



**Planning and Zoning Department**

**USER FEE ANALYSIS: STUDY FINDINGS**

**City of Venice, FL**

NOVEMBER 18, 2025

# TABLE OF CONTENTS

|                             |          |
|-----------------------------|----------|
| <b>Introduction</b> .....   | <b>2</b> |
| <b>Methodology</b> .....    | <b>2</b> |
| <b>Study Findings</b> ..... | <b>3</b> |

# Executive Summary

## Introduction

MGT Impact Solutions, LLC (MGT) is pleased to present the City of Venice with this summary of findings for the Planning and Zoning Department. The following report includes the scope of services, methodology, and findings from MGT's analysis in collaboration with City staff.

MGT developed an excel-based model to determine the full costs and display the annual cost recovery of each service area under the Planning and Zoning Department. City staff collaborated with MGT to provide the data needed to populate the model to calculate the final results. The full costs calculated were then analyzed in conjunction with additional information, such as a comparative survey conducted by the City, to determine appropriate fee levels, informed by true cost and market analysis.

This report is the culmination of all the work between MGT and the City of Venice staff. MGT would like to take this opportunity to acknowledge the City personnel who participated on this project for their efforts and coordination. Their responsiveness and continued interest in the outcome of this study contributed greatly to its success.

## Methodology

A cost-of-service study is comprised of two basic elements:

- ❖ Hourly rates of staff providing the service.
- ❖ Time spent to provide the service.

The product of the hourly rate calculation times the time spent yields the cost of providing the service.

## HOURLY RATES

The hourly rate methodology used in this study builds indirect costs into the Planning and Zoning Department's staff hourly salary and benefit rates to arrive at fully burdened hourly rates. Fully burdened hourly rates are a mechanism used to calculate the total cost of providing services. Total cost is generally recognized as the sum of the direct cost together with a proportionate share of allowable indirect costs.

The proper identification of all costs (including labor, operating expense, and departmental support or administration) as "direct" or "indirect" is crucial to the determination of the total cost of providing services. Direct costs are typically defined as those that can be identified specifically to a function or activity, including labor, and possibly materials or supplies. Indirect costs are those that support more than one program area and are not easily identifiable to specific activities. Examples of indirect costs are departmental administrative and support staff, training and education time, public counter and telephone time, some service and supply costs, and other overhead costs from outside of the department.

MGT's hourly rate calculation methodology includes the following:

**Personnel Services Analysis** – each staff classification, or group of staff positions, within the department is analyzed in the study. The first burden factor is comprised of compensated absences such as vacation/holidays/sick leave days taken in a year’s time. Staff classifications are then categorized as either direct (operational) or indirect (administrative or supervisory) labor. In some cases, a classification will have both direct and indirect duties. The total indirect portion of staff cost is incorporated into hourly overhead rates.

**Indirect Cost Rate** – a ratio of indirect cost to direct labor (salaries plus benefits) is established. There are three elements of indirect cost incorporated, including:

- ❖ Indirect Labor – includes compensated absences, administrative and supervisory staff costs.
- ❖ Other Operating Expenses – most services and supplies are included as a second layer of indirect cost. There are also service and supply expenses classified as “allowable direct”; these expenditures are not part of the indirect cost rate but will be included as directly supporting specific program areas.
- ❖ External Indirect Allocations – This represents overhead cost that is obtained from the City’s cost allocation plan.

**Fully Burdened Hourly Rates** – incorporates all the elements that comprise the hourly rates used in this cost analysis.

- ❖ Each direct or operational staff classification is listed, together with the average annual salary.
- ❖ The hourly salary rate is calculated by the taking annual salary and dividing by the projected available productive hours in a year.
- ❖ The benefit rate reflects the average benefit rate multiplied against the salary rate.
- ❖ The overhead rate is derived by multiplying the internal and external indirect cost rates against the salary plus benefit rates.

The total combines the salary, benefits, and overhead rates. This is the fully burdened rate for each staff classification. The project team then developed corresponding hourly rate calculations using fiscal year 2024 actual expenditures.

## **LABOR ANALYSIS**

As mentioned in the previous section, the time spent by staff providing services is the second key element of the study’s methodology. MGT met with P&Z leadership to determine the personnel involved in each program area. Once personnel groupings were confirmed, time spent for each staff classification by program area was discussed and populated in the model.

# Summary of Findings

The following table displays the current cost recovery by program area and the recommendations on a per unit and annual level, according to the preferred recovery level established.

