

FIRST AMENDMENT TO AGREEMENT

THIS **FIRST AMENDMENT** is made effective as of **July 22, 2025** (the "Effective Date") between **Levy County**, a political subdivision of the State of Florida ("County") and **JBrown Professional Group, Inc.**, a Florida corporation ("Consultant"), collectively referred to as the "Parties."

WHEREAS, on May 13, 2025, the Parties entered into an Agreement for the Consultant to serve as the Acting County Zoning Official and provide a full range of Planning and Zoning Services (the "Agreement"); and

WHEREAS, the Parties desire to amend the Agreement as set forth in this Amendment.

NOW THEREFORE in consideration of good and valuable consideration, the receipt of which is acknowledged, the Parties agree as follows:

Section 4.2 of the Agreement is replaced with the following:

4.2 Services will be requested by the County in writing (via email) on an as-needed basis as described in the "Task Initiation Process" outlined in Exhibit "A". The following County staff are each authorized to request Services on behalf of the County: Mary-Ellen Harper, County Manager (email: Harper-Mary-Ellen@levycounty.org) and Bernard "Bo" Cox, Development Director (email: Cox-Bernard@levycounty.org). In addition, the County Manager and Development Director may authorize additional staff to request services from time to time. All requests for services will be sent via email to Kathie Ebaugh at kathie.ebaugh@jbpro.com, whose phone contact is (941) 234-6263.

Exhibit A – Task Rate Structure referenced in Section 6.1 and attached to the Agreement is amended by adding a Fixed Rate/Not to Exceed Task Rate Structure (consisting of 2 pages) that is attached as Exhibit A-1 to this First Amendment. This Fixed Rate/NTE Task Rate Structure will apply to the Tasks identified therein, and the original Exhibit A hourly rates will apply to all other tasks, unless the County Manager and JBPro agree in writing to a project specific rate.

Except as amended herein, the Agreement remains in full force and effect.

IN WITNESS WHEREOF the parties have executed this First Amendment.

Contractor
JBrown Professional Group, Inc.

