

CITY OF LAKE MARY, FLORIDA

NON-RESIDENTIAL DEVELOPMENT FEE ESTIMATE PACKET

I. Building Permit Fee Estimate

II. Impact Fee Estimate



THIS INFORMATION IS PROVIDED AS A WORKSHEET AND IS NOT A QUOTE. Charges provided are based upon Ordinances in place as of February 8, 2008. All rates / charges are subject to change without prior individual notice. Anyone using this worksheet is advised that a fee estimate will be prepared by the City at no charge with the submittal of a Request for Fee Estimate to the City's Building and Life Safety Division.

I. BUILDING PERMIT FEES

Building permit fees are based on the cost of construction.

A portion of the building permit fee is due at the time the permit application is submitted. This fee calculation is provided under section A. The remainder of the permit fee is due at the time the permit is issued. Radon fees and BCAIF, as well as Utility Connection fees are also due at the time of permit issuance. This fee calculation is provided under section B.

Note: Building permit fees do not include ancillary permits such as plumbing permits, electrical permits, fire sprinkler permits, fire alarm permits, irrigation permits, site construction permits and the like. These are separate permits assessed individually at the time of application. For an estimate of fees associated with these types of ancillary permits please request a complete fee schedule as codified in section 150.05 of the Lake Mary Code of Ordinances.

A. FEES DUE AT SUBMISSION OF APPLICATION

1. APPLICATION FEE

This fee is calculated based on the cost of construction multiplied by 0.00075. The minimum fee is \$5.00. **This application fee is non-refundable.**

Example: (Based on formula above)

$$\text{\$ } \underline{131,000} \quad \times \quad 0.00075 \quad = \quad \text{\$ } \underline{98.25}$$

(Minimum Fee = \$5.00)

Calculate your fee due at submission:

$$\text{\$ } \underline{\hspace{2cm}} \quad \times \quad 0.00075 \quad = \quad \text{\$ } \underline{\hspace{2cm}}$$

(Minimum Fee = \$5.00)

2. BUILDING PLAN REVIEW FEE

This fee is calculated based on the cost of construction multiplied by 0.0045. **This plan review fee is non-refundable.**

Example: (Based on formula above)

$$\text{\$ } \underline{131,000} \quad \times \quad 0.0045 \quad = \quad \text{\$ } \underline{589.50}$$

Calculate your fee due at submission:

$$\text{\$ } \underline{\hspace{2cm}} \quad \times \quad 0.0045 \quad = \quad \text{\$ } \underline{\hspace{2cm}}$$

3. FIRE PLAN REVIEW FEE

(For all new construction, alterations and additions) This fee is calculated based on the square footage of construction multiplied by \$0.02. The minimum fee is \$40.00. **This plan review fee is non-refundable.**

Example: (Based on formula above)

$$\underline{20,000 \text{ sq. ft.}} \quad \times \quad \$0.02 \quad = \quad \text{\$ } \underline{400.00}$$

(Minimum Fee = \$40.00)

Calculate your fee due at submission:

$$\underline{\hspace{2cm}} \quad \times \quad \$0.02 \quad = \quad \text{\$ } \underline{\hspace{2cm}}$$

(Minimum Fee = \$40.00)

B. FEES DUE AT PERMIT ISSUANCE:

1. BUILDING PERMIT FEE

This fee is calculated based on the cost of construction multiplied by 0.0075. The minimum fee due at permit issuance is \$25.00.

Example: (Based on formula above)

$$\text{\$ } \underline{\hspace{2cm} 131,000 \hspace{2cm}} \quad \times \quad 0.0075 \quad = \quad \text{\$ } \underline{\hspace{2cm} 982.50 \hspace{2cm}}$$

(Minimum Fee = \$25.00)

Calculate your fee due at issuance:

$$\text{\$ } \underline{\hspace{2cm}} \quad \times \quad 0.0075 \quad = \quad \boxed{\text{\$ } \underline{\hspace{2cm}}}$$

(round up to the next higher thousand dollars) (Minimum Fee = \$25.00)

2. BUILDING INSPECTION FEE

This fee is calculated based on the cost of construction multiplied by 0.0045.

