

FY25 and FY26 Fee Schedule for Planning Fees

Pursuant to City Commission Resolution 5622 (August 2024)

Planning Review Applications

Application Type	Base Fee Effective 9/1/2024	Scaled fee by Project Size Effective 9/1/2024	Base Fee Effective 9/1/2025	Scaled fee by Project Size Effective 9/1/2025
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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	\$70 per hour after initial two hours		\$80 per hour after initial two hours	
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Concept Review

1	Concept Review	\$250		\$250	
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Site Development

2	Master Site Plan	\$3,350		\$3,850	
3	Site Plan	\$3,635	\$145 per Dwelling Unit (DU), not to exceed 150 DU's; Non-Residential Space 0-150,000 SF: \$460 per 1,000 ft2	\$4,180	\$165 per Dwelling Unit (DU), not to exceed 150 DU's; Non-Residential Space 0-150,000 SF: \$530 per 1,000 ft2

Subdivision Development

4	Subdivision Pre-Application (Step 1)	\$825 minor/ \$1,575 major	\$65 per lot	\$950 minor/ \$1,810 major	\$70 per lot
5	Subdivision Preliminary Plat (Step 2)	\$3,350 minor/ \$5,330 major	\$105 per lot subject to sketch plan; \$45 per lot subject to site plan	\$3,850 minor/ \$6,130 major	\$120 per lot subject to sketch plan; \$50 per lot subject to site plan
6	Subdivision Final Plat (Step 3)	\$2,965 minor/ \$4,430 major	\$50 per lot	\$3,410 minor/ \$5,685 major	\$60 per lot
7	Subdivision Exemption	\$230		\$265	
8	Condominium Review (Independent of site development process)	\$305		\$350	

*Planned Development Zone (PDZ)

9	PDZ Concept Plan (Step 1)	\$2,570		\$2,955	
10	PDZ Preliminary Plan (Step 2)	\$2,955	\$100 per requested exception	\$3,400	\$100 per requested exception
11	PDZ Final Plan (Step 3)	\$2,360	\$100 per requested exception	\$2,715	\$100 per requested exception

[Ordinance 2104 repealed and replaced Planned Unit Developments \(PUD's\) with Planned Development Zones \(PDZ\) effective 10/24/2022.](#)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)	\$2,890		\$3,325	
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Appeals

13	Appeal of Administrative Interpretation	\$1,345		\$1,545	
14	Appeal of Administrative Project Decision	\$2,760		\$3,175	

Zoning Reviews & Design Reviews

15	Commercial Reuse	\$235		\$270	
16	Commercial/Non-Residential COA (Independent of a Site Plan or Reuse application)	\$630		\$725	
17	Historic Neighborhood (NCOD) Design Review / Residential COA (both new applications and renewals)	\$220		\$255	
18	Informal Review	\$505		\$580	
19	Zoning Deviation, Departure, or Variance	\$405 each		\$465 each	
20	Zoning Variance or Subdivision Variance – independent	\$3,070		\$3,530	
21	Special Use Permit (SUP)	\$2,065		\$2,375	

22	Special Temporary Use Permit	\$310 per week		\$355 per week	
23	Comprehensive Sign Plan Review	\$415		\$475	
24	Zoning Verification				
	Single Household/Duplex	\$130 per geocode/parcel		\$150 per geocode/parcel	
	All other property types	\$295 per geocode/parcel		\$340 per geocode/parcel	
	Expedited Letters (less than 15 business days)	\$295 additional per geocode/parcel		\$340 additional per geocode/parcel	
25	Wetlands Review	\$250		\$250	
26	Regulated Activities in Wetlands	No fee		No fee	

Regulatory Changes

26	Zoning Map Amendment (non-Annexation)	\$3,350		\$3,850	
27	UDC Text Amendment	\$3,040		\$3,495	
28	Growth Policy Amendment	\$5,330		\$6,130	

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

29	After the Fact Permit	\$500 in addition to all other applicable fees		\$500 in addition to all other applicable fees	
30	3 rd and Subsequent Submission of Revised Materials	1/4 of total original application fee		1/4 of total original application fee	
31	Modification / Amendment to Approved Plan	\$380		\$435	
32	3 rd or Subsequent Occupancy Site Inspection	\$165		\$190	
33	Extension to Approved Plan	\$475		\$545	
34	Initial Improvements Agreement (IA)	\$670 OR 1% of face value (1.5 times estimate(s)), whichever is greater		\$770 OR 1% of face value (1.5 times estimate(s)), whichever is greater	
35	Reduction in Security (other than final)	\$330		\$380	
36	Impact Fee Deferral	\$90		\$105	

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 (Effective 9/1/2024)	Planning Review Fee (Effective 9/1/2025)
Sign Permit Review	\$175 if in Overlay District; \$35 all others	\$200 if in Overlay District; \$40 all others
Residential Building Permit Review	\$70	\$80
Commercial/Industrial Building Permit Review	\$145	\$165

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 (Effective 9/1/2024)	Fee (Effective 9/1/2025)
Short Term Rental Registration	\$250	\$250
Fire Inspection	\$225	\$225