Agency: City of Venice  
 Department: Planning and Zoning  
 Fiscal Year: FY24

| I  | Service Name  | Fee Description | Annual Volume | Current     |           |                    |  |                |                | Recommendations |                    |                |                   |                     |
|----|---|-----------------|---------------|-------------|-----------|--------------------|--|----------------|----------------|-----------------|--------------------|----------------|-------------------|---------------------|
|    |   |                 |               | Per Unit    |           |                    | Annual   |                |                | Per Unit        |                    | Annual         |                   |                     |
|    |   |                 |               | Current Fee | Full Cost | Current Recovery % | Annual Cost  | Annual Revenue | Annual Subsidy | Recovery Level  | Fee @ Policy Level | Annual Revenue | Increased Revenue | Recommended Subsidy |
| 1  | Application Initiated by City - Application   | Fee             | -             | \$ -        | \$ -      | 0%                 | \$ -   | \$ -           | \$ -           | 100%            | \$ -               | \$ -           | \$ -              | \$ -                |
| 2  | Annexation Application - Application (multiple lots) +\$49.91 per lot after first lot   | Fee             | -             | \$ 433      | \$ 5,094  | 8%                 | \$ -   | \$ -           | \$ -           | 100%            | \$ 5,094           | \$ -           | \$ -              | \$ -                |
| 3  | Annexation Application - Application (between 1 and 5 acres)  | Fee             | 1             | \$ 680      | \$ 5,094  | 13%                | \$ 5,094   | \$ 680         | \$ 4,414       | 100%            | \$ 5,094           | \$ 5,094       | \$ 4,414          | \$ -                |
| 4  | Annexation Application - Application (over 5 acres) +\$49.91 per acre over 5 acres  | Fee             | 1             | \$ 680      | \$ 5,094  | 13%                | \$ 5,094   | \$ 680         | \$ 4,414       | 100%            | \$ 5,094           | \$ 5,094       | \$ 4,414          | \$ -                |
| 5  | Comprehensive Plan Amendment Application - Application (small scale)  | Fee             | 5             | \$ 5,914    | \$ 4,639  | 127%               | \$ 24,357  | \$ 31,051      | \$ (6,694)     | 100%            | \$ 4,639           | \$ 24,357      | \$ (6,694)        | \$ -                |
|    | Comprehensive Plan Amendment - small scale (Add on)   |                 |               |             |           |                    | Setting fee at 75% of the full, not based on time estimates per the City |                |                |                 |                    |                |                   |                     |
|    | 75% of the full Comprehensive Plan Amendment - small scale fee (FIXED)  |                 |               |             |           |                    |  |                |                |                 |                    |                |                   |                     |
| 81 | Comprehensive Plan Amendment Application - Application (expedited)  | Fee             | 2             | \$ 7,383    | \$ 4,702  | 157%               | \$ 9,404   | \$ 14,765      | \$ (5,361)     | 100%            | \$ 4,702           | \$ 9,404       | \$ (5,361)        | \$ -                |
| 7  | LDR Text Amendment Application - amendment to the Land Development Regulations Chapters 87, 88 or 89 - Application  | Fee             | 2             | \$ 5,488    | \$ 3,476  | 158%               | \$ 6,084   | \$ 9,603       | \$ (3,520)     | 100%            | \$ 3,476           | \$ 6,084       | \$ (3,520)        | \$ -                |
| 8  | Zoning Map Amendment Application - the rezoning of land not otherwise specified in this schedule - Application  | Fee             | 1             | \$ 3,372    | \$ 5,158  | 65%                | \$ 6,447   | \$ 4,215       | \$ 2,231       | 100%            | \$ 5,158           | \$ 6,447       | \$ 2,231          | \$ -                |
|    | Zoning Map Amendment - rezoning of land not otherwise specified (Add on)  |                 |               |             |           |                    | 75% of the full Zoning Map Amendment fee (FIXED)                         |                |                |                 |                    |                |                   |                     |
|    | 75% of the full Zoning Map Amendment fee (FIXED)  |                 |               |             |           |                    | Setting fee at 75% of the full, not based on time estimates per the City |                |                |                 |                    |                |                   |                     |
| 82 | 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 RMH (residential manufactured home) classifications - Application                   | Fee             | 1             | \$ 5,488    | \$ 6,348  | 86%                | \$ 7,935   | \$ 6,860       | \$ 1,075       | 100%            | \$ 6,348           | \$ 7,935       | \$ 1,075          | \$ -                |
| 9  | 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 RMH (residential manufactured home) classifications - Application (Major Amendment) | Fee             | 1             | \$ 2,667    | \$ 5,737  | 46%                | \$ 7,968   | \$ 3,705       | \$ 4,263       | 100%            | \$ 5,737           | \$ 7,968       | \$ 4,263          | \$ -                |
| 10 | 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 RMH (residential manufactured home) classifications - Application (Minor Amendment) | Fee             | 1             | \$ 618      | \$ 1,955  | 32%                | \$ 2,172   | \$ 687         | \$ 1,485       | 100%            | \$ 1,955           | \$ 2,172       | \$ 1,485          | \$ -                |
| 11 | Conditional Use Application - Application (Stand alone)   | Fee             | 1             | \$ 464      | \$ 3,245  | 14%                | \$ 4,462   | \$ 638         | \$ 3,824       | 100%            | \$ 3,245           | \$ 4,462       | \$ 3,824          | \$ -                |
|    | Conditional Use Application - Application (Add-on)  |                 |               |             |           |                    | 75% of the full Conditional Use Application fee (FIXED)                  |                |                |                 |                    |                |                   |                     |
|    | 75% of the full Conditional Use Application fee (FIXED)   |                 |               |             |           |                    | Setting fee at 75% of the full, not based on time estimates per the City |                |                |                 |                    |                |                   |                     |
| 79 | Site and Development Plan Application - Application   | Fee             | -             | \$ 5,451    | \$ 8,759  | 62%                | \$ -   | \$ -           | \$ -           | 100%            | \$ 8,759           | \$ -           | \$ -              | \$ -                |
| 14 | Site and Development Plan Application - Application (Major Amendment)   | Fee             | 2             | \$ 2,667    | \$ 4,716  | 57%                | \$ 7,074   | \$ 4,001       | \$ 3,073       | 100%            | \$ 4,716           | \$ 7,074       | \$ 3,073          | \$ -                |
| 15 | Site and Development Plan Application - Application (Minor Amendment & Minor Amendment - Administrative)  | Fee             | 10            | \$ 618      | \$ 1,095  | 56%                | \$ 10,674  | \$ 6,027       | \$ 4,647       | 100%            | \$ 1,095           | \$ 10,674      | \$ 4,647          | \$ -                |
