

MEMORANDUM

TO: Charles F. Dodge
City Manager

DATE: September 16, 2025

FROM: Lisa Chong
Assistant City Manager/ Finance Director

SUBJECT: FEES CHARGED AT ISSUANCE OF
CERTIFICATE OF OCCUPANCY

The following fees charged at issuance of certificate of occupancy are increased effective **October 1st, 2025** based on the following ordinances and resolutions:

1. **Water and Sewer Connection Charges:** In accordance with Ordinance No. 1852, as amended by Ordinance No. 1888, the Water and Sewer connection charges are to be increased annually using the Water and Sewerage Maintenance Consumer Price Index (CPI) for 12 months ending April of each year, or at least 3.00%. The increase of **4.71%** will be effective October 1st, 2025.
2. **Interim Fire Protection Assessment:** Per Ordinance No. 1174, as amended by Ordinance No. 1233 and Ordinance No. 1642, the City Commission shall adopt an Annual Rate Resolution for each fiscal year establishing the rate of assessment to be imposed. Resolution **3930** was adopted on September 15th, 2025.

If you approve, please sign in the space provided below.



Charles F. Dodge
City Manager

Date: 9/17/25



Lisa Chong
Assistant City Manager/ Finance Director

Date: 9/17/25

Attachments

CC: Martin Gayeski, Deputy City Manager
Timothy Welch, Utilities Director
Melinda Maugeri, Utilities Customer Service Manager
Rose Colombo, Solid Waste Administrator
Karl Kennedy, City Engineer
John England, Assistant City Engineer
Cole Williams, Senior Planner
Marcelino Rodriguez, Fire Chief
Matthew Kefford, Technology Services Director
Steve Totton, Manager of Systems Development
George Kropp, Calvin, Giordano & Associates, Inc.
Sherrell Jones-Ruff, Calvin, Giordano & Associates, Inc.
Pete Deveaugh, Calvin, Giordano & Associates, Inc.
Steve Pizzillo, Calvin, Giordano & Associates, Inc.
Alex Meggison, Calvin, Giordano & Associates, Inc.
Lesley Whyte, Budget Director
Wilbert Santos, Deputy Finance Director
Yaibelys Rodriguez, Assistant Finance Director

yc 9/16/2025

FEES CHARGED AT ISSUANCE OF CERTIFICATE OF OCCUPANCY

Effective October 1, 2025 through September 30, 2026

In accordance with the ordinances of the City of Pembroke Pines, the following fees are to be collected at the time of issuance of a Certificate of Occupancy for new construction in the City:

- 1 **Water Connection Fee** (Ord. 1888, amended Ord. 1852 and 968, Code of Ord. Sec.50.32)
 Fee for Single Family and Townhouse
 Fee for Multi-Family (Per unit)
 Fee for Non-residential
 plus for fixture unit over 20-fixture units:
 Fee for Hotel or Motel (Per Unit)

- 2 **Certificate of Occupancy Fee** (Ord. 626, Code of Ord. Sec.150.20)
 Single-family, Multi-family, Hotel and Motel (per unit)
 Non-residential \$.01/sq. ft. or minimum of

- 3 **Sewer Connection Fee** (Ord. 1888, amended 1852 and 968, Code of Ord. Sec.50.52)
 Fee for Single Family and Townhouse
 Fee for Multi-Family (Per unit)
 Fee for Non-residential
 plus for fixture unit over 20-fixture units:
 Fee for Hotel or Motel (Per Unit)

- 4 **Fire Fee** (Ord. 892, Code of Ord. Sec. 150.30)
 Single-family detached dwelling and all multiple dwellings (per unit)
All others, including Hotel and Motel - \$0.10 per square foot

- 5 **Police Fee** (Ord. 892, Code of Ord. Sec. 150.30)
 Single-family detached dwelling and all multiple dwellings, (per unit)
All others, including Hotel and Motel - \$0.07 per square foot

- 6 **Interim Fire Protection Assessment *** (Ord. 1642 & Reso. 3930)

Current Rates		New Rates 10/1/2025	
<u>EAST:</u>	<u>WEST:</u>	<u>EAST:</u>	<u>WEST:</u>
\$ 3,432.00	\$ 3,432.00	\$ 3,593.65	\$ 3,593.65
\$ 2,059.20	\$ 2,059.20	\$ 2,156.19	\$ 2,156.19
\$ 3,432.00	\$ 3,432.00	\$ 3,593.65	\$ 3,593.65
\$ 171.59	\$ 171.59	\$ 179.67	\$ 179.67
\$ 1,716.00	\$ 1,716.00	\$ 1,796.82	\$ 1,796.82
\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00
\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00
<u>EAST:</u>	<u>WEST:</u>	<u>EAST:</u>	<u>WEST:</u>
\$ 3,206.38	\$ 4,094.33	\$ 3,357.40	\$ 4,287.18
\$ 1,923.83	\$ 2,456.61	\$ 2,014.45	\$ 2,572.32
\$ 3,206.38	\$ 4,094.33	\$ 3,357.40	\$ 4,287.18
\$ 160.32	\$ 204.73	\$ 167.88	\$ 214.37
\$ 1,603.20	\$ 2,047.19	\$ 1,678.71	\$ 2,143.62
\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00
\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00

"Month CO'd In"

Month CO'd In:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
No. of Months	20	19	18	17	16	15	14	13	12	11	10	9
Res. Per Unit Fee	680.23	646.22	612.21	578.20	544.19	510.18	476.16	442.15	408.14	374.13	340.12	306.11

"Square Footage"

Billing Unit Type: Non-Dwelling	Commercial	Industrial/ Warehouse	Institutional
Rates per Sq. Ft.	0.6337	0.1218	0.5456

FOR NON-RESIDENTIAL

MULTIPLY THE NUMBER OF SQUARE FEET TIMES RATE TIMES THE NUMBER OF MONTHS AND DIVIDE BY TWELVE.

The fee would be for a **5,000 S.F. Warehouse CO'd In April:**

5,000 x 0.1218 x 17 / 12 = \$862.75

- Note:
1. Any copies of the Ordinances mentioned can be obtained from the City Clerk's office.
 2. Flamingo Road is the dividing line between East and West.

*If the property on which the Certificate of Occupancy will be issued is exempt from ad-valorem taxation, you may be exempt from the Interim Fire Protective Assessment. If you believe you are exempt, you must provide evidence confirming such to the City prior to issuance of the Certificate of Occupancy. A written determination from the City will be required in order to confirm the exemption.

**Water and sewerage maintenance
Consumer Price Index:**

Apr-25	720.997
Apr-24	<u>688.533</u>
Change	32.464

% Increase 4.71%

Series Id: CUUR0000SEHG01
Not Seasonally Adjusted
Area: U.S. city average
Water and sewerage maintenance
Base Period: 1982-84=100