

FY25 Fee Schedule for Planning Review Applications

Pursuant to City Commission [Resolution 5622](#) (August 2024)

Effective September 1st, 2024

Application Type	Base Fee	Scaled fee by project size
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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 2 hours	
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Concept Review

1	Concept Review	\$250	
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Site Development

2	Master Site Plan	\$3,350	
3	Site Plan	\$3,635	\$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)	\$825 minor/ \$1,575 major	\$55 per lot
5	Subdivision Preliminary Plat (Step 2)	\$3,350 minor/ \$5,330 major	\$90 per lot subject to sketch plan; \$40 per lot subject to site plan
6	Subdivision Final Plat (Step 3)	\$2,965 minor/ \$4,945 major	\$45 per lot
7	Subdivision Exemption	\$230	
8	Condominium Review (Independent of site development process)	\$305	

***Planned Development Zone (PDZ)**

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

[Ordinance 2104](#) repealed and replaced Planned Unit Developments (PUD's) with Planned Development Zones (PDZ) effective 10/24/2022.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

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

Zoning Reviews & Design Reviews

15	Commercial Reuse	\$235	
16	Commercial/Non-Residential COA (Independent of a Site Plan or Reuse application)	\$630	
17	Historic Neighborhood (NCOD) Design Review / Residential COA (both new applications and renewals)	\$220	
18	Informal Review	\$505	
19	Zoning Variance or Subdivision Variance – independent	\$3,070	
20	Zoning Departure, Deviation, or Variance	\$405 each	
21	Special Use Permit (SUP)	\$2,065	
22	Special Temporary Use Permit	\$310 per week	
23	Comprehensive Sign Plan Review	\$415	
24	Zoning Verification Single Household/Duplex	\$130 per geocode/parcel	
	All other property types	\$295 per geocode/parcel	
	Expedited Letters (less than 15 business days)	\$295 additional per geocode/parcel	
	Wetlands Review	\$250	
25	Regulated Activities in Wetlands	no fee	

Regulatory Changes

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

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

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	\$175 if in Overlay District; \$35 all others
Residential Building Permit Review	\$70
Commercial/Industrial Building Permit Review	\$145

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