| 16 | Preliminary Plat Application - Application (greater than ten lots)  | Fee             | 1             | \$ 5,451    | \$ 7,791  | 70%                | \$ 5,843   | \$ 4,088       | \$ 1,755       | 100%            | \$ 7,791           | \$ 5,843       | \$ 1,755          | \$ -                |
| 17 | Preliminary Plat Application - Application (Major Amendment)  | Fee             | 1             | \$ 3,543    | \$ 4,435  | 80%                | \$ 5,543   | \$ 4,429       | \$ 1,115       | 100%            | \$ 4,435           | \$ 5,543       | \$ 1,115          | \$ -                |
| 19 | Preliminary Plat Application - Application (Minor Amendment & Minor Amendment - Administrative)   | Fee             | 1             | \$ 188      | \$ 1,858  | 10%                | \$ 2,322   | \$ 235         | \$ 2,087       | 100%            | \$ 1,858           | \$ 2,322       | \$ 2,087          | \$ -                |
| 20 | Lot Boundary Change or Lot Split Application - Application  | Fee             | 3             | \$ 108      | \$ 106    | 101%               | \$ 266   | \$ 269         | \$ (3)         | 100%            | \$ 106             | \$ 266         | \$ (3)            | \$ -                |
| 21 | Design Alternative Application - Application (per design alternative) (Stand alone)   | Fee             | 3             | \$ 464      | \$ 2,750  | 17%                | \$ 8,938   | \$ 1,508       | \$ 7,430       | 100%            | \$ 2,750           | \$ 8,938       | \$ 7,430          | \$ -                |
|    | Design Alternative Application - Application (per design alternative) (Add-on)  |                 |               |             |           |                    | 75% of the full Design Alternative Application fee (FIXED)               |                |                |                 |                    |                |                   |                     |
|    | 75% of the full Design Alternative Application fee (FIXED)  |                 |               |             |           |                    | Setting fee at 75% of the full, not based on time estimates per the City |                |                |                 |                    |                |                   |                     |
| 80 | Height Exception Application - Application  | Fee             | 1             | \$ 5,063    | \$ 4,452  | 114%               | \$ 4,452   | \$ 5,063       | \$ (611)       | 100%            | \$ 4,452           | \$ 4,452       | \$ (611)          | \$ -                |
| 23 | Height Exception Application - Application (Add on)   |                 |               |             |           |                    | 75% of the full Height Exception Application fee (FIXED)                 |                |                |                 |                    |                |                   |                     |
|    | 75% of the full Height Exception Application fee (FIXED)  |                 |               |             |           |                    | Setting fee at 75% of the full, not based on time estimates per the City |                |                |                 |                    |                |                   |                     |
| 85 | Variance Application - Single Family Home   | Fee             |               |             |           |                    | Setting fee at \$1,000 based on market analysis done by the City         |                |                |                 |                    |                |                   |                     |
| 24 | Variance Application - Subdivision, Commercial or Multi-family  | Fee             |               |             |           |                    | Setting fee at \$2,000 based on market analysis done by the City         |                |                |                 |                    |                |                   |                     |
| 86 | Vested Rights Application - Application   | Fee             | 1             | \$ 348      | \$ 1,120  | 31%                | \$ 1,120   | \$ 348         | \$ 772         | 100%            | \$ 1,120           | \$ 1,120       | \$ 772            | \$ -                |
| 25 | Appeal request to the Planning Commission - Application   | Fee             |               |             |           |                    | Setting fee at \$700 based on market analysis done by the City           |                |                |                 |                    |                |                   |                     |
| 26 | Appeal request to the City Council - Application  | Fee             |               |             |           |                    | Setting fee at \$600 based on market analysis done by the City           |                |                |                 |                    |                |                   |                     |
| 27 | Extended technical review - Additional Application (charged at third resubmittal)   | Fee             | -             | \$ 1,624    | \$ -      | 0%                 | \$ -   | \$ -           | \$ -           | 100%            | \$ -               | \$ -           | \$ -              | \$ -                |
| 28 | Letter of zoning verification   | Fee             |               |             |           |                    | Setting fee at \$200 based on market analysis done by the City           |                |                |                 |                    |                |                   |                     |
| 32 | Letter of zoning determination  | Fee             |               |             |           |                    | Setting fee at \$400 based on market analysis done by the City           |                |                |                 |                    |                |                   |                     |
| 83 | Letter of No Objection  | Fee             |               |             |           |                    | Setting fee at \$400 based on market analysis done by the City           |                |                |                 |                    |                |                   |                     |
| 84 | Historical Architectural & Preservation Board Application - New construction, including demolition and relocation   | NEW             |               |             |           |                    | Setting fee at \$1000 based on market analysis done by the City          |                |                |                 |                    |                |                   |                     |
| 73 | Historical Architectural & Preservation Board Application - Alterations   | NEW             |               |             |           |                    | Setting fee at \$500 based on market analysis done by the City           |                |                |                 |                    |                |                   |                     |
| 75 | Historical Architectural & Preservation Board Application - Pre-Application, with HAPB  | NEW             |               |             |           |                    | Setting fee at \$250 based on market analysis done by the City           |                |                |                 |                    |                |                   |                     |
| 76 |   |                 |               |             |           |                    |  |                |                |                 |                    |                |                   |                     |
|    | Total User Fees   |                 |               |             |           |                    | \$125,248  | \$98,851       | \$26,398       |                 | \$125,248          | \$26,398       | \$0               |                     |
|    | % of Full Cost  |                 |               |             |           |                    |  | 79%            | 21%            |                 | 100%               | 27%            | 0%                |                     |

