CITY OF WESTLAKE

AGENDA

City Council Regular Meeting
Thursday, July 16, 2026, at 6:00 PM

The Lodge at Westlake Adventure Park
5490 Kingfisher Blvd.
Westlake, Florida 33470

Live Broadcasting:
https://cityofwestlake.my.webex.com
Meeting ID: 2868 941 1605 | Password: hello
or
United States Toll: +1-650-479-3208

CITY COUNCIL:

JohnPaul O'Connor, Mayor
Greg Langowski, Vice Mayor
Gary Werner, Council Member – Seat 1
Erik Gleason, Council Member – Seat 2
Charlotte Leonard, Council Member – Seat 3

CITY STAFF:

Howard W. Brown, Jr., ICMA-CM, City Manager
Zoie P. Burgess, CMC, City Clerk
Donald J. Doody, Esq., City Attorney
Osniel Leon, AICP, Planning and Zoning
Suzanne Dombrowski, P.E., ENV SP, Engineering

[TENTATIVE: SUBJECT TO REVISION]

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

PUBLIC COMMENTS

This section of the agenda allows for comments from the public to speak. Each speaker will be given a total of three (3) minutes to comment. A public comment card should be completed and returned to the City Clerk. When you are called to speak, please go to the podium, and prior to addressing Council, state your name and address for the record. All public comments will be noted and may receive a response if necessary. Any follow-up will be handled by staff later.

CONSENT AGENDA

This section of the agenda consists of routine or administrative items that require final approval by the City Council and may be approved in its entirety by a single motion. There will be no discussion of these items unless a Council Member requests such, in which event, the item will be removed from the Consent Agenda and considered on a future agenda.

A. MINUTES_City Council Regular Meeting - 06.02.2026 DRAFT

B. Monthly Financial Report - May

PRESENTATIONS/PROCLAMATIONS

A. Annual Presentation - Palm Beach County Commission on Ethics

Presented By: Gina A. Levesque, MPA, CFE, Intake and Compliance Manager

B. Legislative Session Update and Lobbying Services Report, Presented

Presented By: Karl Rasmussen, Metz, Husband & Daughton, PA

PUBLIC HEARING

A. **SECOND READING**: Ordinance 2025-08 – EAR-Based Comprehensive Plan Update

Submitted By: Planning and Zoning

ORDINANCE NO. 2025-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, ADOPTING AN EAR-BASED AMENDMENT TO THE CITY OF WESTLAKE COMPREHENSIVE PLAN PURSUANT TO SECTION 163.3184, FLORIDA STATUTES; ADOPTING THE AMENDMENTS CONTAINED IN EXHIBIT "A"; AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO TRANSMIT THE ADOPTED COMPREHENSIVE PLAN AMENDMENT TO THE FLORIDA DEPARTMENT OF COMMERCE AND ALL OTHER REQUIRED GOVERNMENTAL AGENCIES OR ENTITIES AS REQUIRED BY LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

B. **ADOPTION (Third Reading):** Ordinance 2025-09 – Re-adoption of the 2025 10 - Year Water Supply Facilities Work Plan.

Submitted By: Planning and Zoning

ORDINANCE NO. 2025-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, RE-ADOPTING THE CITY'S 2025 10-YEAR WATER SUPPLY FACILITIES WORK PLAN AND ASSOCIATED COMPREHENSIVE PLAN AMENDMENTS AS REQUIRED BY SECTION 163.3177, FLORIDA STATUTES; PROVIDING FOR THE ADOPTION OF AMENDMENTS TO THE CITY'S COMPREHENSIVE PLAN TO IMPLEMENT THE 2025 10-YEAR WATER SUPPLY FACILITIES WORK PLAN; PROVIDING FOR THE ADOPTION OF UPDATED POLICIES WITHIN THE COMPREHENSIVE PLAN INFRASTRUCTURE ELEMENT; PROVIDING FOR TRANSMITTAL TO FLORIDA COMMERCE (THE STATE LAND PLANNING AGENCY); PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

C. **SECOND READING -** ORDINANCE 2026-03: Chapter 18 Solid Waste

Submitted By: City Attorney

ORDINANCE NO. 2026-03

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 18 OF THE CITY OF WESTLAKE CODE OF ORDINANCES ENTITLED "SOLID WASTE" BY AMENDING SECTION 18-23 ENTITLED "DEFINITIONS", SECTION 18-49 ENTITLED "RESIDENTIAL SOLID WASTE SERVICES ASSESSMENTS AUTHORIZED", AND BY CREATING SECTION 18-67 ENTITLED "MULTIFAMILY DEVELOPMENTS" TO PROVIDE FOR THE ELECTION OF RESIDENTIAL OR COMMERCIAL SOLID WASTE COLLECTION SERVICE FOR MULTIFAMILY DEVELOPMENTS, ESTABLISHING MINIMUM SERVICE REQUIREMENTS, PROVIDING FOR APPLICABILITY OF THE RESIDENTIAL SOLID WASTE SPECIAL ASSESSMENT, PROVIDING FOR COMPLIANCE AND ENFORCEMENT STANDARDS, AND PROVIDING FOR SERVICE ELECTION PROCEDURES; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

D. **RESOLUTION NO. 2026 -14** - Levying the Annual Special Assessment for Residential Solid Waste Services for the Fiscal Year beginning October 1, 2026

Submitted by: City Attorney's Office

RESOLUTION NO. 2026-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, RELATING TO THE PROVISION OF RESIDENTIAL SOLID WASTE SERVICES IN THE CITY OF WESTLAKE, FLORIDA; PROVIDING FOR PURPOSE AND DEFINITIONS; PROVIDING FOR LEGISLATIVE DETERMINATIONS; ESTABLISHING THE ESTIMATED RATE FOR THE RESIDENTIAL SOLID WASTE SERVICES SPECIAL ASSESSMENT FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025; DIRECTING THE PREPARATION OF A RESIDENTIAL SOLID WASTE SERVICES SPECIAL ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; AND PROVIDING AN EFFECTIVE DATE.

NEW BUSINESS

A. Approval of State Governmental Affairs Services Agreement

Submitted By: City Manager

B. Approval of an Interlocal Agreement with the Seminole Improvement District for Shared Services and Cost Allocation Agreements

Submitted By: City Manager

C. Approval of End User Professional Services Agreement between the City of Westlake and Thompson Consulting Services, LLC.

Submitted By: Operations Coordinator

RESOLUTION NO. 2026-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE THE END USER PROFESSIONAL SERVICES AGREEMENT BETWEEN THOMPSON CONSULTING SERVICES, LLC AND THE CITY OF WESTLAKE, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

D. Discussion and Direction Regarding Temporary and Long-Term City Hall and Administrative Office Space Alternatives

Submitted By: City Manager

E. **RESOLUTION NO. 2026-12** - Authorizing the City Manager to Negotiate and Execute a Partnership Agreement with the 9/11 Remembrance and First Responder Group and the Tunnel to Towers Foundation for the City's 3rd Annual 5K Run/Walk Event

Submitted By: City Manager

RESOLUTION NO. 2026-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A PARTNERSHIP AGREEMENT, IN A FORM ACCEPTABLE TO THE CITY ATTORNEY, WITH THE 9/11 REMEMBRANCE AND FIRST RESPONDER GROUP AND THE TUNNEL TO TOWERS FOUNDATION RELATED TO THE CITY'S 3RD ANNUAL 5K RUN/WALK EVENT SCHEDULED FOR SEPTEMBER 12, 2026; PROVIDING DIRECTION REGARDING FUNDRAISING ACTIVITIES; PROVIDING FOR CITY COUNCIL APPROVAL OF ANY CITY EXPENDITURES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

F. Special Events Revenue, Expense, and Net Cost Summary

Submitted By: Special Events Coordinator

G. Education Advisory Board - Consideration and Appointment of one (1) Regular Board Member and one (1) Alternate Member

Submitted By: City Clerk’s Office

RESOLUTION NO. 2026-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING ONE (1) REGULAR MEMBER AND ONE (1) ALTERNATE MEMBER TO SERVE ON THE EDUCATION ADVISORY BOARD; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

H. Approval of Participation Confirmation Letter for the Palm Beach County Urban County Qualification Program for Fiscal Years 2027-2029

Submitted By: City Manager

I. **RESOLUTION NO. 2026-15** - Proposed Millage Rate for the Fiscal Year 2027 Ad Valorem Tax and a Date and Time for the First Public Hearing

Submitted By: Finance

RESOLUTION NO. 2026-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, ADOPTING A PROPOSED MILLAGE RATE FOR THE CITY'S GENERAL OPERATING FUND FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

CITY COUNCIL COMMENTS

A. Councilwoman Charlotte Leonard

B. Councilman Erik Gleason

C. Councilman Gary Werner

D. Vice Mayor Greg Langowski

E. Mayor JohnPaul O'Connor

REPORT - STAFF

REPORT - CITY ATTORNEY

REPORT - CITY MANAGER

PUBLIC COMMENTS

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ADJOURNMENT

Next Meeting (Subject to Change or be Cancelled): August 4, 2026

NOTICE: If a person, firm or corporation decides to appeal any decision made by the City Council with respect to any matter considered at this meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The above notice is required by State Law. Anyone desiring a verbatim transcript shall have the responsibility, at his own cost, to arrange for the transcript). The City of Westlake does not prepare or provide such verbatim record.

In accordance with the Americans with Disabilities Act, persons who need an accommodation in order to attend or participate in this meeting should contact the City Clerk at (561) 530-5880 at least three (3) business days prior to the meeting in order to request such assistance.

AGENDA POSTED: Wednesday, July 8, 2026

File Attachments for Item:

A. MINUTES_City Council Regular Meeting - 06.02.2026 DRAFT

CITY OF WESTLAKE

MINUTES

City Council Regular Meeting
Tuesday, June 02, 2026 at 6:00 PM

The Lodge at Westlake Adventure Park
5490 Kingfisher Blvd.
Westlake, Florida 33470

CITY COUNCIL:

JohnPaul O'Connor, Mayor
Greg Langowski, Vice Mayor
Gary Werner, Council Member – Seat 1
Erik Gleason, Council Member – Seat 2
Charlotte Leonard, Council Member – Seat 3

CITY STAFF:

Howard W. Brown, Jr., City Manager
Zoie Burgess, CMC, City Clerk
Donald J. Doody, City Attorney
Osniel Leon, AICP, Planning and Zoning
Suzanne Dombrowski, P.E., ENV SP, Engineering

DRAFT

A regular meeting of the City Council of the City of Westlake was held on Tuesday, June 2, 2026, at 6:00 PM., at The Lodge at Westlake Adventure Park, 5490 Kingfisher Blvd. Members of the public also attended the meeting through electronic means and accessed as follows:

1. Webex meeting from a computer, tablet or smartphone at the following link: https://cityofwestlake.my.webex.com/

   Meeting ID: 2632 888 9851
   Password: hello

2. Participants also dialed in using the following number:

   United States Toll: +1-650-479-3208
   Meeting ID: 2632 888 9851

CALL TO ORDER

Mayor O'Connor called the City of Westlake regular meeting of Tuesday, June 2, 2026, to order at 6:00 PM.

ROLL CALL
Present and constituting a quorum:

Councilman Gary Werner
Councilwoman Charlotte Leonard
Vice Mayor Greg Langowski
Mayor JohnPaul O'Connor

Also present:

Howard W. Brown, Jr., City Manager
Zoie Burgess, CMC, City Clerk
Donald J. Doody, City Attorney

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance.

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

Mayor O'Connor announced that there was a deletion, or modification to the agenda. Councilwoman Leonard requested that Item D, Discussion and Action for Sponsorship be removed from the agenda.

Motion by Councilwoman Leonard to remove Item D from the agenda of June 2, 2026, seconded by Councilman Werner.

ROLL CALL

Councilman Werner	YES
Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES

With all in favor, motion carried without dissent (4-0).

Motion by Councilman Werner to approve the agenda as amended seconded by Councilwoman Leonard.

ROLL CALL

Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	YES

With all in favor, motion carried without dissent (4-0)

PUBLIC COMMENTS

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PBSO provided their monthly report.

Public Comment – Chad Isaac – 15398 Goldfinch Circle - Mr. Isaac mentioned traffic concerns due to the high school and the light cycles.

Public Comment – Mr. Bobby Farber – 4829 Saint Armands Way – Mr. Farber addressed several items including ongoing lighting issues on the west side near Seminole Pratt Whitney. He shared concerns about the HAPPY program being limited to new construction and excluding resale buyers, stressing the impact on the 55-plus community in Cresswind who are often on fixed incomes and may qualify otherwise. Mayor O'Connor assured that these concerns would be considered during the HAPPY agenda discussion, emphasizing that resales were intentionally excluded.

Public Comment – Ms. Annie Rodriguez – 5991 Whippoorwill Circle - Ms. Rodriguez raised concerns about the proposed hyperscale AI data center development south of Westlake, previously discussed at a prior meeting. She asked if the city had considered zoning implications and the project's current status, also citing reports of water usage issues and humming sounds from similar sites in Utah. Mayor O'Connor responded that the city's legal team is drafting ordinance language and that Westlake had already sent a resolution to the Palm Beach County Commission opposing such a data center within five miles of schools or residences. He noted the city lacks authority over county decisions but mentioned a County Commission vote expected around July 15th, urging residents to attend and express opposition. Council Member Leonard noted that a public hearing was held the previous day for community input.

Fire Rescue provided their monthly report.

Public Comment – Alicia Torres – 5447 Whippoorwill Circle – Ms. Torres commented on how the emergency lights in front of the firehouse appeared to not go off when a call was received, also the issue of bikes being stolen from the bus loops.

CONSENT AGENDA

This section of the agenda consists of routine or administrative items that require final approval by the City Council and may be approved in its entirety by a single motion. There will be no discussion of these items unless a Council Member requests such, in which event, the item will be removed from the Consent Agenda and considered on a future agenda.

A. MINUTES_City Council Workshop Meeting - 04.22.2026 DRAFT
B. MINUTES_City Council Special Meeting - 04.29.2026 DRAFT
C. MINUTES_City Council Regular Meeting - 05.05.2026 DRAFT
D. Monthly Financial Report – April

Mayor O'Connor called for a motion to approve the consent agenda.

Motion by Councilman Werner to approve the consent agenda as presented, seconded by Councilwoman Leonard.

ROLL CALL

Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	YES

With all in favor, motion carried without dissent (4-0).

PRESENTATIONS/PROCLAMATIONS

A. Recognition of Seminole Ridge High School Dual Enrolment Students and Teacher of the Year Award

Submitted by: City Clerk's Office

Mayor O'Connor introduced the item.

Mayor O'Connor and the Council acknowledged Seminole Ridge High School's dual enrollment students. Twenty-four students graduated with both high school diplomas and college degrees.

B. City of Westlake 10-Year Anniversary Acknowledgement

Submitted By: The Office of U.S. Senator Ashley Moody

Mayor O'Connor introduced the item.

A video message from Senator Ashley Moody's office celebrated Westlake's 10th incorporation anniversary, highlighting its growth from citrus groves to a vibrant community of over 10,000 residents. The message praised the Welcome Heroes and HAPPY programs, referencing the HELPER Act. Mayor O'Connor thanked the Senator's office.

C. Proclamation 2026-12 – Juneteenth

Mayor O'Connor read Proclamation 2026-12 into the record, declaring June 19th as Juneteenth Independence Day in the City of Westlake.

PUBLIC HEARING

A. FIRST READING Ordinance 2026-03: Chapter 18 Solid Waste

Submitted By: City Attorney

ORDINANCE NO. 2026-03

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 18 OF THE CITY OF WESTLAKE CODE OF ORDINANCES ENTITLED "SOLID WASTE" BY AMENDING SECTION 18-23 ENTITLED "DEFINITIONS", SECTION 18-49 ENTITLED "RESIDENTIAL SOLID WASTE SERVICES ASSESSMENTS AUTHORIZED", AND BY CREATING SECTION 18-67 ENTITLED "MULTIFAMILY DEVELOPMENTS" TO PROVIDE FOR THE ELECTION OF RESIDENTIAL OR COMMERCIAL SOLID WASTE COLLECTION SERVICE FOR MULTIFAMILY DEVELOPMENTS, ESTABLISHING MINIMUM SERVICE REQUIREMENTS, PROVIDING FOR APPLICABILITY OF THE RESIDENTIAL SOLID WASTE SPECIAL ASSESSMENT, PROVIDING FOR COMPLIANCE AND ENFORCEMENT STANDARDS, AND PROVIDING FOR SERVICE ELECTION PROCEDURES; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Doody read the ordinance by title only.

Mr. Leon confirmed that this item was privately initiated, with the applicant present to provide context, and that the city's Operations Coordinator and City Attorney were also available to answer questions.

Applicant presentation.

Council discussion.

Mayor O'Connor opened the public hearing.

Public Comment – Ms. Annie Rodriguez – 5991 Whippoorwill Circle - Ms. Rodriguez expressed concern, about Minto representatives describing a town center area, originally marked for mixed commercial and civic uses, now potentially being residential. She feared the ordinance might "open the door" to large-scale apartment projects inconsistent with what residents were promised.

Mr. Hearing responded in the public hearing portion, clarifying that the City's own code not only permits but mandates a minimum residential density within the Downtown Mixed-Use District.

Public Comment – Mr. Bobby Farber – 4829 Saint Armands Way – Mr. Farber stated that his understanding was the downtown area would feature hotel rooms, apartments above businesses, and commercial development. Mayor O'Connor clarified that the project details weren't before the Council that evening but mentioned the potential for a hotel component.

Public Comment – Mr. Chad Isaacson – 15398 Goldfinch Circle - Mr. Isaacson thanked Council Member Werner for his questioning but expressed concern that framing the absence of a multifamily trash mechanism as a deficiency obscured the fact that residents were sold a vision of a downtown district with significant commercial development. He questioned what protection existed to ensure the balance between residential and commercial would be maintained and expressed skepticism about Minto's track record in delivering on the promised downtown vision.

Public Comment – Mrs. Sally Ciancio - Ms. Ciancio echoed similar sentiments, stating that the original promise to residents was an environment with outdoor dining, restaurants, and retail not rental apartments. She expressed a general lack of trust in Minto's representations about the downtown's future.

Public Comment – Alicia Torres – 5447 Whippoorwill Circle – Ms. Torres described the way the item had been presented framed as a narrow trash code deficiency as suspicious, suggesting there were broader implications that deserved more scrutiny. She questioned whether the mixed-use designation contained any requirements that would prevent a developer from building an all-residential project or an all-commercial one.

Mayor O'Connor then closed the public hearing.

Mayor O'Connor opened Council discussion.

Councilman Werner again moved to table the item, stating he would prefer to see the ordinance presented alongside a development proposal. City Attorney Mr. Doody reminded Werner that a motion to table must specify a certain time.

Motion to table the item for two months was made by Council Member Werner. The motion failed for lack of a second.

Motion by Councilwoman Leonard to approve the first reading of Ordinance 2026-03, seconded by Vice Mayor Langowski noting it was only a first reading and there would be another opportunity to revisit the matter.

ROLL CALL

Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	NAY
Councilwoman Leonard	YES

With all in favor, motion carried without dissent (3-1).

NEW BUSINESS

A. Approval of Interlocal Agreement for Disaster Debris Management between the City of Westlake and the Solid Waste Authority of Palm Beach County

Submitted By: Operations Coordinator

Mayor O'Connor introduced the item.

Mr. Brown characterized this item as primarily administrative, stating that the agreement allows the City to use the Solid Waste Authority of Palm Beach County for storm debris disposal. With hurricane season here, this interlocal agreement is essential for managing storm debris.

Motion by Councilman Werner to approve the proposed Resolution 2026-11, along with any additional resolutions that staff may need to accommodate the proposal, seconded by Councilwoman Leonard.

ROLL CALL

Mayor O'Connor	YES
Councilman Werner	YES
Councilwoman Leonard	YES
Vice Mayor Langowski	YES

With all in favor, motion carried without dissent (4-0).

B. Approval of Proposed Revisions to the Housing Assistance Purchase Program Yearly (HAPPY) Guidelines

Submitted By: Housing Assistance Program Manager

RESOLUTION 2026-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PROPOSED REVISIONS TO THE HOUSING ASSISTANCE PURCHASE PROGRAM YEARLY (HAPPY) GUIDELINES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Doody read the ordinance by title only.

Housing Assistance Program Manager Ms. Garcia presented the proposed revisions to the HAPPY program guidelines. Ms. Garcia began with a brief history of the program: HAPPY was created as a city-supported housing assistance initiative funded through a partnership among Minto PVLH LLC, and the Westlake Community Foundation. The program was designed to support attainable homeownership, encourage workforce and family retention, promote long-term community investment, and strengthen the city's housing strategy.

Council discussion.

Mayor O'Connor opened the public hearing.

Public Comment – Mr. Bobby Farber – 4829 Saint Armands Way – Mr. Farber asked that the program's materials be updated to clearly state that resale homes are not eligible, noting he was unaware of this restriction. He also asked whether a special provision could be created for the 55-plus community, given that members of the Cresswind community are on fixed incomes and may meet all other eligibility requirements. He requested that a time be set to revisit the possibility of a resale component or a second parallel fund.

Public Comment – Mrs. Sally Ciancio - Ms. Ciancio noted that in the past 12 months, approximately 120 resale homes sold all of which would have been priced within the program's purchase cap and approximately 710 total resales have occurred in the city's history. She argued that the volume of resale contributions to the fund was substantial and warranted a separate resale program.

Public Comment – Mr. Chad Isaacson – 15398 Goldfinch Circle - Mr. Isaacson echoed the need to begin planning for a resale program now rather than later, given that available new construction lots are dwindling. He questioned whether it was legally permissible to redirect existing HAPPY funds to a new resale program and urged the Council to begin exploring it immediately.

Public Comment – Mr.Joe Siegel - 51185 Bahia Honda Lane - Mr. Siegel suggested considering a sunset provision in the current program to allow it to transition gracefully into a resale-focused successor program as new construction inventory is exhausted, rather than maintaining two parallel programs indefinitely.

Public Comment – Ms. Jackie Campbell – Ms. Campbell asked whether federal or state grants could supplement the program. Ms. Garcia cautioned that accepting public funds would introduce mandatory regulatory requirements under public law that could conflict with the program's current flexibility, particularly around community retention and senior eligibility provisions.

Mayor O'Connor then closed the public hearing

Mayor O'Connor sought and received Council consensus on two directions to staff: (1) to begin exploring the development of a secondary housing assistance program designed for resale properties, and to identify at what threshold of declining new construction inventory the transition should occur; and (2) to investigate whether seniors could be incorporated as a special category within the current program or its successor, similar to how first responders and veterans receive adjusted eligibility caps. Mr. Doody noted any age-based provisions would need to be carefully reviewed for legal compliance.

Motion by Councilman Werner to approve Resolution 2026-10, approving the proposed revisions to the Housing Assistance Purchase Program Yearly (HAPPY) Guidelines, seconded by Councilwoman Leonard.

ROLL CALL

Councilman Werner	YES
Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES

With all in favor, motion carried without dissent (4-0).

C. Discussion and Direction regarding administrative office space options

Submitted By: City Manager

Mayor O'Connor introduced item.

Mr. Brown explained that he and Mayor O'Connor had previously discussed the city's current administrative office space situation. The city's offices are located on land owned by Minto and are leased to the city for $500 per year a generous arrangement that nonetheless carries no permanent security, as the property could be sold at any time with no obligation to the city.

City Manager Brown described the options he had begun exploring following individual conversations with three of the four Council members.

City Council discussion.

Mayor O'Connor confirmed that all options needed to be fully costed and presented ahead of the upcoming budget workshop.

D. Discussion and Action for Sponsorship Request for the Glades Region Elementary Leadership Appreciation Luncheon
Submitted By: City Clerk's Office on behalf of Councilwoman Leonard

This item was removed from the agenda prior to the meeting at the request of Council Member Leonard.

CITY COUNCIL COMMENTS

Councilwoman Leonard proposed Council support for a $5,000 sponsorship for the Habitat for Humanity Palm Beach County 40th Annual Gala, scheduled for October 9, 2026, at The Breakers Hotel. The Council decided to formally address the item at the July 16, 2026 meeting to review details on table/seating arrangements and attendance allocation. Council Member Leonard will work with the city manager to gather the necessary information.

Councilwoman Leonard referenced the passage of property tax reform legislation through the Florida legislature and requested that City Manager Brown present at the July meeting a formal analysis of the pros and cons of the proposed changes and their projected impact on city revenues and services. Mayor O'Connor agreed, noting that the property tax discussion would in any case be an essential component of the upcoming budget workshop.

Councilwoman Leonard raised for future discussion the question of whether the city should continue funding city-sponsored events that are not financially self-sustaining, particularly in light of the availability of the master HOA to fulfill many of the same functions. She asked that the Council evaluate the appropriate level of taxpayer-funded community programming and indicated she would bring a more detailed proposal for the July meeting. Mayor O'Connor agreed this belonged in the budget discussion as well.

Councilman Erik Gleason was absent and had no comments.

Councilman Gary Werner had no additional comments beyond those already made during agenda items.

Vice Mayor Greg Langowski Vice Mayor Langowski had no additional comments.

Mayor JohnPaul O'Connor addressed the Council and public directly on the solid waste ordinance vote, acknowledging that some residents were frustrated with the outcome. He stated clearly that his vote was based solely on the merits of the code amendment itself that it corrects a genuine deficiency that has prevented not just apartments but hotels, multifamily condominiums, and any other multi-story residential development from being viable in Westlake. He reiterated that any specific project must still come before the Council for review and approval, and that the ordinance's passage does not trigger or authorize any particular development. He urged residents to distinguish between the code issue and any concerns they may have about a specific developer's plans, which would be a separate conversation.

REPORT – STAFF

No formal staff reports were presented beyond the PBSO and fire department monthly reports delivered earlier in the meeting.

REPORT - CITY ATTORNEY

No report was delivered by City Attorney Mr. Doody beyond responses to Council questions during agenda items.

REPORT - CITY MANAGER

Mr. Brown offered brief closing remarks, congratulating Mayor O'Connor on his installation as President of the Palm Beach League of Cities, which he had attended. He also commended Housing Assistance Program Manager Ms. Garcia for her outstanding presentation and work on the HAPPY program.

PUBLIC COMMENTS

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Public Comment – Ms. Annie Rodriguez – 5991 Whippoorwill Circle - Ms. Rodriguez mentioned more trash related questions and about the zoning board.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 8:18pm.

Zoie P. Burgess, MC, City Clerk

JohnPaul O'Connor, Mayor

File Attachments for Item:

B. Monthly Financial Report - May

MEMORANDUM

TO: **Members of the City Council, City of Westlake**

FROM: **Lucus McDonald, Accounting Supervisor**

CC: **Stephen Bloom, Vice President Finance**

DATE: **June 19, 2026**

SUBJECT: **May 2026 Financial Report**

Please find attached the May 2026 financial report. During your review, please keep in mind that the goal is for revenue to meet or exceed the year-to-date budget and for expenditures to be at or below the year-to-date budget. An overview of the City's funds is provided below. Should you have any questions or require additional information, please contact Lucus McDonald at lucus.mcdonald@inframark.com.

General Fund

- Total Revenues through May were approximately 89% of the annual budget. Collections of the FY2026 Ad Valorem Tax and Special Assessments were approximately 95% and 99%, respectively.
- Total Expenditures and Contingency through May were approximately 35% of the annual budget.

Special Revenue Fund – Housing Assistance Program

- Total Revenues through May were approximately 234% of the annual budget, which was a result of a higher than anticipated rate of construction and donations on commercial permits. A donation of $1,500 per Single Family Residence building permit is paid into the Housing Assistance Program.

Special Revenue Fund – Comprehensive Planning Services

- Total Revenues through May were approximately 32% of the annual budget.
- Total Expenditures through May were approximately 48% of the annual budget.

City of Westlake

Financial Report

May 31, 2026

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City of Westlake

Financial Statements

May 31, 2026

Balance Sheet
May 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND - HOUSING ASSISTANCE PROGRAM	SPECIAL REVENUE FUND - COMPREHENSIVE PLANNING SVCS	TOTAL
ASSETS				
Cash - Checking Account	$ 1,842,506	$ -	$ -	$ 1,842,506
Cash Restricted for Donated Funds	268,671	-	-	268,671
Assessments Receivable	38,296	-	-	38,296
Due From Other Districts	-	-	552	552
Due From Other Funds	2,687,599	-	-	2,687,599
Investments:				
Money Market Account	13,731,507	1,032,270	-	14,763,777
Other	-	3,336,117	-	3,336,117
Prepaid Items	8,177	-	-	8,177
Deposits	666	-	-	666
Mortgages Receivable	-	2,600,908	-	2,600,908
TOTAL ASSETS	**$ 18,577,422**	**$ 6,969,295**	**$ 552**	**$ 25,547,269**
LIABILITIES				
Accounts Payable	$ 227,164	$ -	$ 64,823	$ 291,987
Accrued Expenses	-	2,587	-	2,587
DBPR surcharge	3,368	-	-	3,368
DCA surcharge	4,993	-	-	4,993
Impact Fees	448,629	-	-	448,629
Unearned Revenue	475,319	-	-	475,319
Due To Developer	-	-	93,801	93,801
Due To Other Districts	45,978	-	-	45,978
Due To Other Gov'tl Units	1,968	-	-	1,968
Deferred Revenue-Developer Submittals (Minto)	-	-	42,975	42,975
Due To Other Funds	-	57,023	2,630,576	2,687,599
Deferred Inflow of Resources	38,296	-	-	38,296
TOTAL LIABILITIES	**1,245,715**	**59,610**	**2,832,175**	**4,137,500**
FUND BALANCES				
Nonspendable:				
Prepaid Items	8,177	-	-	8,177
Deposits	666	-	-	666
Restricted for:				
Special Revenue	-	6,909,685	-	6,909,685
Unassigned:	17,322,864	-	(2,831,623)	14,491,241
TOTAL FUND BALANCES	**$ 17,331,707**	**$ 6,909,685**	**$ (2,831,623)**	**$ 21,409,769**
TOTAL LIABILITIES & FUND BALANCES	**$ 18,577,422**	**$ 6,969,295**	**$ 552**	**$ 25,547,269**

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ -	$ -	$ 269,379	$ 269,379
Ad Valorem Taxes	7,525,730	7,525,730	7,131,138	(394,592)
Ad Valorem Taxes - Discounts	(301,000)	(301,000)	(273,186)	27,814
Discretionary Sales Surtaxes	605,400	403,600	-	(403,600)
FPL Franchise	487,100	324,732	377,801	53,069
Gas	82,000	54,668	76,574	21,906
Solid Waste	42,300	28,200	52,274	24,074
Electricity	621,400	414,268	499,933	85,665
Water	198,900	132,600	122,117	(10,483)
Gas	182,500	121,668	136,751	15,083
Communication Services Taxes	159,800	106,532	130,571	24,039
Occupational Licenses	37,300	24,868	12,663	(12,205)
Building Permits	-	-	4,248	4,248
Building Permits - Surcharge	-	-	11	11
Building Permits - Admin Fee	99,200	66,132	72,733	6,601
Engineering Permits	-	-	1,804	1,804
State Revenue Sharing Proceeds	102,800	68,532	67,874	(658)
Alcoholic Beverage License	1,100	550	-	(550)
Other Public Safety Chrgs/Fees	9,400	6,268	7,800	1,532
Garbage/Solid Waste Revenue	233,400	155,600	125,630	(29,970)
Penalties	-	-	204	204
Other Operating Revenues	10,200	7,650	5,466	(2,184)
Special Events	-	-	11,575	11,575
Event Sponsors	-	-	19,057	19,057
Judgements and Fines	-	-	1,377	1,377
Interest - Tax Collector	-	-	3,625	3,625
Special Assmnts- Tax Collector	948,700	948,700	937,253	(11,447)
Special Assmnts- Discounts	(37,900)	(37,900)	(35,643)	2,257
Other Miscellaneous Revenues	-	-	360	360
Lien Search Fee	12,500	8,332	8,740	408
TOTAL REVENUES	**11,020,830**	**10,059,730**	**9,768,129**	**(291,601)**

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
EXPENDITURES				
Legislative				
Mayor/Council Stipend	60,000	40,000	40,000	-
FICA Taxes	4,600	3,067	3,060	7
ProfServ-Evaluation & Apprs'l	-	-	(4,000)	4,000
ProfServ-Legislative Expense	75,000	50,000	28,360	21,640
Telephone, Cable & Internet Service	4,700	3,132	4,020	(888)
Lease - Building	176,000	117,332	3,000	114,332
Public Officials Insurance	5,500	5,500	4,662	838
Misc-Event Expense	254,000	54,000	95,107	(41,107)
Council Expenses	80,000	53,332	46,742	6,590
Payroll Services	-	-	41	(41)
Dues, Licenses, Subscriptions	15,000	15,000	10,434	4,566
Total Legislative	674,800	341,363	231,426	109,937
City Manager				
Contracts-City Manager	258,500	172,332	172,933	(601)
Misc-Public Relations	50,000	33,333	5,690	27,643
Office Supplies	12,200	8,132	1,634	6,498
Dues, Licenses, Subscriptions	2,700	1,372	1,325	47
Total City Manager	323,400	215,169	181,582	33,587
City Clerk				
ProfServ-Web Site Maintenance	7,600	5,068	3,558	1,510
Contracts-City Clerk	233,100	155,400	155,400	-
Postage and Freight	1,900	1,268	158	1,110
Printing	12,500	8,332	1,431	6,901
Legal Advertising	17,500	11,667	5,692	5,975
Miscellaneous Expenses	12,500	8,332	11,811	(3,479)
Office Supplies	2,900	1,933	3,330	(1,397)
Dues, Licenses, Subscriptions	35,600	22,193	12,136	10,057
Total City Clerk	323,600	214,193	193,516	20,677
Finance				
Auditing Services	8,100	-	-	-
Contracts-Finance	108,100	72,068	72,067	1
Total Finance	116,200	72,068	72,067	1

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
Legal Counsel				
ProfServ-Legal Services	101,500	67,668	89,756	(22,088)
ProfServ-Legal Litigation	122,600	81,732	5,013	76,719
Total Legal Counsel	224,100	149,400	94,769	54,631
Other Administrative Services				
ProfServ-Info Technology	85,300	53,200	63,631	(10,431)
Contracts-Admin. Service	456,500	304,332	304,333	(1)
Misc-Assessment Collection Cost	9,500	9,500	3,437	6,063
General Government	150,000	100,000	-	100,000
Total Other Administrative Services	701,300	467,032	371,401	95,631
Facility Services				
Telephone, Cable & Internet Service	9,200	6,133	7,001	(868)
Lease - Building	25,000	16,668	-	16,668
Insurance (Liab,Auto,Property)	13,900	13,900	9,465	4,435
Miscellaneous Services	1,500	1,000	2,672	(1,672)
Cleaning Services	14,300	9,532	7,544	1,988
Principal-Capital Lease	16,700	11,132	17,666	(6,534)
Interest-Capital Lease	2,800	1,868	2,574	(706)
Total Facility Services	83,400	60,233	46,922	13,311
Community Services				
Contracts-Solid Waste	1,360,400	906,932	937,156	(30,224)
Contracts-Sheriff	1,398,600	932,400	859,727	72,673
Electricity	253,800	169,200	98,970	70,230
R&M-Community Maintenance	31,200	20,800	15,600	5,200
Operating Supplies	58,600	43,950	-	43,950
Roadway Services	13,600	6,800	17,882	(11,082)
Total Community Services	3,116,200	2,080,082	1,929,335	150,747
Capital Expenditures & Projects				
Capital Improvements	50,000	50,000	-	50,000
Cap Outlay - Equipment	25,000	25,000	-	25,000
Total Capital Expenditures & Projects	75,000	75,000	-	75,000

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
Reserves				
Misc-Contingency	280,700	187,132	3,094	184,038
1st Quarter Operating Reserves	1,473,400	982,268	-	982,268
Reserve - Capital Projects	1,500,000	1,000,000	-	1,000,000
Total Reserves	3,254,100	2,169,400	3,094	2,166,306
TOTAL EXPENDITURES & RESERVES	**8,892,100**	**5,843,940**	**3,124,112**	**2,719,828**
Excess (deficiency) of revenues Over (under) expenditures	2,128,730	4,215,790	6,644,017	2,428,227
OTHER FINANCING SOURCES (USES)				
Grants/Donations-Other Sources	-	-	36,850	36,850
Grants and Aids	(50,000)	(33,332)	-	33,332
Contribution to (Use of) Fund Balance	2,078,730	-	-	-
TOTAL FINANCING SOURCES (USES)	**2,028,730**	**(33,332)**	**36,850**	**70,182**
Net change in fund balance	$ 2,078,730	$ 4,182,458	$ 6,680,867	$ 2,498,409
FUND BALANCE, BEGINNING (OCT 1, 2025)	**10,650,840**	**10,650,840**	**10,650,840**	
FUND BALANCE, ENDING	**$ 12,729,570**	**$ 14,833,298**	**$ 17,331,707**	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ -	$ -	$ 31,000	$ 31,000
Dividends	-	-	76,622	76,622
Donations	300,000	200,000	595,419	395,419
TOTAL REVENUES	**300,000**	**200,000**	**703,041**	**503,041**
EXPENDITURES				
Housing Assistance Program Manager				
Contracts - Housing Assistance Program Manager	-	-	44,023	(44,023)
Total Housing Assistance Program Manager	-	-	44,023	(44,023)
Other Administrative Services				
Bank Fees	-	-	36	(36)
Total Other Administrative Services	-	-	36	(36)
Physical Environment				
Software	-	-	4,000	(4,000)
Software License Fees & Renewals	-	-	9,000	(9,000)
Total Physical Environment	-	-	13,000	(13,000)
Public Assistance				
Misc-Admin Fee (%)	21,000	14,000	-	14,000
Assistance Program	279,000	186,000	-	186,000
Total Public Assistance	300,000	200,000	-	200,000
TOTAL EXPENDITURES	**300,000**	**200,000**	**57,059**	**142,941**
Excess (deficiency) of revenues Over (under) expenditures	-	-	645,982	645,982
Net change in fund balance	$ -	$ -	$ 645,982	$ 645,982
FUND BALANCE, BEGINNING (OCT 1, 2025)	**6,263,703**	**6,263,703**	**6,263,703**	
FUND BALANCE, ENDING	**$ 6,263,703**	**$ 6,263,703**	**$ 6,909,685**	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ -	$ -	$ -	$ -
Building Permits	2,268,800	1,512,532	493,450	(1,019,082)
Reinspection Fees	-	-	50	50
Building Permits - Surcharge	6,000	4,000	3,443	(557)
Other Building Permit Fees	30,000	20,000	55,800	35,800
Building Permits - Admin Fee	147,100	98,068	102,962	4,894
Engineering Permits	261,200	174,132	260,219	86,087
Planning & Zoning Permits	336,800	224,532	56,560	(167,972)
TOTAL REVENUES	**3,049,900**	**2,033,264**	**972,484**	**(1,060,780)**
EXPENDITURES				
Comprehensive Planning				
ProfServ-Engineering	261,200	174,132	173,103	1,029
ProfServ-Info Technology	327,400	218,268	108,537	109,731
ProfServ-Legal Services	42,300	28,200	10,290	17,910
ProfServ-Planning/Zoning Board	336,800	224,532	274,745	(50,213)
ProfServ-Compliance Service	186,500	124,332	108,720	15,612
ProfServ-Building Permits	1,738,800	1,159,200	740,358	418,842
Special Magistrate	30,000	20,000	-	20,000
Telephone, Cable & Internet Service	5,300	3,532	2,944	588
Lease - Building	24,000	16,000	-	16,000
Printing	1,000	750	-	750
Miscellaneous Services	3,000	2,000	3,172	(1,172)
Misc-Admin Fee (%)	33,800	22,532	22,533	(1)
Billing Service Fees	41,200	27,468	15,596	11,872
Office Supplies	900	600	95	505
Cleaning Services	12,800	8,532	8,320	212
Principal-Capital Lease	4,200	2,800	209	2,591
Interest-Capital Lease	700	467	74	393
Total Comprehensive Planning	3,049,900	2,033,345	1,468,696	564,649
TOTAL EXPENDITURES	**3,049,900**	**2,033,345**	**1,468,696**	**564,649**
Excess (deficiency) of revenues Over (under) expenditures	-	(81)	(496,212)	(496,131)
Net change in fund balance	$ -	$ (81)	$ (496,212)	$ (496,131)
FUND BALANCE, BEGINNING (OCT 1, 2025)	**(2,335,411)**	**(2,335,411)**	**(2,335,411)**	
FUND BALANCE, ENDING	**$ (2,335,411)**	**$ (2,335,492)**	**$ (2,831,623)**	

City of Westlake

Supporting Schedule

May 31, 2026

Cash and Investment Report

May 31, 2026

GENERAL FUND

Account Name	Bank Name	Investment Type	Yield	Balance
Checking Account - Operating	BankUnited	Checking Account	n/a	$1,842,506
Money Market	BankUnited	MMA	3.40%	$14,000,178
			Subtotal	**$15,842,684**

SPECIAL REVENUE FUND

Money Market	BankUnited	MMA	3.40%	$960,014
Government Checking	Valley Bank	Checking Account	3.56%	$72,256
Brokerage Account	Valley Bank	Government Fund Class A	3.25%	$3,336,117
			Subtotal	**$4,368,387**
			Total	**$20,211,071**

File Attachments for Item:

B. Legislative Session Update and Lobbying Services Report, Presented

Presented By: Karl Rasmussen, Metz, Husband & Daughton, PA

Meeting Agenda Item Coversheet

MEETING DATE:	July 16, 2026	**Submitted By:** City Manager
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	Legislative Session Update and Lobbying Services Report	
STAFF RECOMMENDATION: **(**MOTION READY)	Receive the presentation and legislative update from Mr. Karl Rasmussen, Metz, Husband & Daughton, P.A., and provide any direction deemed appropriate	
SUMMARY *and/or* JUSTIFICATION:	Receive a presentation from Mr. Karl Rasmussen, Principal with Metz, Husband & Daughton, P.A., regarding the 2026 Florida Legislative Session, the Special Session that commenced on June 1, 2026, and activities performed on behalf of the City of Westlake. The City has retained Metz, Husband & Daughton, P.A. to provide governmental affairs and legislative consulting services. As part of the firm's ongoing engagement, Mr. Karl Rasmussen will provide the City Council with an update regarding the 2026 Florida Legislative Session and the Special Session that commenced on June 1, 2026, including legislation, appropriations, and policy proposals that may impact municipalities and the City of Westlake. Mr. Rasmussen will also provide a report summarizing lobbying activities, appropriations requests, grant funding efforts, advocacy initiatives, and other services performed on behalf of the City consistent with the scope of services outlined in the City's professional services agreement. The presentation will include a discussion of any enacted or proposed legislation that could have fiscal, operational, governance, or policy implications for the City.	

SELECT, *if applicable*	**AGREEMENT:**		**BUDGET:**	
	STAFF REPORT:		**PROCLAMATION:**	
	EXHIBIT(S):		**OTHER:**	
IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*				
SELECT, *if applicable*	**RESOLUTION:**		**ORDINANCE:**	

IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE *(if Item is **not** a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)* ***Please keep text indented.***		
FISCAL IMPACT *(if any):*	None	$ None

File Attachments for Item:

A. SECOND READING: Ordinance 2025-08 – EAR-Based Comprehensive Plan Update

Submitted By: Planning and Zoning

ORDINANCE NO. 2025-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, ADOPTING AN EAR-BASED AMENDMENT TO THE CITY OF WESTLAKE COMPREHENSIVE PLAN PURSUANT TO SECTION 163.3184, FLORIDA STATUTES; ADOPTING THE AMENDMENTS CONTAINED IN EXHIBIT "A"; AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO TRANSMIT THE ADOPTED COMPREHENSIVE PLAN AMENDMENT TO THE FLORIDA DEPARTMENT OF COMMERCE AND ALL OTHER REQUIRED GOVERNMENTAL AGENCIES OR ENTITIES AS REQUIRED BY LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Meeting Agenda Item Coversheet

MEETING DATE:	7/16/2026	**Submitted By:** Planning and Zoning			
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	**SECOND READING:** Ordinance 2025-08 – EAR-Based Comprehensive Plan Update				
STAFF RECOMMENDATION: (MOTION READY)	Motion to recommend approval of Adoption (Second Reading) of Ordinance 2025-08 – EAR-Based Comprehensive Plan Update				
SUMMARY *and/or* JUSTIFICATION:	In accordance with the Growth Policy Act under Florida Statutes, Chapter 163, the City has the responsibility of planning for the future growth and development of the City of Westlake. Per Florida Statutes, Section 163.3184(4), the City of Westlake is updating its Comprehensive Plan based on the Evaluation and Appraisal Review (EAR). The adopted Comprehensive Plan amendment will be transmitted to the State and pertinent agencies as required by law.				
SELECT, *if applicable*	**AGREEMENT:**		**BUDGET:**		
	STAFF REPORT:		**PROCLAMATION:**		
	EXHIBIT(S):	X	**OTHER:**		
IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*	Exhibit A: Ordinance 2025-08 – EAR-Based Comprehensive Plan Update				
SELECT, *if applicable*	**RESOLUTION:**		**ORDINANCE: 2025-08**	X	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE *(if Item is **not** a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)* ***Please keep text indented.***	**ORDINACE NO. 2025-08** **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, ADOPTING AN EAR-BASED AMENDMENT TO THE CITY OF WESTLAKE COMPREHENSIVE PLAN PURSUANT TO SECTION 163.3184, FLORIDA STATUTES; ADOPTING THE AMENDMENTS CONTAINED IN EXHIBIT "A"; AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO TRANSMIT THE ADOPTED COMPREHENSIVE PLAN AMENDMENT TO THE FLORIDA DEPARTMENT OF COMMERCE AND ALL OTHER REQUIRED GOVERNMENTAL AGENCIES OR ENTITIES AS REQUIRED BY LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**				
FISCAL IMPACT *(if any):*		$			

ORDINANCE NO. 2025-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, ADOPTING AN EAR-BASED AMENDMENT TO THE CITY OF WESTLAKE COMPREHENSIVE PLAN PURSUANT TO SECTION 163.3184, FLORIDA STATUTES; ADOPTING THE AMENDMENTS CONTAINED IN EXHIBIT "A"; AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO TRANSMIT THE ADOPTED COMPREHENSIVE PLAN AMENDMENT TO THE FLORIDA DEPARTMENT OF COMMERCE AND ALL OTHER REQUIRED GOVERNMENTAL AGENCIES OR ENTITIES AS REQUIRED BY LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Westlake was incorporated as Palm Beach County's thirty-ninth municipality, on June 20, 2016, and pursuant to Florida Statutes, Chapter 163, the City adopted in 2016 a comprehensive plan to plan for the future growth and development of properties within the jurisdictional boundaries for the City of Westlake; and

WHEREAS, in accordance with the Growth Policy Act under the Florida Statutes, Chapter 163, the City has the responsibility of planning for the future growth and development of the City of Westlake; and

WHEREAS, the City Council has been designated to serve as the local planning agency with the addition of a non-voting member of the school board as permitted by Florida Statute, Section 163.3174; and

WHEREAS, the responsibilities of the local planning agency include but are not limited to establishment of a comprehensive plan, comprehensive plan amendments, review of zoning and rezoning applications, review of land development regulations, land development codes, or any amendments thereto, and to perform any other functions, duties or responsibilities as assigned by the City Council; and

WHEREAS, the local planning agency held a duly advertised public hearing on the proposed EAR-based amendments to the City of Westlake Comprehensive Plan, considered all comments received, and recommended approval of the proposed EAR-based Comprehensive Plan Amendment; and

WHEREAS, the City Council has conducted duly advertised public hearings concerning the proposed EAR-based Comprehensive Plan Amendment, has considered all comments received, including those from the Florida Department of Commerce and other

reviewing agencies, and now desires to adopt the EAR-based Comprehensive Plan Amendment pursuant to Section 163.3184, Florida Statutes.

WHEREAS, the City Council hereby authorizes the appropriate City officials to transmit this Ordinance and supporting materials to the Florida Department of Commerce and other required governmental agencies as required by law.

WHEREAS, the Florida Department of Commerce and other reviewing agencies have completed their review pursuant to Section 163.3184, Florida Statutes, and the City Council has considered all comments received.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AS FOLLOWS:

Section 1. Recitals: The foregoing recitals are confirmed, adopted and incorporated herein and made a part hereof by this reference.

Section 2. Authorization: The City Council of the City of Westlake hereby adopts the EAR-based Comprehensive Plan Amendment attached as Exhibit "A".

Section 3. Transmittal: The appropriate City officials are authorized to transmit the adopted Comprehensive Plan Amendment and supporting materials to the Florida Department of Commerce and other agencies as required by law.

Section 4. Severability: Should the provisions of this ordinance be declared to be severable and if any section, sentence, clause or phrase of this ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this ordinance but they shall remain in effect, it being the legislative intent that this ordinance shall remain notwithstanding the invalidity of any part.

Section 5. Effective Date: The effective date of this Comprehensive Plan Amendment shall be as provided in Section 163.3184, Florida Statutes.

PASSED AND ADOPTED by the City Council of the City of Westlake, Florida, after due notice and public hearing at the transmittal stage, this __ day of _____, 2026.

_____
City of Westlake
JohnPaul O'Connor, Mayor

_____
Zoie Burgess, CMC, City Clerk

APPROVED AS TO LEGAL FORM

_____
OFFICE OF THE CITY ATTORNEY

CITY OF WESTLAKE

2050

COMPREHENSIVE PLAN

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TE Map 3.7: Existing Shared Use Paths, Sidewalks, and Bicycle Lanes Map
TE Map 3.8: 2040 Future Shared Use Paths, Sidewalks, and Bicycle Lanes Map
TE Map 3.9: 2050 Future Shared Use Paths, Sidewalks, and Bicycle Lanes Map

Infrastructure Maps

INF Map 4.1: Utility Service Area Map
INF Map 4.2: 5-Year Capital Improvement Schedule Construction Map for Road Segments, Stormwater Drainage Features, and Park
INF Map 4.3: 2040-Year Capital Improvement Schedule Construction Map for Road Segments, Stormwater Drainage
INF Map 4.4: 2050-Year Capital Improvement Schedule Construction Map for Road Segments, Stormwater Drainage

TECHNICAL DOCUMENT

Data & Analysis

Chapter 1. Administrative Element
Chapter 2. Future Land Use Element
Chapter 3. Transportation Element
Chapter 4. Infrastructure Element
Chapter 5. Conservation Element
Chapter 6. Recreation and Open Space Element
Chapter 7. Housing Element
Chapter 8. Capital Improvements Element
Chapter 9. Intergovernmental Coordination Element

ADMINISTRATION

CHAPTER 1. ADMINISTRATIVE ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL ADM 1

USE THE GOALS, OBJECTIVES, AND POLICIES OF THIS ELEMENT TO IMPLEMENT, UPDATE, AND INTERPRET THE COMPREHENSIVE PLAN IN A CONSISTENT MANNER FOR THE 10- AND 20-YEAR PLANNING HORIZONS.

Objective ADM 1.1

Use the following evaluation and monitoring procedures to periodically review and update the Plan as required by Florida Statutes and as necessary to address changed conditions.

Policy ADM 1.1.1 Every two years, the City Council shall require a review of the Plan's data and analysis and adopted provisions. The review shall assess changed conditions, new legal requirements, the achievement and maintenance of adopted level of service standards and progress toward achievement or implementation of the Plan's goals, objectives and policies. The Council shall use the review to evaluate and consider whether any updates or revisions are required and pursue new or revised Land Development Regulations or plan amendments as needed.

Policy ADM 1.1.2 Review the Plan every seven years to determine whether amendments are needed to reflect changes in state requirements and changing conditions. This shall include evaluations of the amount and types of actual development that has occurred during the previous seven years; population projections for the adopted planning period; and the achievement of goals, objectives and policies including those establishing level of service standards for all infrastructure.

Policy ADM 1.1.3 Following the review and evaluation described in Policy ADM 1.1.2, prepare and adopt an Evaluation and Appraisal Report, and notify the state land planning agency as to whether amendments are necessary to reflect changes in State requirements. Within one year of the review and evaluation of the Plan, prepare, transmit, and adopt any identified amendments necessary to address changes in state requirements as well as amendments determined necessary due to changed conditions and to ensure that all compliance requirements of the state are met.

Policy ADM 1.1.4 Adopt all amendments to the Plan in compliance with Chapter 163, Florida Statutes, as amended. Public participation will follow the requirements

outlined in Section 163.3181, Florida Statutes, as detailed in the adopted Land Development Regulations.

Policy ADM 1.1.5 Maintain the GIS data used to create all maps that are adopted as part of this Plan, and make such data available upon request. The GIS data shall be used to determine precise locations of map features and boundary lines.

Policy ADM 1.1.6 The Plan shall provide guidance on development over two planning periods: a short-term planning period of 10 years and a long-term planning period of 20 years. ~~a short term planning period beginning in 2018 and ending in 2023 and a long term planning period beginning in 2018 and ending in 2038.~~ However, for purposes of the Capital Improvements Element, which must be updated annually, the fiscal year, rather than the calendar year, is used.

Policy ADM 1.1.7 The Plan is comprised of the following ten ~~nine~~ elements, a Map Series, and the 5-Year Schedule of Capital Improvements.

- Chapter 1 Administrative Element
- Chapter 2 Future Land Use Element
- Chapter 3 Transportation Element
- Chapter 4 Infrastructure Element
- Chapter 5 Conservation Element
- Chapter 6 Recreation and Open Space Element
- Chapter 7 Housing Element
- Chapter 8 Capital Improvements Element
- Chapter 9 Intergovernmental Coordination Element
- Chapter 10. Private Property Rights Element

The Goals, Objectives and Policies (GOPs) within each element, the Map Series, and the 5-year Schedule of Capital Improvements are adopted as part of the Plan. Maps within the Map Series are identified by the element, chapter number and the map number (i.e. FLU Map 2.1). The Data and Analysis summarized for each element is in a separate volume and is not formally adopted, but supports the GOPs, the 5-Year Schedule of Capital Improvements, and the maps in the Map Series. Additional data and analysis sources are available at the City or through other public sources.

Objective ADM 1.2

Interpret the Plan in a consistent manner.

Policy ADM 1.2.1 Unless otherwise provided in this Plan, words shall be given the meaning provided in Chapter 163, Florida Statutes, or their plain and ordinary meaning.

Policy ADM 1.2.2 The following terms shall have the following meanings in this Plan and shall apply to both the single and plural forms of the words:

ACCESSORY DWELLING UNIT: A dwelling unit located on the same parcel of land as a principal single family dwelling. An accessory dwelling is a complete, independent living facility equipped with a kitchen and bathroom.

ACCESSORY SOLAR FACILITY: A solar energy system which utilizes roof space or other space on the parcel of land to provide electricity or heat for use on the parcel of land. Export of electricity to the electrical grid is incidental and subordinate to the purpose of supplying electricity to the primary use of the parcel of land.

ACCESSORY USE: A use incidental and subordinate to the principal use, including accessory dwelling units and accessory solar facilities.

AGRICULTURAL USES: The use of land for aquaculture, horticulture, floriculture, viticulture, forestry, dairy, livestock, poultry, bees, plant crops, and any other form of farm product and farm production. Land areas include croplands, pasture lands, orchards, vineyards, nurseries, horticulture areas, groves, and specialty farms. Buildings, support facilities, dwelling units for farm operators and farmworkers, machinery, and other appurtenances used in the production of agricultural products are included. Agricultural uses do not include concentrated and/or confined animal feeding operations.

AMENITY CENTER: A facility that provides opportunities for limited retail and/or space for social activities, such as parties, receptions, banquets, meetings, recreation, exercise, and neighborhood gatherings.

ARTERIAL ROAD: A road providing service that is relatively continuous and of relatively high traffic volume, long average trip length, and high operating speed. In addition, every United States numbered highway is an arterial road.

ASSISTED LIVING FACILITY: Residential care facilities that provide housing, meals, personal care and supportive services to older persons and disabled adults who are unable to live independently.

AVERAGE DAILY TRAFFIC (ADT): The total traffic volume during a given 24-hour time period for all allowable directions on a given road.

BERM: A landscaped earthen mound in excess of two feet in vertical height designed to provide visual interest, or serve as a buffer.

BUFFER: The use of vegetation, walls, fences, berms, setbacks, less intense development, and/or less dense development to mitigate the impacts of unsightly views, lights, noises, odors, and/or dust.

CIVIC USES: Structures or facilities that provide cultural, social, or governmental services and/or functions. These include community centers; cultural centers; museums; libraries; government administration, operations, and services; judicial facilities; post offices, public arenas and auditoriums; and other publicly owned and operated uses.

COLLECTOR ROAD: A road providing service that is of relatively moderate average traffic volume, moderately average trip length, and moderately average operating speed. Such a road also collects and distributes traffic between local roads and arterial roads.

COMMERCIAL RECREATION: Uses that typically charge a fee or have other requirements for participation or attendance as a spectator. Uses include, but are not limited to, outdoor and indoor recreational facilities such as tennis clubs; jai alai frontons; amusement and sport centers; outdoor amphitheaters; hunting and gun clubs; marinas; vehicular and non-vehicular race tracks; outdoor zoos and wildlife attractions; fairs; parks and recreation exhibitions, entertainment, and/or other amusements; private sports and recreation clubs; golf courses; and sports stadiums and venues. Uses may include accessory uses and activities that are supportive of the activity including shops and restaurants.

COMMERCIAL USES: Activities within land areas that are predominantly connected with the sale, rental and distribution of products or the performance of services, including offices and medical facilities.

COMMUNITY PARK: A park located near collector or arterial roads designed to serve the needs of more than one neighborhood. It is designed to serve community residents within a radius of up to 3.5 miles. The term "community park" includes any related recreational facilities, and can be publicly or privately owned.

COMPLETE STREETS: Roads including adjacent sidewalks and shared use paths that are designed and operated to enable safe access and travel for all users, which may include pedestrians, bicyclists, transit riders, and motorists. Complete Streets incorporate different elements based on the different role, function, and characteristic of the facility.

CONSERVATION USES: The use or condition of land areas designated for conserving or protecting natural resources or environmental quality, including areas designated for flood control and floodplain management; the protection of the quality or quantity of ground or surface water; commercial or recreational fish and shellfish habitat; water supply; and/or vegetative communities or wildlife habitats.

CONTINUING CARE FACILITIES: A variety of housing options and services designed to meet the changing needs of its residents who require varying levels of care. Housing options typically include independent living units, assisted living facilities, and/or nursing homes.

DENSITY: The number of dwelling units per gross acre.

DWELLING UNIT: A house, apartment, condominium unit, mobile or manufactured home, group of rooms, or a single room intended for occupancy as a separate living quarter with complete kitchen and bathroom facilities, and with direct access from the outside of the building or through a common hall for use by its occupants.

EDUCATIONAL USES: Activities and facilities for public or private primary or secondary schools; vocational and technical schools; and colleges and universities including all campus buildings, residence halls and dormitories, fraternity and sorority housing, and recreational facilities.

ESSENTIAL FACILITIES AND SERVICES: Essential facilities and services include roads; bicycle lanes; shared use paths; sidewalks; bridges; transmission lines for electricity, cable, water, sewer, and gas that serve local area demands; electricity sub-stations; stormwater and drainage facilities and systems; electric car generation ports/stations; transit facilities; and accessory solar facilities. Essential facilities and services do not include wireless communication facilities.

FLOOR AREA RATIO (FAR): A means of measuring building intensities for nonresidential land. FAR is the ratio of total floor area of all buildings on the parcel to the gross acreage. FAR does not regulate the building height or site coverage. It does not include the area within structures used for parking and vehicular circulation or open outdoor storage or display areas.

FOSTER CARE FACILITY: A facility which houses foster residents, and provides a family living environment for the residents, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents.

GROSS ACREAGE: The total area of a parcel of land measured in acres including developed and undeveloped land, agricultural areas, open space, roads, rights-of-way, easements, and environmental features such as lakes, floodplains, and wetlands.

GROUP HOME: A facility which provides living quarters for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional, and social needs of the residents. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

INSTITUTIONAL USES: Activities and facilities that include juvenile facilities, nursing homes/skilled-nursing facilities, mental (psychiatric) hospitals, in-patient hospice facilities, residential schools for people with disabilities, residential treatment centers for adults, and City jails/confinement facilities (excludes residential group homes for juveniles, correctional residential facilities such as halfway houses, federal detention centers, and federal and state prisons).

INTENSITY: The amount of non-residential development as measured by the Floor Area Ratio.

LEGAL NON-CONFORMING STRUCTURE: A structure that was lawfully established before the adoption of the Plan and Land Development Regulations that does not conform to the Land Development Regulations for the zoning district in which the parcel of land is located.

LEGAL NON-CONFORMING USE: A use that was lawfully established before the adoption of the Plan and Land Development Regulations, which does not conform with the allowed uses by the Comprehensive Plan Future Land Use Category or of the zoning district in which it is located.

LEVEL OF SERVICE (LOS): An indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. LOS shall indicate the capacity per unit of demand for each public facility or performance measures for road traffic or stormwater facilities.

LIGHT INDUSTRIAL USES: Land uses that include construction operation and storage facilities, manufacturing, assembly, processing or storage of products when such activities have minimal and inoffensive external impacts such as smoke, noise, dust, soot, dirt, vibration, stench, or adverse visual impacts on the surrounding neighborhood. Light industrial uses may include research and development; technology centers including server farms; medical and dental laboratories; warehouse and/or distribution centers; and

recycling centers. Light industrial uses shall not include mining and extraction industries, electrical generation plants, or regional sewer treatment plants.

LOCAL ROAD: A road that carries low volumes and provides service for local traffic between land uses and collector roads, with direct property access as the primary purpose. Any road that is not an arterial or collector road and is under the jurisdiction of the City is a local road.

MAJOR CANALS: the M Canal and M-2 Canal.

MANUFACTURED HOME: A dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the site, bearing a label certifying that it is built in compliance with the federal manufactured housing construction and safety standards, or inspected by an approved inspection agency conforming to the requirements of HUD, and bearing an insignia of approval.

MULTI-FAMILY DWELLING: multiple separate dwelling units contained within one building or several buildings excluding single family attached dwellings.

MULTIMODAL TRANSPORTATION SYSTEM: The system which provides safe and efficient movement of people, goods, and services by more than one mode of transportation.

NEIGHBORHOOD CENTER: Compact areas that allow a mix of commercial uses that serve neighborhoods such as retail (goods and services); restaurants; offices and clubhouses; schools; religious uses; small scale civic uses; and amenity centers.

NEIGHBORHOOD PARK: A park that serves the residents of a neighborhood and is accessible to bicyclists and/or pedestrians. It is designed to serve the population of a neighborhood in a radius of up to one-half mile. Neighborhood parks include any related recreational facilities, and can be publicly or privately owned.

OPEN SPACE: Areas open to the sky that are partly or completely covered with grass, trees, shrubs, other vegetation or water, or if partially or completely paved serve to shape or enhance urban form or provide for public use. Open spaces have little to no vertical structures and can be publicly or privately owned. Open spaces include parks, transportation corridor parkways, vegetated buffers, shared use paths, plazas, courtyards, squares and areas that provide stormwater management.

PARK: A site that provides opportunities to partake in active or passive recreational activities, including structures associated with a park's recreational activities.

PEAK HOUR PEAK DIRECTION CAPACITY: The maximum number of vehicles that can pass a given point in one direction on a road under given traffic and road conditions per the FDOT Quality/Level of Service Handbook in one hour.

PRIMARY SOLAR FACILITY: A solar energy system which primarily functions to provide electricity for off-site use. This term includes the structures, equipment, infrastructure, and support systems necessary for the collection, storage, and distribution of solar energy, along with all functions necessary to develop and operate a primary solar facility including construction, management, administration, maintenance, security, and safety.

RECREATIONAL USES: Areas and development used for leisure time activities and sports in an indoor or outdoor setting, including parks.

RESIDENT: A person who makes his or her home in a particular place for most of the year or for a portion of the year, including a seasonal resident.

RESIDENTIAL USES: Land uses consisting of dwelling units, including mobile and manufactured homes. Residential uses include assisted living facilities and group homes.

RIGHT-OF-WAY: Land dedicated or required for a transportation or utility use that a government entity owns in fee simple or over which it has an easement.

SEMINOLE IMPROVEMENT DISTRICT (SID): Independent special purpose government established in 1970 pursuant to Chapter 70-854, Laws of Florida, codified pursuant to Chapter 2000-431, Laws of Florida, formerly known as the Seminole Water Control District. SID is coextensive with the boundaries of the City of Westlake and consists of approximately 4,142 acres of land. SID is empowered to construct and maintain a number of public works and utilities including water, sewer, drainage, irrigation, water management, parks, recreation facilities, roads and related activities.

SENIOR HOUSING: Age-restricted dwelling units for older adults, aged 55+, who are able to care for themselves.

SHARED USE PATH: A paved facility for use by pedestrians, bicyclists, and/or other users that is separated from vehicular traffic. Golf carts may be used on shared use paths in certain areas, under certain circumstances.

SINGLE FAMILY ATTACHED DWELLING: A single dwelling unit physically attached to other buildings, dwelling units, or structures through one or more shared walls.

SINGLE FAMILY DETACHED DWELLING: A single dwelling unit not physically attached to other buildings, dwelling units, or structures.

SOLAR ENERGY OVERLAY: An area designated on the Future Land Use Map (FLU Map 2.1) that allows Primary Solar Facilities in addition to uses allowed by the underlying future land use category.

SUSTAINABLE COMMUNITY: An urban area with a long term planning and management vision that incorporates a multi-modal transportation network; walkable, mixed use patterns of development; denser development where infrastructure exists; civic spaces and interconnected open spaces for recreation; economic vitality and job choices; choices in housing price and size; a quality educational system; and a unique identity.

TRANSIT: Passenger transportation services such as commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, autonomous vehicles, and local fixed route bus provided by public, private, or non-profit entities. The terms “transit” and “mass transit” are used interchangeably in the Plan.

UTILITIES: Seminole Improvement District water, wastewater or reuse water facilities.

VEGETATED BUFFER: A natural or planted vegetated area used to mitigate potential impacts of unsightly views, lights, noises, and/or dust.

WORK PLAN: City of Westlake Water Supply Facilities Work Plan dated March 2018.

Policy ADM 1.2.3 The following acronyms shall have the following meanings in this Plan:

ADA	Americans with Disabilities Act
ADT	Average Daily Traffic
BEBR	Bureau of Economic and Business Research
BFE	Base Flood Elevation
CCDs	The Census County Divisions
CJG	Callery-Judge Groves property
EPA	U.S. Environmental Protection Agency
FAR	Floor Area Ratio
FDEP	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
GIS	Geographic Information System
GPD	Gallons Per Day
HUD	U.S. Department of Housing and Urban Development
IPARC	Intergovernmental Plan Amendment Review Committee
ITID	Indian Trail Improvement District
LEC	Lower East Coast
LOS	Level of Service
MGD	Million Gallons per Day
MPO	Metropolitan Planning Organization
NAVD 88	North American Vertical Datum of 1988
NRPA	National Recreation and Park Association
OEDR	Office of Economic and Demographic Research
PBC-PAM	2015 Palm Beach County Allocation Model
PD	Planned Development Zoning District
PM	particulate matter
PPH	Population Per Household
SERPM	Southeast Florida Regional Planning Model
SFWMD	South Florida Water Management District
SID	Seminole Improvement District
SIS	Strategic Intermodal System
SRPP	The Strategic Regional Policy Plan
SWA	Solid Waste Authority

TAZ	Traffic Analysis Zone
TCRPC	Treasure Coast Regional Planning Council
TDM	Transportation Demand Management
TDP	Transit Development Plan
~~TPA~~	~~Palm Beach Transportation Planning Agency~~
TPS	Traffic Performance Standards
TSM	Transportation Systems Management
ULDC	Unified Land Development Code
USDA	U.S. Department of Agriculture

Policy ADM 1.2.4 Unless otherwise clearly implied by context, the term "City" shall refer to the City of Westlake and the term "Plan" shall refer to this City of Westlake Comprehensive Plan.

POLICY DOCUMENT

Goals, Objectives, and Policies

FUTURE LAND USE

CHAPTER 2. FUTURE LAND USE ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL FLU 1

PROVIDE A MIX OF RESIDENTIAL, COMMERCIAL, CIVIC, AND RECREATIONAL USE OPPORTUNITIES WITHIN THE CITY TO PROMOTE A SUSTAINABLE COMMUNITY AND CONTRIBUTE TO BALANCING LAND USES IN CENTRAL PALM BEACH COUNTY FOR THE 10- AND 20-YEAR PLANNING HORIZONS.

Objective FLU 1.1

Establish future land use categories, and for each category, define the types of uses allowed, and establish densities and intensities for each use. The City shall designate all property with a future land use category on the Future Land Use Map (FLU MAP 2.1).

Policy FLU 1.1.1 All future development orders shall be consistent with the Plan.

Policy FLU 1.1.2 Amendments to the Plan including the Future Land Use Map (FLU Map 2.1) shall be consistent with all Florida Statute requirements.

Policy FLU 1.1.3 Existing land uses are shown on FLU Map 2.2.

Policy FLU 1.1.4 Essential facilities and services shall be allowed within every future land use category.

Policy FLU 1.1.5 Utilities, excluding wastewater treatment plants, shall be allowed within every future land use category subject to appropriate buffering to mitigate adverse visual impacts, noise impacts, and stench upon neighboring residential properties.

Policy FLU 1.1.6 Primary solar facilities and accessory solar facilities shall be allowed subject to the following limitations:

a) Primary solar facilities shall only be allowed within the solar energy overlay designated on the Future Land Use Map (FLU Map 2.1).
b) Appropriate buffering shall be required to mitigate adverse visual impacts of primary solar facilities to adjacent properties.

c) Accessory solar facilities shall be allowed within every land use category.

Policy FLU 1.1.7 The maximum number of dwelling units allowed on a parcel of land is based on the maximum gross density established by the applicable future land use category multiplied by the gross acreage of the parcel of land. The number of allowable dwelling units is not affected by the amount of non-residential development allowed on the parcel. Additional dwelling units may be allowed based upon applicable bonus densities or as accessory dwelling units.

Policy FLU 1.1.8 The maximum amount of non-residential development allowed on a parcel of land is based on the maximum intensity as measured by the floor area ratio (FAR) established by the applicable future land use category. The maximum amount of non-residential development allowed is not affected by the amount of residential development on the parcel.

Policy FLU 1.1.9 Where a mix of non-residential and residential uses is allowed, as within the Downtown Mixed-Use future land use category, both density and intensity shall be calculated based upon the gross acreage. The maximum amount of allowed non-residential development is not affected by the amount of allowed residential development on the parcel of land; the maximum amount of allowed residential development is not affected by the amount of allowed non-residential development on the parcel of land.

Policy FLU 1.1.10 When a parcel of land contains two or more future land use categories:

a) The types of uses allowed in each of the future land use categories may only be developed within the boundaries of the future land use category that allows those types of uses.
b) The maximum number of dwelling units and the maximum amount of non-residential development allowed shall be calculated by applying the density and intensity allowed by each future land use category by the gross acreage of the parcel within that category. The sum total resulting dwelling units and non-residential development may be applied across the entire parcel notwithstanding the actual boundaries of the future land use categories within the parcel.
c) Development at a density or intensity proposed in the portion of the parcel that would not otherwise be allowed shall meet the compatibility requirements in the compatibility matrix of Policy FLU 1.6.5.
d) A neighborhood center that contains both Residential-1 and Residential-2 future land use categories shall have a maximum non-residential intensity of 0.30 FAR and a maximum size of 12.5 acres.

Policy FLU 1.1.11 Future Land Use Categories

The future land use categories described below shall be delineated on the Future Land Use Map (FLU Map 2.1) and shall determine the maximum density and intensity of development allowed on land within the City.

Policy FLU 1.1.12 Residential-1 Future Land Use Category

The Residential-1 future land use category provides areas for a mix of single family attached dwellings, single family detached dwellings and accessory uses. Uses that complement and support residential activities are also allowed.

Neighborhood Centers are allowed within the Residential-1 future land use category, subject to the criteria below, in order to provide small scale commercial to serve neighborhood needs.

a) <u>Allowable Uses:</u>

- Residential uses may include:
  - Single family attached dwellings
  - Single family detached dwellings
  - Mobile homes and manufactured homes
  - Accessory dwelling units
- Religious uses
- Educational uses
- Neighborhood centers (per intensity, size, and location criteria below)
- Recreational uses
- Conservation uses
- Accessory uses

b) <u>Density:</u>

- The maximum gross density is 5 dwelling units per gross acre.
- Bonus densities may be granted up to an additional 4 dwelling units per gross acre for the provision of senior, affordable, and/or workforce housing consistent with Policy FLU 1.2.4.

c) <u>Non Residential Standards:</u>

Intensity and Size: Non-residential uses shall not exceed a maximum of 0.25 FAR. Neighborhood centers shall not exceed 10 acres.

Location Criteria: Neighborhood centers must front onto a collector or arterial road and must be located at least one half mile from the Downtown Mixed-Use future land use category and any other neighborhood centers.

Policy FLU 1.1.13 Residential-2 Future Land Use Category

The Residential-2 future land use category provides areas for a mix of single family attached dwellings, single family detached dwellings, multi-family dwellings and accessory uses. Uses that complement and support residential neighborhood activities are also allowed.

Neighborhood centers are allowed, subject to the criteria below, within the Residential-2 future land use category in order to provide small scale commercial to serve neighborhood needs.

a) Allowable Uses:

- Residential uses may include:
  - Single family attached dwellings
  - Single family detached dwellings
  - Multi-family dwellings
  - Assisted living facilities
  - Foster care facilities and group homes
  - Accessory dwelling units
- Continuing care facilities and nursing homes
- Religious uses
- Educational uses
- Neighborhood centers (per intensity, size, and location criteria below)
- Recreational uses
- Conservation uses
- Accessory uses

b) Density:

- The maximum gross density is 12 dwelling units per gross acre.
- Bonus densities may be granted up to 8 additional units per gross acre for senior, affordable, and/or workforce housing consistent with Policy FLU 1.2.4.

c) Non Residential Standards:

Intensity and Size: Non-residential uses shall not exceed a maximum of 0.35 FAR. Neighborhood centers shall not exceed 15 acres.

Location Criteria: The neighborhood centers must front onto a collector or arterial road and must be located at least one half mile from the Downtown Mixed-Use future land use category and any other neighborhood centers.

Policy FLU 1.1.14 Civic Future Land Use Category

The Civic future land use category will provide areas for the uses provided for below. The Civic future land use category may be applied to publicly or privately owned lands.

a) Allowable Uses:

- Civic uses
- Religious uses
- Meeting halls, exhibition and conference centers, and fairgrounds
- Educational uses
- Recreational uses
- Conservation uses
- Accessory uses

b) Non Residential Intensity:

- A maximum of a 1.5 FAR

Policy FLU 1.1.15 Downtown Mixed-Use Future Land Use Category

The Downtown Mixed-Use future land use category accommodates an active, pedestrian-friendly area of commercial, residential, and civic uses that provide substantial opportunities for employment, shopping, civic, and recreation activities accessible by mass transit.

a) Allowable Uses:

- Commercial uses
- Residential uses may include:
  - Single family attached dwellings
  - Multi-family dwellings
  - Accessory dwelling units
- Light industrial uses
- Institutional uses
- Assisted living facilities
- Continuing care facilities
- All uses allowed in the Civic future land use category

- Accessory uses
- Commercial recreation uses

b) <u>Residential Density:</u>

- The minimum gross density is 4 units per gross acre, and the maximum gross density is 16 dwelling units per gross acre.
- Bonus densities may be granted up to 8 additional units per acre for senior, workforce, and/or affordable housing consistent with Policy FLU 1.2.4.

c) <u>Non Residential Intensity:</u>

- Maximum of a 3.0 FAR.

d) <u>Mix of Uses:</u>

The table below identifies the mix of uses applied to the total area of the Downtown Mixed-Use future land use category within the City. The mix of uses is not required on a parcel-by-parcel basis. Not all of the land uses have to be developed at the same time, nor is one land use a prerequisite to another land use.

Allowed Land Uses	Minimum %	Maximum %
Residential `	5%	25%
Commercial and commercial recreation	10%	70%
Civic	2%	30%
Light industrial	5%	25%
Institutional and continuing care facilities	0%	10%

Policy FLU 1.1.16 Open Space and Recreation Future Land Use Category

The Open Space and Recreation future land use category is intended to provide areas within the community for resource conservation and/or passive or active recreation, including pasture.

a) **Allowable Uses:**
- Recreational uses
- Commercial recreation uses
- Conservation uses
- Agricultural uses

b) **Residential Density:**
Not Applicable.

c) **Non Residential Intensity:**
- Maximum of a 0.25 FAR.

Policy FLU 1.1.17 Clustering of residential units shall be allowed to encourage open space and to reduce surface water run-off.

Policy FLU 1.1.18 The proposed development of the City as provided in the Plan seeks to support the comprehensive plans of adjacent municipalities, Palm Beach County, and the region by providing a mix of uses that reduces the land use imbalance and sprawl pattern of development that currently exists in central Palm Beach County.

Objective FLU 1.2

Adopt and maintain Land Development Regulations to manage future growth and development in a manner that provides needed facilities and services and encourages economic development while protecting natural and historical resources.

Policy FLU 1.2.1 Adopt and maintain Land Development Regulations to implement the Plan, which shall at a minimum:

a) Regulate the subdivision of land;

b) Regulate the use of land and water consistent with this Plan;

c) Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;

d) Regulate signage;

e) Provide that public facilities and services meet or exceed the standards established in the Capital Improvements Element and are available when needed;

f) Provide standards for development within each future land use category;

g) Encourage a complementary mix of residential and non-residential uses at sufficient densities and intensities to promote internal capture of trips within the City.

h) Ensure safe and convenient onsite traffic flow, considering needed vehicle parking; and

i) Provide for the protection of natural and historical resources.

Policy FLU 1.2.2 Adopt Land Development Regulations to allow for the continuation of existing agricultural uses. These regulations shall, at a minimum:

a) Allow for the conversion of agricultural uses in all future land use categories;

b) Provide adequate buffering to reduce impacts between agricultural uses and surrounding residential land uses;

c) Provide for legal non-conforming agricultural uses consistent with the Plan and the Right-to-Farm Act; and

d) Implement the Agricultural Acknowledgement Act.

Policy FLU 1.2.3 Adopt Land Development Regulations that provide for a Planned Development Zoning District (PD). The intent of a PD is to allow a large area to be developed under a common plan of development. The land use types and densities and intensities must be consistent with the underlying future land use category designation of the parcel.

Policy FLU 1.2.4 Adopt Land Development Regulations which include procedures and standards for providing residential density bonuses above the maximum density established by the applicable future land use category for workforce, affordable, and/or senior housing. These standards and procedures shall include:

a) Requirements that adequate public infrastructure, transportation facilities, and parks shall be available to meet the projected demands associated with the requested additional density.
b) Requirements for the design and orientation of development which ensure compatibility with the surrounding land uses.
c) Standards and criteria for the evaluation and implementation of a density bonus program for senior, affordable, and workforce housing units.
d) Guidelines that allow for the consistent implementation of the density bonus programs to encourage the development of senior, affordable, and workforce housing units.

Objective FLU 1.3

Eliminate non-conforming uses, which are land uses that do not conform with the Plan's Future Land Use Element and Map (FLU Map 2.1).

Policy FLU 1.3.1

Adopt and maintain Land Development Regulations that protect the rights of property owners to continue legal non-conforming uses, but which, at a minimum, provide for the termination of such rights upon the abandonment of the legal non-conforming use.

Policy FLU 1.3.2

Legal non-conforming structures that exist as of the date of adoption of the Plan may remain. If the legal non-conforming structure is damaged, destroyed or redeveloped so as to require substantial reconstruction, it may be rebuilt at the same density and intensity, provided that the development is brought into compliance with the all other provisions of the Land Development Regulations and all other applicable codes and regulations.

Objective FLU 1.4

Effectively manage and monitor development and redevelopment to assure that facilities and services meet adopted levels of service as set forth in the Capital Improvements Element of the Plan.

Policy FLU 1.4.1

Ensure the availability of suitable land for public facilities and services necessary to support proposed development.

Policy FLU 1.4.2

Evaluate all applications for development orders to ensure that necessary public facilities and services to serve new development are provided consistent with the requirements of the Plan.

Policy FLU 1.4.3

FLU Map 2.5 shows existing and planned public potable waterwells, cones of influence, and wellhead protection areas within the City.

Objective FLU 1.5

Include opportunities for the development of public and private schools.

Policy FLU 1.5.1 Allow public and private schools in all future land use categories except the Open Space and Recreation future land use category.

Policy FLU 1.5.2 Coordinate the location of future public schools with the Palm Beach County School District.

Policy FLU 1.5.3 Support the colocation of school sites with public facilities such as parks, recreational areas, libraries, and community centers.

Objective FLU 1.6

Ensure compatibility among various future land uses while promoting mixed use, economic development and multi-modal transportation.

Policy FLU 1.6.1 Establish land use patterns that promote walking, biking, and mass transit to access goods, services, education, employment, and recreation, thereby reducing automobile dependency, vehicle miles traveled, and vehicle emissions.

Policy FLU 1.6.2 All allowable uses within a future land use category are deemed compatible with one another for purposes of the Plan and the Land Development Regulations.

Policy FLU 1.6.3 Require development within the Downtown Mixed-Use future land use category immediately adjacent to the Town of Loxahatchee Groves to provide a 50-foot buffer between the development and the city limits of the Town of Loxahatchee Groves.

Policy FLU 1.6.4 To ensure development is compatible with existing neighborhoods outside of the City, multi-family dwellings shall be prohibited within 400 feet of the southern boundary of the City from its eastern boundary to the eastern edge of the Downtown Mixed-Use future land use category on the Future Land Use Map (FLU Map 2.1). Only single family attached and single family detached dwellings shall be allowed in this area.

Policy FLU 1.6.5 Development abutting a different future land use category shall comply with the following minimum compatibility requirements. The City may adopt additional buffer requirements in the Land Development Regulations.

Compatibility Matrix

Proposed Development	Minimum Compatibility Requirement for Adjacent Existing Vacant Lands	Minimum Compatibility Requirement for Adjacent Existing Residentially Developed Land	Minimum Compatibility Requirement for Adjacent Existing Non-Residentially Developed Land
Single family detached residential density ≤ than 200 percent of maximum density allowed by adjacent land use category	No Buffer Required	No Buffer Required	No Buffer Required
Single family detached residential density > than 200 percent of maximum density allowed by adjacent land use category	Visual screen consisting of an 8' high privacy fence or 10' wide vegetated buffer	Visual screen consisting of an 8' high privacy fence or 10' wide vegetated buffer	No Buffer Required
Single family attached residential density ≤ than 100 percent of maximum density allowed by adjacent land use category	No Buffer Required	No Buffer Required	No Buffer Required
Single family attached residential density > than 100 percent of maximum density allowed by adjacent land use category	Visual screen consisting of an 8' high privacy fence or 10' wide vegetated buffer	Visual screen consisting of an 8' high privacy fence or 10' wide vegetated buffer	No Buffer Required
Multi-family residential (>2 du/structure) density ≤ 100 percent of maximum density allowed by adjacent land use category	No Buffer Required	No Buffer Required	No Buffer Required
Multi-family residential (>2 du/structure) density > 100 percent of maximum density allowed by adjacent land use category	Visual screen consisting of an 8' high privacy fence and 10' wide vegetated buffer	Visual screen consisting of an 8' high privacy fence and 10' wide vegetated buffer	No Buffer Required
Multi-family residential (>2 du/structure) density > 200 percent of maximum density allowed by adjacent land use category	Visual screen consisting of an 8' high privacy fence and 25' wide vegetated buffer	Visual screen consisting of an 8' high privacy fence and 25' wide vegetated buffer	No Buffer Required
Non-residential intensity ≤ the maximum FAR allowed in the adjacent category	No Buffer Required	No Buffer Required	No Buffer Required
Non-residential intensity > 100 percent of the maximum FAR allowed in the adjacent category	Visual screen consisting of an 8' high privacy fence and 10' wide vegetated buffer	Visual screen consisting of an 8' high privacy fence and 10' wide vegetated buffer	No Buffer Required
Non-residential intensity > 200 percent of the maximum FAR allowed in the adjacent category	Visual screen consisting of an 8' high privacy fence and 25' wide vegetated buffer	Visual screen consisting of an 8' high privacy fence and 25' wide vegetated buffer	No Buffer Required
Development of any type, density, or intensity adjacent to the Downtown Mixed-Use or Civic categories.	No Buffer Required	No Buffer Required	No Buffer Required

Policy FLU 1.6.6 Multi-family residential adjacent to the Open Space and Recreation category shall require a buffer consisting of an 8-foot high privacy fence and/or a 25-foot wide vegetated buffer.

Policy FLU 1.6.7 A public road, shared use path, or water feature at least 30 feet wide can be designated in lieu of a buffer.

Policy FLU 1.6.8 Alternative compatibility techniques, including but not limited to one or a combination of the following: architectural features, building placement, setbacks, berms, and landscaping, that have the same effect as a buffer and promote mixed use and walkability, may be used in lieu of the compatibility requirements in Policies 1.6.5, 1.6.6 and 1.6.7.

Policy FLU 1.6.9 Protect the character of the City, the quality of life of residents, and support the business community for consistency and predictability.

Objective FLU 1.7

Protect cultural, historical and natural resources within the City.

Policy FLU 1.7.1 Applications for development orders within the City shall be required to identify the presence of cultural, historical, and natural resources on the parcel of land proposed for development.

Policy FLU 1.7.2 Coordinate with the State Historic Preservation Office on the appropriate treatment of cultural and historical resources where identified.

Policy FLU 1.7.3 Protect and conserve natural resources consistent with the Conservation Element of the Plan.

Policy FLU 1.7.4 Analyze proposed new development to ensure compatibility with topography and existing soils.

Policy FLU 1.7.5 FLU Map 2.3 shows minerals and soils within the City.

Policy FLU 1.7.6 FLU Map 2.6 shows wetlands within the City.

Policy FLU 1.7.7 FLU Map 2.4 shows floodplains within the City.

Policy FLU 1.7.8 The M Canal serves as a source of public water supply to the City of West Palm Beach. The Plan recognizes the M Canal as an allowed conservation use within the civic and residential Future Land Use Categories. Development is prohibited within the M Canal right of way. Further, development shall be

prohibited north of the M Canal right of way and within the 100 feet south of the M Canal right of way. This does not prohibit construction of roads or any development in the M Canal right of way related to the expansion, operation and maintenance of the M Canal. The Land Development Regulations shall address compatibility between the M Canal and any adjacent development. The City will coordinate with SFWMD and SID to encourage drainage from development within the City to discharge into the SID drainage system as permitted by SFWMD, and not into the M Canal.

Policy FLU 1.7.9 To the extent the City has jurisdiction, require drainage from development within the City to discharge into the SID drainage system as permitted by SFWMD, and not into the M Canal.

Objective FLU 1.8

Coordinate with SID to protect and enhance the tree population for the purpose of maintaining a lush and welcoming city character.

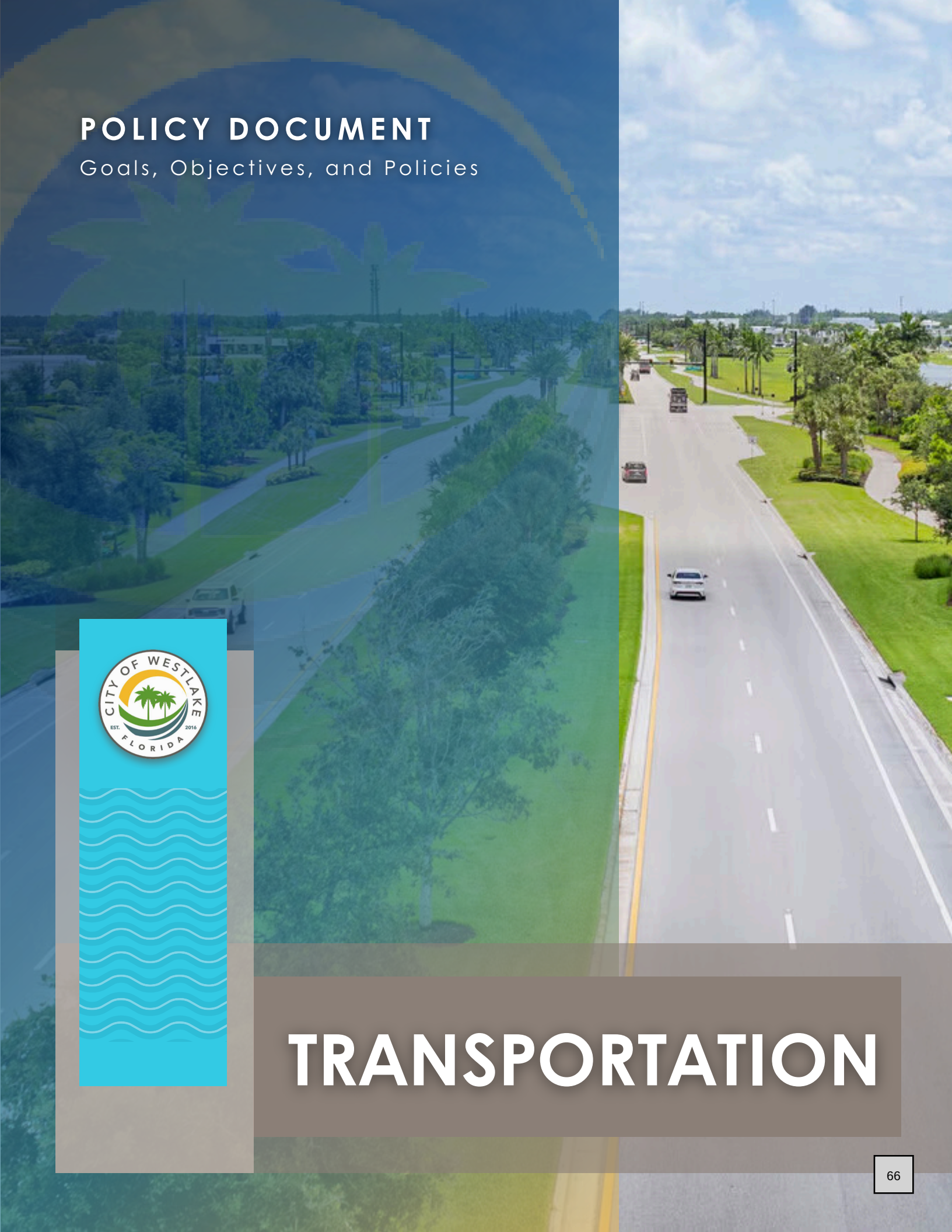
Policy FLU 1.8.1 Support long term strategies and guidelines to maintain and enhance the tree population of the City.

Policy FLU 1.8.2 Consider preserving and protecting street trees as community assets.

Policy FLU 1.8.3 Support a community education program to encourage the public to plant and maintain species native to this region.

Policy FLU 1.8.4 Protect existing trees by creating mitigation provisions in accordance with applicable F.S.

Policy FLU 1.8.5 Continue to promote and enhance the City's Tree and Landscape Regulations to support a sustainable tree canopy within the city.



POLICY DOCUMENT

Goals, Objectives, and Policies

TRANSPORTATION

CHAPTER 3. TRANSPORTATION ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL TE 1

PROVIDE A SAFE AND CONVENIENT MULTI-MODAL TRANSPORTATION SYSTEM IN THE CITY OF WESTLAKE THAT IS COORDINATED WITH THE FUTURE LAND USE MAP (FLU MAP 2.1) AND SUPPORTIVE OF THE PLAN FOR THE 10- AND 20-YEAR PLANNING HORIZONS. ~~FOR THE LONG AND SHORT TERM PLANNING PERIODS.~~

TRAFFIC CIRCULATION

Objective TE 1.1

Provide a traffic circulation system that is coordinated with and adequately serves the anticipated and planned development of the Future Land Use Map (FLU Map 2.1) based on growth projections for the short and long term planning periods.

Policy TE 1.1.1 TE Map 3.1 is the City's Existing Traffic Circulation, Functional Classification, and Road Network Jurisdiction Map.

Policy TE 1.1.2 TE Map 3.5 ~~3.4~~ is the City's 2050 ~~2038~~ Future Traffic Circulation Map.

Policy TE 1.1.3 TE Map 3.6 ~~3.5~~ is the City's 2050 ~~2038~~ Future Functional Classification Map, which also depicts the right-of-way anticipated to implement the future traffic circulation system for the City.

Policy TE 1.1.4 Coordinate the City's traffic circulation system as shown in TE Maps 3.3, 3.4, 3.5, and 3.6, ~~3.4, 3.5, 3.6, 3.7, 3.8 and 3.9~~ with the Future Land Use Map (FLU Map 2.1), for the short and long term planning periods.

Policy TE 1.1.5 Transportation facilities for the short-term planning period are shown in TE Map 3.3 2040 ~~TE Map 3.6 2023~~ Future Traffic Circulation Map. TE Map 3.4 ~~TE Map 3.8~~ is the City's 2040 ~~2023~~ Future Functional Classification Map, which also depicts the right-of-way anticipated to implement the 2040 ~~2023~~ traffic circulation system for the City.

Policy TE 1.1.6 Recognizing the growing need for regional connectivity, the City shall coordinate with appropriate agencies, including Palm Beach County, Palm

Beach MPO ~~TPA~~ and FDOT, to support policies and programs that encourage local traffic to use alternatives to the Strategic Intermodal System (SIS).

Policy TE 1.1.7 The City shall coordinate with Palm Beach County, Palm Beach ~~TPA~~ MPO, FDOT, and other appropriate agencies regarding the implementation of Transportation Systems Management (TSM) strategies that include optimization of traffic signal systems and other innovative transportation system management activities.

Objective TE 1.2

Maintain mobility and provide a safe transportation system.

Policy TE 1.2.1 TE Map 3.2 is the City's Existing Road Level of Service Map. The adopted ~~road~~ level of service ("LOS") standard for all roadways ~~Seminole Pratt Whitney Road~~ within the City is "D" ~~shall be "D." The adopted road LOS standard for all other functionally classified roads shall be "D." Road LOS~~ and will be based on the peak hour, peak direction traffic volumes. The road level of service standards are adopted.

Policy TE 1.2.2 Establish a process in the Land Development Regulations for monitoring and reporting road LOS for all arterial and collector roads.

Policy TE 1.2.3 Recognize and comply with the provisions of the Palm Beach County Traffic Performance Standards Ordinance, Article 12 ULDC, as they apply.

Policy TE 1.2.4 Adopt Land Development Regulations that establish a mobility system, which shall ensure that the LOS standards are achieved and maintained.

Policy TE 1.2.5 All functionally classified roads, with the exception of Seminole Pratt Whitney Road and the future extension of 60th Street North, shall be maintained by the City or SID.

Policy TE 1.2.6 Adopt access management standards within the Land Development Regulations to govern the spacing and number of connections and site access points onto public roads, for the purpose of preserving adequate and safe roads.

Policy TE 1.2.7 To ensure that road LOS standards are maintained, while providing for flexibility in the development of the community, the Land Development Regulations may establish a land use equivalency process, through which exchanges of different land uses consistent with the Future Land Use Map (FLU Map 2.1) may be accomplished so long as the proposed development does not result in additional transportation impacts. Exchanged land uses

shall be consistent with the future land use category for the given parcel of land or collective parcels under a single development plan.

Policy TE 1.2.8 Ensure that privately constructed roads conform to all design standards of the City before the City accepts responsibility for the roads as a public facility.

Policy TE 1.2.9 Evaluate and consider the establishment of a connectivity index in the Land Development Regulations.

Policy TE 1.2.10 Implement block size requirements in the Land Development Regulations for the Downtown Mixed Use future land use category to promote connectivity and walkability.

Policy TE 1.2.11 Adopt Land Development Regulations to maintain standards for:

a) Location and design of driveway access and on-site circulation;
b) Width and location of curb cuts;
c) Street lighting standards, particularly at intersections;
d) Traffic impact analysis; and
e) Cross-access standards.

EVACUATION ROUTES

Objective TE 1.3

Maintain adopted LOS standards on arterial roads that connect to designated evacuation routes.

Policy TE 1.3.1 Coordinate with Palm Beach County to ensure the adopted LOS standard is maintained on Seminole Pratt Whitney Road, which serves as the City's primary connection to a designated evacuation route.

NON-MOTORIZED TRANSPORTATION

Objective TE 1.4

Provide safe and accessible alternatives to motorized transportation through bicycle lanes, shared use paths, and sidewalks.

Policy TE 1.4.1 TE Map 3.7 ~~TE Map 3.3~~ is the City's Existing Shared Use Paths, Sidewalks, and Bicycle Lanes Map; TE Map 3.8 ~~TE Map 3.9~~ is the City's 2040 ~~2023~~ Future Shared Use Paths, Sidewalks, and Bicycle Lanes Map; and TE Map 3.9 ~~TE Map 3.7~~ is the City's 2050 ~~2038~~ Future Shared Use Paths, Sidewalks, and Bicycle Lanes Map, which illustrates the City's future corridors for alternative modes of transportation.

Policy TE 1.4.2 Accommodate bicycle transportation either within or adjacent to the dedicated right-of-way for all roads functionally classified as collector or arterial roads.

Policy TE 1.4.3 Coordinate with the Palm Beach Metropolitan Planning Organization ~~Transportation Planning Agency~~ (Palm Beach MPO ~~TPA~~) Long Range Transportation Plan on bicycle facility improvements. ~~concerning improvements to roads within the City based upon the Master Comprehensive Bicycle Transportation Plan (March 2011) and other appropriate Palm Beach TPA bicycle initiatives.~~

Policy TE 1.4.4 Adopt Land Development Regulations that require sidewalks within residential subdivisions.

Policy TE 1.4.5 Adopt road cross-section guidelines within the Land Development Regulations that emphasize mobility for all users, both motorized and non-motorized, for all City and SID roads.

