

RESOLUTION NO. 2026-01

**A RESOLUTION BY THE CITY OF KEY COLONY BEACH
BOARD OF COMMISSIONERS AMENDING RESOLUTION 2024-
13 FEE SCHEDULE FOR BUILDING DEPARTMENT PERMITS
AND SERVICES; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Chapter 6, Buildings of the Code of Ordinances of the City of Key Colony Beach, Florida, refers to a Fee Schedule as a separate document from the Ordinance, and

WHEREAS, Chapter 9, Licenses, Permits and Business Regulations of the Code of Ordinances of the City of Key Colony Beach, Florida, refers to administrative fees for services; and

WHEREAS, Chapter 14, Sewers and Sewage Disposal of the Code of Ordinances of the City of Key Colony Beach, Florida, refers to administrative fees for services; and

WHEREAS, Chapter 15, Stormwater of the Code of Ordinances of the City of Key Colony Beach, Florida, refers to administrative fees for services; and

WHEREAS, it has become necessary to increase and decrease certain fees to more accurately reflect the costs of the services performed.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF KEY COLONY BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above recitations are hereby adopted and incorporated herein.

Section 2. This Resolution amends the Miscellaneous Fee Schedule for the City Commission of the Key Colony Beach to read as follows (additions to the fee schedule are underlined; deletions are ~~crossed-out~~):

BUILDING PERMIT FEES

No permit required for estimated work under ~~\$1,000~~, \$2,500, however, an inspection may be necessary as determined by the Building Official, with a charge of \$25.00.

TYPE OF STRUCTURE

PERMIT FEE

NEW: SINGLE-FAMILY, DUPLEX,
MULTI-FAMILY, BUSINESS

\$13 per \$1,000 of Job Cost

* Excludes open or enclosed garages, open or screened porches, carports and similar construction, as well as the floor area of any non-habitable floor.

SEA WALLS, SWIMMING POOLS, SPAS, TENNIS COURTS, DOCKS, ADDITIONS, ALTERATIONS, ROOFING (REPAIRS AND NEW ROOFS), MAJOR REPAIR, ELECTRICAL, PLUMBING, MECHANICAL ADDITIONS OR ALTERATIONS.

Costs of Up To ~~\$2,000~~ \$2,500 - Flat Fee \$ 100
 Costs Greater Than ~~\$2,000~~ \$2,500 - Per \$1,000 or Any Part Thereof \$ 35
 Option for utilizing Private Inspection Providers, provider is required to be approved by the Building Department.
10% discount on the Building Permit Fee, provided communication occurs during the application process or prior to an initial inspection by the Building Department.

TRIPLE FEES PLUS \$500 shall be charged if work for which a permit is required is started or proceeds prior to procuring a permit.

CONSULTING CITY ENGINEER

Additional fee to applicant as determined by services rendered.

CONSULTING CITY LEGAL

Additional fee to applicant as determined by services rendered.

FIRE SAFETY PLAN REVIEW

| | |
|----------------------------------------------------------------------|----------------------------|
| Minimum Fee | \$75.00 |
| Single-Family | \$125.00 |
| Duplex | \$225.00 |
| Multi-family, commercial new construction, alterations and additions | 0.15% of construction cost |

FIRE SAFETY ANNUAL INSPECTION

| | |
|-------------------------------------------------------|----------------------|
| Condominium common areas and Beauty salons | \$ 75.00 |
| Restaurants and bars | \$150.00 |
| Offices | \$ 50.00 |
| Gasoline stations | \$175.00 |
| Marinas dispensing and storing fuel | \$175.00 |
| Theater and special gatherings (each) | \$ 50.00 |
| Fire wells | \$ 175.00 |
| <u>Business License Fire inspection fee</u> | <u>\$150.00</u> |

(Condo Common area, Restaurant, Offices, Gasoline Stations, Marinas, and all other businesses)

CLEAN-UP BONDS (refundable)

| | |
|----------------------|-------------|
| Single-Family | \$ 1,000.00 |
| Duplex | \$ 2,000.00 |
| All Other Structures | \$ 4,000.00 |

FINAL INSPECTION FEE ON ADDITIONS, ALTERATIONS, MAJOR REPAIRS

| | |
|--------------------------------------------------|-----------|
| Refundable up to one year after permit is issued | \$ 500.00 |
| Charged as determined by Building Official | |

PROPERTY INQUIRY FEE

| | |
|---------------------------------------------|---------|
| Key Colony Beach Residents for personal use | \$0.00 |
| All other requests | \$30.00 |

TRANSFER OF OWNERSHIP RECORDS FEE

| | |
|---------------------------------------------------------|-------------------------------------|
| Single-Family, Duplex, or Vacant Lot, <u>Commercial</u> | \$200.00 <u>\$250.00</u> |
| Condominium | \$100.00 <u>\$150.00</u> |

SEWER CONNECTION FEE

| | |
|-------------------------------------------------|------------------------------------------------------------------------|
| Each <u>New Residential Living Unit</u> | \$5,625 <u>\$6,000</u> Per Unit |
| Each <u>Redeveloped Residential Living Unit</u> | \$5,625 <u>\$6,000</u> unless paid at original development. |

(See Chapter 14 of the Code of Ordinances for exceptions)

SEWER TIE-IN INSPECTION FEE

\$150.00

IMPACT FEE

\$1,350 Per Unit

BUILDING SURCHARGE FEE

2.5% of Permit Fee, Minimum \$4.00

KEY COLONY BEACH DEVELOPMENT FEE

Cost to be determined based on an estimate from the Staff from the scope of the project, which would include legal cost. Cost for recovery costs only.