\*Detailed model has been provided to City staff

The following table displays the peer comparison market analysis conducted by the City staff to help inform fee levels so that they remain at a competitive level, in conjunction with the full cost analysis assessed in the User Fee Study by MGT.

| Petition                | Existing Fees | Notes  | Proposed New Fees | Change      | City of Sarasota | Notes                                | Town of LBK | Notes | City of North Port | Notes                          | Sarasota County | Notes                                 | City of Bradenton | Notes | Naples      | Notes           | Average of Other Agencies |
|-------------------------|---------------|--|-------------------|-------------|------------------|--------------------------------------|-------------|-------|--------------------|--------------------------------|-----------------|---------------------------------------|-------------------|-------|-------------|-----------------|---------------------------|
| Annexation              | \$ 680.00     | Less than 5 acres - Base fee + per acre  | \$ 5,094.00       | \$4,414.00  | \$ 1,500.00      |                                      |             |       | \$ 3,050.00        | greater than 10 acres          |                 |                                       | \$ 1,500.00       |       | \$ 3,000.00 |                 | \$ 2,262.50               |
|                         | \$ 560.00     | More than 5 acres  | \$ 4,534.00       | \$4,534.00  |                  |                                      |             |       |                    |                                |                 |                                       |                   |       |             |                 |                           |
| Appeal to PC            | \$ 348.00     | Propose a flat fee of \$700 each   | \$ 1,630.00       | \$1,282.00  | \$ 1,263.00      |                                      |             |       | \$ 750.00          |                                | \$ 500.00       | To BOCC                               | \$ 350.00         |       | \$ 1,000.00 |                 | \$ 772.60                 |
| Appeal to CC            | \$ 348.00     |  | \$ 595.00         | \$247.00    | \$ 1,263.00      |                                      |             |       | \$ 750.00          |                                |                 |                                       |                   |       |             |                 | \$ 840.75                 |
| CPA Small Scale         | \$ 5,914.00   |  | \$ 4,639.00       | -\$1,275.00 | \$ 7,583.00      |                                      | \$ 3,725.00 |       | \$ 2,950.00        |                                | \$ 5,000.00     |                                       |                   |       |             |                 | \$ 4,793.00               |
| CPA Small Scale Add-On  |               | 75% of full cost (\$3,479)   |                   |             |                  |                                      |             |       |                    |                                |                 |                                       |                   |       |             |                 | \$ 5,065.67               |
| CPA Expedited           | \$ 7,383.00   |  | \$ 4,702.00       | -\$2,681.00 | \$ 8,044.00      |                                      | \$ 3,725.00 |       | \$ 4,125.00        |                                | \$ 5,000.00     |                                       | \$ 4,500.00       |       | \$ 5,000.00 |                 |                           |
| CPA Expedited Add-On    |               | 75% of full cost (\$3,526)   |                   |             |                  |                                      |             |       |                    |                                |                 |                                       |                   |       |             |                 |                           |
| Conditional Use         | \$ 464.00     |  | \$ 3,245.00       | \$2,781.00  | \$ 1,152.00      |                                      | \$ 450.00   |       |                    |                                | \$ 7,500.00     |                                       | \$ 1,500.00       |       | \$ 3,000.00 |                 | \$ 2,720.40               |
| Conditional Use Add-On  |               | 75% of full cost (\$2,433)   |                   |             |                  |                                      |             |       |                    |                                |                 |                                       |                   |       |             |                 |                           |
| Preliminary Plat        | \$ 5,451.00   |  | \$ 7,791.00       | \$2,340.00  | \$ 2,527.00      |                                      | \$ 180.00   |       | \$ 1,200.00        | plus \$50 per acre over 1 acre | \$ 2,625.00     | plus \$200 per acre + per lot charges | \$ 2,500.00       |       | \$ 1,500.00 |                 | \$ 1,755.33               |
| Pre-Plat Major Amend.   | \$ 3,543.00   | Public hearing required  | \$ 4,435.00       | \$892.00    |                  |                                      |             |       |                    |                                |                 |                                       |                   |       |             |                 | \$ 660.00                 |
| Pre-Plat Minor Amend.   | \$ 188.00     | Administrative. Propose a flat fee of \$700 each   | \$ 1,858.00       | \$1,670.00  |                  |                                      |             |       | \$ 1,000.00        |                                | \$ 320.00       |                                       |                   |       |             |                 |                           |