Example: (Based on formula above.)

$$\text{\$ } \underline{\hspace{2cm} 131,000 \hspace{2cm}} \quad \times \quad 0.0045 \quad = \quad \text{\$ } \underline{\hspace{2cm} 589.50 \hspace{2cm}}$$

Calculate your fee due at issuance:

$$\text{\$ } \underline{\hspace{2cm}} \quad \times \quad 0.0045 \quad = \quad \boxed{\text{\$ } \underline{\hspace{2cm}}}$$

3. FIRE INSPECTION FEE

(For all new construction, alterations and additions) This fee is calculated based on the square footage of construction multiplied by \$0.02.

Example: (Based on formula above.)

$$\underline{\hspace{2cm} 20,000 \text{ sq. ft. } \hspace{2cm}} \quad \times \quad \$0.02 \quad = \quad \text{\$ } \underline{\hspace{2cm} 400.00 \hspace{2cm}}$$

Calculate your fee due at issuance:

$$\underline{\hspace{2cm}} \quad \times \quad \$0.02 \quad = \quad \boxed{\text{\$ } \underline{\hspace{2cm}}}$$

4. RADON FEE AND BCAIF FEE

Both these fees are mandated by the State of Florida for all new construction. Each fee is based on the gross square footage of the structure multiplied by \$0.005.

Radon Fee/
BCAIF Fee: $\underline{\hspace{2cm}} \times \$0.010 = \boxed{\text{\$ } \underline{\hspace{2cm}}}$
(Gross Sq. Ft. of Structure)

5. UTILITY CONNECTION FEES

The utility connection fee for non-residential development is based on meter size. The City provides meters up to 2 inches in size. The table below, provides the associated installation fees, tap fees and service deposit. If a larger meter is required, the developer is responsible for providing the meter.

For information on meter requirements and determination of the tap fees and service deposits, please contact the Finance Department at (407) 585-1400.

Meter Size	Meter Cost and Installation	Tap Fees	Service Deposit	TOTAL
¾"	245.00	140.00	40.00	\$ 425.00
1"	290.00	140.00	100.00	\$ 530.00
1 ½"	380.00	335.00	200.00	\$ 915.00
2"	490.00	475.00	320.00	\$ 1,285.00

Total Fee

\$ _____

II. IMPACT FEE ESTIMATE

All Impact Fees Must Be Paid Before Permit Issuance

Both the City of Lake Mary and Seminole County assess impact fees associated with the construction of non-residential development. Water and sewer impact fees are due at the time of site construction permit issuance or building permit issuance, whichever is first. City Services Impact Fees and Transportation Impact Fees are due at the time of building permit issuance.

The City shall make every effort to provide the most recent Seminole County Impact Fee assessments. The below referenced fees are current as of January 2008. Should these fees change due to a Seminole County Impact Fee assessment update, the permittee shall be responsible to pay the fees in place at the time of permit issuance. To inquire about Seminole County fees directly contact the Seminole County Development Review Division at (407-665-7474).

A. CITY SERVICES IMPACT FEES

1. WATER SERVICE

Water Service fees are due at issuance of Site Construction Permit or Building Permit, whichever comes first. **The Water Service Impact Fee is \$1,010.00 per each Equivalent Residential Unit (ERU).**

A **Water ERU** is established to be equal to a flow of 350 gallons per day (GPD), average daily flow. The GPD factor is determined by the type of use.

The table below lists some of the types of uses most commonly developed, and the associated GPD factors for water service only. For all other uses, please call the Community Development Department at (407) 585-1449.

Type of Use	Unit Measurement	GPD/Unit
Restaurant	Per seat	35
24 hour Use	Per seat	60
Fast Food	Per seat	30
Bar/Cocktail Lounge	Per seat	50
Hotel/Motel (without food service)	Per bed	120
Laundry (self serve)	Per machine	470
Office Buildings (without food service)	Per 1000 square feet	120
Shopping Centers (without food service)	Per 1000 square feet	120
Service Station	Per Bay	350
	Per wash bay	1120
	Per toilet	350
Dental Office	Per dentist	300
	Per wet chair	115

Based on a determination of GPD, the following calculation will provide the associated **water service impact fee**:

Example: A 10,000 square foot office building (without food service) would be calculated as follows:

- Office = 120 GPD per 1000 square feet X 10 = 1200 GPD
- 1200 GPD / 350 = 3.42 ERU
- 3.42 ERU X \$1,010.00 = \$3,454.20 Water Service Impact Fee

Calculation:

$$\text{Type of use} = \frac{\text{GPD per Unit}}{\text{(GPD per Unit)}} \times \frac{\text{GPD}}{\text{(unit measurement)}} = \frac{\text{GPD}}{\text{GPD}}$$

$$\text{GPD} / 350 = \text{ERU}^* \quad \text{ERU} \times \$1,010.00 = \boxed{\$ \text{ (Water Service Impact Fee)}}$$

*The total ERU value used to calculate a water service impact fee for any separate establishment shall not be less than 1 ERU.

