

CITY OF LAKE MARY, FLORIDA

**NON-RESIDENTIAL DEVELOPMENT  
FEE ESTIMATE PACKET**

**I. Building Permit Fees 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 March 4, 2011. 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 Community Development Department (a Request for Fee Estimate Form is attached).

## I. BUILDING PERMIT FEES

Building permit fees are based on the cost of construction rounded up to the next higher thousand dollars. For example, if the cost of construction is \$1,300,001, the building permit fee would be calculated on \$1,301,000.

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. This fee calculation is provided under section B. State Surcharge fees, as well as Utility Connection fees are also due at the time of permit issuance. These fee calculations are provided under section C and D, respectively.

**Note:** Building permit fees do not include ancillary permits such as plumbing permits, electrical permits, fire sprinkler 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. SUBMITTAL FEES:

The Submittals Fees consist of the Application Fee and Plan Review Fee and are due at the time of application submittal (*Note: Fire Plan Review Fees may be applicable*).

The Application Fee is calculated based on the cost of construction multiplied by \$ 0.75 per \$1,000 of cost. The minimum fee is \$5.00. This fee is non-refundable.

**Example:** (Based on example above.)

$$\begin{array}{l} \$ \underline{\quad 1,301,000 \quad} / \$1,000 \quad X \quad \$ 0.75 \quad = \quad \$ \underline{\quad 975.75 \quad} \\ \text{(Cost of construction rounded up} \\ \text{to the next higher thousand dollars)} \qquad \text{(Minimum Fee = \$5.00)} \end{array}$$

Calculate your fee due at submission:

$$\begin{array}{l} \$ \underline{\hspace{2cm}} / \$1,000 \quad X \quad \$ 0.75 \quad = \quad \$ \underline{\hspace{2cm}} \quad \mathbf{(A)} \\ \text{(Cost of construction rounded up} \\ \text{to the next higher thousand dollars)} \qquad \text{(Minimum Fee = \$5.00)} \end{array}$$

The Plan Review Fee is calculated based on the cost of construction multiplied by \$ 0.45 per \$1,000 of cost. The minimum fee is \$5.00. This fee is non-refundable.

**Example:** (Based on example above.)

$$\begin{array}{l} \$ \underline{\quad 1,301,000 \quad} / \$1,000 \quad X \quad \$ 0.45 \quad = \quad \$ \underline{\quad 585.45 \quad} \\ \text{(Cost of construction rounded up} \\ \text{to the next higher thousand dollars)} \qquad \text{(Minimum Fee = \$5.00)} \end{array}$$

Calculate your fee due at submission:

$$\begin{array}{l} \$ \underline{\hspace{2cm}} / \$1,000 \quad X \quad \$ 0.45 \quad = \quad \$ \underline{\hspace{2cm}} \quad \mathbf{(B)} \\ \text{(Cost of construction rounded up} \\ \text{to the next higher thousand dollars)} \qquad \text{(Minimum Fee = \$5.00)} \end{array}$$

***ESTIMATED TOTAL FEE DUE IS (A) + (B)***

**B. PERMIT ISSUANCE FEES:**

The Permit Issuance Fees consist of the Building Permit Fee and Inspection Fee (*Note: Fire Inspection Fees may be applicable*).

The Building Permit Fee is calculated based on the cost of construction multiplied by \$ 0.75 per \$1,000 of cost. The minimum fee due at permit issuance is \$35.00.

Example: (Based on example above.)

$$\begin{array}{l} \$ \underline{\$1,301,000} / \$1,000 \quad X \quad \$ 0.75 \quad = \quad \$ \underline{\$ 975.75} \\ \text{(Cost of construction rounded up} \\ \text{to the next higher thousand dollars)} \qquad \qquad \qquad \qquad \qquad \qquad \qquad \text{(Minimum Fee = \$35.00)} \end{array}$$

Calculate your fee due at submission :

$$\begin{array}{l} \$ \underline{\hspace{2cm}} / \$1,000 \quad X \quad \$ 0.75 \quad = \quad \$ \underline{\hspace{2cm}} \quad \text{(A)} \\ \text{(Cost of construction rounded up} \\ \text{to the next higher thousand dollars)} \qquad \qquad \qquad \qquad \qquad \qquad \qquad \text{(Minimum Fee = \$35.00)} \end{array}$$

The Inspection Fee is calculated based on the cost of construction multiplied by \$ 0.45 per \$1,000 of cost.