BUILDING PLANNING & ZONING REVIEW

| | |
|------------------|----------|
| New Construction | \$500.00 |
|------------------|----------|

BUSINESS TAX ADMINISTRATIVE AND INSPECTION FEES

Vacation Rental – Single Family and Duplex

| | | |
|--------------------------------------------------------------------|-----------------------|-------------------|
| Up to 999 square feet | \$500.00 | <u>\$600.00</u> |
| 1,000 square feet to 1,199 square feet | \$700.00 | <u>\$750.00</u> |
| 1,200 square feet to 1,399 square feet | \$825.00 | <u>\$875.00</u> |
| 1,400 square feet to 1,599 square feet | \$975.00 | <u>\$1,025.00</u> |
| 1,600 square feet to 1,799 square feet | \$1,100.00 | <u>\$1,150.00</u> |
| 1,800 square feet to 1,999 square feet | \$1,250.00 | <u>\$1,300.00</u> |
| 2,000 square feet and above <u>to 3,499 square feet</u> | \$1,375.00 | <u>\$1,425.00</u> |
| <u>3,500 square feet and above</u> | | <u>\$1,525.00</u> |

Vacation Rental – Condo & Co-Op

| | | |
|----------------------------------------|----------------------|-----------------|
| Up to 999 square feet | \$ 375.00 | <u>\$475.00</u> |
| 1,000 square feet to 1,199 square feet | \$ 500.00 | <u>\$600.00</u> |
| 1,200 square feet to 1,399 square feet | \$ 600.00 | <u>\$700.00</u> |
| 1,400 square feet to 1,599 square feet | \$ 700.00 | <u>\$800.00</u> |
| 1,600 square feet to 1,799 square feet | \$ 800.00 | <u>\$900.00</u> |

| | | |
|-------------------------------------------------------------|-----------------------|---------------------|
| 1,800 square feet to 1,999 square feet | \$ 900.00 | <u>\$1,000.00</u> |
| 2,000 square feet and above | \$1,000.00 | <u>\$1,100.00</u> |
| Long-Term Rental | \$125.00 | |
| Condominium and Cooperative Association | | |
| Transient & Transient Resort Rental Unit | \$ 393.75 | \$450.00 |
| Hotel & Motel Rental Units | | |
| Per Room | \$64.00 | <u>\$74.00</u> |
| Per Suite | \$130.00 | <u>\$150.00</u> |
| Per Villa | \$1,175.00 | |
| Restaurant | | |
| Per Seat | \$2.15 | |
| Home Occupation | \$130.00 | |
| Charter Boat | \$175.00 | |
| Retail Store/Food Service | \$175.00 | |
| Gas Station | \$320.00 | |
| Convenience Store within Gas Station | \$80.00 | |
| Golf Course | \$50.00 | |
| Property Manager License | \$150.00 | |
| Make-Up Property Manager Training Classes -As Needed | | \$50.00 |
| Transfer of Owner, Manager, or Local Contact | | |
| <u>Single/Duplex/Condominium one to five units</u> | | \$100.00 |
| <u>Single/Duplex/Condominium six to ten units</u> | | <u>\$100.00</u> |
| <u>Single/Duplex/Condominium six to ten units</u> | | <u>\$175.00</u> |
| <u>Single/Duplex/Condominium eleven units or more</u> | | <u>\$250.00</u> |
| Safety re-inspection fee: | | |
| If completed within 30 days of | \$0.00 | |
| After 30 days | \$100.00 | |

Section 3. That the City Commission of the City of Key Colony Beach, Florida, hereby approves Resolution 2026-01.

Section 4. That the City Commission is hereby authorized to take all necessary action to effectuate the intent of this Resolution.

Section 5. That this Resolution shall go into effect immediately upon its passage and adoption.

PASSED AND ADOPTED by the Commission of the City of Key Colony Beach, Florida, at its regular meeting of the City held on February 19th, 2026.

**FINAL VOTE AT ADOPTION
CITY COMMISSION OF KEY COLONY BEACH**

| | | |
|-----------------------------|----------|--------------|
| Mayor Freddie Foster | NO _____ | YES <u>✓</u> |
| Vice-Mayor Doug Colonell | NO _____ | YES <u>✓</u> |
| Commissioner Tom Harding | NO _____ | YES <u>✓</u> |
| Commissioner Tom DiFransico | NO _____ | YES <u>✓</u> |
| Commissioner Kirk Diehl | NO _____ | YES <u>✓</u> |



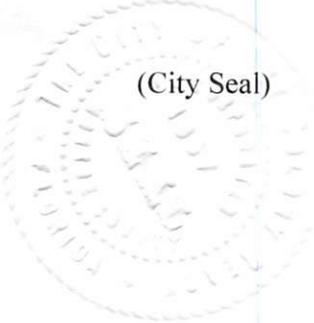
Mayor Foster, City of Key Colony Beach

ATTEST:



Silvia Roussin, City Clerk

(City Seal)



Approved as to form and legal sufficiency:



Dirk Smits, City Attorney

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