TOWN OF GOLDEN BEACH, FLORIDA

RESOLUTION NO. 3103.26

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AMENDING THE TOWN'S FISCAL YEAR 2026-2027 SCHEDULE OF BUILDING PERMIT FEES AND OTHER FEES; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on September 15th 2026, via Resolution 3083.26, the Town Council of the Town of Golden Beach adopted the Fiscal Year 2026-2027 Schedule of Building Permit Fees and Other fees ("the Fees"); and

WHEREAS, pursuant to Fla. Stat. 166.222, the Town imposes fees upon applicants for various development permits and other activities within the Town; and

WHEREAS, the Town desires to amend the schedule of fees attached hereto as Exhibit "A"; and

WHEREAS, the Town Council finds that amending the Town's fees is in the best interest of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. The foregoing recitals are adopted, confirmed and incorporated herein.

Section 2. Reauthorize Schedule of Fees & Establish Fees. Pursuant to Fla. Stat. 166.222 and Section 50-8(e) of the Town's Code of Ordinances, the Schedule of Permit and Processing Fees, and Associated Fees attached to this Resolution as Exhibit "A" is hereby adopted and supersedes all prior schedules and fees for said services.

Section 3. Implementation. The Town Manager and Town Mayor are hereby authorized to take all reasonable measures to implement this Resolution, and the Schedule of Fees adopted herein.

Section 4. Effective Date. The Resolution shall become immediately effective upon adoption.

Sponsored by **Town Administration.**

A motion to approve was made by Councilmember Lusskin, seconded by Councilmember Bernstein and on roll call the following vote ensued:

Mayor Glenn Singer	Aye
Vice Mayor Jessie Mendal	Aye
Councilmember Kenneth Bernstein	Aye
Councilmember Bernard Einstein	Aye
Councilmember Judy Lusskin	Aye

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach, Florida, this 27th day of October, 2026.

MAYOR GLENN SINGER

ATTEST:

LISSETTE PEREZ
TOWN CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

STEPHEN J. HELFMAN
TOWN ATTORNEY

RESOLUTION NO. 3103.26 EXHIBIT "A"

GOLDEN BEACH

FY 2026-27 Rates & Fees Revisions

Fee Type	Fee Structure	Code/ Charter Section Reso No. Ord. No.
Stand Alone - Permit Review Fees - Major Bldg & Site Work Installation		
Building - (includes 2 reviews) Each additional reivew after 2 reviews $100.00	$150.00	Reso No 3103.26
Electrical (includes 2 reviews) Each additional review after 2 reviews $100.00	$150.00	Reso No 3103.26
Mechanical (includes 2 reviews) Each additional review after 2 reviews $75.00	$100.00	Reso No 3103.26
Plumbing (includes 2 reviews) Each additional review after 2 reviews $100.00	$150.00	Reso No 3103.26
Structural (includes 2 reviews) Each additional reivew after 2 reviews $100.00	$150.00	Reso No 3103.26
Landscaping (includes 2 reviews). Each additional review after 2 reviews $125.00	$225.00	Reso No 3103.26
Civil (includes 2 reviews) Each additional review after 2 reviews $125.00	$225.00	Reso No 3103.26
Zoning (includes 2 reviews) Each additional reviw after 2 reviews $75.00	$100.00	Reso No 3103.26
Building Official Oversight	$100.00	Reso No 3103.26
Floodplain (includes 2 reviews) Each additional review after 2 reviews $250.00	$500.00	Reso No 3103.26
Stand Alone - Permit Review Fees - Small Installations - Minor Repairs and Maintenance.		
Building - (includes 2 reviews)	$150.00	Reso No 3103.26
Electrical (includes 2 reviews)	$100.00	Reso No 3103.26
Mechanical (includes 2 reviews)	$100.00	Reso No 3103.26
Plumbing (includes 2 reviews)	$150.00	Reso No 3103.26
Structural (includes 2 reviews)	$150.00	Reso No 3103.26
Landscaping (includes 2 reviews)	$225.00	Reso No 3103.26
Civil (includes 2 reviews)	$225.00	Reso No 3103.26
Zoning (includes 2 reviews)	$100.00	Reso No 3103.26
Building Official Oversight	$100.00	Reso No 3103.26
Floodplain (includes 2 reviews)	$500.00	Reso No 3103.26
Flat Rate Permit Fees - Stand Alone Permits - Small Installations - Minor Repairs & Maint.		
Building permit fee - Base Admin of $100 + $500	$600.00	Reso No 3103.26
Electrical permit fee - Base Admin of $100 + $500	$600.00	Reso No 3103.26
Structural permit fee Base Admin of $100 + $500	$600.00	Reso No 3103.26
Mechanical permit fee - Base Admin of $100 +$500 (per unit installation) Max $1,800	$600.00	Reso No 3103.26
Plumbing permit fee - Base Admin of $100 + $500.	$600.00	Reso No 3103.26
Landscape permit fee - Base Admin of $100 + 500.00	$600.00	Reso No 3103.26
Civil plan permit fee - Base Admin of $100 + 500.00	$600.00	Reso No 3103.26
Public Works permit fee - Base Admin of $100.00 $500.00	$600.00	Reso No 3103.26

