

County of Monroe

Office of the Assistant County Administrator

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Board of County Commissioners

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Mayor Pro Tem George Neugent, District 2
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We strive to be caring, professional and fair

CONSTRUCTION INDUSTRY INFORMAL GROUP MEETING

Hosted by: Building, Planning & Environmental Resources, Fire Marshal and Engineering Services Departments

September 26, 2016 3 PM – 5 PM

Meeting will be conducted using Polycom System at the Marathon Government Center (2798 Overseas Highway in Marathon) and the Murray Nelson Government Center (102050 Overseas Highway in Key Largo)

1. R. Griffin Owner Builder doing multiple house permits.
F.S. §489.103(7)(a) Owners of property when acting as their own contractor and providing direct, onsite supervision themselves of all work not performed by licensed contractors:
 1. When building or improving farm outbuildings or one-family or two-family residences on such property for the occupancy or use of such owners and not offered for sale or lease, or building or improving commercial buildings, at a cost not to exceed \$75,000, on such property for the occupancy or use of such owners and not offered for sale or lease. In an action brought under this part, proof of the sale or lease, or offering for sale or lease, of any such structure by the owner-builder within 1 year after completion of same creates a presumption that the construction was undertaken for purposes of sale or lease.

2. R. Griffin Refresher on GCs cannot construct pools.
Building review board issues a declaratory statement that a licensed general contractor is not authorized by Florida Statutes to build swimming pools and/or qualify a Florida business under the same category license: 2014-041 7/08/2014

3. R. Griffin Foundation survey requirements.
Monroe County Code Section 6-144(2):
Foundation survey. A foundation survey prepared and certified by a registered surveyor shall be required for all new construction prior to approval of the framing inspection. The survey shall certify placement of the building on the site, illustrate all surrounding setback dimensions and shall be available at the jobsite for review by the building inspector. In lieu of providing a survey, the contractor may elect to uncover all property line markers, pins, rods, etc. and string-up all property lines in preparation for inspection.

4. R. Ortiz The County has established a refined process to review ROGO/NROGO permits
M. Santamaria to determine if the building permit and allocation have expired. When a permit

Construction Industry Informal Group Mission Statement:

"To evaluate Growth Management Division Building, Flood Plain, Planning and Environmental Resources, Engineering, Fire, and other department operations related to permitting and development approvals, and recommend improvements for better service delivery to the Construction Industry and Monroe County residents. "

R. Griffin

is identified for review; it is presented monthly to the Building Official, the Senior Director of Planning and Environmental Resources, and the County Attorney. The Building Official, the Senior Director of Planning and Environmental Resources, and the County Attorney review the pertinent information and come to a consensus as to the status of the permit (expired or not expired). The results of the meeting are added to the status within Community Plus and the applicant is notified.

5. C. Hurley
R. Griffin

Information related to County progress toward examination and closure of open permits.

In 2016 we have focused on cleaning up our database of over 61,000 issued permits in OPEN status.

- In January we closed about 12,000 permits that were transferred out to Marathon or Islamorada when they incorporated (regardless of length of time pending after issuance).
- In February the BOCC approved to administratively close over 4,000 permits that were deemed non-life safety if pending greater than 360 days as of 4/6/2016. Additionally, over 1,000 permits deemed non-life safety with an EXPIRED status were changed to CLOSE. (See Memorandum below)

County of Monroe



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To: Building Department
Planning & Environmental Resources Department
Code Compliance Department

Cc: Christine Hurley, Assistant County Administrator
Ed Koconis, Administrative Manager

From: Rick Griffin, Building Official
Mayté Santamaria, Director of Planning and Environmental Resources

Date: April 6, 2016

Re: **Administrative Closure of Certain Non-Life Safety Permits**

Issue:

Currently, there are over 50,000 open permit applications and permits that have not progressed in a manner to keep them valid.

Direction:

Permits for non-life safety issues which have become invalid on or before the date of this memo are to be administratively closed without the requirement of additional inspections;

- Alarms
- Blasting
- Curbing
- Dredging
- Fence
- Painting
- Stucco
- Flagpoles
- Floor Covering

State Statutes provide for the use of private providers services.

