



FEE SCHEDULE

**Land Use Plan Amendments
Rezoning Requests
Other Related Fees**

**Variance Petitions
Conditional Use Requests**

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

The following fees shall apply to all applications for land use plan amendments, rezoning, conditional use, variances and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City.

Rezoning Applications (Required fee applies for each type of application):

1. Applications involving property or uses proposed to be within single-family or two-family zoning districts (RS & RD classifications)**\$550.00**
2. Applications involving property or uses proposed to be within multi-family zoning districts (RM classification)..... **\$1,100.00**
3. Applications involving property or uses proposed to be within community facility, recreation and open space or educational facility districts (CF, OS & ED classifications).....**\$650.00**
4. Applications involving property or uses proposed to be within business or commercial recreation zoning districts (B & CR classifications)**\$2,500.00**
5. Applications involving property or uses proposed to be within industrial zoning districts (IL classification) **\$2,500.00**
6. Joint application for contiguous property within the same zone district. For each additional parcel**\$600.00**
7. All other zoning districts.....**\$2,500.00**
8. PDO (Planned Development Overlay District)
 - Central RAC..... **\$5,000.00+**
 - All Other Districts:
 - 1-20 Units, or < 2,000 sf.....**\$3,500.00+**
 - All others 21+ Units, or >2,000 sf.....**\$4,500.00+**

After \$3,500, \$4,500 or \$5,000 of City's staff time, an additional fee of actual staff time will be applied at the City's hourly rate
9. Planned Local Activity Center District.....**\$30,000.00**

PDO Amendment Applications

1. PDO Minor Amendment **\$500.00+**
2. PDO Major Amendment **\$2,000.00+**

+ Plus \$45.00 administrative processing fee

Legal Advertisement:

1. Variance/Conditional Use /Plat/Nightclub/Appeal.....**\$200.00**
2. Rezoning, Minor Development.....**\$300.00**
3. Major Development..... **\$500.00**
4. Land Use Plan Amendments:
 - a. Small Scale..... **\$300.00**
 - b. Large Scale **\$500.00**
5. LAC, PLAC, TOC, TOD, and 10 acres or more.....**\$500.00**

Land Use Plan Amendment Applications (Required fee applies for each type of application):

1. Small Scale.....**\$1,000.00**
2. Large Scale.....**\$7,500.00**
3. Text.....**\$7,500.00**
4. Local Activity Center, Transit Oriented Development, Transit Oriented Corridor..... **\$30,000.00**
(LAC, TOD, TOC) (minimum fee)
After 30,000.00 of City's staff time, an additional fee of actual staff time will be applied at the City's hourly rate
5. Regional Activity Center (minimum fee).....**\$35,000.00**
After \$35,000.00 of City's staff time, an additional fee of actual staff time will be applied at the City's hourly rate

DRI (Development of Regional Impact) Applications (minimum fee).....\$50,000.00****

After \$50,000.00 an additional fee of actual cost will be applied at the City's hourly rate

DRI Notice of Proposed Change:

1. Non-Substantial.....**\$4,000.00**
2. Substantial.....**\$7,500.00**

(Section 32-968) Variance and Conditional Use Applications (Required fee applies for each type of application):

1. Applications involving property or uses within single-family or two-family zoning districts (RS & RD classifications).....**\$300.00**
2. Applications involving property or uses within multi-family zoning districts (RM classifications).....**\$800.00**
3. Applications involving property or uses proposed to be within community facility, recreation and open space or educational districts (CF, OS, and ED classifications) **\$600.00**
4. Applications involving property or uses within business, commercial recreation zoning , and/or industrial zoning districts (B, CR, & I-L classifications).....**\$1,200.00**
5. Applications for amusement machines as accessory conditional uses**\$400.00**
6. Administrative Variance.....**\$250.00**
7. Administrative Variance..... **\$250.00**
8. RAC Variance/Conditional Use..... **see next page**

Except for residential uses, if the application involves more than one (1) variance, an additional fee of one-half (1/2) the amount specified above shall be paid by the applicant for each additional variance.



