



# 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) .....**\$800.00<sup>+</sup>**
2. Applications involving property or uses proposed to be within multi-family zoning districts (RM classification).... **\$1,600.00<sup>+</sup>**
3. Applications involving property or uses proposed to be within community facility, recreation and open space or educational facility districts (CF, OS & ED classifications).....**\$850.00<sup>+</sup>**
4. Applications involving property or uses proposed to be within a business or commercial recreation zoning districts (B & CR classifications) .....**\$3,500.00<sup>+</sup>**
5. Applications involving property or uses proposed to be within industrial zoning districts (IL classification) ... **\$3,500.00<sup>+</sup>**
6. Joint application for contiguous property within the same zone district. For each additional parcel .....**\$800.00<sup>+</sup>**
7. All other zoning districts.....**\$3,500.00<sup>+</sup>**
8. PDO (Planned Development Overlay District)  
Central RAC..... **\$5,000.00<sup>+</sup>**  
All Other Districts:  
1-20 Units, or < 2,000 sf.....**\$3,500.00<sup>+</sup>**  
All others 21+ Units, or >2,000 sf.....**\$4,500.00<sup>+</sup>**  
*\*\*\*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 (LAC) District.....**\$30,000.00**

**PDO Amendment Applications**

1. PDO Minor Amendment ..... **\$800.00<sup>+</sup>**
  2. PDO Major Amendment ..... **\$2,500.00<sup>+</sup>**
- <sup>+</sup> 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..... **\$350.00**
  - b. Large Scale ..... **\$600.00**
5. LAC, PLAC, TOC, TOD, and 10 acres or more.....**\$600.00**

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

1. Small Scale.....**\$1,900.00**
2. Large Scale.....**\$8,500.00**
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\*\*\**

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

*\*\*\*After \$50,000.00 an additional fee of the 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)  
Residential property (1 – 9 units) .....**\$550.00<sup>+</sup>**  
Residential property (10 units or over) ..... **\$600.00<sup>+</sup>**
2. Applications involving property or uses within multi-family zoning districts (RM classifications) Commercial.....**\$1,200.00<sup>+</sup>**
3. Applications involving property or uses proposed to be within community facility, recreation and open space or educational districts (CF, OS, and ED classifications).....**\$800.00<sup>+</sup>**
4. Applications involving property or uses within business, commercial recreation zoning, and/or industrial zoning districts (B, CR, & I-L classifications) ....**\$1,600.00<sup>+</sup>plus \$15/1,000 sq.ft over 4,000 sq.ft.**
5. Applications for amusement machines as accessory conditional uses .....**\$400.00<sup>+</sup>**
6. Admin. Variance- Residential Property (1– 9 units). **\$350.00<sup>+</sup>**
7. Admin. Variance-Residential Property (10-over) **\$600.00<sup>+</sup>**
8. Admin. Variance Commercial Property ..... **\$800.00<sup>+</sup>**

*\*\*\*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 <sup>+</sup>
(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. Regional Activity Center (RAC) Variance/Conditional Use**

**Central RAC**

RAC Corridor, Transit Core	\$1,900.00 <sup>+</sup> (for first 4,000 sq. ft.); Plus \$20.00/ addtl 1,000 sq. ft. or portion thereof
RAC Neighborhood	\$550.00 <sup>+</sup>
Transitional Mixed-Use, FAD	\$1,600.00 <sup>+</sup>
Greyhound Track	\$1,900.00 <sup>+</sup>

**West RAC**

Palms Gateway	400.00 <sup>+</sup>
Pembroke Road	1,500.00 <sup>+</sup>
Foster Road	1,500.00 <sup>+</sup>

