City of Pembroke Pines • Planning and Economic Development Department Review Fees (2025)

Application Type	Application Review Fee		P&Z Fee	Zoning Inspection	Legal Ad
Zoning Variance, Appeal or Interpretation (ZV(R), ZV, ZA, or ZI)					
BOA: Residential (Homeowner Request)	$430	*($50 for each additional variance)*			$150
P&Z Board: Residential (Multifamily and Condo)	$2,644		$20		$150 *
P&Z Board: Non-Residential	$2,644		$20		$150 *
Development of Regional Impact (DRI)					
DRI	$10,575		$20		*
Amendment	$7,931		$20		*
Land Use Plan Amendment (PH - LUPA)					
Regular Scale	$13,217		$20		*
Small Scale	$10,575		$20		*
Plat (SUB)					
Residential	$5,890		$20		$150 *
Non-Residential	$5,890		$20		$150 *
Delegation Request	$2,561				
Rezoning (ZC)					
MXD, PCD, PUD, HD or PDSL (Guidelines)	$7,931		$20		*
Map or Text	$5,553		$20		*
Signs (MSC)					
Master Sign Criteria - Uniform Sign Plan (Commercial, Office & Industrial)	$1,203		$20		
Site & Architectural Review (SP)					
Conceptual/Pre-Application	No Fee				
Planning and Zoning Board Only					
Residential	$6,609		$20	$72	$150 *
Non-Residential	$6,609		$20	$72	$150 *
Amendment	$3,701		$20	$72	$150 *
City Commission and/or Planned Zoning Districts					
Residential	$9,253		$20	$72	$150 *
Non-Residential	$9,253		$20	$72	$150 *
Amendment	$3,966		$20	$72	$150 *
Administrative Review/Department Decision (AR)	$660				
Other Applications and Requests					
Additional DRC Review Fee (More than 2 reviews)	$528	per additional review			
Address Plan Review	$517				
Alcohol Beverage License Review	$131				
Appeal	$1,982				*
Certificate of Use (Zoning)	$28				
Deed/Covenant Restriction Processing	$200				
Deferral Fee	$1,325				
Flexibility Allocation	$2,676				
Group Home Research	$33				
Landscape Permit	4.69%	of job value			
Map Reproduction	$13				
Administrative Review/Board Decision (MSC)	$1,203		$20	$72	
Non-Residential (Accessory Structure and Uses) Review	$98				
Property Research Fee (Over 1/2 Hour) Per Hour	$131				
Site/Zoning Inspection	$72				
Special Exception	$2,644				
Time Extension	$296		$20		$150 *
Tree Removal Permit Fee (MF & Commercial up to 10 Trees)	$50	Over 10 Trees + $10/Tree			
Tree Removal Permit Fee (Single Family Residential)	***$25***				
Zoning Landscape Inspection	$72				
Zoning Letter	$200				
Zoning Temporary Sign	$72				

** May be subject to additional cost for inspections, legal advertisements, mailings and recording fees after publication*

P&Z Fee- Surcharge for Training/Travel/Education for Planning and Zoning Board Members

Zoning Inspection Fee- Non-refundable fee for site inspections upon completion of project

Legal Ad - Cost of display ads and mailings. Applicant responsible for installation of Posted Notice Signs

On October 1st of each year, the fees referred to above shall be increased in accordance+B2:H71 with the Consumer Price Index for urban consumers in the United States published by the Bureau of Labor Statistics for the twelve (12) months ending April of each year unless otherwise instructed by the City Commission.These adjustments will be effective October 1. Fees Update/Adjusted Annually.Posted Notice Signs Removed Reference (Ord. 1871) • Fee Schedule Effective: 10-1-2025 (Ord. 1874)