



Planning Commission Fees

FY 2026

Effective July 1, 2025- June 30, 2026

Zoning Change (ZC)

Zoning Ordinance Text Amendment	\$ 5,400
Zone Change – Map Amendment	\$ 3,510
Planned Redevelopment District (PRD)	\$ 5,400
Minor Change (Director Review)	\$ 1,220
Minor Deviation (Planning Commission-no public hearing)	\$ 1,440
Major Change / Minor Deviation (Planning Commission-public hearing)	\$ 2,570
Major Amendment (City Commission)	\$ 3,620
Zone Change – Conditional Rezoning	\$ 6,650
Site Condo or Plat	\$ 6,650

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

Special Land Use (SLU)	\$ 2,570
Amendment to previous SLU approval	\$ 1,770
Optional Plan Review (OPR)	\$ 2,570
Planned Sign Program	\$ 2,570
Amendment to Planned Sign Program	\$ 2,110
SLU/OPR in combination with other application/review	\$ 1,440

Site Plan Review (SPR)

Planning Commission Site Plan Review	\$ 2,110
Planning Director Site Plan Review	\$ 1,220
Qualified Review	\$ 1,440
With Planning Commission Public Hearing	+\$ 1,130



Wireless Communications Fees

FY 2026

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Special Land Use (SLU)

New Wireless Communications Tower	\$ 2,570
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Site Plan Review (SPR)

New or modification to existing small-cell facility	\$ 560
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Wireless Support Structure (per pole)	\$1,130
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Planning Director Site Plan Review Antenna Upgrade or Co-Location	\$ 1,040
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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 2026

Effective July 1, 2025- June 30, 2026

Zoning Appeals

Level I Dimensional Variance	\$ 730
• Fences	
• Pools	
Level II Dimensional Variance	\$ 1,780
• Setbacks	
• Accessory Structures	
• Lot Width	
• Lot Area	
• Signs	
• Parking	
• Code Interpretations	
• Appeal of Planning Commission or Planning Director decision	
Use Variance	\$ 2,570
Regulated (Adult) Use	\$ 4,670



Other Planning Department Reviews and Fees

FY 2026

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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 (Multi-Family Residential / Non-Residential Uses)	\$ 282
Temporary Use Permit	\$ 92

Administrative Departure

Administrative Departure	\$ 259
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Property Use Verification (PUV)

Property Use Verification (PUV)	
• Level I	\$ 197
• Level II	\$ 340
Expedited – 24-hour turnaround	\$ 500

Urban Agriculture Permits (Chickens and Bees)

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

Recreational Fire Permits

Initial Application	\$ 60
Renewal	\$ 10

Other

Administrative Hourly Rate	\$ 220
Verbatim transcript of Planning Commission (hourly service rate)	\$ 116
Large format scanning	
• First page of document	\$ 15
• Subsequent pages of same document	\$ 5



Sign Permit and Inspection Fees

FY 2026

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Sign Permits (includes 1st inspection)

Sign Application and 1 Sign	\$ 340
Each Additional Sign	\$ 150
Electronic Message Center	Sign Permit Fee + \$ 180
Permanent Sign (any size) in conjunction with PRD Zone Change Application	\$ 320
Permanent Sign (any size) for previously approved PUD/PRD	\$ 400
Modification/change to previously-reviewed Sign Permit	50% of original
Work started without Sign Permit	200% of normal fee

Temporary Sign Permits

- Temporary Sign \$ 88
- Temporary Light Display
- Commercial Real Estate Sign – 32 sf
- First-Time Sale or Lease Sign
- Construction Murals
- Sport Sponsorship Signs

Sign Inspection Enforcement

Administrative Hourly Rate	\$ 156
Correction Notice	\$ 170
Notice of Violation (NOV)	\$ 265
Attorney Warning Letter	\$ 310
Misdemeanor Complaint	\$ 370



Historic Preservation Review and Enforcement Fees

FY 2026

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Staff Review

Certificate of Appropriateness	\$ 27
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Historic Preservation Commission Review

Certificate of Appropriateness (Basic)	\$ 90
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Demolition	\$ 1,290
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New construction	\$ 1,290
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Large-scale additions (over 1,200 sf)	\$ 440
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Historic Preservation Enforcement

Correction Notice	\$ 170
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Notice of Violation (NOV)	\$ 265
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Attorney Warning Letter	\$ 310
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Misdemeanor Complaint	\$ 370
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