Core Structure (Non-Value-Based)

A. Upfront Process Fee

Covers:

- intake,
- routing,
- file setup,
- coordination,
- zoning review,
- Building Official oversight
- Applicable trades review
- Floodplain oversight
- permit issuance.

2. Upfront Permit Review Fee – Stand-Alone Permits

Category	Fee
Base Administrative Fee	$350 (includes 2 reviews). Each additional review adds $350.00
Building Review	$375.(includes 2 reviews). Each additional review adds $375.00
Electrical Review	$375 (includes 2 reviews). Each additional review adds $375.00
Structural Review	$250 (includes 2 reviews). Each additional review adds $250.00
Mechanical Review	$275 (includes 2 reviews). Each additional review adds $275.00
Plumbing Review	$375 (includes 2 reviews). Each additional review adds $375.00
Landscape Review	$600 (includes 2 reviews). Each additional review adds $300.00
Civil Plan Review	$600 (includes 2 reviews). Each additional review adds $300.00
Public Work Review	$250 (includes 2 reviews). Each additional review adds $250.00
Building Official Oversight	$375 (includes 2 reviews). Each additional review adds $200.00
Zoning Review	$350 (includes 2 reviews). Each additional review adds $175.00
Floodplain Review	$750 (includes 2 reviews). Each additional review adds $750.00

Example — New Pool and Spa Project

- Base Administrative Fee = $350.00,
- electrical + plumbing + Building + Structural + Civil + Zoning + Building Official + Floodplain = $3,425.00 up front fee due

Permit Review New Construction, Addition, and Remodel Fee:

Reviews: Plan review includes Building, Structural, Electrical, Mechanical, Plumbing, Public Works, Civil, Flood, and administrative overview

Tier Model

Tier	Description	Fee Multiplier
Zone 2 Residential	– New Construction Dry Lot	6.0
Zone 3 Residential	– New Construction - Waterfront	7.0
Zone 1 Residential	– New Construction - Ocean Front	11
Zone 2 Residential	– Interior Remodel - Dry Lot	3.0
Zone 3 Residential	– Interior Remodel - Waterfront	3.5
Zone 1 Residential	– Interior Remodel - Ocean Front	5.0

Then:

Square Footage × Tier Multiplier

EXAMPLE:

New Construction

Zone 2 - 8,000 square foot home = 8,000 x 6 = $48,000
Zone 3 -12,000 square foot home =12,000 x 7 = $84,000
Zone 1 -30,000 square foot home =30,000 x11 = $330,000