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9. Variance for Construction Without Permit:

Value of Building Structure or Improvement	Fee ⁺
(a) \$10,000 or under	Double the otherwise applicable application fee
(b) \$10,001 to \$50,000	5% of estimated construction cost or fee in (a), whichever is higher
(c) \$50,001 and above	\$2,500, plus 1% each additional \$10,000 (or part thereof) of estimated construction costs over \$50,000.

10. Special Circumstance Variance \$550.00 per application

11. Regional Activity Center (RAC) Variance/Conditional Use

Central RAC

RAC Corridor, Transit Core	\$1,500.00 ⁺ (for first 4,000 sq. ft.); Plus \$20.00/ add'l 1,000 sq. ft. or portion thereof
RAC Neighborhood	\$300.00 ⁺
Transitional Mixed-Use, FAD	\$1,200.00 ⁺
Greyhound Track	\$1,500.00 ⁺

West RAC

Palms Gateway	300.00 ⁺
Pembroke Road	1,200.00 ⁺
Foster Road	800.00 ⁺

OTHER RELATED FEES:

Development Agreement or Amendment - Minimum Fee \$5,500.00⁺ Plus actual staff time and/or related cost

Flex or Reserve Unit Utilization \$3,000.00⁺ Plus \$20 for each unit requested > 10 units or more

Redevelopment Area Modification (RAM)

RAM – Commercial/Mixed Use (< 4,000 sq. ft.) **\$1,000.00** Plus \$ 30.00/ add'l 1,000 sq. ft. or portion thereof
 RAM - Commercial/Mixed Use (> 4,000 sq. ft.) **\$2,000.00** (first 4,000 sq. ft.) Plus \$60.00/add'l 1,000 sq. ft. or portion thereof
 RAM - Existing development (less than 50% expansion **\$200.00**
 RAM - Residential (1-9 units) **\$200.00** plus \$30.00/unit
 RAM - Residential (10+ units) **\$1,000.00** plus \$30.00/unit

Regional Activity Center (RAC) Unit Allocation

Single Family **\$50.00**
 Duplex **\$50.00⁺**

Minor Development Units – 3 or more units

Request = Base Density or less **\$1,000.00⁺; Plus \$20.00 per unit requested**
 Request exceeding the Base Density **\$1,750.00⁺; Plus \$25.00 per unit requested**

Major Development Units – 10 or more units

Request = Base Density or less **\$2,500.00⁺; Plus \$30.00 per unit requested**
 Request exceeding the Base Density **\$3,000.00⁺; Plus \$100.00 per unit requested**

Right-of-Way Vacation.....\$2,500.00

⁺ Plus \$45.00 administrative processing fee



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OTHER RELATED FEES:

Address Assignment

Single Family and Duplex.....	\$45.00
Multi-Family	\$75.00
Non-Residential.....	\$100.00

Alcohol

Alcohol Beverage License Review	\$150.00
Alcohol Distance Waiver	\$250.00

Appeals

Administrative Appeal.....	\$400.00
Planned Development District (PDD) Appeals (add \$50 per contested item).....	\$800.00
Trees-Appeals to the City Commission	\$200.00

Approval Extension Fee

Commission Approval	\$2,350.00⁺
City Manager or Director Approval	
Single Family/Duplex	\$300.00⁺
Multi-Family.....	\$750.00⁺
Commercial/Mixed Use	\$2,900.00⁺

Nightclub License Review **\$1,000.00⁺**

Planning & Zoning Board Continuance at Applicants request **50% of original application fee**

Zoning Research **\$100.00/hr Minimum 2.5 Hours**

Written Administrative Analysis/Interpretation regarding applicability of the regulations within the Zoning and Land Development Code for a specific set of circumstances or situation.

Zoning Verification Letters

A fee charged to confirm zoning and future land use map designation and if a proposed use is permitted at a specific location. (This fee is mandatory if a "change in use" building permit is filed).

Assisted Living Facility	\$150.00
Commercial	\$165.00
Mixed Use	\$175.00
Multi-Family	\$100.00
Single Family/Duplex	\$55.00

Zoning Verification Letter – with history **\$400.00⁺**

Fee to confirm zoning, and future land use designation, if a proposed use is permitted at a specific location, and to provide development approval history. Plus applicable charges for copies of minutes, ordinances, or resolutions.

