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CITY OF WESTLAKE

RESOLUTION NO. 2022-34

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, ADOPTING AND APPROVING THE PROPOSED DEVELOPMENT FEE SCHEDULE; THE COPY OF THE FEE SCHEDULE IS ATTACHED HERETO AS EXHIBIT "A"; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

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WHEREAS, the City Council deems it to be in the best interests of the City to adopt and approve the proposed Development Fee Schedule;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA:**

**SECTION 1.** The foregoing "WHEREAS" clause is hereby ratified and confirmed by the City Council and incorporated herein by this reference.


**SECTION 2.** The City Commission of the City of Westlake, Florida, hereby adopts and approves the proposed Development Fee Schedule. A copy of the Fee Schedule is attached hereto as Exhibit "A".

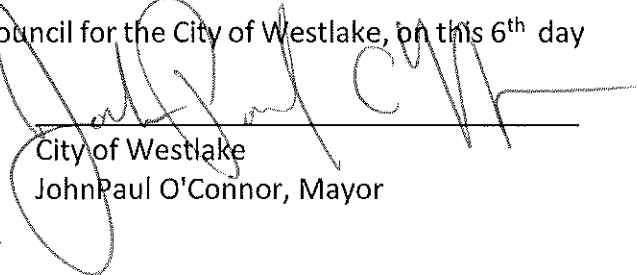
**SECTION 3. CONFLICTS.** All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 4. SEVERABILITY.** If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

**SECTION 5. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its passage and adoption.

**PASSED AND APPROVED** by City Council for the City of Westlake, on this 6<sup>th</sup> day of December 2022.

  
Zoie Burgess, City Clerk

  
City of Westlake  
John Paul O'Connor, Mayor



**CITY OF WESTLAKE**  
4001 Seminole Pratt Whitney Road  
Westlake, Florida 33470  
Phone: (561) 530-5880 [www.westlakegov.com](http://www.westlakegov.com)

## Development Fee Schedule

### Planning and Zoning Department

ITEM	FEES
1. Abandonment of Easement	\$1,200.00
2. Abandonment of Rights-of-Way	\$1,200.00
3. Address - New Assignment	\$150.00
4. Annexation-Voluntary	\$4,000.00
5. Appeal of Administrative Decisions	
a. Single Homes	\$500.00
b. All Others	\$1,000.00
6. Art in Public Places Application	\$500.00
7. Comprehensive Plan Map Amendment (Small Scale)	\$3,600.00
8. Comprehensive Plan Map Amendment (Large Scale)	\$6,000.00
9. Comprehensive Plan Text Amendment	\$6,000.00
10. Conceptual Presentation (City Council)	\$1,000.00
11. Conditional Use	
Minor	
a. 0-4,999 square feet	\$1,500.00
b. 5,000-14,999 square feet	\$2,500.00
Major	
c. 14,999 square feet	\$4,000.00
d. Greater than 50,000 square feet	\$5,000.00
12. Development Order Modification	
Minor – alters density or intensity by 10% or less.	\$850.00
Major – alters density or intensity by more than 10%.	\$1,200.00 plus 1/3 of Original Application Fee
13. Development Order Time Extension	\$1,000.00



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14. Land Development Regulation Text amendment	\$5,000.00
15. Master Sign Plan	
a. No waivers	\$1,000.00
b. Up to 10 waivers	\$2,000.00
c. More than 10 waivers	\$3,000.00
16. Master Sign Plan Modifications	\$1,300.00
17. Pre-application Meeting	\$900.00
18. Rezoning	\$5,000.00
19. Single Sign	\$200.00
20. Site Plan Review Single Family (Attached/Detached)	\$1,600 Plus # units @ \$25/unit
21. Site Plan Review Non-Residential/Multifamily	
a. 0-7,000 sq. ft.	\$2,600.00
b. 7,000 - 14,999 sq. ft.	\$4,200.00
c. 14,999 – 49,999 sq. ft.	\$7,500.00
d. 50,000 sq. ft. or greater	\$9,200.00
22. Special Event	
a. Single Event	\$160.00
b. Batch Applications (more than one event)	\$160.00 per event
c. City Council approval required (exceeds 200 attendees)	\$600.00 per event
d. Special Events Program Waiver (City Council approval)	\$600.00
23. Subdivision	\$2,000.00
24. Temporary Sign	\$200.00
25. Temporary Use - Request	\$500.00
26. Variance	
a. One (1) Single Family Home	\$500.00
b. Residential Development	\$1,100.00
c. Non-residential	\$1,600.00



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27. Zoning determination/verification letter \$250.00

### Engineering Department

#### Land Development Fees

ITEM	FEES
1. Application for Plat Waiver	\$600
2. Application for Required Improvements Installation Waiver	\$375
3. Application for Technical Compliance:	
a. Plat and plans for residential subdivision, including Required Improvements Installation Waiver for one or more improvements.	\$1,600 + \$25 per unit
b. Boundary Plat establishing single residential lot for single-family or multi-family use or commercial/industrial use (no required improvements).	\$1,400
c. Plat and plans for commercial/industrial subdivision, including Required Improvements Installation Waiver for one or more improvements.	\$1,600
4. Applications for Land Development Permit:	
a. Application for Land Development Permit (amount based on the estimated construction cost of the required improvements (excluding water, sewer, reclaimed water, and drainage), the "estimated cost").	\$300 + 2% of the estimated cost
b. Application for extension of time to construct required improvements (includes land development, landscape and irrigation).	\$150
c. Application for reduction of surety posted for construction of required improvements.	\$450
5. Application to modify Land Development Permit (Developer, Surety, Guaranty, Developer's Engineer).	\$450
6. Moving of Structure	\$500
7. Driveway Connections	



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a. Driveway connection – Single Family residential	\$300
b. Driveway Connection - Minor (less than 500 ADT) (not applicable to individual single family residential driveways)	\$800
c. Driveway Connection - Intermediate (500 - 2000 ADT)	\$950
d. Driveway Connection - Major (greater than 2000 ADT)	\$1,300

### Landscape and Irrigation

ITEM	FEES
1. Landscape permits	\$650 + \$20/pg
a. Landscape 1-year inspection (to be paid at time of application) (private property only)	\$120
2. Irrigation permits	15% of cost

A. The minimum fee of \$150 shall be paid at time of application. Any remaining balance due shall be paid prior to issuance of the permit.

### General Notes

#### 1. Resubmittal fees:

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|--|-------|
| a. 1 <sup>st</sup> resubmittal is included |       |
| b. 2 <sup>nd</sup> resubmittal             | \$500 |
| c. 3 <sup>rd</sup> resubmittal             | \$750 |

If original application fee is less than the values above, the following fee schedule shall apply:

- |  |  |
|--|--|
| d. 1 <sup>st</sup> resubmittal is included                               |  |
| e. 2 <sup>nd</sup> resubmittal is same as original application fee       |  |
| f. 3 <sup>rd</sup> resubmittal is 1.5 times the original application fee |  |
| g. 4 <sup>th</sup> resubmittal is 2 times the original application fee   |  |

#### 2. Additional Costs:

To cover all additional costs, including, but not limited to, planning and zoning and engineering fees, other consultant fees and special studies, the applicant shall compensate the City for all such costs prior to the processing of the application or not later than 30 days after final application approval whichever is determined as appropriate by the City.