



Planning Commission Fees

FY 2025

Effective July 1, 2024- June 30, 2025

Zoning Change (ZC)

Zoning Ordinance Text Change	\$ 5,244
Zone Change – Map Amendment	\$ 3,408
Zone Change – PRD	\$ 5,244
PRD/PUD Amendment	
Major Amendment (City Commission approval)	\$ 3,518
Major Change / Minor Deviation (Planning Commission approval)	\$ 2,496
Minor Change (Director Review)	\$ 1,399
Zone Change – Conditional Rezoning	\$ 6,453
Plat, Site Condo	\$ 6,453

Special Land Use (SLU) and Optional Plan Review (OPR)

SLU – Special Land Use	\$ 2,496
SLU -- Amendment to previous SLU approval	\$ 1,718
SLU – New wireless communications tower	\$ 2,496
OPR – Optional Plan Review (including new Planned Sign Program)	\$ 2,496
SLU/OPR in combination with other application/review	\$ 1,186

Site Plan Review (SPR)

Planning Commission Site Plan Review (including amendment to approved Planned Sign Program)	\$ 2,048
Planning Director Site Plan Review	\$ 1,399
Qualified Review	\$ 1,399
Qualified Review (Planning Commission Approval)	\$ 2,496



Wireless Communications Fees

FY 2025

Effective July 1, 2024- June 30, 2025

Special Land Use (SLU)

SLU – New wireless communications tower	\$ 2,496
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Site Plan Review (SPR)

Zoning Approval for Facilities – New small-cell facility	\$ 551
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Zoning Approval for Facilities – Modification to existing small-cell facility	\$ 551
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Zoning Approval for Wireless Support Structure (per pole)	\$ 1,103
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Planning Director Site Plan Review – antenna upgrade	\$ 1,016
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Planning Director Site Plan Review – co-location	\$ 1,399
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Wireless Communications Consultant Fee (applicable to all wireless communications applications)	Consultant Rate
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Board of Zoning Appeals Fees

FY 2025

Effective July 1, 2024- June 30, 2025

Zoning Appeals

Level I Dimensional Variance	\$	709
• Fences		
• Pools		
Level II Dimensional Variance	\$	1,730
• Setbacks		
• Accessory Structures		
• Lot Width		
• Lot Area		
• Signs		
• Parking		
• Code Interpretations		
• Appeal of Planning Commission or Planning Director decision		
Use Variance	\$	2,496
Regulated (Adult) Use	\$	4,538



Other Planning Department Reviews and Fees

FY 2025

Effective July 1, 2024- June 30, 2025

Zoning Permits

Level I	\$	24
• Fence, Paving		
• Accessory Structure		
• Over 120 sf and up to 200 sf		
• Over 200 sf - Building Permit		
• Pool - Building Permit		
• Deck - Building Permit		
Level II	\$	274
• Multi-Family Residential Uses		
Non-Residential Uses		
Temporary Use Permit	\$	90

Administrative Departure

Administrative Departure	\$	252
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Property Use Verification (PUV)

Property Use Verification (PUV)		
• Level I	\$	192
• Level II	\$	331
Expedited – 24-hour turnaround	\$	441

Urban Agriculture Permits (Chicken and Bees)

Initial Application	\$	25
Renewal (every 3rd year)	\$	25

Recreational Fire Permits

Initial Application	\$	60
Renewal	\$	10

Other

Administrative Hourly Rate	\$	215
Verbatim transcript of Planning Commission (hourly service rate)	\$	113
Large format scanning		
• First page of document	\$	15
• Subsequent pages of same	\$	5



Sign Permit and Inspection Fees

FY 2025

Effective July 1, 2024- June 30, 2025

Sign Permits (includes 1st inspection)

Sign Application and 1 Sign	\$	332
Each Additional Sign	\$	146
Electronic Message Center	Sign Permit Fee +	\$162
Permanent Sign (any size) in conjunction with PRD Zone Change Application	\$	313
Permanent Sign (any size) for previously approved PUD/PRD	\$	393
Modification/change to previously-reviewed Sign Permit	50% of original	
Work started without Sign Permit	200% of normal fee	

Temporary Sign Permits

• Temporary Sign	\$	86
• Temporary Light Display		
• Commercial Real Estate Sign – 16 sf		
• First-Time Sale or Lease Sign		
• Construction Murals		
• Sport Sponsorship Signs		

Sign Inspection Enforcement

Administrative Hourly Rate	\$	152
Correction Notice	\$	165
Notice of Violation (NOV)	\$	260
Attorney Warning Letter	\$	300
Misdemeanor Complaint	\$	360



Historic Preservation Review and Enforcement Fees

FY 2025

Effective July 1, 2024- June 30, 2025

Staff Review

Certificate of Appropriateness - Staff Review	\$	27
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Historic Preservation Commission Review

Certificate of Appropriateness (Basic)	\$	88
Demolition	\$	1,252
New construction	\$	1,252
Large-scale additions (over 1,200 sf)	\$	435

Historic Preservation Enforcement

Correction Notice	\$	165
Notice of Violation (NOV)	\$	260
Attorney Warning Letter	\$	300
Misdemeanor Complaint	\$	360