Since the memorandum was drafted the Building Official has added Lawn Sprinkler System permits to the list of Non-Life Safety Permits.

- In February the BOCC also approved the addition of two CSRs and one inspector to proactively review those open issued permits where one or more final inspection was passed and more than 360 days has passed since the last passed inspection, approximately 6,000 permits. This team of staff will work from a “real time” permit list and administratively close permits where the required final inspection(s) has passed. The CSRs that handle RE investigations request will also use this list and coordinate with this team when conducting permit investigations. With this collaborative team effort we will be able to eliminate the \$50 RE investigation charge where the only open permit on the RE/parcel investigated is identified on the list of approximate 6,000 permits.
- In July the BOCC approved to administratively close over 21,000 permits that were issued prior to October 1, 1998. Additionally, over 4,000 permits with an EXPIRED status were also changed to CLOSE.

CURRENT STATUS of OPEN ISSUED PERMITS

	Total Permits		Detail
September 2016	23,000		Permits in OPEN status
<i>Customer Initiates RE# Investigation</i>	11,000	➡	No inspection activity/Passed Inspection activity
	12,000	➡	All With PASS inspection activity
			9,700 Subset: pending greater than 360 days from last pass inspection/issuance
<i>Inspection Team</i>	6,000		Inspection Activity <u>with</u> 1 or more passed Final inspection(s) <u>pending greater than 360 days from last pass inspection/issuance</u>
<i>Customer Initiates RE# Investigation</i>	3,700		Inspection Activity <u>without</u> 1 or more passed Final inspection(s) <u>pending greater than 360 days from last pass inspection/issuance</u>

6. E. Koconis
K. Pleasant

IVR Enhancements:

- A new IVR feature has been implemented reciting the total amount of re-inspection fees due whenever a permit number is entered to schedule, cancel/reschedule, or obtain results for the permit number.
- A new IVR feature is planned for 1st quarter 2017 to notify issued permit holders by email/phone that the issued permit will expire in a set given number of days, i.e. 30 days prior, and/or 7 days prior, etc. Expected date of implementation is spring of 2017. In anticipation for this new feature all applications must include email addresses and telephone numbers for owners and general contractors in order to take advantage of this new feature and its objective of assisting permit holders in the prevention of issued permits expiring. It is the permit holder’s responsibility to keep this information accurate throughout the life of the permit in order to take part in this notification service.
- Other planned enhancements for 2017:
 - We plan to implement an automatic permit expiring process 6-8 months after the start of the email /phone notification process.
 - We anticipate, after the entire cleanup process is completed and before the auto expiration system is working, checking one last time for open expired non-life safety permits again to determine if they can be administratively closed as well.

- iii. We plan to implement an automatic permit closing process as well to prevent accumulating vast numbers of open issued permits that have passed the required final inspections.

7. M. Santamaria The New 2030 Comprehensive Plan (Comp Plan) and Land Development Code (LDC) were recently adopted. The Comp Plan is effective and can be accessed here: <http://www.monroecounty-fl.gov/DocumentCenter/Home/View/4606> . The new LDC is expected to become effective soon. The BOCC adopted a new fee resolution in August to reflect the additional requirements established by the new Comp Plan and LDC. Planning & Environmental Resources applications have been updated and can be accessed here: <http://www.monroecounty-fl.gov/index.aspx?nid=189>. Further, the County has developed a webpage for research tips for tier, FLUM and zoning information (<http://www.monroecounty-fl.gov/index.aspx?NID=698>).

8. E. Koconis In May the BOCC provided direction to staff to eliminate impact fees for Libraries, Solid Waste, Police, and Employee Housing Fair Share. Impact fees for Roadways, Parks and Rec, and Fire & EMS are to remain in place. Item to be heard by the Planning Commission and BOCC following effective date of new LDC regarding the repeal of these specific fees – expected effective date is approximately 90 days after BOCC approval.

The following table indicates the ***approximate*** changes we could expect to see if a consultant is retained to perform a study and determine impact fees for future years and utilizes a similar methodology to that which was used in 1992 and the proposed fees are eliminated. The total fees for a single-family dwelling unit could be expected to be lowered by \$210, from \$1,534.00 to \$1,324.24.