| PD Rezone               | \$ 5,488.00   |  | \$ 6,348.00       | \$860.00    | \$ 8,641.00      | Development Agreement                |             |       | \$ 2,050.00        | plus \$50 per acre             | \$ 7,500.00     |                                       |                   |       | \$ 7,000.00 |                 | \$ 6,297.75               |
| PD Major                | \$ 2,667.00   |  | \$ 5,737.00       | \$3,070.00  |                  |                                      |             |       |                    |                                |                 |                                       |                   |       |             |                 |                           |
| PD Minor                | \$ 618.00     |  | \$ 1,955.00       | \$1,337.00  |                  |                                      |             |       |                    |                                |                 |                                       |                   |       |             |                 |                           |
| Site & Development Plan | \$ 5,451.00   |  | \$ 8,759.00       | \$3,308.00  | \$ 6,319.00      | plus \$43 per DU + 0.11 per sq. ft.  | \$ 3,000.00 |       | \$ 3,350.00        | plus \$50 per acre over 1 acre | \$ 4,000.00     | \$600 per acre                        | \$ 1,200.00       |       | \$ 5,000.00 |                 | \$ 3,811.50               |
| S&D Major Amendment     | \$ 2,667.00   | Public hearing required  | \$ 4,716.00       | \$2,049.00  |                  |                                      |             |       |                    |                                |                 |                                       |                   |       |             |                 | \$ 995.25                 |
| S&D Minor               | \$ 618.00     | Administrative   | \$ 1,095.00       | \$477.00    | \$ 631.00        |                                      |             |       | \$ 650.00          |                                | \$ 200.00       | Per amendment                         |                   |       | \$ 2,500.00 |                 |                           |
| Text Amendment          | \$ 5,488.00   |  | \$ 3,476.00       | -\$2,012.00 |                  |                                      |             |       |                    |                                | \$ 1,000.00     |                                       | \$ 2,000.00       |       |             |                 | \$ 1,500.00               |
| Variance                | \$ 464.00     | Propose a flat fee of \$1,000 (single family) and \$2,000 (Multifamily or Commercial or Subdivision) | \$ 3,352.00       | \$2,888.00  | \$ 1,895.00      | Residential + \$150 per variance     |             |       | \$ 675.00          | 1 & 2 family                   | \$ 650.00       | To BZA                                |                   |       | \$ 1,500.00 | Residential     | \$ 972.50                 |
|                         |               |  |                   |             | \$ 2,527.00      | Non-Residential + \$250 per variance | \$ 450.00   |       | \$ 1,075.00        | All other                      | \$ 1,200.00     | To BOCC                               | \$ 665.00         |       | \$ 4,000.00 | Non-Residential | \$ 1,652.83               |
|                         |               |  |                   |             |                  |                                      |             |       | \$ 200.00          | Minor                          |                 |                                       |                   |       |             |                 |                           |
| Vested Rights           | \$ 348.00     |  | \$ 1,120.00       | \$772.00    |                  |                                      |             |       |                    |                                |                 |                                       |                   |       | \$ 1,000.00 |                 | \$ 1,000.00               |
| Rezoning                | \$ 3,372.00   | Standard district  | \$ 5,158.00       | \$1,786.00  | \$ 7,583.00      |                                      | \$ 900.00   |       | \$ 3,350.00        |                                | \$ 7,500.00     |                                       |                   |       | \$ 4,000.00 |                 | \$ 4,666.60               |
| Rezoning Add-On         |               | 75% of full cost (\$3,868)   |                   |             |                  |                                      |             |       |                    |                                |                 |                                       |                   |       |             |                 |                           |
| Zoning Determination    | \$ 100.00     | Propose a flat fee of \$400  | \$ 977.00         | \$877.00    | \$ 694.00        |                                      |             |       | \$ 350.00          |                                | \$ 500.00       |                                       |                   |       |             |                 | \$ 388.80                 |
| Zoning Verification     | \$ 100.00     | Propose a flat fee of \$200  | \$ 977.00         | \$877.00    | \$ 315.00        |                                      |             |       | \$ 100.00          |                                | \$ 100.00       |                                       |                   |       | \$ 250.00   |                 | \$ 183.00                 |
| Letter of No Objection  | \$ 100.00     | Propose a flat fee of \$400  | \$ 977.00         | \$877.00    |                  |                                      | \$ 150.00   |       |                    |                                |                 |                                       |                   |       |             |                 | \$ 150.00                 |