Policy TE 1.4.6 Ensure that the future traffic circulation system is designed to provide safe bicycle and pedestrian crossings.

Policy TE 1.4.7 Incorporate safe routes to school programs into transportation planning and design, where feasible, to enhance the safety of school children who walk and bike to school.

Policy TE 1.4.8 Promote connectivity by requiring shared use paths and/or sidewalks on all roads except 60th Street North.

Policy TE 1.4.9 Coordinate TE Map 3.5 ~~3.4~~ and TE Map 3.9 ~~3.7~~ with the Palm Beach MPO ~~TPA~~ Long Range Transportation Plan to ensure identification and provision of future needs for all transportation modes.

Policy TE 1.4.10 Incorporate elements of the Palm Beach MPO ~~TPA~~ Complete Streets Design Guidelines 2.0, dated September 2022, ~~2017.~~ into the Land Development Regulations to require that the traffic circulation system is designed and constructed to provide safe and convenient mobility for all types of transportation users, including pedestrians, bicyclists, mass transit riders, and motorists.

Policy TE 1.4.11 Establish guidelines in the Land Development Regulations to require all new development to connect to the City's sidewalks and/or shared use paths.

Policy TE 1.4.12 Establish urban design requirements in the Land Development Regulations that promote walkability and pedestrian-friendly environments and that encourage mass transit use.

COORDINATION OF TRANSPORTATION PLANNING

Objective TE 1.5

Ensure efficiency in transportation planning and implementation through coordination with other agencies and jurisdictions in Palm Beach County.

Policy TE 1.5.1 Regularly analyze the transportation plans and programs of the Florida Department of Transportation (FDOT) (including the Florida Transportation Plan), Palm Beach County, and the Palm Beach MPO ~~TPA~~ to determine consistency and compatibility of transportation systems.

Policy TE 1.5.2 Connect the City's traffic circulation system to the regional roadway network in order to provide access to aviation, rail, seaport facilities, and intermodal terminals outside the City.

MASS TRANSIT

Objective TE 1.6

Plan for the provision of mass transit options as such options become available.

Policy TE 1.6.1 Coordinate with Palm Tran regarding the extension of transit service into the City as the City develops.

Policy TE 1.6.2 Encourage density concentrations sufficient to support use of mass transit for trips on the regional road network and reduce vehicle miles traveled.

Policy TE 1.6.3 Address the location of mass transit facilities in new developments in the Land Development Regulations.

Policy TE 1.6.4 Establish parking requirements for new developments in the Land Development Regulations to encourage alternative modes of travel.

Policy TE 1.6.5 Coordinate with Palm Tran, and other transit-providing agencies, relating to the locations of and amenities provided at bus stops along Seminole Pratt-Whitney Road.

Policy TE 1.6.6 Locate future transit stops along roads in areas with densities that are supportive of mass transit.

Policy TE 1.6.7 Follow FDOT's 2023 Accessing Transit-Design Handbook for Florida Bus Passenger Facilities, ~~Version III, dated 2013,~~ and Palm Tran's Transit Design Manual, dated May 2010 ~~August 2004~~, as guidelines for the design of transit stops. Transit stops should promote a pedestrian-friendly environment.

ENERGY EFFICIENCY AND GREENHOUSE GAS REDUCTION STRATEGIES

Objective TE 1.7

Promote energy efficiency and greenhouse gas reduction strategies.

Policy TE 1.7.1 Promote the extension and use of mass transit within the City.

Policy TE 1.7.2 Encourage use of the City's bicycle lanes, shared use paths, and sidewalks as alternatives to motorized transportation.

Policy TE 1.7.3 Transportation demand management strategies shall be incorporated into the transportation planning and development approval processes for the City to provide transportation commute choices other than the single occupant vehicle. A range of techniques and appropriate trip reduction strategies will be considered. The City will identify and work with other service providers, as appropriate, to implement selected strategies.

POLICY DOCUMENT

Goals, Objectives, and Policies

INFRASTRUCTURE

CHAPTER 4. INFRASTRUCTURE ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL INF 1

PROVIDE AND MAINTAIN THE NECESSARY PUBLIC INFRASTRUCTURE FOR POTABLE WATER, WASTEWATER, REUSE WATER, DRAINAGE, SOLID WASTE, AND AQUIFER RECHARGE IN A MANNER THAT WILL ENCOURAGE A SUSTAINABLE COMMUNITY FOR THE 10- AND 20-YEAR PLANNING HORIZONS.

POTABLE WATER

Objective INF 1.1

In coordination with SID, provide potable water facilities that are cost effective, adequate, and maintain the adopted level of service (LOS) standard.

Policy INF 1.1.1 Coordinate with SID on an annual basis to evaluate the capacity, operation, and maintenance of the water distribution system to maintain adopted LOS standards, and to determine the need for the extension of facilities to meet future needs while maximizing the use of existing potable water facilities. The SID utility service area is shown in INF Map 4.1. SID purchases potable water from Palm Beach County for distribution within the City and will be the exclusive provider of potable water within the City.

Policy INF 1.1.2 In coordination with SID, use the potable water LOS standards identified in Policies INF 1.1.3 and INF 1.1.4 to evaluate capacity for issuance of development orders.

Policy INF 1.1.3 The potable water LOS standard for residential uses shall be 110 gallons per capita per day.

Policy INF 1.1.4 The potable water LOS standards for non-residential uses shall be 150 gallons per 1,000 sq. ft. per day with the following exceptions: schools shall have a LOS standard of 18 gpd per student; hotels shall have a LOS standard of 100 gpd per room; and parks shall have a LOS standard of 10 gpd per visitor.

Policy INF 1.1.5 Potable water facilities shall be available to serve development. New developments and redevelopments will be required to connect to centralized water facilities.

Policy INF 1.1.6 Adequate water supplies and potable water facilities shall be in place and available to serve new development no later than the issuance by the City of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the City shall consult with SID to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the City of a certificate occupancy or its functional equivalent.

Policy INF 1.1.7 To the extent it has jurisdiction, the City will not allow new domestic self-supply potable water wells within the City.

Objective INF 1.2

Provide adequate, efficient and safe water distribution to accommodate existing and future demand.

Policy INF 1.2.1 The City hereby adopts by reference the 2025 City of Westlake Water Supply Facilities Work Plan (Work Plan), ~~dated March 2018,~~ for a planning period of not less than 10 years. The Work Plan addresses issues that pertain to water supply facilities and requirements needed to serve current and future development within the City's water service area. The City shall review and update the Work Plan at least every five (5) years within 18 months after the governing board of the South Florida Water Management District (SFWMD) approves an updated Lower East Coast Water Supply Plan. Any changes affecting the Work Plan shall be included in the annual Capital Improvements Plan update to ensure consistency between the Work Plan and the Capital Improvements Element.

Policy INF 1.2.2 Comply with the adopted Work Plan to ensure that adequate water supply and potable water facilities are available to serve the demands of City residents.

Policy INF 1.2.3 Coordinate with the SFWMD to continue to protect and conserve ground and surface waters.

Policy INF 1.2.4 Designate minimum fire flow and related water pressure requirements in the Land Development Regulations.

Policy INF 1.2.5 The anticipated infrastructure for potable water for the short term planning period is shown on INF Map 4.2. The anticipated infrastructure for potable water for the long term planning period is shown on INF Map 4.3.

WASTEWATER AND REUSE WATER

Objective INF 1.3

Provide wastewater facilities that are cost effective, adequate, and maintain the adopted LOS standard.

Policy INF 1.3.1 Coordination with SID on an annual basis to evaluate wastewater system facilities to ensure the system effectively maintains adopted LOS standards, and to determine the need for the extension of facilities to meet future needs while maximizing the use of existing wastewater facilities. SID purchases wastewater capacity from Palm Beach County for the City and will be the exclusive provider of wastewater service within the City.

Policy INF 1.3.2 In coordination with SID, use the wastewater LOS standards identified in Policies INF 1.3.3 and INF 1.3.4 to evaluate wastewater facility capacity for issuance of development orders.

Policy INF 1.3.3 The wastewater LOS standard for residential uses shall be 100 gallons of wastewater per capita per day.

Policy INF 1.3.4 The wastewater LOS standard for non-residential uses shall be 150 gallons of wastewater per 1,000 sq. ft. per day with the following exceptions: schools shall have a LOS standard of 18 gpd per student; hotels shall have a LOS standard of 100 gpd per room; and parks have a LOS standard of 10 gpd per visitor.

Policy INF 1.3.5 Wastewater service and facilities shall be available to serve new development. New developments and redevelopment will be required to connect to the centralized wastewater facilities.

Policy INF 1.3.6 Adequate wastewater facilities shall be in place and available to serve new development no later than the issuance by the City of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the City shall consult with SID to determine whether adequate wastewater facilities to serve the

new development will be available no later than the anticipated date of issuance by the City of a certificate occupancy or its functional equivalent.

Policy INF. 1.3.7 The anticipated infrastructure for wastewater for the short term planning period is shown on INF Map 4.2. The anticipated infrastructure for wastewater for the long term planning period is shown on INF Map. 4.3.

Objective INF 1.4

In coordination with SID, provide reuse water to accommodate existing and future demand.

Policy INF 1.4.1 Coordinate with SID to provide reuse water for landscape irrigation. Where reuse water is unavailable, surface water may be used as a source of irrigation water. To the extent it has jurisdiction, the City will not allow domestic self-supply wells to supply water for irrigation within the City.

Policy INF 1.4.2 New developments and redevelopment will be required to connect to the centralized reuse water facilities where reuse water is available. The City shall coordinate with SID to maximize the use of existing reuse facilities for the provision of reuse water.

Policy INF 1.4.3 The anticipated infrastructure for reuse water for the short term planning period is shown on INF Map 4.2. The anticipated infrastructure for the reuse and irrigation facilities for the long term planning period are shown on INF Map 4.3. SID purchases reuse water from Palm Beach County for distribution within the City and will be the exclusive provider of reuse water within the City.

SOLID WASTE

Objective INF 1.5

Ensure that adequate and efficient solid waste collection is available within the City.

Policy INF 1.5.1 Ensure maintenance of the adopted solid waste LOS standard by coordinating with the Solid Waste Authority of Palm Beach County (SWA) to determine that there is sufficient disposal capacity available to accommodate solid waste generation from the City for the coming year and through the short and long term planning periods.

Policy INF 1.5.2 The solid waste LOS standard shall be 7.02 pounds of solid waste per person per day.

Policy INF 1.5.3 Use the solid waste LOS standard identified in Policies INF 1.5.2 to evaluate facility capacity and for issuance of development orders.

Policy INF 1.5.4 Coordinate the disposal of residential household hazardous waste with the SWA.

Policy INF 1.5.5 Encourage public conservation efforts by providing:

a. Public incentives for reducing, recycling, and reusing natural resources and waste products.
b. Information on reducing waste and minimizing energy use.

Policy INF 1.5.6 Participate in SWA's recycling program.

Policy INF 1.5.7 Solid waste facilities shall be available to serve existing and new development.

Policy INF 1.5.8 Adequate solid waste disposal capacity shall be available to serve new development no later than the issuance by the City of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the City shall consult with SWA to determine whether adequate solid waste disposal capacity will be available to serve the new development no later than the anticipated date of issuance by the City of a certificate occupancy or its functional equivalent.

DRAINAGE

Objective INF 1.6

Coordinate with SID to implement a drainage system for the City to address flood risks to public and private property, to maintain adopted LOS standards, and to maximize the use of existing facilities.

Policy INF 1.6.1 Stormwater management facilities shall be designed in accordance with SFWMD criteria.

Policy INF 1.6.2 All residential and nonresidential development and redevelopment shall adequately accommodate runoff to meet all federal, state and local requirements.

Policy INF 1.6.3 Coordinate with SID on an annual basis to provide stormwater management facilities consistent with SFWMD regulations, and to determine the need for the extension or creation of facilities to meet future needs while maximizing the use of existing facilities.

Policy INF 1.6.4 The drainage LOS standards are established in the tables below. Facilities listed in Table 1 below shall accommodate the stormwater produced by the identified storm event and rainfall intensity. Facilities listed in Table 2 below shall be built to the minimum elevation shown.

Drainage Level of Service Standards – Table 1

Storm Event	Intensity of Rainfall (in.)	Development, Roads, and Drainage Facilities
10 year-1 day	7.4	Local Roads and Parking Lots
25 year-3 day	12	Arterial Roads, Collector Roads, Perimeter Berm and Peak Discharge
100 year-3 day, zero discharge	14	Finished Floors

Source: Isoheytel Graphs SFWMD's Environmental Resource Permit Applicant's Handbook Volume II
**Perimeter Berm and Peak Discharge are referring to master SID stormwater management system.*

Drainage Level of Service Standard – Table 2

Minimum Elevation (NAVD 88)	Development, Roads, and Drainage Facilities
18.23	Local Road Crown
18.23	Parking Lots
19.23	Arterial and Collector Road Crown
19.83	Finished Floors

Source: SFWMD Conceptual Permit 50-0021-S

Policy INF 1.6.5 Adequate drainage facilities shall be in place and available to serve new development no later than the issuance by the City of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the City shall consult with SID to determine whether adequate drainage facilities to serve the new development will be available no later than the anticipated date of issuance by the City of a certificate occupancy or its functional equivalent.

Policy INF 1.6.6 The City shall coordinate with SID to maximize the use of existing drainage facilities.

Policy INF 1.6.7 The anticipated infrastructure for earthwork and stormwater improvements for the short term planning period is shown on INF Map 4.2. The anticipated infrastructure for earthwork and stormwater improvements for the long term planning period is shown on INF Map 4.3.

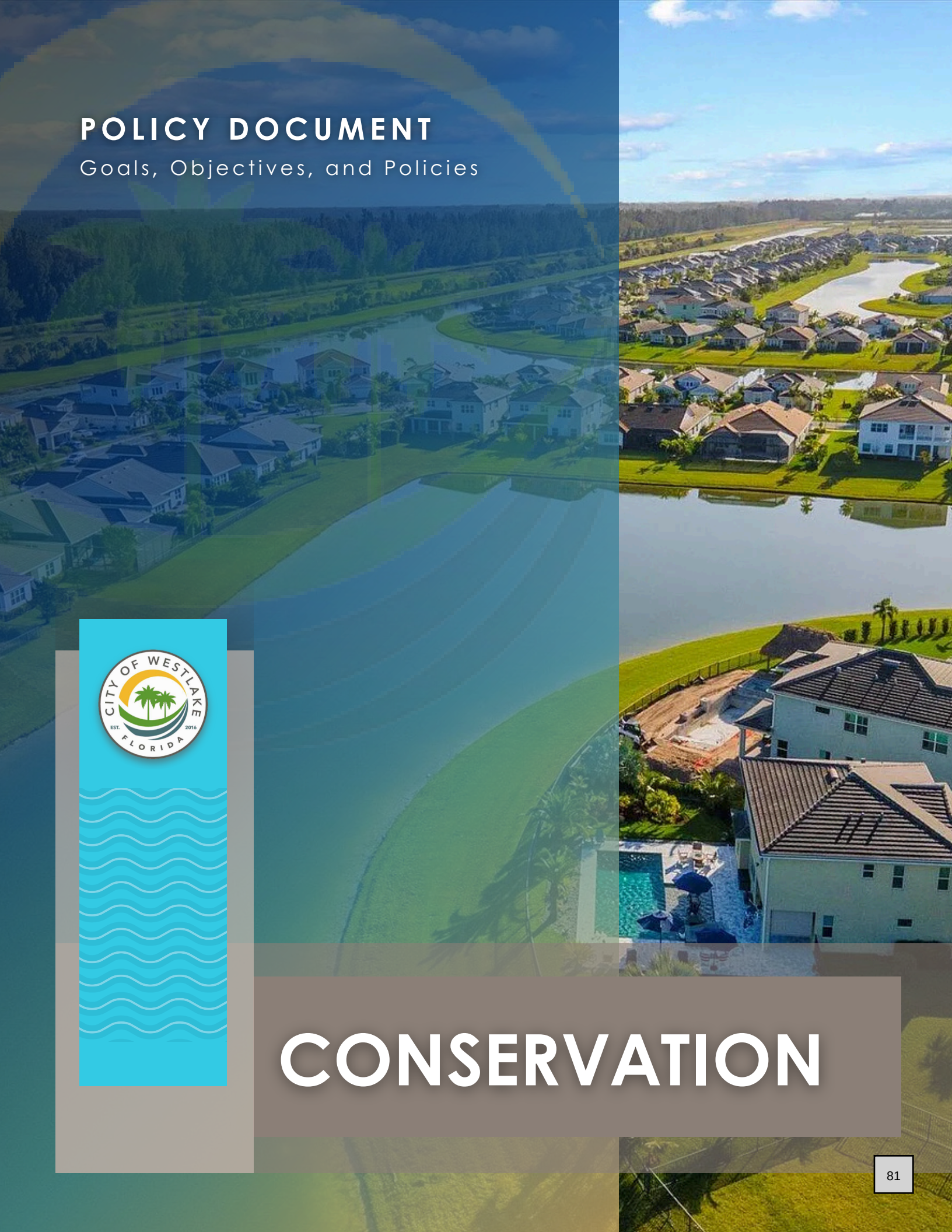
GROUNDWATER RECHARGE

Objective INF 1.7 Provide adequate and effective protection of water resources, including the surficial aquifer, within the City.

Policy INF 1.7.1 Coordinate with SFWMD to implement applicable regional water resource projects, which may reduce losses of excess stormwater to tide, recharge the surficial aquifer, protect the functions of natural groundwater recharge areas and natural drainage features (to the extent they exist), and provide water to preserve areas for additional surface water storage.

Policy INF 1.7.2 Support the SFWMD ~~2013~~ 2024 Lower East Coast Regional Water Supply Plan Update and coordinate with SFWMD on its implementation.

Policy INF 1.7.3 Coordinate with SFWMD to develop public information and education programs that promote water conservation.



CONSERVATION

CHAPTER 5. CONSERVATION ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL CON 1

CONSERVE AND PROTECT NATURAL RESOURCES FOR CURRENT AND FUTURE RESIDENTS FOR THE 10- AND 20-YEAR PLANNING HORIZONS.

Objective CON 1.1
Meet state and federal air quality standards and promote the reduction of greenhouse gases to maintain air quality within the City.

Policy CON 1.1.1 Continue requiring ~~Require~~ that air quality meet established state and federal standards.

Policy CON 1.1.2 Support incentives for ~~Incentivize~~ developments that incorporate transportation alternatives to the single-occupant vehicle, such as bicycling, walking, mass transit, carpooling, ride-sharing, and/or alternatively fueled vehicles.

Objective CON 1.2
Protect native vegetative communities by minimizing invasive plants and animals.

Policy CON 1.2.1 Continue requiring ~~Require~~ removal of invasive vegetation identified by the Florida Exotic Pest Plant Council for all new development.

Policy CON 1.2.2 Continue coordinating ~~Coordinate~~ with SID to develop an Exotic Species Management Plan.

Objective CON 1.3
Preserve and protect the quantity and quality of ground and surface waters.

Policy CON 1.3.1 Continue requiring ~~Require~~ that the impacts of development on stormwater runoff and water quality be addressed during the development approval process by requiring development to receive and comply with all applicable state and federal environmental permits.

Policy CON 1.3.2 For all amendments to this Plan, evaluate the presence of wetlands on the parcel of land at issue, and direct land uses on such parcels that are incompatible with the protection and conservation of wetlands and wetland functions away from such wetlands, or require appropriate mitigation to compensate for loss of wetlands. The type, intensity or density, extent, distribution, and location of allowable land uses and the types, values, functions, sizes, conditions, and locations of wetlands are land use factors that shall be considered when directing incompatible land uses away from wetlands.

Policy CON 1.3.3 Continue coordinating ~~Coordinate~~ with SID during the development order approval process concerning the impacts of development orders on stormwater runoff and water quality to ensure compliance with applicable requirements of SID, the state, and other governmental entities with jurisdiction.

Policy CON 1.3.4 Continue coordinating ~~Coordinate~~ with SID to protect water resources within the City from activities and land uses that adversely impact water quality and quantity. Protection can include appropriate mitigation and best management practices.

Policy CON 1.3.5 Continue compliance ~~Comply~~ with Palm Beach County Wellfield Protection Ordinance.

Policy CON 1.3.6 Continue requiring ~~Require~~ new development and redevelopment to use reuse water for irrigation where it is available.

Policy CON 1.3.7 Continue ensuring ~~Ensure~~ development complies with applicable state and federal criteria for the protection of wetlands.

Policy CON 1.3.8 Continue ensuring ~~Ensure~~ development orders are only approved in special flood hazard areas in accordance with established Florida Building Codes and Federal Emergency Management Agency (FEMA) standards.

Policy CON 1.3.9 Continue requiring ~~Require~~ emergency conservation of water resources in accordance with the SFWMD plans.

Policy CON 1.3.10 Encourage the use of water-conserving fixtures in all new construction and redevelopment projects consistent with the Florida Building Code.

Policy CON 1.3.11 Coordinate with SFWMD and SID to provide information resources regarding water conservation.

Policy CON 1.3.12 Continue promoting ~~Promote~~ water efficient landscapes by coordinating with SFWMD and Palm Beach County Extension Office of the University of Florida Institute of Food and Agriculture Services (Palm Beach County IFAS Extension) on their Florida Friendly Landscaping programs.

Policy CON 1.3.13 The M Canal serves as a source of public water supply to the City of West Palm Beach. The Plan recognizes the M Canal as an allowed conservation use within the civic and residential Future Land Use Categories. Development is prohibited within the M Canal right of way. Further, development shall be prohibited north of the M Canal right of way and within the 100 feet south of the M Canal right of way. This does not prohibit construction of roads or any development in the M Canal right of way related to the expansion, operation and maintenance of the M Canal. The Land Development Regulations shall address compatibility between the M Canal and any adjacent development. The City will coordinate with SFWMD and SID to encourage drainage from development within the City to discharge into the SID drainage system as permitted by SFWMD, and not into the M Canal.

Policy CON 1.3.14 To the extent the City has jurisdiction, require drainage from development within the City to discharge into the SID drainage system as permitted by SFWMD, and not into the M Canal.

Objective CON 1.4

Maintain and enforce procedures to reduce soil erosion and sedimentation into water bodies.

Policy CON 1.4.1 Continue requiring ~~Require~~ that all grading, filling, excavation, storage and/or disposal of soil and earth materials associated with development activities be undertaken using best management practices so as to reduce the potential for soil erosion and sedimentation in water bodies or drainageways. Erosion control measures will be required for all such activities.

Objective CON 1.5

Conserve and protect native and protected wildlife and their habitat should they exist within the City.

Policy CON 1.5.1 Continue ensuring ~~Ensure~~ development complies with applicable state and federal criteria for the protection of endangered and threatened listed species.

Policy CON 1.5.2 Conserve, appropriately use, and protect minerals, soils, and native vegetative communities, including forests and wildlife habitat, from destruction by development activities.

Policy CON 1.5.3 Continue managing ~~Manage~~ hazardous waste in a manner that protects natural resources, and cooperate with Palm Beach County and SWA on hazardous waste programs.

Policy CON 1.5.4 Should any unique vegetative communities that cross jurisdictional lines exist within the City, the City will cooperate with such jurisdictions to conserve, appropriately use, or protect such unique vegetative communities.

Objective CON 1.6

Evaluate and respond to potential climate-related impacts including sea level rise, flooding, and extreme weather events.

Policy CON 1.6.1 Coordinate with the Southeast Florida Regional Climate Compact and Palm Beach County to access updated vulnerability assessments.

Policy CON 1.6.2 Encourage use of resilient design practices in public and private development to address long-term climate risks.

Objective CON 1.7

Promote vegetative cover and shade to reduce urban heat and improve air quality.

Policy CON 1.7.1 Encourage planting of shade trees in parking lots, along rights-of-way, and within open spaces and recreation areas.

Policy CON 1.7.2 Encourage planting and support preservation of shade trees.

RECREATION AND OPEN SPACE

CHAPTER 6. RECREATION AND OPEN SPACE ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL REC 1

PROVIDE RECREATION USES AND OPEN SPACE ACCESSIBLE TO CITY RESIDENTS OFFERING ACTIVE AND PASSIVE RECREATION OPPORTUNITIES FOR THE 10- AND 20-YEAR PLANNING HORIZONS.

Objective REC 1.1

Provide community and neighborhood parks in a financially responsible manner. Provide parks based on projected growth and development.

Policy REC 1.1.1 Continue to coordinate with Seminole Improvement District (SID) to utilize the best available methods and sources of funding for the acquisition, development, operation and maintenance of parks. Currently available methods and sources of funding include but are not limited to the following:

a) State and federal grants;
b) Park impact fees on new residential development;
c) Bonds and other long range financing techniques;
d) Civic site dedications and/or cash-outs;
e) Private property donations; and/or
f) Interlocal and mutual use agreements with other agencies.

Policy REC 1.1.2 Participate in joint park planning and development efforts with Palm Beach County and other adjacent jurisdictions.

Policy REC 1.1.3 Pursue interlocal agreements, where appropriate, with the School District ~~Board~~ for joint use and colocation of school recreational facilities.

Policy REC 1.1.4 The LOS standard for community parks shall be 2.5 acres per 1000 residents. The LOS standard for neighborhood parks shall be 2 acres per 1000 residents. The LOS standard shall be used to plan for the provision of adequate parks. The LOS standard shall not be used as a concurrency standard for the approval of development orders.

Policy REC 1.1.5 Continue to ensure neighborhood parks are provided to serve residential development.

Objective REC 1.2 Promote walkable and bikeable communities by encouraging interconnections between recreation areas and developed areas to meet the needs and interests of City residents.

Policy REC 1.2.1 Maintain TE Map 3.7 identifying existing sidewalks, bicycle lanes, and shared use paths, and opportunities for new sidewalks, bicycle lanes, and shared use path connections that will enhance pedestrian and bicycle opportunities throughout the City.

Policy REC 1.2.2 Provide linkages between residential neighborhoods, recreational uses, open space, and commercial districts within the City.

Policy REC 1.2.3 Use landscaping and signs to visually identify bicycle lane, sidewalk, and shared use path access points.

Objective REC 1.3 Encourage development of open space within the City.

Policy REC 1.3.1 Encourage development of water features throughout the City to provide public benefits through environmental enhancement and stormwater control.

Policy REC 1.3.2 Continue to coordinate with SID to provide for the maintenance, control, and monitoring of SID-owned open space.

HOUSING

CHAPTER 7. HOUSING ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL HE 1

ESTABLISH AND EXECUTE PLANS, POLICIES, AND PROGRAMS TO ADDRESS THE HOUSING NEEDS OF ALL CURRENT AND FUTURE RESIDENTS FOR THE 10- AND 20-YEAR PLANNING HORIZONS.

Objective HE 1.1

Provide adequate sites for a diversity of housing types and affordability levels to accommodate the current and future housing needs of all City residents.

Policy HE 1.1.1 Designate sufficient land areas for residential development to accommodate the projected population for the short and long term planning periods.

Policy HE 1.1.2 Establish future land use categories with density ranges that will allow for varied housing types and sizes including:

a) Single-family and multi-family;
b) Ownership and rental;
c) Permanent and seasonal;
d) Affordable workforce housing as defined in section 380.0651(3)(h) F.S.; and
e) Affordable housing for very low-income, low-income and moderate- income housing as defined in section 420.0004(3) F.S.

Policy HE 1.1.3 Allow for a range of densities and a variety of housing types that enable residential areas to serve a variety of income levels, thereby avoiding the concentration of affordable housing.

Policy HE 1.1.4 Require adequate infrastructure and public facilities to support future housing, including affordable and workforce housing, housing for low-income, very low-income, and moderate-income families; mobile homes; and group home and foster care facilities.

Policy HE 1.1.5 Allow group home facilities and foster care facilities as required by Florida Statutes.

Policy HE 1.1.6 Allow mobile homes and manufactured homes as required by Florida Statutes.

Objective HE 1.2

Support the development and maintenance of affordable and workforce housing, and stable neighborhoods.

Policy HE 1.2.1 Allow for and support commercial and light industrial development, which will provide employment opportunities within the City to enable the purchase or rent of affordable housing.

Policy HE 1.2.2 Allow alternatives to traditional housing such as accessory dwelling units and assisted living facilities.

Policy HE 1.2.3 Establish streamlined permitting procedures and reduce application fees for workforce and affordable housing to minimize regulatory costs and delays associated with the development of housing.

Policy HE 1.2.4 Coordinate strategies to fund and develop affordable and workforce housing initiatives with local, regional, and state non-profit and public organizations by implementing one or more of the following:

a) Development contributions;
b) State Housing Initiatives Partnership (SHIP) funds;
c) Grants;
d) Job creation and job training programs;
e) Community Development Block Grant (CDBG) funds;
f) Community Contribution Tax Credit Program;
g) HUD Home Investments Partnership Program (HOME);
h) An interlocal agreement with Palm Beach County; and
i) Partnerships with non-profit organizations.

Policy HE 1.2.5 The Future Land Use Element shall establish a density bonus to encourage the development of workforce, affordable, and senior housing units.

Policy HE 1.2.6 Coordinate with local, regional, and state public and non-profit organizations to address housing for special needs populations taking into consideration:

a) Foster care;

b) Displaced persons (Section 421.55 F.S.);
c) Mental health care;
d) Physical disability care;
e) Replacement housing; and
f) Senior assistance;

Policy HE 1.2.7 Support the long-term stability of neighborhoods by providing and maintaining adequate facilities and services, and through code enforcement.

Policy HE 1.2.8 In the event of future economic downturns, the City will coordinate with local, regional, state, and federal agencies to minimize foreclosures and/or the abandonment of otherwise stable housing including available federal or state grant programs.

Policy HE 1.2.9 Provide information resources and consider creating programs to assist applicants applying for housing assistance with local, regional, state, and federal programs, including but not limited to the following Florida Housing Finance Corporation programs:

a) First Time Homebuyer Program;
b) Predevelopment Loan Program, including the identification of potential sites to encourage development;
c) Low Income Housing Tax Credits;
d) State Apartment Incentive Loan (SAIL) Program; and
e) Multifamily Mortgage Revenue Bond Program.

Policy HE 1.2.10 Coordinate with Palm Beach County to provide opportunities for workforce housing and affordable housing within the City, and participate in task forces or workshops to develop appropriate strategies and/or initiatives.

Objective HE 1.3

Require housing to be constructed to applicable building code standards, and encourage housing to be energy efficient and use renewable energy resources.

Policy HE 1.3.1 Encourage residential construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or other state or nationally recognized, high-performance green building rating system.

Policy HE 1.3.2 Provide information resources on home energy reduction strategies and energy saving measures available through other governmental or private sector programs.

Policy HE 1.3.3 Allow the appropriate placement of accessory solar facilities.

Policy HE 1.3.4 All housing shall comply with applicable building codes.

POLICY DOCUMENT

Goals, Objectives, and Policies

CAPITAL IMPROVEMENTS

CHAPTER 8. CAPITAL IMPROVEMENTS ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL CIE 1

ENSURE THE TIMELY AND EFFICIENT PROVISION OF ADEQUATE PUBLIC FACILITIES FOR EXISTING AND FUTURE RESIDENTS FOR THE 10- AND 20-YEAR PLANNING HORIZONS.

Objective CIE 1.1

Plan for adequate public facilities including transportation, potable water, wastewater, reuse water, drainage, and recreation, in coordination with SID, to serve existing and future populations.

Policy CIE 1.1.1

Adopt and maintain a 5-Year Schedule of Capital Improvements, set forth below in Table 8.1, which will be reviewed and updated on an annual basis. Capital improvements shall be included in the 5-Year Schedule of Capital Improvements based on the criteria below. Projects necessary to ensure the achievement and maintenance of adopted level of service (LOS) standards shall be prioritized for funding based on the following criteria:

a) The elimination of public health and safety hazards;
b) The correction of capacity deficiencies in order to achieve the adopted LOS standards;
c) The need for capital improvements to accommodate new or approved projects or additional growth in order to achieve and maintain the adopted LOS standards.
d) The extent to which costs associated with the capital improvement can be funded from existing revenues;
e) The extent to which the capital improvement will meet the Goals, Objectives and Policies of the Plan;
f) The extent to which the capital improvement will generate revenues or otherwise produce positive benefits for the City;
g) Financial feasibility;
h) Consideration of the plans of local, county and state agencies providing public facilities; and
i) The need for the renewal of and replacement of existing public facilities.

Policy CIE 1.1.2 Implement the Interlocal Agreement between the City of Westlake and the Seminole Improvement District Regarding the Provision of Certain Services, Infrastructure, and Public Facilities in the City of Westlake and for Assurance of Non-Duplication of Services dated March 2018 ("SID-Westlake Interlocal") to 1) provide for coordination regarding the entity responsible for funding and constructing required capital improvement projects identified in the 5-Year Schedule of Capital Improvements and 2) coordinate with SID to ensure funding and construction of the public facilities enumerated 5-Year Schedule of Capital Improvements where SID is responsible for providing those facilities.

Policy CIE 1.1.3 Coordinate with SID and other local governments on funding sources for capital improvement projects. A variety of funding sources may be used to provide capital improvements. These may include developer assessments or contributions, ad valorem taxes, general revenues, other assessments, tax increment funds, grants, and private funds.

Policy CIE 1.1.4 In coordination with SID, pursue state and federal grant opportunities to fund projects in the 5-Year Schedule of Capital Improvements. The City shall provide a status report regarding any grants that have been applied for or received for projects within the Capital Improvement Element.

Policy CIE 1.1.5 A new fifth year will be added to the 5-Year Schedule of Capital Improvements annually.

Policy CIE 1.1.6 Include in its annual update of its 5-Year Schedule of Capital Improvements any necessary improvement or projects identified in the City's ten-year Water Supply Facility Work Plan.

Policy CIE 1.1.7 Include in its annual update of its 5-Year Schedule of Capital Improvements any transportation improvements adopted in the ~~Palm Beach County Transportation Planning Agency~~ Palm Beach Metropolitan Planning Organization (Palm Beach MPO ~~TPA~~) Transportation Improvement Program adopted pursuant to s. 339.175(8) F.S.

Policy CIE 1.1.8 Review and update, on an annual basis, the Capital Improvements Element of the Plan. This review shall also ensure consistency between the Future Land Use, Transportation, Infrastructure, and Capital Improvements Elements.

Objective CIE 1.2

Achieve and maintain adopted LOS standards.

Policy CIE 1.2.1

Utilize LOS standards identified in the Plan as set forth in Table 8.2 to evaluate public facilities' needs.

Table 8.2: Level of Service Standards

<table>
<tr><th>Service</th><th>Level of Service Standard</th></tr>
<tr><td>Transportation</td><td>Arterials – D
Collector – D
Local - D</td></tr>
<tr><td>Potable Water</td><td>• 110 gallons per capita per day (residential)
• 150 gallons per 1,000 sq. ft. per day (non-residential), except that:
○ schools shall have a level of service standard of 18 gpd per student;
○ hotels shall have a level of service standard of 100 gpd per room; and
○ parks shall have a level of service standard of 10 gpd per visitor</td></tr>
<tr><td>Wastewater</td><td>• 100 gallons per capita per day (residential)
• 150 gallons per 1,000 sq. ft. per day (non-residential), except that:
○ schools shall have a level of service standard of 18 gpd per student;
○ hotels shall have a level of service standard of 100 gpd per room; and
○ parks have a level of service standard of 10 gpd per visitor</td></tr>
<tr><td>Solid Waste</td><td>7.02 lbs. per capita per day</td></tr>
<tr><td>Stormwater (drainage)</td><td>Stormwater treatment standards shall be consistent with the applicable requirements included in Chapter 62, F.A.C.
Drainage Level of Service Standards – Table 1:
<table>
<tr><th>Storm Event</th><th>Intensity of Rainfall (in.)</th><th>Development, Roads, and Drainage Facilities</th></tr>
<tr><td>10 year-1 day</td><td>7.4</td><td>Local Roads and Parking Lots</td></tr>
<tr><td>25 year-3 day</td><td>12</td><td>Arterial Roads, Collector Roads, Perimeter Berm and Peak Discharge</td></tr>
<tr><td>100 year-3 day, zero discharge</td><td>14</td><td>Finished Floors</td></tr>
</table></td></tr>
</table>

Service	Level of Service Standard

Minimum Elevation (NAVD 88)	Development, Roads, and Drainage Facilities
18.23	Local Road Crown
18.23	Parking Lots
19.23	Arterial and Collector Road Crown
19.83	Finished Floors

Policy CIE 1.2.2 The Land Development Regulations shall provide for the timely completion and maintenance of the capital improvements required by the Plan.

Policy CIE 1.2.3 Amend the Plan and Land Development Regulations as needed to maintain consistency between accepted methods of measuring the LOS on SIS or County thoroughfare roads and the most current methods adopted by the FDOT or County, respectively.

Objective CIE 1.3

Demonstrate the City's ability to provide the needed improvements identified in this Plan and to manage the land development process so that public facility needs created by development orders do not exceed the ability of the City to fund or require these facilities.

Policy CIE 1.3.1 In coordination with SID, ensure that new development bears a proportionate cost for public facility improvements by utilizing a variety of mechanisms to assess and collect impact fees, mobility fees, dedications and/or contributions from private development.

Policy CIE 1.3.2 Maintain and improve, as part of the Land Development Regulations, a concurrency management system for wastewater, solid waste, drainage, and potable water. The concurrency management system shall require that:

a) A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary public facilities and services are in place and available to serve the new development; or

b) At the time the development order or permit is issued, the necessary facilities, services are guaranteed in an enforceable development

agreement, pursuant to Section 163.3220-3243, Florida Statutes, to be in place and available to serve the new development at the time of the issuance of a certificate of occupancy or its functional equivalent; or

c) At the time of the issuance of a certificate of occupancy or its functional equivalent the necessary facilities, services and supply shall be in place and available to serve the new development.

Policy CIE 1.3.3 Develop and implement a mobility system, which may include mobility fees, proportionate share contributions, impact fees, concurrency or other techniques to ensure that transportation facilities are available within the City to meet established LOS standards for all new development. Coordinate with SID as to how revenue sources may be assessed, collected, shared, applied, and spent.

Policy CIE 1.3.4 Require developers to provide public facilities such as drainage, roads, water and wastewater lines, that are not otherwise being provided by SID. These facilities shall be designed and constructed according to City and SID standards.

Policy CIE 1.3.5 In coordination with SID, periodically evaluate the fees, assessments, and exactions necessary to balance the capital improvements needs and available revenue sources.

Table 8.1: 5-Year Schedule of Capital Improvements, Fiscal Years 2024-25 – 2029-30 ~~2018-19 – 2022-23~~

For the 5-Year Capital Improvements Schedule below:

- Road costs include costs of landscaping and the construction of bicycle lanes, sidewalks, and shared use paths.
- This table should be read in conjunction with the 5-Year Capital Improvement Schedule Construction Map for Road Segments, Stormwater Drainage Features, and Park.

5-Year Capital Improvements Schedule: Summary of Total Project Costs By Year									
Project Description	**Priority**	**FY 2017-18**	**FY 2018-19**	**FY 2019-20**	**FY 2020-21**	**FY 2021-22**	**FY 2022-23**	**Total Funding Amount**	**Funding Source***
Town Center Parkway Phase 1A (TCP-E2)	High	$1,808,668.19	-	-	-	-	-	$1,808,668.19	Developer / Bonds
Town Center Parkway Phase 2 (TCP-E3)	High	$1,598,871.00	-	-	-	-	-	$1,598,871.00	Developer / Bonds
Town Center Parkway South (TCP-E1)	High	$1,515,919.33	-	-	-	-	-	$1,515,919.33	Developer / Bonds
CS-E1	High	-	$744,996.14	-	-	-	-	$744,996.14	Developer / Bonds
Kingfisher (CS-E5)	High	-	$757,641.03	-	-	-	-	$757,641.03	Developer / Bonds
CS-E4	High	-	$762,430.31	-	-	-	-	$762,430.31	Developer / Bonds
Persimmon Phase 2 (PSM - E1a)	High	-	-	$1,671,350.56	-	-	-	$1,671,350.56	Developer / Bonds
Saddle Bay Drive	High	-	-	$710,000.00	-	-	-	$710,000.00	Developer / Bonds
CS-E2	High	-	-	$1,190,314.74	-	-	-	$1,190,314.74	Developer / Bonds
CS-P	High	-	-	-	$3,901,962.45	-	-	$3,901,962.45	Developer / Bonds
Persimmon West (CS-W2	High	-	-	-	-	$1,277,449.85	-	$1,277,449.85	Developer / Bonds
Community Park	High	-	$200,000.00	$3,300,000.00	-	-	-	$3,500,000.00	Developer / Bonds
Town Center Parkway (E-4, E-5)	High	-	-	-	-	-	$3,175,573.38	$3,175,573.38	Developer / Bonds
TOTAL		**$4,923,458.52**	**$2,465,067.48**	**$6,871,665.30**	**$3,901,962.45**	**$1,277,449.85**	**$3,175,573.38**	**$22,615,176.98**	Developer / Bonds

5-Year Capital Improvements Schedule: Summary of Total Project Costs By Year									
Project Description	**Priority**	**FY 2024-25**	**FY 2025-26**	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**Total Funding Amount**	**Funding Source***
Saddle Bay Drive	High	$ -	$ -	$ -	$ 996,660.00	$ -	$ -	$ 996,660.00	Developer / Bonds
Persimmon Blvd E Phase 5 (Up to Roundabout)	High	$ 967,678.00	$ -	$ -	$ -	$ -	$ -	$ 967,678.00	Developer / Bonds
Persimmon Blvd E Phase 6 (Up to 140th)	High	$ -	$ 3,045,923.00	$ 1,328,640.00	$ -	$ -	$ -	$ 4,374,563.00	Developer / Bonds
Persimmon Blvd W Phase 3	High	$ -	$ -	$ -	$ -	$ 1,251,225.00	$ -	$ 1,251,225.00	Developer / Bonds
Town Center Parkway SW Phase 3	High	$ -	$ -	$ -	$ -	$ -	$ 2,083,200.00	$ 2,083,200.00	Developer / Bonds
Town Center Parkway NW Phase 1	High	$ 1,036,945.00	$ 1,267,377.00	$ -	$ -	$ -	$ -	$ 2,304,322.00	Developer / Bonds
Town Center Parkway NW Phase 2	High	$ -	$ -	$ -	$ -	$ 1,713,660.00	$ -	$ 1,713,660.00	Developer / Bonds
Stormwater Management Lakes – Parcel V	High	$ 4,216,951.00	$ 221,945.00	$ -	$ -	$ -	$ -	$ 4,438,896.00	Developer / Bonds
Stormwater Management Lakes – Parcel U	High	$ 5,255,210.00	$ 927,390.00	$ -	$ -	$ -	$ -	$ 6,182,600.00	Developer / Bonds
Stormwater Management Lakes – Silverlake	High	$ -	$ 2,290,625.00	$ -	$ -	$ -	$ -	$ 2,290,625.00	Developer / Bonds
Stormwater Management Lakes – Parcel B	High	$ -	$ -	$ -	$ -	$ 1,700,635.00	$ -	$ 1,700,635.00	Developer / Bonds
Water Main from (Parcel V to SE Interconnect)	High	$ -	$ 243,000.00	$ -	$ -	$ -	$ -	$ 243,000.00	Developer / Bonds
Force Main from (Persimmon Phase 6 to SE Interconnect)	High	$ -	$ 305,200.00	$ -	$ -	$ -	$ -	$ 305,200.00	Developer / Bonds
Community Park (Parcel C-4)	High	$ 1,450,000.00	$ 3,165,000.00	$ 885,000.00	$ -	$ -	$ -	$ 5,500,000.00	Bonds
Seminole Improvement District Complex	High	$ 647,368.00	$ 1,817,632.00	$ -	$ -	$ -	$ -	$ 2,465,000.00	Bonds
TOTAL	-	**$ 13,574,152.00**	**$ 13,284,092.00**	**$ 2,213,640.00**	**$ 996,660.00**	**$ 4,665,520.00**	**$ 2,083,200.00**	**$ 36,817,264.00**	-

5-Year Capital Improvements Schedule: Potable Water Component									
Project Description	**Priority**	**FY 2017-18**	**FY 2018-19**	**FY 2019-20**	**FY 2020-21**	**FY 2021-22**	**FY 2022-23**	**Total Funding Amount**	**Funding Source***
Town Center Parkway Phase 1A (TCP-E2)	High	$135,781.00	-	-	-	-	-	$135,781.00	Developer / Bonds
Town Center Parkway Phase 2 (TCP-E3)	High	$130,149.26	-	-	-	-	-	$130,149.26	Developer / Bonds
Town Center Parkway South (TCP-E1)	High	$111,501.21	-	-	-	-	-	$111,501.21	Developer / Bonds
CS-E1	High	-	$108,160.00	-	-	-	-	$108,160.00	Developer / Bonds
Kingfisher (CS-E5)	High	-	$92,404.19	-	-	-	-	$92,404.19	Developer / Bonds
CS-E4	High	-	$91,127.20	-	-	-	-	$91,127.20	Developer / Bonds
Persimmon Phase 2 (PSM - E1a)	High	-	-	$125,317.80	-	-	-	$125,317.80	Developer / Bonds
Saddle Bay Drive	High	-	-	$91,000.00	-	-	-	$91,000.00	Developer / Bonds
CS-E2	High	-	-	$162,009.25	-	-	-	$162,009.25	Developer / Bonds
CS-P	High	-	-	-	$524,899.15	-	-	$524,899.15	Developer / Bonds
Persimmon West (CS-W2	High	-	-	-	-	$191,214.00	-	$191,214.00	Developer / Bonds
Town Center Parkway (E-4, E-5)	High	-	-	-	-	-	$238,758.84	$238,758.84	Developer / Bonds

5-Year Capital Improvements Schedule: Potable Water Component									
Project Description	**Priority**	**FY 2024-25**	**FY 2025-26**	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**Total Funding Amount**	**Funding Source***
Saddle Bay Drive	High	$ -	$ -	$ -	$ 182,730.00	$ -	$ -	$ 182,730.00	Developer / Bonds
Persimmon Blvd E Phase 5 (Up to Roundabout)	High	$ 151,146.00	$ -	$ -	$ -	$ -	$ -	$ 151,146.00	Developer / Bonds
Persimmon Blvd E Phase 6 (Up to 140th)	High	$ -	$ 359,000.00	$ 359,000.00	$ -	$ -	$ -	$ 718,000.00	Developer / Bonds
Persimmon Blvd W Phase 3	High	$ -	$ -	$ -	$ -	$ 212,708.00	$ -	$ 212,708.00	Developer / Bonds
Town Center Parkway SW Phase 3	High	$ -	$ -	$ -	$ -	$ -	$ 354,144.00	$ 354,144.00	Developer / Bonds
Town Center Parkway NW Phase 1	High	$ 176,281.00	$ 215,454.00	$ -	$ -	$ -	$ -	$ 391,735.00	Developer / Bonds
Town Center Parkway NW Phase 2	High	$ -	$ -	$ -	$ -	$ 291,220.00	$ -	$ 291,220.00	Developer / Bonds
Stormwater Management Lakes – Parcel V	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel U	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Silverlake	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel B	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Water Main from (Parcel V to SE Interconnect)	High	$ -	$ 235,710.00	$ -	$ -	$ -	$ -	$ 235,710.00	Developer / Bonds
Force Main from (Persimmon Phase 6 to SE Interconnect)	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Community Park (Parcel C-4)	High	$ 229,364.00	$ 500,645.00	$ 139,991.00	$ -	$ -	$ -	$ 870,000.00	Bonds
Seminole Improvement District Complex	High	$ 129,272.00	$ 362,959.00	$ -	$ -	$ -	$ -	$ 492,231.00	Bonds
TOTAL	-	**$ 686,063.00**	**$ 1,673,768.00**	**$ 498,991.00**	**$ 182,730.00**	**$ 503,928.00**	**$ 354,144.00**	**$ 3,899,624.00**	-

5-Year Capital Improvements Schedule: Wastewater Component									
Project Description	**Priority**	**FY 2017-18**	**FY 2018-19**	**FY 2019-20**	**FY 2020-21**	**FY 2021-22**	**FY 2022-23**	**Total Funding Amount**	**Funding Source***
Town Center Parkway Phase 1A (TCP-E2)	High	$95,925.00	-	-	-	-	-	$95,925.00	Developer / Bonds
Town Center Parkway Phase 2 (TCP-E3)	High	$91,954.48	-	-	-	-	-	$91,954.48	Developer / Bonds
Town Center Parkway South (TCP-E1)	High	$75,778.66	-	-	-	-	-	$75,778.66	Developer / Bonds
CS-E1	High	-	$41,344.00	-	-	-	-	$41,344.00	Developer / Bonds
Kingfisher (CS-E5)	High	-	$0.00	-	-	-	-	$0.00	Developer / Bonds
CS-E4	High	-	$64,943.67	-	-	-	-	$64,943.67	Developer / Bonds
Persimmon Phase 2 (PSM - E1a)	High	-	-	$65,242.04	-	-	-	$65,242.04	Developer / Bonds
Saddle Bay Drive	High	-	-	$64,500.00	-	-	-	$64,500.00	Developer / Bonds
CS-E2	High	-	-	$136,582.53	-	-	-	$136,582.53	Developer / Bonds
CS-P	High	-	-	-	$370,824.00	-	-	$370,824.00	Developer / Bonds
Persimmon West (CS-W2	High	-	-	-	-	$0.00	-	$0.00	Developer / Bonds
Town Center Parkway (E-4, E-5)	High	-	-	-	-	-	$157,508.38	$157,508.38	Developer / Bonds

5-Year Capital Improvements Schedule: Wastewater Component									
Project Description	**Priority**	**FY 2024-25**	**FY 2025-26**	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**Total Funding Amount**	**Funding Source***
Saddle Bay Drive	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Persimmon Blvd E Phase 5 (Up to Roundabout)	High	$ 77,001.00	$ -	$ -	$ -	$ -	$ -	$ 77,001.00	Developer / Bonds
Persimmon Blvd E Phase 6 (Up to 140th)	High	$ -	$ 121,640.00	$ 53,060.00	$ -	$ -	$ -	$ 174,700.00	Developer / Bonds
Persimmon Blvd W Phase 3	High	$ -	$ -	$ -	$ -	$ 50,049.00	$ -	$ 50,049.00	Developer / Bonds
Town Center Parkway SW Phase 3	High	$ -	$ -	$ -	$ -	$ -	$ 83,328.00	$ 83,328.00	Developer / Bonds
Town Center Parkway NW Phase 1	High	$ 41,478.00	$ 50,695.00	$ -	$ -	$ -	$ -	$ 92,173.00	Developer / Bonds
Town Center Parkway NW Phase 2	High	$ -	$ -	$ -	$ -	$ 68,546.00	$ -	$ 68,546.00	Developer / Bonds
Stormwater Management Lakes – Parcel V	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel U	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Silverlake	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel B	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Water Main from (Parcel V to SE Interconnect)	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Force Main from (Persimmon Phase 6 to SE Interconnect)	High	$ -	$ 296,044.00	$ -	$ -	$ -	$ -	$ 296,044.00	Developer / Bonds
Community Park (Parcel C-4)	High	$ 239,909.00	$ 523,664.00	$ 146,427.00	$ -	$ -	$ -	$ 910,000.00	Bonds
Seminole Improvement District Complex	High	$ 112,103.00	$ 314,754.00	$ -	$ -	$ -	$ -	$ 426,857.00	Bonds
TOTAL	-	**$ 470,491.00**	**$ 1,306,797.00**	**$ 199,487.00**	**$ -**	**$ 118,595.00**	**$ 83,328.00**	**$ 2,178,698.00**	-

5-Year Capital Improvements Schedule: Stormwater/Drainage Component									
Project Description	**Priority**	**FY 2017-18**	**FY 2018-19**	**FY 2019-20**	**FY 2020-21**	**FY 2021-22**	**FY 2022-23**	**Total Funding Amount**	**Funding Source***
Town Center Parkway Phase 1A (TCP-E2)	High	$240,003.00	-	-	-	-	-	$240,003.00	Developer / Bonds
Town Center Parkway Phase 2 (TCP-E3)	High	$230,077.24	-	-	-	-	-	$230,077.24	Developer / Bonds
Town Center Parkway South (TCP-E1)	High	$189,612.33	-	-	-	-	-	$189,612.33	Developer / Bonds
CS-E1	High	-	$183,930.00	-	-	-	-	$183,930.00	Developer / Bonds
Kingfisher (CS-E5)	High	-	$207,910.00	-	-	-	-	$207,910.00	Developer / Bonds
CS-E4	High	-	$162,508.46	-	-	-	-	$162,508.46	Developer / Bonds
Persimmon Phase 2 (PSM - E1a)	High	-	-	$213,108.01	-	-	-	$213,108.01	Developer / Bonds
Saddle Bay Drive	High	-	-	$155,000.00	-	-	-	$155,000.00	Developer / Bonds
CS-E2	High	-	-	$275,503.30	-	-	-	$275,503.30	Developer / Bonds
CS-P	High	-	-	-	$927,914.20	-	-	$927,914.20	Developer / Bonds
Persimmon West (CS-W2	High	-	-	-	-	$325,167.29	-	$325,167.29	Developer / Bonds
Town Center Parkway (E-4, E-5)	High	-	-	-	-	-	$394,115.30	$394,115.30	Developer / Bonds

5-Year Capital Improvements Schedule: Stormwater/Drainage Component									
Project Description	**Priority**	**FY 2024-25**	**FY 2025-26**	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**Total Funding Amount**	**Funding Source***
Saddle Bay Drive	High	$ -	$ -	$ -	$ 157,640.00	$ -	$ -	$ 157,640.00	Developer / Bonds
Persimmon Blvd E Phase 5 (Up to Roundabout)	High	$ 166,619.00	$ -	$ -	$ -	$ -	$ -	$ 166,619.00	Developer / Bonds
Persimmon Blvd E Phase 6 (Up to 140th)	High	$ -	$ 817,433.00	$ 356,567.00	$ -	$ -	$ -	$ 1,174,000.00	Developer / Bonds
Persimmon Blvd W Phase 3	High	$ -	$ -	$ -	$ -	$ 312,806.00	$ -	$ 312,806.00	Developer / Bonds
Town Center Parkway SW Phase 3	High	$ -	$ -	$ -	$ -	$ -	$ 520,800.00	$ 520,800.00	Developer / Bonds
Town Center Parkway NW Phase 1	High	$ 259,237.00	$ 316,844.00	$ -	$ -	$ -	$ -	$ 576,081.00	Developer / Bonds
Town Center Parkway NW Phase 2	High	$ -	$ -	$ -	$ -	$ 428,415.00	$ -	$ 428,415.00	Developer / Bonds
Stormwater Management Lakes – Parcel V	High	$ 4,216,951.00	$ 221,945.00	$ -	$ -	$ -	$ -	$ 4,438,896.00	Developer / Bonds
Stormwater Management Lakes – Parcel U	High	$ 5,255,210.00	$ 927,390.00	$ -	$ -	$ -	$ -	$ 6,182,600.00	Developer / Bonds
Stormwater Management Lakes – Silverlake	High	$ -	$ 2,290,625.00	$ -	$ -	$ -	$ -	$ 2,290,625.00	Developer / Bonds
Stormwater Management Lakes – Parcel B	High	$ -	$ -	$ -	$ -	$ 1,700,635.00	$ -	$ 1,700,635.00	Developer / Bonds
Water Main from (Parcel V to SE Interconnect)	High	$ -	-	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Force Main from (Persimmon Phase 6 to SE Interconnect)	High	$ -	-	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Community Park (Parcel C-4)	High	$ 135,773.00	$ 296,359.00	$ 82,868.00	$ -	$ -	$ -	$ 515,000.00	Bonds
Seminole Improvement District Complex	High	$ 95,944.00	$ 269,384.00	$ -	$ -	$ -	$ -	$ 365,328.00	Bonds
TOTAL	-	**$ 10,129,734.00**	**$ 5,139,980.00**	**$ 439,435.00**	**$ 157,640.00**	**$ 2,441,856.00**	**$ 520,800.00**	**$ 18,829,445.00**	-

5-Year Capital Improvements Schedule: Road Component									
Project Description	**Priority**	**FY 2017-18**	**FY 2018-19**	**FY 2019-20**	**FY 2020-21**	**FY 2021-22**	**FY 2022-23**	**Total Funding Amount**	**Funding Source***
Town Center Parkway Phase 1A (TCP-E2)	High	$938,202.19	-	-	-	-	-	$938,202.19	Developer / Bonds
Town Center Parkway Phase 2 (TCP-E3)	High	$713,617.60	-	-	-	-	-	$713,617.60	Developer / Bonds
Town Center Parkway South (TCP-E1)	High	$780,998.55	-	-	-	-	-	$780,998.55	Developer / Bonds
CS-E1	High	-	$296,071.37	-	-	-	-	$296,071.37	Developer / Bonds
Kingfisher (CS-E5)	High	-	$328,868.46	-	-	-	-	$328,868.46	Developer / Bonds
CS-E4	High	-	$325,550.97	-	-	-	-	$325,550.97	Developer / Bonds
Persimmon Phase 2 (PSM - E1a)	High	-	-	$1,020,717.00	-	-	-	$1,020,717.00	Developer / Bonds
Saddle Bay Drive	High	-	-	$282,600.00	-	-	-	$282,600.00	Developer / Bonds
CS-E2	High	-	-	$444,599.64	-	-	-	$444,599.64	Developer / Bonds
CS-P	High	-	-	-	$1,328,556.50	-	-	$1,328,556.50	Developer / Bonds
Persimmon West (CS-W2	High	-	-	-	-	$392,522.79	-	$392,522.79	Developer / Bonds
Town Center Parkway (E-4, E-5)	High	-	-	-	-	-	$1,641,291.44	$1,641,291.44	Developer / Bonds

5-Year Capital Improvements Schedule: Road Component									
Project Description	**Priority**	**FY 2024-25**	**FY 2025-26**	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**Total Funding Amount**	**Funding Source***
Saddle Bay Drive	High	$ -	$ -	$ -	$ 458,290.00	$ -	$ -	$ 458,290.00	Developer / Bonds
Persimmon Blvd E Phase 5 (Up to Roundabout)	High	$ 372,257.00	$ -	$ -	$ -	$ -	$ -	$ 372,257.00	Developer / Bonds
Persimmon Blvd E Phase 6 (Up to 140th)	High	$ -	$ 1,074,779.00	$ 468,821.00	$ -	$ -	$ -	$ 1,543,600.00	Developer / Bonds
Persimmon Blvd W Phase 3	High	$ -	$ -	$ -	$ -	$ 462,953.00	$ -	$ 462,953.00	Developer / Bonds
Town Center Parkway SW Phase 3	High	$ -	$ -	$ -	$ -	$ -	$ 770,784.00	$ 770,784.00	Developer / Bonds
Town Center Parkway NW Phase 1	High	$ 383,669.00	$ 468,930.00	$ -	$ -	$ -	$ -	$ 852,599.00	Developer / Bonds
Town Center Parkway NW Phase 2	High	$ -	$ -	$ -	$ -	$ 634,054.00	$ -	$ 634,054.00	Developer / Bonds
Stormwater Management Lakes – Parcel V	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel U	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Silverlake	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel B	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Water Main from (Parcel V to SE Interconnect)	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Force Main from (Persimmon Phase 6 to SE Interconnect)	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Community Park (Parcel C-4)	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Bonds
Seminole Improvement District Complex	High	$ 208,047.00	$ 584,137.00	$ -	$ -	$ -	$ -	$ 792,184.00	Bonds
TOTAL	-	**$ 963,973.00**	**$ 2,127,846.00**	**$ 468,821.00**	**$ 458,290.00**	**$ 1,097,007.00**	**$ 770,784.00**	**$ 5,886,721.00**	-

5-Year Capital Improvements Schedule: Reuse Component									
Project Description	**Priority**	**FY 2017-18**	**FY 2018-19**	**FY 2019-20**	**FY 2020-21**	**FY 2021-22**	**FY 2022-23**	**Total Funding Amount**	**Funding Source***
Town Center Parkway Phase 1A (TCP-E2)	High	$98,757.00	-	-	-	-	-	$98,757.00	Developer / Bonds
Town Center Parkway Phase 2 (TCP-E3)	High	$192,727.42	-	-	-	-	-	$192,727.42	Developer / Bonds
Town Center Parkway South (TCP-E1)	High	$158,831.42	-	-	-	-	-	$158,831.42	Developer / Bonds
CS-E1	High	-	$58,797.61	-	-	-	-	$58,797.61	Developer / Bonds
Kingfisher (CS-E5)	High	-	$66,463.18	-	-	-	-	$66,463.18	Developer / Bonds
CS-E4	High	-	$66,861.01	-	-	-	-	$66,861.01	Developer / Bonds
Persimmon Phase 2 (PSM - E1a)	High	-	-	$178,512.90	-	-	-	$178,512.90	Developer / Bonds
Saddle Bay Drive	High	-	-	$65,900.00	-	-	-	$65,900.00	Developer / Bonds
CS-E2	High	-	-	$88,070.89	-	-	-	$88,070.89	Developer / Bonds
CS-P	High	-	-	-	$381,722.60	-	-	$381,722.60	Developer / Bonds
Persimmon West (CS-W2	High	-	-	-	-	$161,203.77	-	$161,203.77	Developer / Bonds
Town Center Parkway (E-4, E-5)	High	-	-	-	-	-	$330,136.20	$330,136.20	Developer / Bonds

5-Year Capital Improvements Schedule: Reuse Component									
Project Description	**Priority**	**FY 2024-25**	**FY 2025-26**	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**Total Funding Amount**	**Funding Source***
Saddle Bay Drive	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Persimmon Blvd E Phase 5 (Up to Roundabout)	High	$ 97,425.00	$ -	$ -	$ -	$ -	$ -	$ 97,425.00	Developer / Bonds
Persimmon Blvd E Phase 6 (Up to 140th)	High	$ -	$ 182,495.00	$ 79,605.00	$ -	$ -	$ -	$ 262,100.00	Developer / Bonds
Persimmon Blvd W Phase 3	High	$ -	$ -	$ -	$ -	$ 62,562.00	$ -	$ 62,562.00	Developer / Bonds
Town Center Parkway SW Phase 3	High	$ -	$ -	$ -	$ -	$ -	$ 104,160.00	$ 104,160.00	Developer / Bonds
Town Center Parkway NW Phase 1	High	$ 51,847.00	$ 63,368.00	$ -	$ -	$ -	$ -	$ 115,215.00	Developer / Bonds
Town Center Parkway NW Phase 2	High	$ -	$ -	$ -	$ -	$ 85,786.00	$ -	$ 85,786.00	Developer / Bonds
Stormwater Management Lakes – Parcel V	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel U	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Silverlake	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel B	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Water Main from (Parcel V to SE Interconnect)	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Force Main from (Persimmon Phase 6 to SE Interconnect)	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Community Park (Parcel C-4)	High	$ 113,364.00	$ 247,445.00	$ 69,191.00	$ -	$ -	$ -	$ 430,000.00	Bonds
Seminole Improvement District Complex	High	$ 80,795.00	$ 226,849.00	$ -	$ -	$ -	$ -	$ 307,644.00	Bonds
TOTAL	-	**$ 343,431.00**	**$ 720,157.00**	**$ 148,796.00**	**$ -**	**$ 148,348.00**	**$ 104,160.00**	**$ 1,464,892.00**	-

~~5-Year Capital Improvements Schedule: Design and Permitting~~									
~~Project Description~~	~~Priority~~	~~FY 2017-18~~	~~FY 2018-19~~	~~FY 2019-20~~	~~FY 2020-21~~	~~FY 2021-22~~	~~FY 2022-23~~	~~Total Funding Amount~~	~~Funding Source*~~
~~Town Center Parkway Phase 1A (TCP-E2)~~	~~High~~	~~$300,000.00~~	-	-	-	-	-	~~$300,000.00~~	~~Developer / Bonds~~
~~Town Center Parkway Phase 2 (TCP-E3)~~	~~High~~	~~$240,345.00~~	-	-	-	-	-	~~$240,345.00~~	~~Developer / Bonds~~
~~Town Center Parkway South (TCP-E1)~~	~~High~~	~~$199,197.16~~	-	-	-	-	-	~~$199,197.16~~	~~Developer / Bonds~~
~~CS-E1~~	~~High~~	-	~~$56,693.16~~	-	-	-	-	~~$56,693.16~~	~~Developer / Bonds~~
~~Kingfisher (CS-E5)~~	~~High~~	-	~~$61,995.20~~	-	-	-	-	~~$61,995.20~~	~~Developer / Bonds~~
~~CS-E4~~	~~High~~	-	~~$51,439.00~~	-	-	-	-	~~$51,439.00~~	~~Developer / Bonds~~
~~Persimmon Phase 2 (PSM - E1a)~~	~~High~~	-	-	~~$68,452.81~~	-	-	-	~~$68,452.81~~	~~Developer / Bonds~~
~~Saddle Bay Drive~~	~~High~~	-	-	~~$51,000.00~~	-	-	-	~~$51,000.00~~	~~Developer / Bonds~~
~~CS-E2~~	~~High~~	-	-	~~$83,549.13~~	-	-	-	~~$83,549.13~~	~~Developer / Bonds~~
~~CS-P~~	~~High~~	-	-	-	~~$368,046.00~~	-	-	~~$368,046.00~~	~~Developer / Bonds~~
~~Persimmon West (CS-W2~~	~~High~~	-	-	-	-	~~$207,342.00~~	-	~~$207,342.00~~	~~Developer / Bonds~~
~~Town Center Parkway (E-4, E-5)~~	~~High~~	-	-	-	-	-	~~$413,763.22~~	~~$413,763.22~~	~~Developer / Bonds~~
~~Community Park~~	~~High~~	-	~~$200,000~~	-	-	-	-	~~$200,000~~	~~Developer / Bonds~~

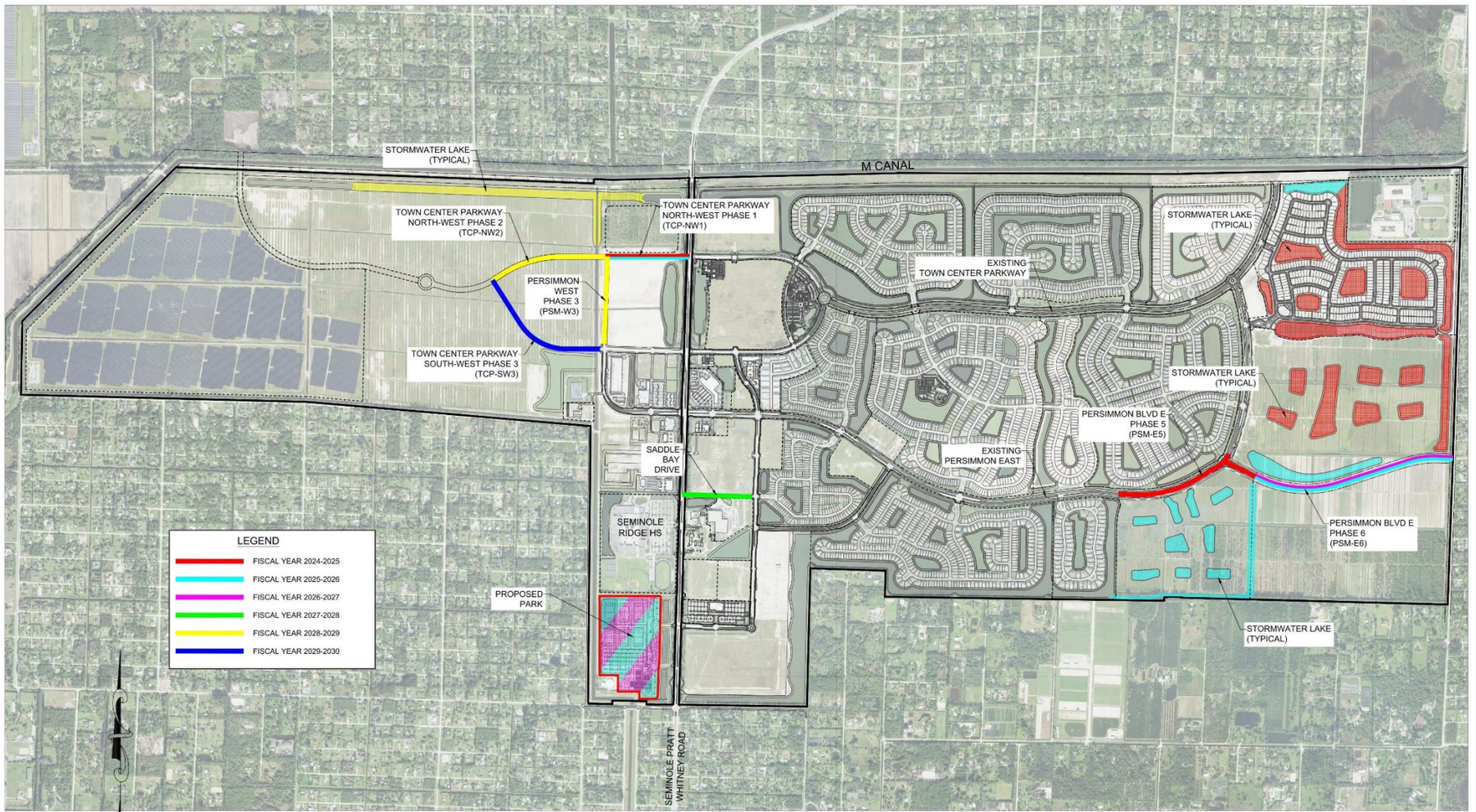
5-Year Capital Improvements Schedule: Design and Permitting Component									
Project Description	**Priority**	**FY 2024-25**	**FY 2025-26**	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**Total Funding Amount**	**Funding Source***
Saddle Bay Drive	High	$ -	$ -	$ -	$ 198,000.00	$ -	$ -	$ 198,000.00	Developer / Bonds
Persimmon Blvd E Phase 5 (Up to Roundabout)	High	$ 103,230.00	$ -	$ -	$ -	$ -	$ -	$ 103,230.00	Developer / Bonds
Persimmon Blvd E Phase 6 (Up to 140th)	High	$ -	$ 349,646.00	$ 152,517.00	$ -	$ -	$ -	$ 502,163.00	Developer / Bonds
Persimmon Blvd W Phase 3	High	$ -	$ -	$ -	$ -	$ 150,147.00	$ -	$ 150,147.00	Developer / Bonds
Town Center Parkway SW Phase 3	High	$ -	$ -	$ -	$ -	$ -	$ 249,984.00	$ 249,984.00	Developer / Bonds
Town Center Parkway NW Phase 1	High	$ 124,434.00	$ 152,085.00	$ -	$ -	$ -	$ -	$ 276,519.00	Developer / Bonds
Town Center Parkway NW Phase 2	High	$ -	$ -	$ -	$ -	$ 205,639.00	$ -	$ 205,639.00	Developer / Bonds
Stormwater Management Lakes – Parcel V	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel U	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Silverlake	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel B	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Water Main from (Parcel V to SE Interconnect)	High	$ -	$ 7,290.00	$ -	$ -	$ -	$ -	$ 7,290.00	Developer / Bonds
Force Main from (Persimmon Phase 6 to SE Interconnect)	High	$ -	$ 9,156.00	$ -	$ -	$ -	$ -	$ 9,156.00	Developer / Bonds
Community Park (Parcel C-4)	High	$ 59,318.00	$ 129,477.00	$ 36,205.00	$ -	$ -	$ -	$ 225,000.00	Bonds
Seminole Improvement District Complex	High	$ 21,208.00	$ 59,548.00	$ -	$ -	$ -	$ -	$ 80,756.00	Bonds
TOTAL	-	**$ 308,190.00**	**$ 707,202.00**	**$ 188,722.00**	**$ 198,000.00**	**$ 355,786.00**	**$ 249,984.00**	**$ 2,007,884.00**	-

~~5-Year Capital Improvements Schedule: Community Park~~									
~~Project Description~~	~~Priority~~	~~FY 2017-18~~	~~FY 2018-19~~	~~FY 2019-20~~	~~FY 2020-21~~	~~FY 2021-22~~	~~FY 2022-23~~	~~Total Funding Amount~~	~~Funding Source*~~
~~Community Park~~	-	-	-	~~$3,300,000.00~~	-	-	-	~~$3,300,000.00~~	~~Developer / Bonds~~

~~*SID will provide infrastructure through financing, special assessments, or developer contributions; which may include developer constructing the improvements and turning the same over to SID or the City, as appropriate~~

5-Year Capital Improvements Schedule: Community Park									
Project Description	Priority	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	Total Funding Amount	Funding Source*
Community Park (Parcel C-4)	High	$ 1,450,000.00	$ 3,165,000.00	$ 885,000.00	$ -	$ -	$ -	$ 5,500,000.00	Bonds
TOTAL	-	**$ 1,450,000.00**	**$ 3,165,000.00**	**$ 885,000.00**	**$ -**	**$ -**	**$ -**	**$ 5,500,000.00**	-

*SID will provide infrastructure through financing, special assessments, or developer contributions; which may include developer constructing the improvements and turning the same over to SID or the City, as appropriate.


STORMWATER LAKE (TYPICAL)
M CANAL
TOWN CENTER PARKWAY NORTH-WEST PHASE 2 (TCP-NW2)
TOWN CENTER PARKWAY NORTH-WEST PHASE 1 (TCP-NW1)
STORMWATER LAKE (TYPICAL)
EXISTING TOWN CENTER PARKWAY
PERSIMMON WEST PHASE 3 (PSM-W3)
TOWN CENTER PARKWAY SOUTH-WEST PHASE 3 (TCP-SW3)
STORMWATER LAKE (TYPICAL)
PERSIMMON BLVD E PHASE 5 (PSM-E5)
SADDLE BAY DRIVE
EXISTING PERSIMMON EAST
SEMINOLE RIDGE HS
PERSIMMON BLVD E PHASE 6 (PSM-E6)
PROPOSED PARK
STORMWATER LAKE (TYPICAL)
SEMINOLE PRATT WHITNEY ROAD
LEGEND
FISCAL YEAR 2024-2025
FISCAL YEAR 2025-2026
FISCAL YEAR 2026-2027
FISCAL YEAR 2027-2028
FISCAL YEAR 2028-2029
FISCAL YEAR 2029-2030
NORTH
GRAPHIC SCALE
(IN FEET)
1 inch = 800 ft.
SID SEMINOLE Improvement District
5-YEAR CAPITAL IMPROVEMENT SCHEDULE
CONSTRUCTION MAP FOR ROAD SEGMENTS, STORMWATER DRAINAGE FEATURES & PARK
WESTLAKE, FLORIDA
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452
REVISIONS
DATE
BY
FILE NAME: SID SPW CULVERT PLANDWG
DATE 07/29/2025
DRAWN BY RHT
F.B. / PG. N/A
SCALE 1"=800'
JOB #6500
SHT.NO.
INF MAP 4.2

POLICY DOCUMENT

Goals, Objectives, and Policies

INTERGOVERNMENTAL COORDINATION

CHAPTER 9. INTERGOVERNMENTAL COORDINATION ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL ICE 1

PROVIDE EFFECTIVE INTERGOVERNMENTAL COORDINATION FOR THE 10- AND 20-YEAR PLANNING HORIZONS.

Objective ICE 1.1

Continue to coordinate with Palm Beach County, adjacent municipalities, special districts, and other regional and local agencies as necessary and appropriate.

Policy ICE 1.1.1 Consider the Treasure Coast Regional Planning Council (TCRPC) Regional Policy Plan, the Palm Beach County Comprehensive Plan, the comprehensive plans of adjacent local governments, and the South Florida Water Management District's 2024 ~~2013~~ Lower East Coast Water Supply Plan Update in developing and amending the Plan.

Policy ICE 1.1.2 Consider the particular effects of the Plan, when adopted, on the development of adjacent municipalities, Palm Beach County, adjacent counties, or the region, or upon the state comprehensive plan, as the case may require, during amendments to the Plan.

Policy ICE 1.1.3 Participate in the TCRPC's dispute resolution process to bring intergovernmental disputes to closure in a timely manner.

Policy ICE 1.1.4 Continue to participate in the Intergovernmental Plan Amendment Review Committee (IPARC) in order to ensure communication and coordination with other governmental entities on comprehensive planning issues.

Policy ICE 1.1.5 The City Council, at a public hearing, shall evaluate whether joint planning areas are appropriate to address annexation, municipal incorporation, joint infrastructure, and other possible joint planning issues that may arise from time to time. At the public hearing, the City Council's evaluation will consider the cost efficiency and effectiveness of joint planning areas for those issues. The City will enter into joint planning agreements to address planning for municipal service needs as necessary.

Policy ICE 1.1.6 Implement annexation review procedures for evaluating the consistency of proposed municipal annexations with Chapter 171, Florida Statutes. The annexation review procedures shall address the following:

a) Inter-agency coordination;
b) Impact on service delivery;
c) Consistency with Chapter 171, Florida Statutes;
d) Interlocal agreements for service delivery;
e) Consistency of future land use designations;
f) Facilitation/mediation of interjurisdictional conflicts resulting from annexation.

Policy ICE 1.1.7 Continue to coordinate with federal, state, and local governments and agencies regarding storm preparedness and emergency management for safe and timely evacuation and appropriate sheltering.

Policy ICE 1.1.8 The City Council, at a public hearing, and upon the advice of the City Manager and City Attorney, shall evaluate and consider entering into interlocal agreements to address any of the subject matter otherwise addressed in this Element.

Policy ICE 1.1.9 ~~Within one year after the initial adoption of the Plan, establish (or join) an~~ Join an interlocal or other formal coordination mechanism that addresses the impacts of development proposed in the Plan upon development in adjacent municipalities and Palm Beach County and establishment of level of service standards for any public facilities with any state, regional, or local entity having operational and maintenance responsibility for such facilities within the City. Coordination mechanisms with regard to level of service standards on collector and arterial roadways shall be consistent with the Palm Beach County Charter and Palm Beach County Traffic Performance Standards Ordinance, Article 12 ULDC.

Policy ICE 1.1.10 Continue to coordinate with the City of West Palm Beach regarding protection of the City of West Palm Beach Water Catchment Area.

Objective ICE 1.2

Continue to coordinate with the School District ~~Board~~ of Palm Beach County, SID, and other units of local government providing services but not having regulatory authority over the use of land regarding adequate public school facilities, school sites, and population projections.

Policy ICE 1.2.1 Continue to share data and analysis regarding the City's population projections with the School District ~~Board~~ and other units of local government on an annual basis. Monitor population projections prepared by the School

District ~~Board~~, SID, and other units of local government to determine consistencies and differences with the City's population projections and work with these entities on population projections.

Policy ICE 1.2.2

Continue to participate in the 2015 Interlocal Agreement for Coordinated Planning, which implements the School Capacity Availability Determination (SCAD) process, to ensure adequate school facilities are available to meet the needs of the City's residents. ~~Comprehensive Palm Amendment Coordinated Review Interlocal Agreement dated October, 1993 in effect at the time of adoption of this Comprehensive Plan, and the Multi-Jurisdictional Issues Coordination Forum Interlocal Agreement dated October, 1993 in effect at the time of the adoption of this Comprehensive Plan to ensure adequate school facilities are available to meet the needs of the City's residents.~~

Objective ICE 1.3

Continue to coordinate with units of government providing services but not having regulatory authority over the use of land within the City.

Policy ICE 1.3.1

Continue to coordinate with Federal, State, and County authorities to ensure that the City receives a proportionate share of revenue allocations, facilities, and service improvements.

Policy ICE 1.3.2

The following joint processes for collaborative planning and decision making on the location and extension of public facilities subject to concurrency and/or the siting of facilities with countywide significance shall be implemented:

a) Implement the Interlocal Agreement between the City of Westlake and the Seminole Improvement District Regarding the Provision of Certain Services, Infrastructure, and Public Facilities in the City of Westlake and for Assurance of Non-Duplication of Services dated March 2018 ("SID-Westlake Interlocal").
b) Recognize and comply with the provisions of the Palm Beach County Traffic Performance Standards Ordinance, Article 12 ULDC, as they apply.
c) Coordinate with the ~~Palm Beach Transportation Planning Agency (TPA)~~ Palm Beach Metropolitan Planning Organization (MPO) concerning the siting of facilities in Palm Beach ~~TPA 2040~~ MPO 2050 Long Range Transportation Plan adopted ~~October 16, 2014~~ December 2024.
d) Coordinate with Palm Beach County concerning the siting of facilities in the Palm Beach County 5-Year Road Plan.
e) Collaborate with other local governments concerning the siting of facilities of countywide significance, including locally unwanted

land uses whose nature and identity have been established in an Agreement.

Policy ICE 1.3.3 Continue to coordinate with the South Florida Water Management District and Palm Beach County on the implementation of the ~~2013~~ 2024 Lower East Coast Water Supply Plan Update.

Policy ICE 1.3.4 Continue to participate as a municipality within Palm Beach County's Fire/Rescue Municipal Service Taxing Unit for Fire-Rescue, Fire Protection, Advanced Life Support (or Similar Emergency Services), Fire Code Enforcement and Other Necessary and Incidental Services.

Policy ICE 1.3.5 Continue to engage Palm Beach County Sheriff's Office for the provision of police services.

Policy ICE 1.3.6 Continue to implement the SID-Westlake Interlocal, which contains the mechanisms for coordination between SID and the City for planning, funding, constructing, maintaining, and evaluating needed public facilities and infrastructure, and where appropriate, development orders.

PRIVATE PROPERTY RIGHTS

CHAPTER 10. PRIVATE PROPERTY RIGHTS ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL PPR 1

ENSURE PRIVATE PROPERTY RIGHTS ARE CONSIDERED IN LOCAL DECISION-MAKING TO RESPECT JUDICIALLY ACKNOWLEDGED AND CONSTITUTIONALLY PROTECTED PRIVATE PROPERTY RIGHTS AND WITH RESPECT FOR PEOPLE'S RIGHTS TO PARTICIPATE IN DECISIONS THAT AFFECT THEIR LIVES AND PROPERTY FOR THE 10- AND 20-YEAR PLANNING HORIZONS.

Objective PPR 1.1

Private property rights shall be considered in local decision-making based upon the following policies.

Policy PPR 1.1.1 Property owners shall have the right to physically possess and control their interests in the property, including easements, leases, or mineral rights.

Policy PPR 1.1.2 Property owners shall have the right to use, maintain, develop, and improve their property for personal use or the use of any other person, subject to state law and local ordinances.

Policy PPR 1.1.3 Property owners shall have the right to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy PPR 1.1.4 Property owners shall have the right to dispose of their property through sale or gift.

Objective PPR 2.1

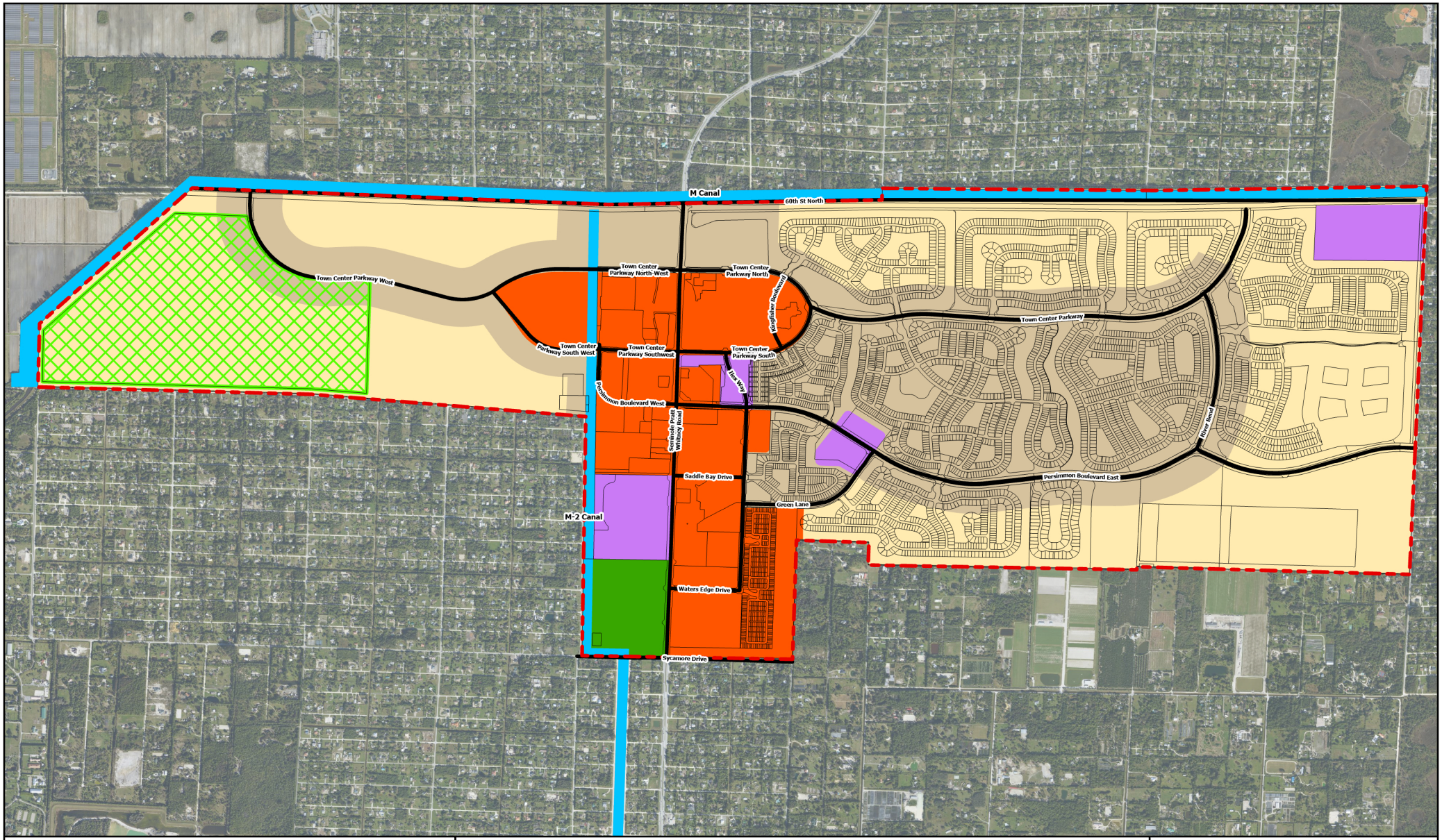
Decision-making will be transparent, reliable, and predictable so that all people may participate in decisions that affect their lives and property.

Policy PPR 2.1.1 All development applications, including comprehensive plan amendments, shall be made available for public review and an affected person/party shall be provided equal opportunity for participation of in all associated hearings.

CITY OF WESTLAKE

2050

MAP SERIES



FLU Map 2.1

2050 Future Land Use Map

City of Westlake Comprehensive Plan

Revision Date: April 2026

Future Land Use

- Residential1
- Residential2
- Downtown Mixed-Use
- Civic
- Open Space and Recreation
- Solar Energy Overlay

Other

- Roads
- Major Canals
- Westlake City Boundary
- Parcels

*Note: The illustration of the road shows preliminary alignments

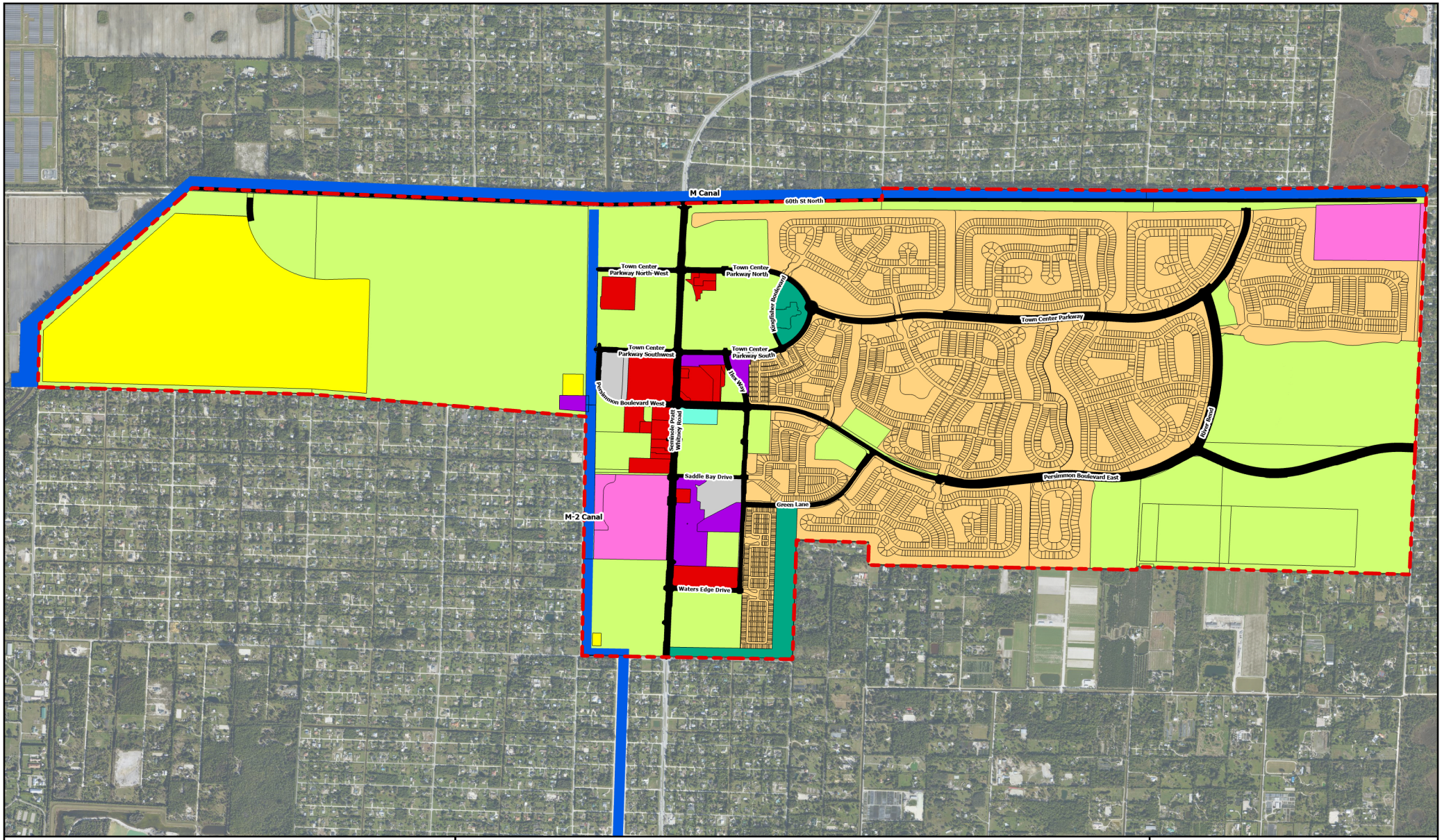
N

Note:
The City maintains the GIS data used to create this map.
Data available upon request.

0 1,500 3,000 4,500 Feet

124

Florida Technical Consultants



FLU Map 2.2

Existing Land Use Map

City of Westlake Comprehensive Plan

Revision Date: November 2025

Existing Land Use

- Civic
- Commercial
- Education
- Industrial
- Medical
- ROW
- Recreation
- Residential
- Utility
- Vacant

Other

- Westlake City Boundary
- Parcels
- Major Canals

N

Note:
The City maintains the GIS data used to create this map.
Data available upon request.

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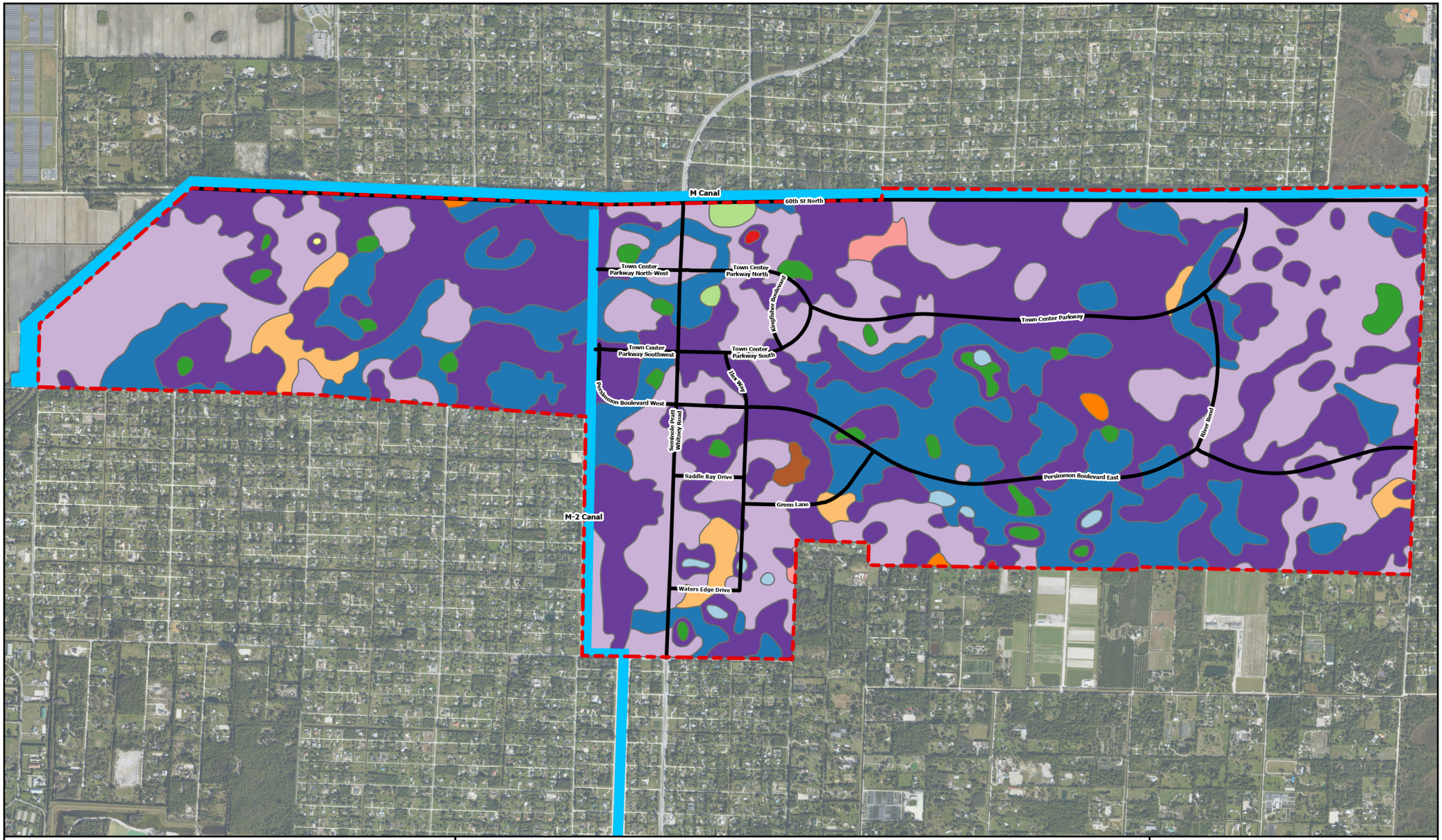
125 et

Florida Technical Consultants



FLU Map 2.3

Minerals and Soils Map

City of Westlake Comprehensive Plan

Revision Date: November 2025

Soils

- Arents-Urban Land Complex, Organic Substratum
- Brynwood Fine Sand
- Chobee Fine Sandy Loam
- Cypress Lake Fine Sand
- Floridana Fine Sand
- Okeelanta Muck
- Pineda Fine Sand
- Pinellas Fine Sand
- Riviera Fine Sand
- Riviera Fine Sand, Frequently Ponded
- Tequesta Muck
- Wabasso Fine Sand

Other

- Roads
- Major Canals
- Westlake City Boundary

*Source: U.S. Department of Agriculture, Natural Resources Conservation Service, 2025

N

Note:
The City maintains the GIS data used to create this map.
Data available upon request.

