



2023 Zoning Hearing Planning and Zoning Fee Schedule

Please refer to Appendix A, as amended from time-to-time, of the Village of Palmetto Bay Code of Ordinances for a full list of Planning and Zoning Fees.

ADMINISTRATIVE ADJUSTMENT (RESIDENTIAL)	
• Carport (maximum 200 sq. ft.)	\$313.50
• Utility shed (maximum 100 sq. ft.)	\$313.50
• Fence/wall	\$313.50
• Storage of boat/RV	\$313.50
• Interior/exterior integration area	\$313.50
• Setback adjustments for attached/detached structure(s)	\$598.50
• Any administrative adjustment involving tennis court, swimming pool or other recreational use	\$741.00
• Any adjustment for the construction of a new residence	\$963.30
• Other adjustments such as, but not limited to, lot area, lot frontage, lot coverage	\$741.00
• Any application where a VIOLATION exists or an appeal of administrative adjustment decisions by an aggrieved property owner	\$649.59
ADMINISTRATIVE SITE PLAN REVIEW	
• Individual single-family, two family, or live/work unit	\$50.00
• All other uses minimum fee, plus:	\$1,500
o Per acre ... and	\$500.00
o Per 10 units or portion thereof ... or	\$200.00
o Per 5,000 sq. ft. or portion thereof	\$200.00
• Entrance feature	\$570.00
• Plan Revision (first revision is processed at no charge)	\$250.00 per revised plan submitted
COMPREHENSIVE PLAN TEXT AMENDMENT	
Text Amendment	\$17,100.00
LAND USE MAP AMENDMENT	
Base fee, plus:	\$17,100.00
• Up to 5.0 gross acres	\$11,400.00
• 5.1—10.0 gross acres	\$21,660.00
• 10.1—20.0 gross acres	\$42,750.00
• 20.1—40.0 gross acres	\$64,410.00
• 40.1—80.0 gross acres	\$85,500.00
• 80.1—160.0 gross acres	\$102,600.00
• 160.1—320.0 gross acres	\$119,700.00
• 320.1—480.0 gross acres	\$136,800.00
• 480.1—640.0 gross acres	\$153,900.00
• 640.1—800.0 gross acres	\$171,000.00
• 800.1—960.0 gross acres	\$188,100.00
• 960.1—1120.0 gross acres	\$205,200.00
• 1120.1—1280.0 gross acres	\$222,300.00
LANDSCAPE MITIGATION FEE	



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• Tree (per tree)	\$200.00 (per tree)
• Bush/Shrub (per plant)	\$9.00 (per shrub/bush)
• Miscellaneous Goods	10% of total plant/tree fee imposed
• Administrative	10% of total plant/tree fee imposed
PUBLIC ART FEE	
<ul style="list-style-type: none"> • One percent of total project valuation, excluding land acquisition and off-site improvement costs, on all non-residential developments, remodeling, or additions and on residential developments, remodelings, or additions of two or more units valued over \$250,000.00. • Fee shall be paid prior to the issuance of a final building permit or certificate of occupancy. 	
REVISIONS TO PUBLIC HEARING PLANS (UNLESS OTHERWISE SPECIFIED)	
• Plan Revision (first revision is processed at no charge)	\$684.00 per revised plan submitted
ZONING PUBLIC HEARING ITEMS	
• Base fee, plus:	\$855.00
○ (Base fee if result of a violation)	\$1,710.00
• Zoning Change	
○ Change to AU/GU/RU-1/RU-2/EU/RU-1M(a)/RU-1M(b)	\$1,140.00
○ Change to RU-TH/MULTI-FAM/PAD	\$1,710.00
○ Change to RU-5/RU-5A/OPD	\$2,280.00
○ Change to BU	\$3,420.00
○ Change to IU	\$2,850.00
• Use Variance	
○ AU/GU/RU-1/RU-2/EU	\$1,710.00
○ RU-TH/MULTI-FAM/PAD	\$2,850.00
○ RU-5/RU-5A/OPD	\$3,990.00
○ BU	\$3,990.00
○ IU	\$3,420.00
• Non-use Variance	
○ Signs	\$1,710.00
○ Non-use variance or administrative site development option	
▪ Residential/one lot	\$400.00
▪ Commercial, industrial, office	\$1,140.00
• Special exception	\$2,280.00



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• Modifications/deletions	\$1,140.00
• Unusual use	\$2,280.00
○ If applicable, in addition for:	
○ Residential:	\$1,140.00
▪ Size of property:	570.00 per 10 acres or portion thereof
▪ Number of units:	285.00 per 15 units or portion thereof
○ Commercial:	\$1,710.00
▪ Size of Property:	684.00 per 10 acres or portion thereof
▪ Size of building:	228.00 per 5,000 sq. ft. or portion thereof
• Private schools, religious facilities, ACLF's, nursing homes and convalescent homes	\$2,280.00
○ If application is the result of a violation	\$2,850.00
• Charter Schools Minimum Fee	\$1,500 plus
○ Size of Property (per 10 acres or portion thereof)	\$570.00
○ Size of Buildings (per 5,000 sq.ft. or portion thereof)	\$228.00
○ Plan Revision (first revision is processed at no charge)	\$500.00 per revised plan submitted
• Governmental Facilities, if applicable	\$1,425.00

- ***Application fees.*** All applications fees shall be paid in total, at the time of filing of an application, and no fee shall be credited or refunded except when adjustment is warranted or deemed necessary due to departmental error. A refund of 50 percent of an original application fee may be refunded upon the withdrawal of an application when the written request for withdrawal is received within 30 days of the date of application.
- ***Mailing fees; notices.*** In addition to the zoning fees set forth herein, items requiring notice shall be assessed a fee of \$0.57 cents per notice for each notice required to be mailed within the specified radius of the property. These fees shall be assessed for every occasion on which notices are mailed.
- Processing costs will be charged equal to actual staff time and related costs for matters which involve research, including review of legal agreements. A minimum fee of \$85.00 shall be charged.
- ***Preparation of special studies or reports.*** For special studies or reports that are not prepared as part of the regular work program of the village and are found by the village to be necessary to prepare recommendations related to planning and zoning applications, the applicant shall pay the actual cost incurred for any such required professional services.