Interior Remodel

Zone 2 - 4,000 square feet = 4,000 x 3.0 = $12,000
Zone 3 - 6,000 square feet = 6,000 x 3.5 = $21,000
Zone 1 -15,000 square feet =15,000 x 5.0 = $75,000

Discipline-Based Flat Permit Fees not based on square footage Permit Fee – Stand-Alone Permits

Assume:

Base Administrative Fee	$350
Building Fee	Base Administration $350.00 + 1,500.00 = $1,850.00
Electrical Fee	Base Administration $350.00 + $1200.00 = $1,550.00
Structural (Shop drawings)	Base Administration $350.00 + $1,500.00 = $1,850.00
Mechanical Fee	Base Administration $350.00 + $1,000.00 = $1,350.00
Plumbing Fee	Base Administration $350.00 + $1,200.00 = $1,550.00
Landscape Fee	Base Administration $350.00 + $1,550.00 = $1900.00
Civil Plan Permit	Base Administration $350.00 + $1,550.00 = $1,900.00
Public Work	Base Administration $350.00 + $1,000.00 = $1,250.00
Zoning Use Fee	$2,000 Based on the application submitted
Floodplain Review	$750 Based on the application submitted.

Example — New Pool and Spa Project

- Base Administrative Fee = $350.00,
- electrical + plumbing + Building + Structural + Civil + Zoning + Building Official + Floodplain = $11,800.00 permit fees due.

Permit Fee for Master Permit – New Construction, Additions, Remodels based on Square Footage:

All Zones 1 through 3

Permit Type	Multiplier	
Air Conditioned Space x		
Zone 1	4	Changed from 3
Zone 2	3	No Change
Zone 3	3.5	Changed from 3
Non Air Conditioned Space – Covered Roof Area x		
Zone 1	2.5	Changed from 1.5
Zone 2	1.5	No Change
Zone 3	2.0	Changed from 1.5

Permit Fee for Master Permit – Sub Permit Fees– New Construction, Additions, Remodels based on Square Footage:

Zone 1	Building Permit Fee - Per Trade Permit - Flat Rate $15,000 x 3 years	$45,000.00
	Electrical Permit Fee - Per Trade Permit Flat Rate $10,000 x 3 years	$30,000.00
	Plumbing Permit Fee - Per Trade Permit Flat Rate $10,000 x 3 years	$30,000.00
	Mechanical Permit Fee - Per Trade Permit - Flat Rate $5,000 x 3 years	$15,000.00
	Landscape Permit Fee - Per Permit - Flat Rate $2,000 x 3 years	$ 6,000.00
	Shop Drawing Fee - Per Permit - Flat Rate $1,500 x 3 years	$ 4,500.00
2 /3	Building Permit Fee - Per Trade Permit - Flat Rate $10,000 x 2 years	$ 2,000.00
	Electrical Permit Fee - Per Trade Permit Flat Rate $7,500 x 2 years	$15,000.00
	Plumbing Permit Fee - Per Trade Permit Flat Rate 7,500 x 2 years	$15,000.00
	Mechanical Permit Fee - Per Trade Permit Flat Rate $5,000 x 2 years	$10,000.00
	Shop Drawing Fee - Per Permit - Flat Rate $1,500 x 2 years	$ 3,000.00
	Landscape Fee - Per Permit - Flat Rate $1,000 x 3 years	$ 3,000.00

TOWN OF GOLDEN BEACH

100 Ocean Boulevard
Golden Beach, FL 33160

MEMORANDUM

Date:	October 27, 2026	Item Number: 7
To:	Honorable Mayor Glenn Singer & Town Council Members	
From:	Alexander Diaz, Town Manager	
Subject:	**Resolution No. 3103.26 – Amending the Building Permit, Town Fees, and Associated Fees for Fiscal Year 2026-2027**	

Recommendation:

It is recommended that the Town Council adopt the attached Resolution No. 3106.26 as presented.