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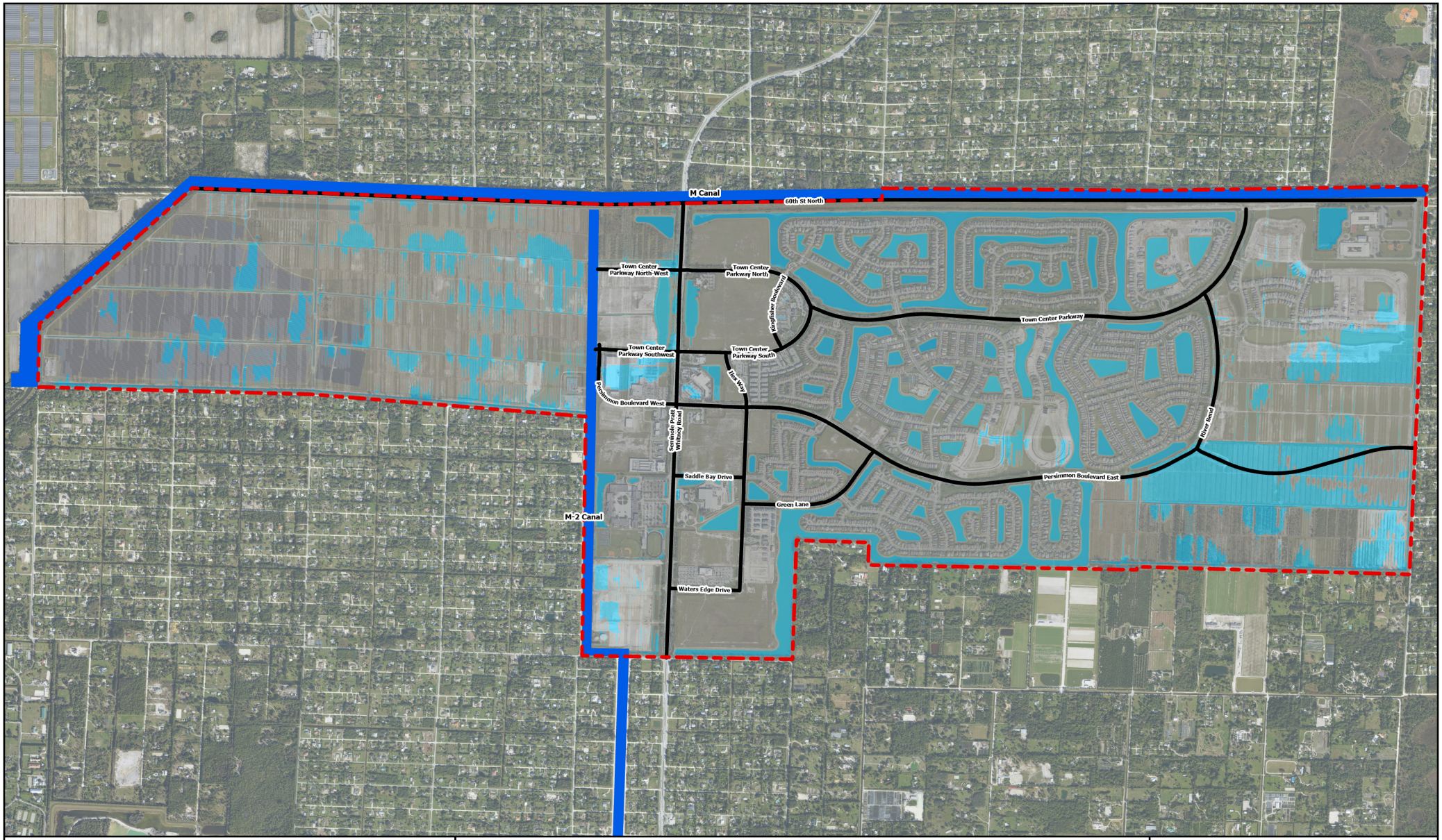
Florida Technical Consultants



FLU Map 2.4

Floodplain Map

City of Westlake Comprehensive Plan

Revision Date: November 2025

Floodplain Map

- AE
- X

Other

- Westlake City Boundary
- Roads
- Major Canals

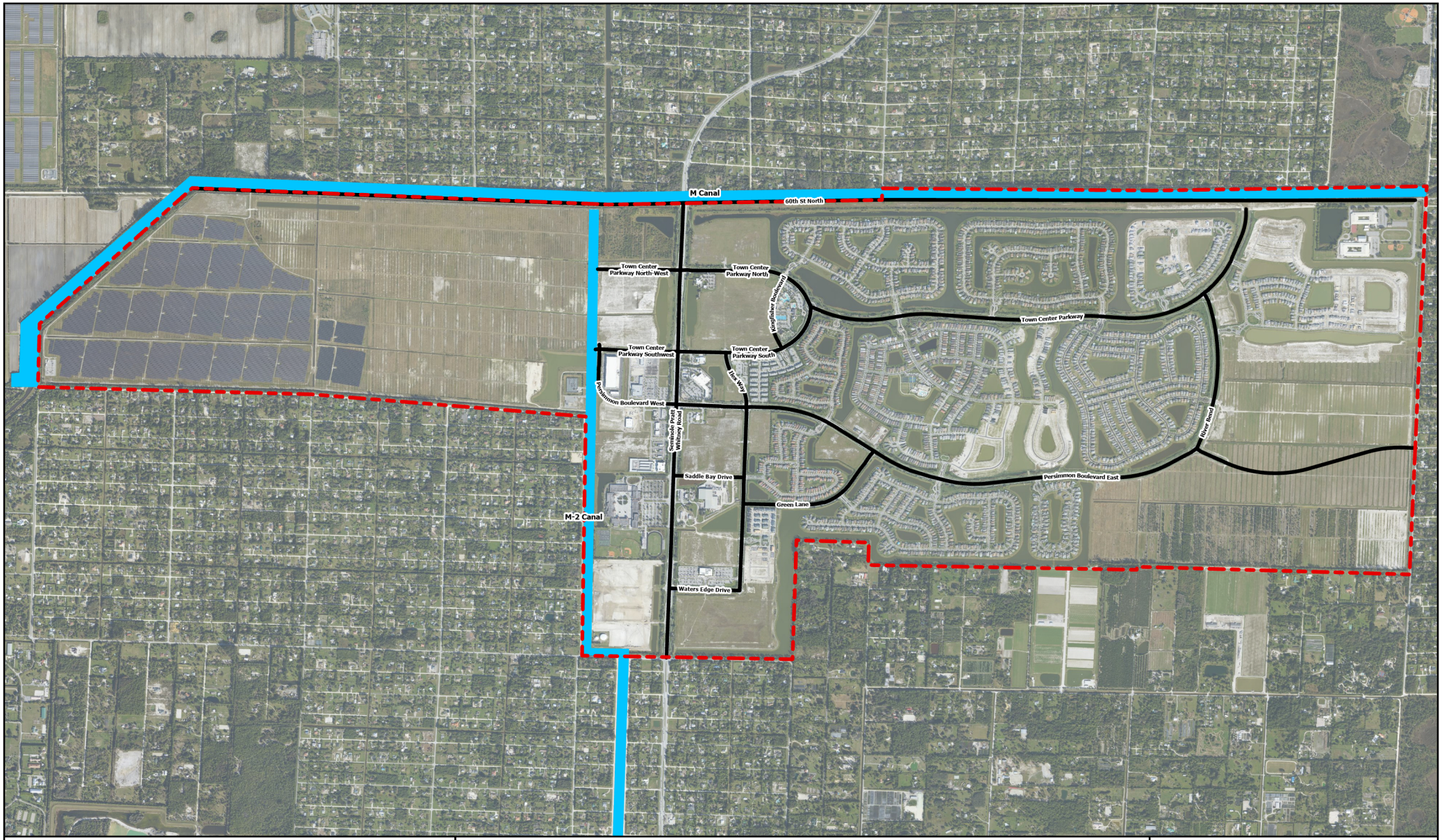
*Source: Flood Insurance Rate Map, effective August 4, 2025

N

Note:
The City maintains the GIS data used to create this map.
Data available upon request.

0 1,500 3,000 4,500 Feet

Florida Technical Consultants



FLU Map 2.5

Existing and Planning Public Potable Waterwells, Cones of Influence and Wellhead Protection Areas

City of Westlake Comprehensive Plan

Revision Date: November 2025

Other

- Roads
- Major Canals
- Westlake City Boundary

*Note 1: There are currently no existing or planned potable waterwells, cones of influence, or wellhead protection areas within the City.

Note 2: The M Canal is part of the West Palm Beach public water supply system

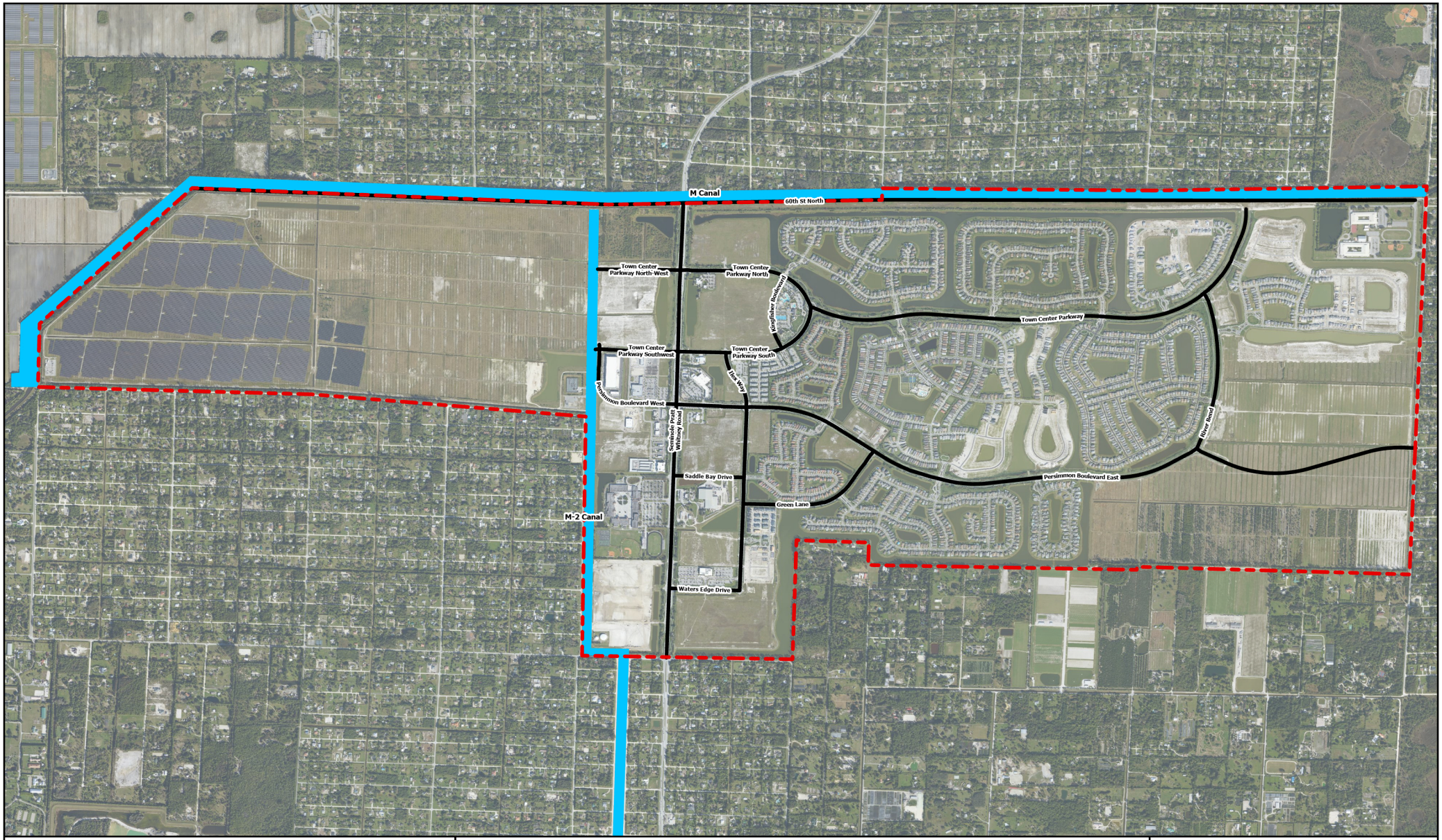
N

Note:
The City maintains the GIS data used to create this map.
Data available upon request.

0 1,500 3,000 4,500 Feet

128

Florida Technical Consultants



FLU Map 2.6

Wetlands Map

City of Westlake Comprehensive Plan

Revision Date: November 2025

Other

- Roads
- Major Canals
- Westlake City Boundary

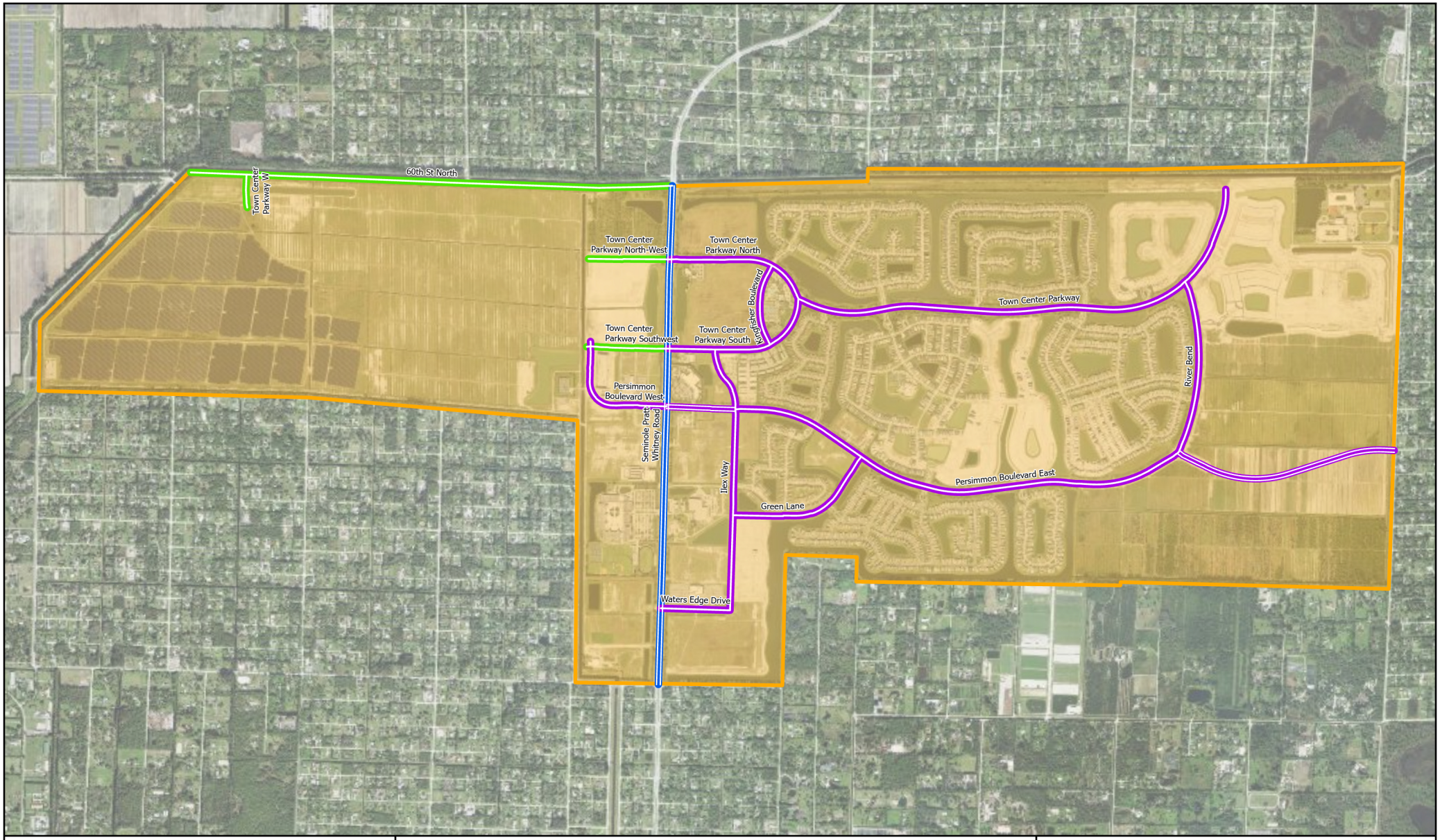
*Note: The City of Westlake does not have any wetlands

N

Note:
The City maintains the GIS data used to create this map.
Data available upon request.

0 1,500 3,000 4,500 Feet

Florida Technical Consultants



CITY OF WESTLAKE FLORIDA EST. 2016

SID SEMINOLE Improvement District

TE Map 3.1

Existing Circulation and Functional Classification Map

Legend

- City Boundary
- Major Collector
- Minor Arterial
- Minor Collector

Lane Count

- 2
- 4

N

W E

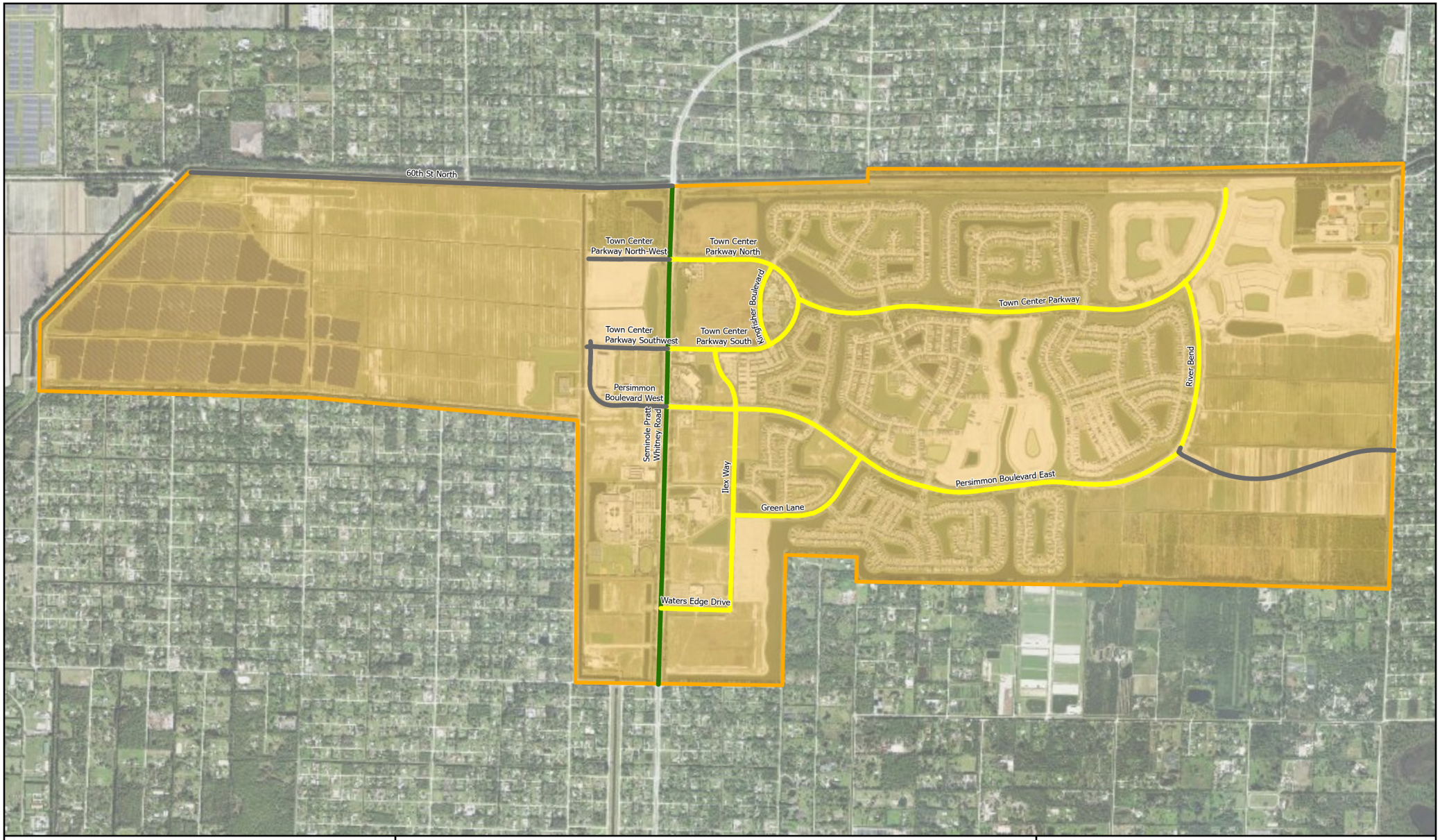
S

Date: 8/29/2025

0 1,500 3,000 4,500 6,000 ft

130

Florida Technical Consultants



TE Map 3.2

Existing Roadway Level of Service Map

Legend

City Boundary

Level of Service

- LOS B
- LOS C
- n/a

N

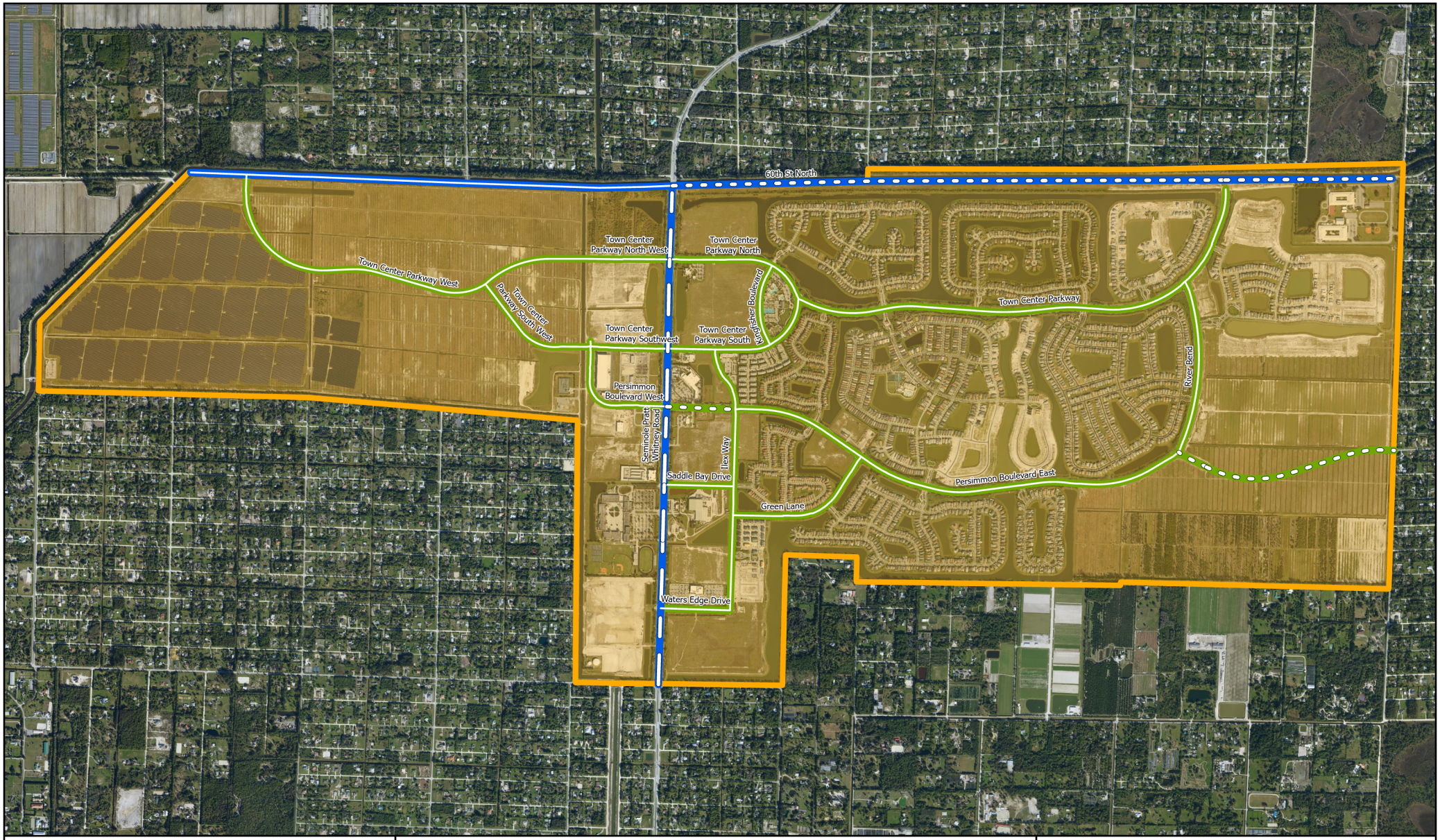
W E

S

Date: 8/29/2025

0 1,500 3,000 4,500 6,000 ft

Florida Technical Consultants



CITY OF WESTLAKE FLORIDA EST. 2016

SID SEMINOLE Improvement District

TE Map 3.3

2040 Future Traffic Circulation Map

Legend

City Boundary

Owner

City

County

Lane Count

2

4

6

N

W E

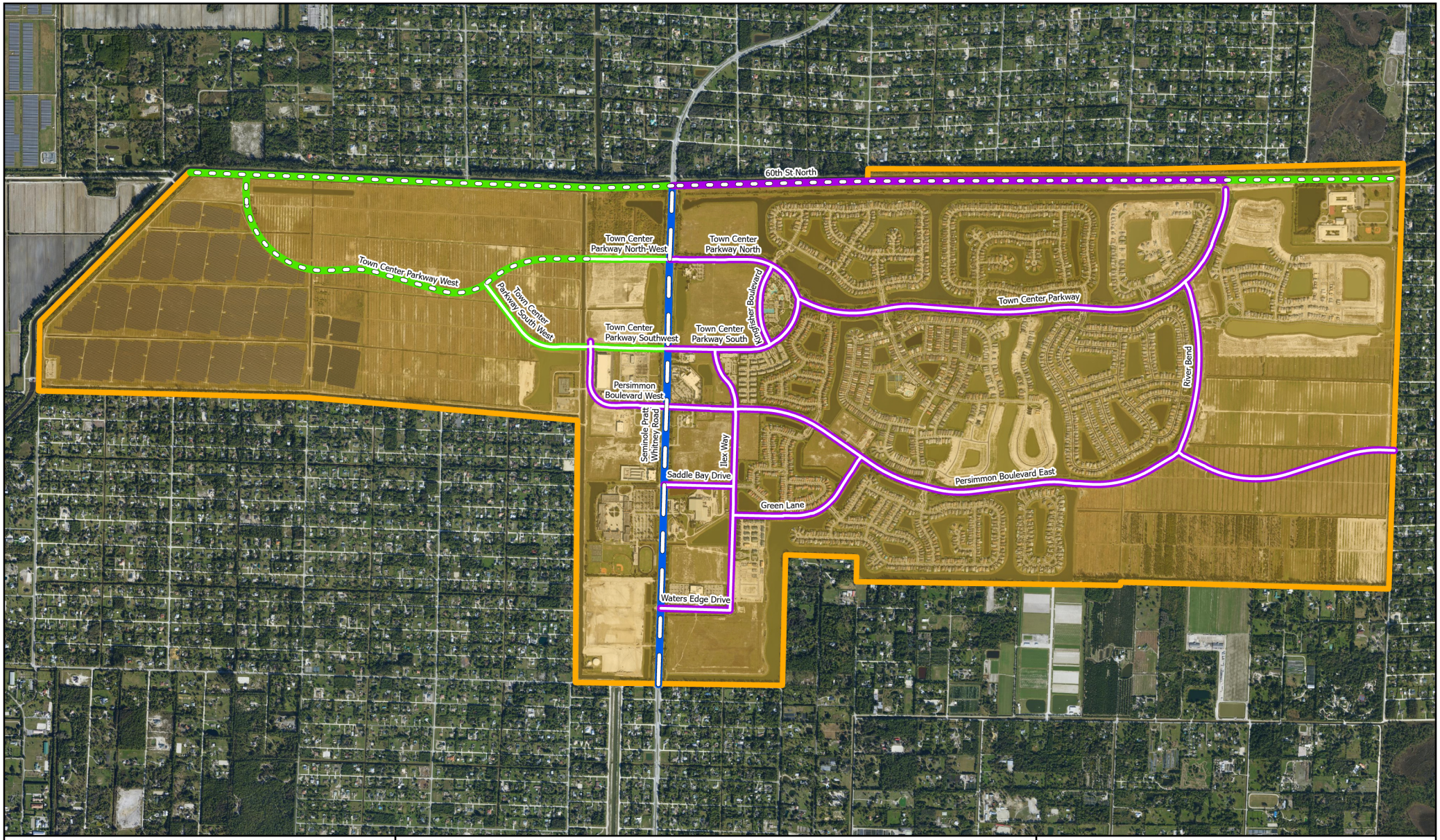
S

Date: 4/27/2026

0 1,500 3,000 4,500 6,000 ft

132

Florida Technical Consultants



TE Map 3.4

2040 Future Functional Classification Map

Legend

- City Boundary
- Major Collector
- Minor Arterial
- Minor Collector

ROW Width

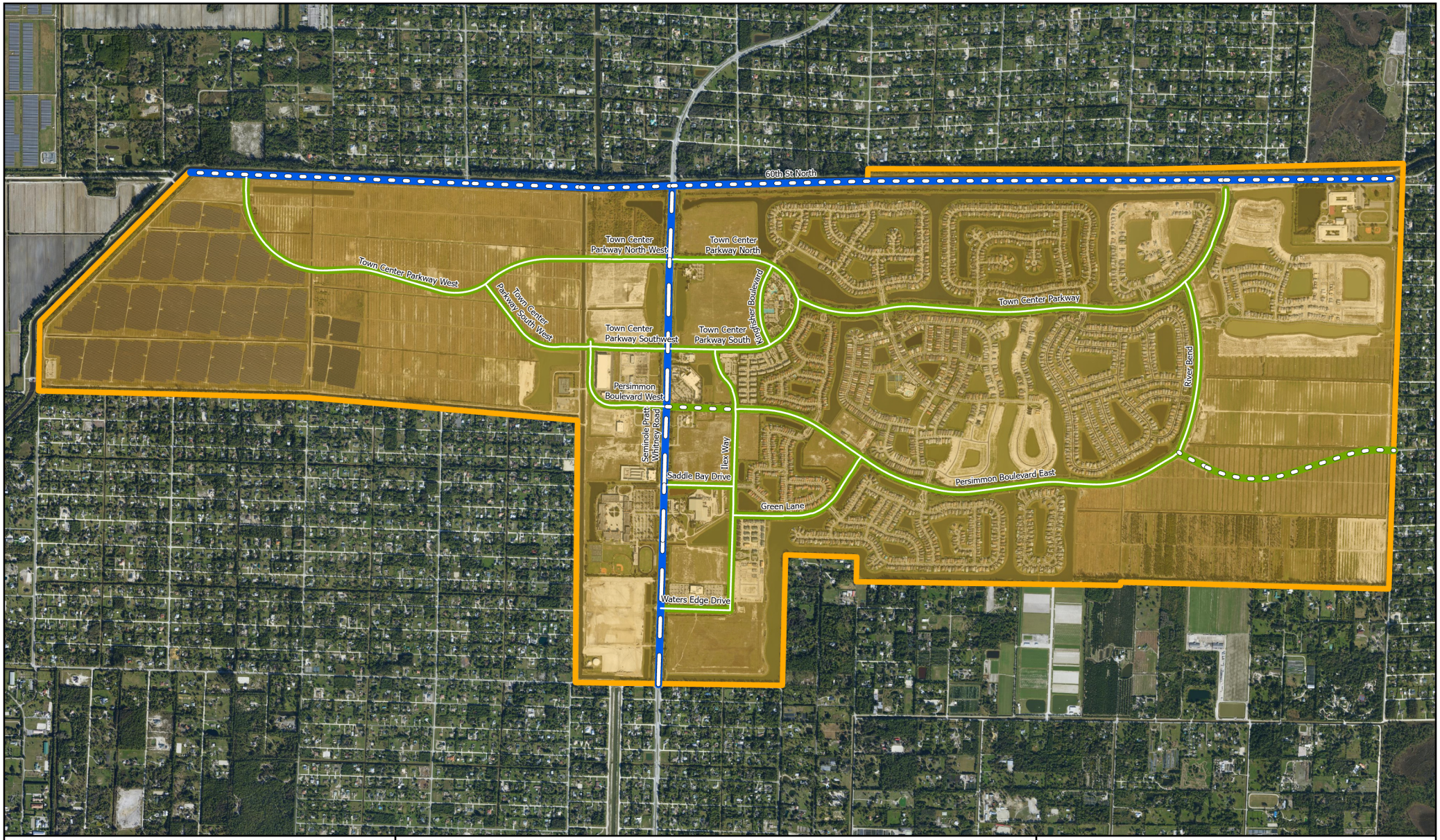
- 80' ROW
- 100' ROW
- 120' ROW

N
W E
S

Date: 4/27/2026

0 1,500 3,000 4,500 6,000 ft

Florida Technical Consultants



CITY OF WESTLAKE FLORIDA EST. 2016

SID SEMINOLE Improvement District

TE Map 3.5

2050 Future Traffic Circulation Map

Legend

City Boundary

Owner

City

County

Lane Count

2

4

6

N

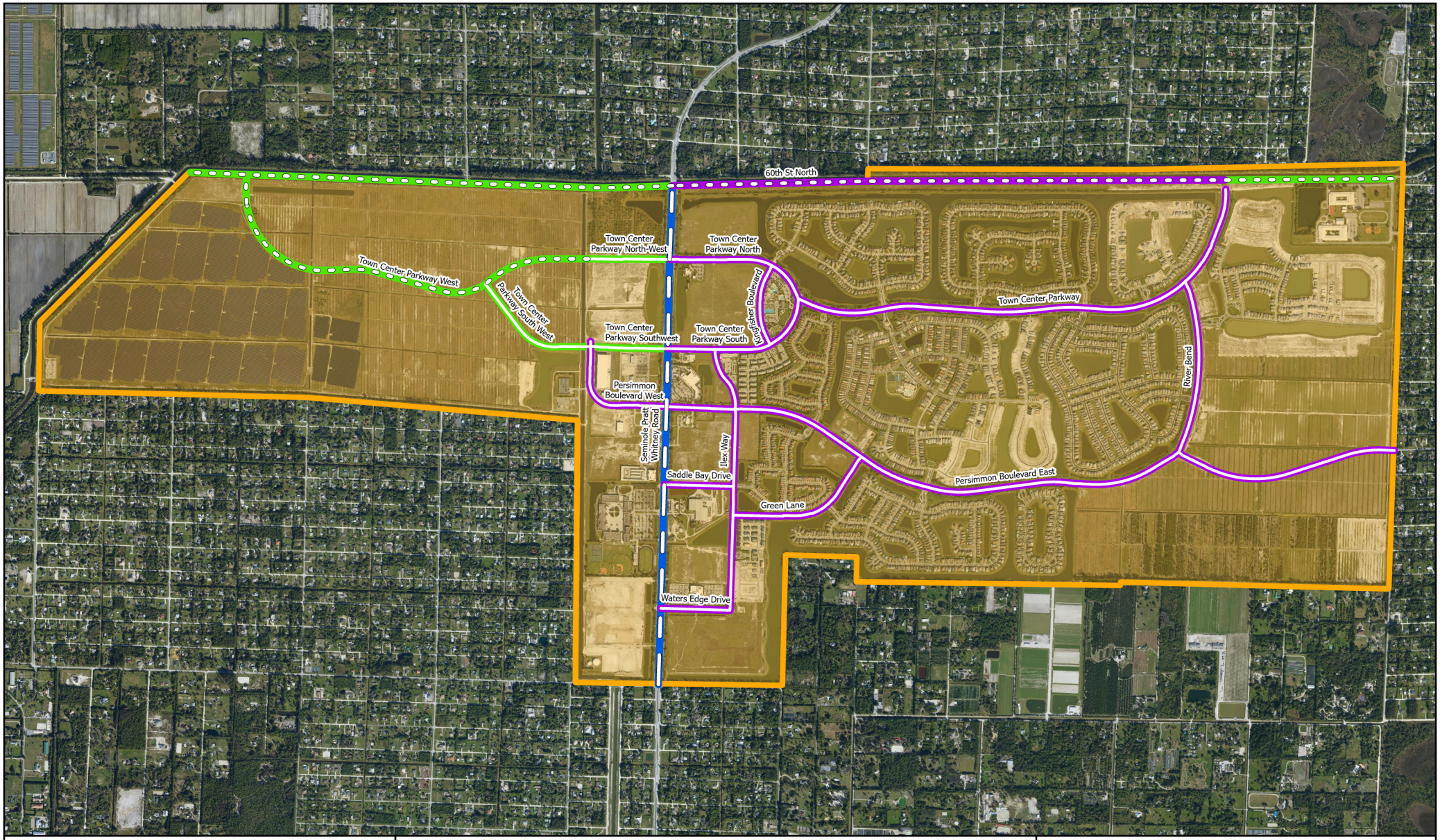
W E

S

Date: 4/27/2026

0 1,500 3,000 4,500 6,000 ft

Florida Technical Consultants



CITY OF WESTLAKE FLORIDA EST. 2016

SID SEMINOLE Improvement District

TE Map 3.6

2050 Future Functional Classification Map

Legend

- City Boundary
- Major Collector
- Minor Arterial
- Minor Collector

ROW Width

- 80' ROW
- 100' ROW
- 120' ROW

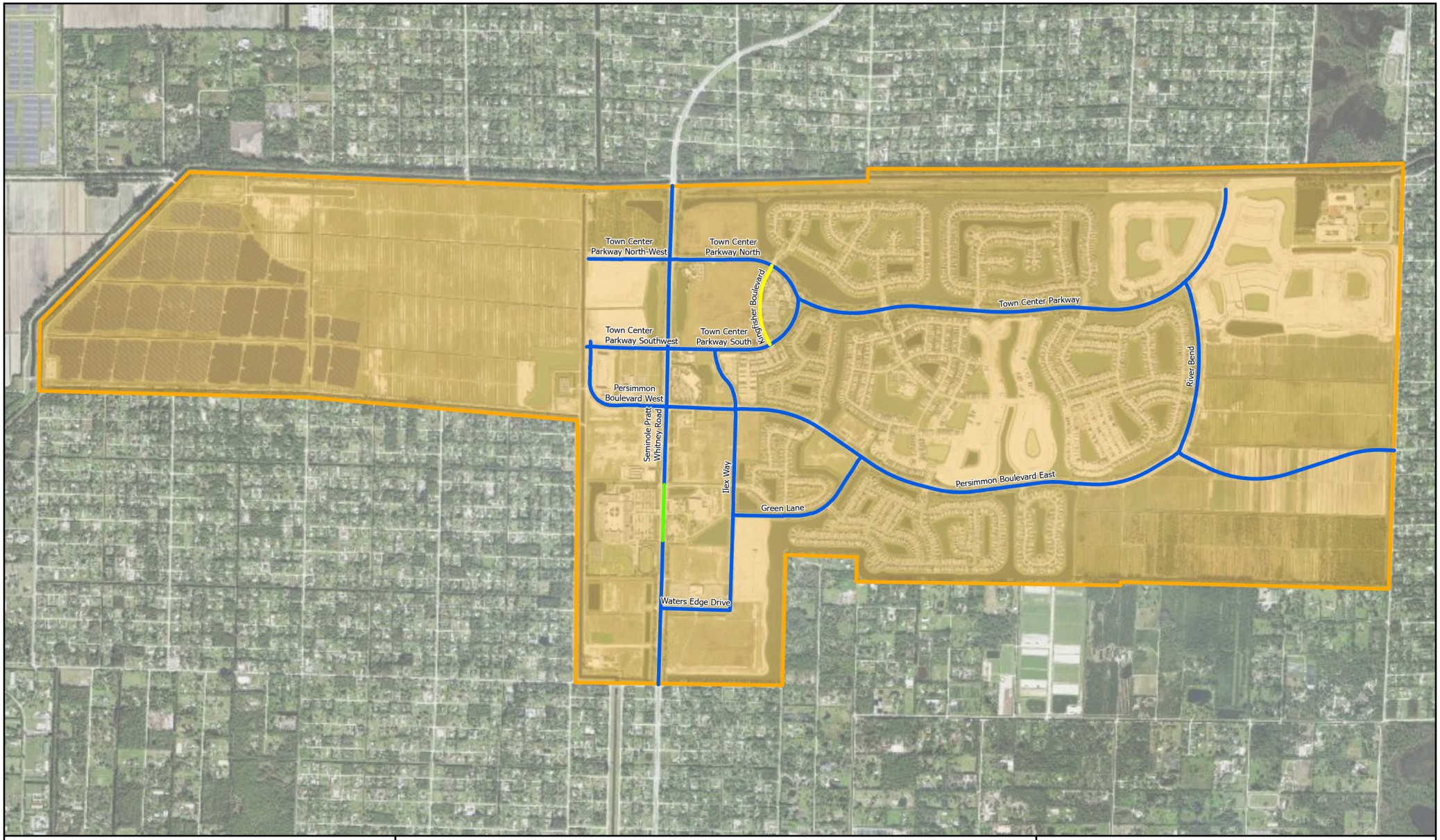
N W E S

Date: 4/27/2026

0 1,500 3,000 4,500 6,000 ft

135

Florida Technical Consultants



CITY OF WESTLAKE FLORIDA EST. 2016

SID SEMINOLE Improvement District

TE Map 3.7

Existing Shared Use Paths, Sidewalks, and Bicycle Lanes

Legend

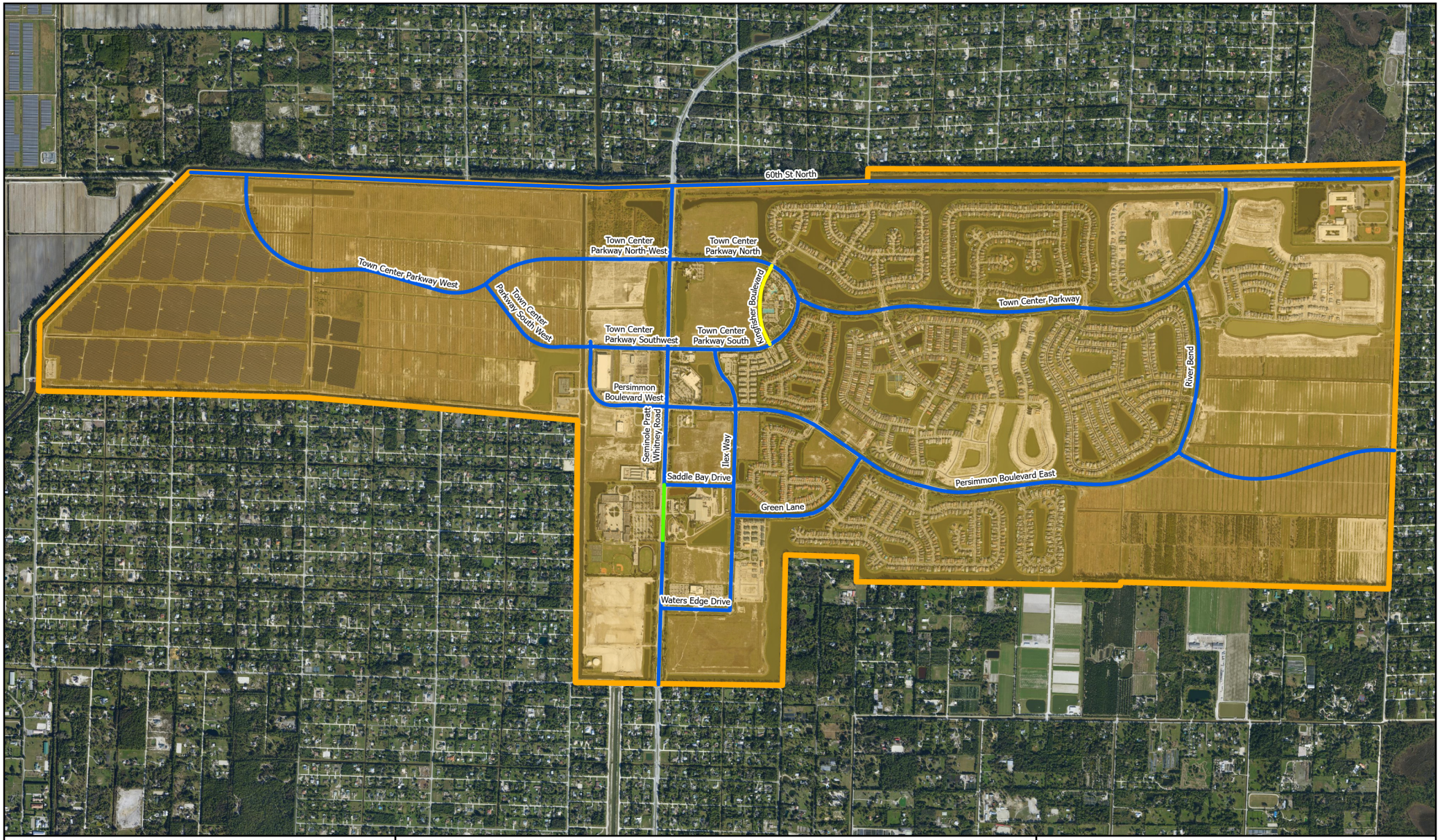
- City Boundary
- Shared Use Paths and Bicycle Lanes
- Sidewalk and Bicycle Lane
- Sidewalk or Shared Use Paths

N
W E
S

Date: 8/29/2025

0 1,500 3,000 4,500 6,000 ft

Florida Technical Consultants



CITY OF WESTLAKE FLORIDA EST. 2016

SID SEMINOLE Improvement District

TE Map 3.8

2040 Future Shared Use Paths, Sidewalks, and Bicycle Lanes

Legend

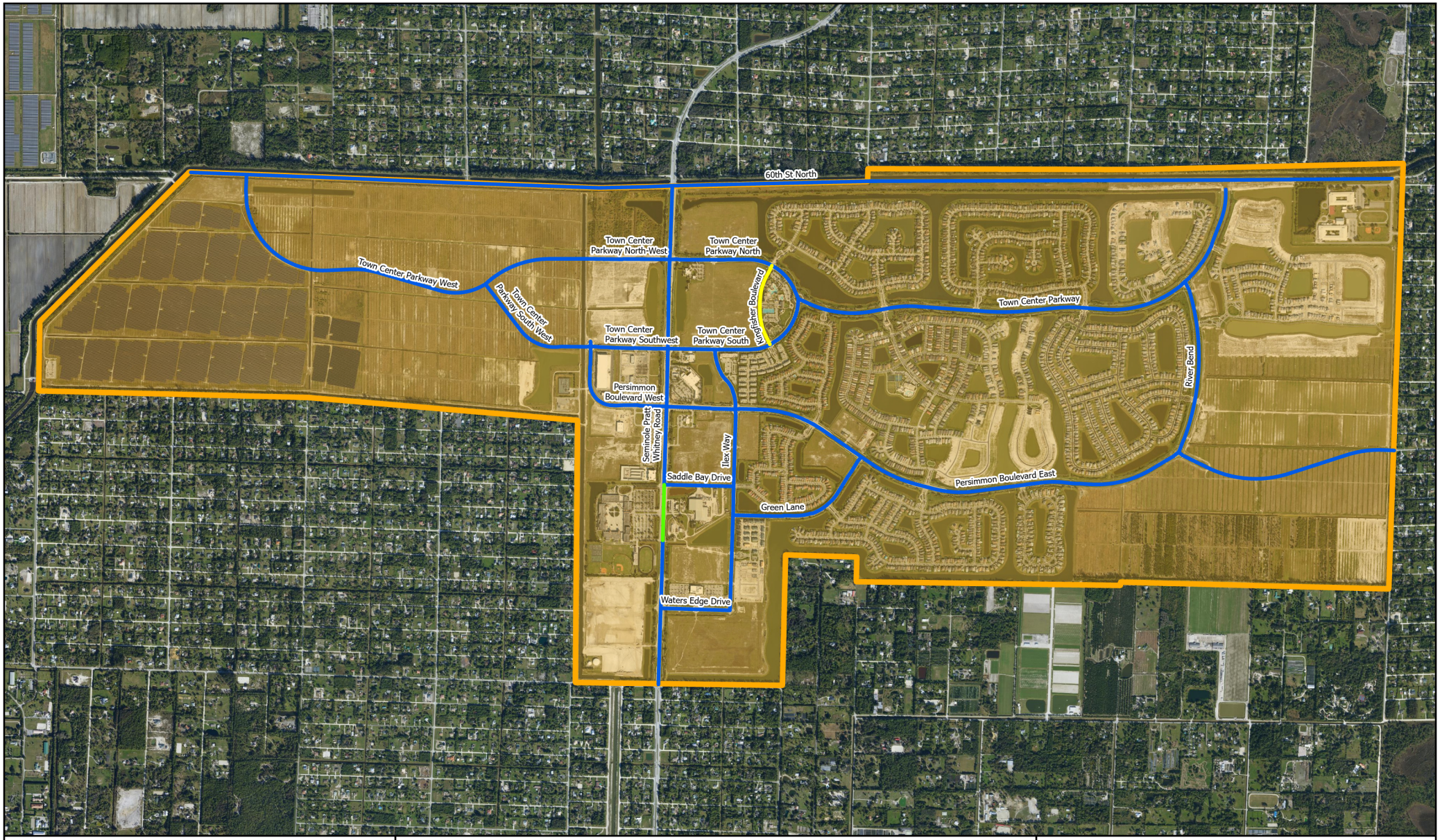
- City Boundary
- Shared Use Paths and Bicycle Lanes
- Sidewalk and Bicycle Lane
- Sidewalk or Shared Use Paths

N
W E
S

Date: 4/27/2026

0 1,500 3,000 4,500 6,000 ft

Florida Technical Consultants



TE Map 3.9

2050 Future Shared Use Paths, Sidewalks, and Bicycle Lanes

Legend

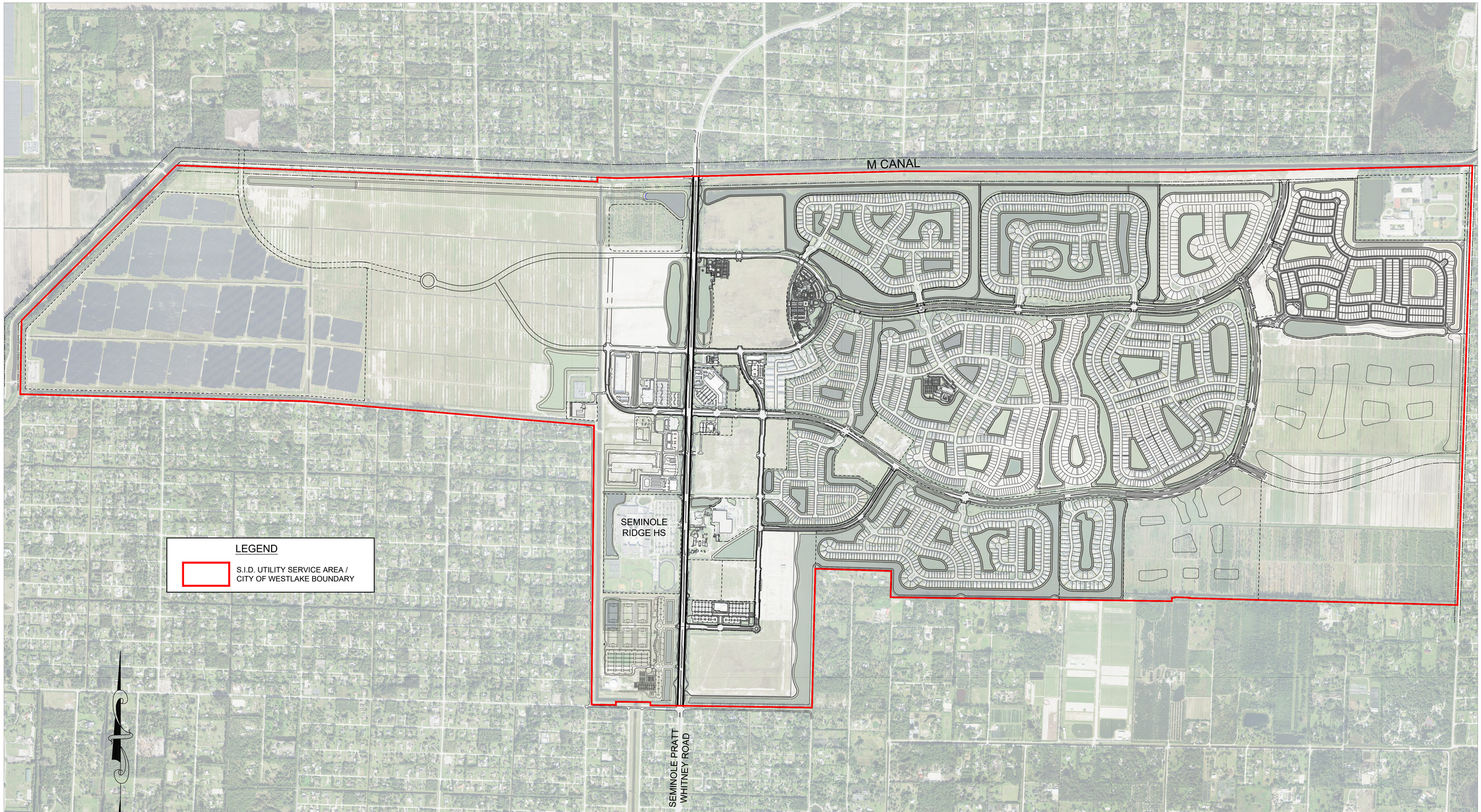
- City Boundary
- Shared Use Paths and Bicycle Lanes
- Sidewalk and Bicycle Lane
- Sidewalk or Shared Use Paths

N
W E
S

Date: 4/27/2026

0 1,500 3,000 4,500 6,000 ft

Florida Technical Consultants



GRAPHIC SCALE

800 0 400 800 1600 3200

(IN FEET)
1 inch = 800 ft.

SID SEMINOLE Improvement District

UTILITY SERVICE AREA MAP

WESTLAKE, FLORIDA

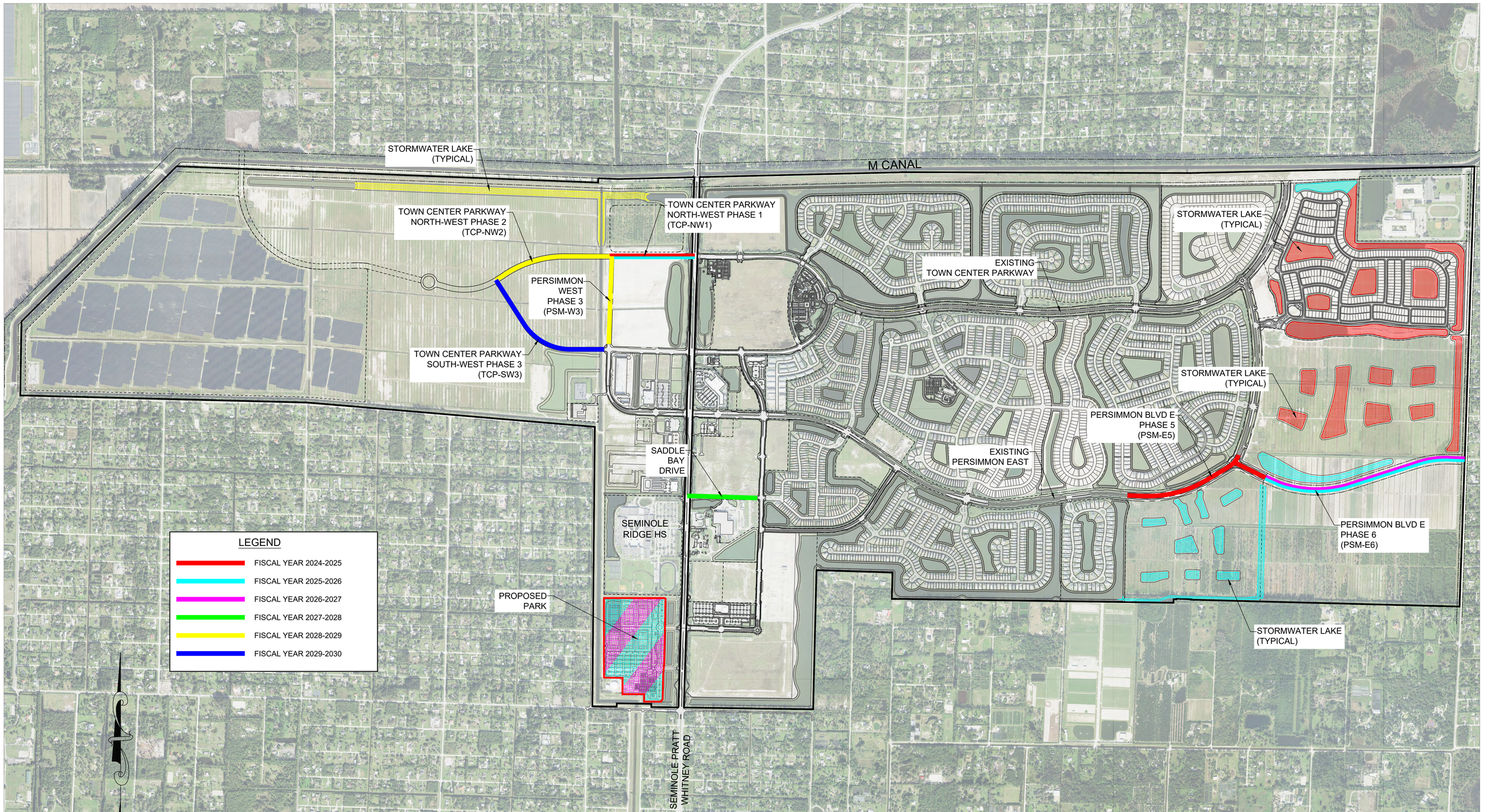
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

REVISIONS	DATE	BY

FILE NAME: SID SPW CULVERT PLAN.DWG

DATE 07/29/2025
DRAWN BY RHT
F.B./ PG. N/A
SCALE 1"=800'

JOB #8500
SHT.NO.
INF MAP 4.1



SID SEMINOLE Improvement District

5-YEAR CAPITAL IMPROVEMENT SCHEDULE CONSTRUCTION MAP FOR ROAD SEGMENTS, STORMWATER DRAINAGE FEATURES & PARK

WESTLAKE, FLORIDA

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
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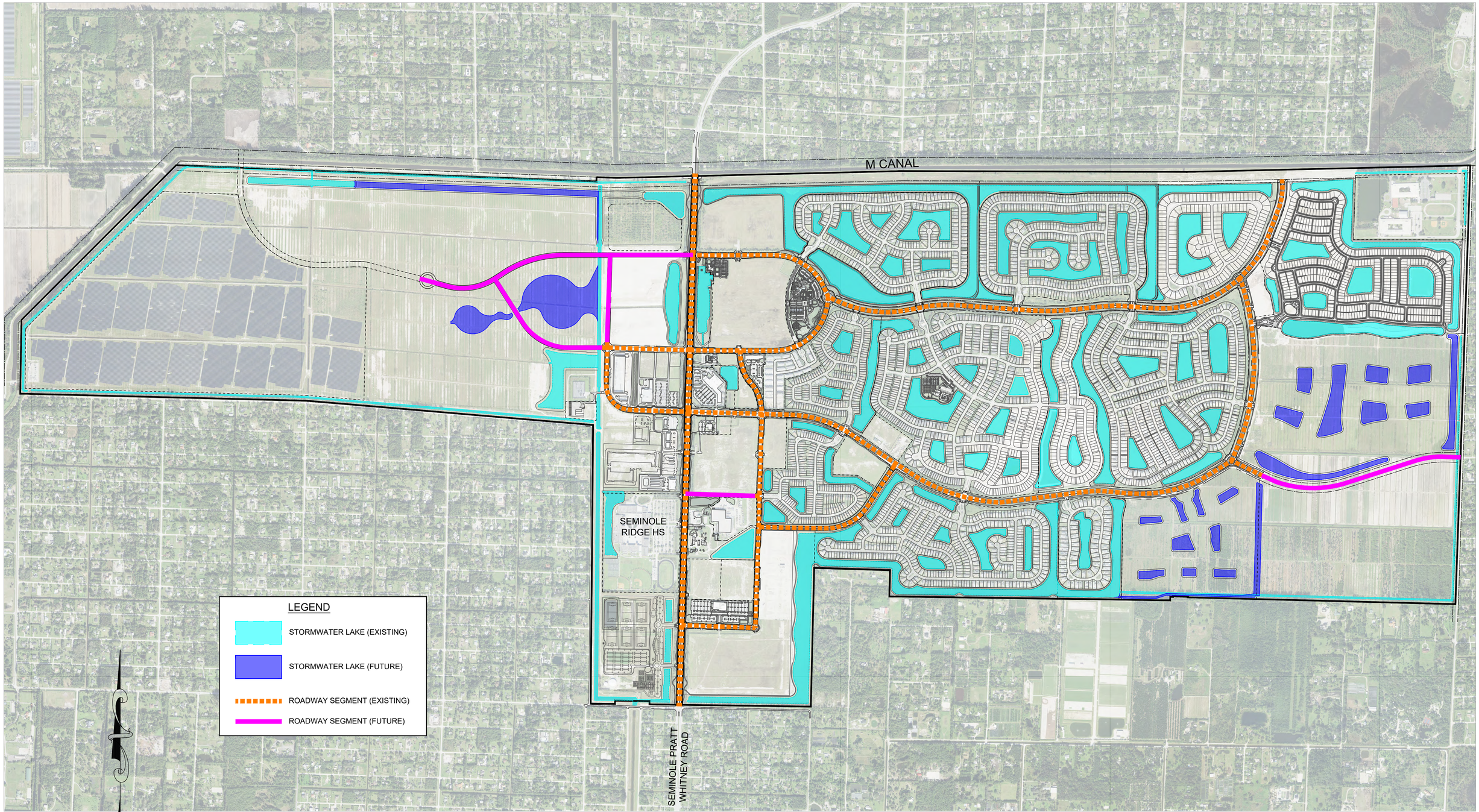
DATE 07/29/2025
DRAWN BY RHT
F.B./ PG. N/A
SCALE 1"=800'

JOB #8500
SHT.NO.
INF MAP 4.2



2040-YEAR CAPITAL IMPROVEMENT SCHEDULE
CONSTRUCTION MAP FOR ROAD SEGMENTS, STORMWATER DRAINAGE

WESTLAKE, FLORIDA

SID SEMINOLE Improvement District

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

REVISIONS	DATE	BY

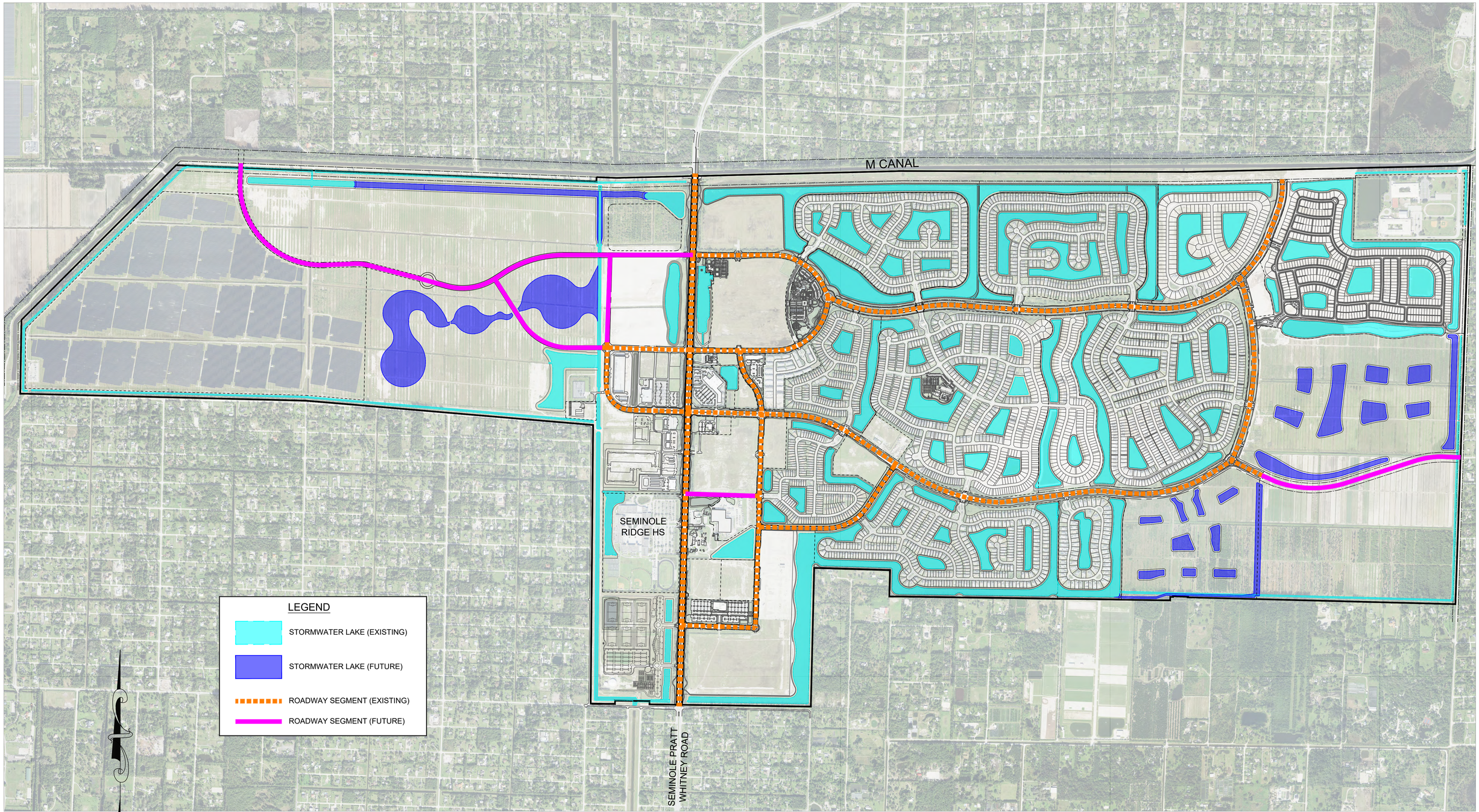
FILE NAME: SID SPW CULVERT PLAN.DWG

DATE	07/29/2025
DRAWN BY	RHT
F.B./ PG.	N/A
SCALE	1"=800'

JOB #8500

SHT.NO.

INF MAP 4.3



2050-YEAR CAPITAL IMPROVEMENT SCHEDULE
CONSTRUCTION MAP FOR ROAD SEGMENTS, STORMWATER DRAINAGE

WESTLAKE, FLORIDA

SID SEMINOLE Improvement District

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
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REVISIONS	DATE	BY

FILE NAME: SID SPW CULVERT PLAN.DWG

DATE	07/29/2025
DRAWN BY	RHT
F.B./ PG.	N/A
SCALE	1"=800'

JOB #8500

SHT.NO.

INF MAP 4.4

ADMINISTRATION

CHAPTER 1. ADMINISTRATIVE ELEMENT DATA AND ANALYSIS

INTRODUCTION

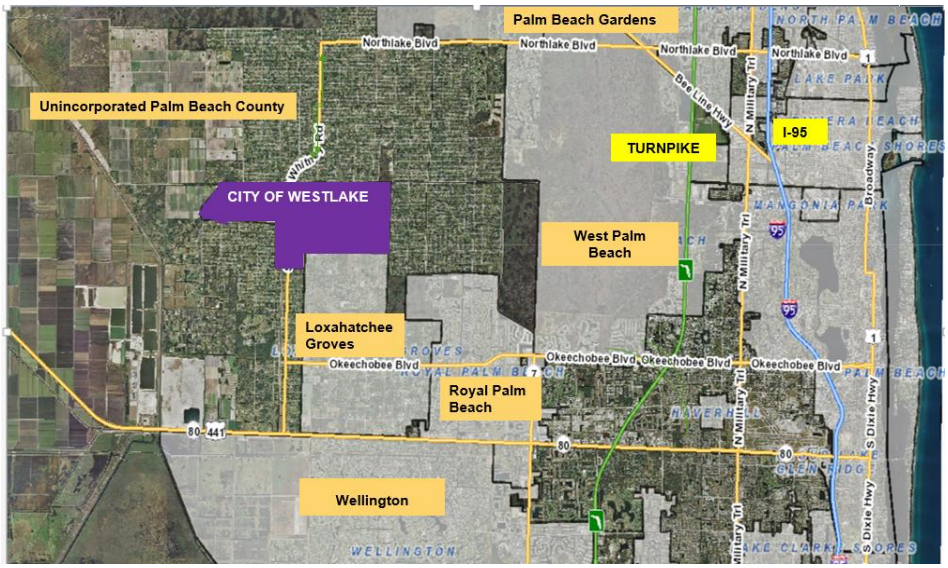
Location and History of Incorporation

The City of Westlake (the "City") is located in central Palm Beach County, northwest of the Village of Royal Palm Beach and north of the Village of Wellington and the Town of Loxahatchee Groves. The main access route to the City is Seminole Pratt Whitney Road from either State Road 80 (Southern Boulevard) or Okeechobee Boulevard from the south, or Northlake Boulevard from the north. The City is surrounded by the unincorporated area known as the Acreage, and the Town of Loxahatchee Groves, Figure 1.1 below illustrates the City's location.

In June 2016, the City was incorporated pursuant to Section 165.0615, Florida Statutes. The City is coextensive with the Seminole Improvement District (SID), which was established in 1970 pursuant to Chapter 70-854, Laws of Florida, codified pursuant to Chapter 2000-431, Laws of Florida. SID is an independent special purpose government formerly known as the Seminole Water Control District, and consists of approximately 4,142 acres of land.

Pursuant to the City charter, the City may not duplicate services provided by SID. The cooperative relationship between the City and SID for provision of those services and facilities is detailed in the Interlocal Agreement between the City of Westlake and the Seminole Improvement District Regarding the Provision of Certain Services, Infrastructure, and Public Facilities in the City of Westlake and for Assurance of Non-Duplication of Services dated March 2018 ("SID-Westlake Interlocal"). SID's specific plans for facilities construction, maintenance, and expansion are contained in its Water Control Plan, dated March 3, 2021 and its Water, Wastewater and Reuse Utilities Master Plan dated July 30, 2025.

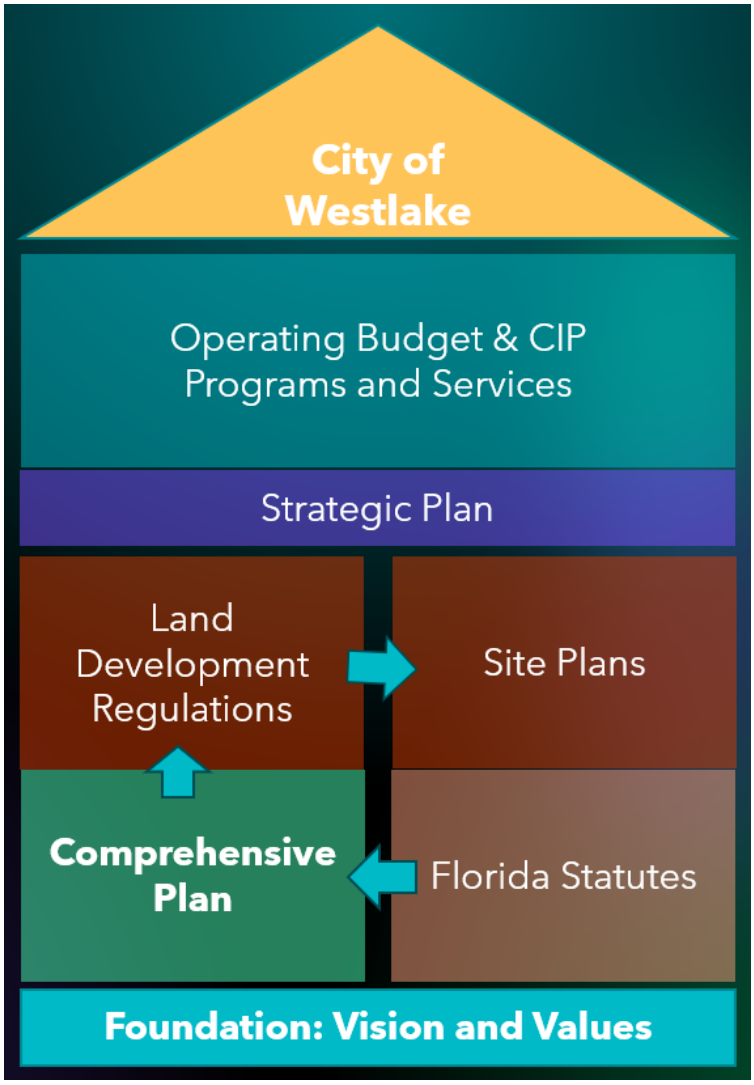
Figure 1.1 City of Westlake Location



SID is empowered to construct and maintain a number of public works and utilities including water, sewer, drainage, irrigation, water management, parks, recreation facilities, roads and/or related activities. The majority of the property located within the SID boundary is comprised of the former Callery-Judge Groves property (CJG), which includes roughly 3,788 acres used for active agriculture for over 50 years prior to the City of Westlake.

Purpose of the Plan

The First City's Comprehensive Plan was prepared in 2017 and adopted by the City Council on March 12, 2018. The Florida Department of Economic Opportunity (DEO) issued a Notice of Intent (NOI) finding the Plan in compliance with Florida Statutes, Chapter 163.3184 on May 3, 2018.



This Plan was developed in compliance with Florida's Community Planning Act, Chapter 163, Florida Statutes, which provides legal standards and guidance to local governments on comprehensive planning. The Land Development Regulations and all development orders shall be consistent with the Plan.

The Plan is based on the vision and values of the City and its Strategic Plan, and serves as the foundation of the Land Development Regulations. The Plan establishes meaningful and predictable standards for the use and development of land and provides meaningful guidelines for the content of more detailed Land Development Regulations that contain more specific regulations and requirements to implement the Plan and control land development within the City.

The statute requires that the Plan guides growth to the directed ends while also recognizing private property rights and allowing the operation of real estate markets to provide adequate choices.

The Plan is used to address specific growth management issues. Importantly, however, the Plan is not only a regulatory tool to guide growth but is a means to achieve community goals. The overall purpose of this Plan is to guide the City in achieving a desirable vision of the future.

Per Florida Statutes 163, every seven (7) years, each local government is required to assess its Comprehensive Plan and determine if updates are required. On February 27, 2025, the Evaluation and Appraisal Review (EAR) Notification letter was sent to the Department of Commerce, the State Land Planning Agency. The City determined that updates to the existing Plan were necessary. The response State letter indicates *"Please note that your proposed comprehensive plan amendments based on your Evaluation and Appraisal should be transmitted to Florida Commerce by February 27, 2026, within one year of your notification, pursuant to Section 163.3191(2), Florida Statutes (F.S.)."*

The subject proposed amendment to the Comprehensive Plan is based on an in-depth review of each existing element required legislation, demographics data, existing City conditions, upcoming projects, community trends and challenges.

This EAR-based amendment to the City's Comprehensive Plan is subject to the State Coordinated Review process, pursuant to Section 163.3184(4), F.S. A summary of this process is outlined below:

1. After initial local hearings (Local Planning Agency and City Council) to approve the proposed amendments, the City is required to transmit the approved amendments to the State Land Planning Agency, and eight (8) agencies.
2. Next, within 60 days of receiving the City's amendment proposal, the State Land Planning Agency issues an Objection, Recommendation, and Comments Report (ORC) to the local government.
3. The City is required to hold a second public hearing to adopt the approved amendments to the Comprehensive Plan within 180 days of the ORC Report.
4. The adopted Comprehensive Plan amendment must then be submitted back to the State.
5. Finally, within 45 days of receiving the adopted plan amendment, the State Land Planning Agency issues a Notice of Intent to find the plan in compliance or not in compliance, which it posts on its website.

At least two public hearings are required to approve the transmittal of the proposed amendments to the State Land Planning Agency, including a Local Planning Agency (LPA) hearing followed by a City Council hearing. The LPA hearing is scheduled for December 2, 2025, followed by the City Council transmittal hearing on December 2, 2025.

Content and Structure of the Plan

The Comprehensive Plan, or "Plan," is a tool for directing growth and development within the City. The comprehensive plan addresses various aspects of future development through a coordinated group of plan elements/chapters. These elements address ten subjects: Administration, Future Land Use, Transportation, Infrastructure, Capital Improvements, Housing, Conservation, Recreation and Open Space, Intergovernmental Coordination, and Private Property Rights.

The goals, objectives, and policies of the Future Land Use Element, along with the Future Land Use Map (FLU Map 2.1), describe the types of land uses, the related densities and intensities, and direct the location of development in the City.

The Future Land Use Element is both enabled and restricted by the other elements of the Plan, which address transportation, infrastructure, conservation, recreation and open space, and housing planning goals. The Plan also includes a Capital Improvements Element to plan for the provision of public facilities necessary to serve development anticipated in the short and long term planning periods pursuant to the Future Land Use Map (FLU Map 2.1). The Intergovernmental Coordination Element addresses coordination with local, regional, and state entities. All elements of the Plan were developed in consideration of existing development, the availability of adequate facilities and services, and the character of the land and water resources on and surrounding the jurisdiction.

The Plan is comprised of the following ten elements, a Map Series, and a 5-Year Schedule of Capital Improvements.

1. Chapter 1 Administrative Element
2. Chapter 2 Future Land Use Element
3. Chapter 3 Transportation Element
4. Chapter 4 Infrastructure Element
5. Chapter 5 Conservation Element
6. Chapter 6 Recreation and Open Space Element
7. Chapter 7 Housing Element
8. Chapter 8 Capital Improvements Element
9. Chapter 9 Intergovernmental Coordination Element
10. Chapter 10 Private Property Rights

The Goals, Objectives and Policies (GOPs) within each element, the Map Series, and the 5-Year Schedule of Capital Improvements are adopted as part of the Plan. Maps within the Map Series are identified by the element, chapter number and the map number (i.e. FLU Map 2.1). The Data and Analysis summarized for each element in a separate volume is not formally adopted, but supports the GOPs, 5-Year Schedule of Capital Improvements, and the maps in the Map Series.

PLANNING PERIODS

The Plan provides guidance on development over two planning periods: short-term planning period of 10 years and a long-term planning period of 20 years. For, the purpose of the Capital Improvements Element, which must be updated annually, the fiscal year, rather than the calendar year, is used.

PLAN VISION and GUIDING PRINCIPLES

The City of Westlake was incorporated in June 2016. The City's vision addressed the need to balance the urban sprawl of the surrounding area with the provision of adequate non-residential uses, with the appropriate residential mass to make the city functional and sustainable in the long term. The adopted 2018

Plan, defined that *"A sustainable community works to use its resources to meet current needs while providing that adequate resources are available for future generations."*

From its inception, the City's Vision and Guiding Principles of the Plan embraced the following **sustainable community** concept: *An urban area with a long term planning and management vision that incorporates a multi-modal transportation network; walkable, mixed use patterns of development; denser development where infrastructure exists; civic spaces and interconnected open spaces for recreation; economic vitality and job choices; choices in housing price and size; a quality educational system; and a unique identity.* The City's sustainable community concept serves as an umbrella under which all the elements of the Plan are developed.

The Plan is based on data and analysis which includes a vision and guiding principles that provide the general outline for a sustainable community. The adopted provisions of the Plan establish the specific and measurable objectives, policies, and maps that translate the sustainability community concept into an operational plan that can be used to effectively direct growth.

The cornerstone of the City's vision is cemented on the 2018 adopted Plan as follows: *The City will be a vibrant, desirable and welcoming place to live, work and play. The City will support mixed uses and promote safe neighborhoods with access to thriving business districts, employment centers, schools, parks and open spaces. The City will create incentives to promote the development of diverse housing, and will offer public open spaces. An emphasis on the development of complete streets will promote multi-modal transportation opportunities. The City's plans and policies will embrace public participation, encourage a sustainable community, and stimulate a vibrant economy.*

The adopted Plan formulated Guiding Principles to describe the future of the City in aspirational terms and are not adopted components of the Plan, but serve to guide the development of the adopted goals, objectives, and policies of the Plan. The 2018 Principles are continuing to provide guidance for growth and development into a vibrant City.

Build City Character and Identity

The City will promote economic development and provide attractive public spaces through the coordination of building architecture, site design, and streetscape improvements.

Balance the Central Communities in Palm Beach County

The development of the City will include commercial, employment, and recreational opportunities to help alleviate the existing urban sprawl pattern of development that currently exists in central Palm Beach County.

Promote Mixed-Use Corridor

The Downtown Mixed-Use Category is important to the development of the City as a center of commerce, employment, and services. Neighborhood centers, which will vary in scale, use, and intensity, will be developed within walking distance of residential neighborhoods to provide accessible and convenient opportunities to work, shop, and participate in civic life.

Emphasize Housing Diversity and Livable Neighborhoods

A variety of housing choices will be provided to accommodate a diverse range of residents at varying income levels and at all stages of life, including young adults, families, non-family households, empty nesters, retirees, and seniors. Housing opportunities will include small lots, multi-family housing, and live-work units, in addition to the traditional large, single family homes. Neighborhood commercial centers will offer convenient and walkable amenities to residents by providing retail and service facilities.

Grow A Vibrant Economy

The City will work towards becoming a Sustainable Community with an environmentally, socially, and economically healthy and resilient City for existing and future populations. A healthy and sustainable business environment will be promoted through investment in efficient infrastructure, the provision of incentives, and by fostering development of a community that is attractive to employers and their workers. The Plan will seek to enhance the City's competitive advantage and to attract high quality companies, entrepreneurs, and knowledge-based businesses to the area.

Promote Complete Streets, Transportation Choice and Mobility

A safe, reliable, and integrated transportation system that supports multiple modes of transportation including walking, biking, mass transit, and motor vehicles will be encouraged within the City. Investment in the transportation system should promote multi-modal travel solutions, especially in the Downtown Mixed-Use Category, around schools, and between neighborhoods.

STRATEGIC PLANNING

The following paragraphs are from the report prepared by Dr. Dale S. Sugerman, Ph.D. from the International Institute for Leadership Development and Training:

"The Westlake City Council determined that there was a need to undertake a strategic planning process to outline its goals and desires for dealing with many of the most immediate needs of the community. The International Institute for Leadership Development and Training (IILDT) was engaged in January of 2025 to guide the elected officials through the strategic planning process."

"Prior to the start of the June Strategic Planning Workshop, IILDT conducted one-on-one interviews with all five elected officials covering topics such as identification of the strengths and opportunities of the organization, the challenges and weaknesses faced by the organization, and the goals and priorities envisioned by each of the individual elected officials. These one-on-one meetings were conducted during the month of April."

"IILDT also conducted a one-half-day community engagement meeting, where residents and businesses were invited to speak about the issues they believed were most important for the City to consider as it not only serves its citizens, but continues to grow at the very rapid pace that it is currently experiencing. Westlake citizens and businesses were able to speak about any issue they had on their mind, without having to publicly identify themselves when speaking, or where they resided in the city (as they typically must do at a City Council meeting)."

"To ensure honest and candid comments from the public, IILDT requested that members of the City Council not attend the Community Engagement meeting so that speakers at the meeting would not feel intimidated that they might be seen as being critical or complaining about any of the actions of the Westlake governing body. The Community Engagement meeting was held on May 24, 2025, at The Lodge at Westlake Adventure Park. Approximately 50 people attended part or all of the meeting".

"The Strategic Planning Workshop was held over a two-day period (June 20-21) at The Lodge at Westlake Adventure Park as well. In attendance were all five members of the City Council, the City Manager, the City Clerk and Deputy City Clerk, the City Attorney and staff from the City's contract Planning Department. Dr. Dale S. Sugerman, Ph.D. from the International Institute for Leadership Development and Training was the workshop facilitator. The two-day workshop was an intensive interactive dialogue by members of the City Council, with input provided by the City Manager, the City Clerk, and other members of the contract staff. The public was invited to attend and observe both days of the workshop with an opportunity to provide comment at the end of the second day."

"In conclusion, the strategic planning workshop provided Westlake's elected officials and contract staff with a valuable opportunity to collaboratively assess current challenges, define clear priorities, and chart a focused course for future governance of the City. Through open dialogue, scenario planning, and goal-setting exercises, participants strengthened their shared understanding of critical issues facing the City of Westlake, including infrastructure, sustainability, civic engagement, and fiscal responsibility. The insights and strategies developed during the workshop will serve as a practical foundation for informed decision-making and long-term success. Continued collaboration and commitment to these strategic goals will ensure that the City of Westlake remains resilient, responsive, and well-positioned to meet the evolving needs of its residents, businesses, and the general public."

The following graphics were prepared by Dr. Dale S. Sugerman, Ph.D. from the International Institute for Leadership Development and Training:

GOALS AND PRIORITIES

Collaborating with Minto Communities	Developing a Westlake App	Establishing a City Hall	Installing Public Safety Technology	Completing Road Interconnectivity	Determining the Future of a City Park
Share a copy of the City Council's Strategic Plan with Minto Communities (August 2025)	Collect a list of potential vendors at FLC annual conference (September 2025)	Develop and publish an RFP for temporary lease space (December 2025)	Develop a Public Private Partnership ordinance to access businesses CCTVs (September 2025)	Adopt a Resolution of Support to PBC for the construction of 60th Street N from Seminole Pratt Road to SR 7 (September 2025)	Conduct the next City/SID semi-annual meeting (August 2025)
Send an invitation to the Developer to hold discussions about potential future plans with the City Council (September 2025)	Complete evaluation of potential vendors. Invite proposals (end of November 2025).		Invite vendors to study the use of speed zone cameras in school zones (March 2026). Vendor presentation (May 2026)	Adopt a Resolution of Support to PBC for multi-modal access: Seminole Ridge High and Grove Market Place (September 2025)	Investigate future funding sources (September 2025)
Hold open dialogue meeting for updates on activities planned by the City as well as Minto Communities (TBD)	Award contract for delivery and installation of app (January 30, 2026)		Determine if City wants to expand use of LPRs (mid 2026)		Conduct a community survey to determine the interest in moving forward with the City Park (October 2025)
	Redesign and update of City website (TBD). Hire a PIO (TBD)				

TECHNICAL DOCUMENT

Data and Analysis

FUTURE LAND USE

CHAPTER 2. FUTURE LAND USE ELEMENT DATA AND ANALYSIS

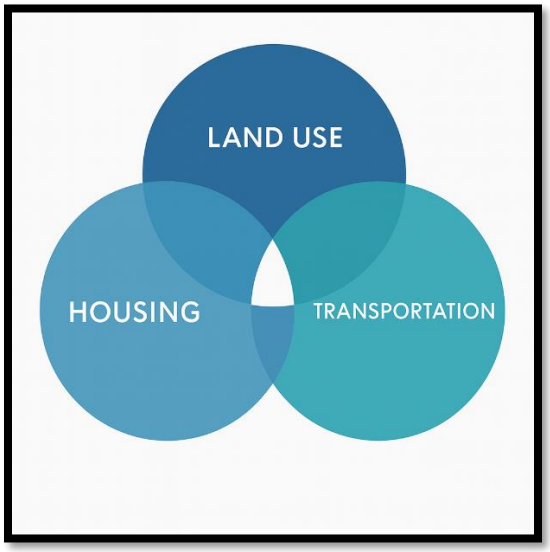
INTRODUCTION

This chapter presents an inventory and analysis of data supporting the preparation of the Policy Document (Goals, Objectives, and Policies) for the Future Land Use (FLU) Element and Future Land Use Map (FLUM 2.1) for the City of Westlake, pursuant to Section 163.3177(6), Florida Statutes. This subject data and analysis establishes the foundation for evaluating land uses and serves as the basis for the policy recommendations outlined in the Policy Document for the short-term (2040) and long-term (2050) planning periods.

The Future Land Use Element is the cornerstone of Westlake's Comprehensive Plan. It reflects the City's commitment to fostering a thriving residential community while supporting compatible mixed uses, and civic uses. This Element establishes a framework to guide and manage growth, directing the type, distribution, density, and character of development and redevelopment consistent with Westlake's vision as a balanced, sustainable, and inclusive community.

Long-range, sustainable community planning recognizes the strong interconnection between land use, housing, and transportation (see Figure 2.1). This Element analyzes these relationships and advances policies to support Westlake's vision for a residential, walkable, and vibrant mixed-use responsible community. The Future Land Use Map and associated policies provide the framework and rationale for the City's Land Development Regulations (LDRs) and other implementing programs. *In accordance with Chapter 163, Florida Statutes, all LDRs and permitting actions within Westlake must be consistent with the Future Land Use Element and other elements of the Comprehensive Plan.*

Figure 2.1: Relationship between Land Use, Housing and Transportation



As the pivotal component of the Comprehensive Plan, the Future Land Use Element integrates policies from all other Plan elements, such as Housing, Transportation, Infrastructure, and Open Space and Recreation into a unified set of land use goals and policies. It ensures consistency with those elements while balancing growth with the protection of natural and cultural resources, the provision of adequate public services and facilities, and enhancement of community character and quality of life for Westlake's residents, businesses, and visitors.

POPULATION PROJECTIONS

Chapter 163.3177(1)(f)3, F.S., requires local government comprehensive plans to be based upon permanent and seasonal population estimates and projections, which shall either be those published by the Office of Economic and Demographic Research (OEDR) or generated by the local government based upon a professionally acceptable methodology. The OEDR issues the projections generated by the **Bureau of Economic and Business Research (BEBR)**. BEBR makes permanent population projections for counties, but not for municipalities or unincorporated areas. Neither OEDR nor BEBR make seasonal population projections.

Projections are provided for the short- and long-term planning periods. Projections are used to plan for the impacts of development, envision how Westlake will develop over the course of these planning periods, and develop the plan to achieve planning goals and objectives. The plan does not dictate the exact timing of development and population projections do require development to occur at a certain amount or rate. Further, the rate of development may speed up or slow down depending on economic conditions.

Projections are an important part of planning but are not the sole determining factor for the development of a Plan. Projections should not be misused to unnecessarily constrain operation of the plan or preclude the achievement of important planning goals. *Also, the Community Planning Act in Florida Statutes states that: "The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and may not be limited solely by the projected population."*

The development of Westlake will occur over the course of many years. A likely scenario is that development will proceed at an uneven rate, some years faster and some years slower. Thus, projections for multi-year planning periods are useful for planning purposes. The purpose of Land Development Regulations is to manage the variability of the amount and rate of development to assure consistency with the comprehensive plan and the timely provision of adequate infrastructure.

Palm Beach County uses the BEBR medium permanent population projection to compute a projection for the unincorporated county. The total county BEBR projection is geographically divided and allocated to small geographic areas called **Traffic Analysis Zones (TAZs).** There are over 1,700 TAZs in Palm Beach County. The TAZs in each municipality and in the unincorporated area are then combined to make projections for each municipality and the unincorporated area.

The allocation of population to each TAZ is based upon the projection of dwelling units in each TAZ as well as other demographic factors such as vacancy and seasonal rates. The latest population projection and allocation for Palm Beach County was conducted in 2025, (2025 Palm Beach County Population Allocation Model (2025-PBC-PAM).)

Palm Beach County's population grew from 1,320,134 in 2010 to 1,492,191 in 2020 (U.S. Census 2020). The population change during this decade was very uneven, reflecting both population booms and busts due to both local and national economic conditions. BEBR's latest population estimate for 2023 is 1,532,718, representing an increase of 40,527 persons since 2020.

The county's population has grown each year since 2010. The County is projected to increase its population by 306,295 people between 2020 and 2050, a 20.49% increase (BEBR FPS 180). Table 2.1 shows the latest BEBR projections through 2050 as well as the projections used in the 2025-PBC-PAM.

The latest BEBR medium projections published in 2024 for the year match the Palm Beach County projections in the 2025-PBC-PAM. This substantially higher medium projection increases the projected demand for housing units in Palm Beach County over the course of the Westlake long term planning period.

Table 2.1: Palm Beach County Population Projections

	2020 Census	2025	2030	2035	2040	2045	2050
BEBR FPS-180 (2024)	1,494,805	1,567,500	1,643,400	1,700,000	1,742,500	1,774,400	1,801,100
2025-PBC-PAM Projections			1,643,400	1,700,000	1,742,500	1,774,400	1,801,100

Source: University of Florida Bureau of Economic and Business Research, Population Projections (FPS 180_2024), U.S. Census Bureau, 2020 Decennial Census, DP-1, 2025-PBC-PAM

The TAZs associated with the City and the surrounding area are shown in Figure 2.2. The 2020-PBC-PAM allocated 4,546 dwelling units associated with the Minto West plan amendment to four TAZs (#1593, #864, #1058, and #1079) for year 2030. As these dwelling units were associated with a specific development approval, no dwelling units were allocated to those portions of the City that are outside of the Minto West development area.

The larger geographic area where residential development may now occur, the longer extended planning timeframe to 2050 instead of 2030, and the increased 2024 BEBR medium county population projections, supports additional development opportunities for dwelling units and associated population. *Therefore, the City projects 8,100 units by the year 2050, which corresponds to the long-term planning period. This reflects a generally steady growth rate and considers growth trends in nearby cities. The densities established in the Future Land Use Element will accommodate the increase in dwelling units.*

The 8,100 dwelling units are converted to permanent household population as follows. First, the total number of housing units is converted to an estimate of occupied housing units by subtracting units anticipated to be vacant or used for seasonal residents. Second, occupied housing units are converted to household population by applying an average population per household rate (PPH).

PPH, vacancy rates, and seasonal housing rates are based upon the surrounding Census County Divisions (CCDs) which have population characteristics expected to be more comparable to the City than the county as a whole. These CCDs are located in the central portion of Palm Beach County between the eastern coastal communities and the western areas.

Specifically, the City PPH, vacancy rate and seasonal rate are averages derived from the Royal Palm Beach-West Jupiter, Western Community, and Sunshine Parkway CCDs from the 2020 US Census. Figure 2.3 shows the boundaries of the CCDs. The vacancy rate used for the City is 4.59 percent. The seasonal rate is 5.77 percent. The PPH is 2.70. These rates are kept constant for the planning periods.

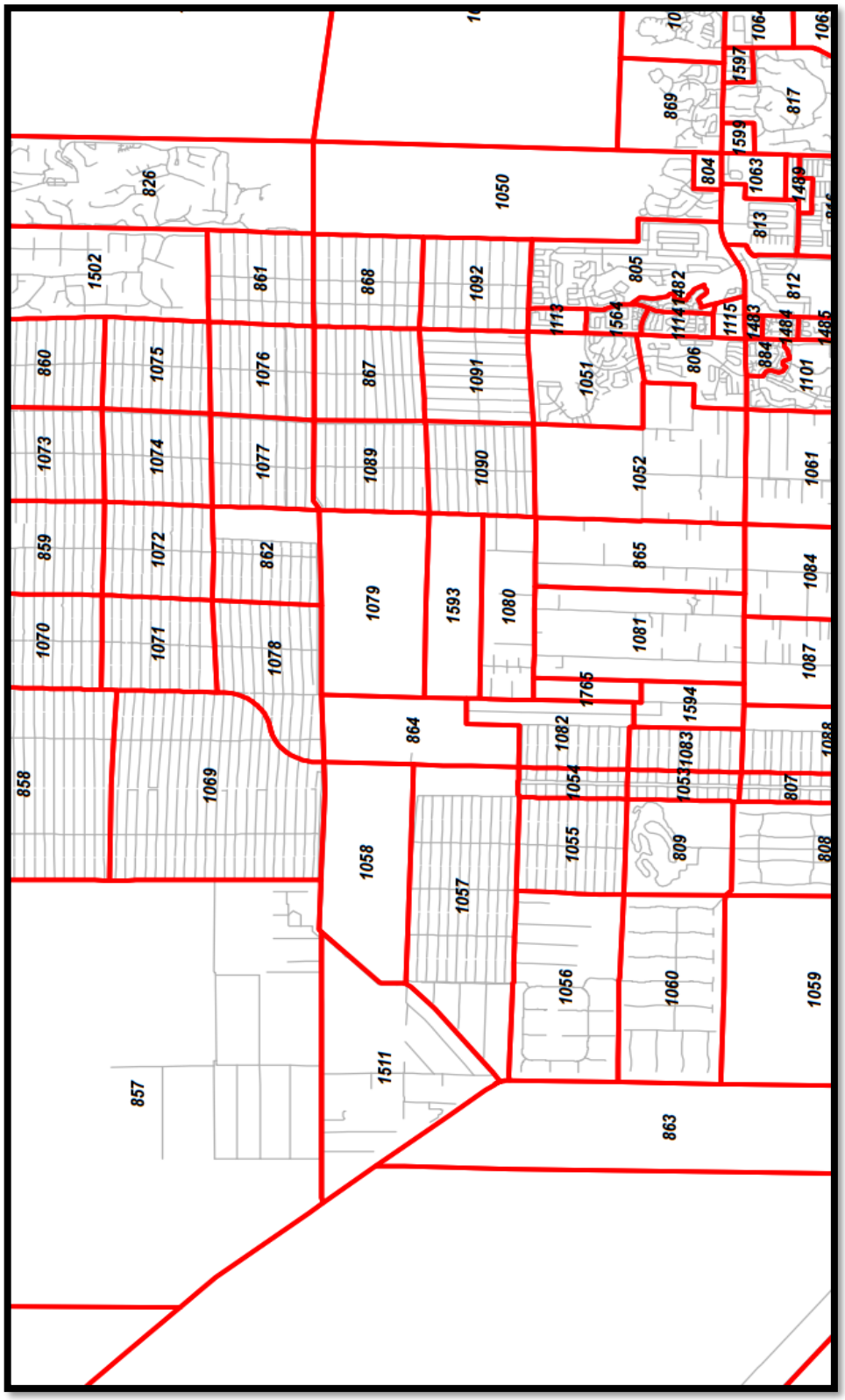


Figure 2.2: Traffic Analysis Zones Map

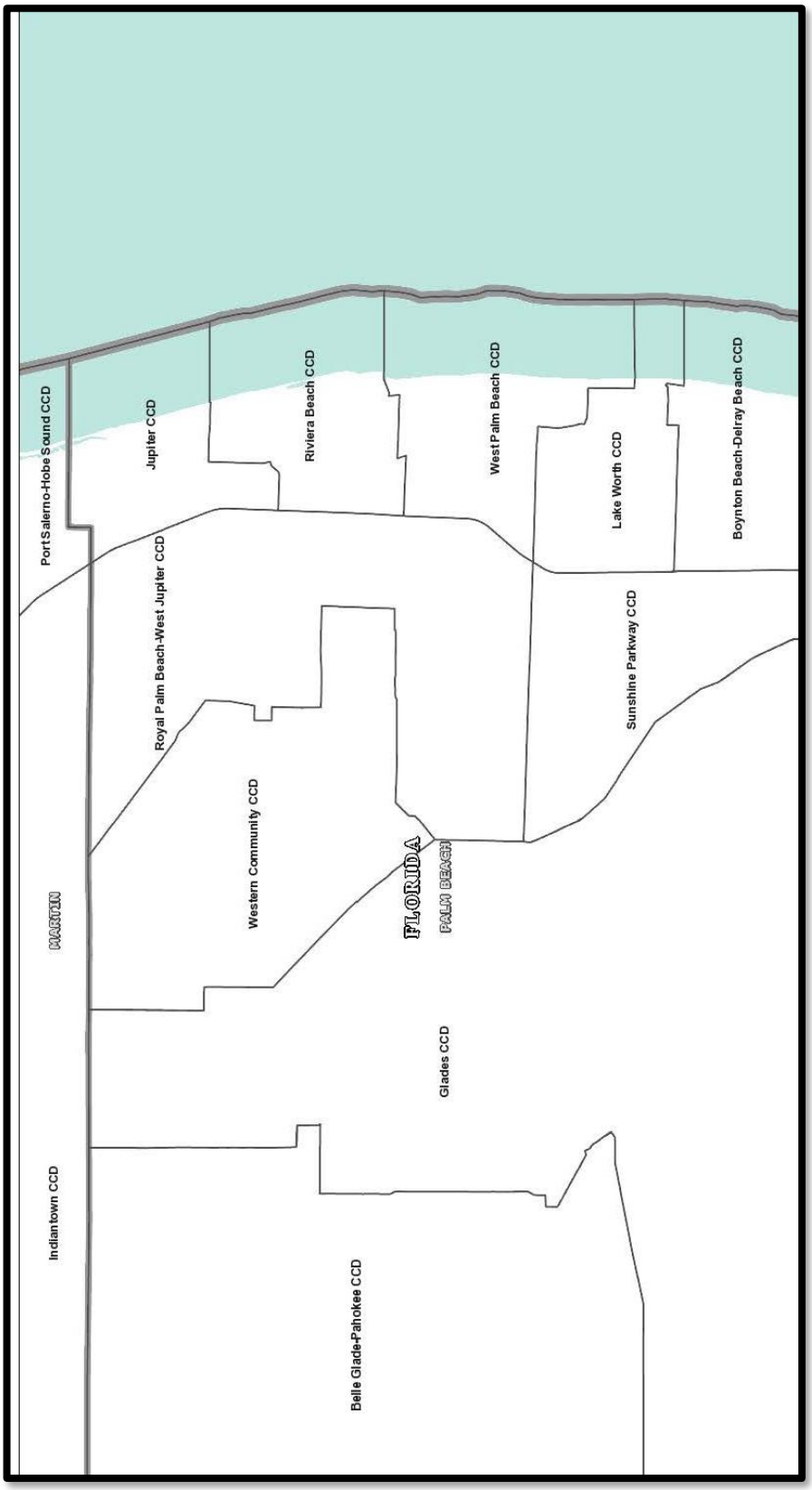


Figure 2.3: 2020 Census County Divisions (CCDs)

In addition to the permanent household population, some people may live in group quarters (e.g. nursing homes). The percentage of permanent population expected to live in group quarters is zero in year 2025. However, a group quarters population is projected for 2030, 2035, 2040, 2045, and 2050 by using the average group quarters rate from the same surrounding CCDs. According to the 2020 Census, the average group quarters rate is 0.653% which equates to approximately 100 people in 2040 and 128 people in 2050.

