

INDIAN SHORES

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*** PUBLIC MEETING ***

PLANNING, ZONING AND BUILDING COMMITTEE MEETING AGENDA TUESDAY, JUNE 10, 2025, BEGINS AT 3:00 P.M. INDIAN SHORES MUNICIPAL CENTER, 4TH FLOOR

ITEM # AGENDA ITEM

- 1.0 Consideration of approving the June 10, 2025, Planning, Zoning and Building (PZB) Committee Meeting agenda.
- 2.0 Comments from the public on any agenda item.
- 3.0 Recommendation for Town Council approval of Resolution No. 10-2025 for Building Department Fee Schedule updates. (Ref. pgs: 1-3)
 - Adding a \$30.00 Floodplain Permit Fee
 - Increasing site plan review fee to \$2,500
- 4.0 PZB Members' comments on any subject.
- 5.0 Meeting adjournment.

PLEASE SILENCE ALL CELL PHONES AND LIMIT PUBLIC COMMENTS TO 3 MINUTES.


Freddie Lozano, CMC
Town Clerk

Any person who decides to appeal any decision of the Planning, Zoning and Building Committee and the Town Council with respect to any matter considered at any such meeting will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes that testimony and evidence upon which the appeal is to be based.

Any person with a disability requiring reasonable accommodation to participate in this meeting should contact the Town Clerk's office with your request within 24 hours prior to the start of the meeting. Phone 727.595.4020, Fax 727.596.0050

RESOLUTION NO. 10-2025

A RESOLUTION OF THE TOWN OF INDIAN SHORES, FLORIDA, ADOPTING A SITE PLAN REVIEW FEE AND A FLOODPLAIN PERMIT FEE FOR THE BUILDING DEPARTMENT; ADOPTING FINDINGS WITH RESPECT TO THE REASONABLENESS OF SUCH FEES; PROVIDING FOR REPEAL OF RESOLUTIONS OR PARTS OF RESOLUTIONS INCONSISTENT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Indian Shores, Florida, ("Town") is a municipal corporation located within Pinellas County; and

WHEREAS, the Town maintains a Building Department that reviews and accepts permit applications, provides inspections in accordance with the Town Code of Ordinances and the Florida Building Code, and routinely charges fees for the Building Department Services; and

WHEREAS, the fees currently being charged do not account for the entirety of services and expenses of the Building Department for processing and administration of site plan review and permit fees within the Town; and

WHEREAS, the Town Council of Indian Shores, Florida ("Council") desires to adjust the adopted site plan review and building permit fee schedule accordingly; and

WHEREAS, the Town contracts with an engineering services company or reviews site plans and permit applications internally to ensure the safety and required inspections under the Town of Indian Shores Code of Ordinances, the Florida Building Code, and applicable Florida law; and

WHEREAS, the Town of Indian Shores is entitled to recover the reasonable cost of providing such services; and

WHEREAS, Section 18-54 and Section 18-125 requires that the Town Planning, Zoning, and Building Committee review and set the site plan review and building permit fee schedule in addition to allowing approval by the Town Council.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF INDIAN SHORES, FLORIDA, AS FOLLOWS:

Section 1. That the Town Council hereby finds the above statements to be true and correct, and incorporated as a material part of this Resolution.

Section 2. That a Floodplain Permit fee of \$30.00 shall be added to the fee schedule is hereby ratified. (Exhibit – A)

Section 3. That the fee for review of all site plans shall be \$2,500.00 per site plan due at the time of application is hereby ratified. (Exhibit – A)

Section 4. That the Town will be reimbursed upon completion of the site plan review for any additional costs beyond the initial fee of \$2,500.00 that arises during the review process is hereby ratified.

Section 5. That permits will not be issued for a project until all outstanding fees are paid is hereby ratified.

Section 6. All other permit fees shall remain in full force and effect until changed or amended by further Resolution of the Town Council.

Section 7. That if any provision of this Resolution is found to be invalid or unenforceable as a matter of law by a court of competent jurisdiction, the offending provision(s) shall be severed, and the remainder shall continue in full force and effect.

Section 8. That all Resolutions or portions of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 9. That this Resolution shall become effective immediately upon passage and adoption in the manner provided by law.

The above and foregoing Resolution, upon Motion by _____ and seconded by _____, was duly approved and adopted at a regular Town Council meeting held on the _____ day of _____, 2025.

Voting in favor of the Resolution:

Voting in opposition to the Resolution:

Absent:

Abstaining:

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF INDIAN SHORES, FLORIDA, THIS _____ DAY OF _____, 2025.

ATTEST:

Diantha Schear
Mayor

Freddie Lozano, CMC
Town Clerk

Town of Indian Shores

Building Dept Fee Schedule

Effective June 11, 2025

Permit Fees

Floodplain Permit Fee	\$30.00
Base Fee	\$30.00
Building Permit Fee	\$90.00 + \$9.00 Per Thousand of Total Valuation
Plan Review Fee - Projects Over \$5000.00	.30% Of Subtotal (Permit Fee, Base Fee, DCA And DBPR Surcharges)
DCA Surcharge	1.0% Of Permit Fee
DBPR Surcharge	1.5% Of Permit Fee
Beautification < \$15,000.00	10% Of Building Permit Fee
Beautification > \$15,000.00	0.001 Of Total Valuation
Building Official Education Fee	0.02% Of Total Valuation

Calculation

New Construction Fees

Electrical - New Construction	\$30.00 + \$0.75 Per Thousand of Project Valuation
Mechanical - New Construction	\$30.00 + \$0.75 Per Thousand of Project Valuation
Plumbing - New Construction	\$30.00 + \$0.75 Per Thousand of Project Valuation
Plumbing Gas - New Construction	\$30.00 + \$0.75 Per Thousand of Project Valuation

Additional/Other Fees – if applicable

Credit Card Fee for Charges < \$200.00	\$5.00
Credit Card Fee for Charges > \$200.00	3.0% Of the Charge
Demolition < 300sf	\$30.00 PER UNIT + BUILDING PERMIT FEE
Demolition > 300sf	\$30.00 PER UNIT + BUILDING PERMIT FEE
Dock - Commercial	Charge As Building Permit Fee
Dock - Residential	Charge As Building Permit Fee
Dock- Multi Use Private	Charge As Building Permit Fee
Motion Sign/Special Event	\$90 Special Events
Paving	\$30.00 + \$9.00 Per Thousand of Total Valuation
Re-Inspection Fee	\$30.00 RE-INSPECTION FEE
Re-Instatement Fee	\$90.00 RE-INSTATEMENT FEE
Sign	\$90.00 + \$9.00 Per Thousand of Total Valuation
Site Plan Review Fee	\$2,500.00 + any Additional costs that arise during review process
Sitework	\$30.00 + \$9.00 Per Thousand of Total Valuation
Special Event	\$90.00 Special Events
Sprinkler System	\$30.00 + \$9.00 Per Thousand of Total Valuation
Subcontractor Placard Fee	\$30.00 Subcontractor Placard/ Replacement Placard
Swimming Pool, Restrooms, Electric	\$30.00 + \$9.00 Per Thousand of Total Valuation
SWO - Building Permit Fee	2 X Building Permit Fee
Transportation Impact Fee - Condo	\$1270.00 Per Unit
Transportation Impact Fee - Multi Family	\$1420.00 Per Unit
Transportation Impact Fee - Single Family	\$2,066.00