| Petition         | Existing Fees | Notes                         | Proposed New Fees | Saint Augustine | Sarasota County | City of Bradenton | Punta Gorda | Miami Beach | City of Pensacola | Notes           | Gainesville | Notes           | Fort Lauderdale | Notes           | Average of Other Agencies |
|------------------|---------------|-------------------------------|-------------------|-----------------|-----------------|-------------------|-------------|-------------|-------------------|-----------------|-------------|-----------------|-----------------|-----------------|---------------------------|
| New Construction | \$ 50.00      | Propose a flat fee of \$1,000 | \$ 2,938.00       | \$150-\$200     |                 |                   |             |             | \$ 250.00         | Non-Residential | \$ 770.00   | Non-Residential | \$ 1,800.00     | Non-Residential | \$ 513.67                 |
| Alterations      | \$ 25.00      | Propose a flat fee of \$500   | \$ 2,938.00       | \$50-\$100      | \$ 1,153.00     | \$ 100.00         | \$ 50.00    | \$ 150.00   | \$ 50.00          | Residential     | \$ 154.00   | Residential     | \$ 310.00       | Residential     | \$ 235.22                 |
| Pre-App Meeting  | New Fee       | Propose a flat fee of \$250   |                   |                 |                 |                   |             |             |                   |                 |             |                 |                 |                 |                           |