The permanent population estimate for 2025 and projections through 2050 are provided in Table 2.2A based on the anticipated development of housing units and assumptions for group quarters populations. The permanent population projections were calculated by utilizing the projected total housing units (8,100 in year 2050), minus the vacancy rate (4.59%) and the seasonal rate (5.77%), and multiplying by the PPH of 2.70, plus the projected group quarter population.

Table 2.2A: City Permanent Population Projections

Year	Total Housing Units	Permanent Population	Group Quarters Population	Population
2025	3,625	8,774	0	8,774
2030	4,500	10,891	71	10,962
2035	5,400	13,070	85	13,155
2040	6,300	15,248	100	15, 348
2045	7,200	17,426	114	17,540
2050	8,100	19,604	128	19,732

The seasonal population projection is based on the seasonal housing rate of 5.77% of projected housing units as well as the plan for a 150-room hotel. An estimate of 2 persons per seasonal house or hotel room is assumed. The seasonal projection is shown in Table 2.2B below.

Table 2.2B: City Seasonal Population Projections

Year	Housing Population	Hotel Population	Total Seasonal
2025	209	0	209
2030	260	300	560
2035	312	300	612
2040	364	300	664
2045	415	300	715
2050	467	300	767

The total population projection, consisting of both permanent and seasonal residents, is shown in Table 2.3. These numbers were used for purposes of analyzing public infrastructure needs in the short- and long-term planning periods, including the extended 2050 planning horizon consistent with statutory requirements.

Table 2.3: City Total Population Projection

Year	Permanent Population	Seasonal Population	Total Population
2025	8,774	209	8,983
2030	10,962	560	11,522
2035	13,155	612	13,767
2040	15,348	664	16,012
2045	17,540	715	18,255
2050	19,732	767	20,499

EXISTING AND FUTURE LAND USE CONDITIONS

Existing Land Use

The City of Westlake encompasses approximately 6.5 square miles (4,142 acres) and extends roughly three miles east to west and two miles north to south. The City was incorporated in (2016) located in the central-western portion of Palm Beach County and is one of 39 incorporated municipalities within the County. Westlake is situated west of Royal Palm Beach and Loxahatchee Groves, north of Wellington, and east of The Acreage and Loxahatchee. The City is positioned within an emerging urban area of western Palm Beach County and functions as part of the County's broader urban development pattern.

Seminole Pratt Whitney Road, a County-maintained arterial roadway, provides the primary north-south transportation corridor through Westlake, connecting the City to adjacent municipalities and the regional roadway network. Additional major roadways in the vicinity include Southern Boulevard (US 98/SR 80), located south of the City, which provides direct access to Interstate 95 and Florida's Turnpike. While there are no interstate highways within Westlake's municipal boundaries, proximity to Southern Boulevard ensures efficient regional and intrastate connectivity.

Existing Development and Growth Potential

As a newly developing, master-planned community, a substantial portion of the City remains available for future growth and development. Planned land uses include a mix of residential, commercial, civic, recreation, and open space areas, as guided by the adopted Future Land Use Map and the City's vision as articulated in the Comprehensive Plan. The City is expected to continue experiencing significant growth in the coming planning horizons (2050).

At present, the City is in an active phase of development, with large portions of land either under construction or entitled for future development. Approximately 35% of the City's land area is vacant with the rest either developed or under construction. The remaining land area planned for future residential neighborhoods, commercial centers, parks, civic facilities, and supporting infrastructure.

Residential Analysis

Table 2.4 shows the estimated acreage for each of the Future Land Use designations.

Table 2.4: Future Land Uses

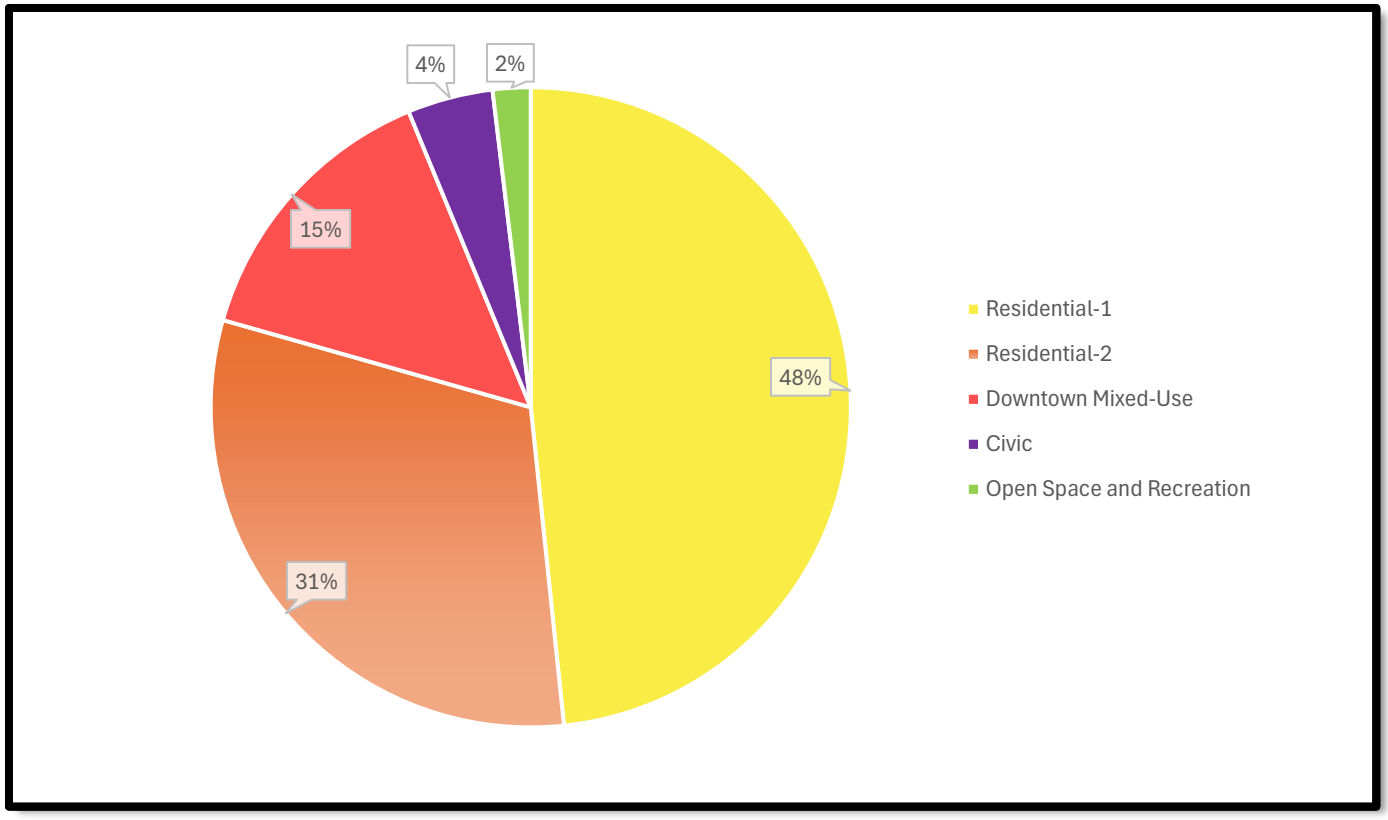
Future Land Use	Total Acreage	Acreage Excluding ROW	% of Total Area (based on Acreage Excluding ROW)
Residential-1	1,920	1,876	48.1%
Residential-2	1,363	1,181	30.9%
Downtown Mixed-Use	603	544	14.3%
Civic	177	166	4.3%
Open Space and Recreation*	79	76	1.9%
Total	4142**	3,813**	100%**

**A portion of the residential area will be allocated for open space and recreation.*

***Approximately 141 acres in the City, which is approximately 3% of the City, consists of existing ROW. The land underlying the existing ROW cannot be developed.*

NOTE: The acreage numbers reflected in the table have been rounded to the nearest whole number.

Figure 2.4: Future Land Use Acreage Chart



The density provided for in the Residential (1 & 2) categories established by policy in this Element and shown on the Future Land Use Map (FLU Map 2.1) will more than accommodate the projected population. In addition, the density provided in Residential categories will permit development of a variety of types of housing to accommodate all affordability levels in balance with requirements in the Plan that necessary infrastructure be provided to serve development.

As of 2025, residential development in the City of Westlake occupies approximately 704 acres, or approximately 17% of the City's total land area (about 4,142 acres). The City is a master-planned community, and residential uses are a central component of its land use pattern. The majority of entitled and developed residential land is within the Mixed Use (MU) and Residential (RES) Future Land Use designations.

Westlake's residential development currently is split between single-family residential units attached and detached. Single-family units dominate current construction phases; however, future phases will introduce additional multi-family units to provide housing diversity and support Westlake's mixed-use community vision.

Future Land Use Designations that support residential development in Westlake include:

- **Mixed Use (MU)**
  The Mixed-Use designation permits a flexible combination of residential, commercial, civic, and open space uses through the City's master development approvals. Approximately 43 acres of residential development occur within the MU designation as of 2025.

- **Residential (RS)**
  The Residential designation permits single-family detached, townhomes, and multi-family residential development. Approximately 3,283 acres are currently designated RS.

Single-Family Residential

Single-family residential development is the predominant housing type in Westlake to date. Single-family detached homes are constructed within the RS designations and comprise the majority of the City's residential units as of 2025.

Westlake's single-family neighborhoods are organized within a series of gated or master-planned communities with integrated parks, pedestrian networks, and civic facilities. No mobile home parks are currently developed or planned within the City, and mobile home parks are not an identified component of the City's housing strategy.

Limited neighborhood-serving nonresidential uses, such as clubhouses, community centers, parks, and small-scale commercial uses, may be incorporated into single-family neighborhoods were allowed by master development approvals and City zoning regulations. These uses must be compatible with the surrounding residential character.

Estates of Westlake

Medium residential density development (maximum of 12 dwelling units per acre) occurs primarily in the form of townhomes, villas, and cottages communities. These housing types are concentrated within the MU designation and contribute to a variety of options for the City's residential units.

Approved and constructed single family residential attached projects include:

- **Terraces of Westlake** — attached single-family within the MU designation

- **Crossings of Westlake** — attached single-family master-planned neighborhoods

High-density residential development (maximum of 16 dwelling units per acre) is strategically located near Seminole Pratt Whitney Road and future mixed-use centers to promote walkability and access to goods and services. Future multi-family projects are planned to be located adjacent to commercial and civic hubs, consistent with Westlake's compact and connected growth model.

Non-Residential Analysis

Commercial Development

As of 2025, commercial land use in the City of Westlake encompasses approximately 603 acres, representing about 14.3% of the City's total land area (±4,142 acres). Commercial development in Westlake is primarily concentrated within the Mixed Use (MU) Future Land Use designation and includes both stand-alone commercial centers and mixed-use nodes integrated with residential and civic uses.

Current commercial uses include:

- Retail sales and services
- Offices and professional services
- Restaurants and dining establishments
- Medical offices and wellness centers
- Personal services
- Automobile service facilities

Major commercial projects within the City as of 2025 include:

- Publix at Westlake Plaza
- Shoppes of Westlake Landings
- Gas stations and convenience stores
- Additional retail and service uses within planned commercial pods

The City's commercial areas are designed to be easily accessible via Seminole Pratt Whitney Road and are intended to serve not only Westlake residents but also surrounding communities in the western Palm Beach County area.

XCEL
PADEL
XCEL
PADEL

Habit
BURGER GRILL

Industrial Development

The City does not have a designated Industrial Future Land Use category at this time, nor are there large-scale industrial areas currently developed or entitled within the City.

Light industrial uses and flex-space buildings may be accommodated within portions of the Mixed Use (MU) designation in the future, subject to City approvals and consistency with the City's vision for compatible, community-serving employment uses.

Westlake is envisioned primarily as a residential and mixed-use community, with commercial, civic, and recreational components complementing the residential base. Traditional heavy industrial uses are not part of the City's long-term land use strategy.

Recreation & Open Space / Conservation

As of 2025, approximately 79 acres (about 1.9% of the City's land area) are allocated to Recreation, Open Space, and Conservation purposes. This includes both public parks and private recreation areas within master-planned neighborhoods.

Major public and private recreational facilities include:

- Westlake Adventure Park (City's flagship public park)
- Neighborhood pocket parks
- Greenways, trails, and linear open spaces
- Community clubhouse and pool facilities within residential communities

The City's Recreation and Open Space Element of this Comprehensive Plan provide more detailed guidance for the continued expansion of the City's park system and recreational amenities.

No formal Conservation land designation currently exists within the City, although certain open space and stormwater areas perform secondary ecological functions.

Community Facilities

Community Facilities occupy approximately 177 acres, or about 4.3% of the City's land area. As a developing community, Westlake continues to expand its inventory of public facilities and services.

Key existing community facilities include:

- Palm Beach County Fire Rescue Station #22
- Palm Beach County Library System – future branch
- Westlake Elementary School (planned, scheduled for opening in upcoming school years)
- Various utility infrastructure sites (water, wastewater, stormwater facilities)

Additional community facilities are expected to be provided in accordance with the City's growth and service delivery needs. Within the City's boundaries, there are three existing public schools: Golden Grove Elementary School, Western Pines Middle School, and Seminole Ridge High School.

Vacant Land

As of 2025, approximately 1,481 acres, or about 36% of the City's land area, remains vacant and available for future development. This reflects Westlake's position as a rapidly growing new community where large portions of land are entitled for future phases of residential, commercial, civic, and recreational development.

Vacant lands are primarily located:

- Within approved master-planned communities awaiting future construction phases
- Within portions of the Mixed Use (MU) designation reserved for future commercial and multi-family development
- In areas designated for parks, civic uses, and infrastructure
- Along portions of Seminole Pratt Whitney Road corridor, where development is staged based on market demand and infrastructure availability

No significant environmentally sensitive lands (such as wetlands requiring federal or state permitting) have been identified within Westlake's planned development areas, as the City's land use approvals were based on extensive pre-permitting and environmental planning. However, stormwater management areas and open space buffers are integral to the City's approved land use framework.

JOB CREATION, CAPITAL INVESTMENT, AND ECONOMIC DEVELOPMENT

By providing for significant development of commercial, civic, educational, and light industrial uses, the Future Land Use Element of the Plan provides opportunities for job creation, capital investment, and economic development. The non-residential development envisioned and encouraged by the Plan will serve to remediate the existing urban sprawl pattern and the current scarcity of non-residential uses throughout the central communities of Palm Beach County.

Future Land Use

The Future Land Use Element identifies land use designations and allowed development density and intensity coordinated with the topography and soil characteristics; the location of natural, cultural and historic resources; and the availability of public facilities and services within the City. The Future Land Use Element includes a Future Land Use Map (FLU Map 2.1) depicting the location of uses within the City's jurisdictional limits.

Future Land Use Categories

The future land use categories in the Future Land Use Element define the amount, type, density and intensity of future development that is allowed in a given location within the City. Each of the Plan land use categories shall be implemented by corresponding zoning districts in the Land Development Regulations. The Land Development Regulations will implement the Plan through more specific regulations governing allowed and conditional uses, site development standards, and performance criteria.

Each of the residential land use categories includes a range of allowable density. The maximum density defines the maximum number of dwelling units per gross acre that can occur within the specific land use category.

Building intensity for nonresidential land uses are measured by floor area ratio (FAR). FAR is the ratio of total net floor area of a building to the total lot area. Where a mix of uses is required, as within the Downtown Mixed-Use, density and intensity shall be calculated using a combination of FAR and density. Residential density calculations will be based on the gross acreage and the non-residential portions will be based on FAR.

Solar Energy Overlay

The Plan includes a Solar Energy Overlay in the southwestern area of the City to allow the development of Primary Solar Facilities. The City may, if feasible, establish incentives to encourage the development of Primary Solar Facilities to promote a sustainable community.

Redevelopment

At the time of that this Plan was prepared, the majority of the lands are either recently developed or vacant. The existing developed areas may require evaluation for their potential redevelopment in the future.

Land Cover, Natural Resources and Cultural and Historic Resources

The lands located within the City limits have a long and consistent history of agricultural use, which has resulted in the elimination of all native and natural habitat features. There are no environmentally sensitive lands identified within the City. FLU Map 2.2 depicts existing land uses within the City. Minerals and soils within the City are depicted on FLU Map 2.3. Floodplain designations within the City are depicted on FLU Map 2.4. FLU Map 2.5 shows that there are no existing or planned public potable wellfields, cones of influence, or wellhead protection areas within the City. Similarly, FLU Map 2.6 shows that there are currently no wetlands within the City. Additional analyses regarding land cover and natural resources within the City are found in the Conservation Element data and analyses.

There are no known cultural or historic resources located within the boundaries of the City as determined by the Division of Historical Resources in its letter dated June 25, 2015, from the State Historic Preservation Officer. Should cultural or historic resources be identified in the future, appropriate policies will be applied.

Facilities Analysis

Traffic Circulation

The current traffic circulation network within the City is illustrated in T.E. Map 3.1. A full analysis of the existing traffic circulation system is provided in the Transportation Element data and analysis. Existing land uses are adequately served by the existing traffic circulation system, and all roads are functioning within the adopted level of service standards. Therefore, there are no traffic circulation system road improvements required to meet existing land use needs.

The future traffic circulation network will provide adequate capacity on roads located within the City. Seminole Pratt Whitney Road is maintained by Palm Beach County and currently functions as a minor arterial road. Minor arterial roads provide service for trips of moderate length, serve geographic areas that are smaller than their higher arterial counterparts (interstates, freeways, and principal arterials), and offer connectivity to the higher arterial system. In an urban context, they interconnect and augment the higher arterial system, provide intra-community continuity and carry local bus routes. Through the 2050 planning period, Seminole Pratt Whitney Road will continue to serve as a minor arterial at its adopted level of service.

A system of major collector roads, including Persimmon Boulevard and Town Center Parkway, will connect to Seminole Pratt Whitney Road, and will provide access into and through the City. Roads functionally classified as major collector roads are intended to distribute and channel trips between local roads and arterials, usually over a distance of greater than three-quarters of a mile. These major collector roads will be connected to future land uses by a network of minor collector and local roads, which network will be determined as the City develops. Any road that is not an arterial or collector road is, by definition, a local road. Except for Seminole Pratt Whitney Road and the future extension of 60th Street North, the City has

jurisdiction over all roads located within the City boundaries. Through the 2050 planning period, the City's collector and local roads will operate at their adopted levels of service.

A detailed analysis of future road conditions, needs, and plans for future transportation facilities is provided in the data and analysis for the Transportation and Capital Improvement Elements.

Hurricane Evacuation Routes

There are no designated hurricane evacuation routes within the City. Seminole Pratt-Whitney Road provides access from the City to the designated hurricane evacuation route at US 441.

Future designation of evacuation routes within the City is not anticipated. However, it is essential to monitor routes connecting the City to designated evacuation routes in order to ensure safe evacuation of residents if necessary. Maintaining capacity on Seminole Pratt Whitney Road at an acceptable level of service will facilitate the evacuation of City residents if necessary.

Mass Transit

Mass transit service in Palm Beach County is provided by Palm Tran. There is currently no fixed-route transit service within the City.

As the City population grows, the viability of expanding transit service will increase, especially as commercial and other non-residential uses develop along Seminole Pratt Whitney Road. The City will regularly coordinate with Palm Tran, especially during updates of the Palm Tran Transit Development Plan (TDP), to ensure that transit needs of City residents are evaluated and appropriately serviced as the community develops.

Wastewater

SID will be the retail provider of wastewater service to the City pursuant to the Interlocal Agreement between the City of Westlake and the Seminole Improvement District Regarding the Provision of Certain Services, Infrastructure, and Public Facilities in the City of Westlake and for Assurance of Non-Duplication of Services dated March 2018 ("SID-Westlake Interlocal"). Adequate wastewater capacity exists to serve the projected population through the 2050 planning period. SID will plan and construct wastewater lines and lift stations to connect new development with the county's wastewater treatment plan. A detailed analysis and projections for wastewater are provided in the data and analyses for the Infrastructure and Capital Improvement Elements.

Solid Waste

The Solid Waste Authority of Palm Beach County (SWA) is the agency responsible for managing the solid waste disposal and recycling programs within Palm Beach County, including the City. The SWA integrated solid waste management system includes a 334-acre landfill, a 2,000 ton per day waste energy facility, a recovered materials processing facility, a biosolid pelletization facility, a vegetative waste processing operation, hazardous household collection facilities and six transfer facilities. The SWA's 2025 Landfill Depletion Model projects sufficient landfill capacity through the 2050 planning period with the current lifespan of the facility projected to extend to 2057 depending upon various demand and operational

assumptions. This projection is based upon countywide growth projections. Based on the average solid waste generation rate for the county as a whole, the City is establishing a solid waste level of service standard of 8.01 pounds per capita per day, which can be maintained through the 2050 planning period. Further details and analysis of the solid waste service is provided in the Infrastructure Element data and analysis.

Drainage

SID provides and maintains drainage facilities for the City pursuant to the SID-Westlake Interlocal. SID's adopted work plan provides for the drainage system to be developed in phases as development occurs within the City. SID's specific plans for facilities construction, maintenance, and expansion are contained in its Water Control Plan dated May 11, 2020, and its Water, Wastewater and Reuse Utilities Master Plan dated July 30, 2025. As currently planned, the drainage system will consist of an extensive system of lakes to be constructed in phases to accept runoff from common areas, collector roads, residential and non-residential development areas. FLU Map 2.4 shows the Federal Emergency Management Agency flood designations within the City. The master water management system will continue to discharge into the M-2 Canal. Drainage for the City can be maintained through the 2050 planning period. The City is located within the SFWMD C-51 Basin and is subject to the SFWMD C-51 Basin Rules (found in Part III, Ch. 40E-41, Rules 40E-41.220 through 40E-41.265, Florida Administrative Code)in addition to other stormwater regulations. The data and analyses for the Infrastructure and Capital Improvement Elements provide further details on stormwater facilities including the established level of service standards.

Potable Water

SID will be the retail provider of potable water within the City pursuant to the SID-Westlake Interlocal. This ensures adequate potable water is available to serve the projected population through the 2050 planning period. Detailed analysis and projections related to potable water facilities and services are provided in the data and analysis for the Infrastructure and Capital Improvement Elements.

Reuse Water

SID will be the retail provider of reuse water within the City pursuant to the SID-Westlake Interlocal. A separate interlocal agreement between SID and Palm Beach County for the purchase of bulk reuse water, dated April 20, 2010, gives SID a "prior reserve capacity" of reuse water to be provided by the county. SID will not produce its own reuse water but will receive reuse water pursuant to this agreement with the county. At this time, a re-pump and storage facility and some transmission pipes are connected and in operation. Further expansion of the distribution system within the City will occur as the City develops. Additional analysis on reuse water supply and demand projections is provided in the data and analyses for the Infrastructure and Capital Improvement Elements.

Parks and Recreation

There are no existing parks within the City. A community park is planned within the City to serve future residents. The park is indicated on the Future Land Use Map (FLU Map 2.1) on the west side of Seminole Pratt Whitney Road, immediately south of the Seminole Ridge Community High School and is comprised of approximately 50 acres.

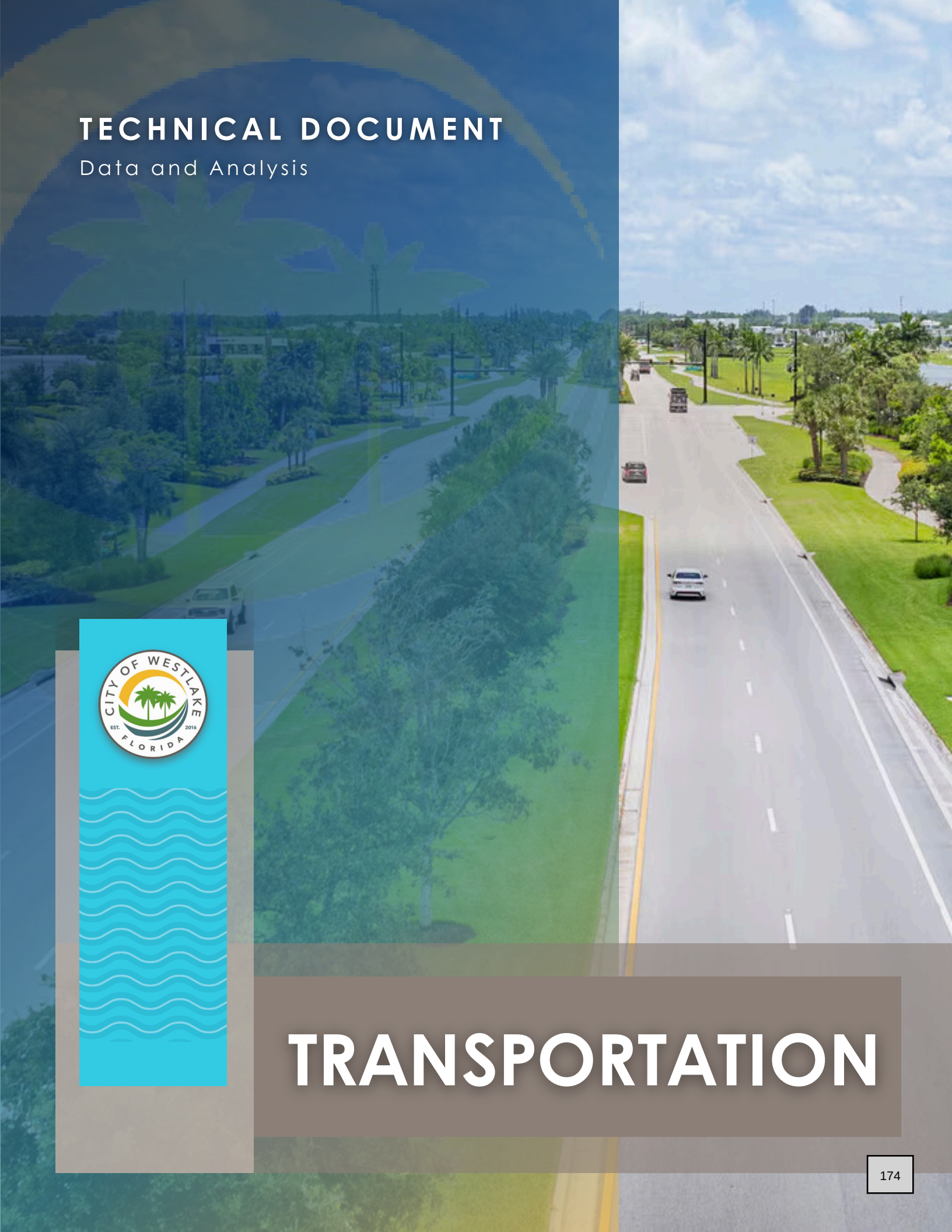
As development of the City occurs, a range of parks including tot-lots, neighborhood parks, and community parks, will be distributed within or near neighborhoods. Shared use paths, sidewalks, and bicycle lanes will be provided throughout the City.

The City is currently serviced by the following Palm Beach County regional and district parks and beaches: Okeeheelee North Park (regional), Phil Foster Park (beach) and Seminole Palms Park (district).

Additional analysis of parks and open space facilities serving the City is included in the Recreation and Open Space Element data and analysis.

Public Schools

Three public schools exist within the City boundaries: Golden Grove Elementary School, Western Pines Middle School, and Seminole Ridge High School. The City lies within the district boundaries of Golden Grove Elementary and Seminole Ridge High. In 2017, the School District adopted a new district for Western Pines Middle School, which excludes students from the City. Therefore, students within the City will be served by Osceola Creek Middle School, which is located to the northwest of the City. A new elementary school is anticipated to open in August 2027 in Westlake and will provide enrollment relief to schools in the western communities. In addition, a new high school is planned for the western communities in 2031. The City will coordinate with the School District to ensure capacity exists to serve the City's population through the 2050 planning period.



TECHNICAL DOCUMENT

Data and Analysis

TRANSPORTATION

CHAPTER 3. TRANSPORTATION ELEMENT DATA AND ANALYSIS

INTRODUCTION

The purpose of the Transportation Element is to plan for a safe, convenient, and multi-modal transportation system that is designed to support all elements of the Plan for the short- (2040) and long-term (2050) planning periods. This element addresses the transportation facilities which are to be provided within the City. These include:

- Roads
- Shared Use Paths, Bicycle Lanes, and Sidewalks
- Mass Transit

Consistent with Florida Statutes Section 163.3177(6)(b), which requires that the transportation element of the Plan be consistent with the plans and programs of the Palm Beach MPO and FDOT, the City reviewed the County's Five-Year Road Program, FDOT's Five-Year Work Program, and Palm Beach MPO's 2050 Long Range Transportation Plan (LRTP) to incorporate all the programmed improvements in its Comprehensive Plan. It should be noted that many of the major roads within the City (e.g., Persimmon Boulevard, Town Center Parkway) are not included in the LRTP network. Therefore, their needs might not be recognized in LRTP development.

Consistent with City's Policy Transportation Element 1.2.1, the adopted level of service ("LOS") standard for all roadways within the City is "D" and will be based on the peak hour, peak direction traffic volumes.

Background Information

As part of the review of any development within the City, impacts to the regional road network will be reviewed by Palm Beach County pursuant to its Traffic Performance Standards (TPS) Ordinance, Article 12 of the Palm Beach County Unified Land Development Code. As with other municipalities within the County, as part of the City's review process, applicants will be required to demonstrate compliance with the Palm Beach County TPS Ordinance. If required by TPS, development applications will be submitted to Palm Beach County for review of their impacts to the regional road network. Any level of service deficiencies identified would need to be mitigated through means such as construction of improvements or execution of a proportionate share agreement with the County.

The majority of property within the City is subject to a set of development orders issued to Minto PBLH, LLC, (Minto) by Palm Beach County prior to the City's incorporation. The development orders permit Minto to construct 4,546 residential units, a college, hotel and 2.2 million square feet of other nonresidential uses. By operation of law, after the City's incorporation, the development orders remain in effect, except that they are now administered by the City. In conjunction with its receipt of

that development order, Minto was required to demonstrate compliance with the County's TPS. As part of this process, Minto was required to enter into a proportionate share agreement with Palm Beach County, committing it to pay approximately fifty (50) million dollars towards road improvements throughout the region. Seminole Pratt Whitney Road is already being expanded within the City pursuant to that proportionate share agreement. Minto's obligations under the proportionate share agreement remain notwithstanding the City's incorporation because Palm Beach County retains jurisdiction over impacts to the regional thoroughfare system, which includes state roads and roads identified as part of Florida's Strategic Intermodal System (SIS). Any increase in the density and intensity of Minto's development orders that generates additional peak hour directional traffic impacts above the approved development would be subject to review by Palm Beach County for approval pursuant to TPS.

TRAFFIC CIRCULATION NETWORK

Existing Traffic Circulation

The current traffic circulation network and functional classification are illustrated in TE Map 3.1. Palm Beach County has jurisdiction over county roads, which are Seminole Pratt Whitney Road and 60th Street North.

Data from *2018 City of Westlake Comprehensive Plan – Transportation Element Data and Analysis* document, was used as the starting point for our analysis.

The roadway peak hour capacity (service volume threshold) was determined based on the methodology in the FDOTs 2023 *Multimodal Quality Level of Service Handbook*, except for Seminole Pratt Whitney Road which was obtained from the Palm Beach County's Unified Land Development Code (ULDC) Article 12 Traffic Performance Standards. Context classifications were determined based on the area type and predominant land use, except for Seminole Pratt Whitney Road which was obtained from FDOT's Systemwide Preliminary Context Classification database. Palm Beach County traffic counts database has roadway counts for Seminole Pratt Whitney only and was used in the analysis. For other roadways, FDOT's published AADT in the Florida Traffic Online database was obtained and applied a peak to daily ratio factor (K-factor) of 9% and directional factor (D-factor) of 55% to estimate the peak hour peak direction traffic. The final volumes were then compared with the service volume thresholds to determine the existing level of service.

The existing roadway levels of service are illustrated in TE Map 3.2. The level of service for some roads is indicated to be "n/a" (not available) because the roads have not been in service long enough for them to be properly analyzed under normal traffic conditions. The existing road characteristics are summarized in Table 3.1. Seminole Pratt Whitney Road is a county-maintained road that currently functions as a minor arterial road. Minor arterial roads provide service for trips of moderate length, serve geographic areas that are smaller than their higher arterial counterparts (interstates, freeways, and principal arterials), and offer connectivity to the higher arterial system. In an urban context, they interconnect and augment the higher arterial system, provide intra-community continuity and carry local bus routes.

A system of major and minor collector roads, including Persimmon Boulevard and Town Center Parkway, connects to Seminole Pratt Whitney Road and provides access into and through the City. Roads functionally classified as major collector roads are intended to distribute and channel trips between local roads and arterials, usually over a distance of greater than three-quarters of a mile. Any road that is not an arterial or collector road is by definition a local road. Except for Seminole Pratt Whitney Road and the future extension of 60th Street North, the City has jurisdiction over all roads located within the City boundaries.

As used in the "Lanes" column of the table on the next page, the following terms have the following meanings:

- 2LU means 2 lanes undivided
- 2LD means 2 lanes divided
- 4LD means 4 lanes divided
- 6LD means 6 lanes divided

Figure 3.1 below illustrates the location of each road segment.

Figure 3.1: Road Segment Identification

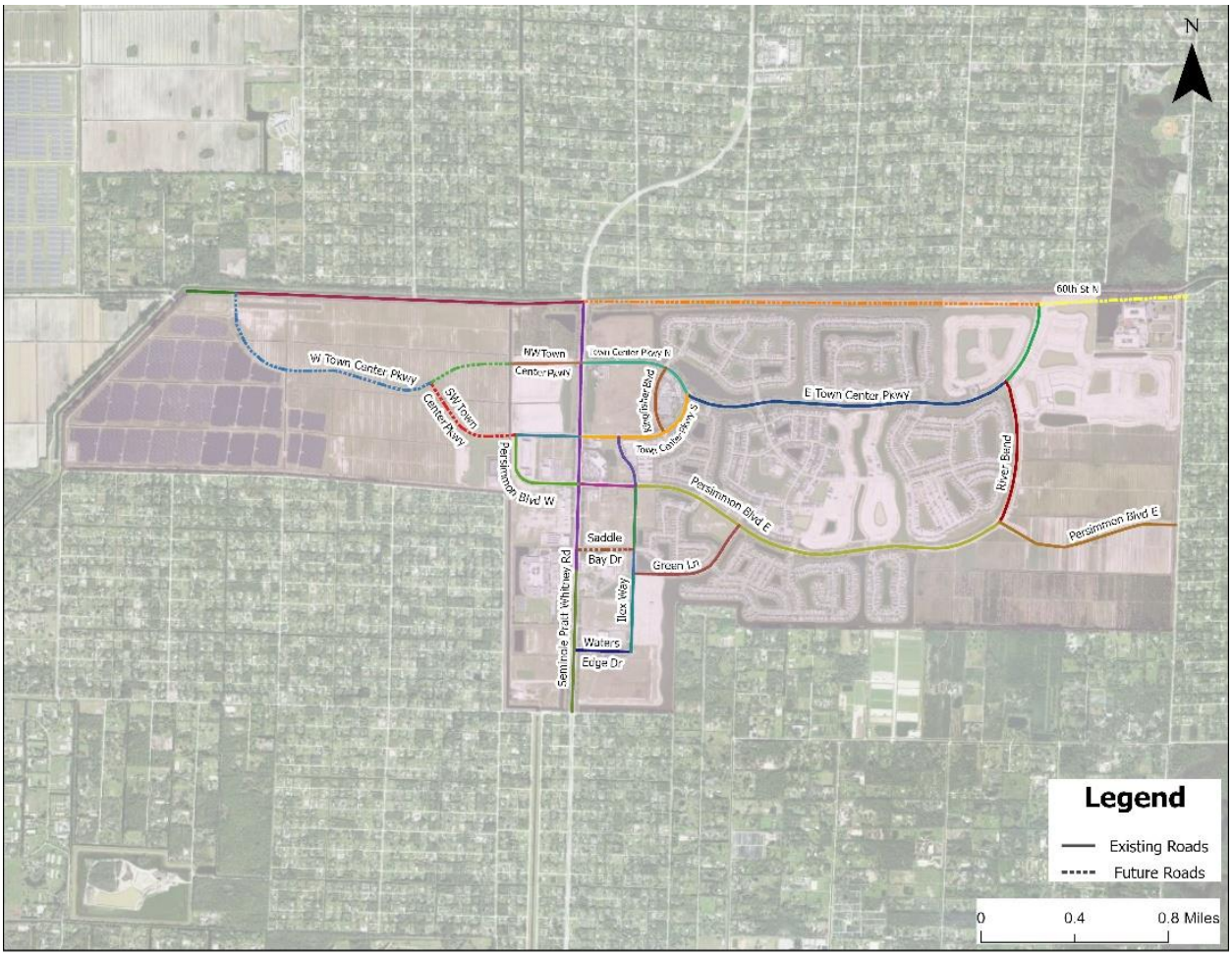


Table 3.1: Existing Year 2025 Peak Hour Peak Direction LOS

Road Name	From	To	Context Classification	Jurisdiction	Functional Classification	2025 Lane	Peak Hour Peak Direction Capacity	Peak Hour Peak Direction Volume	LOS
Seminole Pratt Whitney Road	North of Sycamore Drive West	Seminole Ridge Community High School north entrance	C2 - Rural	County	Minor Arterial	4LD	1,960	1,422	B
Seminole Pratt Whitney Road	Seminole Ridge Community High School north entrance	South of 60th Street North	C2 - Rural	County	Minor Arterial	4LD	1,960	1,422	B
Northwest Town Center Parkway	Canal	Seminole Pratt Whitney Road	C3C - Suburban Commercial	City	Major Collector	2LD	1,062	n/a	n/a
Southwest Town Center Parkway	Persimmon Boulevard West	Seminole Pratt Whitney Road	C3C - Suburban Commercial	City	Major Collector	2LD	1,062	n/a	n/a
Town Center Parkway North	Seminole Pratt Whitney Road	West Roundabout	C3R - Suburban Residential	City	Minor Collector	2LD	1,049	135	C
East Town Center Parkway	West Roundabout	River Bend	C3R - Suburban Residential	City	Minor Collector	2LD	1,049	375	C
East Town Center Parkway	River Bend	60th Street North	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	375	C
Town Center Parkway South	Seminole Pratt Whitney Road	West Roundabout	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	135	C
Persimmon Boulevard West	Southwest Town Center Parkway	Seminole Pratt Whitney Road	C3C - Suburban Commercial	City	Minor Collector	2LD	1,062	n/a	n/a
Persimmon Boulevard East	Seminole Pratt Whitney Road	Ilex Way	C3C - Suburban Commercial	City	Minor Collector	4LD	1,796	135	C
Persimmon Boulevard East	Ilex Way	River Bend	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	135	C
Persimmon Boulevard East	River Bend	140th Avenue	C3R - Suburban Residential	City	Minor Collector	4LD	1,836	n/a	n/a
River Bend	Persimmon Boulevard East	East Town Center Parkway	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	135	C
Green Lane	Ilex Way	Persimmon Blvd East	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	135	C
Waters Edge Drive	Seminole Pratt Whitney Road	Ilex Way	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	135	C
Ilex Way	Waters Edge Drive	Green Lane	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	375	C
Ilex Way	Green Lane	Saddle Bay Drive	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	375	C
Ilex Way	Saddle Bay Drive	Persimmon Blvd East	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	375	C
Ilex Way	Persimmon Blvd East	Town Center Parkway South	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	375	C
Kingfisher Blvd (CS-E5)	Town Center Parkway South	Town Center Parkway North	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	n/a	n/a
60th Street North	Western City Limit	West Town Center Parkway	C3R - Suburban Residential	County	Major Collector	2LU	799	n/a	n/a
60th Street North	West Town Center Parkway	Seminole Pratt Whitney Road	C3R - Suburban Residential	County	Major Collector	2LU	799	n/a	n/a

As shown, existing land uses are adequately served by the existing traffic circulation system, and all roads are operating within the adopted level of service standard. Therefore, there are no existing transportation deficiencies.

Future Traffic Circulation

Based on data from the Bureau of Economic Business Research, the City's population is estimated to be 6,420 in 2024. Based on the data from the County's population projections, the City's population is estimated to be 14,656 by the year 2050. Residential uses will be located throughout the City, with single-family detached housing located further east and west away from Seminole Pratt Whitney Road, and higher density housing located closer to Seminole Pratt Whitney Road.

It is also anticipated that, in addition to existing non-residential uses, there will be additional non-residential uses constructed during the short-term (2040) and long-term (2050) planning periods, including commercial, industrial, recreational, and civic uses; to be located along either side of Seminole Pratt Whitney Road.

Through the long- and short-term planning periods, Seminole Pratt Whitney Road will continue to serve as a minor arterial. The future land uses will continue to be connected by a network of minor collectors, major collectors, and local roads, as the City develops.

The City's future traffic circulation network was developed in coordination with the plans of the Florida Department of Transportation (FDOT), Palm Beach County, and the Palm Beach Metropolitan Planning Organization (MPO). Any improvements identified either in the Palm Beach County's 5-year Road Program or the Palm Beach MPO's Long Range Transportation Plan was included in the analysis. The future 2040 peak hour peak direction volume for Seminole Pratt Whitney Road is determined by interpolating between the 2025 volume and the Palm Beach MPO Adjusted 2045 Two-Way Daily Traffic Volume. The 2050 peak hour peak direction volume for Seminole Pratt Whitney Road is determined by applying a 1.0% annual growth rate, a K-factor of 9% and field observed D-factor of 55% to the daily volumes as reported in *Palm Beach MPO Adjusted 2045 Two-Way Daily Traffic Volumes* report. For all other roadways, the 2040 and 2050 peak hour peak direction volume was determined by applying a 1.0% annual growth rate to the 2038 volumes from the City's 2018 Comprehensive Plan.

Within the short-term planning period (through 2040), it is anticipated that there will be additional developments in throughout the City. Based on the Palm Beach County Five-year Road Program, 60th Street North from Seminole Pratt Whitney Road to 140th Avenue is programmed to be constructed. *Palm Beach MPO's 2045 Cost Feasible Adjusted Two-Way Traffic Volumes Report* shows the segment of Seminole Pratt Whitney within the City boundary to have six (6) lanes. The Palm Beach County's Traffic Performance Standard database shows that the peak hour peak direction volume on this segment of Seminole Pratt Whitney Road is expected to exceed the service volume by 2029. The City will continue to monitor the volume on Seminole Pratt Whitney Road and coordinate with County regarding the potential need for widening within the short-term planning period. The anticipated future road network is expected to adequately accommodate the traffic circulation through the short-term planning period.

TE Map 3.3 illustrates the 2040 future traffic circulation network through the short-term planning period. TE Map 3.4 depicts the 2040 Future Functional Classification and anticipated right-of-way for the 2040 Future traffic circulation network. The roadway characteristics and level of service for Year 2040 are summarized in Table 3.2.

TE Map 3.5 illustrates the 2050 Future Traffic Circulation network, which will accommodate traffic circulation through the 2050 planning period. The Palm Beach MPO's Long Range Transportation Plan shows the widening of 60th Street North from western City limit to Seminole Pratt Whitney Road, from 2-lane to 4-lane.

Based on the analysis, 60th Street North from western City limit to West Town Center Parkway is shown to exceed the adopted level-of-service's volume threshold, for the short-term planning period. Persimmon Boulevard East from Ilex Way to River Bend is shown to exceed the adopted level-of-service's volume threshold, for the long-term planning period. The City will continue to monitor the volumes on the roadways and coordinate with developers to ensure that adequate roadway facilities are provided. TE Map 3.6 depicts the 2050 future functional classification and anticipated future right-of-way for the future traffic circulation network. Table 3.3 summarizes the road characteristics and levels of service for the future functionally classified road system.

Figure 3.2 below shows the north-facing entrance to the City on Seminole Pratt Whitney Road. Tables 3.2 and 3.3 are on the pages that follow.

Figure 3.2: Seminole Pratt Whitney Road - City of Westlake North-Facing Entrance

Table 3.2: Year 2040 Peak Hour Peak Direction LOS

Road Name	From	To	Context Classification	Jurisdiction	Functional Classification	2040 Lane	Peak Hour Peak Direction Capacity	Peak Hour Peak Direction Volume	LOS
Seminole Pratt Whitney Road	North of Sycamore Drive West	Seminole Ridge Community High School north entrance	C2 - Rural	County	Minor Arterial	6LD	2,940	2,024	B
Seminole Pratt Whitney Road	Seminole Ridge Community High School north entrance	South of 60th Street North	C2 - Rural	County	Minor Arterial	6LD	2,940	2,024	B
West Town Center Parkway	Western City Limit	Southwest Town Center Parkway	C3C - Suburban Commercial	City	Major Collector	2LD	1,062	97	C
West Town Center Parkway	Southwest Town Center Parkway	Canal	C3C - Suburban Commercial	City	Major Collector	2LD	1,062	97	C
Northwest Town Center Parkway	Canal	Seminole Pratt Whitney Road	C3C - Suburban Commercial	City	Major Collector	2LD	1,062	347	C
Southwest Town Center Parkway	West Town Center Parkway	Persimmon Boulevard West	C3C - Suburban Commercial	City	Major Collector	2LD	1,062	227	C
Southwest Town Center Parkway	Persimmon Boulevard West	Seminole Pratt Whitney Road	C3C - Suburban Commercial	City	Major Collector	2LD	1,062	227	C
Town Center Parkway North	Seminole Pratt Whitney Road	West Roundabout	C3R - Suburban Residential	City	Minor Collector	2LD	1,049	581	C
East Town Center Parkway	West Roundabout	River Bend	C3R - Suburban Residential	City	Minor Collector	2LD	1,049	881	C
East Town Center Parkway	River Bend	60th Street North	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	592	C
Town Center Parkway South	Seminole Pratt Whitney Road	West Roundabout	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	457	C
Persimmon Boulevard West	Southwest Town Center Parkway	Seminole Pratt Whitney Road	C3C - Suburban Commercial	City	Minor Collector	2LD	1,062	207	C
Persimmon Boulevard East	Seminole Pratt Whitney Road	Ilex Way	C3C - Suburban Commercial	City	Minor Collector	4LD	1,796	1,034	C
Persimmon Boulevard East	Ilex Way	River Bend	C3R - Suburban Residential	City	Minor Collector	2LD	1,049	1,034	D
Persimmon Boulevard East	River Bend	140th Avenue	C3R - Suburban Residential	City	Minor Collector	4LD	1,836	697	C
River Bend	Persimmon Boulevard East	East Town Center Parkway	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	432	C
Saddle Bay Drive	Seminole Pratt Whitney Road	Ilex Way	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	152	C
Green Lane	Ilex Way	Persimmon Blvd East	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	348	C
Waters Edge Drive	Seminole Pratt Whitney Road	Ilex Way	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	336	C
Ilex Way	Waters Edge Drive	Green Lane	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	434	C
Ilex Way	Green Lane	Saddle Bay Drive	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	203	C
Ilex Way	Saddle Bay Drive	Persimmon Blvd East	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	203	C
Ilex Way	Persimmon Blvd East	Town Center Parkway South	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	425	C
Kingfisher Blvd (CS-E5)	Town Center Parkway South	Town Center Parkway North	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	72	C
60th Street North	Western City Limit	West Town Center Parkway	C3R - Suburban Residential	County	Major Collector	2LU	799	1,156	F*
60th Street North	West Town Center Parkway	Seminole Pratt Whitney Road	C3R - Suburban Residential	County	Major Collector	2LU	799	860	F*
60th Street North	Seminole Pratt Whitney Road	East Town Center Parkway	C3R - Suburban Residential	County	Minor Collector	4LD	1,960	108	C
60th Street North	East Town Center Parkway	140th Avenue	C3R - Suburban Residential	County	Major Collector	4LD	1,960	700	C

* Per the 2023 MQLOS Handbook, when traffic demand exceeds the LOS D threshold for a C3R segment, it is considered over capacity due to saturated intersections. As a result, segments are directly classified as LOS F.

Table 3.3: Year 2050 Peak Hour Peak Direction LOS

Road Name	From	To	Context Classification	Jurisdiction	Functional Classification	2050 Lane	Peak Hour Peak Direction Capacity	Peak Hour Peak Direction Volume	LOS
Seminole Pratt Whitney Road	North of Sycamore Drive West	Seminole Ridge Community High School north entrance	C2 - Rural	County	Minor Arterial	6LD	2,940	2,320	B
Seminole Pratt Whitney Road	Seminole Ridge Community High School north entrance	South of 60th Street North	C2 - Rural	County	Minor Arterial	6LD	2,940	2,320	B
West Town Center Parkway	Western City Limit	Southwest Town Center Parkway	C3C - Suburban Commercial	City	Major Collector	2LD	1,062	107	C
West Town Center Parkway	Southwest Town Center Parkway	Canal	C3C - Suburban Commercial	City	Major Collector	2LD	1,062	107	C
Northwest Town Center Parkway	Canal	Seminole Pratt Whitney Road	C3C - Suburban Commercial	City	Major Collector	2LD	1,062	383	C
Southwest Town Center Parkway	West Town Center Parkway	Persimmon Boulevard West	C3C - Suburban Commercial	City	Major Collector	2LD	1,062	251	C
Southwest Town Center Parkway	Persimmon Boulevard West	Seminole Pratt Whitney Road	C3C - Suburban Commercial	City	Major Collector	2LD	1,062	251	C
Town Center Parkway North	Seminole Pratt Whitney Road	West Roundabout	C3R - Suburban Residential	City	Minor Collector	2LD	1,049	642	C
East Town Center Parkway	West Roundabout	River Bend	C3R - Suburban Residential	City	Minor Collector	2LD	1,049	974	D
East Town Center Parkway	River Bend	60th Street North	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	654	C
Town Center Parkway South	Seminole Pratt Whitney Road	West Roundabout	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	505	C
Persimmon Boulevard West	Southwest Town Center Parkway	Seminole Pratt Whitney Road	C3C - Suburban Commercial	City	Minor Collector	2LD	1,062	229	C
Persimmon Boulevard East	Seminole Pratt Whitney Road	Ilex Way	C3C - Suburban Commercial	City	Minor Collector	4LD	1,710	1,143	C
Persimmon Boulevard East	Ilex Way	River Bend	C3R - Suburban Residential	City	Minor Collector	2LD	1,049	1,143	F*
Persimmon Boulevard East	River Bend	140th Avenue	C3R - Suburban Residential	City	Minor Collector	4LD	1,748	770	C
River Bend	Persimmon Boulevard East	East Town Center Parkway	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	477	C
Saddle Bay Drive	Seminole Pratt Whitney Road	Ilex Way	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	168	C
Green Lane	Ilex Way	Persimmon Blvd East	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	384	C
Waters Edge Drive	Seminole Pratt Whitney Road	Ilex Way	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	371	C
Ilex Way	Waters Edge Drive	Green Lane	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	479	C
Ilex Way	Green Lane	Saddle Bay Drive	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	224	C
Ilex Way	Saddle Bay Drive	Persimmon Blvd East	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	224	C
Ilex Way	Persimmon Blvd East	Town Center Parkway South	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	470	C
Kingfisher Blvd (CS-E5)	Town Center Parkway South	Town Center Parkway North	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	80	C
60th Street North	Western City Limit	West Town Center Parkway	C3R - Suburban Residential	County	Major Collector	4LD	1,665	1,277	C
60th Street North	West Town Center Parkway	Seminole Pratt Whitney Road	C3R - Suburban Residential	County	Major Collector	4LD	1,665	950	C
60th Street North	Seminole Pratt Whitney Road	East Town Center Parkway	C3R - Suburban Residential	County	Minor Collector	4LD	1,836	119	C
60th Street North	East Town Center Parkway	140th Avenue	C3R - Suburban Residential	County	Major Collector	4LD	1,836	773	C

* Per the 2023 MQLOS Handbook, when traffic demand exceeds the LOS D threshold for a C3R segment, it is considered over capacity due to saturated intersections. As a result, segments are directly classified as LOS F.

As noted, except for Persimmon Boulevard from Ilex way to River Bend, the remainder of the traffic circulation network is expected to meet the adopted level of service standards in both the short- and long-term planning periods, based on the City's planned future development. However, changes to these planned developments over time, if not properly monitored, could lead to transportation deficiencies.

For this reason, the City will implement a Mobility System to review proposed development projects with respect to transportation standards. The Mobility System will be implemented through the Land Development Regulations that will specify development review procedures and transportation mitigation options, including proportionate share agreements for new development and will integrate review by of impacts to regional roads by Palm Beach County pursuant to TPS. The Mobility System will also provide for regular and periodic monitoring of transportation facilities by the City to ensure that adopted transportation standards are maintained.

Finally, to provide for flexibility in development and to respond to long-term changes in the needs of the City's residents, the Land Development Regulations may provide for a land use equivalency process, through which exchanges of different land uses, consistent with the Future Land Use Map (FLU Map 2.1), may be accomplished so long as the proposed development does not result in additional transportation impacts.

EVACUATION ROUTES

There are no existing designated evacuation routes within the City. However, Seminole Pratt Whitney Road provides access to the designated evacuation route at US 441.

Future designation of evacuation routes within the City is not anticipated. However, it is essential to ensure the safe evacuation of residents within the City, if required, by monitoring routes connecting the City to designated evacuation routes. Maintaining capacity on Seminole Pratt Whitney Road at an acceptable level of service will facilitate the evacuation of City residents if necessary.

MASS TRANSIT

Mass transit service in Palm Beach County is provided by Palm Tran. There is currently no fixed-route service within the City. According to the FY 2022-2031 Transit Development Plan (TDP), Westlake is identified as one of the underserved communities in the western part of the county. The TDP does not include recommendation for transit expansion to the City. The Palm Beach MPO 2050 Long Range Transportation Plan's Illustrative projects list two premium transit projects through the City. These are LRTP ID PLMT0224 express bus from Westlake to West Palm Beach via Okeechobee Boulevard and LRTP ID PLMT0223 express bus from Westlake to West Palm Beach via Northlake Boulevard, both of which will serve the City through Seminole Pratt Whitney Road. Illustrative Projects are MPO Supported projects or concepts for which funding has not yet been secured. The City will continue to coordinate with Palm Tran and MPO during their service development.

Americans with Disabilities Act (ADA) paratransit services through Palm Tran Connection is provided within 3/4 miles of a Palm Tran fixed-route bus service. Since no part of the City is currently within 3/4 mile of a Palm Tran fixed-route, Palm Tran Connection ADA paratransit services can be requested by qualified riders.

Transportation Disadvantaged services in Palm Beach County are also provided by Palm Tran Connection. Service is available to anywhere within Palm Beach County, including the City, for qualifying individuals. Additional information can be found by visiting PalmTran website or by calling 561-649-9838.

As the City population grows, the viability of expanding transit service will increase, especially as commercial and other non-residential uses develop along Seminole Pratt Whitney Road. The City will regularly coordinate with Palm Tran, especially during updates of the Palm Tran Transit Development Plan (TDP), to ensure that transit needs of City residents are evaluated and appropriately serviced as the community grows.

AVIATION

No airports, aviation facilities or other aviation-related developments currently exist or are proposed within the City. The closest airstrip is approximately 6.03 miles to the south in a fly-in fly-out residential neighborhood called the Wellington Aero Club. Palm Beach International Airport is approximately 11.3 miles southeast of the City and North Palm Beach County Airport is approximately 6.27 miles to the Northeast. The William P. Gwinn Airport, a private airport, is approximately 9.9 miles north of the City. These measurements are based on the City border closest to the respective airports. Therefore, no airports are within or immediately adjacent to the City, and there are no issues concerning land use compatibility with airports. As of the development of 2018 Comprehensive Plan, a site plan has been approved for an additional airstrip approximately 8 miles from the City on Flying Cow Ranch Road. No additional information was found on the construction of this airstrip.

PORTS

The City does not contain and is not adjacent to any coastal areas or natural water bodies. The Port of Palm Beach is approximately 13.13 miles to the east of the City.

SHARED USE PATH, BICYCLE LANES, AND SIDEWALKS

The shared use path runs almost the entire length of Seminole Pratt Whitney Road, and in the areas where there is not a shared use path, there is a sidewalk. Bicycle lanes, sidewalks, and/or shared-use paths have been constructed along majority of the City's roads. Existing bicycle lanes, sidewalks, and shared use paths are depicted on TE Map 3.7.

The City envisions a multi-modal transportation system that appropriately utilizes a combination of roads, mass transit facilities, shared use paths, bicycle lanes, and sidewalks, and other elements of complete streets to serve its residents and visitors to the City. As part of the City's overall vision, non-motorized transportation will continue to be accommodated and encouraged to reduce the need for

motorized transportation within the City, especially between residential and non-residential uses. The shared use paths, bicycle lanes, and sidewalks planned through the 2040 planning period and 2050 planning period are depicted on TE Map 3.8 and TE Map 3.9 respectively.

As part of the recreational amenities with the City, shared use paths may be established in non-developed or other open space areas. The City will take steps to ensure that where shared use paths, sidewalks, or bicycle lanes are co-located with other transportation facilities, appropriate design measures are taken to facilitate the safety of all travelers. This will also apply where shared use paths, sidewalks, or bicycle lanes cross other transportation facilities.

Transportation Element (TE) Maps 3.1 through 3.9 are exhibited in the Map Series of this Plan.

TECHNICAL DOCUMENT

Data and Analysis

INFRASTRUCTURE

CHAPTER 4. INFRASTRUCTURE ELEMENT DATA AND ANALYSIS

INTRODUCTION

The purpose of the Infrastructure Element is to identify and describe the necessary public facilities and services needed to accommodate the City's population through the short- and long-term planning periods. This element addresses the public facilities provided within the City which include:

- Potable Water
- Wastewater
- Solid Waste
- Drainage
- Ground Water Recharge

The Seminole Improvement District (SID) is the exclusive retail provider of potable water, reuse water, and wastewater facilities in the City, and is empowered to construct and maintain the facilities related to those services and drainage. SID's service area is limited to the City's municipal boundaries, and therefore, SID's capacity will be used only within the City. Pursuant to the City Charter, the City may not duplicate services provided by SID. The relationship between the City and SID for provision of those services and facilities is detailed in the Interlocal Agreement between the City of Westlake and the Seminole Improvement District Regarding the Provision of Certain Services, Infrastructure, and Public Facilities in the City of Westlake and for Assurance of Non-Duplication of Services dated March 2018 ("SID-Westlake Interlocal"). SID's specific plans for facilities construction, maintenance, and expansion are contained in its Water Control Plan dated March 3, 2021 and its Water, Wastewater and Reuse Utilities Master Plan dated July 30, 2025. The SID utility service area is depicted on INF Map 4.1. The anticipated infrastructure facilities needed for the short- and long-term planning periods are depicted on INF Map 4.3 and INF Map 4.4.

SID operates pursuant to a number of permits from the South Florida Water Management District (SFWMD), the United States Army Corps of Engineers, and other agencies. These permits, which serve as data and analysis for the Plan, are available upon request.

POTABLE WATER

SID is the retail provider of potable water within the City. There is an Interlocal Agreement between Palm Beach County and the Seminole Improvement District Regarding the Sale of Bulk Water and Wastewater Service and Establishment of Water, Wastewater, and Reclaimed Water Service Areas and Settling Certain Disputes and Lawsuits Between the Parties, dated April 18, 2006, which provides that SID can purchase bulk water from the County at a rate of up to 5.0 MGD for the next thirty (30) years with provisions to extend the agreement for 50 or more years. SID and Palm Beach County have invested in significant infrastructure in

the City's area to provide potable water service. The development of the City will not require additional capacity to provide potable water to the City; rather it utilizes existing excess capacity from existing infrastructure. SID maintains water distribution facilities for service within the City and will expand internal potable water distribution lines concurrent with development within the City.

The City's level of service standard for potable water is 110 gallons per capita per day for residential uses and 150 gallons per 1,000 sq. ft. per day for non-residential uses with the following exceptions. Schools have a level of service standard of 18 gpd per student. Hotels have a level of service standard of 100 gpd per room. Parks have a level of service standard of 10 gpd per visitor. The per capita level of service standard will be applied to dwelling units using a 2.70 average population per household (PPH) unless it can be demonstrated that a different PPH is applicable. The City will continue to coordinate with SID to monitor and evaluate future operating demands as the City increases utility users and to adjust the level of service standard, if needed, through the planning periods.

The table below provides an analysis of potable water demand over the short- and long-term planning periods. The first section identifies the level of service standards used for the planning analysis. The second section identifies existing and projected population and uses that require potable water. Existing non-residential square footage includes the existing commercial, industrial, civic, educational, and medical uses. Square footage numbers are from the Palm Beach County property appraiser parcel database. Existing student numbers are based on school enrollment numbers from the Palm Beach County School District and anticipated students from a potential new school. New development square footage, hotel rooms, and college students are based on the maximum FAR for vacant parcels within the City. Projections of recreation and park daytime visitors are based on averages derived from the National Recreation and Park Association 2025 study of park usage entitled "2025 Engagement with Parks Report." The third section computes the current and projected demand for the short- and long-term planning periods.

The anticipated facilities needed for the 2040 and 2050 planning periods are identified in Table 4.1 and are also depicted on INF Map 4.3 and INF Map 4.4.

Table 4.1: Potable Water Analysis

Potable Water Level of Service	
	Gallons Per Day
Per Person	110
Per square foot for Commercial, Civic, and Industrial	0.15
Per Student	18
Per Hotel Room	100
Per visitor of park and recreation facilities	10

Demand Generators						
	2025	**2030**	**2035**	**2040**	**2045**	**2050**
Population (excluding hotel population)	8,774	10,962	13,155	15,348	17,540	19,732
Commercial, Civic, and Industrial S.F.	1,012,504	18,244,102	35,475,700	35,475,700	35,475,700	35,475,700
K-12 Students	3,220	3,510	4,797	5,142	5,517	5,927
College Students	0	0	0	0	3,000	3,000
Total Students	3,220	3,510	4,797	5,142	8,517	8,927
Hotel Rooms	0	150	150	150	150	150
Recreation and Park Daytime Visitors	0	275	650	1,535	2,600	3,945

Demand Projections						
	2025	**2030**	**2035**	**2040**	**2045**	**2050**
Population (excluding hotel population)	965,140	1,205,820	1,447,050	1,688,280	1,929,400	2,170,520
Commercial, Civic, and Industrial S.F.	151,876	2,736,615	5,321,355	5,321,355	5,321,355	5,321,355
Total Students	57,960	63,180	86,346	92,556	153,306	160,686
Hotel Rooms	0	15,000	15,000	15,000	15,000	15,000
Recreation and Park Daytime Visitors	0	2,750	6,500	15,350	26,000	39,450
Total Demand (Gallons Per Day)	1,174,976	4,023,365	6,876,251	7,132,541	7,445,061	7,707,011

The City will adopt a Water Supply Facilities Work Plan for the City that will identify water resource development and water supply development options consistent with the 2024 Lower East Coast Regional Water Supply Plan Update. The City is required to update the Infrastructure Element within 18 months of any update to the 2024 Lower East Coast Regional Water Supply Plan Update by SFWMD.

The M Canal runs along the northern boundary of the City, west of Seminole Pratt Whitney Road, and within the City boundary east of Seminole Pratt Whitney Road. The City of Westlake does not use the M Canal as a public water supply; however, the City of West Palm Beach does use the M Canal as a public water supply. The City's stormwater management and drainage, which is under SID's jurisdiction, is separate from and unconnected from the M Canal. The M-2 canal serves as the City's drainage canal, which carries water to the C-51 Basin.

WASTEWATER

SID is the retail provider of wastewater services to the City. SID has an Interlocal Agreement with Palm Beach County (the same 2006 interlocal agreement that addresses potable water) to purchase wastewater capacity at a rate up to 4.0 MGD. SID and Palm Beach County have invested in significant infrastructure in the Westlake area to provide wastewater service. The development of the City will not require additional capacity to provide wastewater service to the City; rather, it will utilize existing excess capacity, thereby discouraging urban sprawl. SID has decommissioned its wastewater treatment facility but maintains pump stations, force mains, collection facilities and interconnects to the County system for wastewater service within the City. The City will coordinate with SID to expand internal wastewater distribution lines concurrent with development within the City.

The City's level of service standard for wastewater is 100 gallons per capita per day (gpd) for residential uses and 150 gallons per 1,000 sq. ft. per day for non-residential uses with the following exceptions: schools have a level of service standard of 18 gpd per student; hotels have a level of service standard of 100 gpd per room. Parks have a level of service standard of 10 gpd per visitor. The per-capita level of service standard will be applied to dwelling units using a 2.70 average PPH unless it can be demonstrated that a different PPH is applicable. The City will continue to coordinate with SID to monitor and evaluate future operating demands as the City increases utility users and to adjust the level of service standard if needed through the planning periods.

Table 4.2 on the next page provides an analysis of wastewater demand through the 2050 planning period. The first section identifies the level of service standards used for the planning analysis. The second section identifies existing and projected population and uses that require wastewater service. Existing non-residential square footage includes the existing commercial, industrial, civic, educational, and medical uses. Square footage numbers are from the Palm Beach County property appraiser parcel database. Student numbers are based on school enrollment numbers from the Palm Beach County School District and anticipated students from a potential new school. New development square footage, hotel rooms, and college students are based on the maximum FAR for vacant parcels within the City. Projections of recreation and park daytime visitors are based on averages derived from the National Recreation and Park Association 2025 study of park usage entitled "2025 Engagement with Parks Report." The third section computes the current and projected demand for the short- and long-term planning periods. The anticipated infrastructure facilities needed for the 2040 and 2050 planning periods are identified in Table 4.1 and also depicted on INF Map 4.3 and INF Map 4.4.

Table 4.2: Wastewater Analysis

Wastewater Level of Service	
	Gallons Per Day
Per Person	100
Per square foot for Commercial, Civic, and Industrial	0.15
Per Student	18
Per Hotel Room	100
Per visitor of park and recreation facilities	10

Demand Generators						
	2025	**2030**	**2035**	**2040**	**2045**	**2050**
Population (excluding hotel population)	8,774	10,962	13,155	15,348	17,540	19,732
Commercial, Civic, and Industrial S.F.	1,012,504	18,244,102	35,475,700	35,475,700	35,475,700	35,475,700
K-12 Students	3,220	3,510	4,797	5,142	5,517	5,927
College Students	0	0	0	0	3,000	3,000
Total Students	3,220	3,510	4,797	5,142	8,517	8,927
Hotel Rooms	0	150	150	150	150	150
Recreation and Park Daytime Visitors	0	275	650	1,535	2,600	3,945

Demand Projections						
	2025	**2030**	**2035**	**2040**	**2045**	**2050**
Population (excluding hotel population)	877,400	1,096,200	1,315,500	1,534,800	1,754,000	1,973,200
Commercial, Civic, and Industrial S.F.	151,876	2,736,615	5,321,355	5,321,355	5,321,355	5,321,355
Total Students	57,960	63,180	86,346	92,556	153,306	160,686
Hotel Rooms	0	15,000	15,000	15,000	15,000	15,000
Recreation and Park Daytime Visitors	0	2,750	6,500	15,350	26,000	39,450
Total Demand (Gallons Per Day)	1,087,236	3,913,745	6,744,701	6,979,061	7,269,661	7,509,691

REUSE WATER

Pursuant to the SID-Westlake Interlocal, SID will be the exclusive retail provider of reuse water within the City and will provide development within the City reuse water for irrigation. If reuse is not available from the County, irrigation may be supplemented by canal water as allowed by permit with the South Florida Water Management District.

An Interlocal Agreement for the Purchase and Sale of Bulk Reclaimed Water between SID and Palm Beach County for the purchase of bulk reuse water dated April 20, 2010 gives SID a "prior reserve capacity" of reuse water to be provided by the county. The amount of reuse water is contingent upon the amount needed by Florida Power and Light. The agreement calls for the county to make available 2.85 MGD of reuse water in 2017, which is scheduled to increase to 3.85 MGD by 2025. SID will not produce its own reuse water, but will receive reuse water pursuant to this agreement with Palm Beach County. At this time, a re-pump and two storage facilities and some transmission pipes are connected and in operation. Further expansion of the distribution system within the City will occur as the City develops.

The anticipated infrastructure facilities for the 2040 and 2050 planning periods are depicted on INF Map 4.3 and INF Map 4.4.

Figure 4.1 on the next page shows the 2020 service area and major facilities of the Palm Beach County Water Utilities Department.

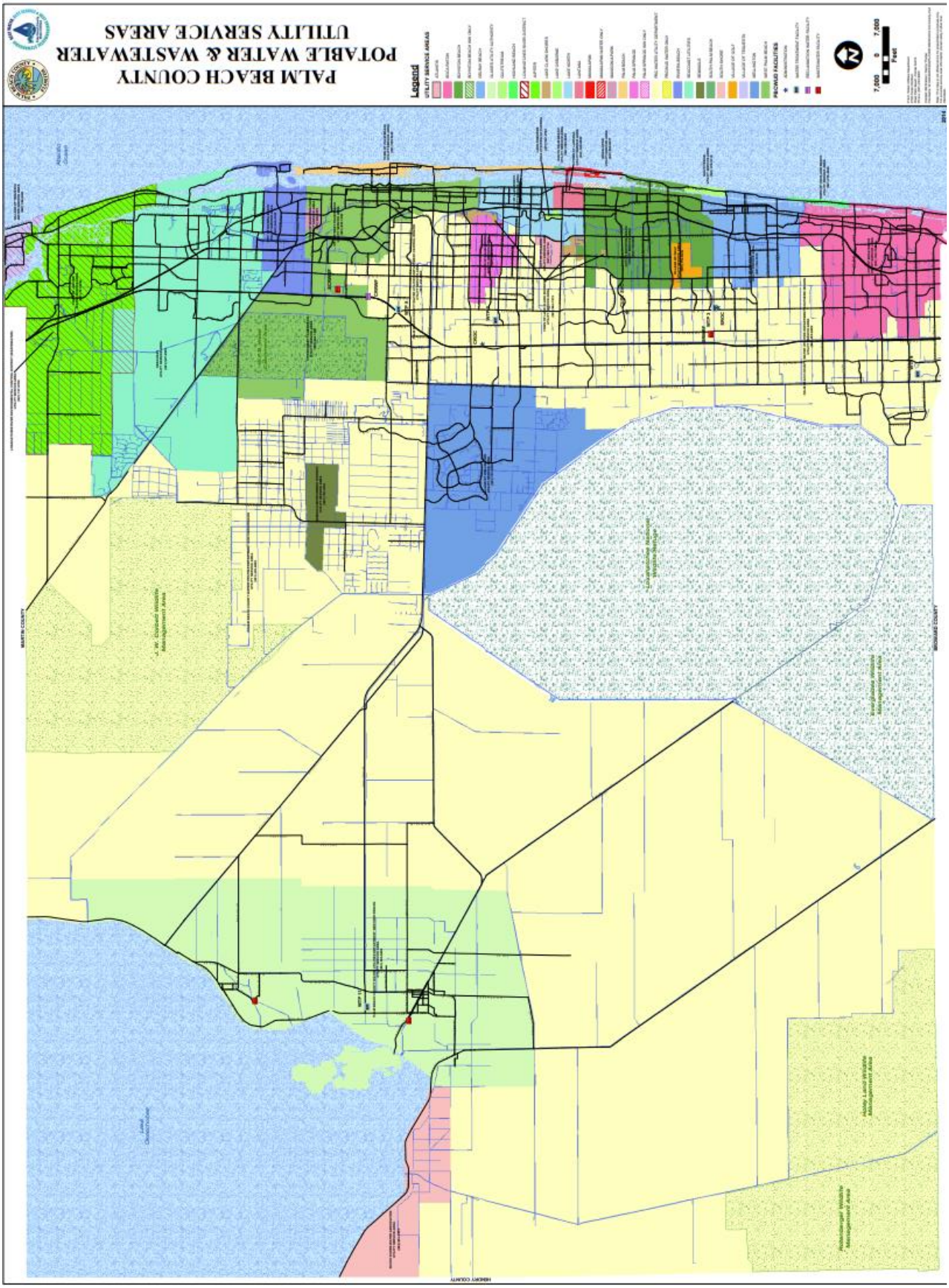


Figure 4.1: Palm Beach County 2020 Potable Water & Wastewater Utility Service Areas

SOLID WASTE

The Solid Waste Authority (SWA) of Palm Beach County is a dependent special district responsible for managing solid waste disposal and recycling programs within Palm Beach County pursuant to a Special Act of the Florida Legislature in 2001. The SWA integrated solid waste management system includes a 334-acre landfill, a 2,000 ton per day waste to energy facility, a 3,000 ton per day mass burn waste-to-energy plant, a recovered materials processing facility, a biosolid pelletization facility, a vegetative waste processing operation, household hazardous collection facilities and 6 transfer facilities.

The SWA's 2025 Landfill Depletion Model projects sufficient landfill capacity through the 2050 planning period with the current lifespan of the facility projected to extend to 2057 depending upon various demand and operational assumptions. This projection is based upon countywide growth projections. Based on the average solid waste generation rate for the county as a whole, the City is establishing a solid waste level of service standard of 7.02 pounds per capita per day, which can be maintained through both the short- and long-term planning periods.

DRAINAGE

SID manages drainage throughout the City. The land area of the City is currently drained through the M-2 Canal. The ultimate discharge point for the area is the South Florida Water Management District C-51 Canal. There are numerous agricultural ditches and canals currently running through the City. The system was created for citrus agricultural use and provided both irrigation water supply and flood control within the area. Permits for peak discharge up to 2-inches in 24 hours via M-2 Canal to C-51 Canal are in place for SID, which can accommodate the City's future land uses shown Future Land Use Map (FLU Map 2.1).

SID will continue to provide drainage for the City. SID's master drainage management plan currently provides for a drainage system which will consist of an extensive lake system to be constructed in phases to accept runoff from common areas, collector roads, and residential and non-residential development areas. The water management system will continue to discharge into the M-2 Canal.

Drainage for the City can be maintained through the 2050 planning period. The anticipated infrastructure facilities needed for the 2040 and 2050 planning periods are depicted on INF Map 4.3 and INF Map 4.4.

The City is located within the SFWMD C-51 Basin and is subject to the SFWMD C-51 Basin Rule, (found in Part III, Ch. 40E-41, Rules 40E-41.220 through 40E-41.265, Florida Administrative Code), in addition to other stormwater regulations. The proposed minimum building floors will be designed at or above the higher of the peak stage in the 100-year, 3-day, zero discharge design storm or the SFWMD's C- 51 Basin 100-year stage. As set forth in Table 4.3A below, flood protection within the City will be provided for various storm events based on the rainfall depths provided by the isoheytal graphs in the SFWMD's Environmental Resource Permit Applicant's Handbook Volume II. The SID drainage infrastructure is designed to accommodate the City as a whole, therefore the perimeter berm and peak discharge criteria applies to the overall SID stormwater management system, rather than individual development within the City.

Table 4.3A Drainage Level of Service Standards

Storm Event	Intensity of Rainfall Depth (in.)	Development, Roads, and Drainage Facilities
10 year-1 day	7.4	Local Roads and Parking Lots
25 year-3 day	12	Arterial Roads, Collector Roads, Perimeter Berm, and Peak Discharge
100 year-3 day, zero discharge	14	Finished Floors

Source: Isoheytel Graphs SFWMD's Environmental Resource Permit Applicant's Handbook Volume II
**Perimeter Berm and Peak Discharge are referring to master SID stormwater management system.*

SFWMD maintains and implements design elevation guidelines for buildings and road construction that address possible flooding, as illustrated in Table 4.3B below.

Table 4.3B Drainage Level of Service Standards

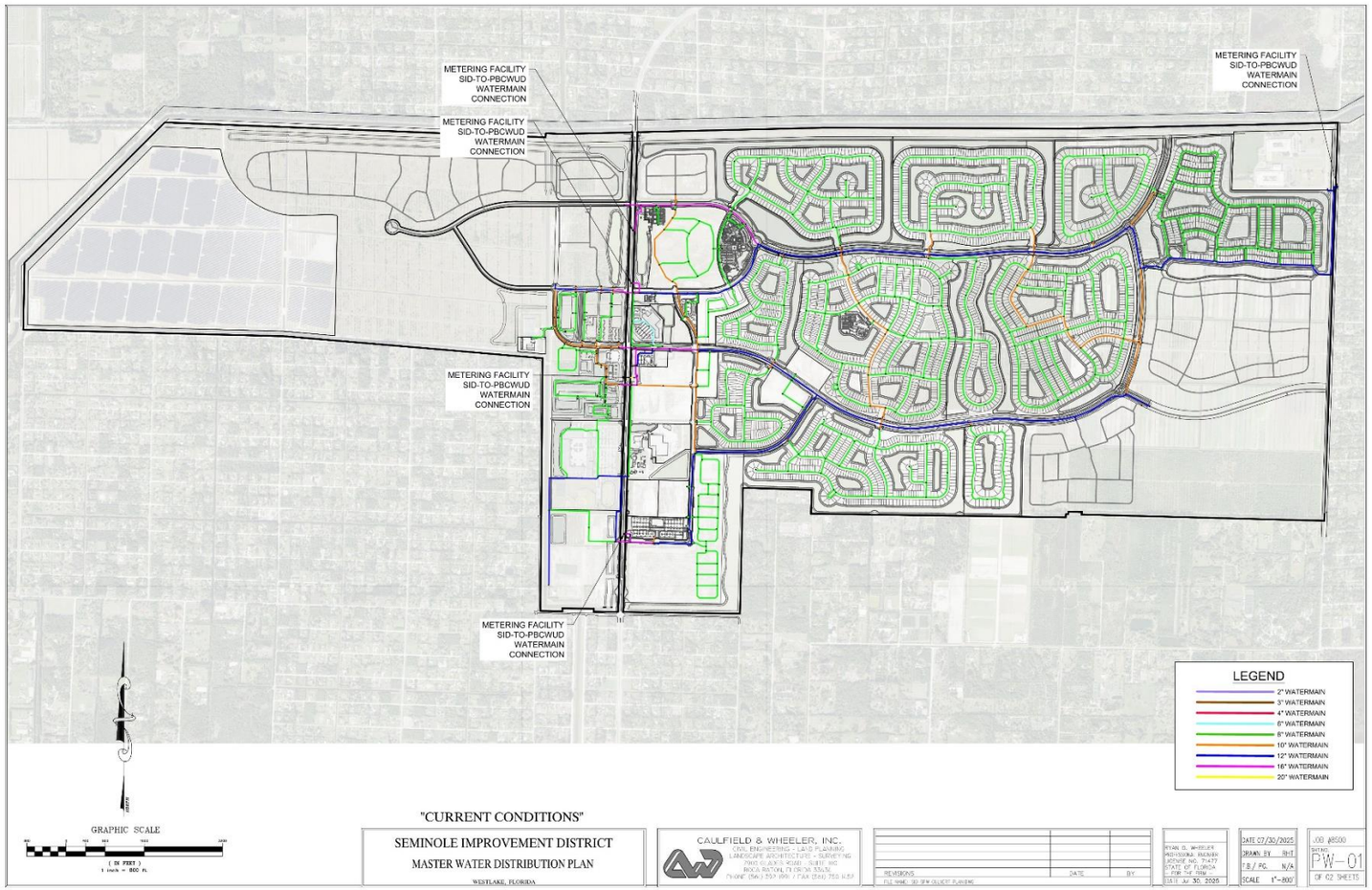
Elevation (NAVD 88)	Development, Roads, and Drainage Facilities
18.23	Local Road Crown
18.23	Parking Lots
19.23	Arterial and Collector Road Crown
19.83	Finished Floors

Source: SFWMD Conceptual Permit 50-0021-S

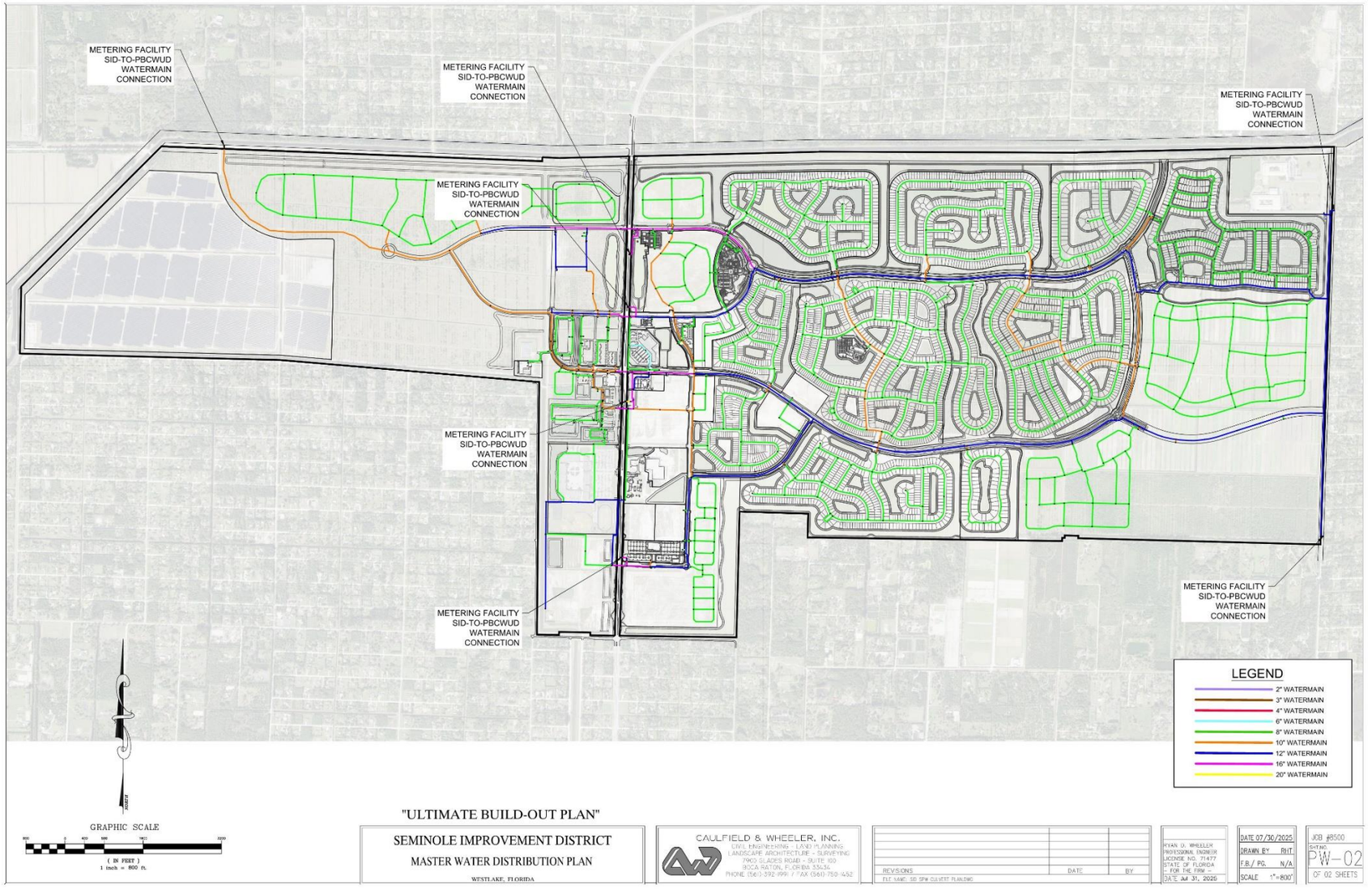
GROUND WATER RECHARGE

The City is located within the jurisdiction of the SFWMD, and more specifically, within the SFWMD Lower East Coast (LEC) Planning Area. The principal ground water resource for the LEC Planning Area is the Surficial Aquifer System. The extensive water management and lake system within the City will provide for recharge of the local surficial aquifer consistent with the requirements of the SFWMD.

The following six (6) SID Utility Master Plan Maps are shown below, respectively: SID Master Water Distribution Plan – Current Conditions, SID Master Water Distribution Plan – Ultimate Build-out, SID Master Wastewater Plan – Current Conditions, SID Master Wastewater Plan – Ultimate Build-out, SID Master Reuse Water Plan – Current Conditions, SID Master Reuse Water Plan – Ultimate Build-out.



10
Infrastructure Element Data and Analysis



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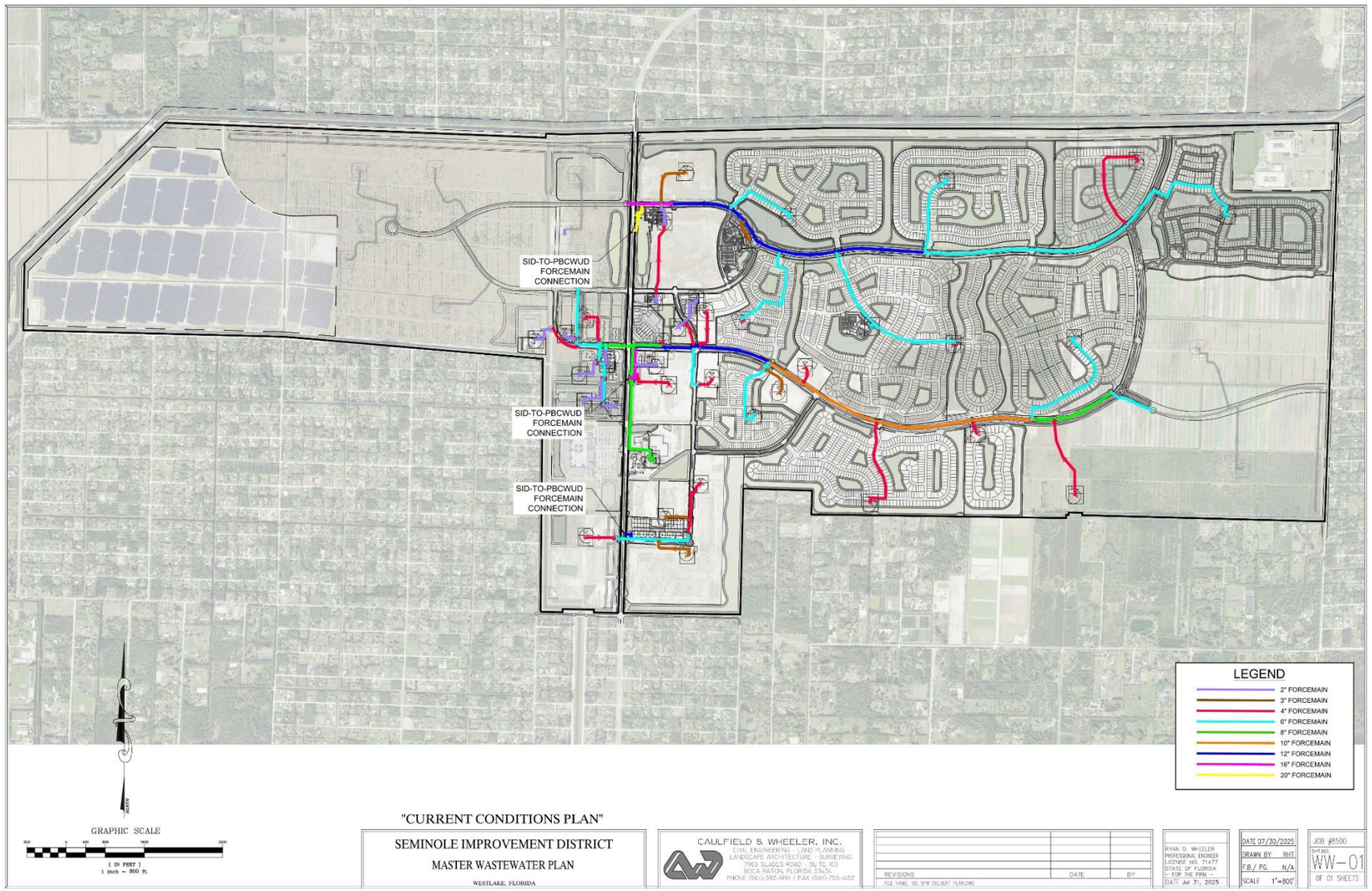

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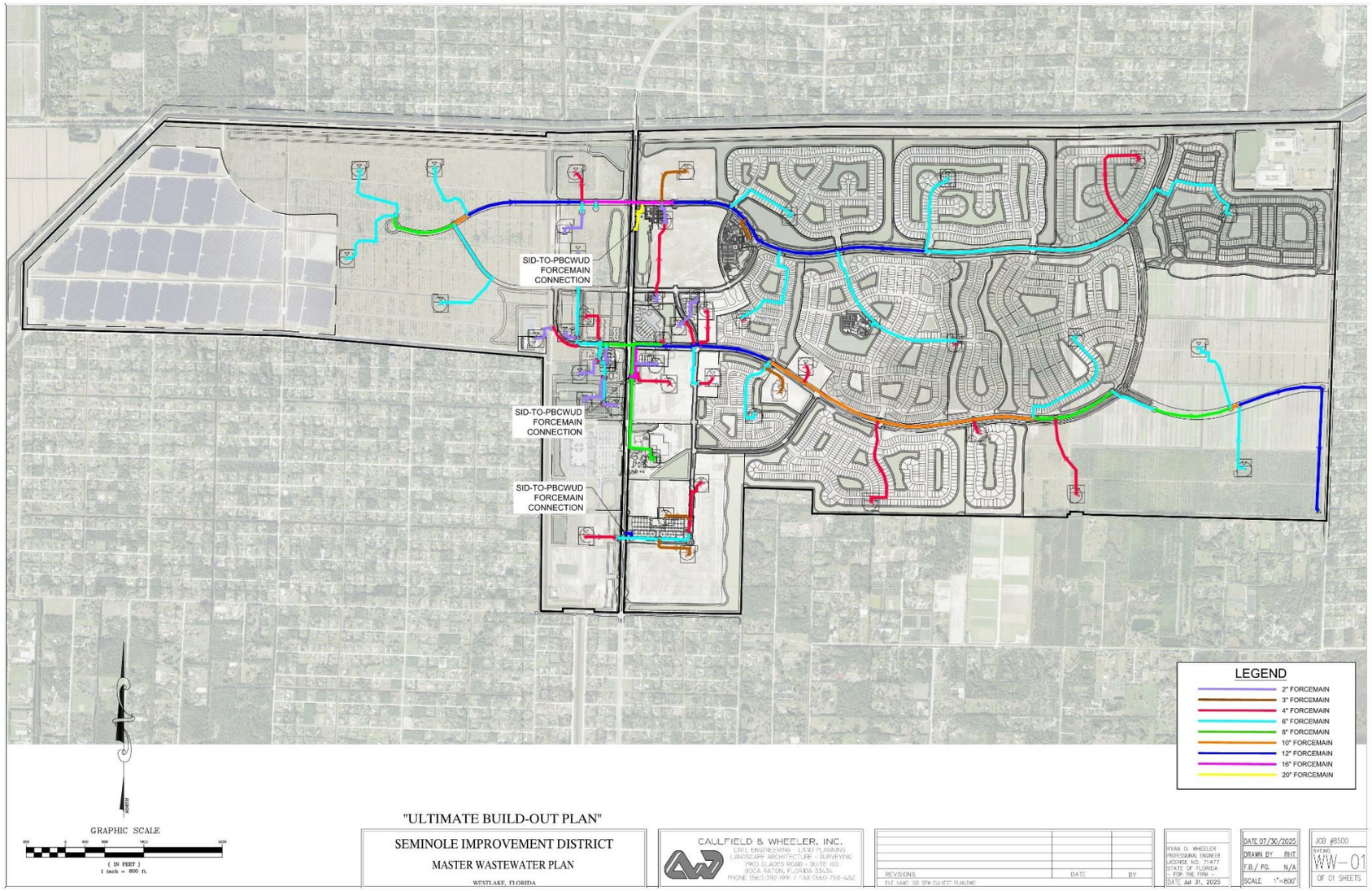
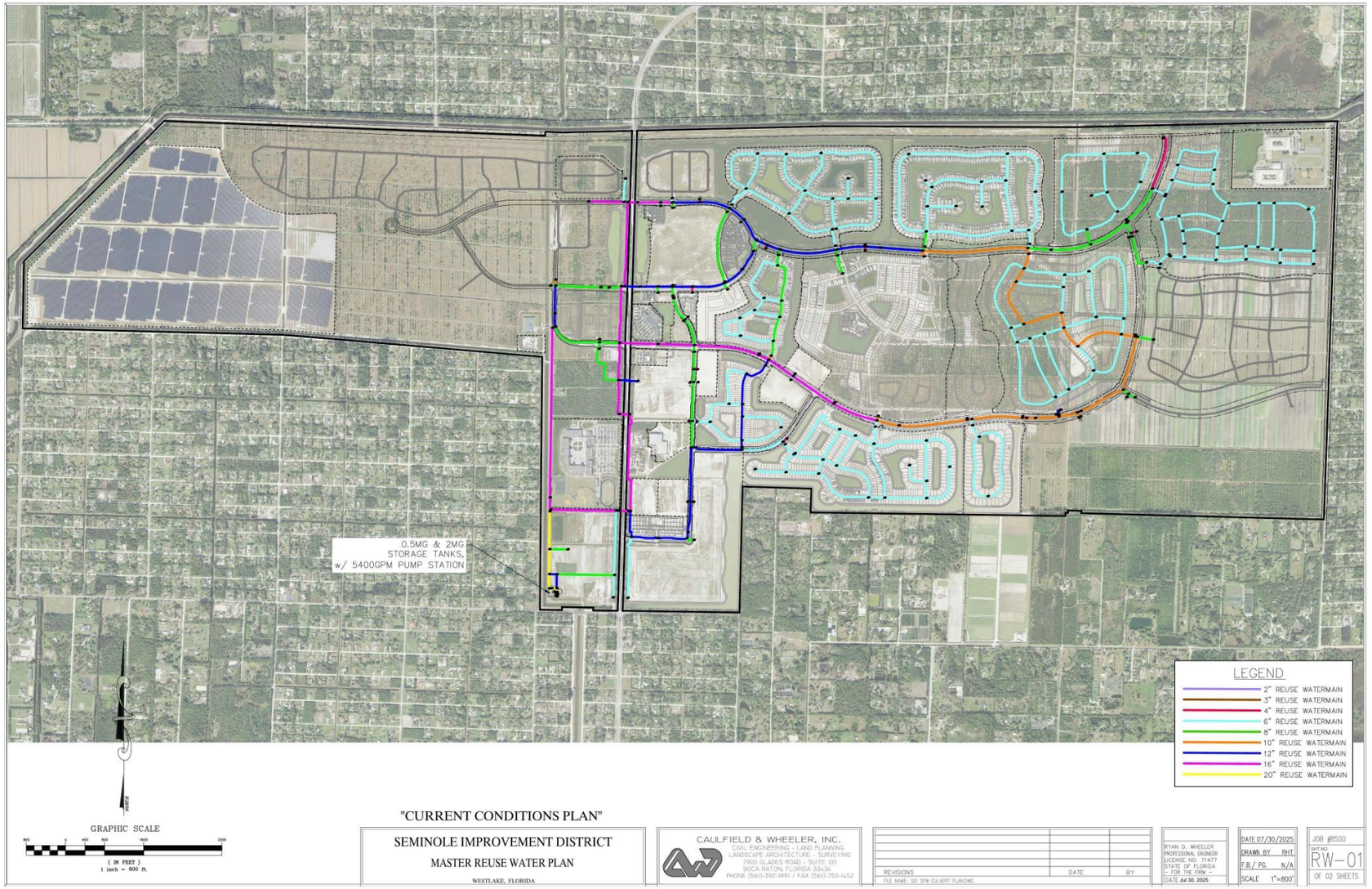
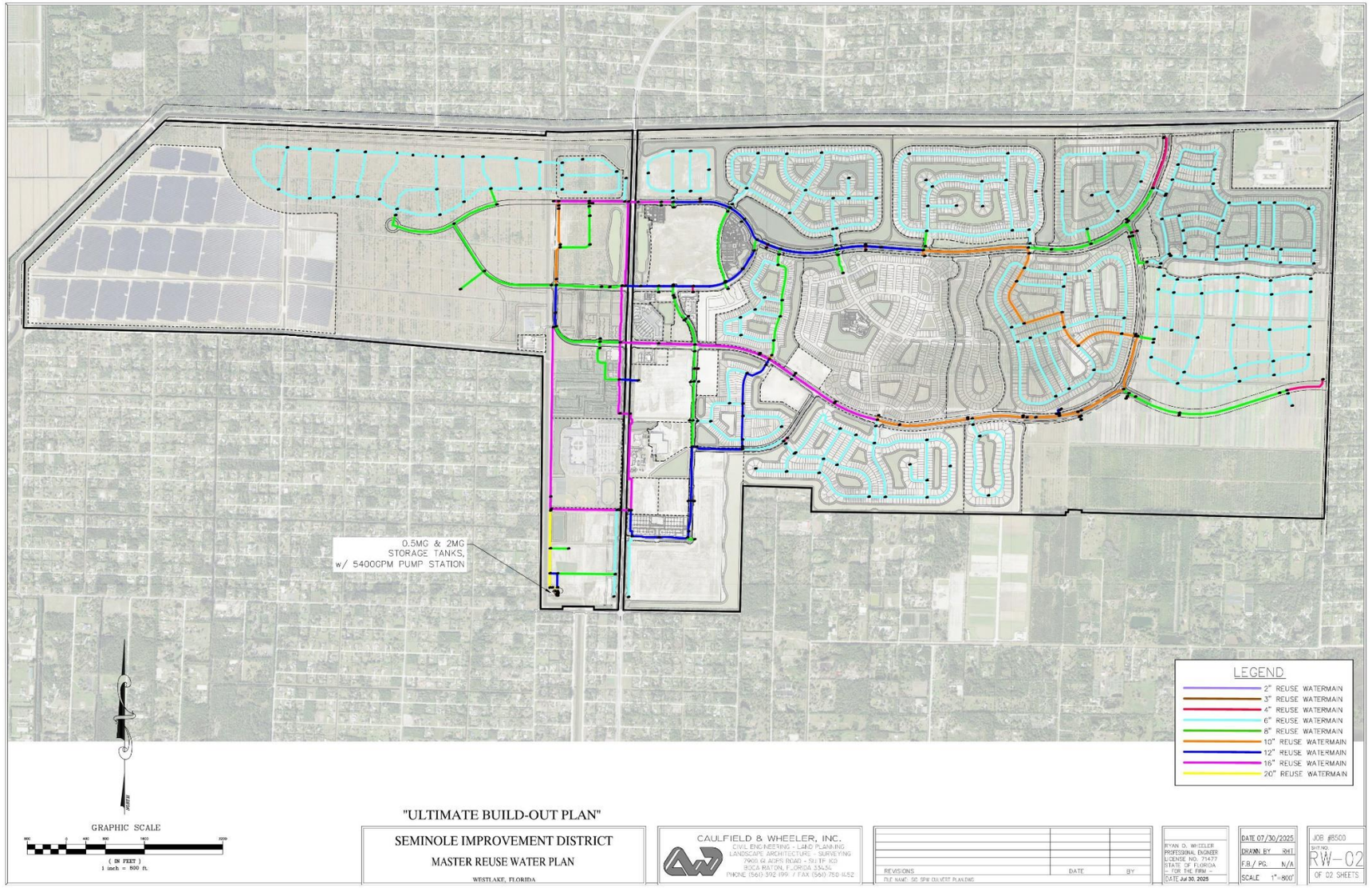

SID-TO-PBCWUD FORCEMAIN CONNECTION
SID-TO-PBCWUD FORCEMAIN CONNECTION
SID-TO-PBCWUD FORCEMAIN CONNECTION
LEGEND
2" FORCEMAIN
3" FORCEMAIN
4" FORCEMAIN
6" FORCEMAIN
8" FORCEMAIN
10" FORCEMAIN
12" FORCEMAIN
16" FORCEMAIN
20" FORCEMAIN
GRAPHIC SCALE
(IN FEET)
1 inch = 800 ft.
"ULTIMATE BUILD-OUT PLAN"
SEMINOLE IMPROVEMENT DISTRICT
MASTER WASTEWATER PLAN
WESTLAKE, FLORIDA
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452
REVISIONS
DATE
BY
DATE 07/30/2025
DRAWN BY RHT
F.B./ PG. N/A
SCALE 1"=800'
SHEET WW-01
OF 01 SHEETS


0.5MG & 2MG
STORAGE TANKS,
w/ 5400GPM PUMP STATION
LEGEND
2" REUSE WATERMAIN
3" REUSE WATERMAIN
4" REUSE WATERMAIN
6" REUSE WATERMAIN
8" REUSE WATERMAIN
10" REUSE WATERMAIN
12" REUSE WATERMAIN
16" REUSE WATERMAIN
20" REUSE WATERMAIN
GRAPHIC SCALE
(IN FEET)
1 inch = 800 ft.
"CURRENT CONDITIONS PLAN"
SEMINOLE IMPROVEMENT DISTRICT
MASTER REUSE WATER PLAN
WESTLAKE, FLORIDA
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452
REVISIONS
DATE
BY
RYAN D. WHEELER
PROFESSIONAL ENGINEER
LICENSE NO. 71477
STATE OF FLORIDA
- FOR THE FIRM -
DATE Jul 30, 2025
DATE 07/30/2025
DRAWN BY RHT
F.B./ PG. N/A
SCALE 1"=800'
JOB #8500
SHT NO.
RW-01
OF 02 SHEETS


0.5MG & 2MG
STORAGE TANKS,
w/ 5400GPM PUMP STATION
LEGEND
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"ULTIMATE BUILD-OUT PLAN"
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TECHNICAL DOCUMENT

Data and Analysis

CONSERVATION

CHAPTER 5. CONSERVATION ELEMENT DATA AND ANALYSIS

INTRODUCTION

This Element addresses the conservation, use, and protection of natural resources in the City, including air, water, water recharge areas, wetlands, waterwells, estuarine marshes, soils, beaches, shores, floodplains, rivers, bays, lakes, harbors, forests, fisheries, wildlife, marine habitat, minerals, and other natural and environmental resources to the extent they exist within the City, including factors that affect energy conservation.