2. SEWER SERVICE

Sewer Service Impact Fees are due at issuance of Site Construction Permit or Building Permit, whichever comes first. **The Sewer Service Impact Fee is \$2,664.00 per each Equivalent Residential Unit (ERU).** A Sewer ERU is established to be equal to a flow of 300 gallons per day (GPD), average daily flow. The GPD factor is determined by the type of use. **The table below lists some of the types of uses most commonly developed, and the associated GPD factors for sewer service only.** For all other uses, please call the Community Development Department at (407) 585-1449.

Type of Use	Unit Measurement	GPD/Unit
Restaurant	Per seat	30
24 hour Use	Per seat	50
Fast Food	Per seat	25
Bar/Cocktail Lounge	Per seat	30
Hotel/Motel (without food service)	Per bed	100
Laundry (self serve)	Per machine	400
Office Buildings (without food service)	Per 1000 square feet	100
Shopping Centers (without food service)	Per 1000 square feet	100
Service Station	Per Bay	300
	Per wash bay	960
	Per toilet	300
Dental Office	Per dentist	250
	Per wet chair	100

Based on a determination of GPD, the following calculation will provide the associated **sewer service impact fee**:

Example: A 10,000 square foot office building (without food service) would be calculated as follows:

- Office = 100 GPD per 1000 square feet X 10 = 1000 GPD
- 1000 GPD / 300 = 3.33 ERU
- 3.33 ERU X \$2,664.00 = \$8,871.12 Sewer Service Impact Fee

Calculation:

$$\text{Type of use} = \frac{\text{_____}}{\text{(GPD per Unit)}} \times \frac{\text{_____}}{\text{(unit measurement)}} = \frac{\text{_____}}{\text{GPD}}$$

$$\text{GPD} / 300 = \text{_____ ERU}^* \quad \text{ERU} \times \$2,664.00 = \$ \frac{\text{_____}}{\text{(Sewer Service Impact Fee)}}$$

*The total ERU value used to calculate a sewer service impact fee for any separate establishment shall not be less than 1 ERU.

3. CITY SERVICES IMPACT FEES

City Services Impact Fees are due at permit issuance. For non-residential uses, City Services Impact Fees are calculated by multiplying the gross square foot (GSF) of the structure times the rate per square foot as shown below:

CITY SERVICES IMPACT FEE	RATE PER GROSS SQUARE FOOT
Police Protection	\$0.082
Fire Protection*	\$0.129
Recreation	\$0.031
Public Works	\$0.017
TOTAL	\$0.259

*Structures **required** to be equipped with a fire sprinkler system per City Of Lake Mary Ordinance Chapter 95.03, will receive a 50% reduction in the Fire Impact Fee.

Example: 10,000 GSF building X \$0.259 = \$2,590.00 City Services Impact Fee

Calculate your fee due at permit issuance:

$$\frac{\text{_____}}{\text{(GSF of building)}} \times \$0.259 = \$ \frac{\text{_____}}{\text{(City Services Impact Fee)}}$$

B. COUNTY IMPACT FEES

1. TRANSPORTATION

Transportation Impact Fees are assessed by Seminole County. Contact Capitol Programs Division (407) 665-7474 for fee estimate. You will need to provide the location, type of use and square footage of the building. Fees may be paid at Seminole County or the City Of Lake Mary. **If fees are paid at the County, a receipt (proof of payment) must be received by the City, before permit is issued. If fees are to be paid at the City, a written statement (calculation) from the County must be provided.**

TOTAL \$ _____

Tally Sheet

I. Building Permit Fees

A. Fees Due At Submission Of Application (I.A.1 – I.A.3) \$ _____

B. Fees Due At Permit Issuance (I.B.1 – 1.B.5) \$ _____

Subtotal \$ _____

II. Impact Fees

A. City Services Impact Fees (II.A.1 – II.A.3) \$ _____

B. County Impact Fee (II.B.1) \$ _____

Subtotal \$ _____

TOTAL FEE \$ _____