Example: (Based on example above.)

$$\begin{array}{l} \$ \underline{\$1,301,000} / \$1,000 \quad X \quad \$ 0.45 \quad = \quad \$ \underline{\$ 585.45} \\ \text{(Cost of construction rounded up} \\ \text{to the next higher thousand dollars)} \end{array}$$

Calculate your fee due at submission :

$$\begin{array}{l} \$ \underline{\hspace{2cm}} / \$1,000 \quad X \quad \$ 0.45 \quad = \quad \$ \underline{\hspace{2cm}} \quad \text{(B)} \\ \text{(Cost of construction rounded up} \\ \text{to the next higher thousand dollars)} \end{array}$$

***ESTIMATED TOTAL FEE DUE IS (A) + (B)***

**C. STATE SURCHARGE FEE – DUE AT PERMIT ISSUANCE:**

Both these fees are mandated by the State of Florida for all new construction. Each fee is based on the combined total of the Application Fee and Permit Fee of the structure multiplied by ½ cent.

State Surcharge Fee: ( \_\_\_\_\_ X \$ 0.015) X (2) = \$ \_\_\_\_\_  
*(DBPR)* (App Fee + Permit Fee) TOTAL FEE  
(Min. \$4.00)

**D. UTILITY CONNECTION FEES – DUE AT PERMIT ISSUANCE:**

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) 585-1448.

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

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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 March, 2011. 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 Concurrency Division at (407) 665-7474.

### A. CITY SERVICES IMPACT FEE - DUE AT BUILDING 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
<b>TOTAL</b>	<b>\$ 0.259</b>

Calculation:

\_\_\_\_\_ (GSF of building) X \$ 0.259 = \$ \_\_\_\_\_ City Services Impact Fee

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

### B. TRANSPORTATION IMPACT FEE – DUE AT BUILDING PERMIT ISSUANCE:

Transportation Impact Fees are assessed by Seminole County. Contact Concurrency Division (407)665-7474 for fee estimate. You will need to provide the location, type of use and square footage of the building.

TOTAL.....\$ \_\_\_\_\_

**C. WATER SERVICE IMPACT FEE:**  
**(DUE AT SITE CONSTRUCTION PERMIT OR BUILDING PERMIT, WHICHEVER IS FIRST)**

The Water Service Impact Fee is \$1,010.00 per each Equivalent Residential Unit (ERU). An ERU is established to be equal to a flow of 350 gallons per day (GPD), average daily flow. The GPD factor is determined per type of use. The table below lists some of the type of uses most commonly developed, and the associated GPD factors. For all other uses please call the Community Development Department at 407-585-1493.

Type of Use	Unit Measurement	GPD per 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
Dentist	Per dentist	300
	Per wet chair	115

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

Calculation:

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

$$\text{GPD} / 350 = \text{_____ ERU*}$$

$$\text{ERU} \times \$1010.00 = \text{_____ Water Impact Fee.}$$

Example: A 10,000 square foot office building would be calculated as follows:

$$\text{Office} = 120 \text{ GPD per } 1000 \text{ square feet} \times 10 = 1200 \text{ GPD}$$

$$1200 \text{ GPD} / 350 = 3.42 \text{ ERU}$$

$$3.42 \text{ ERU} \times \$1010.00 = \$3454.20 \text{ Water Impact Fee}$$

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

## D. SEWER SERVICE IMPACT FEE:

(DUE AT SITE CONSTRUCTION PERMIT OR BUILDING PERMIT, WHICHEVER IS FIRST)

The Sewer Service Impact Fee is \$2,664.00 per each Equivalent Residential Unit (ERU). An 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 all other uses please call the Community Development Department at 407-585-1493.

