Exhibit C

Cost and Timing Analysis for Lot Split Applications

FVP Red Road

Step	Review	Fees	Date	Time
1.	Board of Architects[1]	$0.00	07.23.15	1 month
2.	Development Review Committee (DRC)[2,3]	$100.00	08.28.15	1 month
3.	Planning and Zoning Board[4]	$31,450.42	04.13.16	7 months
4.	City Commission (1st Reading)	N/A	05.24.16	2 months
	Total	$31,550.42		11 months

Footnotes:
[1] Applicant was scheduled for Board of Architects review in July of 2015 and was advised of the Site Specific requirements requiring a lot split at that time.
[2] Applicant was advised at the DRC about specimen trees located on site requiring site design accommodation.
[3] DRC fees assessed were minimum fees and not associated with cost of construction as plans were conceptual.
[4] Planning and Zoning Board fees included a Zoning Code Text Amendment fee of $11,418.75 to remove site specifics. This fee is not typical for lot split applications.

Typical Lot Split application based on recent building site separation ordinance

Step	Review	Fees	Time
1.	Building Site Determination Letter[1]	$761.25/folio#	1 month
2.	Development Review Committee (DRC)[2]	$900.00	2 months
3.	Board of Architects[3]	$10,000.00	Not a factor
4.	Planning and Zoning Board	$20,000.00	4 months
5.	City Commission	N/A	2 months
	Total	$31,661.25	9 months

Footnotes:
[1] FVP Red Road application did not incur this fee as they were notified via Board of Architects that the property is considered one (1) building site.
[2] Future lot split applicants will be required to pay the DRC fee of one-tenth of one percent (.001) based on the cost of construction of the proposed single-family residences. In this example a cost of construction of $450,000 per residence for two (2) residences was utilized.
[3] Future lot split applicants must receive Board of Architects preliminary approval prior to Planning and Zoning Board review. Fees listed are an estimate based on two (2) single-family residences with a $450,000 cost of construction and 3,500 square feet of floor area.