⁺ Plus \$45.00 administrative processing fee



Planning & Zoning Division Zoning Permit Application Fees

A/C Change-outs.....	\$80.00
Antennae	
Radio (over 30') Application Fee	\$200.00
Awnings.....	\$80.00
Condominiums	
Conversion Rentals to Condo.....	\$2,500.00
Plus \$15.00 per unit	
Plus \$200.00 per acre (or portion thereof)	
Plus \$5.00 per parking space	
Boatlifts	
Docks.....	\$80.00
Driveways.....	80.00
Exterior Lighting.....	\$550.00
Fences.....	\$80.00
Gazebos.....	\$80.00
Mural Permit	
Noncommercial Special Waiver Application	
Fee (non-refundable)	550.00
Fashion Art and Design Subdistrict Application	
Fee (non-refundable)	\$100.00
Outdoor Dining	
Outdoor dining application fee.....	\$400.00
*Complete Planning & Zoning Outdoor Dining Application	
Parking Lot or Parking Structure	\$250.00
Plus \$5.00 per parking space	
Parking Lot: Reseal/Stripe.....	\$80.00
Pavers	\$80.00
Piers.....	\$80.00
Pools.....	\$80.00
Screen Enclosure	\$80.00
Sheds.....	\$80.00
Sidewalk Cafe Application Fee.....	\$400.00
Annual fee per chair (for 1 st 8 chairs in public right-of-way)	\$40.00
Annual fee per chair (for each additional chair in right-of-way)	\$15.00
*Complete Planning & Zoning Outdoor Dining Application	



Planning & Zoning Division Zoning Permit Application Fees

Signs

Balloons	\$70.00
Banners, temporary (14-day maximum)	
First 14 days	\$70.00
Each additional day after 14	\$70.00
Freestanding or projecting sign.....	\$80.00
Plus 50¢ per square foot of sign area	
Special event signs other than balloons per sign (in addition to any otherwise applicable sign permit fee)	\$80.00
Wall sign.....	\$80.00
Plus 50¢ per square feet of sign area	
Slabs.....	\$80.00
Tree Permit	
Preservation fee (amount based on size, age, type of tree, plus installation fee based on twice the cost of tree)	TBD
Removal, relocation, replacement	
Minimum permit fee.....	\$80.00
(For first 4 trees to be removed, relocated or replaced)	
Additional fee per tree.....	\$30.00

Zoning Permit Plan Processing Fees

Fees charged for processing of building permit plans that require zoning review.

Plan Processing Fee)	\$100.00/hr. <i>(Minimum charge, ¼ hour)</i>
Expedited Plan Processing.....	\$100.00/hr. <i>(Minimum charge, 3 hours)</i>
Revised Plan - Plan Processing.....	\$100.00/hr. <i>(Minimum charge, 1 hour)</i>
Fee charged to process plan changes made to an approved plan after the building permit is issued.	
Subsequent Plan Processing Fee.....	\$100.00/hr. <i>(Minimum charge, ½ hour)</i>
Fee charged for third and all subsequent reviews of initial review comments that are not cleared.	



Planning & Zoning Division Zoning Permit Application Fees

Construction – Permit Application Fees

****Note: A 50% deposit is required at time of application submittal for Planning & Zoning Review**

The deposit is **non-refundable**; however, such charges will be credited toward final fee charges when permit is retrieved by applicant. In addition, a Zoning Verification Application is required for a *change of use* permit.

A) Additions**

Residential-

Less than 1,000 sq. ft.	\$60.00
1,000 sq. ft. to < 4,000 sq. ft.	\$100.00
Plus \$10.00 per 1,000 sq. ft. up to 3,999 sq. ft.	
4,000 sq. ft. or more.....	\$150.00
Plus \$20.00 per 1,000 sq. ft. over 4,000 sq. ft.	

Commercial-

Less than 1,000 sq. ft.	\$100.00
1,000 sq. ft. to < 4,000 sq. ft.	\$200.00
Plus \$10.00 per 1,000 sq. ft. up to 3,999 sq. ft.	
4,000 sq. ft. or more.....	\$350.00
Plus \$20.00 per 1,000 sq. ft. over 4,000 sq. ft.	

