



MEMORANDUM TO VENICE CITY COUNCIL

THROUGH CHARTER OFFICER: James Clinch, City Manager **E-SIGN:**  James Clinch (Jun 11, 2026 16:28:06 EDT)

FROM: Roger Clark, AICP, Planning and Zoning Director Roger Clark

DEPARTMENT: Planning and Zoning

DATE: June 4, 2026

MEETING DATE: June 23, 2026

SUBJECT / TOPIC: Planning and Zoning Fees

BACKGROUND INFORMATION: At the November 19, 2024 City Council meeting, staff was directed to work with a consultant to perform a fee study of the Planning and Zoning fees. Staff is bringing forth a resolution to update these fees.

SUPPORTS STRATEGIC PLAN: Goal Three: Ensure a Fiscally Sound City

COUNCIL ACTION REQUESTED: For Council Adoption by Motion

As a result of Council direction in November of 2024, Planning staff reached out to MGT Impact Solutions, LLC to perform a fee study of the Planning and Zoning fees. They performed a fee study of both the Building and Planning and Zoning Department’s fees in 2020. For a reasonable fee, they were willing to revisit the Planning fees as they were not moved forward at that time.

Staff worked over the course of several months with the consultants and completed the fee study in November of 2025. Presentation of the results has been delayed due to concerns related to SB 180 and the possibility of the new fees being considered more burdensome. However, recently adopted HB 399 requires application fees associated with development permits or development orders to be reasonably related to the direct and reasonable indirect costs associated with the review, processing, and final disposition of the application. The fee study that has been performed provides fees that are based on these identified costs.

- | Yes | N/A | |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Document(s) Reviewed for ADA compliance (required if for agenda posting) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | City Attorney Reviewed/Approval |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Risk Management Review |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Finance Department Review/Approval |
| | | Funds Availability (account number): |

CC:


Council Presentation Memo for Fee Study 2026

Final Audit Report

2026-06-11

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