

Prepared by: City Clerk Department
Requested by: Planning and Zoning

RESOLUTION NO. 2026-13

A RESOLUTION OF THE CITY OF VENICE, FLORIDA ADOPTING A REVISED LAND DEVELOPMENT SCHEDULE OF FEES AND CHARGES; SUPERSEDING RESOLUTION NO. 2022-24 IN ITS ENTIRETY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 1.2.B. of the Land Development Regulations (“LDRs”) authorizes City Council to establish and amend a schedule of fees and charges by resolution such that the City shall not be required to bear any part of the cost of applications or petitions under the LDRs and the fees and charges represent the actual costs involved in the processing of petitions for development approval and directly associated expenses, including, but not limited to, advertising, mailing and professional and legal fees; and

WHEREAS, on August 23, 2022, City Council adopted a revised Land Development Schedule of Fees and Charges through Resolution No. 2022-24; and

WHEREAS, in 2025, planning staff worked with MGT Impact Solutions, LLC on a fee study of the current Planning and Zoning application fees and determined certain applications and associated fees need to be appropriately updated; and

WHEREAS, City Council desires to adopt a revised Land Development Schedule of Fees and Charges to be consistent with the findings of the recent fee study.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA, as follows:

SECTION 1. The whereas clauses above are ratified and confirmed as true and correct.

SECTION 2. The Venice City Council hereby adopts the Land Development Schedule of Fees and Charges attached hereto as "Exhibit A".

SECTION 3. This Resolution shall supersede and replace Resolution No. 2022-24 in its entirety.

SECTION 4. This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED AT A REGULAR MEETING OF THE VENICE CITY COUNCIL HELD ON THE 23RD DAY OF JUNE, 2026.

Nick Pachota, Mayor

ATTEST

Kelly Michaels, City Clerk

I, Kelly Michaels, MMC, City Clerk of the City of Venice, Florida, a municipal corporation in Sarasota County, Florida, do hereby certify that the foregoing is a full and complete, true and correct copy of a Resolution duly adopted by Venice City Council at a meeting thereof duly convened and held on the 23rd day of June, 2026, a quorum being present.

WITNESS my hand and the official seal of the said city this 23rd day of June, 2026.

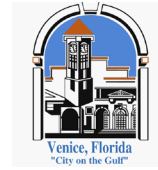
Kelly Michaels, City Clerk

(SEAL)

Approved as to form:

Kelly Fernandez, City Attorney

Exhibit A



Land Development Schedule of Fees and Charges

Notes:

1. The application fee is non-refundable.
2. ADD-ON indicates a subordinate application submitted concurrent with a primary application.

Type of Action	Type of Fee	FY26
Application initiated by City	Application	\$0.00
	Review Fee Deposit	\$0.00
Annexation Application	Application	\$5,094.00
	Review Fee Deposit	\$1,188.70
Comprehensive Plan Amendment Application	Application (small scale)	\$4,639.00
	Review Fee Deposit	\$2,377.37
	ADD-ON	\$3,479.00
	Application (expedited)	\$4,702.00
	Review Fee Deposit	\$1,783.03
	ADD-ON	\$3,526.00
LDR Text Amendment Application - amendment to the Land Development Regulations Chapters 87, 88 or 89	Application	\$3,476.00
	Review Fee Deposit	\$2,971.71
Zoning Map Amendment Application - the rezoning of land not otherwise specified in this schedule	Application	\$5,158.00
	Review Fee Deposit	\$1,188.70
	ADD-ON	\$3,868.00
Zoning Map Amendment Application (Planned District) Application - the rezoning of land to PUD (planned unit development), CMU (commercial mixed use), CSC (commercial shopping center), PID (planned industrial development), PCD (planned commercial development) or PPH (Planned Public Hospital)	Application	\$6,348.00
	Review Fee Deposit	\$2,971.71
	Application (Major Amendment)	\$5,737.00
	Review Fee Deposit	\$1,188.70
	Application (Minor Amendment with hearing)	\$1,955.00
	Review Fee Deposit	\$594.34
	Application (Minor Amendment - Administrative)	\$700.00
	Review Fee Deposit	\$0.00