NATURAL RESOURCES

The City is centrally located in the interior of Palm Beach County, almost equidistant from the Intracoastal Waterway and Atlantic Ocean to the east and Lake Okeechobee to the West. Thus, the City does not have any marine habitat, beaches, fisheries, estuarine marshes, harbors, bays or shorelines within its jurisdiction.

Lands within the City have been in active agriculture for over 50 years, which has resulted in the removal of most natural features and habitat within the City, including wildlife habitat and wetlands. Further, though silviculture has been conducted on the property, there is no naturally occurring forest habitat within the City.

The City's climate, soils and minerals, air, floodplains, water resources, ground water recharge areas, land cover, natural habitats including wetlands, wildlife, and other environmentally sensitive lands are analyzed in detail below.

Climate

The climate of an area affects the amount and type of development, including building practices and structural and design features. Use of climate-appropriate practices supports the efficient use of energy sources, greenhouse gas reduction, and overall resource conservation. The U.S. Department of Energy has designated Building America climate regions based on the International Energy Conservation Code (IECC 2021). Climate considerations affect energy demand, infrastructure resiliency, and long-term public safety.

According to updated data from the Florida Climate Center (2023) and the NOAA National Centers for Environmental Information, Palm Beach County has experienced increasing temperatures, extended warm seasons, and rising humidity indices. These changes affect energy consumption, building design, and local infrastructure.

Cooling Degree Days (CDD) have been consistently high in the region, exceeding 4,500 CDD annually at Palm Beach International Airport, a 7% increase compared to 1981–2010 baseline averages. This underscores the importance of resilient energy-efficient construction, shade landscaping, and community-wide adaptation.

Recent extreme weather events, including Hurricane Ian (2022), Hurricane Nicole (2022), and increased seasonal flooding, signal the growing importance of storm-resilient design. Westlake, though inland, may be affected indirectly by:

- Increased rainfall intensity
- Inland flooding from stormwater backup
- Disruption of regional evacuation routes

Sea Level Rise & Resiliency

While the City is not directly adjacent to coastal areas, it lies within the Southeast Florida Regional Climate Compact Planning Boundary. Projections by NOAA (2022) and the Compact's Unified Sea Level Rise Projection (2023) estimate 10–17 inches of rise by 2040, impacting regional drainage and flood risk.

The City is encouraged to consider designation of Adaptation Action Areas (AAAs) in future planning efforts per F.S. 163.3177(6)(g) to guide infrastructure investments and policy for long-term resilience.

The National Climate Data Center provides the normal weather variables for temperature and precipitation for Palm Beach County International Airport. These normal variables are shown in Table 5.1 and Figures 5.1 and 5.2 below.

Table 5.1: Temperature (°F) and Precipitation (Inches) by Month at Palm Beach County International Airport

Month	Avg Max Temp (°F)	Avg Min Temp (°F)	Avg Mean Temp (°F)	Precipitation (inches)
January	74.7	57.9	66.3	3.47
February	76.7	60.1	68.4	2.63
March	79.2	63.0	71.1	3.31
April	82.2	67.5	74.9	3.68
May	85.7	71.7	78.7	4.91
June	88.3	75.0	81.7	8.48
July	90.0	76.1	83.1	5.63
August	89.9	76.5	83.2	8.68
September	88.0	75.8	81.9	7.96
October	84.7	72.6	78.7	5.90
November	80.0	66.1	73.0	3.62
December	76.5	61.5	69.0	3.48
Annual Average	83.0	68.6	75.8	61.75

Source: National Climate Data Center

Figure 5.1: Temperature (°F) by Month at Palm Beach County International Airport

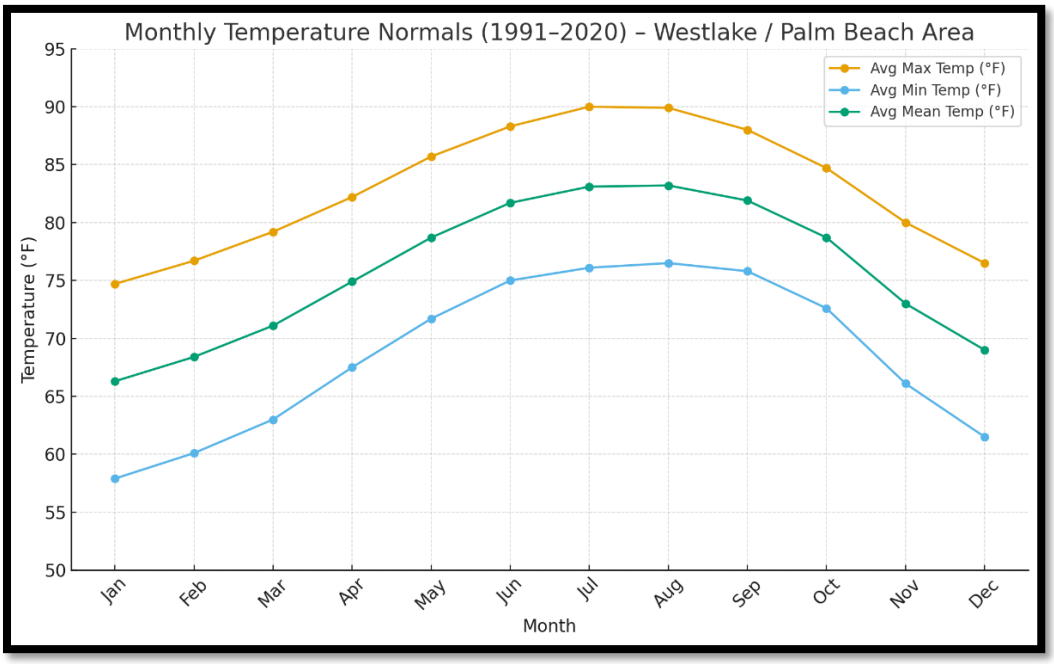
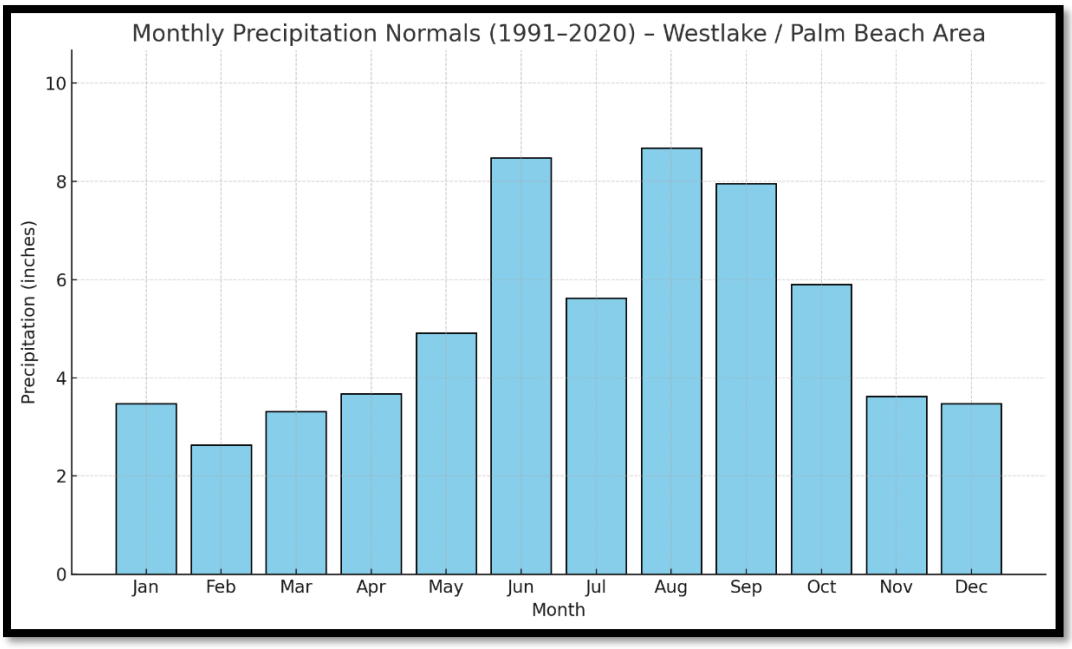


Figure 5.2: Precipitation (Inches) by Month at Palm Beach County International Airport



Useful measures for considering the impact of the climate, as well as month-to-month weather conditions, on energy cost and conservation are “heating degree days” and “cooling degree days.” The National Weather Service of the National Oceanic and Atmospheric Administration provides the following explanation:

A "degree day" is a unit of measure for recording how hot or how cold it has been over a 24-hour period. The number of degree days applied to any particular day of the week is determined by calculating the mean temperature for the day and then comparing the mean temperature to a base value of 65 degrees F. (The "mean" temperature is calculated by adding together the high for the day and the low for the day, and then dividing the result by 2.)

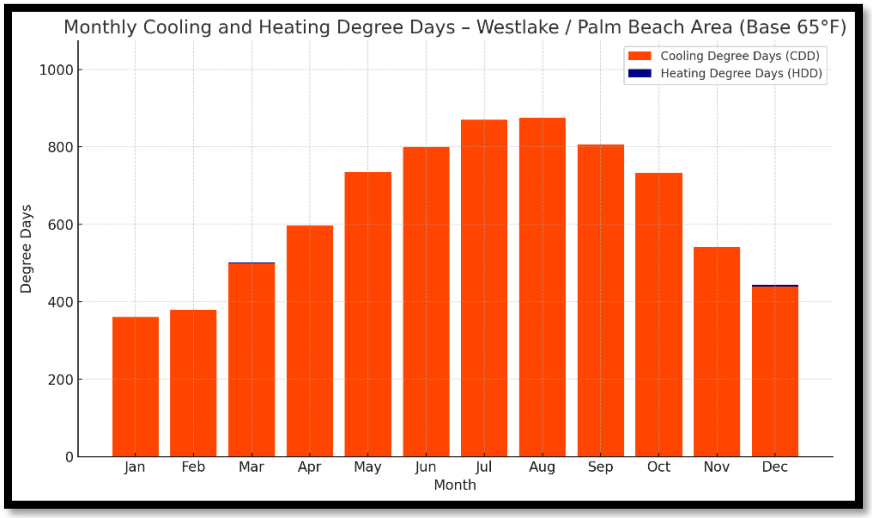
If the mean temperature for the day is, say, 5 degrees higher than 65, then there have been 5 cooling degree days. On the other hand, if the weather has been cool, and the mean temperature is, say, 55 degrees, then there have 10 heating degree days (65 minus 55 equals 10).

Why do we want or need to know the number of "degree days?" It is a good way to generally keep track of how much demand there has been for energy needed for either heating or cooling buildings. The cooler (warmer) the weather, the larger the number of "heating (cooling) degree days"... and the larger the number of heating (cooling) degree days, the heavier the demand for energy needed to heat (cool) buildings.
(https://www.weather.gov/ffc/degdays)

Palm Beach County has a high number of cooling degree days – days for which air conditioners must be running and where improved building insulation, materials, design, orientation, and vegetation can reduce energy use and costs.

The Florida Climate Center, within the Office of the State Climatologist at Florida State University, maintains up-to-date climate normals and degree day calculations for the region. Relevant data for West Palm Beach International Airport, the closest climate monitoring station to the City of Westlake, is provided in Figure 5.3 below, illustrating the monthly distribution of cooling and heating degree days based on the most recent 1991–2020 climate normals.

Figure 5.3: 1991-2020 Degree Days for Palm Beach County International Airport



Source: Florida Climate Center

People, buildings, and infrastructure are also affected by severe weather conditions. Palm Beach County has been affected by several hurricanes, flooding events, and severe wind events in recent years. Hurricane events include Irma in 2017, Wilma in 2005, and Jeanne and Frances in 2004. Flooding conditions like those that occurred in January of 2014 are due to unusual convergences of rain producing conditions (https://www.weather.gov/mfl/palm_beach_flood_010914). High wind events such as tornadoes are relatively rare but do occur (https://www.weather.gov/mfl/pb_tornado). In more recent years, notably 2024, the intensity and frequency of weather events affecting the region have increased. That year, three named storms passed near or through South Florida, generating strong winds, heavy rainfall, and tornado outbreaks. One of those storms, Hurricane Milton, spawned at least 15 confirmed tornadoes, including two EF-3 tornadoes across Palm Beach and Glades counties, with the Wellington / Palm Beach Gardens area hit by a 20-mile, 140 mph (EF-3) track. Earlier in the same event, multiple tornadoes were reported across Palm Beach County as the storm approached landfall.

Looking ahead, climate related events such as sea level rise may also affect Palm Beach County in the long-term future. All of Florida will be impacted directly or indirectly if high sea level rise forecasts are realized. According to the SFWMD, sea level rise may affect flood control, water supply, natural systems, and water quality. Key vulnerabilities include reduced flood discharge capacity, reduced flood capacity in secondary canal systems, saltwater intrusion, inundation of coastal wetlands and changes in ecology.

The City of Westlake, while part of the broader regional climate system, benefits from a relatively more favorable inland topography. Its location west of the Intracoastal Waterway and outside of immediate coastal surge zones reduces the risk of direct tidal inundation associated with sea level rise. However, the City remains indirectly impacted through shared infrastructure, downstream drainage connections, and regional ecological shifts. Multiple technical resources are available to support local planning, including:

- "Vulnerability Analysis for Southeast Florida to Sea Level Rise"
- SFWMD's Climate Change and Sea Level Rise Adaptation Strategies
- NOAA Digital Coast and Sea Grant resources:
- *www.flseagrant.org/climate-change/sea-level-rise/*
- *https://coast.noaa.gov/digitalcoast/stories/slr.html*

As part of future planning efforts, the City should monitor regional guidance from the Southeast Florida Regional Climate Compact and consider designating Adaptation Action Areas pursuant to Section 163.3177(6)(g), Florida Statutes, to help prioritize resilience investments.

Soils and Minerals

The general distribution of soils within the City is shown on FLU Map 2.3, which is based on the soil survey of Palm Beach County conducted by the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service. (www.nrcs.usda.gov/wps/portal/nrcs/surveylist/soils/survey/state/?stateId=*FL*).

The survey identifies the following soil series in the City: Arents-Urban Land Complex (Organic Substratum), Brynwood Fine Sand, Chobee Fine Sandy Loam, Cypress Lake Fine Sand, Floridana Fine Sand, Okeelanta Muck, Pineda Fine Sand, Pinellas Fine Sand, Riviera Fine Sand, Riviera Fine Sand (Frequently Ponded), Tequesta Muck, Wabasso Fine Sand and Water. The USDA describes these soils as follows:

Arents-Urban Land Complex – This complex consists of nearly level, somewhat poorly drained, sandy soils and urban land overlying organic soils. These areas were formerly organic marshes and swamps that were filled for urban use. This complex is primarily in the vicinity of Lake Mangonia and Clear Lake in the Palm Springs area, but it is also in a few places along the Intracoastal Waterway. Arents consist of lawns, vacant lots, undeveloped areas, and other open land. Urban land consists of areas covered by streets, side- walks, driveways, houses, and other structures.

Brynwood Fine Sand – The Brynwood series consists of shallow, very poorly drained, rapidly permeable soils in low broad flats, flatwoods, and in depressions on Marine terraces. They formed in sandy marine sediments deposited over limestone bedrock.

Chobee Fine Sandy Loam –The Chobee series consists of very deep, very poorly drained, slowly to very slowly permeable soils in depressions, flats, and occasionally on river flood plains in the lower Coastal Plain. They formed in thick beds of loamy marine sediments.

Cypress Lake Fine Sand - The Cypress Lake series consists of moderately deep, poorly and very poorly drained soils that formed in sandy and loamy marine sediments over limestone bedrock. Cypress Lake soils are on low broad flats, flatwoods, low rises and/or knolls, drainageways, and depressions on marine terraces.

Floridana Fine Sand – The Floridana series consists of very deep, very poorly drained, slowly to very slowly permeable soils on low broad flats, flood plains, and in depressional areas. They formed in thick beds of sandy and loamy marine sediments.

Okeelanta Muck – The Okeelanta series consists of very deep, very poorly drained, rapidly permeable soils in large fresh water marshes and small depressional areas. They formed in decomposed hydrophytic non-woody organic material overlying sand.

Pineda Fine Sand – The Pineda series consists of deep and very deep, poorly and very poorly drained, very slowly permeable soils in depressions, low hammocks, poorly defined drainageways, broad low flats, and flood plains. They formed in thick beds of sandy and loamy marine sediments on the lower Coastal Plain.

Pinellas Fine Sand – The Pinellas series consists of very deep, poorly drained, very rapid to rapidly permeable soils on flats that border sloughs and depressions. They formed in sandy marine sediments over loamy sediments.

Riviera Fine Sand – The Riviera series consists of nearly level, poorly drained soils that have a loamy subsoil. These soils are on broad, low areas and in depressions. They formed in beds of sandy and loamy marine sediment.

Tequesta Muck – The Tequesta series consists of nearly level, very poory drained soils that have a thin organic layer overlying a mineral soil that has a sandy surface layer, a sandy subsurface layer and a loamy subsoil. Tequesta Muck is on broad, low flats and in marshes and depressions.

Wabasso Fine Sand – The Wabasso series consists of nearly level, poorly drained, sandy soils that have a black, weakly cemented sandy layer over loamy material. These soils are in broad, flatwoods areas. They formed in thick beds of sandy marine sediment and the underlying loamy material. Wabasso fine sand is found in broad, flatwoods areas.

There are no areas within the City known to have experienced soil erosion problems. In addition, there are no known sources of commercially valuable minerals and there is no mining of mineral deposits within the City. Mining is not allowed by the Plan.

Air Quality

Air quality within the City of Westlake is generally considered to be good, reflecting regional compliance with federal and state air quality standards. Ambient air monitoring conducted by the Florida Department of Environmental Protection (FDEP) and the U.S. Environmental Protection Agency (EPA) confirms that Palm Beach County is designated as an attainment area for five of the six primary pollutants regulated under the National Ambient Air Quality Standards (NAAQS):

- Carbon monoxide (CO)
- Lead (Pb)
- Nitrogen dioxide (NO_2)
- Particulate matter ($PM_{2.5}$ and PM_{10})
- Sulfur dioxide (SO_2)

The attainment designation indicates that measured concentrations of these pollutants are consistently within limits deemed protective of public health and environmental quality by the EPA and FDEP.

Historically, ozone (O_3) presented a regional concern. Palm Beach County was previously classified as a maintenance area for ozone, reflecting a successful transition from non-attainment to compliance. However, the EPA has since revoked both the 1-hour (1979) and 8-hour (1997) ozone standards on June 15, 2005, and April 6, 2015, respectively, effectively rendering the previous maintenance classification obsolete.
(Source: EPA Green Book)

As of the latest available data, Palm Beach County is not designated as a non-attainment area for any criteria air pollutants, affirming its attainment status under all current federal standards.

Air quality monitoring and regulation at the local level are overseen by the Palm Beach County Health Department, which manages compliance for both mobile and stationary pollution sources. It also administers programs related to asbestos control, open burning, and Pollution Prevention (P2) initiatives.

As development continues in Westlake, maintaining air quality will require ongoing coordination with regional and state agencies. Policies that promote low-emission transportation, green building practices, and urban tree canopy expansion will support continued compliance and contribute to overall environmental health.

Water Resources

Floodplains are generally defined as low-lying areas adjacent to natural watercourses that become periodically inundated during high water events, supporting dynamic floodplain ecosystems. However, in the City of Westlake, such natural flow regimes have been replaced by an engineered drainage system managed by the Seminole Improvement District (SID), which regulates water levels and stormwater flows. As a result, there are no natural floodplains currently present within the City's boundaries.
(Source: USGS Water Glossary)

Although natural floodplain systems are absent, flooding risks remain due to intense rainfall events and the City's relatively flat topography. Areas subject to flooding during a 1% annual chance event (commonly referred to as the 100-year flood) are delineated on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), dated August 4, 2025. These Special Flood Hazard Areas (SFHAs) are primarily designated as Zone AE, where Base Flood Elevations (BFEs) have been established.

The Base Flood Elevation for Westlake's AE zones is 18.5 feet, referenced to the North American Vertical Datum of 1988 (NAVD 88). The City has adopted minimum finished floor elevations that exceed the FEMA BFE, ensuring an added margin of protection against flooding in accordance with its adopted stormwater Level of Service (LOS) standards.

Areas mapped as AE include:

- Man-made swales, canals, and ditches used for prior agricultural irrigation
- Low-lying agricultural fields
- Stormwater retention and detention ponds

As urban development continues, many of these features are being replaced or retrofitted into a comprehensive stormwater management system that includes interconnected lakes and vegetated treatment areas. Consequently, the relevance of existing AE designations may diminish over time as infrastructure improvements elevate and reconfigure topography and surface water conveyance.

Continued coordination with FEMA, Palm Beach County, and SFWMD will be essential to ensure that:

- Future FIRMs reflect land use changes and elevation modifications
- Development remains consistent with updated floodplain management practices
- The City remains eligible for the National Flood Insurance Program (NFIP) and Community Rating System (CRS) incentives, if pursued

Ground Water Recharge

The City is regulated by the SFWMD. The City is located within the SFWMD's Lower East Coast (LEC) Planning Area. The principal ground water resource for the LEC Planning Area is the Surficial Aquifer System. The extensive water management and lake system within the City has been permitted by the SFWMD and will provide for recharge of the local surficial aquifer as required by District regulations.

Water Conservation and Reuse Water

Palm Beach County supplies reuse water to SID through an Interlocal Agreement for the Purchase and Sale of Bulk Reclaimed Water dated April 20, 2010. City residents will use reuse water from SID for landscape irrigation. The existing SID water use permit, which allows for withdrawals from the M Canal for agricultural irrigation purposes, has demands based on the irrigation requirements for agricultural crops. SID will modify its permit over the long term planning period consistent with SFWMD requirements as the City develops and agricultural land converts to other land uses. If reuse is not available from the County, it will be supplemented with surface water as allowed pursuant to SID's permit with the South Florida Water Management District. The existing permitted water use allocation (3,000 MGD) can cover the reuse needs of the entire City if reuse is not available from the County.

LAND COVER

Natural Habitats

The City of Westlake has undergone extensive land alteration over the past several decades, primarily due to historic agricultural activities. The area was originally cleared, ditched, and modified for citrus cultivation and other forms of commercial agriculture. These practices, sustained for more than 50 years, resulted in the complete removal of native upland and wetland ecosystems, including the elimination of indigenous vegetation communities and associated wildlife habitats.

As such, there are no functionally intact natural systems remaining within the City, and opportunities for on-site conservation of pre-development ecosystems are minimal. Future ecological value may be achieved through restoration, mitigation, and integration of green infrastructure as part of the City's ongoing urban development.

Wetlands

The agriculture improvements and operations that have been conducted for the past 50 plus years have resulted in no naturally occurring wetlands within the City. There are approximately 258.5± acres of surface waters existing today throughout the City, which consist of man-made swales, ditches, and canals that are currently used or were previously used, for agricultural irrigation at the site, and for surface water management. The swales primarily consist of very shallow depressional areas which can either contain shallow standing water or no water. The ditches primarily consist of unvegetated water areas with steep-sided unvegetated banks that experience frequently fluctuating water levels depending on on-site agricultural irrigation activities and surface water management. The canals primarily consist of unvegetated, deep water areas with steep-sided unvegetated banks.

During the permitting process for the Minto development, Minto purchased 5.90 freshwater herbaceous federal credits from the Loxahatchee Mitigation Bank in conjunction with the Army Corps of Engineers (ACOE) Permit No. SAJ-2004-07618, which mitigates for Waters of the United States on the property at the time of the permit.

Uplands

As noted earlier, due to previous agricultural activities, no existing native habitats or natural features exist within the City. The agricultural activities since 1964 eliminated any native upland habitats or natural features that may have been present on the property prior to agricultural development.

Although there are areas within the City in which native vegetation can be found, these are limited to tree nursery and pine plantation areas where native species are being cultivated for commercial sale or uses. They do not constitute forests, native habitats or natural features as they are monotypic single species stands under cultivation for production of landscape vegetation or silviculture.

WILDLIFE

Protected Species

Wildlife is a valuable resource within the Palm Beach County area. Although there are no naturally occurring wetlands or preferred habitat for wetland-dependent endangered or threatened wildlife species or species of special concern within the City, man-made ditches, canals, and excavated ponds can support a large number of wildlife species. To date, there are no known threatened or endangered species living within the City.

Invasive Species

South Florida has become an inviting destination for some undesirable species that threaten to undermine the health of the environment. More than an inconvenience, invasive plants and animals can greatly alter the native landscape, adversely impact native wildlife, destroy agricultural crops and threaten public health.

Invasive Plants

Non-native invasive plants were brought into Florida through a variety of methods. Certain non-native plants are more harmful to the ecosystems of Florida than others. Those that begin to cause widespread ecological damage to the native plant and animal communities are called invasive. These non-native invasive plants grow quickly, produce abundant seeds, have no natural enemies, flourish in a wide range of soil conditions, and prevent native species from growing. These invaders destroy natural habitat, out competing native plants for space, soil, sunlight, air, and water. This loss of habitat impacts Florida wildlife. Local and State governments are also affected, spending millions annually to control these invasive non-native plants and to restore natural habitat which has been impacted due to their prolificacy.

Having been in active agriculture over the past 50 years, there are few invasive species remaining within the City. The Plan requires removal of all invasive vegetation identified by the Florida Exotic Pest Plant Council found during the process of approving new development within the City.

Invasive Animal Species

Invasive animal species are not native to Florida and are introduced by human activity. They are brought in either intentionally as ornamentals or pets, or accidentally, as hitchhikers that arrive at airports, seaports or through the mail. Species have always moved around the globe, and the majority are not problematic. It is today's enormous volume of global trade and travel that provides an unprecedented opportunity for species to invade. One-third of all plant species in Florida are now exotic. (https://nps.gov/ever/learn/education/upload/2008-Florida-invaders-For-web.pdf).

Having been in active agriculture over the past 50 years, there is no natural habitat for either native or invasive species within the City.

ENVIRONMENTALLY SENSITIVE LANDS

Environmentally sensitive lands have not been identified or designated within the City. As previously described, the majority of the lands have been utilized for agricultural purposes resulting in the elimination of all native and natural habitat features. Therefore 163.3177(6)(d)2.h., Florida Statutes is not applicable.

TECHNICAL DOCUMENT

Data and Analysis

RECREATION AND OPEN SPACE

CHAPTER 6. RECREATION AND OPEN SPACE ELEMENT DATA AND ANALYSIS

INTRODUCTION

This chapter presents an inventory and analysis of data supporting the preparation of the Policy Document (Goals, Objectives, and Policies) for the Recreation and Open Space Element for the City of Westlake. This data and analysis evaluates land use for recreation and open space and serves as the basis for the policy recommendations outlined in the Policy Document for the short- and long-term planning periods.

From its inception, the City's Vision and Guiding Principles of the Plan embraced the following **sustainable community** concept: *An urban area with a long term planning and management vision that incorporates a multi-modal transportation network; walkable, mixed use patterns of development; denser development where infrastructure exists; civic spaces and interconnected open spaces for recreation; economic vitality and job choices; choices in housing price and size; a quality educational system; and a unique identity.* The City's sustainable community concept serves as an umbrella under which all the elements of the Plan are developed.

The purpose of the Recreation and Open Space Element is to foster recreation uses and open space that will support the local population by promoting a sense of place in the community. It provides for the creation of natural features; tree-lined roads and shared use paths; parks; and lakes and canals. The recreation uses and open space provided for in this element may also foster a sense of place in the community. Furthermore, this element is intended to guide the decision making process relative to recreation facility development and programs, including ongoing funding and maintenance, to meet the recreational needs of the residents through the short- and long-term planning periods.

Recreation areas and open spaces provide opportunities for social interaction, enable healthy and active lifestyles, and contribute to the overall urban form. There are open spaces, neighboorhood parks and community parks within the City, which consist of active and passive recreation opportunities. Per the Administrative Element Goals, Objectives, & Policies (GOPs) of the City Comprehensive Plan, recreational uses and open space are defined below.

AMENITY CENTER: A facility that provides opportunities for limited retail and/or space for social activities, such as parties, receptions, banquets, meetings, recreation, exercise, and neighborhood gatherings.

COMMUNITY PARK: A park located near collector or arterial roads designed to serve the needs of more than one neighborhood. It is designed to serve community residents within a radius of up to 3.5 miles. The term "community park" includes any related recreational facilities, and can be publicly or privately owned.

NEIGHBORHOOD PARK: A park that serves the residents of a neighborhood and is accessible to bicyclists and/or pedestrians. It is designed to serve the population of a neighborhood in a radius of up to one-half mile. Neighborhood parks include any related recreational facilities, and can be publicly or privately owned.

OPEN SPACE: Areas open to the sky that are partly or completely covered with grass, trees, shrubs, other vegetation or water, or if partially or completely paved serve to shape or enhance urban form or provide for public use. Open spaces have little to no vertical structures and can be publicly or privately owned. Open spaces include parks, transportation corridor parkways, vegetated buffers, shared use paths, plazas, courtyards, squares and areas that provide stormwater management.

RECREATIONAL USES: Areas and development used for leisure time activities and sports in an indoor or outdoor setting, including parks.

OPEN SPACE, RECREATION AND PARKS WITHIN THE CITY

Since its incorporation in 2016, the City of Westlake strives to be a vibrant community that embraces recreation, open space, and parks programs. The City includes tracts dedicated to open space and water management. Also, some neighborhoods include amenity centers with recreation activities.

Table 6.1 below shows the recreation and open space areas within the City of Westlake. This table distinguishes residential neighborhoods from non-residential areas, and indicates current City land area dedicated to open space tracts (O.S.T.), water management tracts (W.M.T.), lake banks, and amenity centers.

Non-residential areas include the Westlake Adventure Park, Westlake Fitness Trail, and two (2) properties that are planned for recreational development. A total of approximately 839 acres are dedicated to open space and recreational areas within City limits, which is over 20% of the overall City area.

Table 6.1: Recreation and Open Space Area

	Recreation and Open Space Use***				
	O.S.T.	W.M.T.	Lake Banks	Amenity Centers	Total Area (Acres)
Residential*	98.37	287.46	148.39	7.86	542.08
Cresswind	26.59	43.53	20.67	6.66	97.45
Crossings	2.42	-	-	-	2.42
Estates	1.15	13.09	8.05	-	22.29
Groves	9.11	35.77	23.84	-	68.72
Hammocks	2.87	19.43	8.49	-	30.79
Meadows	10.61	42.65	22.10	-	75.36
Orchards	13.15	41.35	20.89	-	75.39
Pines	7.90	50.30	22.67	-	80.87
Sky Cove	6.23	12.49	4.63	0.81	24.16
Sky Cove South	7.41	9.84	8.17	0.39	25.81
Terraces	2.55	-	-	-	2.55
Woodlands	8.38	19.01	8.88	-	36.27
Non-Residential**	130.39	112.06	39.84	14.88****	297.17
TOTAL	**228.76**	**399.52**	**188.23**	**22.74**	**839.25**

Notes: O.S.T.: Open Space Tracts; W.M.T.: Water Management Tracts

** Does NOT include planned residential neighborhoods that have been approved by City Council and have not commenced construction.*

*** Includes areas classified as Recreation in Development.*

**** Neighborhood park acreages are reflected in the O.S.T. and Amenity Center categories. Community park acreages consist of all four categories.*

***** Adventure Park*

There are fifteen (15) parks within the City of Westlake providing both active and passive recreational opportunities. Table 6.2 below summarizes the parks within the City, including acreage, type of park, ownership, and facility description.

Table 6.2: Parks within the City of Westlake

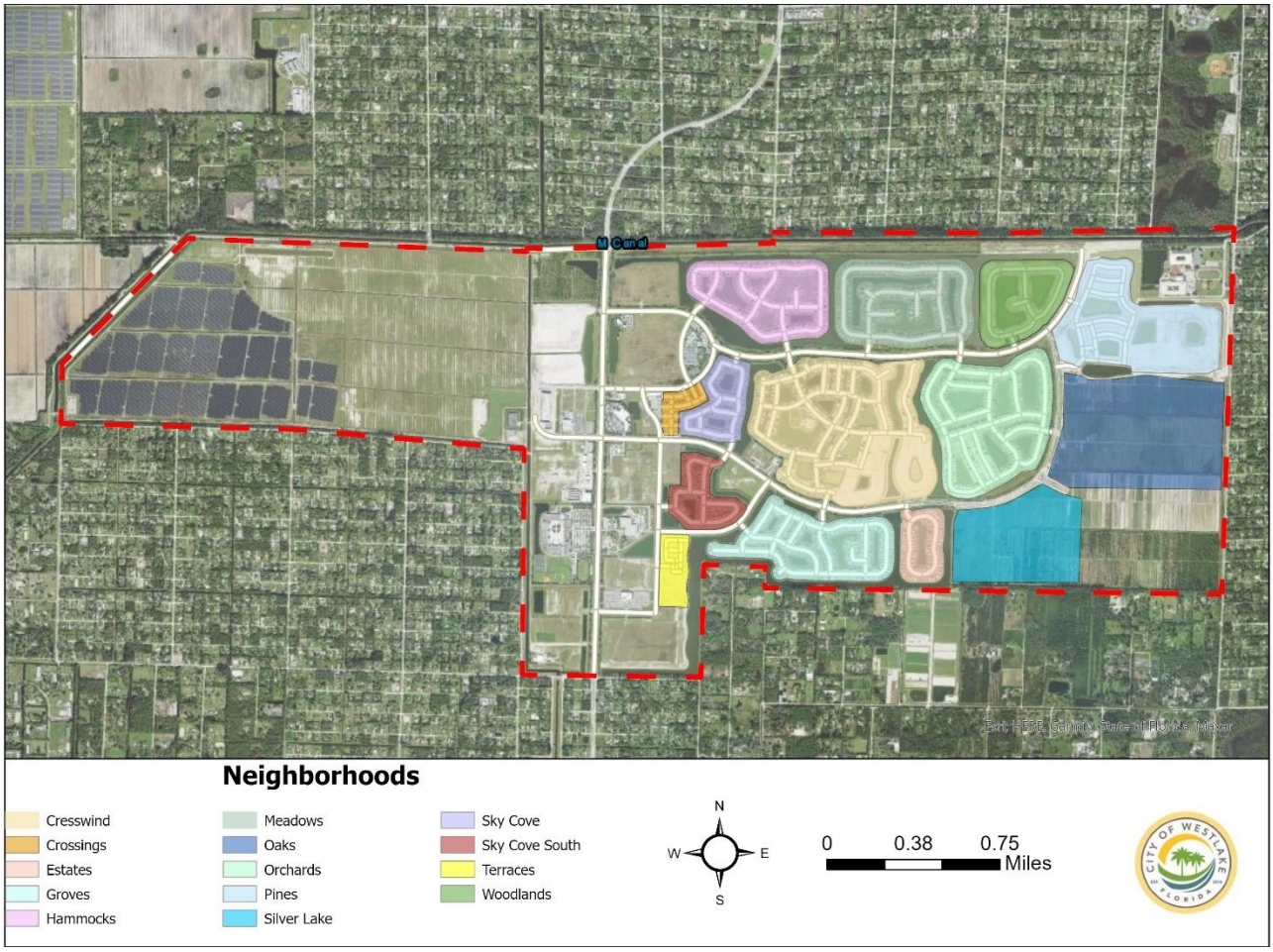
		Total Area (Acres)	Park Type	Ownership	Facility Description
	Neighborhood Parks	**29.57**			
1	Cresswind	6.66	Active	KH WESTLAKE LLC	Clubhouse, Pool and Spa, Pavilion, Event Plaza, Dog Park, Sidewalks, Eight (8) Pickleball Courts, Two (2) Tennis Courts, Two(2) Horseshoe Courts, Two (2) Bocce Courts
2		1.78	Passive	KH WESTLAKE LLC	Walkway, Benches, Open Lawns
3	Crossings	0.6	Passive	CROSSINGS OF WESTLAKE HOA INC	Open Lawns
4	Estates	0.36	Passive	ESTATES OF WESTLAKE HOA INC	Open Lawns
5	Groves	2.28	Passive	GROVES OF WESTLAKE HOA INC	Walkway, Open Lawns
6	Hammocks	2.02	Passive	HAMMOCKS OF WESTLAKE HOA INC	Walkway, Benches, Open Lawns
7	Meadows	2.34	Passive	MEADOWS OF WESTLAKE HOA INC	Walkway, Benches, Open Lawns
8	Orchards	3.34	Passive	ORCHARDS OF WESTLAKE HOA INC	Walkway, Benches, Open Lawns
9	Pines	3.29	Passive	PINES OF WESTLAKE HOA INC	Walkway, Benches, Open Lawns
10	Sky Cove	1.74	Active/Passive	SKY COVE HOA INC	Walkway, Benches, Open Lawns, Indoor Gym, Basketball Court
11	Sky Cove South	1.56	Active/Passive	SKY COVE SOUTH HOA INC	Walkway, Benches, Open Lawns, Indoor Gym
12	Terraces	2.09	Passive	TERRACES OF WESTLAKE HOA INC	Open Lawns
13	Woodlands	1.51	Passive	WOODLAND OF WESTLAKE HOA INC	Walkway, Benches, Open Lawns
	Community Parks	**23.37**			
14	Westlake Adventure Park	14.88	Active	WESTLAKE RESIDENCES MASTER HOA INC	Pool, Tower Slide, Splash Pad, Basketball Courts, Pump Track, BBQ Area, Playground, Bocce Courts, Event Space
15	Westlake Fitness Park	8.49	Passive	SEMINOLE IMPROVEMENT DISTRICT	Fitness stations, Walking Trail
	CITY TOTAL	**52.94**			

Neighborhood Parks

Neighborhood parks serve the residents of a neighborhood and are accessible to bicyclists and/or pedestrians. These parks are designed to serve the population of a neighborhood in a radius of up to one-half mile. Neighborhood parks include any related recreational facilities and can be publicly or privately owned.

Since the parks are embraced by the City's vision of community sense of place, this section will focus on describing each neighborhood park. The City includes currently Fourteen (14) neighborhoods, Figure 6.1 below shows the locations of the subject neighborhoods within the City.

Figure 6.1: Location of Westlake Neighborhoods



Hammocks of Westlake

The neighborhood includes a total of 2.02 acres of neighborhood park, which feature walkways, benches, and open lawn areas. The location of the neighborhood park within the Hammocks of Westlake is identified in Figure 6.2 below.

Figure 6.2: Hammocks Neighborhood Parks

Meadows of Westlake

The neighborhood includes a total of 2.34 acres of neighborhood park, which feature walkways, benches, and open lawn areas. The location of the neighborhood park within the Meadows of Westlake is identified in Figure 6.3 below.

Figure 6.3: Meadows Neighborhood Parks

Orchards of Westlake

The neighborhood includes a total of 3.34 acres of neighborhood parks, which feature walkways, benches, and open lawn areas. The locations of all neighborhood parks within the Orchards of Westlake are identified in Figure 6.4 below.

Figure 6.4: Orchards Neighborhood Parks

Cresswind Palm Beach

The neighborhood includes a total of 8.44 acres of neighborhood parks, including one amenity center. The neighborhood parks feature walkways, benches, and open lawn areas. The amenity center offers a range of recreational facilities, including a clubhouse, pool and spa, pavilion, event plaza, dog park, sidewalks, eight (8) pickleball courts, two (2) tennis courts, two (2) horseshoe courts, and two (2) bocce courts. The locations of all neighborhood parks within Cresswind Palm Beach are identified in Figure 6.5 below.

Figure 6.5: Cresswind Neighborhood Parks

Neighborhood Parks

Amenity Center

Crossings of Westlake

The neighborhood encompasses approximately 0.6 acres of open lawn areas, which provide residents with space for outdoor activities and passive recreation. See Figure 6.6 below for the Crossings of Westlake neighborhood.

Figure 6.6: Crossings Neighborhood

Estates of Westlake

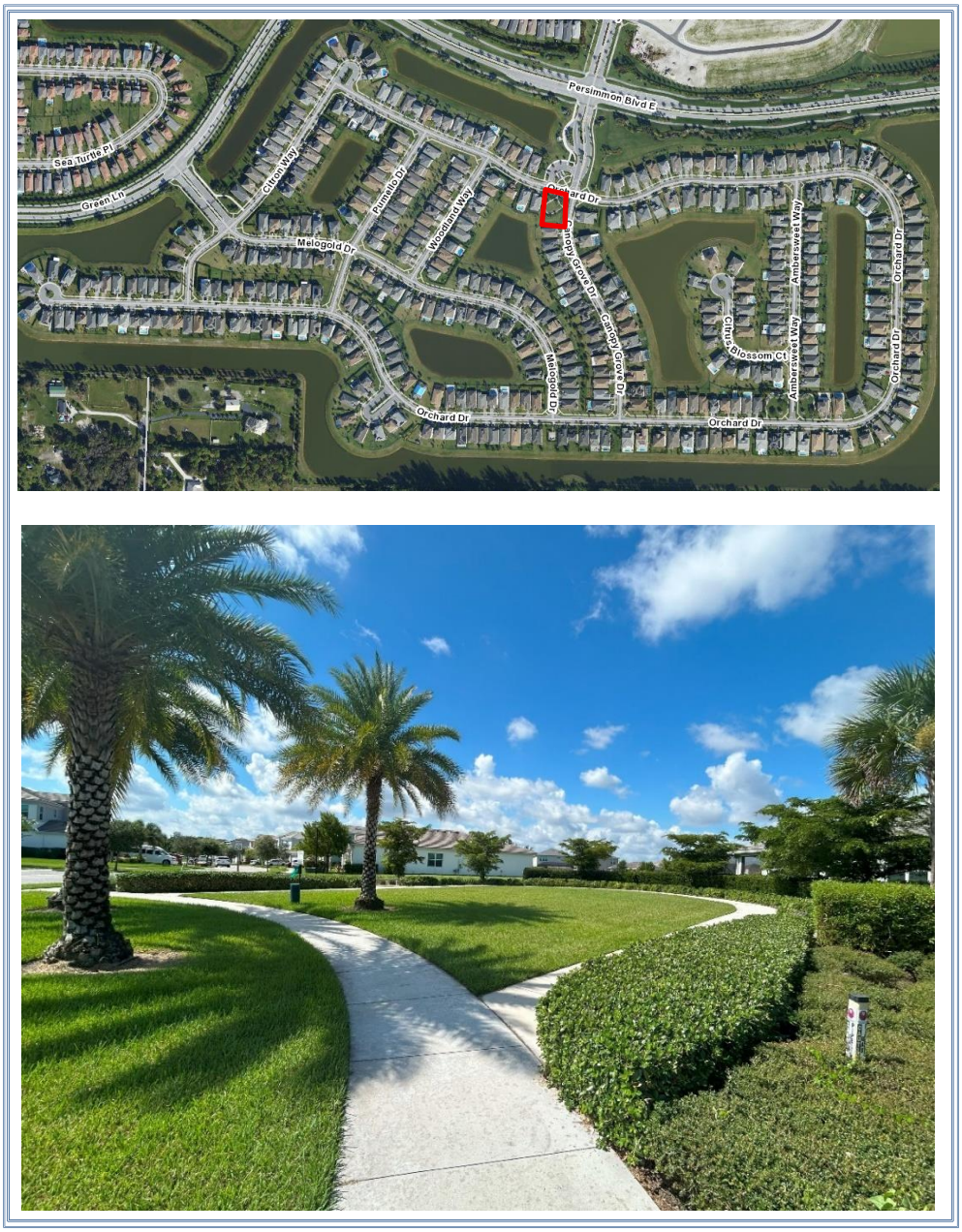
The neighborhood encompasses approximately 0.36 acres of open lawn areas, which provide residents with space for outdoor activities and passive recreation. See Figure 6.7 below for the Estates of Westlake neighborhood.

Figure 6.7: Estates Neighborhood

Groves of Westlake

The neighborhood includes a total of 2.28 acres of neighborhood park, which feature walkways, benches, and open lawn areas. The location of the neighborhood park within the Groves of Westlake is identified in Figure 6.8 below.

Figure 6.8: Groves Neighborhood Parks



Pines of Westlake

The neighborhood includes a total of 3.29 acres of neighborhood park, which feature walkways, benches, and open lawn areas. The location of the neighborhood park within the Pines of Westlake is identified in Figure 6.9 below.

Figure 6.9: Pines Neighborhood Parks

Sky Cove of Westlake

The neighborhood includes a total of 1.74 acres of neighborhood parks, including one amenity center. The neighborhood parks feature walkways, benches, and open lawn areas. The amenity center offers indoor gym and a basketball court. The locations of all neighborhood parks within Sky Cove are identified in Figure 6.10 below.

Figure 6.10: Sky Cove Neighborhood Parks

Neighborhood Parks

Amenity Center

Sky Cove South of Westlake

The neighborhood includes a total of 1.56 acres of neighborhood parks, which feature walkways, benches, and open lawn areas. The locations of all neighborhood parks within Sky Cove South of Westlake are identified in Figure 6.11 below.

Figure 6.11: Sky Cove South Neighborhood Parks

Neighborhood Parks

Amenity Center

Woodlands of Westlake

The community includes a total of 1.51 acres of neighborhood parks, which feature walkways, benches, and open lawn areas. The locations of all neighborhood parks within the Woodlands of Westlake are identified in Figure 6.12 below.

Figure 6.12: Woodlands Neighborhood Parks

Terraces of Westlake

The neighborhood encompasses approximately 2.09 acres of open lawn areas, which provide residents with space for outdoor activities and passive recreation. See Figure 6.13 below for the Terraces of Westlake neighborhood.

Figure 6.13: Terraces Neighborhood

Future Neighborhood Parks

The new residential developments Oaks of Westlake and Silver Lake will contribute to neighborhood parks in the City of Westlake. Per its approved site plan, Oaks of Westlake will provide approximately 5.1 acres of neighborhood parks, offering open lawn areas, walkways, and benches for passive recreation (see Figure 6.14).

Figure 6.14: Oaks Planned Neighborhood Parks

Per the approved site plan, Silver Lake will provide approximately 3.1 acres of neighborhood parks, including one amenity center featuring three (3) pickleball courts, a playground, clubhouse, and event space (see Figure 6.15).

Figure 6.15: Silver Lake Planned Neighborhood Parks

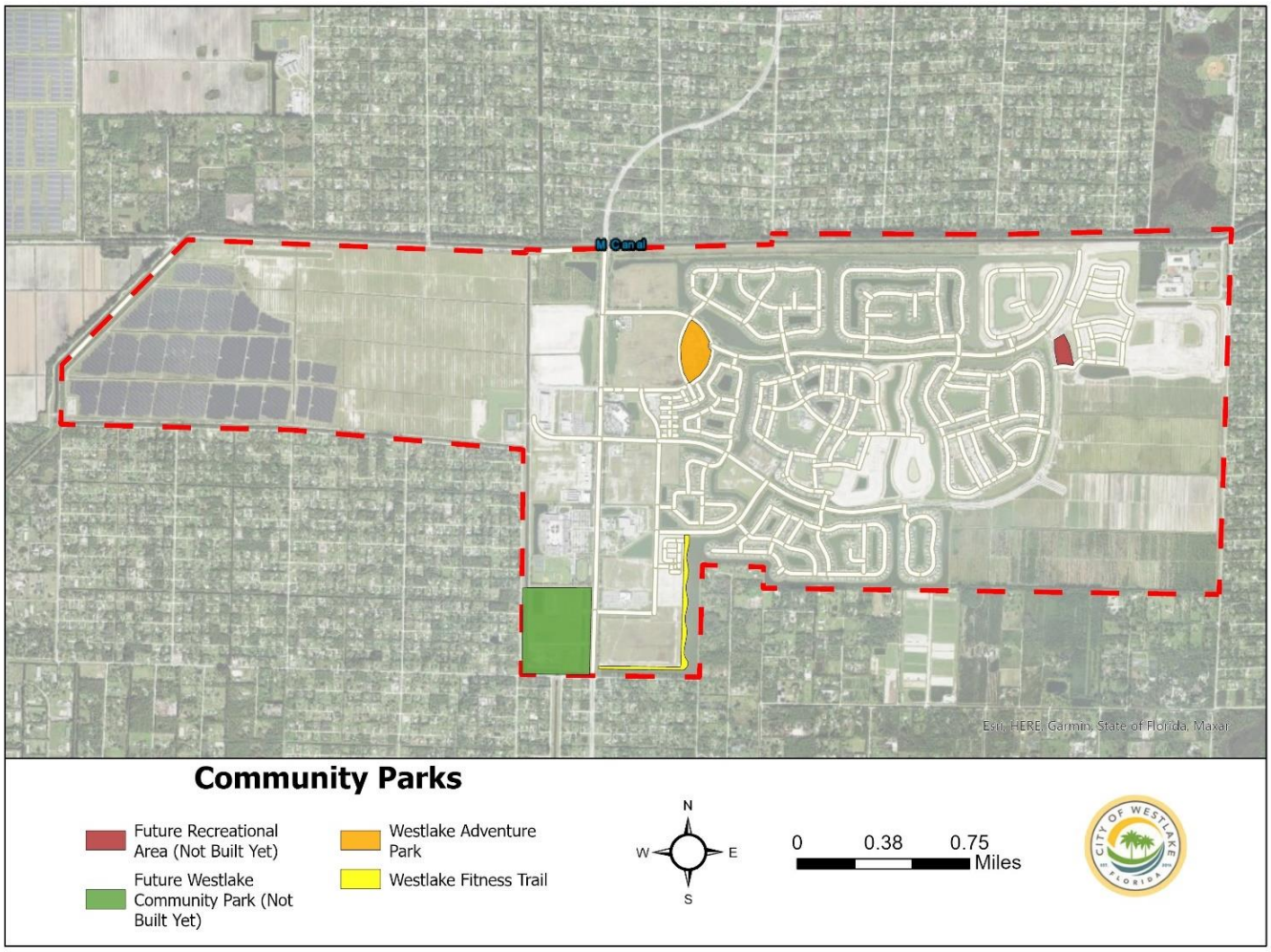
Community Parks

A community park is located near collector or arterial roads designed to serve the needs of more than one neighborhood. It is designed to serve community residents within a radius of up to 3.5 miles. The term "community park" includes any related recreational facilities and can be publicly or privately owned.

Since its incorporation in 2016, the City of Westlake embraces recreation, open space and parks. This section will present the current community parks and facilities as well as future initiatives.

Figure 6.16 below shows the locations of community parks within the City.

Figure 6.16: Community Parks within the City of Westlake



Westlake Fitness Trail

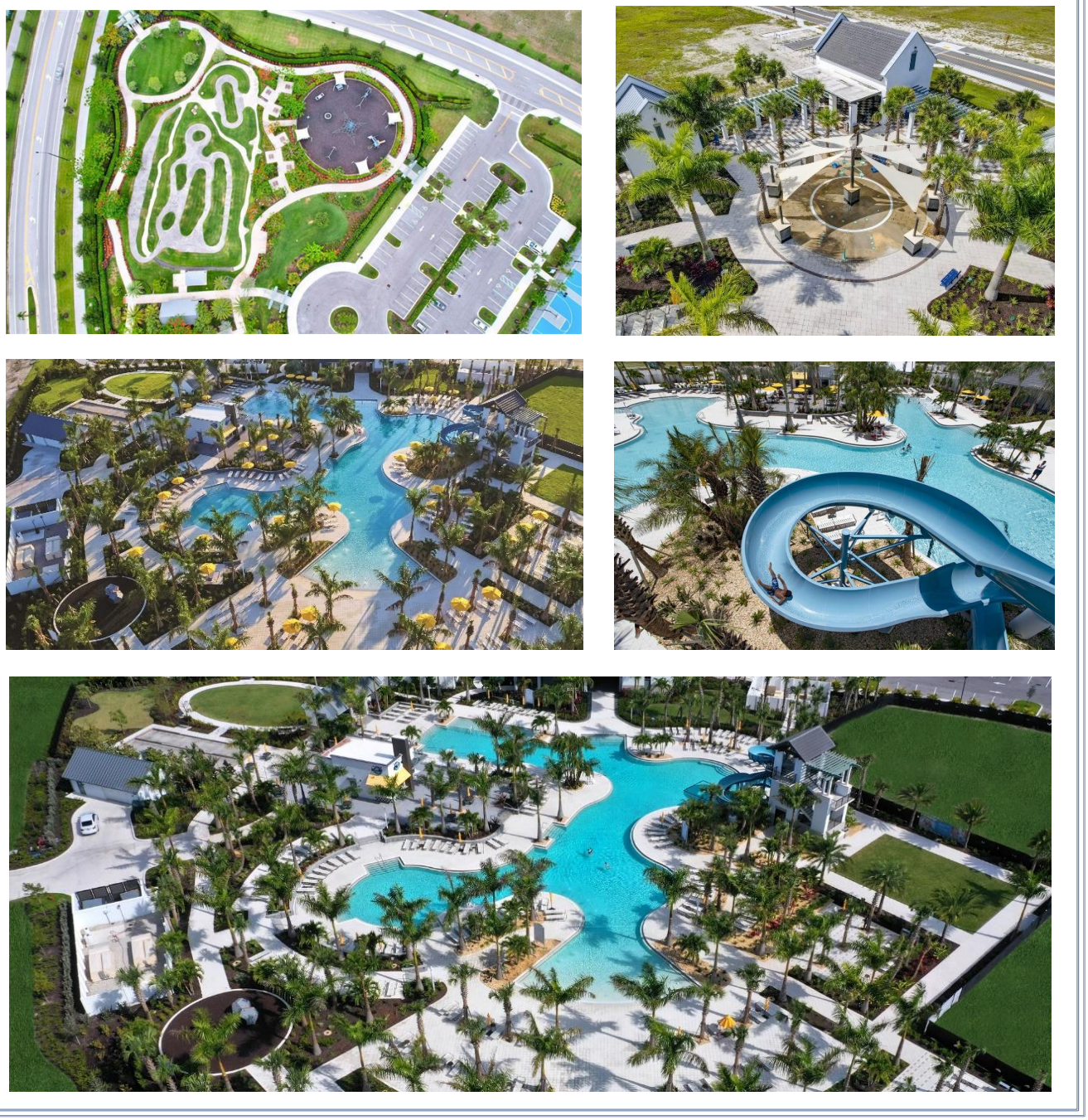
Westlake Fitness Trail is an 8.49-acre linear park and features a one-mile asphalt path carved around a scenic lake for walkers, joggers and bikers to get some exercise. The Westlake Fitness Trail is meticulously landscaped with clusters of palms and flowering and shade trees. The main entrance is off Green Lane, east of the Ilex Way intersection with a small parking area for bicycles and golf carts. A secondary access point is located off Seminole Pratt Whitney Road, just north of Sycamore Drive. The trail is open daily from dawn to dusk. See Figure 6.17 below.

Figure 6.17: Westlake Fitness Trail

Westlake Adventure Park

Westlake Adventure Park is a 14.88-acre community park and amenity center open to all City residents. The park offers a variety of amenities, including a pool, tower slide, splash pad, basketball courts, pump track, BBQ area, playground, bocce courts, and an event space. See Figure 6.18 below.

Figure 6.18: Westlake Adventure Park



Future Recreation Initiatives

Currently, there are two (2) vacant parcels that are intended for future recreational areas.

The first parcel, Westlake Community Park, will be located at the southwestern corner of the City on Seminole Pratt Whitney Road, adjacent to Seminole Ridge High School (see Figure 6.19 below). This 75-acre property is owned by the Seminole Improvement District (SID) and is envisioned to include a community park for the City. The City will also participate in the visioning and planning process for the development of the community park.

Figure 6.19: Future Recreation Area Westlake Community Park

The second vacant parcel for the future recreation area (POD V2) is a 6.79-acre property located at the intersection of Town Center Parkway and River Bend and is owned by Minto PBLH LLC. This property is adjacent to the Pines of Westlake neighborhood and is being considered for future recreational development. See Figure 6.20 below.

Figure 6.20: Future Recreation Area (POD V2)

LEVEL OF SERVICE (LOS)

The City Comprehensive Plan, Recreation and Open Space element includes the following policy regarding the level of service:

Policy REC 1.1.4 The LOS standard for community parks shall be 2.5 acres per 1000 residents. The LOS standard for neighborhood parks shall be 2 acres per 1000 residents. The LOS standard shall be used to plan for the provision of adequate parks. The LOS standard shall not be used as a concurrency standard for the approval of development orders.

In terms of Level of Service for neighborhood parks (2 acres/1,000 residents), the 2025 demand based on the population estimate of 8,983 is 17.97 acres. The 2040 demand for neighborhood parks based on the projected population of 16,012 would be 32.02 acres, and the 2050 demand based on the projected population of 20,499 would be 41.00 acres. The City will need to provide an additional 2.45 acres of neighborhood parks by 2040 and 11.43 acres by 2050. Table 6.3 below indicates the estimated demand for neighborhood facilities for years 2025 through 2050.

Table 6.3: Level of Service for Neighborhood Parks for Years 2025 through 2050

Neighborhood Parks		Acres	2025 Demand	2030 Demand	2035 Demand	2040 Demand	2045 Demand	2050 Demand
1	Cresswind	6.66	**LOS 2 acres / 1,000 residents** 2025 Population: 8,983	**LOS 2 acres / 1,000 residents** 2030 Population: 11,522	**LOS 2 acres / 1,000 residents** 2035 Population: 13,767	**LOS 2 acres / 1,000 residents** 2040 Population: 16,012	**LOS 2 acres / 1,000 residents** 2045 Population: 18,255	**LOS 2 acres / 1,000 residents** 2050 Population: 20,499
2		1.78						
3	Crossings	0.6						
4	Estates	0.36						
5	Groves	2.28						
6	Hammocks	2.02						
7	Meadows	2.34						
8	Orchards	3.34						
9	Pines	3.29						
10	Sky Cove	1.74						
11	Sky Cove South	1.56						
12	Terraces	2.09						
13	Woodlands	1.51						
	TOTAL	**29.57**	**17.97 Acres**	**23.04 Acres**	**27.53 Acres**	**32.02 Acres**	**36.51 Acres**	**41.00 Acres**

In terms of Level of Service for community parks (2.5 acres/1,000 residents), the 2025 demand based on the population estimate of 8,983 is 22.46 acres. The 2040 demand for community parks based on the projected population of 16,012 would be 40.03 acres; and the 2050 demand based on the projected population of 20,499 would be 51.25 acres. The City will need to provide an additional 16.66 acres by 2040, and 27.88 acres by 2050. Tables 6.4 below indicate the estimated demand for community park facilities for years 2025 through 2050.

Table 6.4: Level of Service for Community Parks for Years 2025 through 2050

Community Parks		Acres	2025 Demand	2030 Demand	2035 Demand	2040 Demand	2045 Demand	2050 Demand
1	Westlake Adventure Park	14.88	**LOS 2.5 acres / 1,000 residents** 2025 Population: 8,983	**LOS 2.5 acres / 1,000 residents** 2030 Population: 11,522	**LOS 2.5 acres / 1,000 residents** 2035 Population: 13,767	**LOS 2.5 acres / 1,000 residents** 2040 Population: 16,012	**LOS 2.5 acres / 1,000 residents** 2045 Population: 18,255	**LOS 2.5 acres / 1,000 residents** 2050 Population: 20,499
2	Westlake Fitness Park	8.49						
	TOTAL	**23.37**	**22.46 Acres**	**28.81 Acres**	**34.42 Acres**	**40.03 Acres**	**45.64 Acres**	**51.25 Acres**

PALM BEACH COUNTY FACILITIES

Palm Beach County School District Lands

While, not classified as parks, lands owned and maintained by the Palm Beach County School District are still considered as part of the City's recreation and open space system. School lands contain baseball, soccer, and football fields, tennis courts, and indoor recreation facilities that are or may be available to the public and may be considered part of the City's open space system.

Palm Beach County Regional and District Parks

In addition to the existing anticipated City's community and neighborhood parks mentioned on pervious sections the following Palm Beach County regional and district parks and beaches will also serve City residents. Palm Beach County recognizes three types of parks: regional, district, and beach parks, which are generally described as follows. Palm Beach County Regional Parks are the largest class of parks in Palm Beach County, and generally exceed 200 acres in size and provide access to a substantial natural or manmade resource. Palm Beach County Regional Parks typically provide passive recreational facilities, and to a lesser degree, active regional facilities. Palm Beach County District Parks are generally greater than 25 acres in size and primarily provide active recreational opportunities but can also include passive recreational facilities. District Park recreational facilities can include lighted fields or courses; exercise trails; support facilities such as restrooms, concessions, and parking; recreation centers; competitions pools; golf courses; boat ramps; and docks. Palm Beach County Beach Parks are generally greater than 2 acres in size, front the Atlantic

Ocean, or its inlets, and provide public beach access. Beach parks may include recreation facilities necessary to support beach access and activities, play areas, picnic areas, and parking.

Okeeheelee Park is a 1,702-acre regional park located at 7715 Forest Hill Boulevard, west of West Palm Beach, Florida. The facility is open from sunrise until sunset and includes baseball fields, bike paths, a BMX track, a boating area, a dog park, an equestrian center and trail, a golf course, mountain biking paths, multi-purpose fields, a nature center, picnic areas and pavilions, a playground, softball field, tennis courts, and volleyball courts. Seminole Palms Park is a 70-acre District Park located at 151 Lamstein Lane, Royal Palm Beach, Florida. The facility is open from sunrise to sunset and includes baseball fields, multi-purpose fields, picnic areas, playgrounds, softball fields, and a water park. Phil Foster Park is a 14-acre beach located at 900 East Blue Heron Boulevard, Riviera Beach, Florida. The facility is open sunrise to sunset and offers beach frontage, docks and ramps, fishing platforms, picnic areas, a fishing pier, a playground, restrooms, and showers. Figure 6.21 below shows imagery of each park.

Figure 6.21: Palm Beach County Regional and District Parks

Okeeheelee Park

Seminole Palms Park

Phil Foster Park

TECHNICAL DOCUMENT

Data and Analysis

HOUSING

CHAPTER 7. HOUSING ELEMENT DATA AND ANALYSIS

INTRODUCTION

This chapter presents an inventory and analysis of data for the preparation of the Policy Document (Goals, Objectives and Policies) of the Housing Element for the City of Westlake pursuant to Section 163.3177, Florida Statutes. Per Florida Statutes, the Housing Element shall establish a policy framework to assure the provision of safe, sanitary, adequate and affordable housing supply for future residents of the City. It is anticipated that by the end of 2025, there will be approximately 3,625 housing units built within the City of Westlake. By 2040, 6,300 housing units are projected and by 2050, 8,100 housing units are projected.

The City of Westlake is planned to serve unmet land use and development needs in the vicinity which is characterized by low-density residential uses. The City is surrounded by the unincorporated area known as the Acreage, and the Town of Loxahatchee Groves. The future population and housing conditions in the City will be distinct from the nearby area and will complement the development profile of the central county area. *Therefore, it shall be assumed that the City will contain housing more similar to the broader housing conditions in the surrounding* ***Census County Divisions (CCDs****), than housing conditions in the immediately surrounding communities of the Acreage (a Census Designated Place, or a "CDP") with an estimated 2023 population of about 41,654 persons; the Town of Loxahatchee Groves with an estimated 2023 population of about 3,355; or Palm Beach County as a whole.*

The City of Westlake is located within the Royal Palm Beach-West Jupiter CCD, as are the two closest municipalities of Loxahatchee Groves and Royal Palm Beach. The Acreage is located along the northern, eastern and southwestern borders of the City. The Western Community CCD is located to the north and the Sunshine Parkway CCD is located to the south. Figure 7.1 shows these CCDs. These three CCDs exclude the older communities in the eastern portion of the county, including the higher density housing near the coast, which do not reflect the type and style of housing expected in the City. The three CCDs also exclude the communities located near Lake Okeechobee.

Housing data and analysis for these three CCDs will be combined and used as temporary substitute measures for future City housing conditions. The use of the combined CCDs serves to moderate the differences in housing and household characteristics that exist within the CCDs. The data which follows will illustrate the significant variation among some of the sub-areas included within the three CCDs. Figure 7.2 shows these Census areas and incorporated places surrounding the City.

Figure 7.1: Census County Divisions in Palm Beach County

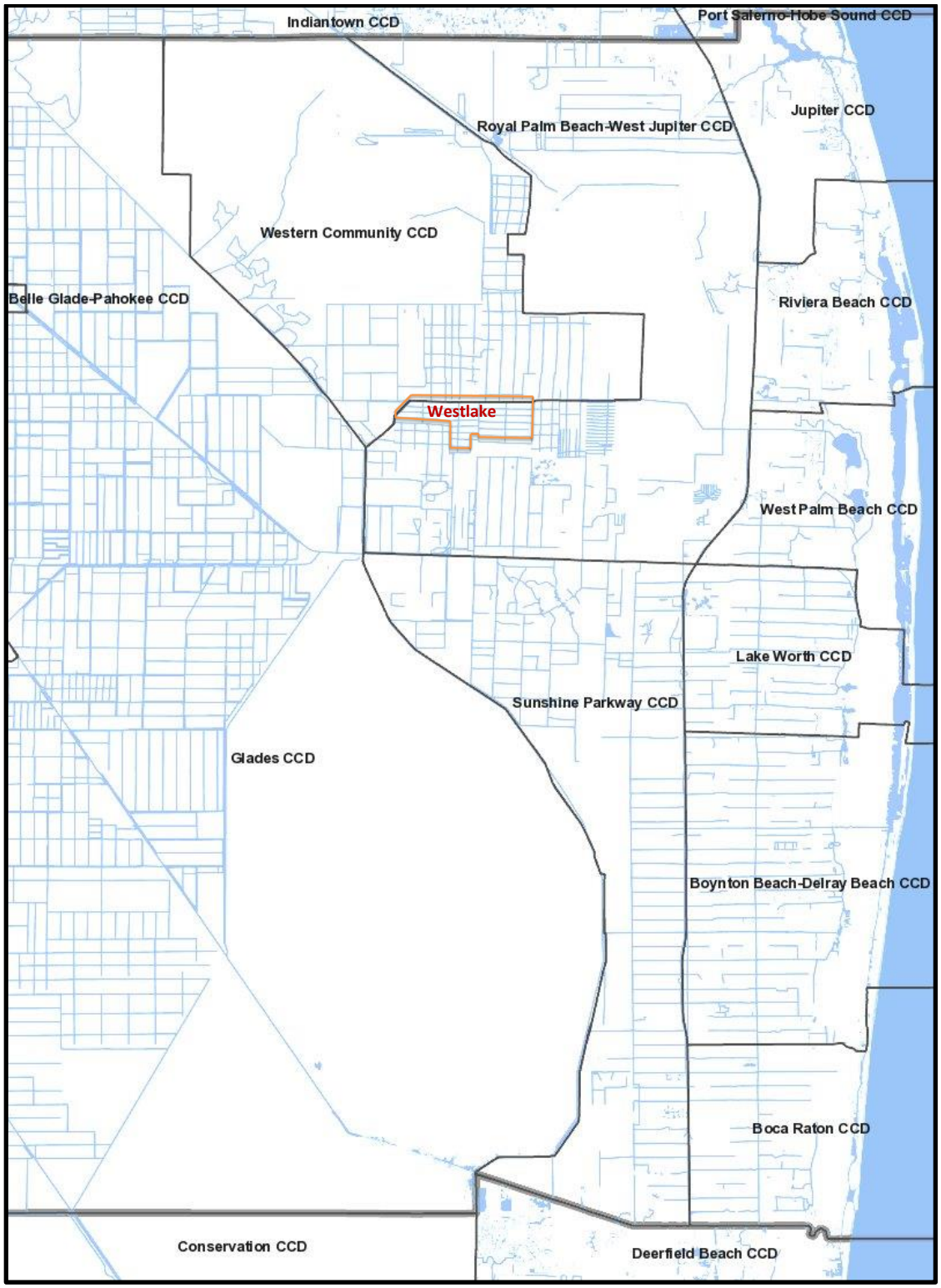
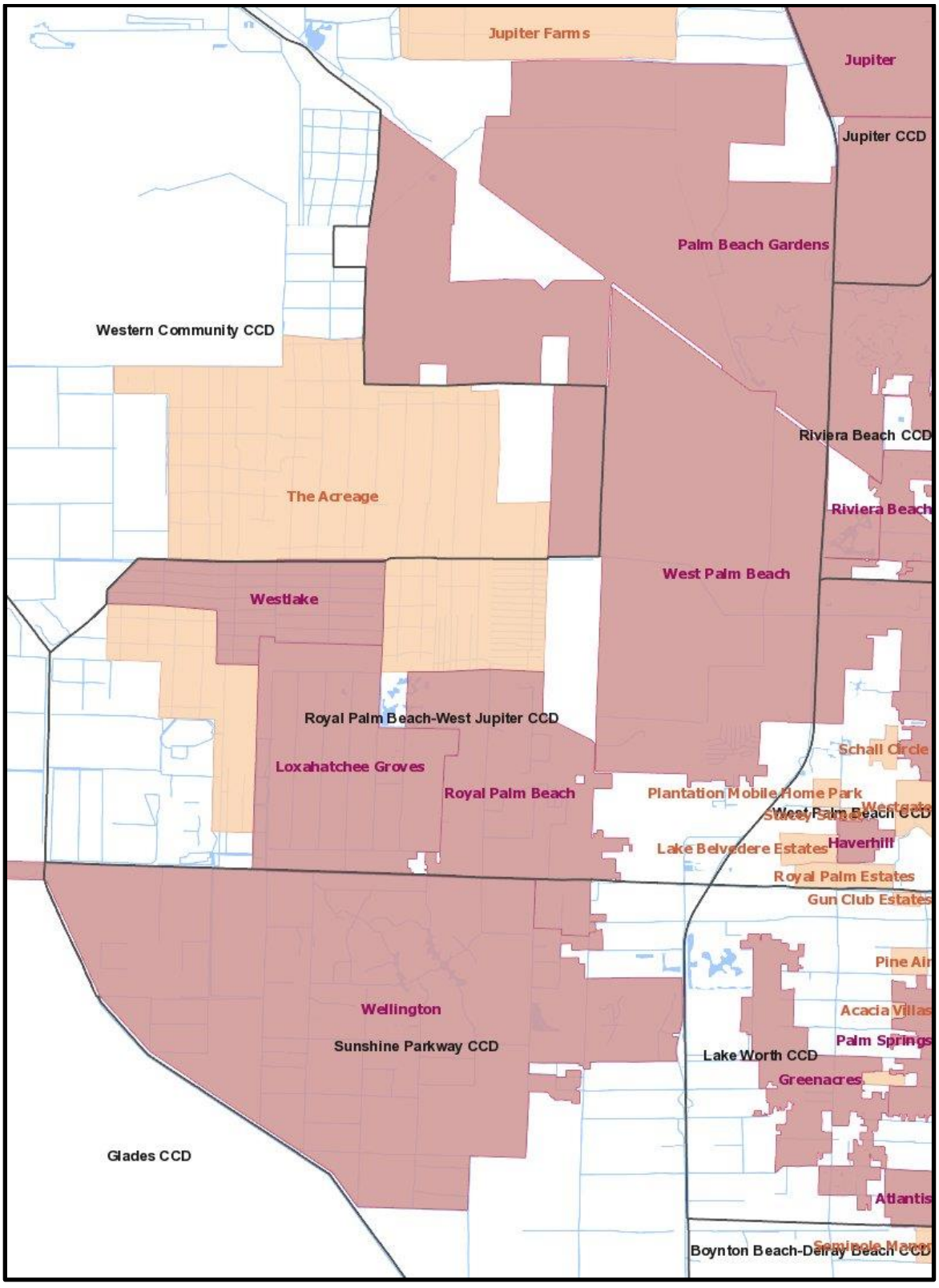


Figure 7.2: Census County Divisions, Census Designated Places, and Incorporated Places Surrounding the City of Westlake



This subject Data and Analysis for the Housing Element includes available data from the Florida Housing Data Clearinghouse information compiled by the Shimberg Center for Housing Studies. As the City matures, the Shimberg Center will provide additional data for the City. At this time, however, the best available data is provided by the 2020 Decennial Census and the 2023 5-Year American Community Survey (ACS). The 2020 Census is an actual count whereas the ACS is based on a sample survey. All data presented here from the ACS has statistically calculated margins of error. Both data sources are used. The 2020 Census generally has more accurate information with regard to people, housing, and households, but does not include other data, e.g. income and housing costs, which is only available from the ACS. Since the data are not City data, but are used to represent future City conditions, descriptive statistics, such as averages or percentages are more useful than actual numbers. For example, the number of occupied housing units in the three CCDs is not relevant whereas the percentage of housing units that are occupied can be useful for planning purposes.

Since the City is approaching its 10 years anniversary in 2026, a substantial inventory of existing neighborhoods and housing units (City-specific data) is presented in this Housing Element Data and Analysis.

EXISTING HOUSING CONDITIONS

Per the Administrative Element Goals, Objectives, & Policies (GOPs) of the City Comprehensive Plan, residential uses and dwelling types are defined below.

ASSISTED LIVING FACILITY: Residential care facilities that provide housing, meals, personal care and supportive services to older persons and disabled adults who are unable to live independently.

DWELLING UNIT: A house, apartment, condominium unit, mobile or manufactured home, group of rooms, or a single room intended for occupancy as a separate living quarter with complete kitchen and bathroom facilities, and with direct access from the outside of the building or through a common hall for use by its occupants.

GROUP HOME: A facility which provides living quarters for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional, and social needs of the residents. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

MULTI-FAMILY DWELLING: multiple separate dwelling units contained within one building or several buildings excluding single family attached dwellings.

RESIDENTIAL USES: Land uses consisting of dwelling units, including mobile and manufactured homes. Residential uses include assisted living facilities and group homes.

SINGLE FAMILY ATTACHED DWELLING: A single dwelling unit physically attached to other buildings, dwelling units, or structures through one or more shared walls.

SINGLE FAMILY DETACHED DWELLING: A single dwelling unit not physically attached to other buildings, dwelling units, or structures.

Housing Characteristics – Inventory of Housing

Since the City's incorporation in 2016, a total of 3,341 housing units has been built as of June 30, 2025. Within the fourteen (14) total planned neighborhoods, five (5) neighborhoods are completely built to capacity, and two (2) neighborhoods have not yet begun the construction stage.

The housing inventory consists of 92.6% Single Family Detached Residences (SFR) and 7.4% Single Family Attached Residences (SFAR). Per the definitions listed in the previous section, the City of Westlake currently has no multi-family dwellings.

Table 7.0 below shows the number of residential units within the City of Westlake per neighborhood and per year. *For the purpose of reading this table, please note the following clarifications: "Parcels with C.O." (Certificate of Occupancy) are completed housing units that are occupied or available on the housing market as of June 30, 2025. "Parcels without C.O." include residential parcels that have been platted, are vacant, or are under construction as of June 30, 2025. "Total Parcels" indicate the total residential lots planned and approved for each neighborhood. "Percent Built" refers to the completion rate of each planned neighborhood.*

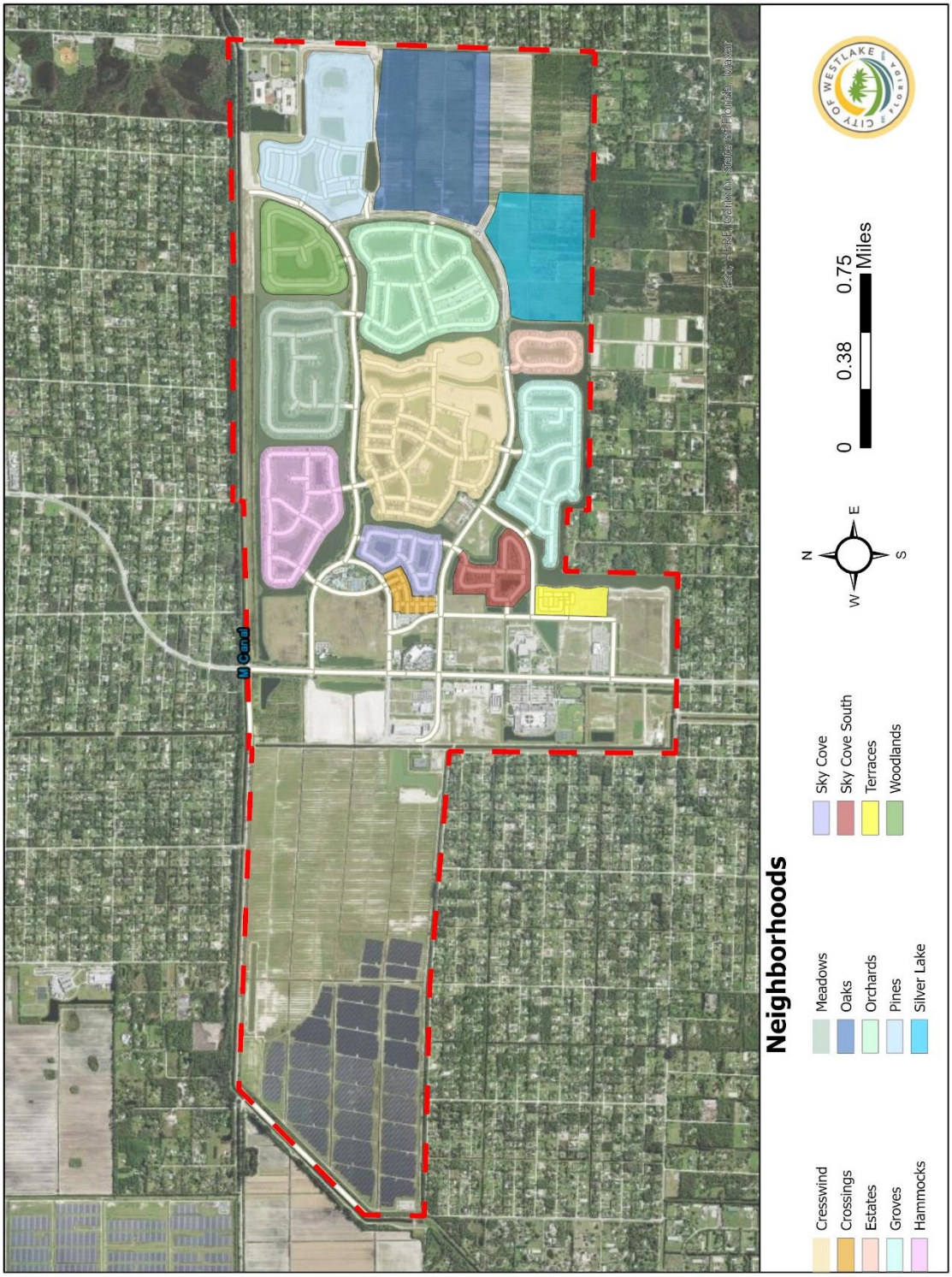
Table 7.0: City of Westlake Housing Inventory Per Neighborhood Per Year (as of 6/30/2025)

	Planned Neighborhood Name	Housing Type	2017	2018	2019	2020	2021	2022	2023	2024	2025*	Parcels with C.O.	Parcels without C.O.	Total Parcels	Percent Built
1	Cresswind	SFR	-	-	-	5	86	137	148	138	46	560	241	801	69.9%
2	Crossings	SFAR	-	-	-	-	-	5	49	72	-	126	4	130	96.9%
3	Estates	SFR	-	-	-	-	-	29	44	-	-	73	3	76	96.1%
4	Groves	SFR	-	-	-	-	186	238	-	-	-	424	0	424	100.0%
5	Hammocks	SFR	6	165	115	35	-	-	-	-	-	321	15	336	95.5%
6	Meadows	SFR	-	-	41	227	129	-	-	-	-	397	0	397	100.0%
7	Oaks	SFR	-	-	-	-	-	-	-	-	-	0	266	266	0.0%
8	Orchards	SFR	-	-	-	-	-	79	344	176	-	599	0	599	100.0%
9	Pines	SFR	-	-	-	-	-	-	-	95	110	205	241	446	46.0%
10	Silver Lake	SFR	-	-	-	-	-	-	-	-	-	0	294	294*	0.0%
11	Sky Cove	SFR	-	-	-	43	115	46	-	-	-	204	0	204	100.0%
12	Sky Cove South	SFR	-	-	-	-	-	82	101	14	-	197	0	197	100.0%
13	Terraces	SFAR	-	-	-	-	-	-	-	2	119	121	356	477	25.4%
14	Woodlands	SFR	-	-	-	-	-	-	-	64	50	114	50	164	69.5%
		TOTAL	6	165	156	310	516	616	686	561	325	3,341	1,470	4,517	74.0%
													Notes:	*As of 6-30-25	

Notes: SFR: Single Family Residential; SFAR: Single Family Attached Residential

Figure 7.3. presents the location of the fourteen (14) total planned neighborhoods in the City. Please note Silver Lake and Oaks of Westlake received approval and are starting the building process. The following section will present each planned neighborhood including photos and descriptions.

Figure 7.3: Location of Westlake Neighborhoods



The inventory of existing planned neighborhoods is further described below.

Hammocks of Westlake

The Hammocks of Westlake is a residential development of single-family detached dwellings. This neighborhood is planned to have 336 housing units, of which 321 have been completed. The first homes in this neighborhood were constructed in 2017. Shown below are the monument sign and typical one-story single-family homes within this development.

Meadows of Westlake

The Meadows of Westlake is a residential development of 397 single-family detached dwelling units. The construction of the homes in this neighborhood was accomplished between the years 2019 and 2021. Shown below are the monument sign and a typical streetscape view within this development.

Orchards of Westlake

The Orchards of Westlake is a residential development of 599 single-family detached dwelling units. The construction of the homes in this neighborhood was accomplished between the years 2022 and 2024. Shown below are the monument sign and a typical two-story single-family home within this development.

Cresswind Palm Beach

Cresswind Palm Beach is a residential development of single-family detached dwellings. This neighborhood is planned to have 801 housing units, of which 560 have been completed. The first homes in this neighborhood were constructed in 2020, and construction is ongoing. Shown below are the monument sign and a typical one-story single-family home within this development.

Crossings of Westlake

The Crossings of Westlake is a residential development of single-family attached dwellings. This neighborhood is planned to have 130 housing units, of which 126 have been completed. The first homes in this neighborhood were constructed in 2022. Shown below are the monument sign and a typical two-story single-family attached home within this development.

Estates of Westlake

The Estates of Westlake is a residential development of single-family detached dwellings. This neighborhood is planned to have 76 housing units, of which 73 have been completed. The first homes in this neighborhood were constructed in 2022. Shown below are the monument sign and a typical two-story single-family home within this development.

Groves of Westlake

The Groves of Westlake is a residential development of 424 single-family detached dwelling units. The construction of the homes in this neighborhood was accomplished between the years 2021 and 2022. Shown below are the monument sign and a typical two-story single-family home within this development.

Pines of Westlake

The Pines of Westlake is a residential development of single-family detached dwellings. This neighborhood is planned to have 446 housing units, of which 205 have been completed. The first homes in this neighborhood were constructed in 2024, and construction is ongoing. Shown below are the monument sign and a typical streetscape view within this development.

Sky Cove of Westlake

Sky Cove of Westlake is a residential development of 204 single-family detached dwelling units. The construction of the homes in this neighborhood was accomplished between the years 2020 and 2022. Shown below are the monument sign and a typical one-story single-family home within this development.

Sky Cove South of Westlake

Sky Cove South of Westlake is a residential development of 197 single-family detached dwelling units. The construction of the homes in this neighborhood was accomplished between the years 2022 and 2024. Shown below are the monument sign and a typical two-story single-family home within this development.

Terraces of Westlake

The Terraces of Westlake is a residential development of single-family attached dwellings. This neighborhood is planned to have 477 housing units, of which 121 have been completed. The first homes in this neighborhood were constructed in 2024, and construction is ongoing. Shown below are the monument sign and a typical two-story single-family attached home within this development.

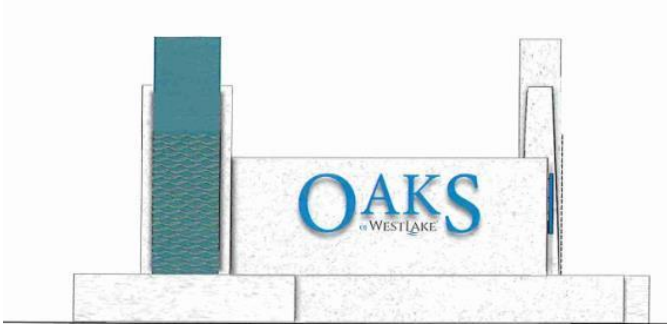
Woodlands of Westlake

The Woodlands of Westlake is a residential development of single-family detached dwellings. This neighborhood is planned to have 164 housing units, of which 114 have been completed. The first homes in this neighborhood were constructed in 2024, and construction is ongoing. Shown below are the monument sign and a typical streetscape view within this development.

Oaks of Westlake

The residential development known as "Oaks of Westlake" will be developed in three phases of single-family detached dwelling units. Site plan approval for Phase 1 was granted on October 4, 2024, and the plat was approved on November 1, 2024. Phase 1 includes 266 homes, with construction expected to begin once the residential development known as "Pines of Westlake" is completed. The timing of Phases 2 and 3 will be based on market conditions. The architectural models and design style will be consistent with those used in the Pines of Westlake development.

Shown below are a typical one-story single-family home to be built as part of the residential development, along with the monument sign for the Oaks of Westlake.



Silver Lake

The residential development known as "Silver Lake of Westlake" will be developed in two phases of single-family attached dwelling units. Master site plan approval for Phase 1 was granted on May 27, 2025, and the plat was approved on June 3, 2025. Phase 1 includes 294 homes; however, the construction timeline is currently to be determined. The timing of Phase 2 will be based on market conditions. The architectural models and design style will be unique to this community.

Shown below are a typical one-story single-family home to be built as part of the residential development, along with the monument sign for the Silver Lake of Westlake.

Housing Characteristics – Type of Housing

Since the City's incorporation in 2016, a total of 3,341 housing units has been built as of June 30, 2025. Within the fourteen (14) total planned neighborhoods, five (5) neighborhoods are completely built to capacity, and two (2) neighborhoods have not yet begun the construction stage.

The existing housing inventory consists of **92.6% Single Family Detached Residences (SFR) and 7.4% Single Family Attached Residences (SFAR).** Per the definitions of the subject Comprehensive, the City of Westlake currently has no multi-family dwellings. See definitions:

SINGLE FAMILY ATTACHED DWELLING: A single dwelling unit physically attached to other buildings, dwelling units, or structures through one or more shared walls.

SINGLE FAMILY DETACHED DWELLING: A single dwelling unit not physically attached to other buildings, dwelling units, or structures.

MULTI-FAMILY DWELLING: multiple separate dwelling units contained within one building or several buildings excluding single family attached dwellings.

Table 7.0.A. presents the planned neighborhoods and housing types. From the total of fourteen (14) planned neighborhoods, twelve (12) consist of Single Family Detached homes, and two (2) planned neighborhoods consist of Single Family Attached homes (Crossings and Terraces).

Table 7.0.A: Existing Type of Housing

	Planned Neighborhood Name	Housing Type
1	Cresswind	SFR
2	Crossings	SFAR
3	Estates	SFR
4	Groves	SFR
5	Hammocks	SFR
6	Meadows	SFR
7	Oaks	SFR
8	Orchards	SFR
9	Pines	SFR
10	Silver Lake	SFR
11	Sky Cove	SFR
12	Sky Cove South	SFR
13	Terraces	SFAR
14	Woodlands	SFR

Note: SFR: Single Family Residential; SFAR: Single Family Attached Residential

The following analysis focuses on the surrounding *Census County Divisions (CCDs)*:

Within the CCDs, as shown in Table 7.1, single-family houses (one-unit, detached and attached) constitute 78 percent of the total number of housing units, which is higher than the countywide percentage of 57 percent. The surrounding CCDs have the highest percentage of single family houses of all CCDs in the county.

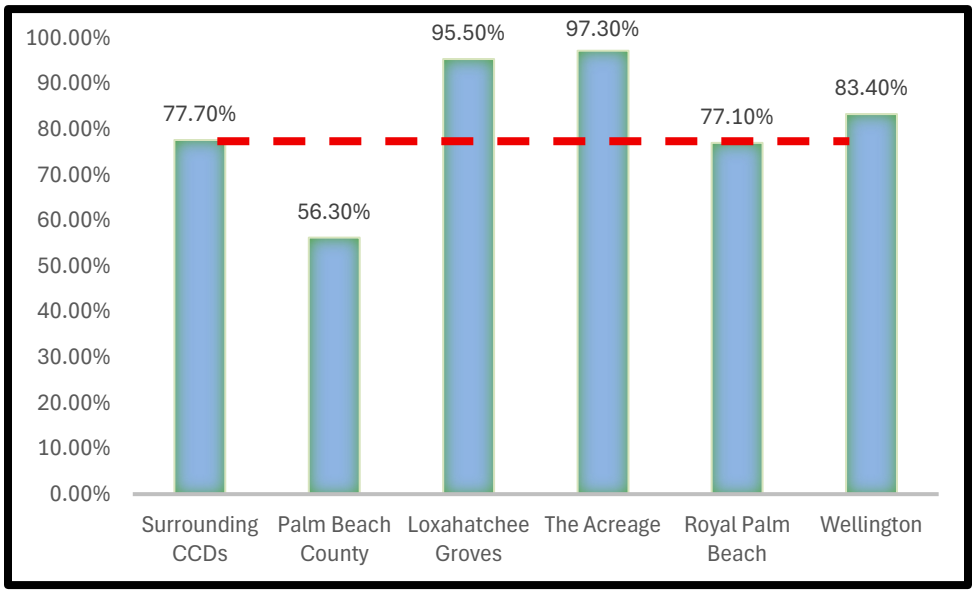
However, there is also considerable variation of housing type within the surrounding CCDs. For example, the adjacent communities of Loxahatchee Grove and the Acreage have much higher percentages of single-family houses – with 96 percent and 97 percent of their housing stock in single-family houses, respectively – than Royal Palm Beach and Wellington, which have 77 percent and 83 percent of their housing stock in single-family houses, respectively. Conversely, the Glades and West Palm Beach CCDs have the lowest percentages of single family houses in the county, at 17 and 41 percent, respectively. Thus, while the percentage of single-family houses in the surrounding CCDs is higher than the county as a whole, it is much lower than the percentage in the nearest communities. Figure 7.4 is a column chart that compares the single-family house percentages in the proximate geographic areas.

Table 7.1: Type of Housing Including the Percentage of Total Housing Units by Number of Units in Structure

Type of Unit / Units in Structure	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage	Royal Palm Beach	Wellington
One-Unit Detached	66.5%	45.%	92.7%	96.1%	66.1%	71.1%
One-Unit Attached	11.2%	11.3%	2.8%	1.2%	11.%	12.3%
Two-Units	0.7%	2.6%	0.0%	1.8%	0.5%	0.9%
Three or Four	3.8%	6.3%	0.0%	0.3%	4.0%	4.4%
Five to Nine	4.3%	6.2%	0.0%	0.0%	6.6%	4.4%
Ten to Nineteen	4.0%	6.0%	0.0%	0.2%	5.9%	3.8%
Twenty or more	7.9%	19.0%	0.0%	0.3%	4.3%	2.7%
Mobile Home	1.5%	2.7%	4.5%	0.0%	0.9%	0.3%
Other (Boat, RV, Van, etc.)	0.1%	0.1%	0.0%	0.0%	0.1%	0.2%

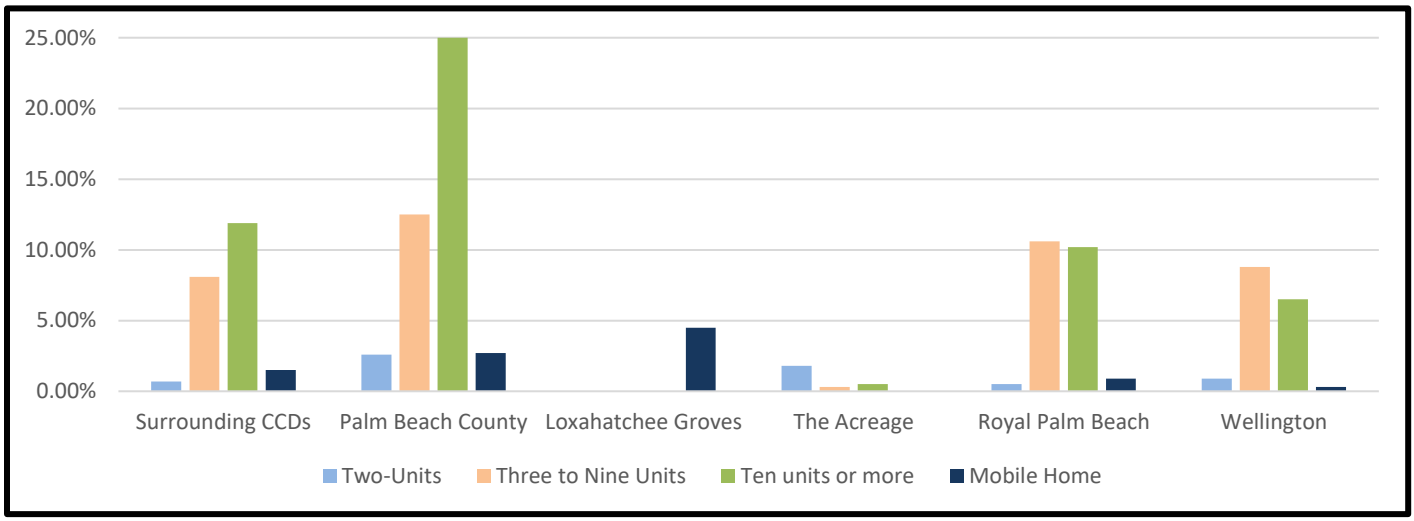
Source: U.S. Census, American Community Survey (ACS)_2023_5yr_DP04 Selected Housing Characteristics

Figure 7.4: Percentage of Total Housing Units in One-Unit Structures (Both Detached and Attached)



About 22 percent of housing units in the surrounding CCDs are multi-family. This is also higher than the corresponding percentages in the Acreage, Loxahatchee, Royal Palm Beach and Wellington. Mobile homes constitute 1.5 percent, which is a higher percentage than the Acreage, Royal Palm Beach, and Wellington. Figure 7.5 is a column chart that compares multi-family and mobile home housing unit percentages in the various geographic areas. The chart clearly shows the scarcity of multi-family housing in the two adjacent communities of the Acreage and Loxahatchee Groves.