Background:

The Town Administration is bringing the Building Department Fee Schedule before the Town Council for the third time this year to address issues identified following the implementation of the recently adopted permit fees. Although the previous amendments were intended to comply with changes in Florida law and establish an appropriate method of recovering building department costs, it became apparent that certain fees, particularly those associated with minor maintenance, routine repairs, and smaller residential improvements, were disproportionately high relative to the scope and complexity of the work.

Several members of the Town Council and our community brought these concerns to the Administration's attention. During the Town's budget hearings and subsequent Council meetings, the Administration publicly acknowledged these issues and committed to reviewing the fee structure and making the necessary corrections. The purpose of this amendment is to address those inequities, provide meaningful financial relief to residents, and ensure that permitting fees more appropriately reflect the municipal resources required to provide the associated services.

The Florida Legislature recently adopted House Bill 399 and House Bill 803, addressing various aspects of local government development and building department fees. These legislative changes prompted the Town to reevaluate its existing fee structure, including its historical approach to calculating certain permit fees based on construction valuation. The resulting amendments were intended to ensure compliance with applicable statutory requirements while allowing the Town to recover the reasonable costs of administering building department services.

However, as the revised fee schedule was implemented, the Administration recognized that certain minimum fees and administrative charges created unintended financial burdens for smaller projects. Unlike major construction projects requiring extensive plan reviews, multiple inspections, and significant administrative oversight, routine maintenance and minor residential improvements often require substantially fewer municipal resources. The Administration believes these differences should be appropriately reflected in the fees assessed.

In evaluating the proposed revisions, it is important to recognize that Golden Beach does not benefit from the diversified commercial and industrial tax base available to many neighboring municipalities. The Town relies primarily on property taxes and service-related revenues to fund municipal operations. Consequently, the Administration must balance its responsibility to recover the reasonable costs of providing services with its commitment to ensuring that residents are not subjected to unnecessary or disproportionate financial burdens.

The proposed amendment would establish a more equitable and proportionate fee structure by reducing charges for qualifying minor maintenance, routine repairs, and smaller residential improvement projects. These revisions are intended to better align permit fees with the scope and complexity of the proposed work, the administrative resources required, and the level of plan review and inspection services necessary. The Administration has also considered the concerns and recommendations raised by Council members and residents, as well as comparable permitting practices in neighboring municipalities.

The Administration further recognizes that some residents have already paid permit fees under the recently adopted schedule. Accordingly, the proposed amendment would provide for the review of qualifying permits and the issuance of appropriate refunds or credits where previously collected fees exceed those established under the revised schedule, subject to Town Council approval and applicable legal requirements. This approach is intended to ensure that residents who proceeded with improvements before the adoption of these corrections are treated fairly and consistently.

The Town has always encouraged residents to maintain and improve their properties to the highest standards. Establishing permit fees that unnecessarily discourage routine maintenance, and smaller improvements would be inconsistent with our longstanding commitment to preserving the appearance, character, and quality of our community. The proposed revisions are intended to encourage property improvements and compliance with applicable permitting requirements without compromising the Town's ability to conduct necessary inspections and protect public health, safety, and welfare.

While bringing up the Building Department Fee Schedule before the Town Council for a third time in one year is unusual, the Administration believes it is important to acknowledge and correct unintended consequences as they are identified. Our responsibility is to ensure that the policies we implement remain fair, reasonable, financially responsible, and responsive to the needs of our community.

Staff recommends amending the Town's Building Department Fee Schedule to correct the identified inequities, reduce permit fees for minor maintenance, routine repairs, and small-scale improvements to existing properties, and establish charges that appropriately reflect the scope and complexity of the work and the reasonable costs of providing associated building department services. Staff further recommends authorizing the Administration to implement a process for issuing appropriate refunds or credits for qualifying permits previously issued under the existing fee schedule, subject to applicable law and the provisions of the adopted amendment.

Fiscal Impact:

Revenues are collected as permits are paid. Final numbers will be provided at the end of the year as part of the Town's audit.