Type of Action	Type of Fee	FY26
Conditional Use Application	Application	\$3,245.00
	Review Fee Deposit	\$416.04
	ADD-ON	\$2,433.00
Site and Development Plan Application	Application (New)	\$8,759.00
	Review Fee Deposit	\$2,377.37
	Application (Major Amendment)	\$4,716.00
	Review Fee Deposit	\$1,188.70
	Application (Minor Amendment with hearing)	\$1,095.00
	Review Fee Deposit	\$297.18
	Application (Minor Amendment - Administrative)	\$700.00
	Review Fee Deposit	\$0.00
	Application (Minor Amendment - Administrative)	\$700.00
Preliminary Plat Application	Application	\$7,791.00
	Review Fee Deposit	\$2,971.71
	Application (Major Amendment)	\$4,435.00
	Review Fee Deposit	\$1,783.03
	Application (Minor Amendment with hearing)	\$1,858.00
	Review Fee Deposit	\$297.18
	Application (Minor Amendment - Administrative)	\$700.00
	Review Fee Deposit	\$0.00
	Application (Minor Amendment - Administrative)	\$700.00
Design Alternative Application	Application	\$2,750.00
	Review Fee Deposit (per design alternative)	\$416.04
	ADD-ON	\$2,062.50
Height Exception Application	Application	\$4,452.00
	Review Fee Deposit	\$1,188.70
	ADD-ON	\$3,339.00
Variance Application	Application (Single-Family)	\$1,000.00
	Review Fee Deposit	\$416.04
	Application (Multi-Family, Commercial or Subdivision)	\$2,000.00
	Review Fee Deposit	\$416.04
Vested Rights Application	Application	\$1,120.00
	Review Fee Deposit	\$237.74

Type of Action	Type of Fee	FY26
Appeal request to the Planning Commission	Application	\$700.00
	Review Fee Deposit	\$237.74
Appeal request to the City Council	Application	\$700.00
	Review Fee Deposit	\$237.74
Letter of Zoning Verification		\$200.00
Letter of Zoning Determination		\$400.00
Letter of No Objection		\$400.00
Historical Architectural Preservation Board - New Construction	Application	\$1,000.00
	Review Fee Deposit	\$400.00
Historical Architectural Preservation Board - Alterations	Application	\$500.00
	Review Fee Deposit	\$400.00
Historical Architectural Preservation Board - Pre-Application Meeting		\$250.00
Extended technical review	Additional Application (charged at third resubmittal)	\$1,664.16
Zoning Review	\$53.49 for the first \$4,000 of contract valuation plus \$1.20 for every \$1,000 of construction costs thereafter or fraction thereof	\$53.49
		\$1.20
General Research Service fee (fee for research requested on a matter unrelated to a pending application or permit review)	Labor cost based on the employee's hourly rate (a cost deposit will be required)	
Open Air / Display Application	Display of Merchandise	\$50.00
	Outdoor Dining (new) 20 seats or less	\$100.00
	Outdoor Dining (new) more than 20 seats	\$150.00
	Site Plan modification	\$25.00
Signs (each sign, per face)	\$23.78 plus \$0.31 per square foot or fraction thereof of area per face in excess of 20 square feet, plus applicable building and electrical permitting fees	\$23.78
		\$0.31
Illuminated signs (each sign)	\$23.78 plus \$0.31 per square foot or fraction thereof of area per face in excess of 12 square feet	\$23.78
		\$0.31
Real estate development identification signs (each intersection)		\$178.30
Application for temporary use permit under Sec. 1.15.2.B.1.a-e Activities in connection with development site.		\$59.43
Application for temporary use permit under Sec. 1.15.2.B.2.a-e Other temporary uses requiring permits.		\$59.43

Type of Action	Type of Fee	FY26
Application for temporary use permit under Sec. 1.15.2.E Referral of application to public hearing		\$624.06
Review of final plat		\$237.74
Engineering Construction plan review and permit		\$237.74
Engineering Construction plan permit revision		\$59.43
Site preparation permit	Minor	\$29.73
	Other	\$118.87
Right of way use authorization	Minor	\$59.43
	Other	\$237.74
	Building Permit	\$23.78
Wastewater collection line TV inspection	\$2.37 per linear ft. of gravity sanitary sewer line (\$1.20 per ft. for first inspection and \$1.20 per ft. for re inspection at end of the specified warranty period)	\$2.37
		\$1.20
		\$1.20
Additional required TV inspection	\$950.95 per 8 hr. day with minimum ½ day charge of \$475.48	\$950.95
	Minimum Fee	\$475.48
License agreement application		\$178.30
Turnover package		\$326.89
Major Permit (Structures Over Water) ¹	Application	\$1,783.03
	Review Fee	\$1,188.70
Minor Permit (Structures Over Water) – Repair or replacement of existing single family dock ^{1 2}	Application	\$178.30
Minor Permit (Structures Over Water) – New or expanded single family dock and shoreline protection devices ^{1 2}	Application	\$237.74
Minor Permit (Structures Over Water) – Installation or replacement of piers, pilings, PWC lifts, boat lifts, davits, etc. ^{1 2}	Application	\$178.30
Minor Permit (Structures Over Water) – Maintenance of boat ramps, jetties, groins and similar coastal structures ^{1 2}	Application	\$118.87
Minor Permit (Structures Over Water) – Maintenance excavation ^{1 2}	Application	\$118.87
Minor Permit (Structures Over Water) – Bank restoration ^{1 2}	Application	\$237.74
¹ A permit that meets the definition of After-the-Fact found in Chapter 87, Section 9-9.1 will be assessed a fee of two times the current fee.		
² In cases where proposed construction indicates multiple permits, one may be submitted and the highest permit fee will apply.		