B) Interior Renovations/Remodeling**

Residential, 1-2 units.....	\$60.00
Residential, Multi-family.....	\$150.00
Plus \$20.00 per multi-family (3 units or more)	
Commercial < 2,000 sq. ft.	\$200.00
2,000 sq. ft. or more.....	\$350.00

C) New Construction - Major Development **

Residential.....	\$350.00
Plus \$20.00 per multi-family unit, or Live/Work/Work-Live Unit	
Plus \$150.00 per acre (or portion thereof)	
Plus \$5.00 per parking space	
Commercial/Mixed Use	\$500.00
Plus \$20.00 per hotel key or Live/Work/Work-Live Unit	
Plus \$20.00 per 1,000 sq. ft. over 4,000 sq. ft.	
Plus \$200.00 per acre (or portion thereof)	
Plus \$5.00 per parking space	

D) New Construction - Minor Development **

Residential, 1-2 units	\$60.00
Plus \$50.00 per acre (or portion thereof)	
Plus \$3.00 per parking space	
Residential, Multi-family (3 units or more)	\$200.00
Plus \$10.00 per multi-family	
Plus \$100.00 per acre (or portion thereof)	
Commercial, less than 4,000 sq. ft.....	\$300.00
Plus \$20.00 per hotel key or Live/Work/Work-Live Unit	



Planning & Zoning Division Zoning Permit Application Fees

- Plus \$20.00 per 1,000 sq. ft.
- Plus \$150.00 per acre (or portion thereof)
- Plus \$3.00 per parking space

Certificate of Completion, Certificate of Occupancy (CO) or Temporary CO Application Fees

****Note: A 50% deposit is required at time of application submittal for Planning & Zoning Review**

The deposit is *non-refundable*; however, such charges will be credited toward final fee charges when permit is retrieved by applicant. **In addition, a Zoning Verification Application is required for a change of use permit.**

Residential, Single Family and Duplex.....	\$95.00
Plus \$10.00 per acre (or portion thereof)	
Plus \$3.00 per parking space	
Residential, Multi-family.....	\$150.00
Plus \$20.00 per multi-family unit, hotel key or Live/Work/Work-Live Unit	
Plus \$200.00 per acre (or portion thereof)	
Plus \$5.00 per parking space	
Commercial/Mixed Use less than 4,000 square foot.....	\$250.00
Plus \$20.00 per 1,000 square feet	
Plus \$20.00 per multi-family unit, hotel key or Live/Work/Work-Live Unit	
Commercial/Mixed Use 4,000 square feet or more.....	\$400.00
Plus \$20.00 per 1,000 square feet over 4,000	
Plus \$20.00 per multi-family unit, hotel key or Live/Work/Work-Live Unit	



Planning & Zoning Division Zoning Permit Application Fees

Demolition Permit Application Fees

****Note: A 50% deposit is required at time of application submittal for Planning & Zoning Review**

The deposit is **non-refundable**; however, such charges will be credited toward final fee charges when permit is retrieved by applicant. **In addition, a Zoning Verification Application is required for a change of use permit.**

Residential, Single Family and Duplex.....	\$100.00
Plus \$5.00 per acre (or portion thereof)	
Residential, Multi-family (3 units or more)	\$250.00
Plus \$25.00 per 1,000 sq. ft. Plus \$5.00 per acre (or portion thereof)	
Commercial/Mixed Use	
Less than 4,000 sq. ft.	\$300.00
Plus \$35.00 per 1,000 sq. ft.	
4,000 sq. ft. or more.....	\$350.00
Plus \$35.00 per 1,000 sq. ft.	

Zoning Permit Inspection Fees

Inspection Fee.....	\$200.00
Minor Development Inspection.....	\$500.00
Major Development Inspection.....	\$1,000.00
Radio Antennae - Annual Inspection Fees as follows:	
Communication towers-freestanding or self-support/lattice.....	\$225.00
Monopole antennae.....	\$200.00
Satellite dish antennae (excluding single family or duplex installations).....	\$200.00
Each additional antenna.....	\$200.00

Re-inspection Fees

Fees charged upon 3rd and all subsequent inspections 50% of initial inspection fee