**OTHER RELATED FEES:**

<b>Development Agreement- Major Development</b> .....	<b>\$1,000.00<sup>+</sup></b>
<b>Development Agreement- Minor Development</b> .....	<b>\$550.00<sup>+</sup></b>
<b>Development Agreement or Amendment - Minimum Fee</b> .....	<b>\$5,500.00<sup>+</sup> Plus actual staff time and/or related cost</b>
<b>Amendments to Planning &amp; Zoning Application</b> .....	<b>50% of the actual fee</b>
<i>Review of revised site plans not initiated by the city 50% of the applicable fee</i>	
<b>Tree Waiver (Administrative Process)</b> .....	<b>\$ 250.00</b>
<b>Dumpster Waiver (Administrative Process)</b> .....	<b>\$ 300.00</b>
<b>Flexor Reserve Unit Allocation</b> .....	<b>\$3,000.00<sup>+</sup> Plus \$20 for each unit requested &gt; 10 units or more</b>
<b>Redevelopment Area Modification (RAM)</b>	
RAM - Existing development (less than 50% expansion) .....	<b>\$200.00</b>
RAM - Residential (1-4 units) .....	<b>\$350.00</b>
RAM - Residential (5-9 units) .....	<b>\$400.00</b> plus \$30.00/unit
RAM - Residential (10 or over) .....	<b>\$1,200.00</b> plus \$30.00/unit
RAM – Commercial/Mixed Use (< 4,000 sq. ft.) .....	<b>\$1,300.00</b> Plus \$ 30.00/ addtl 1,000 sq. ft. or portion thereof
RAM - Commercial/Mixed Use (> 4,000 sq. ft.) .....	<b>\$2,500.00</b> (first 4,000 sq. ft.) Plus \$60.00/addtl 1,000 sq. ft. or portion thereof
<b>Regional Activity Center (RAC) Unit Allocation</b>	
Single Family .....	<b>\$50.00</b>
Duplex .....	<b>\$50.00<sup>+</sup></b>
Minor Development Units – 3 or more units	
Request = Base Density or less .....	<b>\$1,000.00<sup>+</sup>; Plus \$20.00 per unit requested</b>
Request exceeding the Base Density .....	<b>\$1,750.00<sup>+</sup>; Plus \$25.00 per unit requested</b>
Major Development Units – 10 or more units	
Request = Base Density or less .....	<b>\$2,500.00<sup>+</sup>; Plus \$30.00 per unit requested</b>
Request exceeding the Base Density .....	<b>\$3,000.00<sup>+</sup>; Plus \$100.00 per unit requested</b>
<b>Zoning and Land Development Code Text Amendment</b>	
Central RAC .....	<b>\$3500.00</b>
All other Zoning District.....	<b>\$3,000.00</b>
Chapter 32 Text Amendments .....	<b>\$3,500.00</b> *after \$3500 of City's staff time, <b>an additional fee of actual staff time will be paid a City's staff hourly rate.</b>
<b>Right-of-Way Vacation</b> .....	<b>\$2,800.00<sup>+</sup></b>

<sup>+</sup> Plus \$60.00 administrative processing fee



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**OTHER RELATED FEES:**

**Address Assignment**

Single-Family and Duplex.....	<b>\$65.00</b>
Multi-Family .....	<b>\$125.00</b>
Non-Residential.....	<b>\$150.00</b>

**Alcohol**

Alcohol Beverage License Review .....	<b>\$190.00+</b>
Alcohol Distance Waiver (Administrative ).....	<b>\$500.00</b>
Alcohol Distance Waiver (City Commission).....	<b>\$1,000.00</b>

**Appeals**

Administrative Appeal.....	<b>\$500.00</b>
Planned Development District (PDD) Appeals (add \$50 per contested item).....	<b>\$800.00</b>
Trees-Appeals to the City Commission .....	<b>\$400.00</b>

**Approval Extension Fee**

Commission Approval .....	<b>\$2,350.00+</b>
City Manager or Director Approval	
Single Family/Duplex .....	<b>\$300.00+</b>
Multi-Family.....	<b>\$1,000.00+</b>
Commercial/Mixed Use .....	<b>\$2,900.00+</b>

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

**Planning & Zoning Board Continuance at Applicants request .....** **50% of original application fee**  
**Planning and Zoning Board Reconsideration at Applicant's Request 100% of the applicable fee.**

**Zoning Research .....** **\$100.00/hr Minimum 2.5 Hours**  
 Written Administrative Analysis/Interpretation regarding the applicability of the regulations within the Zoning and Land Development Code for a specific set of circumstances or situations.

**Zoning Verification Letters**

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

Assisted Living Facility .....	<b>\$180.00</b>
Commercial .....	<b>\$200.00</b>
Mixed-Use .....	<b>\$225.00</b>
Multi-Family .....	<b>\$150.00</b>
Single Family/Duplex .....	<b>\$85.00</b>

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

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

+ Plus \$60.00 administrative processing fee