Name: _____
Title: _____

ATTEST: Clerk of the Circuit Court
And Ex Officio Clerk to the Board

Matt Brooks, Clerk

County
Levy County Board of County
Commissioners

Desiree Mills, Chair

Approved as to form & legal sufficiency

Nicolle M. Shalley, County Attorney

**Exhibit A-1 to First Amendment
Fixed Rate/Not to Exceed Task Rate Structure**

Category	Description	P&Z Fee	Eng. Fee	Survey Fee	Notes
Development of Regional Impact (DRI)	Review of initial application	\$ 25,000.00			
	Review of substantial deviation (DRI)	\$ 12,000.00			
	Notice of Proposed Change (non-substantial deviation)				
Comprehensive Plan amendments	Large-scale land use map amendment (50+ acres)	\$ 7,700.00	N/A	N/A	
	Small-scale land use map amendment	\$ 5,000.00	N/A	N/A	
	Text amendment to Comprehensive Plan	\$ 8,500.00	N/A	N/A	
Zoning amendments	Zoning map amendment	\$ 5,100.00	N/A	N/A	
	Text amendment to Land Development Code	\$ 8,500.00	N/A	N/A	
Site Plan (Special Exception)	Small Scale Mining or Electric Generating Facilities (less than 100 AC)	\$ 4,200.00	\$3,000 - \$6,000	N/A	\$3,000 (Base) up to \$6,000 for a max of (3) submittals. Additional submittals will be billed on an hourly rate basis in addition to the \$6,000 max fee. Includes final site inspection.
	Large Scale Mining or Electric Generating Facilities (more than 100 AC)	\$ 6,200.00	\$4,500 - \$10,000	N/A	\$4,500 (Base) up to \$10,000 for a max of (3) submittals. Additional submittals will be billed on an hourly rate basis in addition to the \$10,000 max fee. Includes final site inspection.
	Small Scale Agricultural Operation Intensive (less than 100 AC)	\$ 5,300.00	\$3,000 - \$7,500	N/A	\$3,000 (Base) up to \$6,000 for a max of (3) submittals. Additional submittals will be billed on an hourly rate basis in addition to the \$6,000 max fee. Includes final site inspection.
	Large Scale Agricultural Operation Intensive (more than 100 AC)	\$ 4,200.00	\$4,500 - \$10,000	N/A	\$4,500 (Base) up to \$10,000 for a max of (3) submittals. Additional submittals will be billed on an hourly rate basis in addition to the \$10,000 max fee. Includes final site inspection.
	Small Scale RV park/campground (less than 50 units)	\$ 4,500.00	\$4,500 - \$10,000	N/A	\$4,500 (Base) up to \$10,000 for a max of (3) submittals. Additional submittals will be billed on an hourly rate basis in addition to the \$10,000 max fee. Includes final site inspection.
	Large Scale RV park/campground (more than 50 units)	\$ 6,500.00	\$4,500 - \$12,000	N/A	\$4,500 (Base) up to \$12,000 for a max of (3) submittals. Additional submittals will be billed on an hourly rate basis in addition to the \$12,000 max fee. Includes final site inspection.
	All other special exceptions	\$ 3,500.00	\$3,000 - \$10,000	N/A	\$3,000 (Base) up to \$6,000 for a max of (3) submittals. Additional submittals will be billed on an hourly rate basis in addition to the \$6,000 max fee. Includes final site inspection.
Conditional Use Permit		\$850 W/ Separate Site Plan fee	N/A	N/A	
Special permits for noise		\$ 600.00	N/A	N/A	
Variance		\$ 1,500.00	N/A	N/A	
Subdivision/platting	Small Scale Preliminary Plat (less than 6 lots)	\$ 1,100.00	NA	\$ 950.00	
	Single Replat (No Infrastructure)	\$ 850.00	N/A	\$ 600.00	
	Large Preliminary Plat	\$ 1,500.00		\$ 1,200.00	
	Small Scale Construction Plans Review (less than 6 lots)	\$ 350.00	\$ 3,500 - \$10,000	N/A	
	Large Scale Construction Plans Review (more than 5 lots)	\$ 500.00	\$ 3,500 - \$10,000	N/A	
	Small Scale Final Plat (less than 6 lots)	\$ 1,100.00	N/A	\$ 950.00	
	Large Scale Final Platt (more than 5 lots)	\$ 1,100.00		\$ 1,200.00	
	Single replat Final Plat	\$ 850.00	N/A	\$ 600.00	
	Plat Amendment, Resubmittal Review	\$ 500.00		\$ 400.00	
	Plat vacation	\$ 650.00	N/A	\$ 500.00	
Planned Unit Development	Residential	\$ 8,500.00	\$ 3,500.00	N/A	Under current code, which requires a site plan
	Non-residential or mixed-use	\$ 9,200.00	\$ 3,500.00	N/A	
	Amendment to any PUD	\$ 4,200.00	\$ 2,500.00	N/A	
Postpone or cancel a hearing	Re-noticing costs	N/A	N/A	N/A	
Zoning compliance review	Primary Structure, ADU and Signs	\$ 150.00	N/A	N/A	
	Additions to Structure	\$ 100.00	N/A	N/A	
	Accessory Structure (not ADU)	\$ 50.00	N/A	N/A	
	New/Transfer of Alcohol License	\$ 100.00	N/A	N/A	
	Equitable Estoppel Certificate	\$ 300.00	N/A	N/A	
Unity of Title	Unity of Title	\$ 150.00	N/A	N/A	
	Release of Unity of Title	\$ 150.00	N/A	N/A	
Lot Splits	One time split of parent parcel	\$ 300.00	N/A	N/A	
	Lot split for utilities	\$ 300.00	N/A	N/A	
	Lot split for family homestead	\$300.00 per approval cert + \$150.00 per transfer cert	N/A	N/A	

Category	Description	P&Z Fee	Eng. Fee	Survey Fee	Notes
Site Plans	Small Scale (less than 10 AC)	\$ 1,200.00	\$2,000 - \$5,000	N/A	Includes a final site inspection from engineering as well as Engineer review
	Large Scale (more than 10 AC)	\$ 1,800.00	\$4,000 - \$10,000	N/A	Includes a final site inspection from engineering as well as Engineer review
	Amendment to approved site plan	\$ 750.00	Hourly As Needed	N/A	Includes a final site inspection from engineering as well as Engineer review
Temporary use permit	Excavation and fill activity	\$ 1,200.00	\$2,000 - \$5,000	N/A	Includes a final site inspection from engineering as well as Engineer review
Written Inquiry		\$ 75.00	N/A	N/A	