the permit fee  
(All buildings except single family and duplex dwellings)

**SECTION 4.** Demolition Permits. Irrespective of the value of any construction-related work, in the event any partial or total demolition is required, a separate permit fee of \$100.00 shall be required for any demolition work.

## SECTION 5. Miscellaneous Fees.

<u>Description</u>	<u>Fee</u>
Review and re-stamp replacement copies of approved plans	\$50
Any inspection that results in deficiencies and requires a re-inspection	\$50/first re-inspection \$75/second re-inspection \$100/each additional re-inspection
Plans for a single project receiving two plan reviews and the plans are still not approved for construction	An additional plan check fee equal to one- half of the original plan check fee shall be paid before any further plan review is done. This fee shall be applied to each subsequent review for the project. 2 or more
Review revised plans after a permit has been issued	\$25 per trade
When work that requires a permit commences prior to the issuance of a permit (without building department authorization)	All applicable permit fees shall be doubled
When work is complete and the permit holder fails to schedule a final inspection within 180 days of permit issuance date or 180 days after last approved inspection date, whichever is the latest	\$100
Extension of a permit granted by the Building Official (may be waived by the Building Official for extenuating circumstances)	\$25
The owner authorizing the work shall pay for plan review services if permit is void or expires and plan review was complete.	Full amount of plan review fee
Large format printing (per page)	\$2

**SECTION 6.** Fire protection permits, excluding one-family and two-family dwellings:

(a) Alarm systems .....	65.00
additional fee for each dwelling unit .....	20.00
(b) Automatic fire extinguisher systems .....	65.00
(c) Fire sprinklers .....	65.00
additional for each dwelling unit .....	20.00
(d) Fire standpipe .....	65.00
(e) Hood systems .....	65.00
(f) Multi-family construction per unit: .....	50.00
(g) New construction, additions, alterations, remodeling, renovation or any other work requiring a building permit other than the specific services listed above:	

Valuation of system	Fee
\$100,000 or less	.25% of total valuation 30.00 Minimum Fee
Over \$100,000 - \$500,00	\$250.00 plus .125% of the valuation over \$100,000
Over \$500,000 - \$1,000,000	\$750.00 plus .0625% of the valuation over \$500,000
Over \$1,000,000	\$1,062.00 plus .03125% of the valuation over \$1,000,000

(h) Other Charges:

(1) Pre-review of drawings or specifications .....	50.00
Fee will be credited to permit fee if application received Within six (6) months of the pre-review	
(2) Site Plan Review .....	85.00

(3) Water or hydrant flow test	50.00
(4) Plan revision ..... fee	50% of original

**SECTION 7.** Inspection fees:

Each permit issued includes final inspection fee.

Each additional required inspection ..... 30.00

Reinspection Fee .....	30.00
2 <sup>nd</sup> reinspection (same type) .....	30.00 plus
50.00 penalty	
3 <sup>rd</sup> reinspection (same type) .....	30.00 plus
100.00 penalty	
4 <sup>th</sup> reinspection and each additional (same type) .....	30.00 plus
200.00 penalty	

**SECTION 8.** Development Review Fees

<b>Application Type</b>	<b>Fees and Costs</b>
Comprehensive Plan Amendment	\$2,500, plus legal advertising fees
Future Land Use Map Amendment	\$2,500, plus legal advertising fees
Amendment to the Zoning Code	\$1,500, plus legal advertising fees
Zoning Map Amendment	\$1,500, plus legal advertising fees
Conditional Use Permit	\$1,000, plus legal advertising fees
Variance	Variance or appeal of an administrative decision \$350; also, variance on fences \$125
Appeal of Building Official's Decision (Board of Adjustment)	\$375, plus legal advertising fees
Vacate Portion of Recorded Easement	\$500, plus legal advertising fees
Preliminary Plat	\$3,000 + \$30 per lot, plus legal advertising fees
Final Plat	\$1,500 + \$30 per lot, plus recording fees
Development Agreement	Reimburse city professional fee expenses; 50% escrow deposit based on initial estimate.

<u>Application Type</u>	<u>Fees and Costs</u>
Minor Site Plan (under 5 acres)	\$1,500 (SFR and Duplexes Exempted), plus legal advertising fees
Major Site Plan (over 5 acres)	\$3,000, plus legal advertising fees
Initial PUD Development Plan	\$3,000+ \$10 per lot, plus legal advertising fees
Site Construction Plan  *Required for subdivisions and all construction except single family and duplex dwellings.	1% of Construction Value

**SECTION 9.** Refunds shall not be made for any unused or expired applications or permits subsequent to issuance.

**SECTION 10.** This resolution shall become effective upon its adoption.

**SECTION 11.** This resolution was adopted at a regular meeting of the City Council on the 1<sup>st</sup> day of October, 2025.

  
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STEVEN L. OSMER, Mayor

ATTEST:

  
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GWEN PEIRCE, MMC, City Clerk