Impact Fee Type	Current Impact Fee		Projected (Maximum) Impact Fee	
	Per Dwelling Unit	Per 1,000 s.f. non-residential Development	Per Dwelling Unit	Per 1,000 s.f. non-residential Development
Roadways	\$633.00	Varies by type	\$182.11	Varies by type
Parks and Rec	\$340.00	N/A	\$377.51	N/A
Libraries	\$242.00	N/A	\$29.25	N/A
Solid Waste	\$64.00	\$54.00	\$0.00	\$0.00
Police Facilities	\$150.00	\$112.00	\$0.00	\$0.00
Fire & EMS	\$105.00	\$64.00	\$764.62	\$1,115.72
Employee Fair Share Housing	N/A	\$1,000 - \$3,000 varies by size	N/A	\$1,000- \$3,000 varies by size
Total	\$1,534.00		\$1,353.49	
If Libraries is eliminated			-\$29.25	
If Solid Waste is eliminated			-\$ 0.00	
If Police Facilities is eliminated			-\$ 0.00	
If Employee Fair Share Housing is eliminated			-\$ 0.00	
Projected (Max) Impact Fee with eliminated above fees eliminated			\$1,324.24	

9. R. Griffin

Unlicensed Contractor Investigator has been hired; Susan Grant is being processed and should start training within a month.

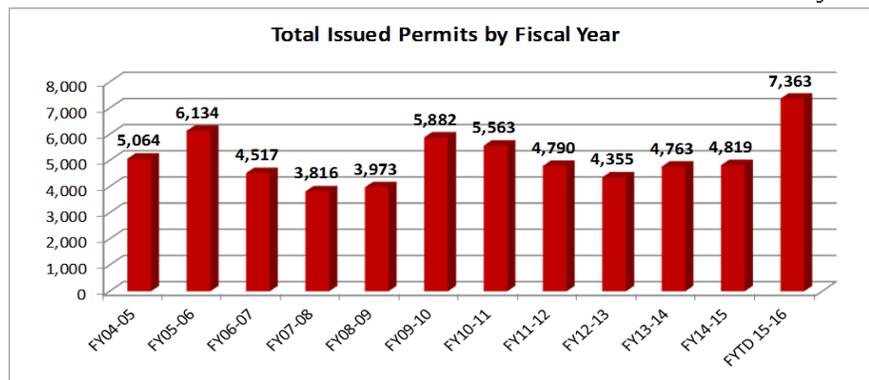
10. R. Griffin

New application form must be utilized for all applications submitted on or after October 1, 2016. This is a reminder from an August 11, 2016 email to the Group.

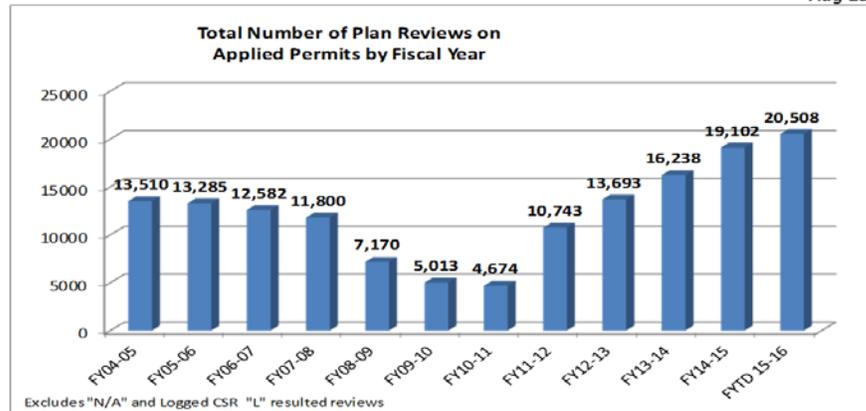
11. C. Hurley

Increase in building activity. As you are all aware building activity has been steadily increasing since the end of the Great Recession in 2009. The number of issued permits since that time has averaged 5,028 per year, while this year we have already issued 7,363. The numbers of plan reviews and inspections over the same time have steadily increased, with over 20,500 plan reviews and 33,000 inspections so far this year. Graphs related to these amounts are shown below with one month (September) remaining in the fiscal year.

Aug 2016



Aug 2016



Aug 2016