Figure 7.5: Percent of Total Housing Units in Multi-Unit Structures and Mobile Homes



Housing Characteristics – Age of Housing

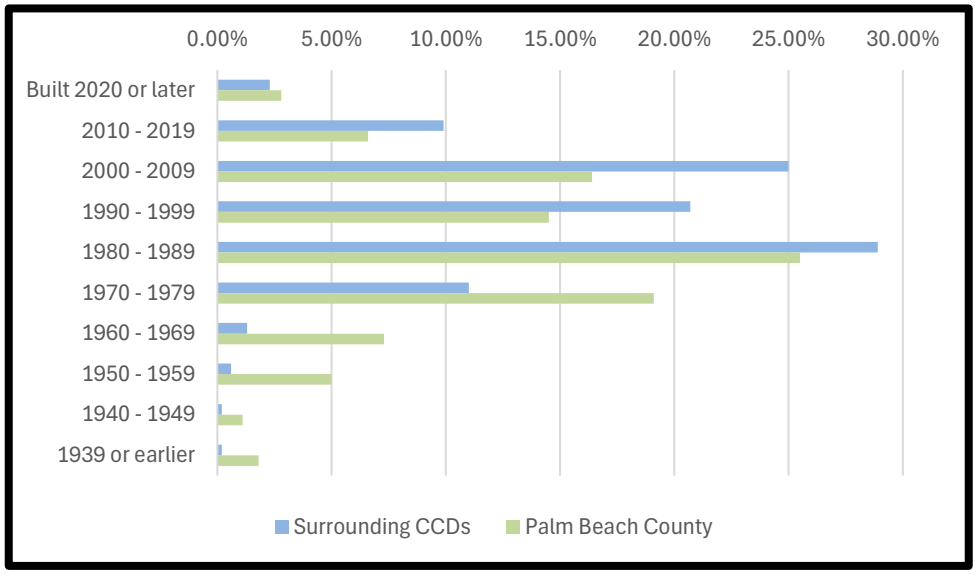
The age of the housing stock in the surrounding CCDs is presented in Table 7.2. This data shows that housing in the three surrounding CCDs is newer than housing in the county as a whole. About 40.3 percent of housing in Palm Beach County was built after 1989, whereas about 57.9 percent of housing in the surrounding CCDs was built after 1989. Figure 7.6 charts the age of housing. The housing in the City will be newly built, and will conform to the latest Florida Building Code, and therefore is likely to remain in good condition for the duration of the long-term planning period.

Table 7.2: Age of Housing Units

Year Structure Built	Surrounding CCDs	Palm Beach County
Built 2020 or later	2.3%	2.8%
2010 - 2019	9.9%	6.6%
2000 - 2009	25.0%	16.4%
1990 - 1999	20.7%	14.5%
1980 - 1989	28.9%	25.5%
1970 - 1979	11.0%	19.1%
1960 - 1969	1.3%	7.3%
1950 - 1959	0.6%	5.0%
1940 - 1949	0.2%	1.1%
1939 or earlier	0.2%	1.8%

Source: U.S. Census, American Community Survey (ACS)_2023_5YR_DP04 Selected Housing Characteristics and B25034 Year Structure Built.

Figure 7.6: Age of Housing Units in Surrounding CCDs and Palm Beach County



Housing Characteristics: Average Household Size

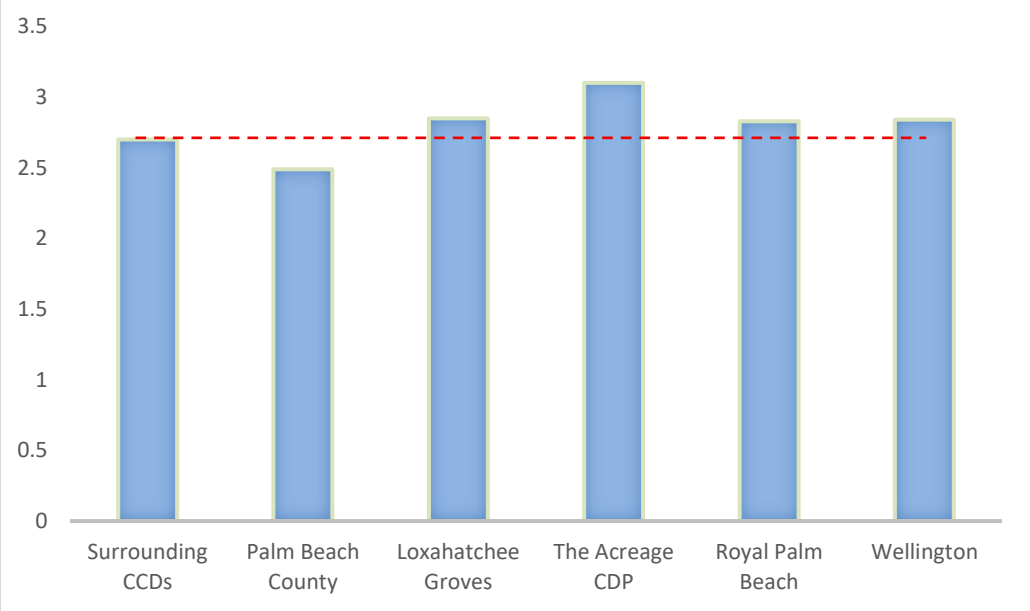
The 2020 Census defines a household as all the people who occupy a housing unit such as a house or apartment as their usual place of residence. A household may be a family household or a non-family household, which may include someone living alone or two or more non-related persons, e.g., roommates, living together. Average household size (also referred to as Population Per Household or PPH) is presented for the three surrounding CCDs as well as Palm Beach County and other nearby areas in Table 7.3. The 2.70 PPH for the surrounding CCDs is lower than all of the surrounding communities, but higher than the county's PPH. Figure 7.7 charts the PPHs for easy comparison. Table 7.3 also shows average household size based on tenure, i.e. owner and renter housing, which is addressed in the next section.

Table 7.3: Average Household Size -Population Per Household (PPH)

	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage CDP	Royal Palm Beach	Wellington
All Occupied Housing Units	2.70	2.49	2.85	3.10	2.83	2.84
Owner Occupied Housing Units	2.69	2.61	2.87	3.12	2.77	2.81
Renter Occupied Housing Units	2.73	2.25	2.68	2.79	3.07	2.92

Source: U.S. Census: American Community Survey (ACS)_2023_5yr_B25008 Total Population in Occupied Housing Units by Tenure and DP04 Selected Housing Characteristics

Figure 7.7: Average Household Size – Average Population Per Household (PPH)



Housing Characteristics - Tenure

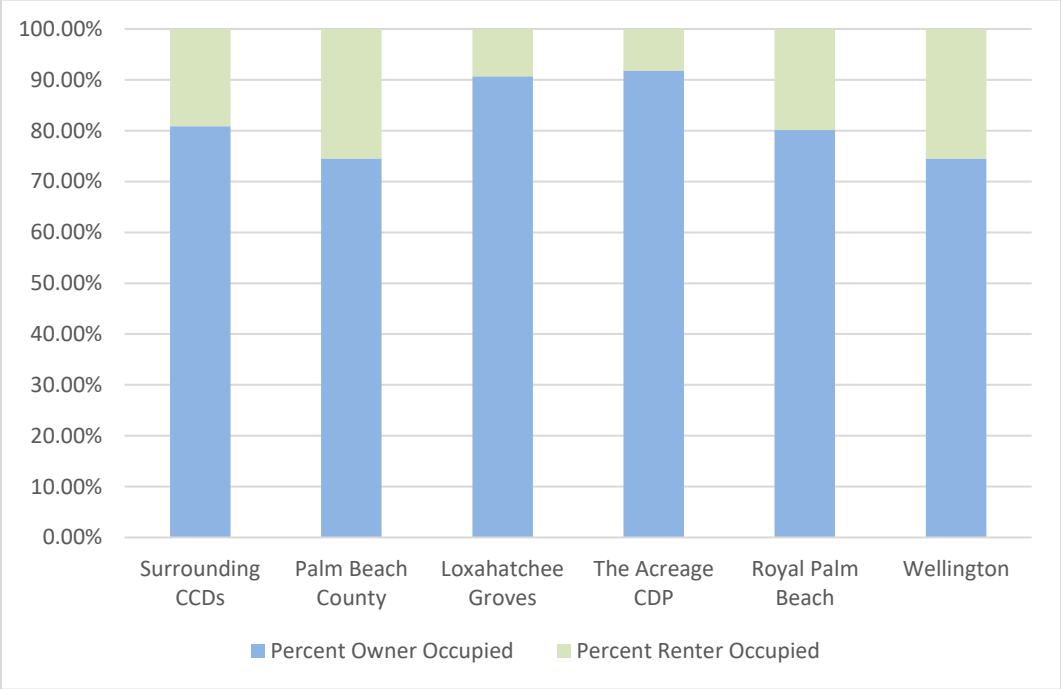
Tenure "refers to the distinction between owner-occupied and renter-occupied housing units." (U.S. Census). Table 7.4 shows a significant difference in the percent of renter households for the county as a whole compared to the central county area (the surrounding CCDs). In particular, the percentages of rental housing in the Acreage, Loxahatchee Groves, and Royal Palm Beach are much lower than the county as a whole. These differences are charted in Figure 7.8. It is frequently observed that owning a house is an aspiration of most Americans – part of the "American Dream." However, for many, renting is a much more affordable option. Rental housing (e.g., apartments) is clearly a necessary part of the affordable housing market and is specifically allowed under the Plan.

Table 7.4: Household Characteristics –Tenure, Percent Owned and Rented

	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage CDP	Royal Palm Beach	Wellington
Percent Owner Occupied	80.9%	74.5%	90.7%	91.8%	80.1%	74.5%
Percent Renter Occupied	19.1%	25.5%	9.3%	8.2%	19.9%	25.5%

Source: US Census, American Community Survey (ACS)_2023_5yr_DP04 Selected Housing Characteristics

Figure 7.8: Tenure – Percent Owned and Rented



Housing Characteristics – Occupancy and Vacancy

Household occupancy and vacancy rates are shown in Table 7.5 and charted in Figure 7.9. The occupancy rate is about 90 percent for the surrounding CCDs. The total vacancy rate, of about 10 percent for the surrounding CCDs, includes vacancies for rent; rented but not occupied; for sale only; sold but not occupied; for seasonal, recreational, or occasional use; and vacancies for other reasons. The seasonal vacancy rate of almost 5 percent for the surrounding CCDs is a part of the total vacancy rate and has also been listed separately in order to project the seasonal population living in housing units. The number of occupied housing units equals the number of households. The occupancy rate for the three surrounding CCDs as well as for Loxahatchee Groves, the Acreage, Royal Palm Beach and Wellington is higher than the county as a whole. The corresponding vacancy rates are lower, especially for the nearest residential areas. This reflects a tighter residential real estate market for this part of the county relative to the county as a whole. In other words, demand for housing is higher relative to available supply compared to the rest of the county.

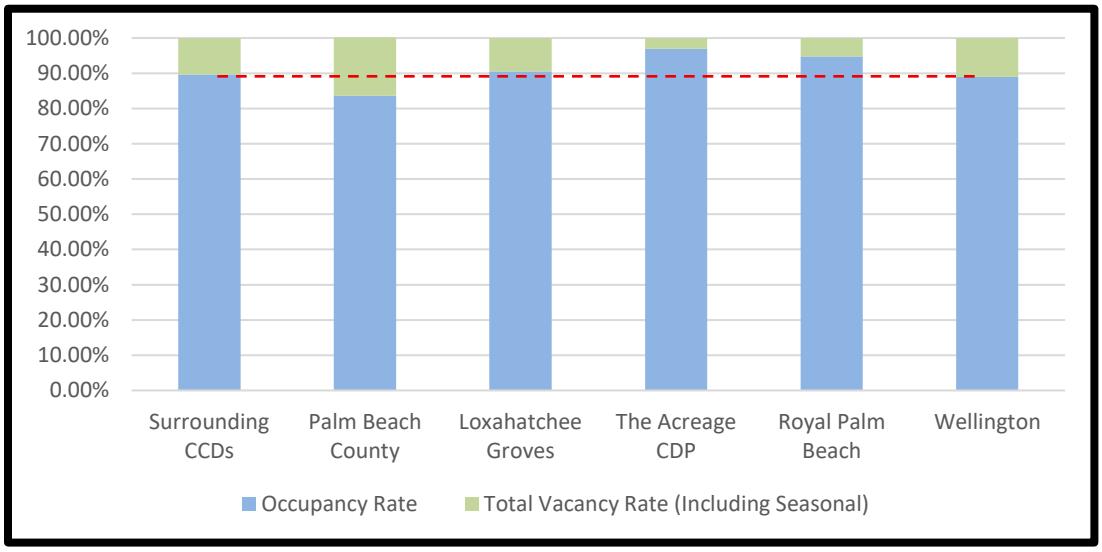
Table 7.5: Occupancy and Vacancy Rates

	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage CDP	Royal Palm Beach	Wellington
All Housing Units						
Occupancy Rate	89.64%	83.6%	90.5%	97.0%	94.8%	89.0%
Total Vacancy Rate	10.36%	16.6%	9.5%	3.0%	5.2%	11.0%
Vacancy Rate Excluding Seasonal	4.59%	7.15%	4.40%	2.25%	2.95%	5.83%
Owner Housing						
Homeowner Vacancy Rate*	1.17%	1.1%	0.4%	0.7%	1.3%	0.9%
Renter Housing						
Rental Vacancy Rate*	5.20%	2.4%	2.8%	0.1%	0.4%	1.9%

* The homeowner vacancy rate is based on units for sale only and does not count other vacancies. The rental vacancy rate is based on units for rent and does not count other vacancies.

Source: US Census American Community Survey (ACS)_2023_5yr_DP04 Selected Housing Characteristics and ACS_2023_5yr_B25004 Vacancy Status

Figure 7.9: Household Occupancy and Vacancy Rates



Housing Costs

Gross rent is defined by the US Census as:

> [T]he amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renter (or paid for the renter by someone else). Gross rent is intended to eliminate differentials which result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

Table 7.6 lists the percentage of rental households by gross rent ranges. While each geographic area has a unique gross rent distribution, the data show that a higher percentage of rental households in the, Royal Palm Beach, and Wellington pay gross rent above $2,000 per month than rental households in the three CCDs. The gross rent distribution in the three surrounding CCDs depicts a more normal distribution curve than the other communities, indicating a more diverse rental housing profile than any of the other areas, which all have higher gross rent peaks, albeit in different gross rent ranges. The median gross rent for the three CCDs falls in between the median value for The Acreage and Royal Palm Beach. See Figure 7.10 for charted values.

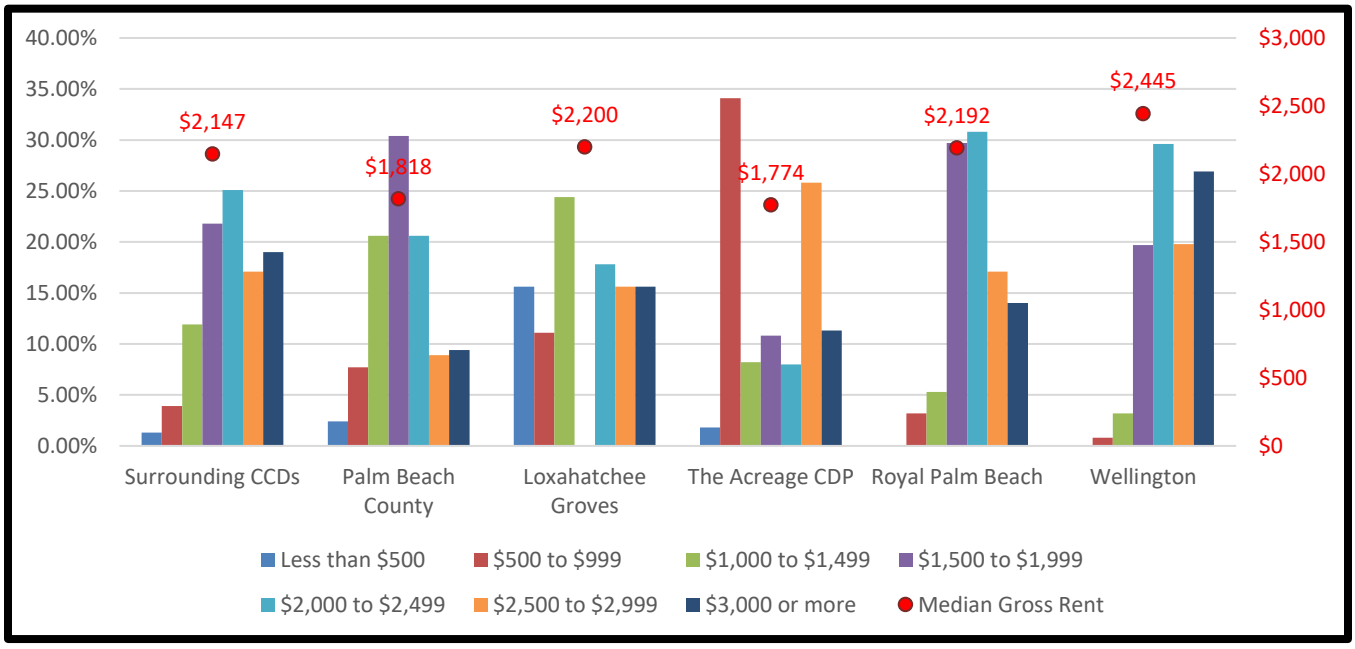
Table 7.6: Percent of Rental Households By Gross Rent and Median Rent

Monthly Gross Rent	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage CDP	Royal Palm Beach	Wellington
Less than $500	1.3%	2.4%	15.6%	1.8%	0.0%	0.0%
$500 to $999	3.9%	7.7%	11.1%	34.1%	3.2%	0.8%
$1,000 to $1,499	11.9%	20.6%	24.4%	8.2%	5.3%	3.2%
$1,500 to $1,999	21.8%	30.4%	0.0%	10.8%	29.7%	19.7%
$2,000 to $2,499	25.1%	20.6%	17.8%	8.0%	30.8%	29.6%
$2,500 to $2,999	17.1%	8.9%	15.6%	25.8%	17.1%	19.8%
$3,000 or more	19.0%	9.4%	15.6%	11.3%	14.0%	26.9%
Median Gross Rent	$2,147	$1,818	*	$1,774	$2,192	$2,445

*The estimate could not be computed because there were an insufficient number of sample observations.

Source: U.S. Census, American Community Survey (ACS)_2023_5YR_B25063 Gross Rent and ACS_2023_5yr_DP04 Selected Housing Characteristics

Figure 7.10: Percent of Rental Households by Gross Rent and Median Rent



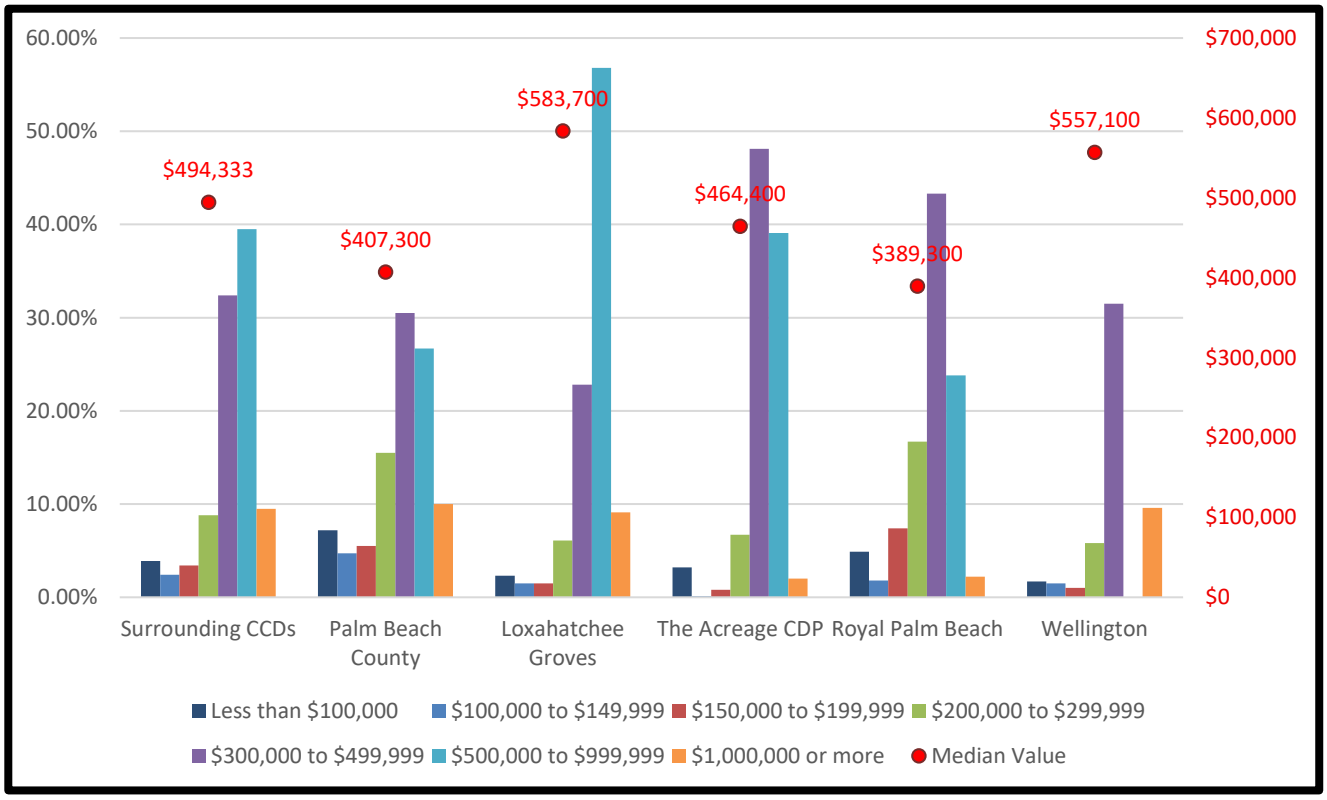
Housing value data for Palm Beach County and the surrounding CCDs are presented in Table 7.7. The median value of owner-occupied units of the surrounding CCDs in the 2023 5-Year Estimate was $494,333, as compared to $407,300 for Palm Beach County. The median value of the three CCDs is lower than Loxahatchee Groves and Wellington, but higher than Royal Palm Beach and the Acreage. Figure 7.11 charts the data.

Table 7.7: Percent of Owner Occupied Housing Units by Value Range and Median Value

Value Range	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage CDP	Royal Palm Beach	Wellington
Less than $50,000	1.8%	3.5%	0.9%	2.3%	2.8%	1.1%
$50,000 to $99,999	2.1%	3.7%	1.4%	0.9%	2.1%	0.6%
$100,000 to $149,999	2.4%	4.7%	1.5%	0.1%	1.8%	1.5%
$150,000 to $199,999	3.4%	5.5%	1.5%	0.8%	7.4%	1.0%
$200,000 to $299,999	8.8%	15.5%	6.1%	6.7%	16.7%	5.8%
$300,000 to $499,999	32.4%	30.5%	22.8%	48.1%	43.3%	31.5%
$500,000 to $999,999	39.5%	26.7%	56.8%	39.1%	23.8%	48.9.5%
$1,000,000 or more	9.5%	10.0%	9.1%	2.0%	2.2%	9.6%
Median Value	$494,333	$407,300	$583,700	$464,400	$389,300	$557,100

Source: U.S. Census, American Community Survey (ACS)_2023_5yr_DP04 Selected Housing Characteristics and B25075 Value

Figure 7.11: Percent of Owner Occupied Housing Units By Value Range and Median Value



Comparative monthly owner cost data for Palm Beach County is presented Tables 7.8 and 7.9. According to the US Census, "selected monthly owner costs (SMOC) are calculated from the sum of payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees." Selected monthly owner costs (SMOC) are divided into housing units with a mortgage and housing units without a mortgage. Countywide, 53 percent of owner-occupied housing units have mortgages. Within the three CCDs, that percentage rises to 61 percent. Over 69 percent of owner occupied housing in the surrounding municipalities and the Acreage have mortgages. In other words, more owner-occupied houses are still paying off mortgages in the central portion of Palm Beach County compared to the county as a whole.

The median SMOC for houses with a mortgage in the three CCDs is $2,495, which is higher than the overall county, Royal Palm Beach and the surrounding Acreage community, but it is lower than Loxahatchee Groves and Wellington. The median SMOC for houses without a mortgage in the three CCDs is $939, which is higher than the nearby communities, except for Wellington, which has a median SMOC for houses without of mortgage of $1,075.

Table 7.8: Percent of Owner Occupied Units with a Mortgage Within Selected Monthly Owner Costs (SMOC) and Median SMOC

Percent of Units within SMOC Range, and Median SMOC	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage CDP	Royal Palm Beach	Wellington
Less than $500	0.3%	0.4%	0.0%	0.3%	0.2%	0.1%
$500 to $999	2.3%	4.3%	2.8%	1.6%	4.3%	2.1%
$1,000 to $1,499	12.2%	16.5%	6.6%	13.3%	23.8%	6.3%
$1,500 to $1,999	15.7%	19.2%	11.2%	17.5%	19.6%	11.5%
$2,000 to $2,499	18.6%	19.0%	13.9%	23.6%	21.7%	16.7%
$2,500 to $2,999	16.5%	13.8%	26.9%	18.1%	14.9%	22.7%
$3,000 or more	34.2%	26.8%	38.6%	25.6%	15.4%	40.6%
Median (dollars)	$2,495	$2,253	$2,788	$2,366	$2,047	$2,792

Source: U.S. Census, American Community Survey (ACS)_2023_5yr_DP04 Selected Housing Characteristics.

Figure 7.12 graphically compares the surrounding CCDs with the county and nearby communities.

Figure 7.12: Percent of Owner Occupied Units with a Mortgage Within Selected Monthly Owner Costs (SMOC) and Median SMOC

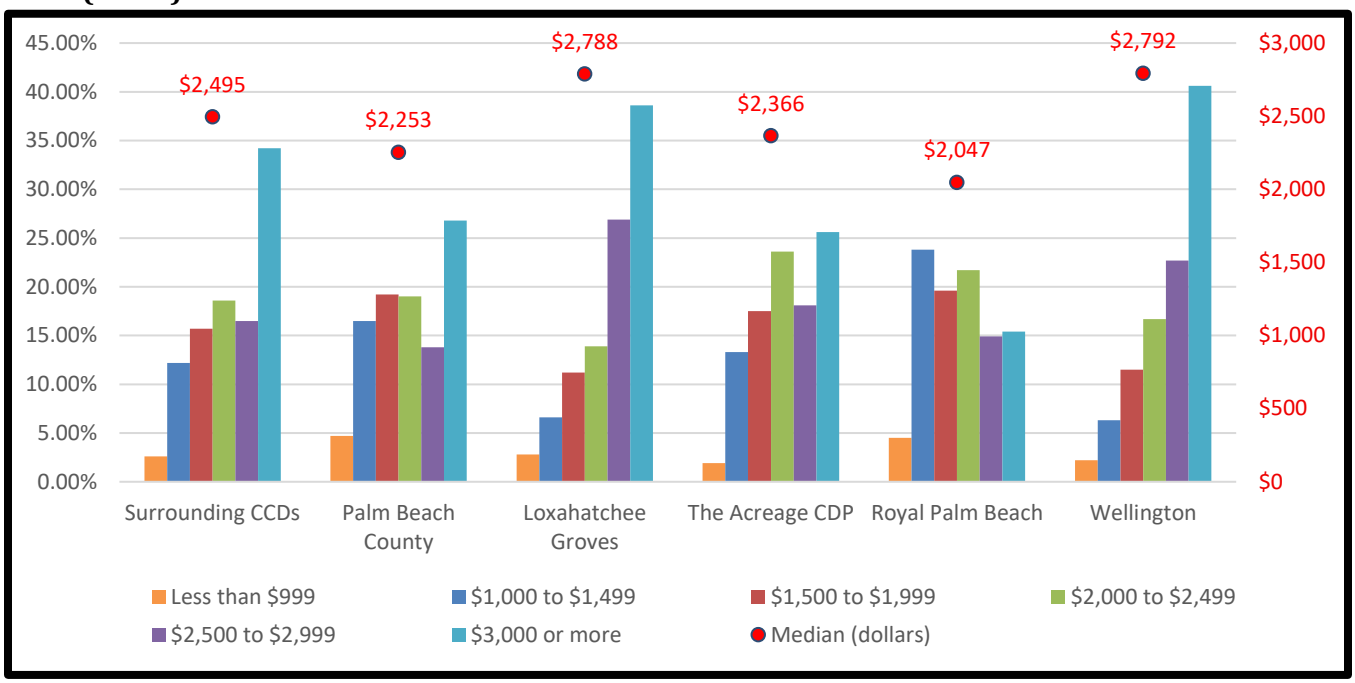


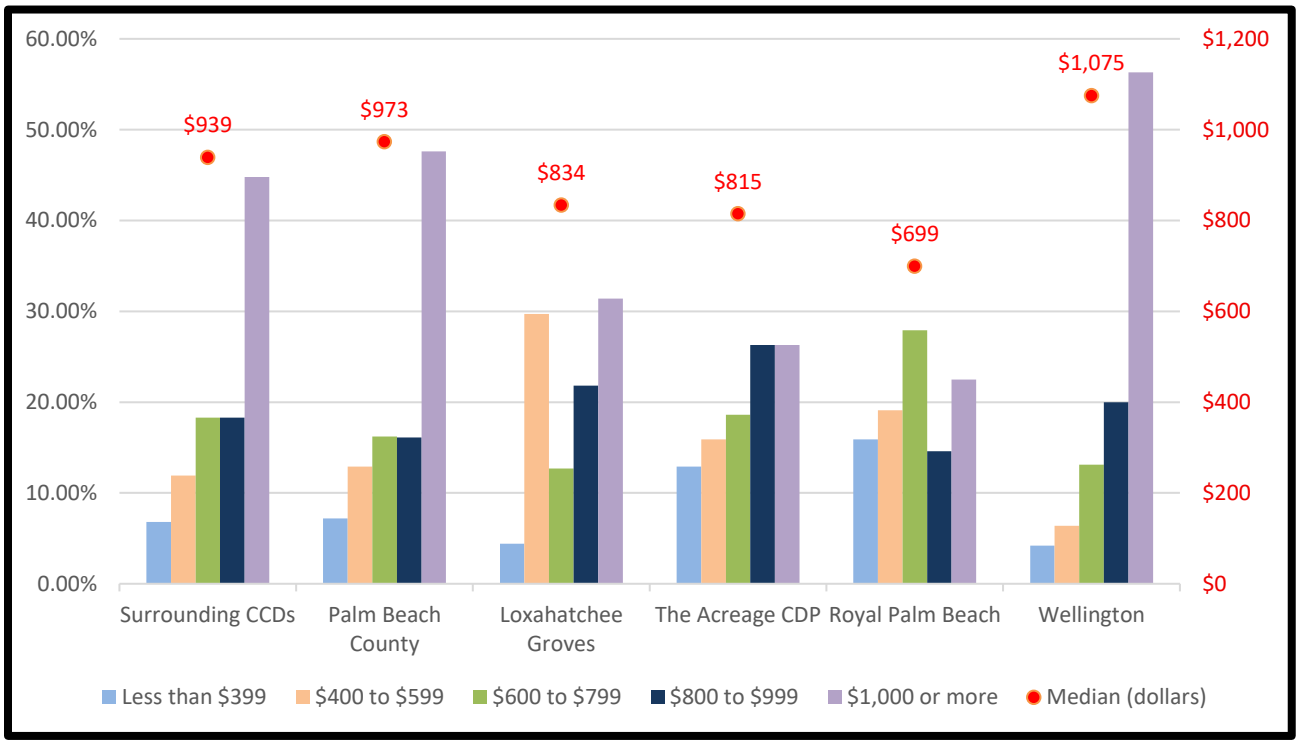
Table 7.9: Percent of Owner Occupied Units without a Mortgage Within Selected Monthly Owner Costs (SMOC) and Median SMOC

Percent of Units within SMOC Range, and Median SMOC	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage CDP	Royal Palm Beach	Wellington
Less than $250	1.9%	1.7%	1.3%	3.4%	5.6%	0.5%
$250 to $399	4.9%	5.5%	3.1%	9.5%	10.3%	3.7%
$400 to $599	11.9%	12.9%	29.7%	15.9%	19.1%	6.4%
$600 to $799	18.3%	16.2%	12.7%	18.6%	27.9%	13.1%
$800 to $999	18.3%	16.1%	21.8%	26.3%	14.6%	20.0%
$1,000 or more	44.8%	47.6%	31.4%	26.3%	22.5%	56.3%
Median (dollars)	$939	$973	$834	$815	$699	$1,075

Source: U.S. Census, American Community Survey (ACS)_2023_5yr_DP04 Selected Housing Characteristics.

Figure 7.13 graphically compares the surrounding CCDs with the county and nearby communities.

Figure 7.13: Percent of Owner Occupied Units with a Without a Mortgage Within Selected Monthly Owner Costs (SMOC) and Median SMOC



EXISTING HOUSEHOLD CHARACTERISTICS

Household Size

In a previous section the average household size or person per household (PPH) was described and enumerated in Table 7.3. Table 7.10 below provides the distribution of households based on the number of persons in each household. About 21 percent of households have only one person in the surrounding CCDs compared to about 29 percent countywide. In other words, there is a smaller percentage of single person households in the three CCDs than in the county as a whole. The surrounding CCDs have a larger percentage of households with three or more persons. Almost 42 percent of households in the surrounding CCDs have three or more persons compared to about 33 percent countywide. Households are larger in the surrounding CCDs than in the county as a whole. Households may be defined as family households (persons related to the head of the household [householder] by birth, marriage, or adoption) or as non-family households. About 74 percent of all households in the surrounding CCDs are family households compared with about 63 percent countywide.

Table 7.10: Household Size

Persons in Household	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage CDP	Royal Palm Beach	Wellington
1	21.4%	29.0%	17.8%	14.3%	19.1%	17.4%
2	36.9%	37.8%	32.7%	32.5%	33.5%	34.2%
3	16.9%	13.7%	27.2%	20.5%	18.7%	20.3%
4	15.4%	11.0%	14.0%	18.7%	18.1%	15.6%
5	7.2%	5.5%	7.0%	10.2%	9.6%	9.5%
6	1.6%	1.8%	0.7%	2.8%	0.5%	2.0%
7 or more	0.6%	1.3%	0.6%	0.9%	0.5%	1.0%

Source: U.S. Census: American Community Survey (ACS)_23_5yr_B11016 Household Type by Household Size.

Household Income

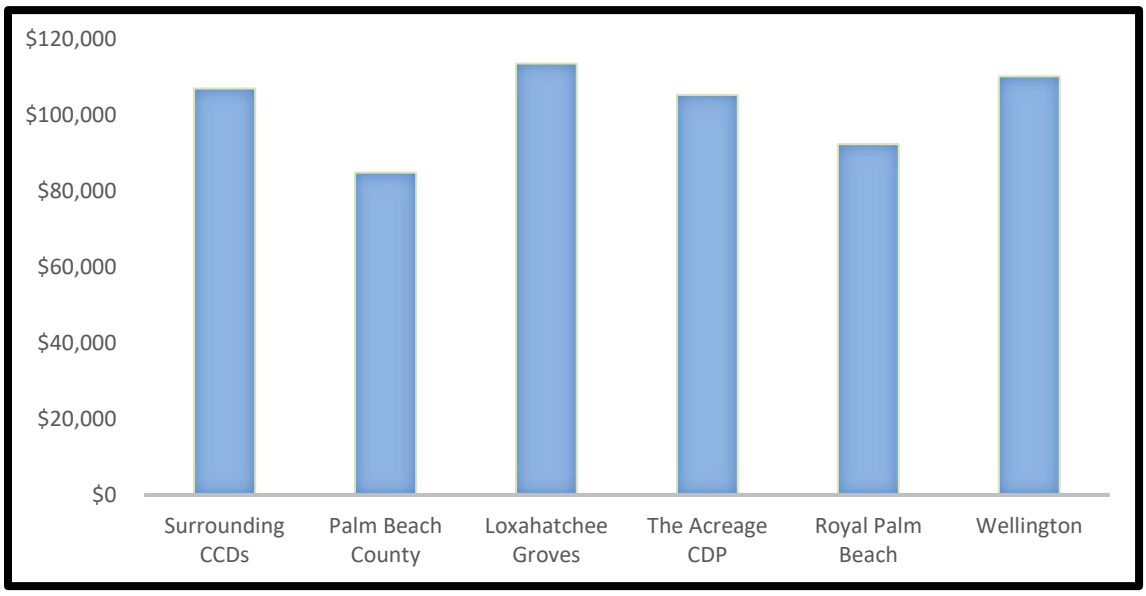
Household income varies significantly across the county. The estimated median annual household income in the surrounding CCDs is $107,090 compared to a countywide median of only $84,921. The median income in all of the nearby communities is higher than the countywide average. Table 7.11 shows household income ranges. Figure 7.14 compares the median incomes of these communities and the county.

Table 7.11: Annual Household Income

Household Income Range	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage CDP	Royal Palm Beach	Wellington
Less than $10,000	3.5%	5.1%	6.7%	1.9%	3.5%	2.2%
$10,000 to $14,999	1.7%	2.5%	0.0%	1.2%	1.7%	1.7%
$15,000 to $24,999	4.2%	5.5%	3.8%	2.9%	3.3%	3.4%
$25,000 to $34,999	4.9%	6.4%	1.3%	3.3%	5.0%	4.4%
$35,000 to $49,999	8.2%	9.3%	2.5%	9.4%	8.6%	6.6%
$50,000 to $74,999	13.4%	15.2%	13.4%	13.6%	15.2%	12.9%
$75,000 to $99,999	12.4%	12.4%	13.6%	15.2%	19.9%	13.3%
$100,000 to $149,999	18.9%	18.0%	23.8%	23.9%	18.1%	20.5%
$150,000 to $199,999	12.0%	9.5%	12.4%	16.1%	11.4%	12.0%
$200,000 or more	20.8%	16.1%	22.4%	12.5%	13.4%	22.9%
Median household income (dollars)	$107,090	$84,921	$113,654	$105,405	$92.382	$110,294
Mean household income (dollars)	$143,354	$130,324	$136,001	$122,207	$112,587	$150,029

Source: American Community Survey (ACS)_2023_5YR_DP03 Selected Economic Characteristics and B19001 Household Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars).

Figure 7.14: Annual Household Median Income



Household Age

Household age is based on the age of the head of household who is called the householder. An examination of household age is different from an examination of the age structure of all persons in a place. Table 7.12 below provides the household age profile for the surrounding CCDs and nearby communities. The household age profile is also provided for owner occupied households and renter occupied households.

Table 7.12: Age of Householder

Householder Age Range	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage CDP	Royal Palm Beach	Wellington
Owner occupied:						
15 to 24 years	0.4%	0.5%	2.7%	0.0%	0.7%	0.7%
25 to 34 years	5.1%	5.6%	5.6%	8.4%	7.6%	7.6%
35 to 44 years	13.6%	11.5%	10.1%	14.9%	14.6%	14.6%
45 to 54 years	18.7%	16.3%	17.3%	25.4%	19.0%	19.0%
55 to 59 years	11.0%	9.7%	14.7%	12.7%	14.9%	14.9%
60 to 64 years	11.6%	11.3%	12.2%	14.2%	11.3%	11.3%
65 to 74 years	21.1%	20.8%	16.4%	16.9%	19.4%	19.4%
75 to 84 years	13.8%	18.3%	15.6%	6.1%	8.8%	8.8%
85 years and over	4.7%	6.0%	5.4%	1.4%	3.7%	3.7%
Renter occupied:						
15 to 24 years	2.9%	5.0%	0.0%	0.0%	2.9%	2.9%
25 to 34 years	16.3%	21.9%	14.4%	10.6%	23.0%	23.5%
35 to 44 years	24.1%	22.1%	0.0%	10.6%	21.9%	21.7%
45 to 54 years	21.0%	15.0%	24.3%	19.8%	34.7%	34.7%
55 to 59 years	5.8%	5.1%	7.2%	36.0%	5.3%	5.3%
60 to 64 years	7.5%	8.3%	14.4%	7.8%	1.5%	1.5%
65 to 74 years	10.2%	11.0%	0.0%	10.6%	8.4%	8.4%
75 to 84 years	6.7%	6.6%	31.5%	11.2%	1.4%	1.4%
85 years and over	5.5%	4.9%	8.1%	4.0%	0.6%	0.6%
All Households (Owner and Renter)						
15 to 24 years	0.9%	1.8%	2.4%	0.0%	1.1%	1.1%
25 to 34 years	7.2%	10.2%	6.5%	8.6%	10.7%	10.7%
35 to 44 years	15.6%	14.5%	9.1%	15.3%	16.1%	16.1%
45 to 54 years	19.1%	15.9%	18.0%	26.2%	22.2%	22.2%
55 to 59 years	10.0%	8.4%	14.0%	12.3%	13.0%	13.0%
60 to 64 years	10.8%	10.4%	12.4%	13.3%	9.3%	9.3%
65 to 74 years	19.0%	18.0%	14.9%	16.4%	17.2%	17.2%
75 to 84 years	12.4%	15.0%	17.11%	6.0%	7.3%	7.3%
85 years and over	4.8%	5.7%	5.6%	1.3%	3.1%	3.1%

Source: U.S. Census: American Commnity Survey (ACS)_2023_5YR_B25007 Tenure by Age of Householder

Housing Affordability

The Shimberg Center for Housing Studies at the University of Florida (Shimberg Center) analyzes housing affordability in terms of cost burden which is based on the "[p]percentage of household income spent for mortgage costs or gross rent. According to the Shimberg Center and U.S. Department of Housing and Urban Development (HUD) assistance programs, households spending more than 30 percent of income for these housing costs are considered to be "cost-burdened." Households spending more than 50 percent are considered to be "severely cost-burdened." Housing is generally considered to be affordable if the household pays less than 30 percent of income." An analysis of community housing affordability utilizes an Area Median Income (AMI) measure and this measure is computed by the Shimberg Center and applied to each community. Such an analysis is not available for the City and there is no significant population or housing yet to conduct such an analysis. In lieu of the Shimberg Center analysis, this Housing Element has examined averages for the surrounding CCDs as a means to generally estimate housing conditions and affordability for the future.

Gross rent as a percentage of income (GRAPI) provides a measure of housing affordability for rental units from which cost burden may be examined. GRAPI is a computed ratio of monthly gross rent to monthly household income (U.S. Census). Table 7.13 provides the GRAPI for the three surrounding CCDs, county, and surrounding communities. About 61 percent of renters pay more than 30 percent of their household income for gross rent and those households would be considered cost burdened, i.e. those households would not have affordable housing. Since those households are unavoidably paying more for housing, they are paying less for other necessities of life. These high percentages are not unique to the surrounding CCDs. Palm Beach County as a whole has a higher percentage of renters that are cost burdened, at about 63 percent.

Table 7.13: Percent of Occupied Rental Units within GRAPI Ranges

Percent of Household Income	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage, CDP	Royal Palm Beach	Wellington
Less than 15.0%	8.8%	7.9%	26.7%	45.2%	8.1%	10.7%
15.0% to 19.9%	7.9%	8.6%	24.4%	7.1%	7.3%	6.4%
20.0% to 24.9%	10.9%	9.2%	17.8%	15.4%	17.1%	12.6%
25.0% to 29.9%	11.4%	11.3%	0.0%	16.6%	11.9%	12.0%
30.0% to 34.9%	9.6%	10.2%	0.0%	2.5%	16.0%	9.3%
35.0% or more	51.3%	52.9%	31.1%	13.1%	39.6%	49.0%

Source: U.S. Census, American Community Survey (ACS)_2023_ 5yr_DP04 Selected Housing Characteristics

Selected monthly owner costs as a percentage of income (SMOCAPI) provides a measure of housing affordability for owner occupied housing. SMOCAPI is a computed ratio of selected monthly owner costs to monthly household income (U.S. Census). Tables 7.14 and 7.15 provides the SMOCAPI for the three surrounding CCDs. About 34 percent of housing units with a mortgage are cost burdened. About 18 percent of housing units without a mortgage are cost burdened. Once again, housing affordability is a widespread problem. Palm Beach County and the nearby communities have higher or comparable percentages as can be seen in the tables below.

Table 7.14: Percent of Owner Occupied Housing Units with a Mortgage within SMOCAPI Ranges within the three surrounding CCDs

Percent of Household Income	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage, CDP	Royal Palm Beach	Wellington
Less than 20.0%	38.9%	36.5%	26.2%	31.6%	40.0%	36.4%
20.0% to 24.9%	15.6%	12.2%	13.0%	16.2%	15.5%	18.2%
25.0% to 29.9%	11.2%	12.0%	8.7%	12.2%	13.3%	11.0%
30.0% to 34.9%	7.9%	8.0%	20.2%	9.0%	8.3%	10.8%
35.0% or more	26.5%	31.3%	31.9%	31.0%	22.9%	23.6%

Source: U.S. Census, American Community Survey (ACS)_2023_ 5yr_DP04 Selected Housing Characteristics

Table 7.15: Percent of Owner Occupied Housing Units without a Mortgage within SMOCAPI Ranges within the three surrounding CCDs

Percent of Household Income	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage, CDP	Royal Palm Beach	Wellington
Less than 10.0%	39.1%	32.5%	57.5%	41.7%	44.3%	35.6%
10.0% to 14.9%	19.0%	16.2%	21.3%	25.0%	16.2%	16.6%
15.0% to 19.9%	11.4%	12.7%	3.1%	12.4%	12.5%	16.3%
20.0% to 24.9%	7.1%	8.3%	10.4%	5.8%	4.6%	6.6%
25.0% to 29.9%	5.3%	5.6%	3.7%	2.1%	4.5%	6.8%
30.0% to 34.9%	2.9%	3.8%	0.0%	0.7%	3.2%	2.4%
35% or more	15.2%	20.9%	3.9%	12.3%	14.8%	15.8%

Source: U.S. Census, American Community Survey (ACS)_2023_ 5yr_DP04 Selected Housing Characteristics

Although housing cost burden numbers linked to the AMI are not available for the City, the numbers are available for the county and nearby communities. In Palm Beach County, about 15 percent of owners and about 25 percent of renters were cost burdened in 2023. Further, an additional 14 percent of owners and about 30 percent of renters were severely cost burdened.

Table 7.16: 2023 Palm Beach County Household Income and Cost Burden

Household Income as Percentage of Area Median Income	Amount of Income Paid for Housing					
	0-30%		30-50%		50% or More	
	Units	Percent	Units	Percent	Units	Percent
<=30% AMI	6,730	2%	7,905	7.10%	54,865	47.14%
30.01-50% AMI	19,745	5%	21,673	19.46%	34,742	29.85%
50.01-80% AMI	48,848	13%	40,273	36.16%	18,066	15.52%
80.01-100% AMI	41,040	11%	17,567	15.77%	4,149	3.56%
Greater than 100% AMI	265,369	70%	23,953	21.51%	4,570	3.93%
Total		63%		18%		19%

Source: Shimberg Center for Housing, Florida Housing Data Clearinghouse, 2023.

Table 7.17: 2023 Number and Percent of Households By Amount of Income Paid for Housing in Palm Beach County by Tenure

Tenure	Amount of Income Paid for Housing		
	0-30%	30-50%	50% or more
Owner	294,854 (71.2%)	61,690 (14.9%)	57,588 (13.9%)
Renter	86,878 (44.5%)	49,681 (25.4%)	58,804 (30.1%

Source: Shimberg Center for Housing, Florida Housing Data Clearinghouse, 2023.

HOUSING DEMAND PROJECTIONS

Housing stock within the City has been and will continue to be constructed by the private sector and is expected to accommodate projected population growth through both planning periods. It is anticipated that by the end of 2025, there will be approximately 3,625 housing units built within the City of Westlake. By 2040, 6,300 housing units are projected, and by 2050, 8,100 housing units are projected.

Table 18: Housing Projections

Projection Year	2025	2030	2035	2040	2045	2050
Total Housing Units	3,625	4,500	5,400	6,300	7,200	8,100

Affordable Housing Assessment

Housing within the City can be more attainable and more affordable for a number of reasons. Because services and infrastructure can be provided more efficiently, the cost of units should be less. Smaller average lot sizes can translate to lower maintenance costs. But most importantly, reduced transportation costs free up financial resources that can be allocated to housing that would not be available in a completely automobile dependent pattern of development.

City Housing Incentive Programs

The City is committed to creating affordable and safe housing that meets the needs of residents. Safe and appropriate affordable housing benefits the entire community – socially, economically and environmentally. Housing goals, objectives, and policies are tailored to encourage the development of a variety of housing types to accommodate demand generated by population growth, including the accommodation of accessory apartments and mobile homes. In addition, policies to incorporate small-scale special needs and senior facilities are also included.

Workforce and Affordable Housing

The City is committed to the provision of workforce and affordable housing based on statewide guidelines. These guidelines delineate the basic components of an affordable workforce housing program and applicable income standards. Affordable housing for lower income families follows the state guidelines for affordability found in Chapter 420.0004(3), Florida Statutes.

The City will coordinate with the County, where appropriate, regarding countywide affordable housing programs. Additionally, the City is providing the opportunity for workforce and affordable housing by offering a variety of housing types. An adequate supply of land and density flexibility is designated on the Future Land Use Map (FLU Map 2.1) to accommodate a variety of housing types to provide opportunities for varying income levels. The City's housing alternatives will meet the diverse needs of the community.

Housing Assistance Purchase Program ("HAPPY")

Through the adoption of City Ordinance 2017-6, the City has established a housing assistance purchase program which receives funding from development within the City. The purpose of the program is to provide down payment, closing cost, and rental assistance for the purchase or rental of single family and multi-family units within the City. The program has received in excess of three hundred thousand dollars for initial implementation and applications are being received and evaluated for assistance. The program has not received state and/or federal funding, but state and federal guidelines provided on an annual basis from the United States Department of Housing and Urban Development on funding assistance are being utilized.

The City of Westlake is implementing an attainable, affordable, and workforce housing assistance purchase program to maintain the economic and social sustainability of housing supply within the city limits at various income levels. The City has partnered with the Developer, Minto PBLH, LLC ("Minto") and the Westlake Community Foundation, Inc. ("Foundation"), in an innovative program to fund eligible applicants under the Housing and Urban Development categories for low-, moderate-, and middle-income households based upon income limitations, or under an occupation-based qualification system established by the City.

Since its inception, sixty nine (69) families have benefited from this program up to now (7/31/25) representing a total amount of $922,410.

The City, Palm Beach County, developers, local businesses, and residents will all benefit from the availability of attainable, affordable, and workforce housing units. The City will cooperate with other Federal, State, and local governmental agencies and local for-profit and not-for profit organizations in a collaborative effort to maximize the utilization of funding sources for attainable, affordable, and workforce housing assistance in creating a sustainable framework to meet the needs of the community and future residents

The City welcomes applicants to apply for assistance under the housing assistance purchase program. The program will provide assistance to eligible households purchasing property within the City of Westlake's to cover a portion of the costs of homeownership such as down payment assistance and/or assistance with closing costs. Application form is available at the City's website Housing Assistance Purchase Program | City of Westlake, Florida

TECHNICAL DOCUMENT

Data and Analysis

CAPITAL IMPROVEMENTS

CHAPTER 8. CAPITAL IMPROVEMENTS ELEMENT DATA AND ANALYSIS

INTRODUCTION

The purpose of the Capital Improvements Element is to plan for public facility needs as identified in other Plan elements and to ensure that capital improvements are provided to accommodate growth, correct deficiencies, and replace obsolete or damaged facilities when required.

The City was incorporated through a statutory process that allowed the electors in the Seminole Improvement District (SID), an Independent Special District empowered by special act (Chapter 2000-431, House Bill No. 1559), to convert SID into the City of Westlake. SID continues to exist as an independent special district but will eventually transition into a dependent special district. SID continues to provide infrastructure and facilities within its boundaries, which are coterminous with the boundaries of the City. SID is the exclusive retail provider of potable water, reuse water, and wastewater facilities in the City, and is empowered to construct and maintain the facilities related to those services. SID is also empowered to construct and maintain drainage (stormwater) facilities (including, e.g., canals, levees, lakes, ponds, and other works for water management and control); transportation facilities (including, e.g., roads, bridges, shared use paths, transit, landscaping, and other related transportation facilities); and parks and facilities for indoor and outdoor recreation.

SID is also empowered to levy ad valorem taxes, non-ad valorem assessments and collect other fees to recover the cost of providing the forenamed facilities and services. Pursuant to the City Charter, the City may not exercise any function or duplicate services provided by SID until such time as SID is transitioned to a dependent special district. This restriction does not impair the ability of the City to contract for fire rescue or law enforcement. The relationship between the City and SID for provision of capital improvements is detailed in the Interlocal Agreement between the City of Westlake and the Seminole Improvement District Regarding the Provision of Certain Services, Infrastructure, and Public Facilities in the City of Westlake and for Assurance of Non-Duplication of Services dated March 2018 ("SID-Westlake Interlocal"), while SID's specific plans for facilities construction, maintenance, and expansion are contained in its Water Control Plan dated May 3, 2021. As a result of the cooperative relationship between SID and the City, the 5-Year Schedule of Capital Improvements and the Capital Improvements Element includes facilities to be constructed, financed, and maintained by SID.

CAPITAL IMPROVEMENT NEEDS

Potable Water and Wastewater

Based on the population projections and a capacity analysis for the short term planning period there is adequate facility capacity to maintain the adopted level of service standard for potable water supply and wastewater treatment as provided through interlocal agreements between SID and Palm Beach County. SID

plans on expanding distribution lines for potable water, and installing collection lines and additional lift stations for wastewater, and beginning the interconnection process of both water and wastewater with the County's lines within the short term planning period. SID's planned improvements for both potable water and wastewater are listed in the 5-Year Schedule of Capital Improvements and are shown on INF Maps 4.2, 4.3, and 4.4. Pursuant to the SID-Westlake Interlocal, these improvements have and will continue to be provided in order to ensure the achievement and maintenance of the adopted level of service standards for potable water and wastewater. SID is constructing facilities and otherwise facilitating these improvements using non-ad valorem assessments, developer contributions, and other sources of revenue. Additional details and analyses are provided in the Infrastructure Element.

Transportation

The expansion of Seminole Pratt Whitney Road to a four-lane divided highway will be close to completion as of the adoption date of this Plan. The expansion is being funded by SID pursuant to a funding contract with developer Minto PBLH, LLC, ("Minto"). Construction of collector roads connecting the first phase of the development to Seminole Pratt Whitney Road is also complete. Other work has begun and will continue throughout the short term planning period to provide necessary collector roads as well as local roads, for development. The arterial and collector roads planned for the next five years, as well as for the long term planning period are shown in the TE Maps 3.3-3.6. Additionally, related facilities, such as sidewalks, bicycle lanes, and shared use paths are also being constructed in conjunction with the roads. These are shown on TE Maps 3.8 and 3.9.

These transportation facilities are being funded by a combination of non-ad valorem assessments and developer contributions. In some instances, the developer is constructing the facilities directly. All work is being conducted in coordination with SID.

The City will coordinate with SID to sufficiently plan for roads associated with future growth during the short term planning period. The anticipated planned improvements for roads are listed in the 5-Year Schedule of Capital Improvements.

Prior to the incorporation of the City, Palm Beach County approved the development of 4,546 dwelling units and 2.2 million square feet of non-residential, and other uses. As part of the approval of this development, a proportionate share agreement was executed between Minto and the county. That agreement remains effective.

Stormwater

Prior to the incorporation of the City, the previous county plan amendment and South Florida Water Management District (SFWMD) Environmental Resource Permits addressed stormwater and drainage facilities. SID and in conjunction with the developer, have begun construction of a new stormwater management system, including extensive surface waters. The development of this stormwater management system will continue on pace with the anticipated expansion of the previously approved development in order to meet the SFWMD permit requirements as well as the adopted level of service standards.

The City will coordinate with SID to plan for the stormwater management system to serve the City during the short term and long term planning periods. SID's planned improvements for stormwater are listed in the 5-Year Schedule of Capital Improvements and are also depicted on INF Maps 4.2, 4.3, and 4.4.

Recreation Facilities

The City will coordinate with SID to sufficiently plan for recreational facilities to serve the City that will be associated with future growth during the short term planning period. The first phase of a community park is in the process of being constructed. The level of service standard for parks is for planning purposes and is not a concurrency requirement.

Reuse Water

SID also plans to supply reuse water for landscape irrigation via an interlocal agreement with Palm Beach County. The reuse distribution pipes will be constructed and put into service in tandem with the water and wastewater distribution and collection pipes. Additional details are provided in the Infrastructure Element. Reuse water does not have an associated level of service standard and is not regulated via concurrency.

Solid Waste

The City will contract with a solid waste provider to collect and appropriately dispose of solid waste including hazardous wastes. The City will not construct or host within its boundaries any solid waste or hazardous waste disposal sites or facilities. As indicated in the Infrastructure Element, the Palm Beach County Solid Waste Authority has projected adequate capacity for solid waste disposal through the long term planning period.

Table 8.1: 5-Year Schedule of Capital Improvements, Fiscal Years 2024-25 – 2029-30

For the 5-Year Capital Improvements Schedule below:

- Road costs include costs of landscaping and the construction of bicycle lanes, sidewalks, and shared use paths.
- This table should be read in conjunction with the 5-Year Capital Improvement Schedule Construction Map for Road Segments, Stormwater Drainage Features, and Park.

5-Year Capital Improvements Schedule: Summary of Total Project Costs By Year									
Project Description	**Priority**	**FY 2024-25**	**FY 2025-26**	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**Total Funding Amount**	**Funding Source***
Saddle Bay Drive	High	$ -	$ -	$ -	$ 996,660.00	$ -	$ -	$ 996,660.00	Developer / Bonds
Persimmon Blvd E Phase 5 (Up to Roundabout)	High	$ 967,678.00	$ -	$ -	$ -	$ -	$ -	$ 967,678.00	Developer / Bonds
Persimmon Blvd E Phase 6 (Up to 140th)	High	$ -	$ 3,045,923.00	$ 1,328,640.00	$ -	$ -	$ -	$ 4,374,563.00	Developer / Bonds
Persimmon Blvd W Phase 3	High	$ -	$ -	$ -	$ -	$ 1,251,225.00	$ -	$ 1,251,225.00	Developer / Bonds
Town Center Parkway SW Phase 3	High	$ -	$ -	$ -	$ -	$ -	$ 2,083,200.00	$ 2,083,200.00	Developer / Bonds
Town Center Parkway NW Phase 1	High	$ 1,036,945.00	$ 1,267,377.00	$ -	$ -	$ -	$ -	$ 2,304,322.00	Developer / Bonds
Town Center Parkway NW Phase 2	High	$ -	$ -	$ -	$ -	$ 1,713,660.00	$ -	$ 1,713,660.00	Developer / Bonds
Stormwater Management Lakes – Parcel V	High	$ 4,216,951.00	$ 221,945.00	$ -	$ -	$ -	$ -	$ 4,438,896.00	Developer / Bonds
Stormwater Management Lakes – Parcel U	High	$ 5,255,210.00	$ 927,390.00	$ -	$ -	$ -	$ -	$ 6,182,600.00	Developer / Bonds
Stormwater Management Lakes – Silverlake	High	$ -	$ 2,290,625.00	$ -	$ -	$ -	$ -	$ 2,290,625.00	Developer / Bonds
Stormwater Management Lakes – Parcel B	High	$ -	$ -	$ -	$ -	$ 1,700,635.00	$ -	$ 1,700,635.00	Developer / Bonds
Water Main from (Parcel V to SE Interconnect)	High	$ -	$ 243,000.00	$ -	$ -	$ -	$ -	$ 243,000.00	Developer / Bonds
Force Main from (Persimmon Phase 6 to SE Interconnect)	High	$ -	$ 305,200.00	$ -	$ -	$ -	$ -	$ 305,200.00	Developer / Bonds
Community Park (Parcel C-4)	High	$ 1,450,000.00	$ 3,165,000.00	$ 885,000.00	$ -	$ -	$ -	$ 5,500,000.00	Bonds
Seminole Improvement District Complex	High	$ 647,368.00	$ 1,817,632.00	$ -	$ -	$ -	$ -	$ 2,465,000.00	Bonds
TOTAL		**$ 13,574,152.00**	**$ 13,284,092.00**	**$ 2,213,640.00**	**$ 996,660.00**	**$ 4,665,520.00**	**$ 2,083,200.00**	**$ 36,817,264.00**	**-**

5-Year Capital Improvements Schedule: Potable Water Component									
Project Description	**Priority**	**FY 2024-25**	**FY 2025-26**	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**Total Funding Amount**	**Funding Source***
Saddle Bay Drive	High	$ -	$ -	$ -	$ 182,730.00	$ -	$ -	$ 182,730.00	Developer / Bonds
Persimmon Blvd E Phase 5 (Up to Roundabout)	High	$ 151,146.00	$ -	$ -	$ -	$ -	$ -	$ 151,146.00	Developer / Bonds
Persimmon Blvd E Phase 6 (Up to 140th)	High	$ -	$ 359,000.00	$ 359,000.00	$ -	$ -	$ -	$ 718,000.00	Developer / Bonds
Persimmon Blvd W Phase 3	High	$ -	$ -	$ -	$ -	$ 212,708.00	$ -	$ 212,708.00	Developer / Bonds
Town Center Parkway SW Phase 3	High	$ -	$ -	$ -	$ -	$ -	$ 354,144.00	$ 354,144.00	Developer / Bonds
Town Center Parkway NW Phase 1	High	$ 176,281.00	$ 215,454.00	$ -	$ -	$ -	$ -	$ 391,735.00	Developer / Bonds
Town Center Parkway NW Phase 2	High	$ -	$ -	$ -	$ -	$ 291,220.00	$ -	$ 291,220.00	Developer / Bonds
Stormwater Management Lakes – Parcel V	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel U	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Silverlake	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel B	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Water Main from (Parcel V to SE Interconnect)	High	$ -	$ 235,710.00	$ -	$ -	$ -	$ -	$ 235,710.00	Developer / Bonds
Force Main from (Persimmon Phase 6 to SE Interconnect)	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Community Park (Parcel C-4)	High	$ 229,364.00	$ 500,645.00	$ 139,991.00	$ -	$ -	$ -	$ 870,000.00	Bonds
Seminole Improvement District Complex	High	$ 129,272.00	$ 362,959.00	$ -	$ -	$ -	$ -	$ 492,231.00	Bonds
TOTAL		**$ 686,063.00**	**$ 1,673,768.00**	**$ 498,991.00**	**$ 182,730.00**	**$ 503,928.00**	**$ 354,144.00**	**$ 3,899,624.00**	**-**

5-Year Capital Improvements Schedule: Wastewater Component									
Project Description	**Priority**	**FY 2024-25**	**FY 2025-26**	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**Total Funding Amount**	**Funding Source***
Saddle Bay Drive	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Persimmon Blvd E Phase 5 (Up to Roundabout)	High	$ 77,001.00	$ -	$ -	$ -	$ -	$ -	$ 77,001.00	Developer / Bonds
Persimmon Blvd E Phase 6 (Up to 140th)	High	$ -	$ 121,640.00	$ 53,060.00	$ -	$ -	$ -	$ 174,700.00	Developer / Bonds
Persimmon Blvd W Phase 3	High	$ -	$ -	$ -	$ -	$ 50,049.00	$ -	$ 50,049.00	Developer / Bonds
Town Center Parkway SW Phase 3	High	$ -	$ -	$ -	$ -	$ -	$ 83,328.00	$ 83,328.00	Developer / Bonds
Town Center Parkway NW Phase 1	High	$ 41,478.00	$ 50,695.00	$ -	$ -	$ -	$ -	$ 92,173.00	Developer / Bonds
Town Center Parkway NW Phase 2	High	$ -	$ -	$ -	$ -	$ 68,546.00	$ -	$ 68,546.00	Developer / Bonds
Stormwater Management Lakes – Parcel V	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel U	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Silverlake	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel B	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Water Main from (Parcel V to SE Interconnect)	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Force Main from (Persimmon Phase 6 to SE Interconnect)	High	$ -	$ 296,044.00	$ -	$ -	$ -	$ -	$ 296,044.00	Developer / Bonds
Community Park (Parcel C-4)	High	$ 239,909.00	$ 523,664.00	$ 146,427.00	$ -	$ -	$ -	$ 910,000.00	Bonds
Seminole Improvement District Complex	High	$ 112,103.00	$ 314,754.00	$ -	$ -	$ -	$ -	$ 426,857.00	Bonds
TOTAL		**$ 470,491.00**	**$ 1,306,797.00**	**$ 199,487.00**	**$ -**	**$ 118,595.00**	**$ 83,328.00**	**$ 2,178,698.00**	**-**

5-Year Capital Improvements Schedule: Stormwater/Drainage Component									
Project Description	**Priority**	**FY 2024-25**	**FY 2025-26**	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**Total Funding Amount**	**Funding Source***
Saddle Bay Drive	High	$ -	$ -	$ -	$ 157,640.00	$ -	$ -	$ 157,640.00	Developer / Bonds
Persimmon Blvd E Phase 5 (Up to Roundabout)	High	$ 166,619.00	$ -	$ -	$ -	$ -	$ -	$ 166,619.00	Developer / Bonds
Persimmon Blvd E Phase 6 (Up to 140th)	High	$ -	$ 817,433.00	$ 356,567.00	$ -	$ -	$ -	$ 1,174,000.00	Developer / Bonds
Persimmon Blvd W Phase 3	High	$ -	$ -	$ -	$ -	$ 312,806.00	$ -	$ 312,806.00	Developer / Bonds
Town Center Parkway SW Phase 3	High	$ -	$ -	$ -	$ -	$ -	$ 520,800.00	$ 520,800.00	Developer / Bonds
Town Center Parkway NW Phase 1	High	$ 259,237.00	$ 316,844.00	$ -	$ -	$ -	$ -	$ 576,081.00	Developer / Bonds
Town Center Parkway NW Phase 2	High	$ -	$ -	$ -	$ -	$ 428,415.00	$ -	$ 428,415.00	Developer / Bonds
Stormwater Management Lakes – Parcel V	High	$ 4,216,951.00	$ 221,945.00	$ -	$ -	$ -	$ -	$ 4,438,896.00	Developer / Bonds
Stormwater Management Lakes – Parcel U	High	$ 5,255,210.00	$ 927,390.00	$ -	$ -	$ -	$ -	$ 6,182,600.00	Developer / Bonds
Stormwater Management Lakes – Silverlake	High	$ -	$ 2,290,625.00	$ -	$ -	$ -	$ -	$ 2,290,625.00	Developer / Bonds
Stormwater Management Lakes – Parcel B	High	$ -	$ -	$ -	$ -	$ 1,700,635.00	$ -	$ 1,700,635.00	Developer / Bonds
Water Main from (Parcel V to SE Interconnect)	High	$ -		$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Force Main from (Persimmon Phase 6 to SE Interconnect)	High	$ -		$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Community Park (Parcel C-4)	High	$ 135,773.00	$ 296,359.00	$ 82,868.00	$ -	$ -	$ -	$ 515,000.00	Bonds
Seminole Improvement District Complex	High	$ 95,944.00	$ 269,384.00	$ -	$ -	$ -	$ -	$ 365,328.00	Bonds
TOTAL		**$ 10,129,734.00**	**$ 5,139,980.00**	**$ 439,435.00**	**$ 157,640.00**	**$ 2,441,856.00**	**$ 520,800.00**	**$ 18,829,445.00**	**-**

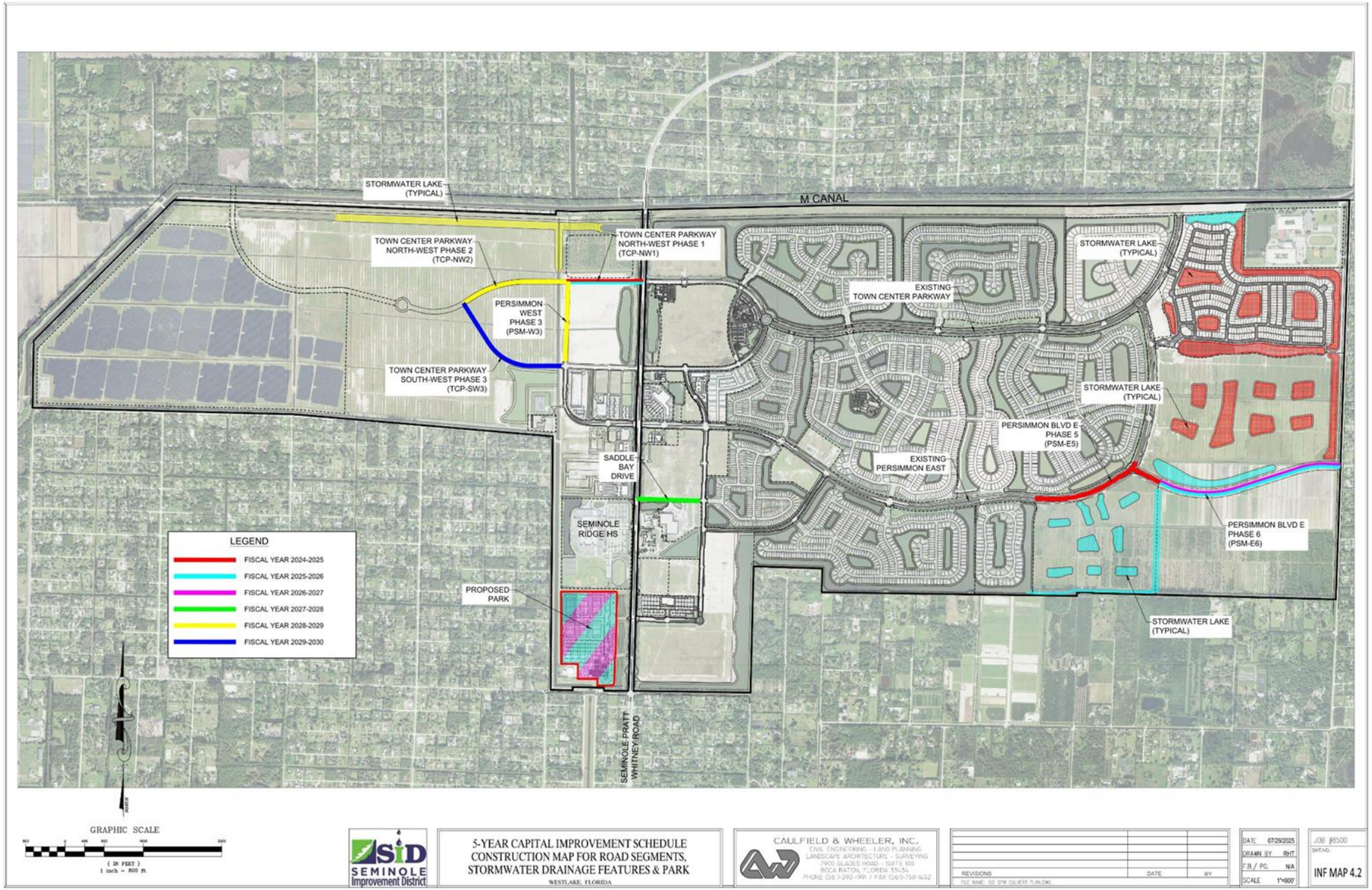
5-Year Capital Improvements Schedule: Road Component									
Project Description	**Priority**	**FY 2024-25**	**FY 2025-26**	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**Total Funding Amount**	**Funding Source***
Saddle Bay Drive	High	$ -	$ -	$ -	$ 458,290.00	$ -	$ -	$ 458,290.00	Developer / Bonds
Persimmon Blvd E Phase 5 (Up to Roundabout)	High	$ 372,257.00	$ -	$ -	$ -	$ -	$ -	$ 372,257.00	Developer / Bonds
Persimmon Blvd E Phase 6 (Up to 140th)	High	$ -	$ 1,074,779.00	$ 468,821.00	$ -	$ -	$ -	$ 1,543,600.00	Developer / Bonds
Persimmon Blvd W Phase 3	High	$ -	$ -	$ -	$ -	$ 462,953.00	$ -	$ 462,953.00	Developer / Bonds
Town Center Parkway SW Phase 3	High	$ -	$ -	$ -	$ -	$ -	$ 770,784.00	$ 770,784.00	Developer / Bonds
Town Center Parkway NW Phase 1	High	$ 383,669.00	$ 468,930.00	$ -	$ -	$ -	$ -	$ 852,599.00	Developer / Bonds
Town Center Parkway NW Phase 2	High	$ -	$ -	$ -	$ -	$ 634,054.00	$ -	$ 634,054.00	Developer / Bonds
Stormwater Management Lakes – Parcel V	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel U	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Silverlake	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel B	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Water Main from (Parcel V to SE Interconnect)	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Force Main from (Persimmon Phase 6 to SE Interconnect)	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Community Park (Parcel C-4)	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Bonds
Seminole Improvement District Complex	High	$ 208,047.00	$ 584,137.00	$ -	$ -	$ -	$ -	$ 792,184.00	Bonds
TOTAL		**$ 963,973.00**	**$ 2,127,846.00**	**$ 468,821.00**	**$ 458,290.00**	**$ 1,097,007.00**	**$ 770,784.00**	**$ 5,886,721.00**	**-**

5-Year Capital Improvements Schedule: Reuse Component									
Project Description	**Priority**	**FY 2024-25**	**FY 2025-26**	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**Total Funding Amount**	**Funding Source***
Saddle Bay Drive	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Persimmon Blvd E Phase 5 (Up to Roundabout)	High	$ 97,425.00	$ -	$ -	$ -	$ -	$ -	$ 97,425.00	Developer / Bonds
Persimmon Blvd E Phase 6 (Up to 140th)	High	$ -	$ 182,495.00	$ 79,605.00	$ -	$ -	$ -	$ 262,100.00	Developer / Bonds
Persimmon Blvd W Phase 3	High	$ -	$ -	$ -	$ -	$ 62,562.00	$ -	$ 62,562.00	Developer / Bonds
Town Center Parkway SW Phase 3	High	$ -	$ -	$ -	$ -	$ -	$ 104,160.00	$ 104,160.00	Developer / Bonds
Town Center Parkway NW Phase 1	High	$ 51,847.00	$ 63,368.00	$ -	$ -	$ -	$ -	$ 115,215.00	Developer / Bonds
Town Center Parkway NW Phase 2	High	$ -	$ -	$ -	$ -	$ 85,786.00	$ -	$ 85,786.00	Developer / Bonds
Stormwater Management Lakes – Parcel V	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel U	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Silverlake	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel B	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Water Main from (Parcel V to SE Interconnect)	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Force Main from (Persimmon Phase 6 to SE Interconnect)	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Community Park (Parcel C-4)	High	$ 113,364.00	$ 247,445.00	$ 69,191.00	$ -	$ -	$ -	$ 430,000.00	Bonds
Seminole Improvement District Complex	High	$ 80,795.00	$ 226,849.00	$ -	$ -	$ -	$ -	$ 307,644.00	Bonds
TOTAL		**$ 343,431.00**	**$ 720,157.00**	**$ 148,796.00**	**$ -**	**$ 148,348.00**	**$ 104,160.00**	**$ 1,464,892.00**	**-**

5-Year Capital Improvements Schedule: Design and Permitting Component									
Project Description	**Priority**	**FY 2024-25**	**FY 2025-26**	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**Total Funding Amount**	**Funding Source***
Saddle Bay Drive	High	$ -	$ -	$ -	$ 198,000.00	$ -	$ -	$ 198,000.00	Developer / Bonds
Persimmon Blvd E Phase 5 (Up to Roundabout)	High	$ 103,230.00	$ -	$ -	$ -	$ -	$ -	$ 103,230.00	Developer / Bonds
Persimmon Blvd E Phase 6 (Up to 140th)	High	$ -	$ 349,646.00	$ 152,517.00	$ -	$ -	$ -	$ 502,163.00	Developer / Bonds
Persimmon Blvd W Phase 3	High	$ -	$ -	$ -	$ -	$ 150,147.00	$ -	$ 150,147.00	Developer / Bonds
Town Center Parkway SW Phase 3	High	$ -	$ -	$ -	$ -	$ -	$ 249,984.00	$ 249,984.00	Developer / Bonds
Town Center Parkway NW Phase 1	High	$ 124,434.00	$ 152,085.00	$ -	$ -	$ -	$ -	$ 276,519.00	Developer / Bonds
Town Center Parkway NW Phase 2	High	$ -	$ -	$ -	$ -	$ 205,639.00	$ -	$ 205,639.00	Developer / Bonds
Stormwater Management Lakes – Parcel V	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel U	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Silverlake	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel B	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Water Main from (Parcel V to SE Interconnect)	High	$ -	$ 7,290.00	$ -	$ -	$ -	$ -	$ 7,290.00	Developer / Bonds
Force Main from (Persimmon Phase 6 to SE Interconnect)	High	$ -	$ 9,156.00	$ -	$ -	$ -	$ -	$ 9,156.00	Developer / Bonds
Community Park (Parcel C-4)	High	$ 59,318.00	$ 129,477.00	$ 36,205.00	$ -	$ -	$ -	$ 225,000.00	Bonds
Seminole Improvement District Complex	High	$ 21,208.00	$ 59,548.00	$ -	$ -	$ -	$ -	$ 80,756.00	Bonds
TOTAL		**$ 308,190.00**	**$ 707,202.00**	**$ 188,722.00**	**$ 198,000.00**	**$ 355,786.00**	**$ 249,984.00**	**$ 2,007,884.00**	**-**

5-Year Capital Improvements Schedule: Community Park									
Project Description	**Priority**	**FY 2024-25**	**FY 2025-26**	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**Total Funding Amount**	**Funding Source***
Community Park (Parcel C-4)	High	$ 1,450,000.00	$ 3,165,000.00	$ 885,000.00	$ -	$ -	$ -	$ 5,500,000.00	Bonds
TOTAL		**$ 1,450,000.00**	**$ 3,165,000.00**	**$ 885,000.00**	**$ -**	**$ -**	**$ -**	**$ 5,500,000.00**	**-**

*SID will provide infrastructure through financing, special assessments, or developer contributions; which may include developer constructing the improvements and turning the same over to SID or the City, as appropriate.


STORMWATER LAKE (TYPICAL)
M CANAL
TOWN CENTER PARKWAY NORTH-WEST PHASE 2 (TCP-NW2)
TOWN CENTER PARKWAY NORTH-WEST PHASE 1 (TCP-NW1)
STORMWATER LAKE (TYPICAL)
EXISTING TOWN CENTER PARKWAY
PERSIMMON WEST PHASE 3 (PSM-W3)
TOWN CENTER PARKWAY SOUTH-WEST PHASE 3 (TCP-SW3)
STORMWATER LAKE (TYPICAL)
PERSIMMON BLVD E PHASE 5 (PSM-E5)
SADDLE BAY DRIVE
EXISTING PERSIMMON EAST
SEMINOLE RIDGE HS
PERSIMMON BLVD E PHASE 6 (PSM-E6)
PROPOSED PARK
STORMWATER LAKE (TYPICAL)
SEMINOLE PRATT WHITNEY ROAD
LEGEND
FISCAL YEAR 2024-2025
FISCAL YEAR 2025-2026
FISCAL YEAR 2026-2027
FISCAL YEAR 2027-2028
FISCAL YEAR 2028-2029
FISCAL YEAR 2029-2030
GRAPHIC SCALE
(IN FEET)
1 inch = 800 ft.
SID SEMINOLE Improvement District
5-YEAR CAPITAL IMPROVEMENT SCHEDULE
CONSTRUCTION MAP FOR ROAD SEGMENTS, STORMWATER DRAINAGE FEATURES & PARK
WESTLAKE, FLORIDA
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
REVISIONS
DATE
BY
DATE 07/29/2025
DRAWN BY RHT
F.B. / PG. N/A
SCALE 1"=800'
JOB #8500
SHT.NO.
INF MAP 4.2

REVENUES AND FUNDING SOURCES

SID will be the primary entity, in conjunction with the majority landowner and primary developer, to levy, collect, and apply revenue to the construction and maintenance of capital facilities. The City will not collect revenue for building any infrastructure in the short term planning period; SID will provide infrastructure through financing, special assessments, or developer contributions. Developer contributions may include the developer constructing the improvements and turning those improvements over to SID or the City. SID has no existing debt and sufficient bonding capacity to finance the capital improvement projects, and the City has a deficit funding agreement with Minto.

Although it will not use them in the short term planning period, the City has the ability to utilize a variety of revenue sources to finance capital improvement projects. The City's primary revenue sources include ad valorem taxes, electric utility tax, electric franchise fee, permit and other fees and communication tax. These sources are not, however, exhaustive of all resources that the City can consider or utilize should alternatives be found advantageous. The City also has the ability to utilize a variety other revenue sources such as bonds, impact fees, mobility fees and proportionate fair share mitigation and developer contributions. While capital project financing is not limited solely to the sources that are inventoried in this section, these major financial resources provide a basis for assessing the City's capacity to finance capital improvements.

TIMING AND PRIORITY OF CAPITAL IMPROVEMENT NEEDS

The Plan identifies capital improvements by type, location, cost, timing, and priority of capital improvement needs. The City Council and staff will incorporate the needed improvements within the 5-Year Schedule of Capital Improvements as planning proceeds.

MONITORING AND EVALUATION

The Capital Improvements Element requires yearly updates per Chapter 163 of the Florida Statutes. The yearly update will allow the City to assess public facility needs based upon the extent, rate, and projection of development.

The review will also determine if adequate revenues are available to meet the needs. The data regarding the listed improvements will be updated and revised as needed in order to meet the listed capital improvements.

After the review is completed, a summary along with any recommended modifications will be presented to the City Council at an advertised public hearing for adoption and implementation. This will occur when the City is in the process of developing the budget for the next fiscal year. The action of the City Council will be to direct staff implementation of the changes based on the recommended modifications.

TECHNICAL DOCUMENT

Data and Analysis

INTERGOVERNMENTAL COORDINATION

CHAPTER 9. INTERGOVERNMENTAL COORDINATION ELEMENT DATA AND ANALYSIS

INTRODUCTION

The purpose of the Intergovernmental Coordination element is to ensure appropriate coordination between the City, neighboring jurisdictions and other governmental agencies.

INTERGOVERNMENTAL COORDINATION

Table 9.1 briefly describes the various governmental entities and the subjects of coordination with those entities. Generally, the office with primary responsibility for coordination is the City Manager's office. In several instances, the City Council needs to make determinations regarding the continuance of or changes to coordination issues with other agencies or jurisdictions. This table is not intended to be an all-inclusive list of entities with which the City will coordinate.

Table 9.1: Coordinating Agencies

AGENCY	SUBJECT OF COORDINATION
Palm Beach County	
Palm Beach County Government Administration	General Administration
Palm Beach County Engineering and Public Works	ROW Construction, TPS
Palm Beach County Department of Environmental Resource Management	Environmental
Palm Beach County Division of Emergency Management	Emergency Management
Palm Beach County Fire-Rescue	Fire/Rescue
Palm Beach County Palm Tran	Bus Services
Palm Beach County Parks and Recreation	Recreation
Palm Beach County Property Appraiser	Tax Revenues Street Address Development
Palm Beach County School District	Schools

AGENCY	SUBJECT OF COORDINATION
Palm Beach County Tax Collector	Tax Collector
Palm Beach County Sheriff's Office	Law Enforcement
Palm Beach County Solid Waste Authority	Solid waste and recycling collection services
Special Districts	
Indian Trail Improvement District	Stormwater Management and Road Maintenance Services in neighboring "Acreage" community
Loxahatchee Groves Water Control District (LGWCD)	Stormwater Management and Road Maintenance Services
Seminole Improvement District (SID)	Stormwater Management and Road Maintenance Services and Water/Wastewater/Reuse Other areas as defined in Interlocal Agreement between the City of Westlake and the Seminole Improvement District Regarding the Provision of Certain Services, Infrastructure, and Public Facilities in the City of Westlake and for Assurance of Non-Duplication of Services dated March 2018 ("SID-Westlake Interlocal")
Florida Departments and Agencies	
Florida Commerce, Division of Community Planning	Planning Activities
Florida Department of Health	Health
Florida Division of Emergency Management	Emergency Management
Florida Department of Environmental Protection	Environmental
Florida Department of Transportation	Transportation
Florida Department of Business and Professional Regulation	Various Licenses
South Florida Water Management District	Permitting
Florida Division of Historical Resources	Historic and Archaeological Resources

AGENCY	SUBJECT OF COORDINATION
Treasure Coast Regional Planning Council	General Planning
United States Departments and Agencies	
US Census Bureau	Census and Surveys
US Army Corps of Engineers	Engineering and Environmental
US Environmental Protection Agency	Environmental
US Department of Housing and Urban Development	Affordable Housing
US Postal Service	Address development, mail delivery
US Department of Health and Human Services	Health and Human Services
Other	
Palm Beach Metropolitan Planning Organization	Transportation Planning
Palm Beach County League of Cities	Governmental Coordination
Palms West Chamber of Commerce	Economic Development
IPARC (Intergovernmental Plan Amendment Review Committee)	Comprehensive Plan Amendment Coordination
City of West Palm Beach	City of West Palm Beach facilities within City of Westlake Boundaries

Interjurisdictional Coordination

The City participates in several formal and informal agreements with several agencies. It is common practice for new municipalities to retain County services for the first few years after incorporation, and even indefinitely. The City contracts with the Palm Beach County Fire-Rescue Department and Sheriff's Office (District #4) to provide fire protection and police services.

The City coordinates with neighboring municipalities, special districts, Palm Beach County, and other governmental agencies that provide storm water management, fire and police protection, utilities, and road maintenance services. The most important intergovernmental coordination efforts are with the Seminole Improvement District (SID). The City Charter requires the City to coordinate efforts with SID. Coordination between the City and SID is governed by the Interlocal Agreement between the City of Westlake and the Seminole Improvement District Regarding the Provision of Certain Services, Infrastructure, and Public Facilities in the City of Westlake and for Assurance of Non-Duplication of Services dated March, 2018 (SID-Westlake Interlocal). The SID-Westlake Interlocal provides that SID is responsible for providing potable

water, wastewater, and reclaimed (reuse) water but does not infringe on the City's police power to provide police, fire, and emergency medical services. SID may construct or require developers to construct roads and transportation infrastructure. SID will be responsible for surface water management and drainage as well as road maintenance services. The SID-Westlake Interlocal also requires that SID and the City consult at least twice a year on current and future projects, and that during the formal consultations the 5-Year Schedule of Capital Improvements be discussed. It also provides for assistance in emergencies, mutual aid, and grants permission for use of rights-of-way.

The City is not located within any airport hazard area, therefore, no coordination is required pursuant to Florida Statute 333.03(1)(b).

Comparison with Regional Policy Plan

The Strategic Regional Policy Plan (SRPP) for the Treasure Coast (1995, as amended) has been reviewed and considered during the process of writing this Plan. The Plan conforms to the SRPP, as amended. Specific Coordination issues in each Plan element were reviewed for interagency coordination needs.

Palm Beach County Intergovernmental Coordination Program

Palm Beach County's coordination program was established through two interlocal agreements that created the Multijurisdictional Issues Forum and the Comprehensive Plan Amendment Coordinated Review Process. The latter is referred to as the IPARC (Intergovernmental Plan Amendment Review Committee). The purpose of IPARC is to provide:

a) Coordination for the review of proposed Plan amendments,
b) Cooperation between affected local governments and service providers, and
c) Opportunities to resolve potential disputes only within the plan amendment process with the least amount of infringement upon existing processes.

The City will participate in the Intergovernmental Plan Amendment Review Committee to coordinate planning activities in the City.

Treasure Coast Dispute Resolution Program

The City will participate in the Dispute Resolution program offered by the Treasure Coast Regional Planning Council (TCRPC). The TCRPC offers a dispute resolution process to reconcile differences between or among local governments, regional agencies, and private interests on planning and growth management issues. The dispute resolution process for the Treasure Coast Region is adopted as Rule 29K-4 of the Florida Administrative Code. The Treasure Coast Regional Planning Council has been trained in mediation and conflict resolution and has access to other resources that can be utilized to address conflicts and resolve disputes.

The School District of Palm Beach County

Coordination with the school district is important as the City's decisions regarding land use and density have an effect on the number and location of schools.

This coordination was formerly accomplished through a mandatory school concurrency process. The Florida Legislature made school concurrency optional in 2011 with the passage of the Community Planning Act. The same year, the original Palm Beach County Interlocal Agreement (ILA) for School Concurrency expired. The School District, the Board of County Commissioners and the League of Cities charged IPARC with updating the existing ILA. The group opted to implement an alternative to School Concurrency, called the School Capacity Availability Determination (SCAD), and recommended entering into a new interlocal agreement for coordinated planning.

Interlocal Agreement for Coordinated Planning

The revised Interlocal Agreement (ILA) was approved and adopted by the School District in August 19, 2015, and by the Palm Beach County on December 15, 2015. Several municipalities joined the new ILA. Since then, other municipalities have joined the Interlocal Agreement.

The City of Westlake formally joined the Interlocal Agreement by adopting Resolution 2020-05 on February 10, 2020, thereby agreeing to the terms and conditions of the ILA between Palm Beach County, the School District of Palm Beach County, and participating municipalities. This action enables the City to meet the requirements of the Intergovernmental Coordination Element of its Comprehensive Plan pursuant to Section 163.31777, Florida Statutes.

Local government signatories of the agreement are required to incorporate the School District 5-Year Capital Facilities Plan into their comprehensive plans annually, without any funding obligation as well as coordinate and share information for planning purposes, including school's population projections and local governments' development and redevelopment proposals. The School District may appoint non-voting representatives to local governments' land planning agencies, who will attend meetings and public hearing hearings at the discretion of the School District.

School Capacity Availability Determination (SCAD)

Pursuant to the ILA, School Capacity Availability Determination (SCAD) was established to replace school concurrency. Per the SCAD, School District staff would conduct an analysis regarding the impacts on local schools, including potential boundary changes, and make recommendations that could be incorporated as conditions of development approval, dependent upon local government approving Board. The County was subdivided into 20 Planning Areas as part of the SCAD process.

The School Capacity Availability Determination (SCAD) process includes all public schools in Palm Beach County. It entails reviewing the impact of proposed comprehensive plan amendments, and/or development orders on existing public schools and planned and funded schools.

Through SCAD, District staff evaluates the direct impacts to schools actually serving proposed development as well as any planned capacity. SCAD review provides realistic information on impacts to schools. It uses

100% utilization of Florida Inventory of School Houses (FISH) capacity. If capacity is not available at the direct school serving the proposed development, then capacity at adjacent schools in the same planning area is reviewed. Complete choice schools are not included in the evaluation for school impacts.

CITY OF WESTLAKE

2050

COMPREHENSIVE PLAN

February 9, 2026

The Honorable JohnPaul O'Connor
Mayor, City of Westlake
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470

Dear Mayor O'Connor,

FloridaCommerce has completed its review of the proposed comprehensive plan amendment for the City of Westlake (Amendment No. 25-01ER), which was received on December 11, 2025. FloridaCommerce has reviewed the proposed amendment in accordance with the state coordinated review process set forth in sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

The attached Objections, Recommendations, and Comments Report outlines FloridaCommerce's findings concerning the amendment. FloridaCommerce has identified an objection and has included recommendations regarding measures that can be taken to address the objection. FloridaCommerce is also providing a comment. The comment is offered to assist the local government but will not form the basis for a determination of whether the amendment, if adopted, is "In Compliance" as defined in section 163.3184(1)(b), F.S. Copies of comments received by FloridaCommerce from reviewing agencies, if any, are also enclosed.

The City should act by choosing to adopt, adopt with changes or not adopt the proposed amendment. For your assistance, the procedures for final adoption and transmittal of the comprehensive plan amendment are enclosed.

The second public hearing, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of FloridaCommerce's attached report, or the amendment will be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to section 163.3184(4)(e)1., F.S. **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to section 163.3184(4)(e)2., F.S.**

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FloridaCommerce staff is available to assist the City to address the objection and comment. If you have any questions related to this review, please contact Jon Coulter, Planning Analyst, by telephone at (850)717-8421 or by email via Jon.Coulter@Commerce.fl.gov.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/jc

Enclosures: Objections, Recommendations, and Comments Report
Procedures for Adoption
Reviewing Agency Comments

cc: Osniel Leon, AICP, City Planner, City of Westlake
Thomas Lanahan, Executive Director, Treasure Coast Regional Planning Council

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Objections, Recommendations and Comments Report
Proposed Comprehensive Plan Amendment
Westlake 25-01ER

The Florida Department of Commerce has identified an objection and a comment regarding Local Government's proposed comprehensive plan amendment. The objection and comment are provided below, along with recommended actions the City could take to resolve issues of concern. If the City adopts the plan amendment without adequately addressing the objection, FloridaCommerce may find the amendment not in compliance with Chapter 163, Part II, Florida Statutes (F.S.), pursuant to section 163.3184(4)(e)4., F.S. Comments are offered to assist the local government and will not form the basis for a compliance determination.

FloridaCommerce staff has discussed the basis of the report with local government staff and is available to assist the City to address the objection and comment.

I. Objection 1: Planning Horizons

Amendment 25-01ER proposes a new 10- and -20-year planning horizons of 2035 and 2045, respectively. However, the proposed amendment does not provide adequately meet the planning periods required by Section 163.3177(5)(a), F.S. To meet the statutory requirement, the short-term planning period should be through at least the year of 2036 and the long-term planning period should be through at least the year 2026.

The proposed Amendment does not update the City's Comprehensive Plan elements to address the required planning periods, based upon relevant and appropriate data and analysis, consistent with the requirements of section 163.3177(1)(f), F.S., that all mandatory and optional elements of the comprehensive plan and plan amendments shall be based upon relevant and appropriate data and analysis by the local government. Pursuant to section 163.3177(2), F.S., coordination of the elements of the local comprehensive plan shall be a major objective of the planning process, and the elements shall be consistent. Where data is relevant to several elements, consistent data shall be used, including population estimates and projections, unless alternative data can be justified for a plan amendment through new supporting data and analysis. Updates to the required elements and optional elements of the comprehensive plan must be processed in the same plan amendment cycle.

The proposed Amendment does not update all the elements of the Comprehensive Plan and the planning periods based upon relevant and appropriate data and analysis of permanent and seasonal population estimates and projections consistent with the requirements of sections 163.3177(1)(f)3., and 163.3177(2), F.S. The proposed Amendment does not update the Comprehensive Plan elements, including the Future Land Use Map (FLUM) series, to be coordinated and consistent based upon updated population estimates and projections consistent with the requirements of sections 163.3177(1)(f)3., and 163.3177(2), F.S. The proposed Amendment does not provide data and analysis that addresses the 10-year housing analysis as required in sections 163.3177(1)(f)3., 163.3177(6)(a)4., 163.3177(6)(f), F.S. This analysis must be based on housing needs, which shall include the number and distribution of dwelling units by type, tenure, age, rent, value, monthly cost of owner-occupied units, and rent or cost to income ratio, and shall show the number of dwelling units that are substandard. The data and analysis shall also include the methodology used to estimate the condition of housing, a projection of the anticipated number of households by size, income range, and age of residents derived from the population projections, and the minimum housing need of the current and anticipated future residents of the jurisdiction.

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The proposed update to the Comprehensive Plan is currently not based upon relevant and appropriate data and analysis of public facilities (potable water, sanitary sewer, solid waste, stormwater and transportation facilities) addressing the following for the required updated planning periods: (1) current and projected demand upon public facilities based upon relevant and appropriate population estimates and projections; (2) current and projected designed capacity of public facilities; (3) current and projected operating levels of service of public facilities; (4) identification of any improvements that are needed to public facilities, including the timing and scope of such improvements, in order to achieve and maintain the adopted level of service standards of public facilities; and (5) coordination of any need improvements with the Capital improvements Element.

The proposed update to the Comprehensive Plan is not based upon relevant and appropriate data and analysis consistent with the requirements of Section 163.3177(6)(a)2., F.S., for the duration of the required planning periods.

Statutory Authority: Sections 163.3177(1)(f), 163.3177(1)(f)3., 163.3177(2), 163.3177(5)(a), 163.3177(6)(a), 163.3177(6)(a)2., 163.3177(6)(b), 163.3177(6)(c), 163.3177(6)(e), 163.3177(6)(f), 163.3177(6)(f)2., 163.3184(4) and 163.3191, F.S.

