

FY24 Fee Schedule for Planning Review Applications

Pursuant to City Commission [Resolution 5286](#) (April 2021)

Effective September 2nd, 2023

Application Type	Base Fee	Scaled fee by project size
------------------	----------	----------------------------

Pre-Application Consultation - *If these charges are incurred, the fees must be paid prior to final project approval.*

1	Pre-application Consultation with City Planners	\$63 per hour after initial 2 hours	
---	-------------------------------------------------	-------------------------------------	--

Site Development

2	Master Site Plan	\$2,912	
3	Site Plan	\$3,161	\$125 per Dwelling Unit (DU), not to exceed 150 DU's; Non Residential Space 0-150,000 SF: \$400 per 1,000 ft ²

Subdivision Development

4	Subdivision Pre-Application (Step 1)	\$718 minor/ \$1,372 major	\$55 per lot
5	Subdivision Preliminary Plat (Step 2)	\$2,912 minor/ \$4,634 major	\$90 per lot subject to sketch plan; \$40 per lot subject to site plan
6	Subdivision Final Plat (Step 3)	\$2,578 minor/ \$4,301 major	\$45 per lot
7	Subdivision Exemption	\$200	
8	Condominium Review (Independent of site development process)	\$267	

***Planned Development Zone (PDZ)**

9	PDZ Concept Plan (Step 1)	\$2,236	
10	PDZ Preliminary Plan (Step 2)	\$2,570	If follow up site plan required: \$50 per DU not to exceed 150 DU's; \$150 per 1,000 ft ² of non-residential space not to exceed 150,000 sq. ft. If no follow up site plan required: \$100 per DU not to exceed 150 DU's; \$400 per 1,000 ft ² for non-residential space not to exceed 150,000 sq. ft.
11	PDZ Final Plan (Step 3)	\$2,054	\$50 per DU; \$150 per 1,000 ft ² of non-residential space

[Ordinance 2104](#) repealed and replaced Planned Unit Developments (PUD's) with Planned Development Zones (PDZ) effective 10/24/2022.

Annexation

12	Annexation (Including Initial Zone Map Amendment)	\$2,513	
----	-------------------------------------------------------------	---------	--

Appeals

13	Appeal of Administrative Interpretation	\$1,168	
14	Appeal of Administrative Project Decision	\$2,399	

Zoning Reviews & Design Reviews

15	Commercial Reuse	\$203	
16	Commercial/Non-Residential COA (Independent of a Site Plan or Reuse application)	\$547	
17	Historic Neighborhood (NCOD) Design Review / Residential COA (both new applications and renewals)	\$193	
18	Informal Review	\$441	
19	Zoning Deviation	\$333 each	
20	Zoning Variance or Subdivision Variance – independent	\$2,671	
37	Zoning Departure, Variance, or PUD Relaxation in association with another application	\$353 each	
38	Special Use Permit (SUP)	\$1,795	
21	Conditional Use Permit (CUP)	\$2,399	
22	Special Temporary Use Permit	\$269 per week	
23	Comprehensive Sign Plan Review	\$360	
24	Zoning Verification Single Household/Duplex	\$113 per geocode/parcel	
	All other property types	\$258 per geocode/parcel	
	Expedited Letters (less than 15 business days)	\$258 additional per geocode/parcel	
25	Regulated Activities in Wetlands	no fee	

Regulatory Changes

26	Zoning Map Amendment (non-Annexation)	\$2,912	
27	UDC Text Amendment	\$2,644	
28	Growth Policy Amendment	\$4,634	

Penalty / Special Consideration Fees - *If these charges are incurred, the fees must be paid prior to final project approval.*

29	After the Fact Permit	\$350 in addition to all other applicable fees	
30	3rd and Subsequent Submission of Revised Materials	1/4 of total original application fee	
31	Modification / Amendment to Approved Plan	\$330	
32	3rd or Subsequent Occupancy Site Inspection	\$145	
33	Extension to Approved Plan	\$412	
34	Initial Improvements Agreement (IA)	\$582 OR 1% of face value (1.5 times estimate(s)), whichever is greater	
35	Reduction in Security (other than final)	\$288	
36	Impact Fee Deferral	\$77	

Abbreviations: UDC = Unified Development Code; DU = Dwelling Unit; COA = Certificate of Appropriateness; NCOD = Neighborhood Conservation Overlay District;

Planning Review Fees for Building & Sign Permits

These fees will be assessed and collected by the Building Division as part of the permitting process. No planning application is needed.

Permit Type	Planning Review Fee
Sign Permit Review	\$148 if in Overlay District; \$30 all others
Residential Building Permit Review	\$58
Commercial/Industrial Building Permit Review	\$123

Registration and Inspection Fees for Short Term Rentals

These fees will be assessed and collected by the Department of Community Development as part of the registration process. Registration is required annually. A zoning review may be required in addition.

Action	Fee
Short Term Rental Registration	\$250
Fire Inspection	\$225