Type of Use	Unit Measurement	GPD per 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 impact fee:

Calculation:

Type of use = \_\_\_\_\_ (GPD per Unit) X \_\_\_\_\_ (unit measurement) = \_\_\_\_\_ GPD

GPD / 300 = \_\_\_\_\_ ERU \*\*

ERU X \$2,664.00 = \_\_\_\_\_ Sewer Impact Fee.

Example: A 10,000 square foot office building 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 Impact Fee

\*The sewer impact fee is a combination of City and Seminole County impact assessments. Certain areas are as within the City's jurisdiction may only be charged the Seminole County Impact fee rate. These areas are generally south of Lake Mary Boulevard and west of Lake Emma Road.

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

# Tally Sheet

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## I. Building Permit Fees

- A. Submittal Fees Due .....\$ \_\_\_\_\_
- B. Permit Issuance Fees Due .....\$ \_\_\_\_\_
- C. State Surcharge Fees.....\$ \_\_\_\_\_
- D. Utility Connection Fees.....\$ \_\_\_\_\_

## II. Impact Fees

- A. City Services Impact Fee .....\$ \_\_\_\_\_
- B. Transportation Impact Fee .....\$ \_\_\_\_\_
- C. Water Service Impact Fee .....\$ \_\_\_\_\_
- D. Sewer Service Impact Fee.....\$ \_\_\_\_\_

**TOTAL ESTIMATED FEE.....\$ \_\_\_\_\_**

# Request for Fee Estimate Form

**THIS FEE ESTIMATE IS NOT A QUOTE.** This fee estimate is provided as a courtesy by the City at no charge to the applicant. The fees provided are based upon Ordinances in place as of March, 2011. All fees are subject to change without prior individual notice. The applicant is responsible to pay fees in place at the time of permit issuance.

Please provide the information requested below as it relates to your non-residential development construction plans. The accuracy of this estimate is dependent on the information you provide. Please allow 5 working days to process fee estimate request.

**NOTE: This fee estimate will not include Transportation Impact Fees.** Transportation Impact Fees are assessed by Seminole County. Contact Seminole County Concurrency Division (407) 665-7474 for fee estimate.

## Contact Information:

Name \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_ Fax \_\_\_\_\_  
\_\_\_\_\_

## Project Information:

Address of project site \_\_\_\_\_  
\_\_\_\_\_

Subdivision \_\_\_\_\_ Phase \_\_\_\_\_ Lot \_\_\_\_\_

Type of project

\_\_\_\_\_ New construction: Square footage \_\_\_\_\_ Type of Use \_\_\_\_\_

\_\_\_\_\_ Renovation/Addition: Square footage of renovation area \_\_\_\_\_ Type of Use \_\_\_\_\_  
Square footage of addition area \_\_\_\_\_ Type of Use \_\_\_\_\_

\_\_\_\_\_ Replacement: Square Footage of old development \_\_\_\_\_ Type of Use \_\_\_\_\_  
Square Footage of new development \_\_\_\_\_ Type of Use \_\_\_\_\_

Cost of construction: \_\_\_\_\_

Water Utility Service: This property will utilize:

Sewer Utility Service: This property will utilize:

City of Lake Mary Water Service \_\_\_\_\_  
Other Central Water Utility Provider \_\_\_\_\_  
Individual Well System \_\_\_\_\_

City of Lake Mary Sewer Service \_\_\_\_\_  
Other Central Sewer Utility Provider \_\_\_\_\_  
Individual Septic System \_\_\_\_\_

**I believe the information provided above is true and correct to the best of my ability. I understand that any building permit or impact fee estimate provided by the City based on this information is not a quote and that I will be responsible to pay the charges, rates or fees in effect at the time of permitting.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**