Recommendation: The City must revise the proposed Amendment 25-01ER to ensure the City's Plan contains two planning periods in accordance with section 163.3177(5)(a), F.S., which requires local governments to adopt two required planning periods in their comprehensive plans, a 10-year planning period and a 20-year planning period after the plan's adoption. The necessary updates must also be based upon relevant and appropriate data and analysis for public facilities for the planning periods. The City's update to the long-term and short-term planning horizons proposed to meet the requirements of section 163.3177(5)(a), F.S., must be based upon relevant and appropriate data and analysis. The update to the planning periods shall consider the following:

- Data and analysis of the permanent and seasonal population estimates and projections;
- Coordination of and consistency between all of the elements of the Comprehensive Plan; and
- Data and analysis of public facilities (potable water, sanitary sewer, solid waste, stormwater, and transportation facilities).
- Data and analysis demonstrating the condition, projection, and the need for housing for the next 10-years pursuant to section 163.3177(1)(f)3., 163.3177(6)(a)4., and 163.3177(6)(f), F.S.

Further, the City must revise the Future Land Use Element to be based upon relevant and appropriate data and analysis consistent with the requirements of Section 163.3177(6)(a)2., F.S., for the required planning periods. The above data and analysis should also be clearly reflected within the adopted Future Land Use Map (FLUM) series. The proposed planning horizon and map titles should also clearly be reflected in the FLUM series.

In responding to this objection, the City should consider the provisions under Chapter 2025-190, L.O.F., which was approved on June 26, 2025, and applies retroactively to August 1, 2024. The City should ensure that the adopted amendment is not more restrictive or burdensome.

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Comment 1: Intergovernmental Coordination

FloridaCommerce recommends that the City of Westlake coordinate with the South Florida Water Management District to address their technical assistance comments regarding the proposed amendment and make edits to the Water Supply Facilities Work Plan and Conservation Element Data and Analysis.

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SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR STATE COORDINATED REVIEW

Section 163.3184(4), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (*https://fldeo.my.salesforce-sites.com/cp/*) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council, Water Management District, Department of Transportation, Department of Environmental Protection, Department of State, the appropriate county (municipal amendments only), the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only), and the Department of Education (amendments relating to public schools), and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package.

_____ Summary description of the adoption package, including any amendments proposed but not adopted.

_____ Ordinance number and adoption date.

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government.

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact.

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendment, an adopted future land use map, **in color format,** clearly depicting the parcel, its existing future land use designation and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required.

_____ Copy of executed ordinance adopting the comprehensive plan amendment(s).

Suggested effective date language for the adoption ordinance for state coordinated review:

> "The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the FloridaCommerce did not previously review.

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment.

_____ Statement indicating the relationship of the additional changes not previously reviewed by the FloridaCommerce to the ORC report from the FloridaCommerce.

Harris, Donna

From:	Germain, Peter <pgermain@sfwmd.gov>
Sent:	Friday, January 09, 2026 11:35 AM
To:	oleon@chenmoore.com
Cc:	DCPexternalagencycomments; Stoutamire, Terri; sheidt@tcrpc.org; nzacarias@chenmoore.com; zburgess@westlakegov.com
Subject:	[EXTERNAL] - Westlake 25-01ESR and 25-02ESR Comment Letter

CAUTION - "This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe."

The South Florida Water Management District (District) has completed its review of the proposed amendment package submitted by the City of Westlake (City). The submittal package includes the City's Comprehensive Plan Evaluation and Appraisal Review (EAR) and Water Supply Facilities Work Plan update (Work Plan). The District provides the following comments under Section 163.3184(3)(g), Florida Statutes (F.S.). The important state resource that is impacted by this amendment is regional water supply. The following comments need to be addressed before final adoption of this amendment:

Comprehensive Plan
Chapter 5. Conservation Element Data and Analysis

1) Be advised of a typo on page 9 under "Water Conservation and Reuse Water" the sentence "SID will modify its permit over the long-term planning period consist with SFWMD requirements as the City develops and agricultural land converts to other land uses." Replace the word consist with consistent.

Water Supply Facilities Work Plan
3.4 Conservation:

1. The conservation section in the Work Plan references the South Florida Water Management District's *Xeriscape Plant Guide II* as the basis for Florida-Friendly landscaping requirements. Section 373.185, Florida Statute, was revised in 2009 to replace the term xeriscaping with Florida-friendly landscaping. Please update this reference to reflect Florida-Friendly Landscaping resources to ensure consistency with current District practices.

2. Please expand Section 3.4 to include a brief forward-looking discussion describing how water conservation programs may be maintained, enhanced, or expanded over the planning horizon as development occurs and land uses transition from agricultural to urban. This discussion should describe how conservation will continue to offset future water demand consistent with Section 163.3177(6)(c)3., F.S., and the Applicant's Handbook.

3. The conservation section primarily describes conservation measures implemented by Seminole Improvement District (SID), Palm Beach County, or through State codes. Please clarify the City's independent role in implementing, enforcing, or supporting conservation measures through its Comprehensive Plan policies, Land Development Regulations, development review process, or local ordinances. Consider enhancing the conservation section by briefly identifying expected

conservation outcomes or programmatic objectives (e.g., reduced irrigation demand through Florida-Friendly landscaping, indoor water efficiency through plumbing standards, increased public awareness through education programs). This additional detail would demonstrate how conservation measures contribute to meeting future water supply needs.

The District requests that the City forward a copy of the adopted amendment to the District at the following email mailbox address: SFLOCALGOVPLAN@sfwmd.gov. Please contact me if you have any questions or need additional information.

Best,

Peter Germain
Policy and Planning Analyst – Specialist
Water Supply Implementation Unit
South Florida Water Management District
3301 Gun Club Road, West Palm Beach, FL 33406
Office: 561-682-6779 I pgermain@sfwmd.gov

File Attachments for Item:

B. ADOPTION (Third Reading): Ordinance 2025-09 – Re-adoption of the 2025 10-Year Water Supply Facilities Work Plan.

Submitted By: Planning and Zoning

ORDINANCE NO. 2025-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, RE-ADOPTING THE CITY'S 2025 10-YEAR WATER SUPPLY FACILITIES WORK PLAN AND ASSOCIATED COMPREHENSIVE PLAN AMENDMENTS AS REQUIRED BY SECTION 163.3177, FLORIDA STATUTES; PROVIDING FOR THE ADOPTION OF AMENDMENTS TO THE CITY'S COMPREHENSIVE PLAN TO IMPLEMENT THE 2025 10-YEAR WATER SUPPLY FACILITIES WORK PLAN; PROVIDING FOR THE ADOPTION OF UPDATED POLICIES WITHIN THE COMPREHENSIVE PLAN INFRASTRUCTURE ELEMENT; PROVIDING FOR TRANSMITTAL TO FLORIDA COMMERCE (THE STATE LAND PLANNING AGENCY); PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Meeting Agenda Item Coversheet

MEETING DATE:	07/16/2026	**Submitted By:** Planning and Zoning	
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	**ADOPTION (Third Reading):** Ordinance 2025-09 – Re-adoption of the 2025 10-Year Water Supply Facilities Work Plan.		
STAFF RECOMMENDATION: **(**MOTION READY)	Motion to adopt on Third Reading Ordinance No. 2025-09, re-adopting the City's 2025 10-Year Water Supply Facilities Work Plan and associated Comprehensive Plan amendments.		
SUMMARY *and/or* JUSTIFICATION:	Subsection 163.3177(6)(c), Florida Statutes, requires local governments to prepare and adopt a 10-Year Water Supply Work Plan and to amend their comprehensive plans within 18 months after the water management district approves a regional water supply plan or its update. The City of Westlake has worked in conjunction with Palm Beach County, the designated regional potable water supplier for portions of Palm Beach County including Westlake, to ensure consistency with the Palm Beach County Water Supply Plan. The City Council previously adopted Ordinance 2025-09. Following consultation with FloridaCommerce, the ordinance is being re-adopted to ensure compliance with Chapter 163, Florida Statutes, and to maintain the effectiveness of the City's 2025 Ten-Year Water Supply Facilities Work Plan and associated Comprehensive Plan amendments.		

SELECT, *if applicable*	**AGREEMENT:**		**BUDGET:**	
	STAFF REPORT:		**PROCLAMATION:**	
	EXHIBIT(S):	X	**OTHER:**	
IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*	Exhibit A: (Ordinance 2025-09) 2025 10-year Water Supply Facilities Work Plan			
SELECT, *if applicable*	**RESOLUTION:**		**ORDINANCE: 2025-09**	X

IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE *(if Item is **not** a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)* ***Please keep text indented.***

ORDINANCE NO. 2025-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, RE-ADOPTING THE CITY'S 2025 10-YEAR WATER SUPPLY FACILITIES WORK PLAN AND ASSOCIATED COMPREHENSIVE PLAN AMENDMENTS AS REQUIRED BY SECTION 163.3177, FLORIDA STATUTES; PROVIDING FOR THE ADOPTION OF AMENDMENTS TO THE CITY'S COMPREHENSIVE PLAN TO IMPLEMENT THE 2025 10-YEAR WATER SUPPLY FACILITIES WORK PLAN; PROVIDING FOR TH ADOPTION OF UPDATED POLICIES WITHIN THE COMPREHENSIVE PLA

	INFRASTRUCTURE ELEMENT; PROVIDING FOR TRANSMITTAL TO FLORIDACOMMERCE (THE STATE LAND PLANNING AGENCY); PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.	
FISCAL IMPACT *(if any):*		$

1st Reading _____
2nd Reading _____
3rd Reading _____

ORDINANCE NO. 2025-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, RE-ADOPTING THE CITY'S 2025 10-YEAR WATER SUPPLY FACILITIES WORK PLAN AND ASSOCIATED COMPREHENSIVE PLAN AMENDMENTS AS REQUIRED BY SECTION 163.3177, FLORIDA STATUTES; PROVIDING FOR THE ADOPTION OF AMENDMENTS TO THE CITY'S COMPREHENSIVE PLAN TO IMPLEMENT THE 2025 10-YEAR WATER SUPPLY FACILITIES WORK PLAN; PROVIDING FOR THE ADOPTION OF UPDATED POLICIES WITHIN THE COMPREHENSIVE PLAN INFRASTRUCTURE ELEMENT; PROVIDING FOR TRANSMITTAL TO FLORIDACOMMERCE (THE STATE LAND PLANNING AGENCY); PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State Legislature of the State of Florida has mandated that all municipalities adopt comprehensive plans to regulate development and planning with regard to land within their corporate limits; and

WHEREAS, all amendments to the comprehensive development plan must be adopted in accordance with detailed procedures which must be strictly followed; and

WHEREAS, Subsection 163.3167(9), Florida Statutes, requires each local government to address in its Comprehensive Plan, the water supply sources necessary to meet and achieve the existing and projected water use demand for an established planning period; and

WHEREAS, Subsection 163.3177(4)(a), Florida Statutes, requires the City to coordinate its local Comprehensive Plan with the South Florida Water Management District's regional water supply plan; and

WHEREAS, Subsection 163.3177(6)(c), Florida Statutes, requires local governments to prepare and adopt a 10-Year Water Supply Work Plan and to amend their comprehensive plans within 18 months after the water management district approves a regional water supply plan or its update; and

WHEREAS, the City of Westlake has worked in conjunction with Palm Beach County who is the designated regional supplier of potable water for portions of Palm Beach County, including the City of Westlake and worked in conjunction with Palm Beach County so as to remain consistent with the Palm Beach County Plan; and

WHEREAS, the City of Westlake, Florida, has carefully prepared amendments to its comprehensive plan pursuant to sub-section 163.3177(6)(c), Florida Statutes, in order to adopt amendments or revisions in conformance with the adopted 10-Year Water Supply Work Plan; and

WHEREAS, the City of Westlake has held all duly required public hearings; both prior to submission of the proposed amendment of the plan to the State Land Planning Agency, FloridaCommerce, and after the proposed amendment of the plan was returned to the City of Westlake, in accordance with Chapter 163.3184, Florida Statutes; and

WHEREAS, the City Council previously adopted Ordinance No. 2025-09 on March 3, 2026, approving the City's 2025 10-Year Water Supply Facilities Work Plan and associated Comprehensive Plan amendments; and

WHEREAS, in order to comply with the Florida Statutes, the City Council has considered and readopted this Ordinance on third reading;

WHEREAS, the City Council desires to re-adopt the updated Work Plan along with amendments to the current comprehensive plan to guide and control the future development of the City and to preserve, promote and protect the public health, safety and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF WESTLAKE, FLORIDA, THAT:

Section 1: The whereas clauses are hereby incorporated as true and correct findings of fact of the City Council.

Section 2: The City of Westlake hereby re-adopts the updated 10-Year Water Supply Facilities Work Plan (the "Work Plan") and associated amendments to the Infrastructure Element of the Comprehensive Plan and authorizes their transmittal to FloridaCommerce in accordance with Section 163.3184, Florida Statutes.

Section 3: A copy of the Comprehensive Plan, as amended, shall be kept on file in the office of the City Clerk, City of Westlake, Florida.

Section 4: The Planning and Zoning Department is hereby directed to promptly transmit the adopted Comprehensive Plan amendments, including the updated Work Plan, to FloridaCommerce and all required reviewing agencies in accordance with Chapter 163, Florida Statutes.

Section 5: Repeal of Laws in Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6: Severability. Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

Section 7: Codification. It is the intent of the City Council that the provisions of this Ordinance be made a part of the City of Westlake Comprehensive Plan. Appropriate renumbering or re-lettering may occur as necessary to accomplish such codification.

Section 8: Effective Date. This Ordinance shall become effective pursuant to Section 163.3184, Florida Statutes. No development order dependent upon this amendment shall be issued until the amendment becomes effective as provided by law.

PUBLISHED on this_____day of _____, 2026 in the Sun-Sentinel.

PASSED AND ADOPTED ON SECOND READING this 3 day of March, 2026.

PASSED AND ADOPTED ON THIRD READING this_____day of_____, 2026.

_____

City of Westlake
JohnPaul O'Connor, Mayor

_____

Zoie P. Burgess, CMC, City Clerk

APPROVED AS TO LEGAL FORM

_____

OFFICE OF THE CITY ATTORNEY

EXHIBIT A

2025
10-YEAR WATER SUPPLY FACILITIES WORK PLAN

Prepared by

chen moore and associates

and

CAULFIELD & WHEELER INC.

Adopted _____ xx, 2026
Ordinance 2025-09

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1.0: INTRODUCTION

The purpose of the City of Westlake's Water Supply Facilities Work Plan (Work Plan) is to identify and plan for the water supply sources and facilities needed to serve existing and new development within the City's jurisdiction. Chapter 163, Part II, Florida Statutes (F.S.), requires local governments to prepare and adopt Work Plans into their comprehensive plans within 18 months after the South Florida Water Management District (SFWMD) approves a regional water supply plan or its update. *The 2024 Lower East Coast (LEC) Water Supply Plan Update was approved by the District's Governing Board September 12, 2024, and covers a planning horizon until 2045.*

Residents of the City of Westlake obtain their water from the Seminole Improvement District (SID), which is responsible for ensuring enough capacity is available for existing and future customers. Water is supplied by Palm Beach County Water Utility Department (PBCWUD). The City has no areas of domestic self- supply.

The Work Plan references the initiatives already identified to ensure adequate water supply for the City of Westlake. According to state guidelines, the Work Plan and the City of Westlake's Comprehensive Plan address the development of traditional and alternative water supplies, service delivery and conservation and reuse programs necessary to serve existing and new development for at least a 10-year planning period. The Work Plan covers a 10-year planning horizon to 2035 and is consistent with the City's Comprehensive Plan (2035 and 2045) and the *2024 Lower East Coast Water Supply Plan Update (2045)* planning horizons.

The Work Plan is divided into six sections:
Section 1 – Introduction
Section 2 – Background Information
Section 3 – Data and Analysis
Section 4 – Work Plan Projects/Capital Improvement Element/Schedule
Section 5 – Goals, Objectives, and Policies
Section 6 – Maps

1.1: Statutory History

The Florida Legislature enacted bills in the 2002, 2004, 2005, 2011, 2012, 2015, and 2016 sessions to address the state's water supply needs. These bills, in particular Senate Bills 360 and 444 (2005 legislative session), significantly changed Chapters 163 and 373, F.S. by strengthening the statutory links between the regional water supply plans prepared by the water management districts and the comprehensive plans prepared by local governments. In addition, these bills established the basis for improving coordination between local land use planning and water supply planning.

1.2: Statutory Requirements

The City of Westlake has considered the following statutory provisions when preparing this Water Supply Facilities Work Plan:

1. Coordinate appropriate aspects of its comprehensive plan with the appropriate water management district's regional water supply plan, [163.3177(4)(a), F.S.]

2. Ensure its future land use plan is based upon availability of adequate water supplies and public facilities and services [s.163.3177(6)(a), F.S.]. Data and analysis demonstrating that adequate water supplies and associated public facilities will be available to meet projected growth demands must accompany all proposed Future Land Use Map amendments submitted for review.

3. Ensure adequate water supplies and facilities are available to serve new development no later than the date on which the local government anticipates issuing a certificate of occupancy or its functional equivalent and consult with the applicable water supplier prior to approving building permit, to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy [s.163.3180 (2), F.S.],

4. For local governments subject to a regional water supply plan, revise the general Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element (the "Infrastructure Element"), within 18 months after the water management district approves an updated regional water supply plan, to:

a. Identify and incorporate the alternative water supply project(s) selected by the local government from projects identified in the updated regional water supply plan, or the alternative project proposed by the local government under s.373.0361(7), F.S. [s. 163.3177(6)(c)(3), F.S.];

b. Identify the traditional and alternative water supply projects, bulk sales agreements, and the conservation and reuse programs necessary to meet current and future water use demands within the local government's jurisdiction [s. 163.3177(6)(c)(3), F.S.]; and

c. Include a water supply facility work plan for at least a 10-year planning period for constructing the public, private, and regional water supply facilities identified in the element as necessary to serve existing and new development. [s.163.3177(6)(c), F.S.];

5. Revise the Five-Year Schedule of Capital Improvements to include any water supply, reuse, and conservation projects and programs to be implemented during the five-year period [Section 163.3177(3)(a)4., F.S.].

6. To the extent necessary to maintain internal consistency after making the changes described in Paragraph 1 through 5 above, revise the Conservation Element to assess projected water needs and sources for at least a 10-year planning period, considering the appropriate regional water supply plan, the applicable District Water Management Plan, as well as applicable consumptive use permit(s). [s.163.3177 (6)(d), F.S.] If the

established planning period of a comprehensive plan is greater than ten years, the plan must address the water supply sources necessary to meet and achieve the existing and projected water use demand for established planning period, considering the appropriate regional water supply plan. [s.163.3167 (9), F.S.];

7. To the extent necessary to maintain internal consistency after making the changes described in Paragraphs 1 through 5 above, revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with applicable regional water supply plans and regional water supply authorities' plans. [s.163.3177(6)(h)1.,F.S.]

8. While an Evaluation and Appraisal Report is not required, local governments are encouraged to comprehensively evaluate, and as necessary, update comprehensive plans to reflect changes in local conditions. The evaluation could address the extent to which the local government has implemented the need to update its Work Plan, including the development of alternative water supplies, and determine whether the identified alternative water supply projects, traditional water supply projects, and conservation and reuse programs are meeting local water use demands [s.163.3191(3), F.S.].

1.3: Relevant Regional Issues

As the State agency responsible for water supply in the Upper and Lower East Coast planning areas, the SFWMD plays a pivotal role in resource protection, through criteria used for Consumptive Use Permitting. As pressure increased on the Everglades ecosystem resource, the SFWMD Governing Board initiated rulemaking to limit increased allocations dependent on the Everglades system. As a result, the Regional Water Availability Rule was adopted by the Governing Board on February 15, 2007 as part of the SFWMD's water use permit program. This reduced reliance on the regional system for future water supply needs, mandates the development of alternative water supplies, and increased water conservation and reuse.

The following are the regional issues identified for 2045 in the Lower East Coast Planning Region with potential impacts to water supply planning in Palm Beach County and includes Palm Beach County Water Utility Department responses:

1. Fresh surface water and groundwater are limited; further withdrawals could have impacts on the regional system, wetlands, existing legal uses, and saltwater intrusion. As a result, additional alternative water supplies need to be developed.

    - The PBCWUD consumptive use permit (Permit No. 50-00135-W) was updated to have a new expiration date of December 31, 2053 under Application #230303-5. Palm Beach County has an extensive reclaimed water system and will continue to aggressively expand its reclaimed water program. Reclaimed water may be used to replace existing consumptive use permits or act as an offset to increased consumptive use withdrawals. Additional identified sources include the Floridan Aquifer System for either direct withdrawals, blending, or Aquifer Storage and Recovery (ASR) and the C-51 Reservoir.

2. Surface water allocations from Lake Okeechobee and the Water Conservation Areas are limited in accordance with the Lake Okeechobee Service Area RAA criteria.

    - PBCWUD is not located within the Lake Okeechobee Service Area. It does not currently withdraw water from Lake Okeechobee or the Water Conservation Areas and is not planning on seeking an allocation from these sources in the future.

3. Construction of additional storage systems (e.g., reservoirs, aquifer storage and recovery systems) to capture wet season flow volumes will be necessary to increase water availability during dry conditions and attenuate damaging peak flow events from Lake Okeechobee.

    - PBCWUD is not located within the Lake Okeechobee Service Area. The County is an active participant in Everglades restoration efforts as well the U.S. Army Corps of Engineers' Lake Okeechobee System Operating Manual (LOSOM) update. As discussed in Chapter 9, ASR is a potential option for future water supply.

4. Expanded use of reclaimed water is necessary to meet future water supply demands and the Ocean Outfall Law.

    - As discussed in Chapter 8 of their Water Supply Plan, PBCWUD has an extensive reclaimed water program and has aggressively sought to expand it. A planned Regional Reclaimed Water System Project with Broward County will help Broward eliminate ocean outfalls and provide reclaimed water to users in South Palm Beach County. PBCWUD has no ocean outfalls.

5. Expanded use of brackish groundwater from the Floridan aquifer system requires careful planning and wellfield management to prevent undesirable changes in water quality.

    - PBCWUD has modified its current consumptive use permit to utilize the Floridan aquifer system for blending with its surficial withdrawals and supplement its allocation.

Additionally, the City, in coordination with SID, will work to conserve water consumption by implementing Comprehensive Plan policies detailed later in this Plan, which support conservation of potable water and implementation of reuse water.

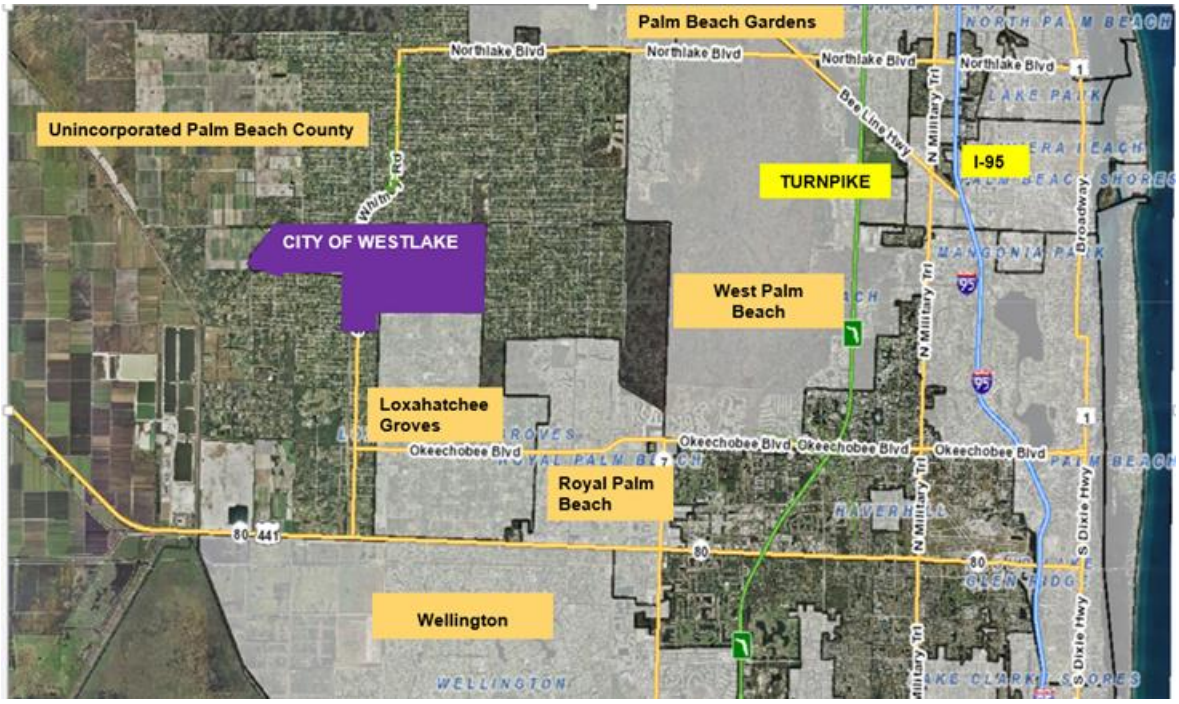
2.0: BACKGROUND INFORMATION

Included in this section is a brief overview of the City of Westlake, along with information on land use and population.

2.1: Overview

The City of Westlake is located in Central Western Palm Beach County and was incorporated in 2016 pursuant to Section 165.0615, Florida Statutes.

Figure 2.1 City of Westlake Location Map



The City boundaries are coextensive with the jurisdiction of the Seminole Improvement District (SID), which was established in 1970 pursuant to Chapter 70-854, Laws of Florida, codified pursuant to Chapter 2000-431, Laws of Florida. SID is an independent special purpose government formerly known as the Seminole Water Control District, which consists of approximately 4,142 acres of land.

SID is empowered to construct and maintain a number of public works and utilities including water, sewer, drainage, irrigation, water management, parks, recreation facilities, roads and/or related activities. The majority of the property located within the SID boundary is comprised of the former Callery-Judge Groves property (CJG), which includes roughly 3,788 acres that was used for active agriculture for over 50 years.

2.2: Current Service Area

See attached Map 4.1, Utility Service Area Map, depicting the City boundaries served by the Seminole Improvement District.

In June 2006 an Interlocal Agreement was executed between the County and SID (R2006-0732). The Agreement resolved the service area disputes by defining clear utility service area boundaries between SID and the County. Pursuant to Chapter 298, Laws of Florida, SID has the exclusive right to provide utility services within SID's legislative boundaries. Under the Agreement, SID will continue serving all of its existing customers but will be precluded from connecting any new customers outside of its legislative boundaries. Existing pipelines and customers located outside SID's boundaries will be transferred to the County over time. In addition to delineating service area territories, the Agreement named the County as SID's exclusive bulk utility service provider.

The Agreement allows SID to reserve and purchase up to five (5) million gallons per day of bulk water and wastewater capacity over thirty (30) years. Other considerations afforded the County with this Agreement include:

1) the right of first refusal to acquire SID's retail Utility System, based upon a pre-determined valuation formula; and
2) the right to utilize existing road right-of-way along Seminole Pratt-Whitney Road for construction, operation, maintenance, and replacement of potable water, waste water, and reclaimed water pipelines.

In May 2016, SID abandoned their water treatment facilities and has continued to purchase bulk water from Palm Beach County Water Utilities Department.

3.0: DATA AND ANALYSIS

The intent of the data and analysis section of the Work Plan is to provide supporting documentation to the State Land Planning Agency and other regulatory agencies as part of future proposed Comprehensive Plan amendments, particularly those changing the Future Land Use Map (FLUM) to increase density and intensity.

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3.1: Population Information

This section examines population information such as population projections from the Future Land Use Element data and analysis supporting the City's Comprehensive Plan and SID. Additionally, updated population projections utilized by Palm Beach County in their Water Supply Facilities Plan update for the 10-year planning horizon are provided as well as population figures from the SFWMD 2024 LEC Water Supply Facilities Plan Update.

Population Projections Utilized for the City's Comprehensive Plan

Chapter 163.3177(1)(f)3, F.S., requires local government comprehensive plans to be based upon permanent and seasonal population estimates and projections, which shall either be those published by the Office of Economic and Demographic Research (OEDR) or generated by the local government based upon a professionally acceptable methodology. The OEDR issues the projections generated by the Bureau of Economic and Business Research (BEBR.) BEBR makes permanent population projections for counties, but not for municipalities or unincorporated areas. Neither OEDR nor BEBR make seasonal population projections.

Palm Beach County uses the BEBR medium permanent population projection to compute a projection for the unincorporated county. The total county BEBR projection is geographically divided and allocated to small geographic areas called Traffic Analysis Zones (TAZs). There are over 1,700 TAZs in Palm Beach County. The TAZs in each municipality and in the unincorporated area are then combined to make projections for each municipality and the unincorporated area.

The allocation of population to each TAZ is based upon projections of dwelling units in each TAZ as well as other demographic factors such as vacancy and seasonal rates. The latest population projection and allocation for Palm Beach County was conducted in 2025 utilizing the 2025 Palm Beach County Population Allocation Model (2025-PBC-PAM).

Palm Beach County's population grew from 1,320,134 in 2010 to 1,492,191 in 2020 (U.S. Census 2020). The population change during this decade was very uneven, reflecting both population booms and busts due to both local and national economic conditions. BEBR's latest population estimate for 2023 is 1,532,718, representing an increase of 40,527 persons since 2020.

The County is projected to increase its population by 306,295 people between 2020 and 2050, a 20.49% increase (BEBR FPS 180). Table 3.1 shows the latest BEBR projections through 2050 as well as the projections used in the 2025-PBC-PAM.

The latest BEBR medium projections published in 2024 for the year is consistent with the Palm Beach County projections in the 2025-PBC-PAM. This substantially higher medium population projection increases the projected demand for housing units in Palm Beach County over the course of the Westlake long-term planning period.

Table 3.1: Palm Beach County Population Projections

	2020 Census	2025	2030	2035	2040	2045	2050
BEBR FPS- 180 (2024)	1,494,805	1,567,500	1,643,400	1,700,000	1,742,500	1,774,400	1,801,100
2025-PBC-PAM			1,643,400	1,700,000	1,742,500	1,774,400	1,801,100

Source: University of Florida Bureau of Economic and Business Research, Population Projections (FPS 180_2024), U.S. Census Bureau, 2020 Decennial Census, DP-1, 2025-PBC-PAM

The TAZs associated with the City and the surrounding area are shown in Figure 3.1. The 2020-PBC-PAM allocated 4,546 dwelling units associated with the Minto West plan amendment to four TAZs (#1593, #864, #1058, and #1079) for year 2030. As these dwelling units were associated with a specific development approval, no dwelling units were allocated to those portions of the City that are outside of the Minto West development area.

The larger geographic area where residential development may now occur, the longer extended planning timeframe to 2045 instead of 2030, and the increased 2024 BEBR medium county population projections, supports additional development opportunities for dwelling units and associated population. Therefore, the City projects 7,200 units by the year 2045, which corresponds to the long term planning period. This reflects a generally steady growth rate and considers growth trends in nearby cities. The densities established in the Future Land Use Element will accommodate the increase in dwelling units.

The 7,200 dwelling units are converted to permanent household population as follows. First, the total number of housing units is converted to an estimate of occupied housing units by subtracting units anticipated to be vacant or used for seasonal residents. Second, occupied housing units are converted to household population by applying an average population per household rate (PPH).

PPH, vacancy rates, and seasonal housing rates are based upon the surrounding Census County Divisions (CCDs) which have population characteristics expected to be more comparable to the City than the county as a whole. These CCDs are located in the central portion of Palm Beach County between the eastern coastal communities and the western areas.

Specifically, the City PPH, vacancy rate and seasonal rate are averages derived from the Royal Palm Beach-West Jupiter, Western Community, and Sunshine Parkway CCDs from the 2020 US Census. Figure 3.2 shows the boundaries of the CCDs. The vacancy rate used for the City is 4.59 percent. The seasonal rate is 5.77 percent. The PPH is 2.70. These rates are kept constant for the planning periods.

Figure 3.1: Traffic Analysis Zones (TAZ) Map

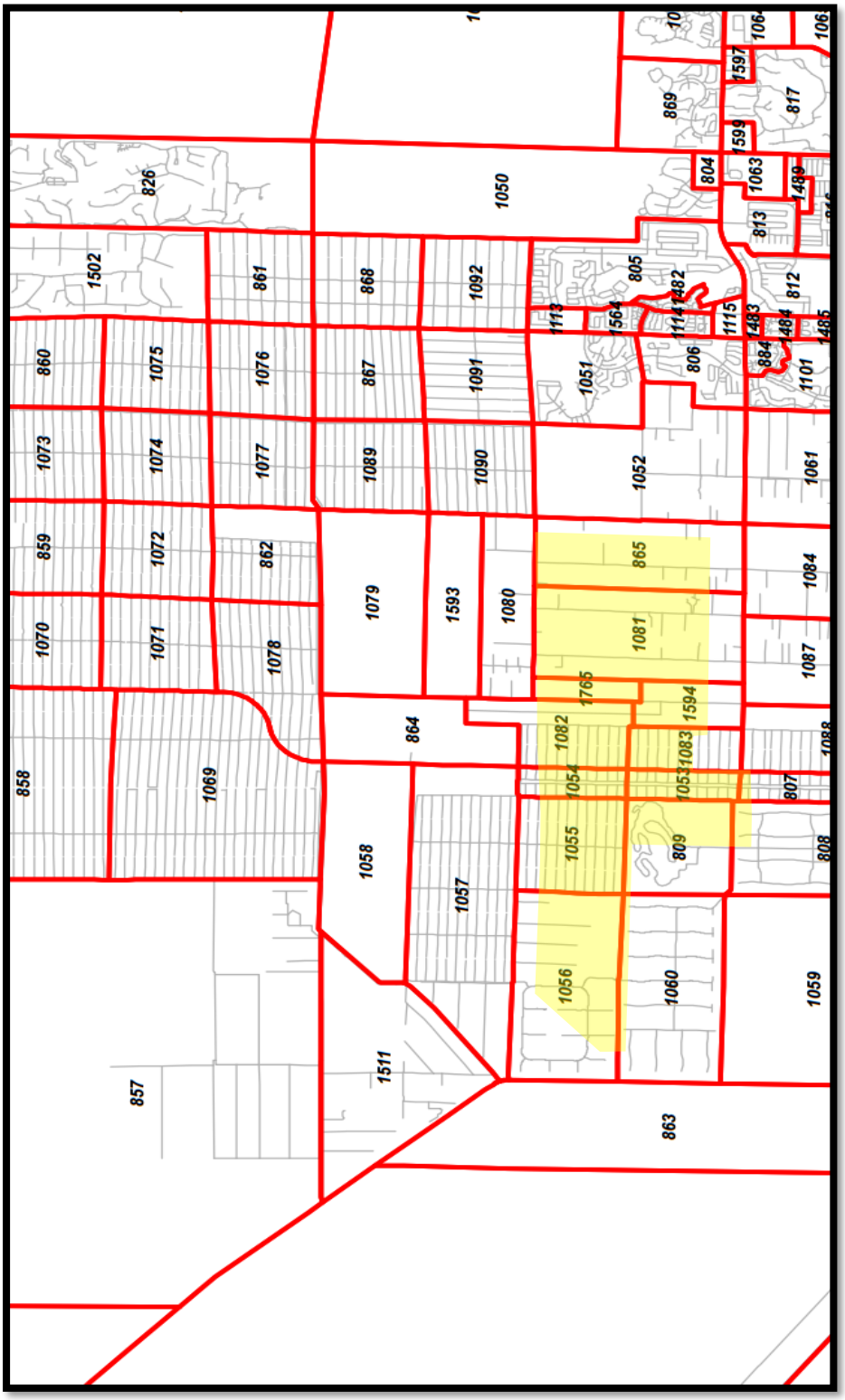
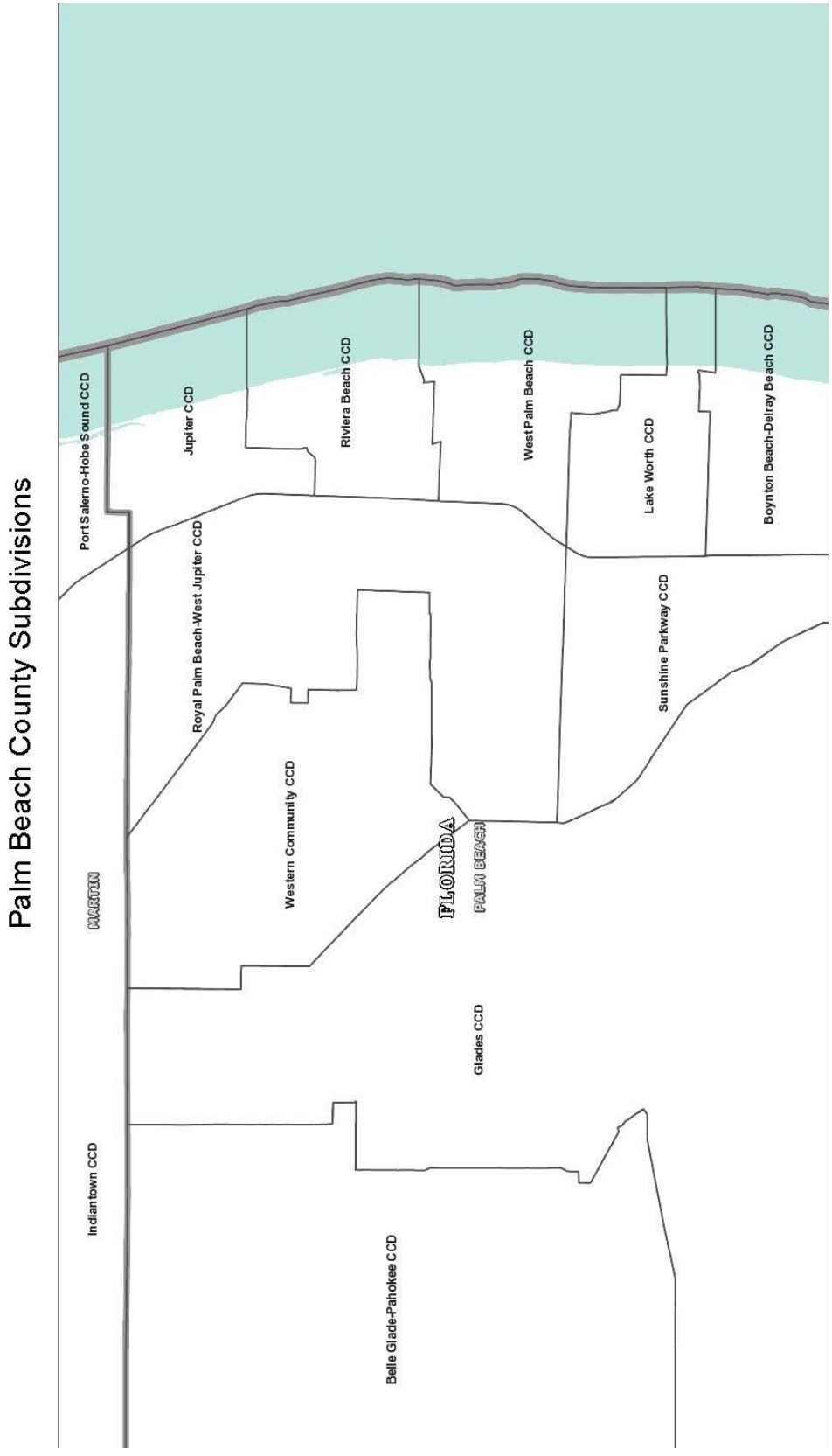


Figure 3.2: 2020 Census County Divisions (CCDs)



In addition to the permanent household population, some people may live in group quarters (e.g. nursing homes). The percent of permanent population expected to live in group quarters is zero in year 2025. However, a group quarters population is projected for 2035 by using the average group quarters rate from the same surrounding CCDs. According to the 2020 Census, the average group quarters rate is 0.653% which equates to 85 people in 2035.

The permanent population estimate for 2025 and projections for years 2035 and 2045 are provided in Table 3.2A based on the anticipated development of housing units and assumptions for group quarters populations. The permanent population projections were calculated by utilizing the projected total housing units (7,200), minus the vacancy rate (4.59%) and the seasonal rate (5.77%), and multiplying by the PPH of 2.70, plus the projected group quarter population.

Table 3.2A: City Permanent Population Projections

Year	Total Housing Units	Permanent Population	Group Quarters Population	Population
2025	3,625	8,774	0	8,774
2035	5,400	13,070	85	13,155
2045	7,200	17,426	114	17,540

The seasonal population projection is based on the seasonal housing rate of 5.77% of projected housing units as well as the plan for a 150-room hotel. An estimate of 2 persons per seasonal house or hotel room is assumed. The seasonal projection is shown in Table 3.2B below.

Table 3.2B: City Seasonal Population Projections

Year	Housing Population	Hotel Population	Total Seasonal
2025	209	0	209
2035	312	300	612
2045	415	300	715

The total population projection, consisting of both permanent and seasonal residents, is shown in Table 3.2C. These numbers were used for purposes of analyzing public infrastructure needs in the 10- and 20-years planning periods.

Table 3.2C: City Total Population Projection

Year	Permanent Population	Seasonal Population	Total Population
2025	8,774	209	8,983
2035	13,155	612	13,767
2045	17,540	715	18,255

Population Projections Utilized for the PBC 10-Year Water Supply Facilities Work Plan

Table 3.3 provides the 10-year population forecast for the City of Westlake as prepared by Palm Beach County Water Utility Department (PBCWUD) and Planning Division of the Planning, Zoning and Building Department (PBCPZ&B).

Table 3.3: PBC WUD Population Forecast

PBC WUD Served Population	2025	2030	2035
Unincorporated County	473,442	492,881	516,131
Atlantis	2,160	2,186	2,263
Belle Glade	17,722	18,814	19,347
Boca Raton	598	645	662
Cloud Lake	171	174	175
Glen Ridge	276	279	280
Greenacres	45,480	46,327	46,961
Haverhill	2,399	2,557	2,630
Lake Clarke Shores	367	370	407
Loxahatchee Groves	349	589	864
Pahokee	6,086	6,262	6,546
Palm Beach Gardens	1,386	1,585	1,690
Palm Springs	1,903	3,098	3,731
Royal Palm Beach	35,066	36,134	36,409
South Bay	5,315	5,674	5,848
Wellington	9,623	9,653	9,696
Westlake	7,695	10,203	12,747
West Palm Beach	1,046	1,051	1,056
Total Population Served by PBC WUD	**611,084**	**638,482**	**667,443**
The following values represent the population throughout unincorporated Palm Beach County that is self- served via wells. All have the potential to request utility service from PBC WUD at any given time. For conservative facility planning purposes, plants are sized to be able to serve all the self-served population in addition to the population projected throughout the utility service area.			
Self-Served Population	**2025**	**2030**	**2035**
Loxahatchee Groves	3,141	3,334	3,454
Unincorporated PBC/Glades	42,784	42,079	41,761
Total Self-Served Population	**45,323**	**44,843**	**44,320**

Source: PBC WUD'S Water Supply Facilities Plan Update Table 5.2

As indicated above in Table 3.3 and compared with the LEC figures in Table 3.4, the population projections utilized in the PBC Water Supply Facilities Work Plan are aligned with and acceptable as representative of Westlake's projected population.

Population Projections Utilized in the 2024 LEC Water Supply Plan Update

Population projections in Table 3.4 for Total Population Served by PBCWUD are slightly higher (638,482) than the Population projections utilized in the Lower East Coast Regional Water Supply Plan update (635,840) per the Palm Beach County Water Utilities Department Utility Summary Table (See below), Appendix E Public Water Supply Utilities Summaries, page E-18. Palm Beach County indicates there is adequate capacity to

maintain the adopted level of service standard for potable water supply for these population projections.

Table 3.4: 2024 LEC Plan Update
Palm Beach County Water Utilities Department Utility Summary

Population and Finished Water Demand				
	Existing	Projected		
	2021	2025	2035	2045
Population	545,848	577,044	635,840	678,344
Average 2017-2021 Per Capita (gallons per day finished water)	103			
Potable Water Demands (daily average annual finished water in mgd)	**56.22**	**59.44**	**65.49**	**69.87**
SFWMD Water Use Permitted Allocation (mgd)				
Potable Water Source	Permit Number 50-00135-W (expires 2053)			
SAS	97.40[a]			
FAS (for blending with SAS)	7.00			
Bulk Finished Water (to Seacoast)	(5.00)			
Total Allocation	**104.4[b]**			
FDEP Potable Water Treatment Capacity (PWS ID # 4504393)				
Permitted Capacity by Source	Cumulative Facility & Project Capacity (mgd)			
	Existing	Projected		
	2021	2025	2035	2045
SAS	103.28	103.28	115.78	115.78
FAS	0.00	0.00	0.00	0.00
Total Potable Treatment Capacity	**103.28**	**103.28**	**115.78**	**115.78**
Nonpotable Alternative Water Source Treatment Capacity (mgd)				
Reclaimed Water	25.89[c]	27.89[c]	27.89[c]	27.89[c]
Total Nonpotable Treatment Capacity	**25.89**	**27.89**	**27.89**	**27.89**

Project Summary						
Water Supply Projects	Source	Completion Date	Total Capital Cost ($ million)	Projected Cumulative Design Capacity (mgd)		
				2025	2035	2045
Potable Water						
Expansion of WTP 2 to add 12.50 mgd Membrane Softening	SAS	2028	$65.00	0.00	12.50	12.50
Total Potable Water			**$65.00**	**0.00**	**12.50**	**12.50**

[a] The SAS allocation of 97.40 mgd expires in 2042. The base condition allocation for the SAS is 86.99 mgd.
[b] The permitted source allocations do not always total exactly. See the SFWMD water use permit for further information.
[c] The PBCWUD is contracted to provide FPL with up to 22.00 mgd of reclaimed water for cooling purposes at the West County Energy Center. FPL currently uses approximately 14.00 mgd of that amount. This is in addition to the reclaimed capacity listed (25.89 mgd).
[d] The project does not increase overall treatment capacity.
[e] The PBCWUD is contracted to receive up to 10.51 mgd of reclaimed water from BCWWS.

Source: South Florida Water Management Lower East Coast (LEC) Appendix E Public Water Supply Utilities Summaries, page E-18

3.2: Potable Water Level of Service Standard and Demand Projections

SID is the retail provider of potable water within the City. There is an Interlocal Agreement between Palm Beach County and SID regarding the Sale of Bulk Water and Wastewater Service and Establishment of Water, Wastewater, and Reclaimed Water Service Areas and Settling Certain Disputes and Lawsuits Between the Parties, dated April 18, 2006, which provides that SID can purchase bulk water from the County at a rate of up to 5.0

MGD for the next thirty (30) years with provisions to extend the agreement for 50 or more years. SID and Palm Beach County have invested in significant infrastructure in the City's area to provide potable water service. SID maintains water distribution facilities for service within the City and will expand internal potable water distribution lines concurrent with development within the City.

The City's level of service standard for potable water is 110 gallons per capita per day for residential uses and 150 gallons per 1,000 sq. ft. per day for non-residential uses with the following exceptions. Schools have a level of service standard of 18 gpd per student. Hotels have a level of service standard of 100 gpd per room. Parks have a level of service standard of 10 gpd per visitor. The per capita level of service standard will be applied to dwelling units using a 2.65 average population per household (PPH) unless it can be demonstrated that a different PPH is applicable. The City will continue to coordinate with SID to monitor and evaluate future operating demands as the City increases utility users and to adjust the level of service standard, if needed, through the planning periods.

Table 3.5 below provides an analysis of potable water demand over the short- and long-term planning periods. The first section identifies the level of service standards used for the planning analysis. The second section identifies existing and projected population and uses that require potable water. Square footage numbers are from the Palm Beach County property appraiser parcel database. Existing student numbers are based on school capacity numbers from the Palm Beach County School District Work Plan and anticipated students from a potential new school. New development square footage, hotel rooms, and college students are based on the existing development orders within the City. Projections of recreation and park daytime visitors are based on averages derived from the National Recreation and Park Association 2016 study of park usage entitled "NRPA Americans' Engagement with Parks Survey." The third section computes the current and projected demand for the planning periods.

In accordance with the 2006 Service Agreement between SID and County, the Agreement allows SID to reserve and purchase up to five (5) million gallons per day of bulk water and wastewater capacity over thirty (30) years. This amount is adequate to meet the projected demands over the 10-year Water Supply Plan planning horizon.

The anticipated facilities needed for the planning periods are identified in Table 4.1 and are also depicted on INF. Map 4.2 and INF. Map 4.3.

Table 3.5: Potable Water Analysis

Potable Water Level of Service			
	Gallons Per Day		
Per Person	110		
Per square foot for Commercial, Civic, and Industrial	0.15		
Per Student	18		
Per Hotel Room	100		
Per visitor of park and recreation facilities	10		
Demand Generators			
	2025	**2035**	**2045**
Population (excluding hotel population)	8,774	13,155	17,540
Commercial, Civic, and Industrial S.F.	1,012,504	35,475,700	35,475,700
K-12 Students	3,220	4,797	5,517
College Students	0	0	3,000
Total Students	3,220	4,797	8,517
Hotel Rooms	0	150	150
Recreation and Park Daytime Visitors	0	650	2,600
Demand Projections			
	2025	**2035**	**2045**
Population (excluding hotel population)	965,140	1,447,050	1,929,400
Commercial, Civic, and Industrial S.F.	151,876	5,321,355	5,321,355
Total Students	57,960	86,346	153,306
Hotel Rooms	0	15,000	15,000
Recreation and Park Daytime Visitors	0	6,500	26,000
Total Demand (Gallons Per Day)	1,174,976	6,876,251	7,445,061

3.3: Water Supply Provided by Local Government

The City does not own or maintain any water supply facilities. SID purchases potable and reuse water from Palm Beach County and will distribute that potable and reuse water as the exclusive retail provider of potable and reuse water within the City.

In accordance with the 2006 Service Agreement between SID and County, the Agreement allows SID to reserve and purchase up to five (5) million gallons per day of bulk water and wastewater capacity over thirty (30) years. This amount is adequate to meet the projected demands.

3.4: Conservation

Neither the County nor the *2024 Lower East Coast Water Supply Plan Update* identify specific programs within the City. However, as detailed below, the City includes conservation measures in its Comprehensive Plan and Land Development Regulations to support the goals and address the issues identified in the LECWSP.

3.4.1: Local Government Specific Actions, Programs, Regulations, or Opportunities

The City's Comprehensive Plan includes a number of policies, as detailed later in the Plan, that encourage conservation measures and the use of reuse water within the City. The City will continue implementing these polices through its Land Development Regulations and other programs in coordination with SID. The policies, provisions, and actions listed below, detail conservation measures currently implemented, enforced, or supported by the City of Westlake that will continue to offset future water demand consistent with Section 163.3177(6)(c)3., F.S. As development occurs and land uses transition from agricultural to urban, the City will continue coordinating with appurtenant agencies to expand water conservation strategies and opportunities to enhance current conservation programs over the planning horizon.

<u>Restrictions in Permitted Water Use</u>

- The City shall implement the Mandatory Year-Round Irrigation Conservation Measures as detailed in 40E-24 Florida Administrative Code.
- The City's Code of Ordinances shall include requirements for restrictions on water use during times an "emergency situation" is declared by SFWMD or when the City Council determines a reduction in water consumption is necessary to alleviate a local water shortage within the City's water system. Water restrictions may include reduction of hours and days allowed for irrigation, washing of vehicles, washing of outdoor surfaces, operation of ornamental fountains, operation of air conditioning without a recirculation system, limitations on filling and use of swimming pools, limitations on escapement of water through defective plumbing, restrictions on hotels and restaurants as to the minimum amount of water necessary to conduct operations and other restrictions as necessary.

<u>Use of Florida-Friendly Landscape Principles</u>

Through the implementation of Florida-friendly principles, the City can attain water efficient landscapes and expect reduced irrigation demand.

- The City's Land Development Code provides for the use of Florida-friendly landscaping materials including the minimum percent of required pervious area that must follow the principles of Florida-friendly landscape provisions as set forth in *The University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS) Florida-Friendly Landscaping Guide to Plant Selection & Landscape Design.*
- The City's Comprehensive Plan Policy CON 1.3.12 supports Florida-friendly landscaping through the continued coordination with SFWMD and Palm Beach County IFAS Extension. The policy states, "*Continue promoting water efficient landscapes by coordinating with SFWMD and Palm Beach County Extension Office*

of the University of Florida Institute of Food and Agriculture Services (Palm Beach County IFAS Extension) on their Florida Friendly Landscaping programs."

Requirement of Ultra-Low Volume Plumbing in New Construction

- The City has adopted the Florida Building Code (FBC) which contains plumbing flow restriction requirements. The County Code prohibits a City within its jurisdiction from enacting standards less stringent from the FBC. The City's Building and Inspection Services Division also includes in their procedures provisions for new construction to have water conservation control devices installed per the Florida Plumbing Code, as a condition for granting certificates of occupancy.
- The City's Comprehensive Plan Policy CON 1.3.10 "*encourage[s] the use of water-conserving fixtures in all new construction and redevelopment projects consistent with the Florida Building Code.*"

Water Conservation-Based Rate Structure

- SID has a conservation-based water rate structure, which includes an increasing rate with increasing use, as a means of reducing demand.

Meter Replacement Program

- Unaccounted for water summaries shall be submitted to the District annually, within one year of adoption of this Work Plan.

Rain Sensor Overrides and Maintenance for Lawn Sprinkler Systems

The Code requirements on irrigation systems promote efficient and conservative water use for irrigation.

- The City has adopted the FBC, which requires the installation of rain sensors on new irrigation systems. City Code Sec. 107-108 (b)(1)(f) states that irrigation plans shall "*incorporate in the design acceptable industry standards to promote water conservation practices and ensure the health, safety, and welfare of the public consistent with the Florida Building Code, Plumbing."*
- The City's Land Development Code includes provisions regarding regular irrigation maintenance and rain sensors on automatic lawn sprinkler systems. Sec. 107-109 indicates that irrigation systems shall be regularly maintained and kept in working order and be adjusted as required to meet the water needs of the landscape, including, "*resetting the automatic controller according to the climatic season*." Additionally, Sec. 107-109 (1) states, "*irrigation systems shall be designed to apply water to shrub and tree areas on a less frequent schedule than lawn areas to the extent practical. A rain-sensor switch shall be installed on systems with automatic controllers. Irrigation systems shall be designed as not to overspray water onto impervious areas*."

Public Information Program

By providing accessible public information, the City may expect an increased public awareness through educational programs.

- The City's Comprehensive Plan policies encourage coordinated efforts to inform the public about water conservation. Per Policies CON 1.3.11 and INF 1.7.3, respectively, the City shall "*coordinate with SFWMD and SID to provide information*

resources regarding water conservation" and "*coordinate with SFWMD to develop public information and education programs that promote water conservation*."

- The City shall coordinate with SID to develop a program to provide water conservation information and practices to the City's residents and SID customers through the City and SID webpages and an annual Water Quality Report.
- The City will coordinate future water conservation efforts with SID and the SFWMD. In addition, the City will continue to support and expand existing goals, objectives and policies in the Comprehensive Plan promoting water conservation in a cost-effective and environmentally sensitive manner. The City will continue to actively support the SFWMD and its water supplier(s) in the implementation of new regulations or programs designed to conserve water during the dry season.

<u>Conservation and Preservation of Ground and Surface Waters</u>

The City shall continue to coordinate with SID and the SFWMD to provide adequate protection of water resources and foster groundwater recharge.

- The City's Comprehensive Plan Policies INF 1.2.3 and INF 1.7.1, respectively, support the continued protection and conservation of ground and surface waters through coordination with the SFWMD, specifically *"continue[ing] to protect and conserve ground and surface waters*" and "*implement[ing] applicable regional water resource projects, which may reduce losses of excess stormwater to tide, recharge the surficial aquifer, protect the functions of natural groundwater recharge areas and natural drainage features (to the extent they exist), and provide water to preserve areas for additional surface water storage."*
- The City's Comprehensive Plan and the Land Development Code prohibit vertical development surrounding the M Canal, which serves as a public water supply to the City of West Palm Beach and is recognized as an allowed conservation use within the City of Westlake.
    - Policy CON 1.3.13 states, "*The M Canal serves as a source of public water supply to the City of West Palm Beach. The Plan recognizes the M Canal as an allowed conservation use within the civic and residential Future Land Use Categories. Development is prohibited within the M Canal right of way. Further, development shall be prohibited north of the M Canal right of way and within the 100 feet south of the M Canal right of way. This does not prohibit construction of roads or any development in the M Canal right of way related to the expansion, operation and maintenance of the M Canal. The Land Development Regulations shall address compatibility between the M Canal and any adjacent development. The City will coordinate with SFWMD and SID to encourage drainage from development within the City to discharge into the SID drainage system as permitted by SFWMD, and not into the M Canal*."
    - Sec. 119-68 of the Land Development Code states, "*Vertical development is prohibited within the M-Canal right-of-way. Further, vertical development is prohibited north of the M-Canal right-of-way and within eighty (80) feet to the south of the M-Canal right-of-way. This does not prohibit vertical development in M-Canal right-of-way related to the operation and maintenance of the M-Canal."*

- Furthermore, Comprehensive Plan Policy CON 1.3.14 intends to preserve water quality of the M Canal by "*To the extent the City has jurisdiction, require[ing] drainage from development within the City to discharge into the SID drainage system as permitted by SFWMD, and not into the M Canal."*

3.5: Reuse

State law supports reuse efforts. Florida's utilities, local governments, and water management districts have led the nation in the quantity of reclaimed water reused and public acceptance of reuse programs. Section 373.250(1) F.S. provides "the encouragement and promotion of water conservation and reuse of reclaimed water, as defined by the department, are state objectives and considered to be in the public interest." In addition, Section 403.064(1), F.S., states "reuse is a critical component of meeting the state's existing and future water supply needs while sustaining natural systems."

3.5.1: Local Government Specific Actions, Programs, Regulations, or Opportunities

The City supports water reuse initiatives under consideration by both the SFWMD and Palm Beach County and the implementation of new regulations or programs designed to increase the volume of reclaimed water used and public acceptance of reclaimed water. The City's Comprehensive Plan, through policies INF 1.4.1, INF 1.4.2, and CON 1.3.6, encourages both conservation of water and use of alternative water supplies, such as reclaimed water for irrigation. The subject policies are exhibited below.

- Policy INF 1.4.1: "*Coordinate with SID to provide reuse water for landscape irrigation. Where reuse water is unavailable, surface water may be used as a source of irrigation water. To the extent it has jurisdiction, the City will not allow domestic self-supply wells to supply water for irrigation within the City."*
- Policy INF 1.4.2: "*New developments and redevelopment will be required to connect to the centralized reuse water facilities where reuse water is available. The City shall coordinate with SID to maximize the use of existing reuse facilities for the provision of reuse water."*
- Policy CON 1.3.6: "*Continue requiring Require new development and redevelopment to use reuse water for irrigation where it is available*."

Moreover, the City's Land Development Code, Sec. 107-107, requires "*new development, redevelopment, and expansion of existing development … to use reuse water for irrigation where it is available.*"

4.0: CAPITAL IMPROVEMENTS

This section provides a brief description of the City's Capital Improvements Program and Policies for Water Supply.

4.1: Work Plan Projects

Based on the population projections and a capacity analysis for the short-term planning period there is adequate facility capacity to maintain the adopted level of service standard for potable water supply as provided through interlocal agreements between SID and Palm Beach County. SID plans on expanding distribution lines for potable water and beginning the interconnection process of water with the County's lines within the 2023 planning period.

SID's planned improvements for potable water are listed in the Capital Improvement Schedule and are shown on attached INF Maps 4.2 and 4.3. Pursuant to the Westlake/SID Interlocal, these improvements have and will continue to be provided in order to ensure the achievement and maintenance of the adopted level of service standards for potable water and wastewater. SID is constructing facilities and otherwise facilitating these improvements using non-ad valorem assessments, developer contributions, and other sources of revenue.

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4.1.1: Capital Improvements Element/Schedule

Table 4.1: 5-Year Capital Improvement Schedule Summary

5-Year Capital Improvements Schedule: Summary of Total Project Costs By Year									
Project Description	**Priority**	**FY 2024-25**	**FY 2025-26**	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**Total Funding Amount**	**Funding Source***
Saddle Bay Drive	High	$ -	$ -	$ -	$ 996,660.00	$ -	$ -	$ 996,660.00	Developer / Bonds
Persimmon Blvd E Phase 5 (Up to Roundabout)	High	$ 967,678.00	$ -	$ -	$ -	$ -	$ -	$ 967,678.00	Developer / Bonds
Persimmon Blvd E Phase 6 (Up to 140th)	High	$ -	$ 3,045,923.00	$ 1,328,640.00	$ -	$ -	$ -	$ 4,374,563.00	Developer / Bonds
Persimmon Blvd W Phase 3	High	$ -	$ -	$ -	$ -	$ 1,251,225.00	$ -	$ 1,251,225.00	Developer / Bonds
Town Center Parkway SW Phase 3	High	$ -	$ -	$ -	$ -	$ -	$ 2,083,200.00	$ 2,083,200.00	Developer / Bonds
Town Center Parkway NW Phase 1	High	$ 1,036,945.00	$ 1,267,377.00	$ -	$ -	$ -	$ -	$ 2,304,322.00	Developer / Bonds
Town Center Parkway NW Phase 2	High	$ -	$ -	$ -	$ -	$ 1,713,660.00	$ -	$ 1,713,660.00	Developer / Bonds
Stormwater Management Lakes – Parcel V	High	$ 4,216,951.00	$ 221,945.00	$ -	$ -	$ -	$ -	$ 4,438,896.00	Developer / Bonds
Stormwater Management Lakes – Parcel U	High	$ 5,255,210.00	$ 927,390.00	$ -	$ -	$ -	$ -	$ 6,182,600.00	Developer / Bonds
Stormwater Management Lakes – Silverlake	High	$ -	$ 2,290,625.00	$ -	$ -	$ -	$ -	$ 2,290,625.00	Developer / Bonds
Stormwater Management Lakes – Parcel B	High	$ -	$ -	$ -	$ -	$ 1,700,635.00	$ -	$ 1,700,635.00	Developer / Bonds
Water Main from (Parcel V to SE Interconnect)	High	$ -	$ 243,000.00	$ -	$ -	$ -	$ -	$ 243,000.00	Developer / Bonds
Force Main from (Persimmon Phase 6 to SE Interconnect)	High	$ -	$ 305,200.00	$ -	$ -	$ -	$ -	$ 305,200.00	Developer / Bonds
Community Park (Parcel C-4)	High	$ 1,450,000.00	$ 3,165,000.00	$ 885,000.00	$ -	$ -	$ -	$ 5,500,000.00	Bonds
Seminole Improvement District Complex	High	$ 647,368.00	$ 1,817,632.00	$ -	$ -	$ -	$ -	$ 2,465,000.00	Bonds
TOTAL	-	**$ 13,574,152.00**	**$ 13,284,092.00**	**$ 2,213,640.00**	**$ 996,660.00**	**$ 4,665,520.00**	**$ 2,083,200.00**	**$ 36,817,264.00**	-

5.0: GOALS, OBJECTIVES AND POLICIES

Comprehensive Plan Goals, Objectives, and Policies (GOPs) are included in the Elements to ensure implementation and future updates of the 10 Year Water Supply Facilities Work Plan as required by Section 163.3177 (6) (c), F.S. As GOPs are often amended outside of the cycle for Water Supply Facilities Work Plan amendments (i.e. Evaluation and Appraisal Report amendments every seven (7) years), the GOPs are contained in the Comprehensive Plan and are not part of the officially adopted Water Supply Plan. Associated Comprehensive Plan amendments to relevant GOPs will be adopted concurrently with the Work Plan update.

Policy INF 1.2.1 The City hereby adopts by reference the 2026 City of Westlake Water Supply Facilities Work Plan (Work Plan), ~~dated March 2018~~, for a planning period of not less than 10 years. The Work Plan addresses issues that pertain to water supply facilities and requirements needed to serve current and future development within the City's water service area. The City shall review and update the Work Plan at least every five (5) years within 18 months after the governing board of the South Florida Water Management District (SFWMD) approves an updated Lower East Coast Water Supply Plan. Any changes affecting the Work Plan shall be included in the annual Capital Improvements Plan update to ensure consistency between the Work Plan and the Capital Improvements Element.

Policy INF 1.7.2 Support the SFWMD ~~2013~~ 2024 Lower East Coast Regional Water Supply Plan Update and coordinate with SFWMD on its implementation.

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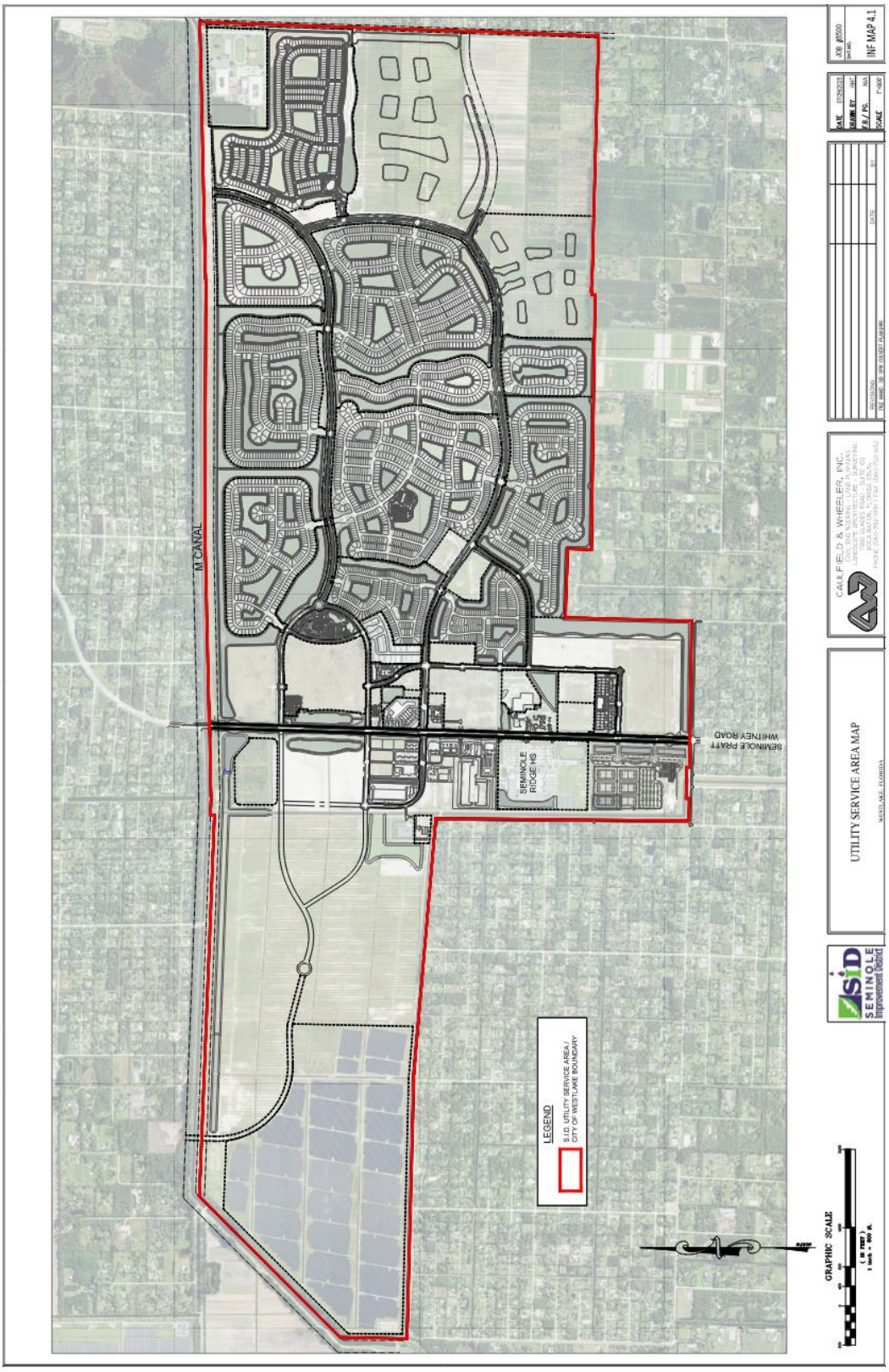
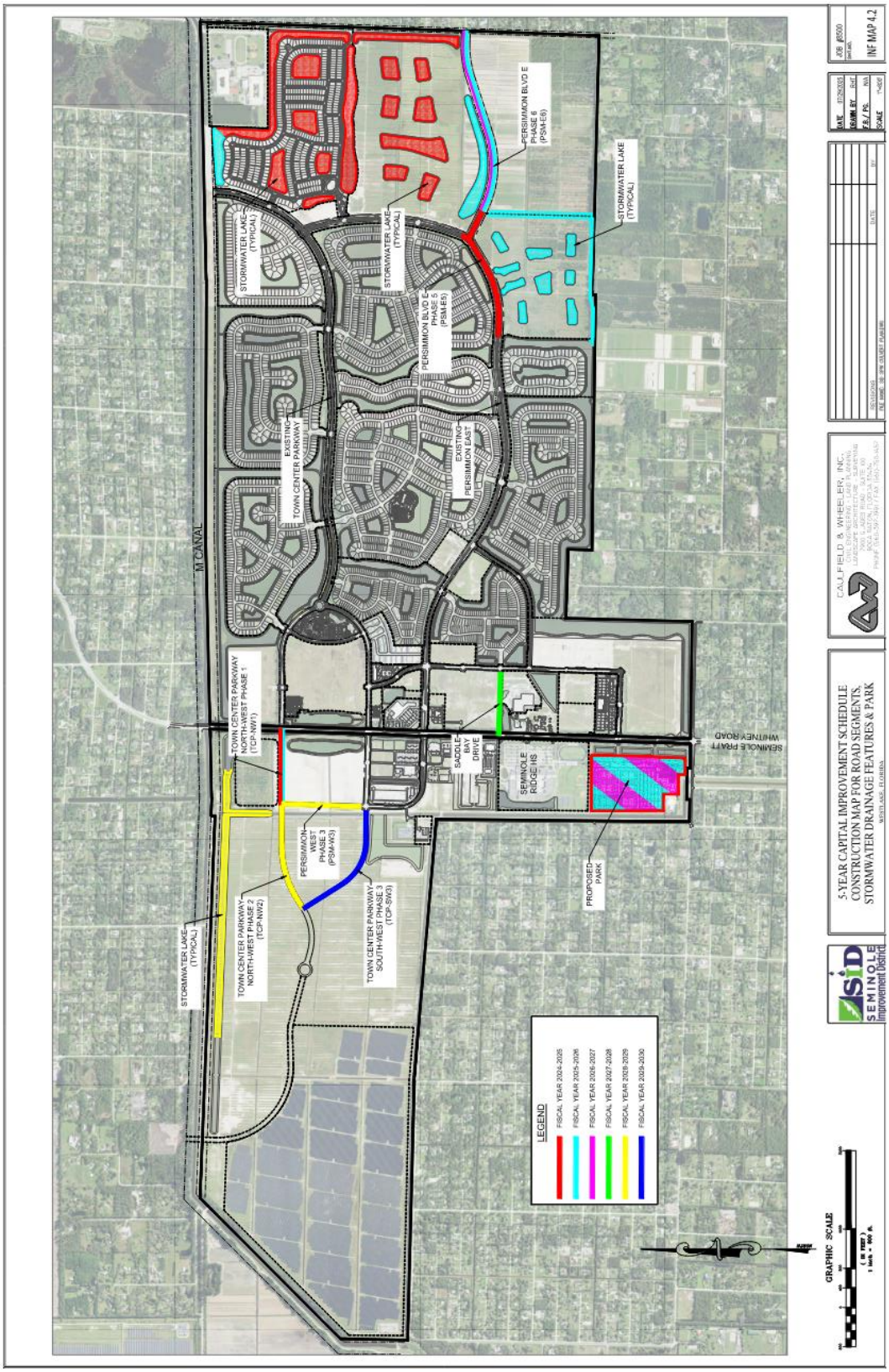
6.0 MAPS

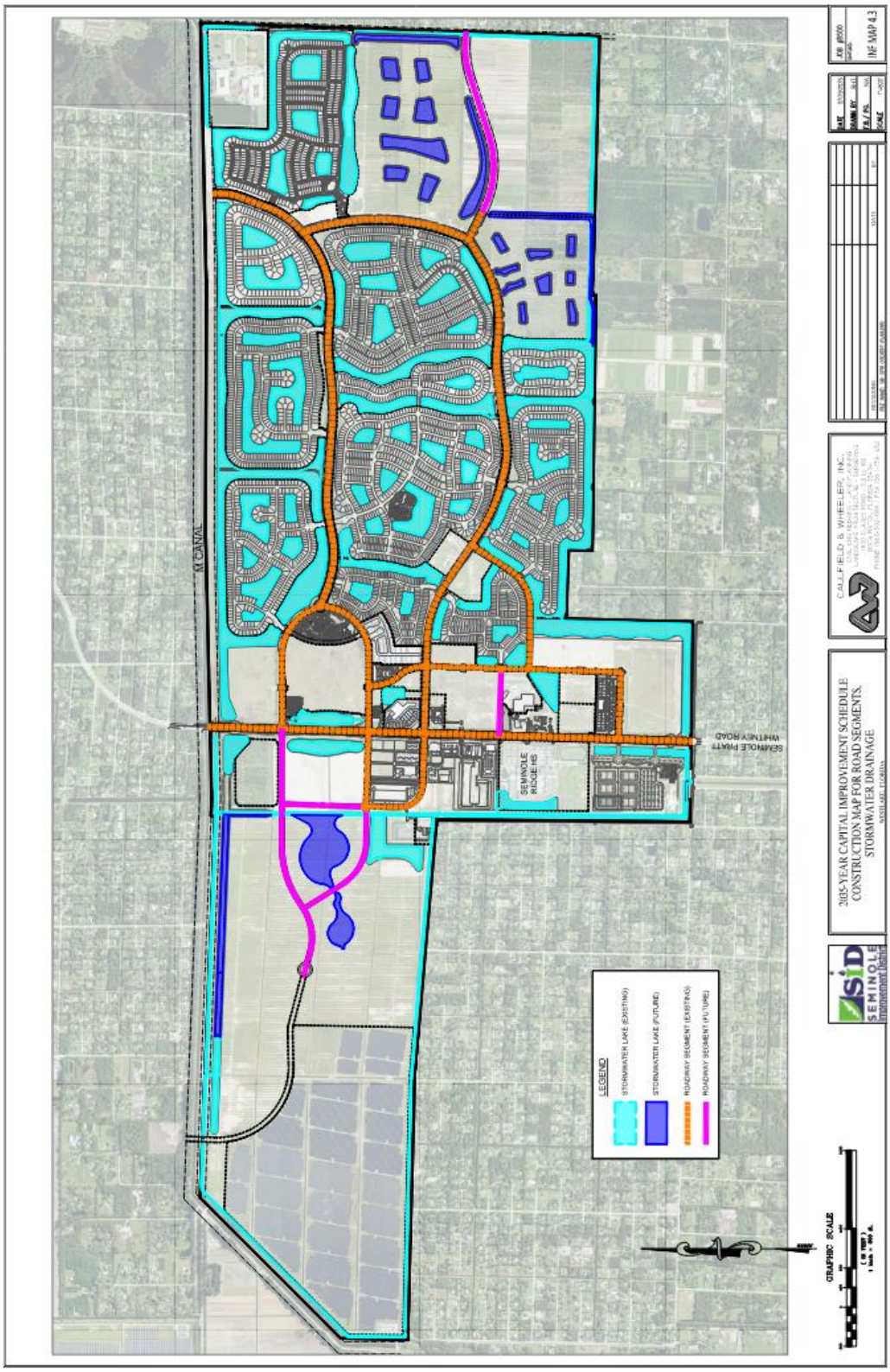
Map 4.1: Utility Service Area Map



INF Map 4.2: 5-Year Capital Improvement Schedule



INF Map 4.3: 2035-Year Capital Improvement Schedule



File Attachments for Item:

C. SECOND READING - ORDINANCE 2026-03: Chapter 18 Solid Waste

Submitted By: City Attorney

ORDINANCE NO. 2026-03

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 18 OF THE CITY OF WESTLAKE CODE OF ORDINANCES ENTITLED "SOLID WASTE" BY AMENDING SECTION 18-23 ENTITLED "DEFINITIONS", SECTION 18-49 ENTITLED "RESIDENTIAL SOLID WASTE SERVICES ASSESSMENTS AUTHORIZED", AND BY CREATING SECTION 18-67 ENTITLED "MULTIFAMILY DEVELOPMENTS" TO PROVIDE FOR THE ELECTION OF RESIDENTIAL OR COMMERCIAL SOLID WASTE COLLECTION SERVICE FOR MULTIFAMILY DEVELOPMENTS, ESTABLISHING MINIMUM SERVICE REQUIREMENTS, PROVIDING FOR APPLICABILITY OF THE RESIDENTIAL SOLID WASTE SPECIAL ASSESSMENT, PROVIDING FOR COMPLIANCE AND ENFORCEMENT STANDARDS, AND PROVIDING FOR SERVICE ELECTION PROCEDURES; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

Meeting Agenda Item Coversheet

MEETING DATE:	07/16/2026	**Submitted By:** City Attorney			
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	**Second Reading** Ordinance 2026-03: Chapter 18 Solid Waste				
STAFF RECOMMENDATION: **(**MOTION READY)	Motion to ADOPT for Ordinance 2026-03, amending Chapter 18 of the City of Westlake Code of Ordinances related to solid waste collection service elections and associated requirements.				
SUMMARY *and/or* JUSTIFICATION:	The proposed text amendment would establish procedures and standards allowing multifamily developments consisting of more than four dwelling units to elect either residential or commercial solid waste collection service through the City of Westlake's franchised solid waste provider, consistent with the applicable franchise agreement. The amendment establishes minimum service requirements, procedures for service elections and modifications, applicability of the residential solid waste special assessment, and ongoing compliance and enforcement standards. The proposed amendment is intended to provide flexibility for multifamily developments while ensuring continued solid waste service levels, consistency with the City's franchise agreements, and protection of the public health, safety, and welfare.				
SELECT, *if applicable*	**AGREEMENT:**		**BUDGET:**		
	STAFF REPORT:		**PROCLAMATION:**		
	EXHIBIT(S):	X	**OTHER:**		
IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*	Exhibit A: Ordinance 2026-03: Chapter 18 Solid Waste				
SELECT, *if applicable*	**RESOLUTION:**		**ORDINANCE: 2026-03**	X	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE *(if Item is **not** a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)* ***Please keep text indented.***	**ORDINACE NO. 2026-03** **AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 18 OF THE CITY OF WESTLAKE CODE OF ORDINANCES ENTITLED "SOLID WASTE" BY AMENDING SECTION 18-23 ENTITLED "DEFINITIONS", SECTION 18-49 ENTITLED "RESIDENTIAL SOLID WASTE SERVICES ASSESSMENTS AUTHORIZED", AND BY CREATING SECTION 18-67 ENTITLED "MULTIFAMILY DEVELOPMENTS" TO PROVIDE FOR THE ELECTION OF RESIDENTIAL OR COMMERCIAL SOLID WASTE COLLECTION SERVICE FOR MULTIFAMILY DEVELOPMENTS, ESTABLISHING MINIMUM SERVICE REQUIREMENTS, PROVIDING FOR APPLICABILITY OF THE RESIDENTIAL SOLID WASTE SPECIAL ASSESSMENT, PROVIDING FOR COMPLIANCE AN**				

	ENFORCEMENT STANDARDS, AND PROVIDING FOR SERVICE ELECTION PROCEDURES; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.	
FISCAL IMPACT *(if any):*		$

1st Reading _____
2nd Reading _____

ORDINANCE 2026-03

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 18 OF THE CITY OF WESTLAKE CODE OF ORDINANCES ENTITLED "SOLID WASTE" BY AMENDING SECTION 18-23 ENTITLED "DEFINITIONS", SECTION 18-49 ENTITLED "RESIDENTIAL SOLID WASTE SERVICES ASSESSMENTS AUTHORIZED", AND BY CREATING SECTION 18-67 ENTITLED "MULTIFAMILY DEVELOPMENTS" TO PROVIDE FOR THE ELECTION OF RESIDENTIAL OR COMMERCIAL SOLID WASTE COLLECTION SERVICE FOR MULTIFAMILY DEVELOPMENTS, ESTABLISHING MINIMUM SERVICE REQUIREMENTS, PROVIDING FOR APPLICABILITY OF THE RESIDENTIAL SOLID WASTE SPECIAL ASSESSMENT, PROVIDING FOR COMPLIANCE AND ENFORCEMENT STANDARDS, AND PROVIDING FOR SERVICE ELECTION PROCEDURES; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Westlake deems it in the best interests of the residents of the City of Westlake to amend Chapter 18 of the City of Westlake Code of Ordinances entitled "Solid Waste" to establish procedures and standards for multifamily developments to elect either residential or commercial solid waste collection service; and

WHEREAS, the City Council of the City of Westlake finds and determines that providing clear standards for multifamily solid waste collection services will promote efficient solid waste management, ensure compliance with the City's franchise agreements, protect the public health, safety, and welfare, and provide flexibility for multifamily developments while maintaining the integrity of the City's solid waste program.

NOW THEREFORE BET IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA THAT:

SECTION 1. Recitals. The foregoing recitals are confirmed, adopted and incorporated herein and made a part hereof by this reference.

SECTION 2. The City Council hereby amends Section 18-23 entitled "Definitions" to read as follows:

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Commercial Solid Waste shall include any garbage, bulk trash, trash or vegetative waste that is not residential solid waste or is not collected from dwelling units excluded from the definition of Residential Solid Waste Collection Services. Substantial effort shall be ~~make~~ made not to commingle garbage, trash or bulk trash with vegetative waste.

Commercial Solid Waste Collection Service includes any garbage, bulk trash, trash or vegetative waste that is not residential solid waste, and any solid waste collection for dwelling units in Multifamily Developments that elect to receive commercial solid waste collection service under Sec. 18-67 of the City Code, which are excluded from the definition of Residential Solid Waste Collection Services. Substantial effort shall be ~~make~~ made not to commingle garbage, trash or bulk trash with vegetative waste.

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Residential Recycling Collection Service shall mean curbside residential recycling collection services and containerized residential recycling collection service, but shall not include collection from dwelling units excluded from the definition of Residential Solid Waste Collection Services.

Residential Solid Waste shall mean garbage, trash and bulk trash resulting from the normal housekeeping activities of a dwelling unit, but shall not include vegetative waste. Residential solid waste shall also mean construction and demolition debris (C&D) resulting from minor home repair from the dwelling unit. Residential Solid Waste shall exclude garbage, trash and bulk trash resulting from the normal housekeeping activities of dwelling units excluded from the definition of Residential Solid Waste Collection Services

Residential Solid Waste Collection Services shall mean curbside residential solid waste collection service and/or containerized residential solid waste collection service provided by the City for residential properties with dwelling units for which the City has issued certificates of occupancy, except for dwelling units in Multifamily Developments that elect to receive commercial solid waste collection service under Sec. 18-67 of the City Code.

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Residential Solid Waste Services Special Assessment means a special assessment imposed by the City upon residential properties within the City, except for dwelling units in Multifamily Developments that elect to receive commercial solid waste collection service under Sec. 18-67 of the City Code, for which a certificate of occupancy has been issued by the City to fund, collectively, the City's provision of Residential Solid Waste Services to such properties, including Disposal Costs; provided that the Residential Solid Waste Collection Special Assessment may not include the Disposal Costs of such collected solid waste if the cost of disposal of such solid waste is separately imposed upon such assessed unit by the authority.

SECTION 3. The City Council hereby amends Section 18-49 entitled "Residential Solid Waste Services Assessments authorized" to read as follows:

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Sec. 18-49. RESIDENTIAL SOLID WASTE SERVICES ASSESSMENTS AUTHORIZED. The City Council is hereby authorized to impose Residential Solid Waste Services Special Assessments against Residential property receiving Residential Solid Waste Services located within the City for which

certificates of occupancy have been issued by the City. The Residential Solid Waste Services Cost may be assessed against such Residential properties within the City at a rate of assessment based upon the special benefit accruing to such property from the Residential Solid Waste Services provided by the City.

SECTION 4. The City Council hereby amends Chapter 18 entitled "Solid Waste" of the City of Westlake Code of Ordinances by creating Section 18-67 entitled "Multifamily Developments" to read as follows:

Sec. 18-67. Multifamily Developments.

(a) Election of Service Type.
Multifamily developments consisting of more than four (4) dwelling units may elect to receive either residential solid waste collection service or commercial solid waste collection service provided by the City's franchised contractor.

1. Such election shall be made at the time of site plan approval. Any multifamily development electing to receive commercial solid waste collection service shall enter into a written agreement with the City's franchised contractor, consistent with the applicable franchise agreement.
2. A multifamily development may request to change its election of service type after site plan approval, subject to approval by the City Manager or designee. Such approval shall be based on a determination that:
    - The proposed service meets or exceeds the minimum service standards set forth in this Chapter;
    - The service is consistent with the City's solid waste franchise agreement; and
    - The change will not adversely impact the City's solid waste program, operations, or revenue structure.

(b) Minimum Service Requirements.
Any multifamily development electing to receive commercial solid waste collection service shall provide, at a minimum:

- Solid waste collection not less than twice per week; and
- Recycling collection not less than once per week;

or such greater level of service as may be required by the City's franchise agreement or applicable regulations. All collection services shall be provided in a manner sufficient to prevent health hazards, nuisance conditions, or overflow of waste.

(c) Special Assessment Applicability.
Multifamily developments receiving commercial solid waste collection service in accordance with this section shall not be included on the residential solid waste services special assessment roll for the period in which such commercial service is continuously maintained in compliance with this section, as verified by the City.

If commercial solid waste service is discontinued, reduced below required service levels, or otherwise found to be noncompliant, the property shall be immediately subject to residential solid

waste collection service and shall be reinstated to the residential solid waste services special assessment roll, effective as determined by the City.

(d) Ongoing Compliance and Verification.
All multifamily developments electing commercial solid waste collection service shall:

1. Maintain continuous compliance with the requirements of this section and all applicable agreements;
2. Provide documentation, upon request by the City, demonstrating compliance with required service levels; and
3. Permit reasonable inspection or verification by the City or its designee.

Failure to maintain compliance with this section shall constitute a violation of this Code and may result in enforcement action, including but not limited to reclassification to residential service and imposition of applicable assessments.

(e) Effective Date of Service Election.
Any election or change in service type shall become effective at the start of a fiscal year, unless otherwise approved by the City, with any necessary prorations or administrative adjustments applied as determined by the City.

SECTION 5. Codification. It is the intention of the City Council that the provisions of this Ordinance shall be codified within the Code of Ordinances of the City of Westlake. Sections may be renumbered, re-lettered, and terminology may be adjusted to achieve proper codification.

SECTION 6. Conflicts. All ordinances or parts of ordinances, resolutions or parts of resolutions which are in conflict herewith, are hereby repealed to the extent of such conflict.

SECTION 7. Severability. Should the provisions of this ordinance be declared to be severable and if any section, sentence, clause or phrase of this ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this ordinance but they shall remain in effect, it being the legislative intent that this ordinance shall remain notwithstanding the invalidity of any part.

SECTION 8. Effective Date. This ordinance shall be effective upon adoption on second reading.

PASSED this _____ day of _____, 2026, on first reading.

PASSED AND ADOPTED this _____ day of _____, 2026, on second reading.

City of Westlake

_____
JohnPaul O'Connor, Mayor

G. Langowski	_____
G. Werner	_____
E. Gleason	_____
C. Leonard	_____
J.P. O'Connor	_____

ATTEST:

_____
Zoie P. Burgess, CMC, City Clerk

APPROVED AS TO LEGAL FORM:

_____
CITY ATTORNEY

CITY OF WESTLAKE
Planning and Zoning Department
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470
Phone: (561) 530-5880
www.westlakegov.com

DEPARTMENTAL USE ONLY
Ck. #_____
Fee:_____
Intake Date: _____
PROJECT #

APPLICATION FOR LDR CODE AMENDMENT

ZTA-2026-01

PLANNING & ZONING BOARD ☐ **Meeting Date:** _____

CITY COUNCIL ☐ **Meeting Date:** _____

INSTRUCTIONS TO APPLICANTS:

1. **Please complete all sections of this application. If not applicable, indicate with N/A.**
2. **Provide all required documents as shown on the attached checklist. If not applicable, indicate with N/A.**

*The **Planning & Zoning Board** meets the **second Monday of the month at 6:00 p.m.,** as needed in the City Council Chambers, 4005 Seminole Pratt Whitney Road. The applicant will be informed in writing of their scheduled meeting date. After review and recommendation by the Planning & Zoning Board, applications will be heard by the City Council. The **City Council** meets on **the second Monday of the month at 6:30 p.m.**, in the City Council Chambers.*

I. PROJECT DESCRIPTION & APPLICANT INFORMATION

PROJECT NAME: Parcel L - Multi-family Residential - Zoning Text Amendment
PROJECT ADDRESS: TBD
DESCRIPTION OF PROJECT: Allow multifamily residential properties with more than four units to opt out of residential service at the time of site plan approval and instead opt to receive commercial service under the terms provided for in the Agreement. The amendment would require any such development to guarantee that commercial collection service will be provided at the same or better level of service as provided for in the City Code. The proposed amendment calls for minimal changes to the existing Code and would not disturb the City's ability to levy the special assessment on residential properties receiving residential service.

Property Control Number (PCN), list additional on a separate sheet: A portion of 77-40-43-01-04-001-0010

Estimated project cost: TBD
Property Owner(s) of Record (Developer) Minto PBLH, LLC
Address: 16604 Town Center Parkway, Suite B, Westlake, FL 33470
Phone No.: 954-973-4490 Fax No.: _____ E-mail Address: JFCarter@Mintousa.com

Agent (if other than owner complete consent section on page 3):
Name: Donaldson E. Hearing - Cotleur & Hearing
Address: 1934 Commerce Lane, Ste. 1, Jupiter, FL 33458
Phone No.: 561-747-6336 Fax No.: _____ E-mail Address: DHearing@Cotleur-Hearing.com

II. LAND USE & ZONING

A) **ZONING MAP DESIGNATION** Town Center B) **FUTURE LAND USE MAP DESIGNATION** Downtown Mixed Use

C) Existing Use(s) Vacant

D) Proposed Use(s), as applicable 360 Multi-family Residential

III. ADJACENT PROPERTIES

	Name of Business/ Subdivision	Land Use Designation	Zoning Designation	Existing Use(s)	Approved Use(s)
NORTH	Parcel F - Vacant	Downtown Mixed Use	Town Center	Vacant	Mixed Use
SOUTH	Parcel M2 – The Crossings	Residential 2	R-2	Multi-family	Multi-family
EAST	PC-1 – Adventureland Park	Downtown Mixed Use	Town Center	Park/Recreation	Park/Recreation
WEST	Parcel F - Vacant	Downtown Mixed Use	Town Center	Vacant	Mixed Use

V. OWNER/APPLICANT ACKNOWLEDGEMENT AND CONSENT

Consent statement (to be completed if owner is using an agent)

I/we, the owners, hereby give consent to Cotleur & Hearing to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the application and property I/we own described in the application.

By signing this document, I/we affirm that I/we understand and will comply with the provisions and regulations of the City of Westlake, Florida, Code of Ordinances. I/we further certify that all of the information contained in this application and all the documentation submitted is true to the best of my/our knowledge.

John F. Carter
Owner's Name (please print)

Owner's Signature

April 7, 2026
Date

Donaldson E. Hearing
Applicant/Agent's Name (please print)

Applicant/Agent's Signature

April 2, 2026
Date

Reply To: West Palm Beach

March 30, 2026

VIA EMAIL: oleon@chemoore.com
Osniel Leon
Chenmoore
500 S. Australian Ave., Suite 850
West Palm Beach, FL 33401

Dear Mr. Leon:

On behalf of Eastwind Development, LLC, ("Eastwind"), please accept this letter as legal analysis in support of the proposed text amendment discussed herein, which is being submitted to accompany Eastwind's applications for the development of Parcel L. As will be explained below, the proposed text amendment would allow multifamily dwelling units to secure commercial waste disposal contracts with the City of Westlake, Florida's (the "City") designated solid waste collection service provider in a manner that is consistent with the existing agreement between the City of Westlake and Waste Management Inc. of Florida. Although the proposal would exempt multifamily dwelling units from the solid waste assessment imposed on residential properties under certain circumstances, it has been designed to result in equivalent or greater fee generation for the City. The proposed amendment also includes appropriate guardrails to ensure that all residential units receive the current or better solid waste collection services that are currently required and that the use of commercial service agreements will not increase the administrative burden on the City. It is Eastwind's desire to provide valet solid waste disposal services at its multifamily development, and this amendment is sought to allow for that enhanced level of service for its future Westlake residents.

Solid Waste Collection Requirements

Solid waste collection in the City is governed by the City's Code of Ordinances and by the Solid Waste and Recyclable Collection Services Agreement between the City and Waste Management Inc. of Florida (the "Contractor"), which was approved November 4, 2025 (the "Agreement").[1]

[1] City of Westlake, Fla. Code of Ordinances § 18-25. This section also explicitly requires compliance with the Agreement.

The Agreement grants the Contractor an exclusive franchise for the collection and disposal of solid waste from both residential and commercial properties in the City.[2] While the City's mandatory solid waste collection program applies to both residential and commercial properties,[3] the two are treated differently.

For residential properties, the Code requires the City to provide for the collection and disposal of solid waste for all residential properties at least twice per week, and for recyclables, at least once per week.[4] Residential Services may include curbside service and, for multi-family residential developments with more than four units also receiving curbside service, containerized service may also be available.[5] The City pays the Contractor to provide the Residential Services through received from the levy of a mandatory special assessment on residential properties ("Special Assessment").[6]

The Code does not discuss the collection or disposal of solid waste from commercial properties, other than to state that such waste must be collected in accordance with the Agreement.[7] Instead, commercial property owners enter into separate agreements with the Contractor for solid waste collection and disposal based on the level of service provided to the property.[8] The City does not levy the Special Assessment on commercial properties.

All properties within the City receiving solid waste collection services must use the Contractor, and in turn, pursuant to the Agreement, the Contractor is required to pay the City a fee equal to 3% of all revenue the Contractor collects from solid waste collection services or operations conducted within the City (the "Franchise Fee").[9] Commercial solid waste disposal costs are deducted from gross revenue before calculating this fee.[10] The Contractor pays the City the Franchise Fee regardless of whether the revenue is generated from the Residential Services or Commercial Services. The City does not otherwise appear to generate any funding from solid waste collection and disposal.

There is one area of inconsistency between the Agreement and the City Code. While the Agreement permits multifamily residential properties with more than four units to receive commercial service, the City Code makes no such allowance. The proposed amendment seeks

[2] Solid Waste and Recyclable Collection Services Agreement §§ 1, 6, and 8.
[3] City of Westlake, Fla. Code of Ordinances § 18-21.
[4] City of Westlake, Fla. Code of Ordinances § 18-25.
[5] City of Westlake, Fla. Code of Ordinances § 18-23.
[6] City of Westlake, Fla. Resolution 2025-25; City of Westlake, Fla. Code of Ordinances § 18-21. Note that vacant properties are not assessed.
[7] City of Westlake, Fla. Code of Ordinances § 18-25.
[8] Although neither the City Code nor the Agreement specifies the minimum collection schedule for commercial properties, the Agreement requires the Contractor to collect solid waste from properties receiving Commercial Service frequently enough to prevent containers from becoming overloaded or creating a health hazard, and if a property receiving Commercial Service consistently overloads its waste container, the Contractor must require the property to increase its level of collection service. Solid Waste and Recyclable Collection Services Agreement § 8.1.
[9] Solid Waste and Recyclable Collection Services Agreement § 25.
[10] Solid Waste and Recyclable Collection Services Agreement § 25.

to rectify that inconsistency while putting in place minimum requirements to ensure that every residential unit in the City receives solid waste collection at levels equal or better to the current residential service requirements.

Proposed Amendment

The amendment proposed in the application would allow multifamily residential properties with more than four units to opt out of residential service at the time of site plan approval and instead opt to receive commercial service under the terms provided for in the Agreement. The amendment would require any such development to guarantee that commercial collection service will be provided at the same or better level of service as provided for in the City Code. The proposed amendment calls for minimal changes to the existing Code and would not disturb the City's ability to levy the special assessment on residential properties receiving residential service.

Currently, the City's Code of Ordinances requires the City to "provide for" the collection of solid waste from residential properties.[11] If multifamily properties receive commercial service under the Agreement, this requirement is satisfied because the Agreement obligates the Contractor to collect waste from these properties.[12] Further, the proposed amendment is consistent with The City's Resolutions adopting the Special Assessment. Resolution 2021-22, adopted by the City on July 12, 2021, established the initial Special Assessment.[13] Resolution 2021-22 only imposes the Special Assessment on properties "that receive Residential Solid Waste Services."[14] According to this Resolution, "multi-family residential properties in the City that do not receive curbside collection services, are not specially benefited by the City's Residential Solid Waste Services funded by the Residential Solid Waste Collection Special Assessment in that those properties receive volume-based Solid Waste Services."[15] The City of Westlake Resolution No. 2025-25, which established the Special Assessment for the current fiscal year, reiterates this point. It states that "Ordinance No. 2021-02, on July 12, 2021 … authorized the imposition of a Residential Solid Waste Services Special Assessment… for the provision of Residential Solid Waste Services for … *certain multi-family residential properties that receive residential Solid Waste Services within the City*."[16] As such, the proposed amendment is consistent with these Resolutions because properties not receiving curbside service would not be subject to the Special Assessment.

[11] City of Westlake, Fla. Code of Ordinances § 18-21.
[12] Solid Waste and Recyclable Collection Services Agreement § 8.1.
[13] City of Westlake, Fla. Resolution 2021-22.
[14] City of Westlake, Fla. Resolution 2021-22 § 4, 6.
[15] City of Westlake, Fla. Resolution 2021-22 § 7.6.
[16] *See* City of Westlake, Fla. Resolution 2025-25 (emphasis added).

Similarly, the Proposed Amendment is consistent with the Agreement, which already contemplates that multifamily properties may receive commercial service.[17] Additionally, the amendment would continue to require multifamily properties to utilize the City's contractor for waste collection and disposal services. As a result, the contractor's exclusive franchise for such services within the City would remain intact. [18]

Finally, the amendment is not expected to have a material financial impact on the City. Even where multifamily properties elect Commercial Service, the City would continue to receive the Franchise Fee under the Agreement.[19]

The proposed amendment allows multifamily properties the option to receive either residential or commercial service with only minor changes to the City's Code of Ordinances. It is fully consistent with the Agreement, the Resolutions adopting the Special Assessment, and the City's existing authority to impose the Special Assessment. The amendment preserves the Contractor's exclusive franchise, maintains the collection and disposal of waste citywide, and is not expected to have any material financial impact on the City.

As always, we welcome any questions or further discussion on this topic and thank you for your consideration.

Sincerely,

Kathryn B. Rossmell
Executive Shareholder
Lewis, Longman & Walker, P.A.

[17] *See* Solid Waste and Recyclable Collection Services Agreement § 5.7 (defining "Commercial Service" to include "Multiple-Dwelling Units not receiving curbside service"); Solid Waste and Recyclable Collection Services Agreement § 5.28 (defining "Residential Service" to include "Multiple-Family Dwelling Units within the City who are not receiving Commercial Service").
[18] Solid Waste and Recyclable Collection Services Agreement §§ 1, 6, and 8.
[19] Solid Waste and Recyclable Collection Services Agreement § 25.

ARTICLE I. IN GENERAL

Sec. 18-1. Collection and storage areas.

(a) *Applicability.* Temporary dumpsters, such as those that are placed on job sites during construction activity, are not subject to the provisions of this chapter. These provisions shall not apply to litter containers provided for the convenience of pedestrians.

(b) *Single-family dwelling units.* For single-family dwelling units, accessory dwelling units, and mobile homes, all solid waste and recyclable receptacles, used for the storage and disposal of trash, garbage or recyclables, shall be stored in a location screened from public rights-of-way and from public streets and shall not be placed or stored beyond the front plane of the residential primary structure except put out to the curb for collection. Receptacles may not be put out for collection sooner the night before collection day.

(c) *All other collection and storage areas.* For all uses except single-family dwelling units, accessory dwelling units, and mobile homes, solid waste and recyclable material collection and storage areas (including dumpsters) shall be allowed on-site and are subject to the following standards:

(1) *General standards.* Collection and storage facilities shall be in accordance with any requirements of the city, the solid waste authority, and the city's franchise solid waste and recycling service provider.

(2) *Access.* Access to collection and storage areas shall be designed to be reasonably accessible and require minimal turning and backing movements for sanitation pickup and removal vehicles.

(3) *Location.* All solid waste/recycling collection and storage areas shall be located on the property serviced. Multifamily recyclable material collection and storage areas shall be located within the building containing the multifamily dwelling units, within an accessory building such as a parking structure, or within or adjacent to the disposable material dumpster area used by the residents~~.~~, or as set forth on an approved site plan that meets the requirements of this Article. Nonresidential collection and storage areas shall be located on the same lot as the principal structure or main use. Collection and storage areas shall not be in any setback, or located within required parking spaces, nor shall they be located within the right-of-way of a street or alley.

(4) *Maintenance.* All collection and storage areas shall be maintained in good appearance, kept neat, clean, and free from debris, residue, and foul odor on a daily basis. See property maintenance provisions chapter 14, article III.

(5) *Setback.* The minimum setback for recyclable material collection and storage areas that are located on the exterior of buildings shall be twenty-five (25) feet from the nearest residence and twenty-five (25) feet from the nearest entrance to a nonresidential use.

(6) *Screening.* Screening shall be as required in chapter 107. The city manager may grant exceptions to these requirements for ninety (90) gallon or smaller recycling containers.

(7) *Security.* Doors on solid waste and recyclable material collection and storage areas must be kept closed at all times except when the area is being serviced. The doors must be kept in good repair.

(8) *Sizing.* The required collection and storage areas or structures shall be sized to properly handle the volume of materials anticipated to be generated by all users of the storage area combined.

(9) *Alternative compliance.* Applicants shall be entitled to demonstrate that collection and storage space needs can be effectively met through an alternative plan. An alternative plan shall be consistent with

the requirements of the solid waste authority of the county (SWA), and, if approved by the city, shall be substituted for standards of this section.

(10) *Retrofitting of existing nonresidential developments.* The retrofitting of existing nonresidential developments to comply with the standards of this section is permitted at a ratio of one (1) parking space for each recycling material storage and collection area, not to exceed ten (10) percent of the total parking spaces.

(11) *Dumpster enclosure dimensions.* All dumpsters must be located or installed on a hard impermeable surface of adequate size to fully accommodate the dumpster, as indicated in the typical layout provided as Figure A. All enclosures shall be permitted and meet the appropriate building code requirements.

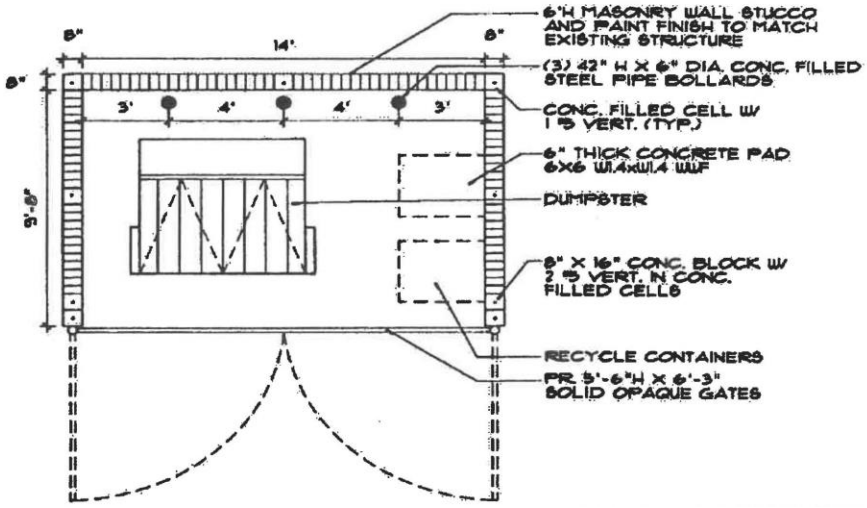

Figure A. Typical Dimensional Specifications

(d) *Compactors.* Multifamily developments and nonresidential developments may utilize compactors as a substitute for dumpsters or curbside pickup to dispose of non-recyclable material. Screening shall be as required in chapter 107.

(e) *Curbside pickup.* The city manager or designee, may approve, during the development review process, curbside pickup in lieu of dumpsters or compactors for individually owned multifamily developments and small nonresidential developments, provided that such developments:

(1) Utilize permitted receptacles;

(2) Do not generate more solid waste than is allowed per collection service agreement requirements; and

(3) Do not generate more than ninety (90) gallons of solid waste per week or per scheduled pick up day.

(Ord. No. 2021-07, § 2(1), 10-11-2021)

Secs. 18-2—18-20. Reserved.

ARTICLE II. COLLECTION AND DISPOSAL

DIVISION 1. GENERALLY

Sec. 18-21. Solid waste collection services.

The city hereby adopts a mandatory solid waste collection program to promote the health, safety, and of the residents within the city by requiring garbage and trash removed of and disposed of pursuant to the provisions contained herein for residential and commercial locations. The city shall provide for the collection of solid waste, bulk waste, vegetative waste and recyclable materials for all residential dwelling units within the city. All property owners shall be responsible for the payment of all applicable fees and charges for said services.

(Ord. No. 2017-7, § 2, 1-8-2018)

Sec. 18-22. Authority.

(a) The authority to regulate the collection, removal and disposition of all solid waste, bulk waste, vegetative waste and/or recyclable materials within the municipal limits of the city is exclusively vested in the municipal government of the city.

(b) The city manager shall have the authority to make rules and regulations, provided they are not contrary to the provisions of this article and shall be empowered to promulgate and distribute such rules by mail, publication, personal service or posting on the premises where solid waste bulk waste, vegetative waste and/or recyclable materials are generated or accumulated.

(c) From time to time, the city shall publish and distribute a bulletin which outlines collection procedures and schedules as well as other information deemed necessary by the city manager.

(Ord. No. 2017-7, § 3, 1-8-2018)

Sec. 18-23. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Assessed property means any collection unit which is subject to the solid waste collection special assessment.

Authority means the solid waste authority of the county.

Biohazardous or biomedical waste means those wastes which may cause disease or reasonably be suspected of harboring pathogenic organisms, including, but not limited to, waste resulting from the operation of medical clinics, hospitals, and other facilities producing wastes which may consist, but are not limited to, diseased human and animal; parts, contaminated bandages, pathological specimens, hypodermic needles, contaminated clothing and surgical gloves.

Bulk trash means any non-vegetative item which cannot be containerized, bagged or bundled, including, but not limited to, inoperative and discarded refrigerators, ranges, toilets, pool heaters, water softeners, pianos, washers, dryers, bathtubs, water heaters, sinks, bicycles, and other similar domestic appliances, household goods and furniture and shall not be commingled with vegetative waste. There shall be no weight limit for any item of bulk trash.

City manager means the city manager of the City of Westlake, or such person's designee.

Clerk means the city clerk, or such other person as may be duly authorized to act on such person's behalf.

Collection means the process whereby solid waste, garbage, trash, bulk, trash vegetative waste, recyclable materials, construction and demolition debris is removed and transported to a designated facility.

Collection unit means any parcel of improved real property located within the city that generates or is capable of generating solid waste and that contains buildings, structures or other improvements designed or constructed for and capable of use by or used for human habitation, human activity or commercial enterprises.

Commercial recycling collection service means the collection of recyclable materials by a contractor for entities within the service area that are not serviced by residential recycling collection service.

Commercial solid waste includes any garbage, bulk trash, trash or vegetative waste that is not residential solid waste. Substantial effort shall be made not to commingle garbage, trash or bulk trash with vegetative waste.

Commercial solid waste collection service means the collection of the commercial solid waste within the service area. Such service includes both containers and compactors but does not include roll-off collection services. The term "commercial solid waste collection service" includes any garbage, bulk trash, trash or vegetative waste that is not residential solid waste. Substantial effort shall be made not to commingle garbage, trash or bulk trash with vegetative waste.

Compactor means a container which has compaction mechanisms whether stationary or mobile, all inclusive.

Construction and demolition debris (C&D) means materials generally considered to be not water soluble and nonhazardous in nature, including, but not limited to, steel, glass, brick, concrete, roofing material, pipe, gypsum wallboard, and lumber from the construction or destruction of a structure as part of a construction or demolition project. Mixing of a de-minimis amount of waste other than C&D from the construction site will not automatically cause it to be classified as other than C&D.

Container means and includes any container designed or intended to be mechanically dumped into a loader packer type truck or recycling vehicle. All containers must be of the specifications as designated by the city manager, or designee, in writing.

Containerized residential recycling collection service means the collection of recyclable materials by the contractor from dwelling units in the service are that requires the use of containers for the collection of recyclable materials and which also receive residential collection services for solid waste, and the delivery of those recyclable materials to a materials recycling facility.

Containerized residential solid waste collection service means solid waste collection service of ~~all swelling~~ dwelling units whose garbage, trash bulk trash or vegetative waste is collected by means of a central or shared container and not by means of a garbage can. Vegetative waste shall not be commingled with garbage, trash, or bulk trash.

Contract means an agreement, executed between the city and the contractor for the performance of the specified solid waste and recycling collection agreement, as amended from time to time.

Contract administrator means the person designated by the city manager who shall act as the city's representative in the administration and supervision of the contract and any other contractual agreements relating to solid waste management and solid waste collection program.

Contractor means the person, firm, corporation or entity designated by the city to perform the specified services in accordance with the terms of the contract.

Curbside residential recycling collection service means the collection of recyclable materials by a contractor from all dwelling units in the service are that also receive curbside residential solid waste collection for solid waste and other dwelling units as are designated by the city, and the delivery of those recyclable materials to the solid waste authority's materials recycling facility or designated solid waste authority transfer station.

Curbside residential solid waste collection service means residential solid waste and vegetative waste collection service for all dwelling units whose garbage is collected by means of a garbage can at curbside or roadway.

Department means the state department of environmental protection.

Disposal costs means the tipping fees or landfill costs charged by others for disposal of the waste collected.

Designated facility means a solid waste authority or the county-owned disposal, processing, recovery, recycling or transfer facility, or a processing facility permitted by the solid waste authority of the county.

Dwelling unit means a type of structure or building unit intended for a capable of being utilized for residential living other than a licensed hotel or motel unit, for which a certificate of occupancy has been issued by the city.

Final assessment resolution means the resolution described in section 18-54, which shall confirm, modify, or repeal the initial assessment resolution and which shall be the final proceeding for the imposition of the initial residential solid waste services special assessment.

Fiscal year means the period commencing on October 1 of each year and continuing through the next succeeding September 30, or such other period as may be prescribed by law as the fiscal year for the city.

Garbage means all putrescible waste which generally includes, but is not limited to, kitchen and table food waste, animal, vegetative, food or any organic waste that is attendant with or results from the storage, preparation, cooking or handling of food materials whether attributed to residential or commercial activities. Vegetative waste shall to be commingled with garbage in the same collection. Garbage shall not include any material that falls within the definition of special waste.

Garbage receptacle or can means any commonly available rotationally molded, rubberized, plastic, or galvanized receptacle of a non-absorbent material, closed at one (1) end an open at the other, furnished with a closely fitted top or lid and handles. A garbage can is also defined as a heavy duty, securely tied, plastic bag designated for use as a garbage receptacle. Such container, including materials, shall not exceed fifty (50) gallons in capacity or fifty (50) pounds in weight, unless a contractor implements an automated or semi-automated collection system requiring the use of some other standard receptacle compatible with the contractor's equipment supplied by the contractor and approved by the city.

Governmental agencies means all state, federal, and local units of government, or any agency or department thereof, which is the owner of any collection unit within the city.

Hazardous waste means solid waste as defined by the state department of environmental protection as a hazardous waste in the state administrative code, or by any future legislative action or by federal, state or local law.

Hotel or *motel* means a structure or building unit capable of being utilized for residential living where such unit or a group of such units is regularly rented to transients or held out or advertised to the public as a place regularly rented to transients for periods of seven (7) days or less. To meet this definition, the hotel or motel must be licensed to operate as such. The term "transient" has the meaning as defined in F.S. ch. 509, or its successor law.

Illegal dumping means the act of depositing solid waste, bulk trash, vegetative waste or C&D on property which has not been permitted as a designated facility by the solid waste authority.

Initial assessment resolution means the resolution described in section 18-50, which shall be the initial proceeding for the imposition of the residential solid waste services special assessment.

Litter means solid waste or any other waste material which is thrown, cast, scattered, dropped, spilled or deposited on public or private property, including rights-of-way and parking lots, through intent or negligence which tends to create a danger to public, health, safety and welfare.

Mixed paper means a mixture of paper products including magazines, catalogues, telephone books, cereal boxes, soda and beer can boxes, chipboard, file folders, envelopes, letter paper, junk mail, notebook paper and any other clean paper products.

Multifamily development means one or more multifamily dwellings with a single property owner (or subject to a unified form of control with authority sufficient to enter into an agreement for solid waste collection services).

Multifamily dwelling shall have the same meaning as that term is defined in Section 101-1 of the City's Land Development Regulations.

Non-assessed unit means any collection unit or portion thereof that is not an assessed unit.

Owner means the person owning an interest in a collection unit, assessed unit or non-assessed unit.

Preliminary assessment resolution means the resolution described in section 18-55, which sets forth the preliminary assessment rates for the upcoming fiscal year, establishing the public hearing, and other related matters.

Property appraiser means the county property appraiser.

Public awareness program means that program developed by the city to inform and encourage residential and commercial solid waste collection customers to use all solid waste and recycling collection services offered by or through the city. The term "public awareness" also means information concerning level of service and changes in scope of service.

Recyclable materials means newspapers (including inserts), aluminum, plastic containers, glass bottles and jars, milk and juice cartons, aseptic containers, corrugated cardboard, brown paper bags, mixed paper, tin and ferrous cans, household dry-cell batteries(no wet-cell batteries), and other solid waste materials added upon agreement between the city and its contractor, when such materials have been either diverted from the remaining solid waste stream or removed prior to their entry into the remaining solid waste stream.

Recycling means any process by which solid waste, or materials which would otherwise become solid waste, are collected, separated, or processed and reused or returned to use in the form of raw materials or products.

Recycling container means a rigid container made of plastic or other suitable substance that is used for the storage of recyclable materials.

Residential recycling collection service means curbside residential recycling collection services and containerized residential recycling collection service.

Residential solid waste means garbage, trash and bulk trash resulting from the normal housekeeping activities of a dwelling unit but shall not include vegetative waste. nor waste from a multifamily development receiving commercial solid waste collection service. Residential solid waste shall also mean construction and demolition debris (C&D) resulting from minor home repair from the dwelling unit.

Residential solid waste collection service means curbside residential solid waste collection service and/or containerized residential solid waste collection service provided by the city to collect residential solid waste for residential properties with dwelling units for which the city has issued certificates of occupancy.

Residential solid waste services means, collectively, residential recycling collection services and residential solid waste collection services.

Residential solid waste services cost means the estimated amount for any fiscal year of all expenditures and reasonable reserves that are properly attributable to the residential solid waste services provided to residential properties within the city under generally accepted accounting principles, including, without limiting the generality of the foregoing, contract costs and franchise fees charged by a service provider pursuant to an agreement with the city to provide the residential solid waste services, costs and charges for transporting residential solid waste for disposal, disposal costs, reimbursement to the city for any moneys advanced for the residential solid waste services, and costs associated with levying the special assessment, including, but not limited to, legal and administrative fees, and charges for services provided by the county property appraiser and the county.

Residential solid waste services special assessment means a special assessment imposed by the city upon residential properties receiving residential solid waste services within the city for which a certificate of occupancy has been issued by the city to fund, collectively, the city's provision of residential solid waste services to such properties, including disposal costs, provided that the residential solid waste collection special assessment may not

include the disposal costs of such collected solid waste if the cost of disposal of such solid waste is separately imposed upon such assessed unit by the authority.

Residential solid waste services special assessment roll means the roll created that includes all parcels within the city and their assigned residential solid waste services special assessment approved by a final assessment resolution or an annual assessment resolution pursuant to sections 18-54 and 18-56.

Roll-off collection service means the collection of C&D only roll-off containers, or the collection of C&D by other mechanical means, within temporary locations in the service area, limited to new construction sites and remodeling or refurbishment sites. The term "roll-off collection service" also means the collection of horticultural or agricultural waste at horticultural or agricultural nurseries, but only when the customer chooses to use roll-off containers for horticultural or agricultural waste and horticultural and agricultural waste shall not include any other type of waste, including, but not limited to, special waste, garbage or recyclable material.

Roll-off collection service provider means the person, firm, corporation, or other legal entity permitted by the city to provide temporary roll off or similar C&D collection services within the service area in accordance with terms and conditions established by the city. The city may determine that the contractor may provide this service as an exclusive part of the contract to provide mandatory solid waste collection service within the service area.

Service area means the area within the incorporated boundaries of the city for which the solid waste management and mandatory solid waste collection program is administered as provided in the contract as it may be amended from time to time.

Sludge means a solid or semi-solid or liquid generated from any wastewater treatment plant, water supply treatment plant, air pollution control facility, septic tank, grease trap, portable toilets and related operations, or any other such waste having similar characteristics or effects.

Solid waste means garbage, bulk trash, C&D debris, litter, trash, vegetative waste or other discarded material resulting from domestic, industrial, commercial, agriculture or governmental operations excluding special waste as defined herein.

Solid waste authority disposal facility means a place specifically managed or operated by the solid waste authority of the county.

Solid waste collection program means the services and means of collecting solid waste from a collection unit through the use of equipment, trucks, containers, personnel, contracted or permitted services, and all real or personal property owned, leased, operated or used by the city for the purpose of providing the solid waste collection services generally described in this article.

Solid waste management program means the program of managing the generation, storage, collection, transporting, processing and disposal of solid waste within the city. The program provides for the regulation, permitting, contracting and enforcement of all aspects of this program.

Special services means any services requested or required by the customer which are in addition to, or a change in, residential solid waste collection service, residential recycling collection service, commercial recycling collection service and commercial solid waste collection service as set out or similar to those provided for in the contract.

Special waste includes automobiles, boats, internal combustion engines, non- automobile tires, sludge, dead animals, septic tank waste biohazardous or biomedical waste liquid waste and hazardous waste. The term "special waste" may also include items determined by the contract administrator to be reasonably unmanageable.

Tax collector means the county tax collector.

Tax roll means the real property ad valorem tax assessment roll maintained by the property appraiser for the purpose of the levy and collection of ad valorem taxes.

Trash means all refuse accumulation of paper, rags, wooden or paper boxes and containers, sweepings, broken toys, tools, utensils, and all other accumulations of a similar nature other than garbage which are usual to

housekeeping and to the operation of stores, offices and other business places, but shall not include vegetative waste.

Uncontrollable force means any event which results in the prevention or delay of performance by a party of its obligations under the contract and which is beyond the reasonable control of the nonperforming party. The term "uncontrollable force" includes, but is not limited to, fires, flood, hurricanes, earthquakes, storms, lightening, epidemic, war, riot, civil disturbances, sabotage, and governmental actions.

Uniform Assessment Collection Act means sections 197.3632 and 197.3635, Florida Statutes, or any successor statutes authorizing the collection of non-ad valorem assessments on the same bill as ad valorem taxes, and any applicable regulations promulgated thereunder.

Vegetative waste means any vegetative matter resulting from yard and landscaping maintenance by any party and shall include materials such as tree and shrub materials, grass clippings, palm fronds, tree branches and similar other matter usually produced as refuse in the care of lawns, landscaping and yards. All grass clippings, leaves, pine needles, and similar loose items must be bagged or containerized. Vegetative waste, except palm fronds, must be no more than six (6) feet in length and no single item shall weigh more than fifty (50) pounds, and shall be placed neatly at the curb. Natural Christmas trees will be collected as vegetative waste and any section must not be more than eight (8) feet in length and must be under fifty (50) pounds.

(Ord. No. 2017-7, § 4, 1-8-2018; Ord. No. 2021-02, § 2, 7-12-2021)

Sec. 18-24. Collection and remittance.

Except on collection days or the day preceding collection days, garbage containers shall be kept at a point upon the premised of the owner or occupant behind the front elevation of the residence, in the garage, or out of view from the street. Garbage cans are required to be kept in a place easily accessible to the contractor for pickup. On collection days, all garbage cans are to be placed at the edge of the street in order for easy access to the container for pickup. All garbage cans and containers shall be removed on the same day as the container is emptied.

(Ord. No. 2017-7, § 5, 1-8-2018)

Sec. 18-25. Frequency of collection.

All solid waste and recyclable material shall be collected in accordance with the provisions of the contract except as may be changed by the city as deemed necessary. Residential solid waste shall be picked up twice per week. Recyclable materials shall be collected once per week.

(Ord. No. 2017-7, § 6, 1-8-2018)

Sec. 18-26. Prohibited activities.

(a) Any unauthorized accumulation of solid waste, trash, bulk trash, vegetative waste and construction and demolition debris on any premises is prohibited and may be subject to penalties as established by the city.

(b) Removal of solid waste and recyclable materials from collection receptacles is not permitted. No unauthorized person shall remove, overhaul, scavenge, pilfer nor interfere with the contents of any garbage container, bundle, or pile set out for disposal, recycling, or removal for any purposes.

(c) It shall be unlawful for any resident or occupant to deposit any solid waste, trash, bulk trash, vegetative waste and construction and demolition debris upon any adjoining lot or premises, whether vacant or improved, occupied or unoccupied or upon any other lot or premises, street, plaza, public passageway, alley, park, any canal, waterway, storm drain, lake or pool within the city.

(d) No person shall deposit waste materials within the city on public or private property except in a receptacle intended for said waste. Littering shall include, but not be limited to, thrown, dropped, cast, spilled or blown waste.

(e) No person shall burn solid waste in any manner other than in a duly authorized incinerator.

(f) No person shall place any dead animal or parts thereof in any solid waste container for collection. This section shall not apply to animal parts from food preparation for human consumption.

(Ord. No. 2017-7, § 7, 1-8-2018)

Sec. 18-27. Equipment.

Equipment used within the city for the storage and collection of solid waste, recyclables and construction and demolition debris shall, at all times, be in safe operating condition, clean, in good repair, and display the company name and local telephone number in letters and numbers at least five (5) inches high.

(Ord. No. 2017-7, § 8, 1-8-2018)

Sec. 18-28. Ownership of solid waste and recyclable materials.

Ownership of solid waste and recyclable materials collected pursuant to the contract shall be vested in the city.

(Ord. No. 2017-7, § 9, 1-8-2018)

Sec. 18-29. Collection during declared emergency.

If a state of local emergency has been declared, by a person authorized to make such declaration, the city may make modifications in solid waste collection procedures in accordance with the emergency plans of the city, or as authorized by the city manager, including the collection and removal of storm debris. The city may provide the emergency removal and collection of storm debris in private developments if the removal and collection of the debris is in the public interest, which is defined as work necessary to meet the following:

(1) Eliminate immediate threats to life, public health and safety, including blocking of emergency response vehicle access;

(2) Eliminate immediate threats of significant damage to improved public or private property;

(3) Ensure economic recovery of the affected community to the benefit of the community-at-large; or

(4) Mitigate the risk to life and property by removing substantially damaged structures and associated appurtenances.

(Ord. No. 2017-7, § 10, 1-8-2018)

Secs. 18-30—18-46. Reserved.

DIVISION 2. RESIDENTIAL SOLID WASTE SERVICES SPECIAL ASSESSMENT

Sec. 18-47. General findings.

It is hereby ascertained, determined, and declared that:

(1) Pursuant to article VIII, section 2(b) of the state constitution, and sections 166.021 and 166.041, Florida Statutes, the city has all powers of local self-government to perform municipal functions and render municipal services except when prohibited by law, and such power may be exercised by the enactment of legislation in the form of city ordinances.

(2) The city council may exercise any governmental, corporate, or proprietary power for a municipal purpose except when expressly prohibited by law, and the city council may legislate on any subject matter on which the state legislature may act, except those subjects described in (a), (b), (c), and (d) of section 166.021(3), Florida Statutes. The subject matter of paragraphs (a), (b), (c), and (d) of section 166.021(3), Florida Statutes, are not relevant to the imposition of residential solid waste services special assessments by the city.

(3) The purpose of this article is to:

a. Provide procedures and standards for the imposition of residential solid waste services special assessments under the constitutional and statutory power of the city;

b. Authorize a procedure for the funding of residential solid waste services provided to residential properties within the city; and

c. Legislatively determine the special benefit provided to assessed properties from the residential solid waste services.

(Ord. No. 2021-02, § 3(10a-1), 7-12-2021)

Sec. 18-48. Legislative declarations of special benefit.

It is hereby ascertained and declared that the residential solid waste services provide a special benefit to the assessed property based upon the following legislative determinations:

(1) The recipients of the city's residential solid waste services will enjoy protection and enhancement of public health and safety by the provision of reliable and effective service to persons who own or use such property, and enrichment of property value and minimization of potential liability attendant with the use of the assessed property.

(2) The special benefit received by assessed property is the collection and removal and disposal of solid waste, and removal and processing of recyclable materials from the assessed properties through a service provided by the city that ensures that real properties do not become polluted or overrun by solid waste generated by the residential use on the property, or if no solid waste services were made available the potential overrun of solid waste and recyclable materials onto the property from adjacent properties.

(Ord. No. 2021-02, § 3(10a-2), 7-12-2021)

Sec. 18-49. Residential solid waste services assessments authorized.

The city council is hereby authorized to impose residential solid waste services special assessments against residential property located within the city for which certificates of occupancy have been issued by the city. The residential solid waste services cost may be assessed against such residential properties within the city at a rate of assessment based upon the special benefit accruing to such property from the residential solid waste services provided by the city.

(Ord. No. 2021-02, § 3(10a-3), 7-12-2021)

Sec. 18-50. Initial assessment resolution.

The initial proceeding for imposition of the residential solid waste services special assessments shall be the city council's adoption of an initial assessment resolution. The initial assessment resolution shall:

(1) Describe the residential solid waste services proposed for funding from the proceeds of the residential solid waste services special assessments;

(2) Estimate the residential solid waste services cost;

(3) Describe the proposed method of apportioning the residential solid waste services cost among the assessed properties, as applicable, such that the owner of any parcel of property can objectively determine the amount of the residential solid waste services special assessments upon the assessed property; and

(4) Include specific legislative findings that recognize the equity provided by the apportionment methodology and specific legislative findings that recognize the special benefit provided by the residential solid waste services.

(Ord. No. 2021-02, § 3(10a-4), 7-12-2021)

Sec. 18-51. Residential solid waste services special assessment roll.

(a) The city manager shall prepare, or direct the preparation of, a preliminary residential solid waste services special assessment roll that contains the following information:

(1) A summary description of each parcel of property (conforming to the description contained on the tax roll) subject to the residential solid waste services special assessment;

(2) The name of the owner of record of each parcel as shown on the tax roll, in compliance with applicable state statutes on exempt and confidential information; and

(3) The estimated residential solid waste services special assessment to become due in the fiscal year;

(b) Copies of the initial assessment resolution and the preliminary residential solid waste services special assessment roll shall be on file in the office of the city clerk and open to public inspection. The foregoing shall not be construed to require that the residential solid waste services special assessment roll be in printed form if the amount of the residential solid waste services special assessment for each parcel of property can be determined by use of a computer terminal available for use by the public.

(Ord. No. 2021-02, § 3(10a-5), 7-12-2021)

Sec. 18-52. Notice by publication.

After filing the residential solid waste services special assessment roll in the office of the city clerk as required by section 18-51, the city manager shall cause to be published once in a newspaper of general circulation within the city a notice stating that a public hearing of the city council will be held on a certain day and hour, not earlier than twenty (20) calendar days from such publication, at which hearing the city council will receive written comments and hear testimony from all interested persons regarding adoption of the final assessment resolution in the initial year and annual assessment resolution in subsequent years, and approval of the residential solid waste services special assessment roll. Notwithstanding that the city may use a different collection procedure in any fiscal year, the published notice shall conform to the requirements set forth in the uniform assessment collection act for purposes of the residential solid waste services special assessment.

(Ord. No. 2021-02, § 3(10a-6), 7-12-2021)

Sec. 18-53. Notice by mail.

In addition to the published notice required by section 18-52, the city manager shall cause to be provided notice of the proposed residential solid waste services special assessments to the owner of each parcel of property subject to the residential solid waste services special assessments. The form of such notice shall conform to the requirements set forth in the uniform assessment collection act, notwithstanding that the city may use a different collection procedure in any fiscal year. The notice shall be mailed by either first class mail, or by use of the annual truth in millage notice should the city utilize the uniform assessment collection act, at least twenty (20) calendar days prior to the hearing to each property owner, at such address as is shown on the tax roll at the time the notices are prepared for mailing. Notice shall be deemed mailed upon delivery thereof to the possession of the U.S. Postal Service. Failure of the owner to receive such notice due to mistake or inadvertence shall not affect the validity of the residential solid waste services special assessment roll nor release or discharge any obligation for the payment of a residential solid waste services special assessment imposed by the city council pursuant to this article.

(Ord. No. 2021-02, § 3(10a-7), 7-12-2021)

Sec. 18-54. Final assessment resolution.

(a) In the initial year of the residential solid waste services special assessment, at the time named in such notice, or such time to which an adjournment or continuance may be taken, the city council shall receive written objections and hear testimony of interested persons and may then, or at any subsequent meeting of the city council, adopt the final assessment resolution which shall:

    (1) Confirm, modify, or repeal the initial assessment resolution with such amendments, if any, as may be deemed appropriate by the city council;

    (2) Approve the residential solid waste services special assessment roll, with such amendments as it deems just and right; and

    (3) Determine the method of collection.

(b) All objections to adoption of the final assessment resolution shall be made in writing and filed with the clerk at or before the time or adjourned time of such hearing.

(Ord. No. 2021-02, § 3(10a-8), 7-12-2021)

Sec. 18-55. Preliminary rate resolution.

Prior to the adoption of the annual assessment resolution pursuant to section 18-56, the city council shall adopt a preliminary assessment resolution, which shall include without limitation:

(1) A brief description of the residential solid waste services to be provided by the city;

(2) The amount of the cost of providing residential solid waste services to be assessed upon specially benefited properties within the city;

(3) Setting forth the date, time and location for the city council to consider public comments on the adoption of the annual assessment rate resolution;

(4) Directing the city manager, or designee, to update the assessment roll; and

(5) Directing the requisite notice be provided to affected property owners for a public hearing to adopt the annual assessment resolution.

(Ord. No. 2021-02, § 3(10a-9), 7-12-2021)

Sec. 18-56. Annual assessment resolution.

During its budget adoption process, the city council shall adopt an annual assessment resolution for each fiscal year following adoption of the final assessment resolution. The final assessment resolution shall constitute the annual assessment resolution for the initial fiscal year. The annual assessment resolution shall approve the residential solid waste services special assessment roll for such fiscal year. The residential solid waste services special assessment roll shall be prepared in accordance with the preliminary rate resolution, as confirmed or amended by the annual assessment resolution. The city shall provide notice to the owners of such property in accordance with sections 18-52 and 18-53 and conduct a public hearing prior to adoption of the annual assessment resolution, provided that should the city use the Uniform Assessment Collection Act, a public hearing is necessary only when such is required under the Act. Failure to adopt an annual assessment resolution during the budget adoption process for a fiscal year may be cured at any time.

(Ord. No. 2021-02, § 3(10a-10), 7-12-2021)

Sec. 18-57. Effect of final or annual assessment resolutions.

The adoption of the final assessment resolution or annual assessment resolution shall be the final adjudication of the issues presented (including, but not limited to, the apportionment methodology, the rate of assessment, the adoption of the residential solid waste services special assessment roll and the levy and lien of the residential solid waste services special assessments), unless proper steps are initiated in a court of competent jurisdiction to secure relief within twenty (20) days from the date of city council adoption of the final assessment resolution or annual assessment resolution. The residential solid waste services special assessments for each fiscal year shall be established upon adoption of the final assessment resolution or annual assessment resolution. The residential solid waste services special assessment roll, as approved by the final assessment resolution or annual assessment resolution shall be delivered to the tax collector or such other official as the city council, by resolution, deems appropriate.

(Ord. No. 2021-02, § 3(10a-11), 7-12-2021)

Sec. 18-58. Lien of residential solid waste services special assessments.

(a) Upon adoption of the final assessment resolution or annual assessment resolution for each fiscal year, the residential solid waste services special assessment to be collected under the Uniform Assessment Collection Act shall constitute a lien against assessed property equal in rank and dignity with the liens of all state, county, district, or municipal taxes and other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other prior liens, titles and claims, until paid. The lien shall be deemed perfected upon adoption by the city council of the final assessment resolution or annual assessment resolution and shall attach to the property included on the residential solid waste services special assessment roll as of the prior January 1, the lien date for ad valorem taxes.

(b) For residential solid waste services special assessments to be collected under the alternative method of collection provided in section 18-60, the adoption of the final assessment resolution or annual assessment resolution shall constitute a lien against assessed property equal in rank and dignity with the liens of all state, county, district or municipal taxes and other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other prior liens, titles and claims, until paid. The lien shall be deemed perfected on the date notice thereof is recorded in the official records of the county.

(Ord. No. 2021-02, § 3(10a-12), 7-12-2021)

Sec. 18-59. Method of collection of residential solid waste services special assessments.

Unless directed otherwise by the city council, the residential solid waste services special assessment shall be collected pursuant to the Uniform Assessment Collection Act, and the city shall comply with all applicable provisions thereof. Any hearing or notice required by this article may be combined with any other hearing or notice required by the uniform assessment collection act.

(Ord. No. 2021-02, § 3(10a-13), 7-12-2021)

Sec. 18-60. Alternative method of collection of the residential solid waste services special assessment.

In lieu of using the Uniform Assessment Collection Act, the city may elect to collect the residential solid waste services special assessment by any other method which is authorized by law or under an alternative collection method provided by this section.

(1) The city shall have the right to record a lien for unpaid assessments in the public records of the county.

(2) The city shall have the right to appoint or retain an agent to foreclose and collect all delinquent residential solid waste services special assessments in the manner provided by law. A residential solid waste services special assessment shall become delinquent if it is not paid within thirty (30) days from the date any payment is due. In the event the city exercises its rights to foreclose and collect a delinquent residential solid waste services special assessment, the city or agent shall notify any property owner who is delinquent in payment of residential solid waste services special assessment within sixty (60) days from the date the residential solid waste services special assessment was due. Such notice shall state in effect that the city or agent will initiate a foreclosure action and cause the foreclosure of such property subject to a delinquent residential solid waste services special assessment in a method now or hereafter provided by law for foreclosure of mortgages on real estate, or otherwise as provided by law.

(3) All costs, fees and expenses, including reasonable attorney fees and title search expenses related to any foreclosure action as described herein shall be included in any judgment or decree rendered therein. At the sale pursuant to decree in any such action, the city may be the purchaser to the same extent as an individual person or corporation. All delinquent property owners whose property is foreclosed shall be liable for an apportioned amount of reasonable costs and expenses incurred by the city and agents, including reasonable attorney fees, in collection of such delinquent residential solid waste services special assessments and any other costs incurred by the city as a result of such delinquent residential solid waste services special assessments, including, but not limited to, costs paid for draws on a credit facility and the same shall be collectible as a part of or in addition to, the costs of the action.

(4) In lieu of foreclosure, any delinquent residential solid waste services special assessment and costs, fees, and expenses attributable thereto, may be rolled into the special assessment for such parcel in a subsequent fiscal year.

(5) In lieu of foreclosure, any delinquent residential solid waste services special assessment and the costs, fees and expenses attributable thereto, may be collected pursuant to the Uniform Assessment Collection Act; provided, however, that:

   a. Notice is provided to the owner in the manner required by law and this article; and

   b. Any existing lien of record on the affected parcel for the delinquent residential solid waste services special assessment is supplanted by the lien resulting from certification of the residential solid waste services special assessment roll to the tax collector.

(Ord. No. 2021-02, § 3(10a-14), 7-12-2021)

Sec. 18-61. Revisions to residential solid waste services special assessments.

If any residential solid waste services special assessment made under the provisions of this article is either in whole or in part annulled, vacated or set aside by the judgment of any court, or if the city council is satisfied that any such residential solid waste services special assessment is so irregular or defective that the same cannot be enforced or collected, or if the city council has failed to include any property on the residential solid waste services special assessment roll that should have been so included, the city council may take all necessary steps to impose a new residential solid waste services special assessment against any such property, following as nearly as may be practicable the provisions of this article and in case such second residential solid waste services special assessment is annulled, the city council may obtain and impose other residential solid waste services special assessments until a valid residential solid waste services special assessment is imposed.

(Ord. No. 2021-02, § 3(10a-15), 7-12-2021)

Sec. 18-62. Procedural irregularities.

Any irregularity in the proceedings in connection with the levy of any residential solid waste services special assessment under the provisions of this article shall not affect the validity of the same after the approval thereof, and any residential solid waste services special assessment as finally approved shall be competent and sufficient evidence that such residential solid waste services special assessment was duly levied, that the residential solid waste services special assessment was duly made and adopted, and that all other proceedings adequate to such residential solid waste services special assessment were duly had, taken and performed as required by this article; and no variance from the directions hereunder shall be held material unless it be clearly shown that the party objecting was materially injured thereby. Notwithstanding the provisions of this section, any party objecting to a residential solid waste services special assessment imposed pursuant to this article must file an objection with a court of competent jurisdiction within the time periods prescribed in section 18-57.

(Ord. No. 2021-02, § 3(10a-16), 7-12-2021)

Sec. 18-63. Correction of errors and omissions.

(a) No act of error or omission on the part of the city council, city manager, property appraiser, tax collector, city clerk, or their respective deputies, employees or designees shall operate to release or discharge any obligation for payment of any residential solid waste services special assessment imposed by the city council under the provisions of this article.

(b) The assessment amount on any assessed property may be corrected at any time by the city manager when an error is confirmed. Any such correction which reduces a residential solid waste services special assessment shall be considered valid from the date on which the residential solid waste services special assessment was imposed and shall in no way affect the enforcement of the residential solid waste services special assessment imposed under the provisions of this article. Any such correction which increases a residential solid waste services special assessment or imposes a residential solid waste services special assessment on omitted property shall first require notice to the affected owner in the manner described in section 18-53, providing the date, time and place that the city council will consider confirming the correction and offering the owner an opportunity to be heard.

(c) After the residential solid waste services special assessment roll has been delivered to the tax collector, any changes, modifications or corrections thereto shall be made in accordance with the procedures applicable to errors and insolvencies for ad valorem taxes.

(Ord. No. 2021-02, § 3(10a-17), 7-12-2021)

Sec. 18-64. Applicability.

This article and the city's authority to impose the residential solid waste services special assessment pursuant hereto shall be applicable throughout the city.

(Ord. No. 2021-02, § 3(10a-18), 7-12-2021)

Sec. 18-65. Alternative method.

This article shall be deemed to provide an additional and alternative method for the completing the tasks set forth herein and shall be regarded as supplemental and additional to powers conferred by other laws, and shall not be regarded as in derogation of any powers now existing or which may hereafter come into existence. This article, being necessary for the welfare of the inhabitants of the city, shall be liberally construed to effect the purposes hereof.

(Ord. No. 2021-02, § 3(10a-19), 7-12-2021)

Sec. 18-66. Enforcement.

It shall be unlawful for any person to fail, neglect, or refuse to comply with and abide by each provision of this article. The performance on each day of any prohibited act or practice or the failure to perform on each day of any required act or practice shall constitute a separate offense and shall be punishable as such.

(Ord. No. 2017-7, § 12, 1-8-2018)

Sec. 18-67. Multifamily Developments.

Multifamily developments with more than four dwelling units shall be eligible to receive either residential solid waste collection service or commercial solid waste collection service.

(a) Commercial solid waste collection service. A multifamily development may elect to secure commercial solid waste collection service only if one of the following conditions occurs:

(1) At the time of site plan approval, the applicant accepts a condition of approval mandating that prior to issuance of a certificate of occupancy, the property owner (or management company as applicable) will enter into a commercial solid waste collection service agreement with the contractor, consistent with the contract. Such agreement must provide for solid waste collection not less than twice per week for solid waste and not less than once for week with recyclables.

(2) After a site plan has been approved, a multifamily development may only enter into an agreement for commercial solid waste collection service after receiving approval from the city manager.

(b) Any multifamily development not receiving commercial solid waste shall receive residential solid waste collection service and may be subject to the residential solid waste special assessment.

(c) Multifamily developments that elect to receive commercial solid waste collection services shall not be included on the residential solid waste services special assessment roll and shall not be subject to the residential solid waste services special assessment for the period in which commercial service is maintained.

WM of Palm Beach
651 Industrial Way
Boynton Beach, FL 33426

June 23, 2026

City of Westlake
4001 Seminole Pratt Whitney Road
Westlake, FL 33470

Subject: Proposed Amendments to Solid Waste Ordinance – Multifamily Service Implications

Dear Mayor O'Connor and Members of the City Council:

Waste Management Inc. of Florida ("WM") appreciates the opportunity to provide comments regarding the proposed modifications to the City's Solid Waste Ordinance, specifically as they relate to multifamily residential developments electing to receive commercial solid waste collection services.

At the City's request, WM has evaluated a representative 360-unit multifamily development and prepared an estimate of anticipated waste generation, recommended service levels, and associated costs, including projected franchise fee revenues to the City.

Service Level Assumptions and Methodology

WM utilizes a standardized planning factor of 1.75 cubic yards per unit per month for multifamily developments. This factor reflects an industry-informed midpoint across varying density levels and provides a reliable baseline for initial service design. Actual service needs may be adjusted over time based on observed generation levels following occupancy.

Based on this methodology, the projected service requirements for a 360-unit development are as follows:

Monthly MSW Volume:
360 units × 1.75 cubic yards = 630 cubic yards

Weekly MSW Volume:
630 cubic yards ÷ 4.33 weeks = 145.5 cubic yards

Container Requirements:
145.5 cubic yards ÷ 8 cubic yard containers = 18.2 lifts per week

Recommended Service Configuration:
(6) 8-cubic-yard containers serviced three (3) times per week

This configuration is designed to meet expected demand while minimizing the risk of overflow and maintaining sanitary conditions consistent with public health standards.

Estimated Cost and Franchise Fee

Based on WM's 2025 rate schedule, the estimated cost for the recommended service level is:

Monthly Service Cost: $6,551.46
Franchise Fee (3%): $196.54 per month to the City

DRAFT

WM of Palm Beach
651 Industrial Way
Boynton Beach, FL 33426

This estimate reflects commercial service pricing and is subject to adjustment based on final service configuration, site constraints, and actual waste generation. Recycling and bulk pick up are chargeable services for commercial accounts.

Recycling Service Requirements

WM notes that the proposed ordinance requires multifamily developments electing commercial service to provide recycling collection at a frequency of no less than once per week, consistent with current residential service standards.

To effectively implement this requirement, developments should incorporate appropriately sized and accessible recycling infrastructure within site plans, including adequate space within refuse enclosures. Failure to plan for recycling toters at the design stage may result in operational inefficiencies and contamination issues.

WM strongly encourages the City to emphasize these infrastructure requirements during the site plan approval process.

Recommendation Regarding Conversion Timing

WM respectfully recommends that the City limit eligibility for commercial service elections to the site plan approval stage for new multifamily developments, and remove the following provision from Section 18-67:

> ~~(2) After a site plan has been approved, a multifamily development may only enter into an agreement for commercial solid waste collection service after receiving approval from the city manager~~

Establishing the service model at the site plan approval stage provides several important benefits:

- Operational Certainty: Ensures that appropriate collection infrastructure.
  - e.g., dumpsters, compactors, recycling areas is designed and constructed to match the selected service model.
- Service Continuity: Avoids disruptions associated with mid-stream service conversions, including reconfiguration of collection operations and resident education.
- Financial Predictability: Provides greater stability for both the City and WM in forecasting service levels, costs, and franchise fee revenues.
- Administrative Efficiency: Reduces the need for ongoing approvals, service transitions, and enforcement actions associated with post-occupancy changes.

Conclusion

WM supports a consistent and transparent framework for planning and delivering solid waste services to multifamily developments. Establishing clear service expectations and aligning infrastructure planning with selected service models will benefit the City, residents, and service provider alike.

We appreciate the opportunity to provide input and would be pleased to assist further as the City continues its evaluation of this ordinance. Please let us know if any additional information is requested.

DRAFT

WM of Palm Beach
651 Industrial Way
Boynton Beach, FL 33426

Lastly, it is our privilege to serve the City of Westlake and its residents as your environmental solutions provider, and we look forward to continuing our partnership.

Sincerely,

Jeff Sabin
Government Affairs Acct. Executive
jsabin@wm.com

Megan Kossove
Government Affairs Acct. Executive
mkossove@wm.com

CC: Lisa McNeight, Area Director of Public Sector Solutions, WM Florida

DRAFT

File Attachments for Item:

D. RESOLUTION NO. 2026 -14 - Levying the Annual Special Assessment for Residential Solid Waste Services for the Fiscal Year beginning October 1, 2026

Submitted by: City Attorney's Office

RESOLUTION NO. 2026-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, RELATING TO THE PROVISION OF RESIDENTIAL SOLID WASTE SERVICES IN THE CITY OF WESTLAKE, FLORIDA; PROVIDING FOR PURPOSE AND DEFINITIONS; PROVIDING FOR LEGISLATIVE DETERMINATIONS; ESTABLISHING THE ESTIMATED RATE FOR THE RESIDENTIAL SOLID WASTE SERVICES SPECIAL ASSESSMENT FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025; DIRECTING THE PREPARATION OF A RESIDENTIAL SOLID WASTE SERVICES SPECIAL ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; AND PROVIDING AN EFFECTIVE DATE.

Meeting Agenda Item Coversheet

MEETING DATE:	July 16, 2026	**Submitted By:** City Attorney's Office	
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	Resolution 2026- 14- Levying the Annual Special Assessment for Residential Solid Waste Services for the Fiscal Year beginning October 1, 2026		
STAFF RECOMMENDATION: **(**MOTION READY)	Motion to approve Resolution 2026-14 - Levying the Annual Special Assessment for Residential Solid Waste Services for the Fiscal Year beginning October 1, 2026		
SUMMARY *and/or* JUSTIFICATION:	The City currently provides residential solid waste services within the City through an agreement entered into with Waste Management. The City levies the annual special assessment and collects it through the annual property tax bills using the uniform method for the levy and collection of special assessments provided by State law. The proposed resolution constitutes the Preliminary Assessment Resolution which sets forth the preliminary assessment rate for the Residential Solid Waste Services Non-Ad Valorem Special Assessment, provides for a public hearing to occur on September 8, 2026, for the City Council to levy the special assessment for the Fiscal Year beginning October 1, 2026, and provides the forms of notice for the September 8, 2026, hearing.		

SELECT, *if applicable*	**AGREEMENT:**		**BUDGET:**	
	STAFF REPORT:		**PROCLAMATION:**	
	EXHIBIT(S):		**OTHER:**	x
IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B*	Resolution 2026-14 Appendix A – Estimated Residential Solid Waste Services Assessment Rate Schedule Appendix B – Form of Notice to be Published Appendix – C – Form of Mailed Notice			
SELECT, *if applicable*	**RESOLUTION:**	X	**ORDINANCE:**	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE *(if Item is **not** a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)* ***Please keep text indented.***	RESOLUTION NO. 2026-14 **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, RELATING TO THE PROVISION OF RESIDENTIAL SOLID WASTE SERVICES IN THE CITY OF WESTLAKE, FLORIDA; PROVIDING FOR PURPOSE AND DEFINITIONS; PROVIDING FOR LEGISLATIVE DETERMINATIONS; ESTABLISHING THE ESTIMATED RATE FOR THE RESIDENTIAL SOLID WASTE SERVICES SPECIAL ASSESSMENT FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026; DIRECTING THE PREPARATION OF A RESIDENTIAL SOLID WASTE SERVICES SPECIAL ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; AND PROVIDING AN EFFECTIVE DATE.**			

FISCAL IMPACT *(if any):*		$

CITY OF WESTLAKE
RESOLUTION NO. 2026-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, RELATING TO THE PROVISION OF RESIDENTIAL SOLID WASTE SERVICES IN THE CITY OF WESTLAKE, FLORIDA; PROVIDING FOR PURPOSE AND DEFINITIONS; PROVIDING FOR LEGISLATIVE DETERMINATIONS; ESTABLISHING THE ESTIMATED RATE FOR THE RESIDENTIAL SOLID WASTE SERVICES SPECIAL ASSESSMENT FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026; DIRECTING THE PREPARATION OF A RESIDENTIAL SOLID WASTE SERVICES SPECIAL ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, City of Westlake Ordinance No. 2021-02, as adopted, provides the authority for the City to impose Residential Solid Waste Services Special Assessments against Residential property located within the City, and provides findings of special benefit to Residential property as a result of such services; and,

WHEREAS, the City has in place an Agreement with Waste Management Inc. of Florida, a corporation authorized to do business in the State of Florida (hereinafter the "Contract"), pursuant to which the City provides Residential Solid Waste Services to, among others, all residential properties that receive Residential Solid Waste Services within the City; and,

WHEREAS, the City believes it is in the best interests of the residents and residential properties owners to collect funds for the costs of the City's Residential Solid Waste Services to all residential units that receive Residential Solid Waste Services by the City, through its Contract, through the levy and collection of a special assessment, as such will eliminate direct quarterly or monthly billing and charges to residents, permit the payment for the services on an annual basis along with property taxes and other special assessments, reduce the administrative costs of the Residential Solid Waste Collection Program to the City, and ensure that all properties that receive Residential Solid Waste Services from the City through the Contract pay for such so that no property is over-charged by virtue of the failure of other properties to pay for such; and,

WHEREAS, Residential Solid Waste Services provided by the City through its Contract as defined hereinafter provide the requisite special benefit to Assessed Property such that they may be funded through a special assessment; and,

WHEREAS, City Administration has reviewed the budget for Residential Solid Waste Services, for residential units that receive Residential Solid Waste Services by the City through the Contract, to ensure that the Residential Solid Waste Services Special Assessment meets the legal requirements for special benefit and fair apportionment; and,

WHEREAS, the City Council determines that it is fair and equitable to levy and collect a non-ad valorem special assessment to fund the Residential Solid Waste Services provided by the City through its Contract, consistent with the methodology and allocation as provided

hereinafter.

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

SECTION 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed by the City Council and incorporated herein by this reference.

SECTION 2. AUTHORITY. This Resolution is adopted pursuant to the provisions of Ordinance No. 2021-02, as may be amended from time to time (the "Ordinance"), Sections 166.021 and 166.041, Florida Statutes, and other applicable provisions of law.

SECTION 3. PURPOSE. This Resolution constitutes the Preliminary Assessment Resolution as defined in the Ordinance which initiates the process for developing the Residential Solid Waste Services Special Assessment Roll and directs the imposition of a Residential Solid Waste Services Special Assessment as described hereinafter, for the Fiscal Year beginning October 1, 2026. Its purpose is to provide procedures and standards for the levy and collection of a Residential Solid Waste Services Special Assessment for all Assessed Properties that receive Residential Solid Waste Services under the general home rule powers of a municipality to impose special assessments, and to authorize a procedure for the funding of Residential Solid Waste Services providing special benefits to Assessed Properties within the City.

SECTION 4. DEFINITIONS. All capitalized words and terms not otherwise defined herein shall have the meanings set forth in the Ordinance. Unless the context indicates otherwise, words imparting the singular number, include the plural number, and vice versa. As used in this Resolution, the following terms shall have the following meanings unless the context hereof otherwise requires:

"**Assessed Property**" means Tax Parcels with an Improvement Code of Residential Property that contain Dwelling Units that have obtained Certificates of Occupancy from the City, and which receive Residential Solid Waste Services provided by the City

"Assessment Coordinator" means the person designated by the City to administer the City's Residential Solid Waste Services, or such person's designee.

"Contract" means that Agreement with Waste Management Inc. of Florida, a corporation authorized to do business in the State of Florida., as may be amended from time to time.

"Cost Apportionment" means the apportionment of the Residential Solid Waste Services Assessed Cost among all Assessed Properties that receive Residential Solid Waste Services pursuant to the apportionment methodology described in Section 8 of this Preliminary Assessment Resolution.

"Estimated Residential Solid Waste Services Special Assessment Rate Schedule" means that rate schedule attached hereto as Appendix "A" and hereby incorporated herein by reference, specifying the Residential Solid Waste Services Assessed Costs determined in Section 9 of this Preliminary Assessment Resolution and the estimated Residential Solid Waste Services Special Assessments established in Section 9 of this Preliminary Assessment Resolution.

"Improvement Codes" mean the building use codes (also known as DOR codes) assigned by the Property Appraiser to Tax Parcels within the City.

"Residential Property" means those Tax Parcels with a Code Description designated as Single-Family "Residential" within the Improvement Codes and those otherwise designated as "Residential" within the Improvement Codes that are Collection Units that receive curbside Residential Solid Waste Services by the City through the Contract.

"Tax Parcel" means a parcel of property located within the City to which the Property Appraiser has assigned a distinct ad valorem property tax identification number.

SECTION 5. PROVISION AND FUNDING OF RESIDENTIAL SOLID WASTE SERVICES.

(A) Upon the imposition of the Residential Solid Waste Services Special Assessment for Residential Solid Waste Services upon Assessed Property located within the City, the City shall provide Residential Solid Waste Services to such Assessed Property through the Contract. The cost to provide such Residential Solid Waste Services to Assessed Properties, as described herein, shall be funded from the proceeds of the Residential Solid Waste Services Special Assessment.

(B) It is hereby ascertained, determined, and declared that each parcel of Assessed Property located within the City will be benefited by the City's provision of Residential Solid Waste Services in an amount not less than the Residential Solid Waste Services Special Assessment imposed against such parcel, computed in the manner set forth in this Preliminary Assessment Resolution.

SECTION 6. IMPOSITION AND COMPUTATION OF RESIDENTIAL SOLID WASTE SERVICES SPECIAL ASSESSMENTS. Residential Solid Waste Services Special Assessments shall be imposed against all Assessed Properties that receive Residential Solid Waste Services, as provided herein. The Cost Apportionment described herein is approved and adopted as the methodology to impose and compute the Residential Solid Waste Services Special Assessment.

SECTION 7. LEGISLATIVE DETERMINATIONS OF AUTHORITY, SPECIAL BENEFIT AND FAIR APPORTIONMENT. The City Council incorporates and adopts the legislative findings relating to the Residential Solid Waste Services within the Ordinance, and makes the following

additional legislative findings.

7.1 Section 403.706(1), Florida Statutes, provides that the City is responsible to collect and transport solid waste from within its boundaries to a solid waste disposal facility.

7.2 To fulfill its obligations, the City entered into the Contract.

SPECIAL BENEFIT

7.3 The City provides Residential Solid Waste Services to the Assessed Properties through its Contract. All Assessed Properties receive Residential Solid Waste Services, and therefore are required to receive the City's Residential Solid Waste Services through the City's Contract.

7.4 The special benefit provided to the Assessed Properties as a result of the provision of Residential Solid Waste Services by the City through its Contract, and as a result of the Residential Solid Waste Services Special Assessment include by way of example and not limitation, the availability and use of Residential Solid Waste Services by the owners and occupants of the Assessed Properties, the enhancement of environmentally responsible use and enjoyment of developed residential properties in the City, the protection of public health and safety, ensuring sanitary collection and disposal of solid waste from residential units in the City, a potential increase in value to property, and better service to landowners and tenants.

7.5 The City's provision of Residential Solid Waste Services through its Contract possesses a logical relationship to the use and enjoyment of the Assessed Properties by:

7.5.1 protecting and potentially increasing the value of the Assessed Properties by providing solid waste services;

7.5.2 enhancing the environmentally responsible use of residential land in the City;

7.5.3 protecting the health of intended occupants in the use and enjoyment of Assessed Properties by ensuring the proper collection and disposal of solid waste from the Assessed Properties;

7.6 Commercial properties, and multi-family residential properties in the City that do not receive curbside collection services, are not specially benefited by the City's Residential Solid Waste Services funded by the Residential Solid Waste Collection Special Assessment in that those properties receive volume-based Solid Waste Services. Given the fact that commercial properties, and residential properties with containerized collection services receive Solid Waste Services on a volume basis, it is not possible to determine the exact annual costs that can be apportioned to each property; therefore, it is not possible to ensure that an assessment levied upon these properties can be fairly apportioned. As a result, it is fair and reasonable not to levy a special assessment for the funding of residential Solid Waste Services upon those properties.

IMPOSITION AND COLLECTION

7.7 The Residential Solid Waste Services Special Assessments to be imposed pursuant to this Resolution shall constitute non-ad valorem assessments within the meaning and intent of the Uniform Assessment Collection Act.

7.8 The Residential Solid Waste Services Special Assessment imposed pursuant to this Resolution is imposed by the City Council of the City of Westlake, not the Palm Beach County Board of County Commissioners, Property Appraiser or Tax Collector. Any activity of the Property Appraiser or Tax Collector under the provisions of this Resolution, and pursuant to the City's agreements with such entities, shall be construed as ministerial.

7.9 So long as the Residential Solid Waste Services Special Assessment is levied,

the Assessed Properties will no longer be billed directly by the City for the Residential Solid Waste Services they receive from the City through the Contract.

APPORTIONMENT

7.10 The size or the value of the Residential Property does not determine the scope of the required solid waste services. The potential demand for Residential Solid Waste Services is driven by the existence of a Residential unit.

7.11 Apportioning the Residential Solid Waste Assessed Costs for Residential Solid Waste Services attributable to Assessed Properties on a per Residential unit basis is required to avoid cost inefficiency and unnecessary administration and is a fair and reasonable method.

7.12 Because commercial properties, and multi-family residential properties that are containerized collection do not benefit from the provision of Residential Solid Waste Services by the City through the Contract, the Residential Solid Waste Services Assessed Costs are not apportioned to those properties.

SECTION 8. COST APPORTIONMENT METHODOLOGY. The Contract provides for an annual charge to the Assessed Properties for the Residential Solid Waste Services provided by the City through its Contract. As described in the Ordinance, the Residential Solid Waste Services Assessed Costs include other costs associated with the Residential Solid Waste Collection Special Assessment, including a factor for early payment of tax bills, which are then allocated to the Assessed Properties in addition to the annual charge in the Contract to determine the Assessment Amount. The Assessment Amount is then multiplied by the number of Residential units on such Tax Parcel. For the Fiscal Year commencing October 1, 2026, the annual charge for Assessed Properties shall be $3**36.92** per Residential Unit, as reflected in Appendix "A."

Interim special assessments are authorized to be levied upon Assessed Properties at the time of issuance of certificates of occupancy by the City. The assessment amount due at the time of issuance of a certificate of occupancy shall be pro-rated on a monthly basis, and pursuant to a schedule created by the Assessment Coordinator and available in the building department. The interim assessment will also include the estimated assessment for the full following fiscal year in order to recover the costs of providing Residential Solid Waste Services to the Assessed Property until such time as the special assessment is placed on a future property tax bill. The Assessment Coordinator is authorized to address issues where an Interim Assessment is collected and an annual assessment is levied on a property tax bill for the same Dwelling Unit for the same period of time to ensure no overpayments for the Residential Solid Waste Services provided by the City.

SECTION 9. DETERMINATION OF RESIDENTIAL SOLID WASTE SERVICES ASSESSED COSTS; ESTABLISHMENT OF ANNUAL RESIDENTIAL SOLID WASTE SERVICES ASSESSMENT RATES.

(A) The Residential Solid Waste Collection Service Assessed Costs to be assessed and apportioned among Assessed Properties pursuant to the Cost Apportionment for the Fiscal Year commencing October 1, 2026, is the amount determined in the manner described in Section 8 above. The Estimated Residential Solid Waste Services Special Assessment Rate Schedule is attached hereto as Appendix A. The approval of the Estimated Residential Solid Waste Services Special Assessment Rate Schedule by the adoption of this Preliminary Assessment Resolution determines the amount of the Residential Solid Waste Services Assessed Costs.

(B) The estimated Residential Solid Waste Services Special Assessments specified in the Estimated Residential Solid Waste Services Special Assessment Rate Schedule are hereby established to fund the Residential Solid Waste Services Assessed Costs determined to be assessed in the Fiscal Year commencing October 1, 2026.

(C) The estimated Residential Solid Waste Services Special Assessments established in this Preliminary Assessment Resolution shall be the estimated assessment rates applied by the Assessment Coordinator in the preparation of the updated Residential Solid Waste Services Special Assessment Roll for the Fiscal Year commencing October 1, 2026, as provided in Section 10 of this Preliminary Assessment Resolution.

SECTION 10. ANNUAL RESIDENTIAL SOLID WASTE SERVICES SPECIAL ASSESSMENT ROLL.

(A) The Assessment Coordinator is hereby directed to prepare, or cause to be prepared, a Residential Solid Waste Services Special Assessment Roll for the Fiscal Year commencing October 1, 2026, in the manner provided in this Preliminary Assessment Resolution. The Assessment Coordinator shall apportion the estimated Residential Solid Waste Collection Service Assessed Cost to be recovered through Residential Solid Waste Services Special Assessments in the manner set forth in this Preliminary Assessment Resolution. A copy of this Preliminary Assessment Resolution, the Ordinance, and the Residential Solid Waste Services Special Assessment Roll shall be maintained on file in the office of the City Clerk and open to public inspection. The foregoing shall not be construed to require that the Residential Solid Waste Services Special Assessment Roll proposed for the Fiscal Year commencing October 1, 2026 be in printed form if the amount of the Residential Solid Waste Services Special

Assessment for each parcel of property can be determined by the use of a computer terminal available to the public.

(B) It is hereby ascertained, determined, and declared that the method of determining the Residential Solid Waste Services Special Assessments for the City's Residential Solid Waste Services as set forth in this Preliminary Assessment Resolution is a fair and reasonable method of apportioning the Residential Solid Waste Services Assessed Cost among parcels of Assessed Property located within the City, as the methodology and apportionment assures that no property is assessed an amount greater than the benefit which it receives from the Residential Solid Waste Services provided by the City through its Contract.

SECTION 11. AUTHORIZATION OF PUBLIC HEARING. There is hereby established a public hearing to be held at 6:00 p.m., on September 8, 2026, in City of Westlake Council Chambers, 4 The Lodge at Westlake Adventure Park, 5490 Kingfisher Blvd., Westlake, Florida, 33470, at which time the City Council will receive and consider any comments on the Residential Solid Waste Services Special Assessment from the public and affected property owners and consider imposing the Residential Solid Waste Services Special Assessment and collecting such assessments on the same bill as ad valorem taxes.

SECTION 12. NOTICE BY PUBLICATION. The Assessment Coordinator shall publish notice of the public hearing authorized by Section 11 hereof, in the manner and time provided within the Ordinance. The notice shall be published no later than August 19, 2026, in substantially the form attached hereto as Appendix B.

SECTION 13. NOTICE BY MAIL. The Assessment Coordinator shall also ensure timely notice by mail, in the manner and time provided within the Ordinance. The notice shall be mailed no later than August 19, 2026, in substantially the form attached hereto as Appendix C.

SECTION 14. PROOF OF NOTICE. The Assessment Coordinator may provide proof of such notice by affidavit, if any is required pursuant to the Ordinance or Resolution.

SECTION 15. APPLICATION OF ASSESSMENT PROCEEDS. Proceeds derived by the City from the Residential Solid Waste Services Special Assessments will be utilized for the provision of Residential Solid Waste Services, facilities, and programs by the City, through its Contract, as described herein.

SECTION 16. CONFLICT. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 17. 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 18. EFFECTIVE DATE. This Preliminary Assessment Resolution shall take effect immediately upon its passage and adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this _____ day of July, 2026.

_____
City of Westlake
JohnPaul O'Connor, Mayor

_____
Zoie Burgess, City Clerk

_____
Approved as to Form and Sufficiency
City Attorney

APPENDIX A

ESTIMATED RESIDENTIAL SOLID WASTE SERVICES
ASSESSMENT RATE SCHEDULE

SECTION A-1 DETERMINATION OF RESIDENTIAL SOLID WASTE SERVICES ASSESSED COSTS. The estimated Residential Solid Waste Services Assessed Costs to be assessed for the Fiscal Year commencing October 1, 2026, is $1,218,991.03.

SECTION A-2 ESTIMATED RESIDENTIAL SOLID WASTE SERVICES ASSESSMENTS. The estimated Residential Solid Waste Services Special Assessments to be assessed and apportioned among benefitted parcels pursuant to the Cost Apportionment Methodology to generate the estimated Residential Solid Waste Services Assessed Cost for the Fiscal Year commencing October 1, 2026, are hereby established as follows for the purpose of this Preliminary Assessment Resolution:

$ 336.92 PER RESIDENTIAL UNIT

APPENDIX B

FORM OF NOTICE TO BE PUBLISHED

To be published no later than August 19, 2026

INSERT MAP OF CITY

NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF RESIDENTIAL SOLID WASTE SERVICES SPECIAL ASSESSMENTS

Notice is hereby given that the City Council of the City of Westlake will conduct a public hearing to consider imposing Residential Solid Waste Services Special Assessments upon Residential Units that receive Residential Solid Waste Services, for the provision by the City of Residential Solid Waste Services to such properties within the City of Westlake.

The hearing will be held at 6:00 p.m., on September 8, 2026, in City of Westlake Council Chambers, The Lodge at Westlake Adventure Park, 5490 Kingfisher Blvd., City of Westlake, Florida, 33470 for the purpose of receiving public comment on the proposed assessments. All affected property owners have a right to appear at the hearing and to file written objections with the City Council within 20 days of this notice. If a person decides to appeal any decision made by the City Council with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the Clerk of the City at (561) 530-5880, at least seven days prior to the date of the hearing.

The assessment for each parcel of residential property that receives Residential Solid Waste Services from the City will be based upon the total number of Residential units attributed to that parcel. The annual assessment shall be $336.92 per Residential Unit.

Copies of the Assessment Ordinance, the Initial Assessment Resolution, the Preliminary Assessment Resolution and the Residential Solid Waste Services Special Assessment Roll are available for inspection at the City Clerk's Office, Westlake City Hall, 4001 Seminole Pratt Whitney Road, Westlake, Florida, 33470.

The assessments will be collected by the Tax Collector on the ad valorem tax bill to be mailed in November 2026, as authorized by section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property, which may result in a loss of title.

If you have any questions, please contact the City Clerk at (561) 530-5880, Monday through Friday between 9:00 a.m. and 4:00 p.m.

CITY CLERK

CITY OF WESTLAKE.

APPENDIX C

FORM OF MAILED NOTICE

[INSERT DATE], 2026

[Name]
[Address]
Westlake, Florida 33470

RE: *Tax Parcel #*

CITY OF WESTLAKE, FLORIDA
NOTICE OF HEARING TO IMPOSE AND PROVIDE
FOR RESIDENTIAL SOLID WASTE SERVICES - NON-AD VALOREM ASSESSMENTS

Dear Property Owner:

As required by Section 197.3632, Florida Statutes, and City of Westlake Ordinance No. 2021-02, notice is given by the City of Westlake that a special assessment for Residential Solid Waste Services using the tax bill collection method may be levied by the City of Westlake on your property for the fiscal year October 1, 2026 - September 30, 2027.

The purpose of this assessment is to collect the Residential Solid Waste Services Special Assessment benefiting property located within the City of Westlake. The total Residential Solid Waste Services Special Assessment revenue to be collected within the City of Westlake is $1,218,991.03. The Residential Solid Waste Services Special Assessment is based on the number of Residential Units that receive curbside Residential Solid Waste Services, including curbside collection of solid waste and recyclable materials on your property. The special assessment is $336.92 per Residential Unit. Your property has _1__ Residential Units. The total special assessment for your property is $ 336.92_____.

A public hearing will be held at 6:00 p.m. on September 8, 2026, in City of Westlake Council Chambers, The Lodge at Westlake Adventure Park, 5490 Kingfisher Blvd., Westlake, Florida 33470, for the purpose of receiving public comment on the proposed assessment. You and all other affected property owners have a right to appear at the hearing and to file written objections with the City Council within 20 days of this notice. If you decide to appeal any decision made by the City Council with respect to any matter considered at the hearing, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk's office at (561) 530-5880, at least

three days prior to the date of the hearing.

Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of City Council action at the above hearing (including the method of apportionment, the rate of assessment and the imposition of assessments), such action shall be the final adjudication of the issues presented.

Copies of the Residential Solid Waste Services Special Assessment Ordinance, the Initial Assessment Resolution, the Preliminary Assessment Resolution, and the assessment roll are available for inspection at Westlake City Hall - City Clerk's Office, 4001 Seminole Pratt Whitney Road, Westlake, Florida 33470.

The Residential Solid Waste Services non-ad valorem assessment amount shown on this notice for the above parcel will be collected on the ad valorem tax bill mailed in November 2026. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

If you have any questions regarding your Residential Solid Waste Services Special Assessment, please contact the City Clerk at (561) 530-5880, Monday through Friday between 9:00 a.m. and 4:00 p.m.

*** * * * * THIS IS NOT A BILL * * * * ***

File Attachments for Item:

A. Approval of State Governmental Affairs Services Agreement

Submitted By: City Manager

Meeting Agenda Item Coversheet

MEETING DATE:	July 16, 2026	**Submitted By:** City Manager			
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	**Approval of State Governmental Affairs Services Agreement**				
STAFF RECOMMENDATION: **(**MOTION READY)	Approve the Professional Services Agreement with Metz, Husband & Daughton, P.A. for State Governmental Affairs and Legislative Consulting Services and authorize the Mayor to execute the agreement in a form approved by the City Attorney.				
SUMMARY *and/or* JUSTIFICATION:	Consider approval of a Professional Services Agreement with Metz, Husband & Daughton, P.A. for State Governmental Affairs and Legislative Consulting Services. The City previously retained Metz, Husband & Daughton, P.A. to represent the City before the Florida Legislature and Executive Branch agencies. The prior agreement was effective January 1, 2025 through December 31, 2025, and provided governmental affairs, legislative advocacy, appropriations assistance, and grant funding support on behalf of the City. Approval of a new agreement will ensure continuity of representation before the Florida Legislature and Executive Branch and allow the firm to continue advocating for the City's legislative priorities and funding requests.				
SELECT, *if applicable*	**AGREEMENT:**		**BUDGET:**		
	STAFF REPORT:		**PROCLAMATION:**		
	EXHIBIT(S):		**OTHER:**		
IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*					
SELECT, *if applicable*	**RESOLUTION:**		**ORDINANCE:**		
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE *(if Item is **not** a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)* ***Please keep text indented.***					
FISCAL IMPACT *(if any):*	The proposed agreement provides for compensation of $4,000 per month, or $48,000 annually, which has been	$0			

	budgeted within the City's General Fund for legislative consulting and governmental affairs services. Funding is available in the adopted budget. The annual fiscal impact of the agreement is $48,000.	

METZ, HUSBAND & DAUGHTON, PA

DOUGLAS S. BELL
JAMES R. DAUGHTON, JR.
LESLIE Y. DUGHI*
WARREN H. HUSBAND
ANNA GRACE DEPAOLO*
ALLISON LIBY-SCHOONOVER*
AIMEE DIAZ LYON
STEPHEN W. METZ**
ANDREW T. PALMER*
KARL N. RASMUSSEN*

*Governmental Consultant-
Not a Member of the Florida Bar
**Of Counsel

REPLY TO:

Post Office Box 10909
Tallahassee, Florida 32302-2909

119 South Monroe Street, Suite 200
Tallahassee, Florida 32301

Telephone: (850) 205-9000
Facsimile: (850) 205-9001

July 7, 2026

Mr. Howard Brown, City Manager
City of Westlake
4001 Seminole Pratt Whitney Road
Westlake, FL 33470

Re: State Governmental Affairs Services

Dear Mr. Brown:

Thank you for your interest in our firm and the opportunity to represent the City of Westlake. Based upon our conversation, we have prepared this engagement letter in response to your expressed interest in retaining our firm to assist the City of Westlake with representation before Florida's legislative and executive branches. This representation will focus on lobbying in pursuit of legislative appropriations for a new park facility and park access areas in the City of Westlake as well as funding for the GoWest transportation project. We will also work with the city to identify other state funding opportunities. As we discussed, Karl Rasmussen will be your direct point of contact at the firm, but our entire team will serve as a resource.

The purpose of this letter is to set forth our understanding of the services you expect our firm to perform and the resulting fee for those services. Accordingly, this letter confirms our agreement to represent the City of Westlake from the period of January 1, 2026 thru December 31, 2027.

Our firm's fee for providing these services will be $48,000 annually, paid in monthly installments of $4,000, with the first installment due upon execution of this agreement and

additional installments due the first of each month. The City of Westlake will also be responsible for all customary costs that are incurred in the course of your representation, including, but not limited to, client-specific travel, computer research services, and other out-of-pocket expenditures. Rest assured, however, that we are always mindful of the costs of services and understand that every client wishes to avoid unnecessary expense. As such, we will seek at all times to represent you in the most cost-efficient and effective manner possible. Our representation will conform to the terms of this agreement, and may be terminated by either party upon 30 days notice.

We sincerely appreciate the opportunity to represent the City, and look forward to a successful working relationship.

Sincerely,

James R. Daughton, Jr.
Metz, Husband & Daughton, P.A.

Agreed to and Accepted by:
The City of Westlake

By: _____

Name: _____

Title: _____

MHD
METZ, HUSBAND & DAUGHTON, PA

DOUGLAS S. BELL
JAMES R. DAUGHTON, JR.
LESLIE Y. DUGHI*
WARREN H. HUSBAND
ANNA GRACE DEPAOLO*
ALLISON LIBY-SCHOONOVER*
AIMEE DIAZ LYON
STEPHEN W. METZ**
ANDREW T. PALMER*
KARL N. RASMUSSEN*

*Governmental Consultant-
Not a Member of the Florida Bar
**Of Counsel

REPLY TO:

Post Office Box 10909
Tallahassee, Florida 32302-2909

119 South Monroe Street, Suite 200
Tallahassee, Florida 32301

Telephone: (850) 205-9000
Facsimile: (850) 205-9001

January 8, 2025

Mr. Ken Cassel, City Manager
City of Westlake
4001 Seminole Pratt Whitney Road
Westlake, FL 33470

Re: State Governmental Affairs Services

Dear Mr. Cassel:

Thank you for your interest in our firm and the opportunity to represent the City of Westlake. Based upon our conversation, we have prepared this engagement letter in response to your expressed interest in retaining our firm to assist the City of Westlake with representation before Florida's legislative and executive branches. This representation will focus on lobbying in pursuit of legislative appropriation(s) for a new park facility and park access areas in the City of Westlake. We will also work with the city to identify other state funding opportunities. As we discussed, Karl Rasmussen will be your direct point of contact at the firm, but our entire team will serve as a resource.

The purpose of this letter is to set forth our understanding of the services you expect our firm to perform and the resulting fee for those services. Accordingly, this letter confirms our agreement to represent the City of Westlake from the period of January 1, 2025 thru December 31, 2025.

Our firm's fee for providing these services will be $48,000, paid in monthly installments of $4,000, with the first installment due upon execution of this agreement and additional installments due the first of each month. The City of Westlake will also be responsible for all

customary costs that are incurred in the course of your representation, including, but not limited to, client-specific travel, computer research services, and other out-of-pocket expenditures. Rest assured, however, that we are always mindful of the costs of services and understand that every client wishes to avoid unnecessary expense. As such, we will seek at all times to represent you in the most cost-efficient and effective manner possible. Our representation will conform to the terms of this agreement, and may be terminated by either party upon 30 days notice.

We sincerely appreciate the opportunity to represent the City, and look forward to a successful working relationship.

Sincerely,

James R. Daughton, Jr.
Metz, Husband & Daughton, P.A.

Agreed to and Accepted by:
The City of Westlake

By: _____

Name: Kenneth G. Cassel

Title: City Manager

File Attachments for Item:

B. Approval of an Interlocal Agreement with the Seminole Improvement District for Shared Services and Cost Allocation Agreements

Submitted By: City Manager

Meeting Agenda Item Coversheet

MEETING DATE:	July 16, 2026	**Submitted By:** City Manager
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	Approval of an Interlocal Agreement with the Seminole Improvement District for Shared Services and Cost Allocation Agreements	
STAFF RECOMMENDATION: **(**MOTION READY)	Approve the concept of entering into an Interlocal Agreement with the Seminole Improvement District (SID) for the provision and allocation of shared services and authorize the City Manager to negotiate and execute such agreement(s), in a form acceptable to the City Attorney, and return any future budget amendments or appropriations to the City Council for approval as required.	

SUMMARY *and/or* JUSTIFICATION:

The City of Westlake and the Seminole Improvement District (SID) currently utilize and benefit from various shared services, infrastructure, technology platforms, and operational resources. These services include, but are not limited to, information technology services, telephone systems, internet connectivity, software subscriptions, network administration, equipment, and other operational support services.

Since beginning service as City Manager on May 1, 2026, the City Manager has been reviewing the City's contracts, operational practices, and administrative functions. During this review, staff identified several services that are currently utilized by both the City and SID but for which no formal cost-sharing mechanism or reimbursement process exists.

As both organizations continue to grow and evolve, it is in the best interest of the City and SID to establish a formal framework that clearly defines the allocation of costs, responsibilities, and administrative procedures associated with shared services. Establishing such agreements will promote transparency, accountability, and fiscal responsibility while ensuring that each organization pays its equitable share of expenses.

Approval of this item will authorize the City Manager to negotiate one or more Interlocal Agreements or Cost Sharing Agreements with SID addressing shared services, including but not limited to:

- Information Technology (IT) Services
- Telephone and Communication Systems
- Internet Services
- Software Licensing and Subscriptions
- Equipment and Technology Infrastructure
- Administrative Support Services
- Facility-Related Services
- Other mutually beneficial operational services

Any agreements negotiated pursuant to this authorization will be reviewed and approved by the City Attorney as to form and legal sufficiency prior to execution.

SELECT, *if applicable*				
	AGREEMENT:		**BUDGET:**	
	STAFF REPORT:	X	**PROCLAMATION:**	
	EXHIBIT(S):		**OTHER:**	

IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*				
SELECT, *if applicable*	**RESOLUTION:**		**ORDINANCE:**	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE *(if Item is **not** a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)* ***Please keep text indented.***				
FISCAL IMPACT *(if any):*	The fiscal impact is currently unknown and will depend upon the specific services included within the final agreement(s). The intent of the proposed agreement is to establish an equitable allocation of shared costs between the City and SID and may result in cost savings to both organizations through improved coordination and administration of shared services.		$	

File Attachments for Item:

C. Approval of End User Professional Services Agreement between the City of Westlake and Thompson Consulting Services, LLC.

Submitted By: Operations Coordinator

RESOLUTION NO. 2026-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE THE END USER PROFESSIONAL SERVICES AGREEMENT BETWEEN THOMPSON CONSULTING SERVICES, LLC AND THE CITY OF WESTLAKE, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Meeting Agenda Item Coversheet

MEETING DATE:	July 16th, 2026	**Submitted By:** Hanif David Christie
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	Approval of End User Professional Services Agreement between the City of Westlake and Thompson Consulting Services, LLC.	
STAFF RECOMMENDATION: **(**MOTION READY)	Motion to approve the End User Professional Services Agreement between the City of Westlake and Thompson Consulting Services, LLC and authorize the Mayor to execute the agreement, subject to final legal review and approval by the City Attorney.	
SUMMARY *and/or* JUSTIFICATION:	The proposed End User Professional Services Agreement establishes a cooperative framework between the City of Westlake and Thompson Consulting Services, LLC for the Disaster Debris Management and Support Services. Under the agreement, the City will have Thompson Consulting Services assist in documentation of debris within its jurisdiction and for coordinating reimbursement requests associated with debris collection activities. Which include(s) Project/Oberations Management, Collection Monitoring, Automated Debris Management Site (TDMS) Monitoring, Debris Vehicle Certification, Damage Complaint Tracking, Date Compliation and Reporting, Payment Monitoring and Reconciliation Processing, Reporting and Coordinating with the Solid Waste Authority Project/Operations Manager and other related services. Approval of this agreement will help ensure the City is operationally prepared for storm response activities and positioned to maximize reimbursement opportunities from FEMA and other reimbursing agencies following a declared disaster event. This agreement is necessary if a separate Interlocal Agreement with the Seminole Improvement District cannot be assented. To which they would have Thompson Consulting Services, LLC provide these services throughout the City of Westlake on our behalf.	

SELECT, *if applicable*	**AGREEMENT:**	X	**BUDGET:**	
	STAFF REPORT:		**PROCLAMATION:**	
	EXHIBIT(S):		**OTHER:**	
IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*				
SELECT, *if applicable*	**RESOLUTION:**		**ORDINANCE:**	

IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE *(if Item is **not** a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)* ***Please keep text indented.***	**RESOLUTION 2026-16** **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE THE END USER PROFESSIONAL SERVICES AGREEMENT BETWEEN THOMPSON CONSULTING SERVICES, LLC AND THE CITY OF WESTLAKE, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**	
FISCAL IMPACT *(if any):*	The City may incur costs associated with disaster debris monitoring, and non-reimbursable disposal activities as outlined in the agreement. Eligible costs may qualify for reimbursement through FEMA, the State of Florida, or other reimbursing agencies subject to applicable regulations and funding availability.	$

CITY OF WESTLAKE

RESOLUTION NO. 2026-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE THE END USER PROFESSIONAL SERVICES AGREEMENT BETWEEN THOMPSON CONSULTING SERVICES, LLC AND THE CITY OF WESTLAKE, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council deems it to be in the best interests of the City to approve and authorize the Mayor to execute the End User Professional Services Agreement between Thompson Consulting Services, LLC and the City of Westlake, Florida;

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 Council of the City of Westlake, Florida, hereby approves and authorizes the Mayor to execute the End User Professional Services Agreement between Thompson Consulting Services, LLC and the City of Westlake, Florida. A copy of the Agreement 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 _____day of _____2026.

_____
City of Westlake
JohnPaul O'Connor, Mayor

_____
Zoie Burgess, CMC, City Clerk

End User Professional Services Agreement
General Terms and Conditions

This **End User Professional Services Agreement** ("Agreement") by and between **Thompson Consulting Services, LLC** (hereinafter referenced as "Consultant") and the **City of Westlake** (hereinafter referenced as "Client" or "End User");

Whereas, Consultant has entered into an agreement for Disaster Debris Management and Support Services (Agreement Number 22-202) effective as of May 8, 2022 – May 7, 2025 with the Solid Waste Authority of Palm Beach County (hereinafter referred to as "Authority Contract" and attached as **Exhibit A**);

Whereas, the Authority Contract was extended through May 7, 2028 through Amendment #1 to the agreement on February 26th, 2025, attached as **Exhibit B**;

Whereas, the Authority Contract acknowledges that the End User may enter into an agreement with the Consultant through the Authority Contract;

Whereas, Client desires to be an End User under the Authority Contract;

Whereas, both parties hereby agree to be bound to the terms and conditions of the Authority Contract;

Now therefore, in consideration of the mutual covenants to be performed by the parties pursuant to this Agreement, each party hereby represents, warrants, and agrees as follows:

1. TERM & APPLICABILITY

The term of this Agreement shall commence on the Effective Date and shall expire on the same date set forth in the Authority Contract. The term of this Agreement shall be dependent upon any renewals of the Authority Contract. Any exercised renewal of the Authority Contract shall automatically renew the term of this Agreement for the same period of the Authority Contract, unless Client or Consultant notifies the other party in writing prior to the expiration of the then current term of its intent not to renew this Agreement. This Agreement shall apply to all work performed at the request of the Client or for the benefit of the Client during the term hereof (the "Work") unless both parties agree in writing that the terms and conditions hereof shall not apply.

2. SCOPE OF WORK

Consultant shall perform such Work as the Client may direct from time to time during the term hereof following the issuance of a Notice to Proceed and in accordance with **Exhibit A** attached hereto.

3. FEE FOR SERVICES

The fee for the services under this Agreement will be based on the actual hours of services furnished multiplied by Consultant's Billing Rates as set forth in the Authority Contract, including any amendments to Authority Contract.

4. INFORMATION PROVIDED BY OTHERS

Client shall provide to Consultant in a timely manner any information Consultant indicates is needed to perform the services hereunder. Consultant may rely on the accuracy of information provided by Client and its representatives.

5. NOTICES

Any notice required or permitted by this Agreement to be given shall be deemed to have been duly given if in writing and delivered personally or five (5) days after mailing by first-class, registered, or certified mail, return receipt requested, and postage prepaid.

6. MISCELLANEOUS

A. If any provision of this Agreement is invalid or unenforceable, the remainder of this Agreement shall continue in full force and effect and the provision declared invalid or unenforceable shall continue as to other circumstances.

B. This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original instrument, but all of which taken together shall constitute one instrument.

thompson
CONSULTING SERVICES

End User Professional Services Agreement
General Terms and Conditions

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers or representatives.

Effective Date: _____

THOMPSON CONSULTING SERVICES, LLC		**CITY OF WESTLAKE, FL**	
By:	_____	By:	_____
Name:	Nate Counsell	Name:	_____
Title:	Executive Vice President	Title:	_____
Date:	_____	Date:	_____
Address:	2601 Maitland Center Parkway	Address:	4001 Seminole Pratt Whitney Road
	Maitland, FL 32751-4110		Westlake, FL 33470

Please return executed copy of these terms and conditions to the attention of:
Lydia Pena
LPena@thompsoncs.net – Email
(407) 792-0018 – Phone

End User Professional Services Agreement
General Terms and Conditions

EXHIBIT A

File Attachments for Item:

D. Discussion and Direction Regarding Temporary and Long-Term City Hall and Administrative Office Space Alternatives

Submitted By: City Manager

Meeting Agenda Item Coversheet

MEETING DATE:	July 16, 2026	**Submitted By:** City Manager
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	Discussion and Direction Regarding Temporary and Long-Term City Hall and Administrative Office Space Alternatives	
STAFF RECOMMENDATION: **(**MOTION READY)	Discuss the various City Hall and administrative office alternatives and provide direction to staff regarding the preferred alternative(s) for further evaluation, negotiation, budgeting, and implementation.	

SUMMARY *and/or* JUSTIFICATION:

As part of the City Council's 2025 Strategic Plan, establishing a City Hall presence was identified as a priority objective.

At the June 2, 2026, City Council Meeting, the Mayor and City Council discussed various temporary and long-term City Hall alternatives. The consensus of the Council was for staff to further evaluate the alternatives and provide estimated financial information.

OPTION 1 – 4003 Seminole Pratt Whitney Road
Approximately 7,328 square feet of existing office space. ADA accessible with elevator access. Existing furniture can be reused. Estimated annual lease cost is approximately $142,896 with one-time relocation costs ranging from approximately $9,825 to $17,875.

OPTION 2 – 17035 Persimmon Boulevard West (James Business Park)
Potential zoning constraints may prevent occupancy under the current configuration. Estimated annual occupancy cost is approximately $183,375 plus tenant improvement and buildout costs.

OPTION 3 – Future Civic Campus Modular Facility
Development of a temporary modular City Hall on the future civic tract. Estimated purchase and installation cost is approximately $562,000. Modular lease alternatives are also available.

Lease Option: Approximately $50,000 - $70,000 initial costs plus monthly lease payments of $2700 - $4500.

Since that meeting, the City Manager and Building Official have evaluated several alternatives and developed preliminary cost estimates for consideration.

SELECT, *if applicable*				
	AGREEMENT:		**BUDGET:**	
	STAFF REPORT:		**PROCLAMATION:**	
	EXHIBIT(S):		**OTHER:**	

IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*	

SELECT, *if applicable*	**RESOLUTION:**		**ORDINANCE:**	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE *(if Item is **not** a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)* ***Please keep text indented.***				
FISCAL IMPACT *(if any):*	Option 1: Approximately $142,896 annual lease plus one-time costs. Option 2: Approximately $183,375 annual lease plus buildout costs. Option 3: Approximately $562,000 capital cost or modular lease alternative.		$	

OPTION 1 4003 SEMINOLE PRATT WHITNEY ROAD

Description

This option consists of leasing approximately 7,328 square feet of existing office space located at 4003 Seminole Pratt Whitney Road.

Advantages

• Existing office configuration. • ADA accessible. • Elevator available. • Existing City furniture can be reused. • Minimal tenant improvements required. • Shortest implementation timeframe.

Lease Cost

• Annual Lease Rate: $19.50 per square foot • Estimated Annual Lease Cost: Approximately $142,896

Estimated One-Time Costs

Item	Estimated Cost
IT Workstation Relocation (15 Users)	$1,050 - $2,250
Workstation Setup (15 Users)	$525 - $1,875
Server and Network Relocation	$2,000 - $5,000
Internet Transfer and Miscellaneous	$500
Network Cabling (15 Drops)	Approximately $2,250
Electrical Improvements	$1,500 - $4,000
Cleaning and Lighting Improvements	Approximately $2,000
Total Estimated One-Time Costs	$9,825 - $17,875

Staff Observations

This option provides the quickest occupancy timeline and requires the least amount of upfront capital investment.

OPTION 2 17035 PERSIMMON BOULEVARD WEST (JAMES BUSINESS PARK)

Description

This option consists of leasing office space within James Business Park located at 17035 Persimmon Boulevard West.

Staff has evaluated this alternative and determined that occupancy may not be permitted under the current zoning regulations. The property is zoned Industrial and the proposed

municipal office use may exceed the allowable percentage of the principal use. Additional zoning approvals, variances, or amendments may be required.

Lease Cost

• Base Rent: $18.95 per square foot • CAM Charges: $5.50 per square foot • Total Lease Rate: $24.45 per square foot

Estimated Annual Occupancy Cost

Approximately $183,375 annually.

Property Owner Information

The Property Manager advised that:

• Lease rates may be negotiable. • CAM charges are non-negotiable. • Ownership would be responsible for certain capital improvements. • Occupancy would likely not occur until more than one year following building permit issuance.

Estimated Buildout Costs

Item	Estimated Cost
Cubicles (15 Employees)	$4,500 - $30,000
Installation Labor	$2,250 - $7,500
Electrical Improvements	$1,500 - $4,000
IT Infrastructure	$2,250 - $4,500
Filing Cabinets, Overhead Storage, Miscellaneous Furniture	Approximately $1,500
Fire Alarm Modifications	Unknown
Plumbing Improvements	Unknown

Staff Observations

While ADA accessible, this option presents zoning challenges, longer implementation timelines, and significant uncertainty regarding final buildout costs.

OPTION 3 TEMPORARY MODULAR CITY HALL FUTURE CIVIC CAMPUS

Property Description

This option consists of developing a temporary modular City Hall on approximately 4.5 acres of land currently owned by Minto and in the process of being conveyed to the City of Westlake.

Parcel Number: 77-40-43-01-003-0020

Property Size: Approximately 4.5 Acres

Existing Conditions

• Raw land. • Existing curb cut. • Utilities located nearby. • Suitable for future civic campus development.

Facility Requirements

Based upon a planning standard of approximately 175 square feet per employee, staff estimates that a facility accommodating approximately 15 employees would require approximately 2,625 square feet.

The concept reviewed consists of three modular units connected together with an approximate footprint of 36 feet by 60 feet.

Modular Purchase Option

Item	Estimated Cost
Building Delivery and Assembly	$168,000 - $292,000
Crane Services	$15,000 - $35,000
Assembly and Stairs	Approximately $15,000
Site Preparation	Included
Utility Connections	Included
ADA Improvements	Included
Parking Improvements	Included
Permits and Impact Fees	Included
Total Estimated Project Cost	Approximately $562,000

Modular Lease Option

Item	Estimated Cost
Monthly Lease Cost	$2,700 - $4,500
Site Preparation and Removal	Approximately $35,000
Utility Connections	$15,000 - $35,000
Delivery and Installation	Included

Staff Observations

This option best supports the City’s long-term goal of establishing a permanent civic campus and municipal presence. However, it requires the highest upfront investment and longest implementation timeline.

File Attachments for Item:

E. RESOLUTION NO. 2026-12 - Authorizing the City Manager to Negotiate and Execute a Partnership Agreement with the 9/11 Remembrance and First Responder Group and the Tunnel to Towers Foundation for the City's 3rd Annual 5K Run/Walk Event

Submitted By: City Manager

RESOLUTION NO. 2026-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A PARTNERSHIP AGREEMENT, IN A FORM ACCEPTABLE TO THE CITY ATTORNEY, WITH THE 9/11 REMEMBRANCE AND FIRST RESPONDER GROUP AND THE TUNNEL TO TOWERS FOUNDATION RELATED TO THE CITY'S 3RD ANNUAL 5K RUN/WALK EVENT SCHEDULED FOR SEPTEMBER 12, 2026; PROVIDING DIRECTION REGARDING FUNDRAISING ACTIVITIES; PROVIDING FOR CITY COUNCIL APPROVAL OF ANY CITY EXPENDITURES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Meeting Agenda Item Coversheet

MEETING DATE:	July 16, 2026	**Submitted By:** City Manager
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	Resolution No. 2026-12 - Authorizing the City Manager to Negotiate and Execute a Partnership Agreement with the 9/11 Remembrance and First Responder Group and the Tunnel to Towers Foundation for the City's 3rd Annual 5K Run/Walk Event	
STAFF RECOMMENDATION: **(**MOTION READY)	Motion to adopt Resolution 2026-12 authorizing the City Manager to negotiate and execute a Partnership Agreement, in a form acceptable to the City Attorney, with the 9/11 Remembrance and First Responder Group and the Tunnel to Towers Foundation related to the City's 3rd Annual 5K Run/Walk Event scheduled for September 12, 2026.	
SUMMARY *and/or* JUSTIFICATION:	The City of Westlake will host its 3rd Annual 5K Run/Walk on September 12, 2026. The event is intended to promote health and wellness, encourage community engagement, and recognize the service and sacrifice of first responders, military personnel, veterans, and public servants. Several weeks ago, the City Manager discussed a potential partnership opportunity with Council Member Erik Gleason involving the 9/11 Remembrance and First Responder Group and the Tunnel to Towers Foundation. During those discussions, Council Member Gleason suggested that the concept be presented to the City Council for consideration and policy direction. The proposed partnership would provide additional promotional support and fundraising opportunities for the City's annual 5K event. The 9/11 Remembrance and First Responder Group would assist with promoting the event and increasing community participation. The Tunnel to Towers Foundation would work directly with the 9/11 Remembrance and First Responder Group by providing fundraising resources, promotional support, and guidance intended to enhance awareness and participation. Members of the 9/11 Remembrance and First Responder Group include Vice Mayor Greg Langowski, Mayor JohnPaul O'Connor, Council Member Erik Gleason, and Planning and Zoning Board Member Bobby Farber. The proposed partnership does not provide compensation, financial benefit, or preferential treatment to any elected official, appointed official, or member of the organization. All donations, sponsorships, and fundraising proceeds associated with the partnership shall be received and administered by the Tunnel to Towers Foundation. Any funds subsequently distributed to the City of Westlake shall be publicly accepted by the City Council and administered in accordance with applicable laws, City policies, and financial procedures. The proposed resolution authorizes the City Manager to negotiate and execute a Partnership Agreement in a form acceptable to the City Attorney. Any expenditures, sponsorship commitments, matching contributions, or other financial obligations on behalf of the City shall require separate City Council approval.	

SELECT, *if applicable*	**AGREEMENT:**		**BUDGET:**	
	STAFF REPORT:	X	**PROCLAMATION:**	

	EXHIBIT(S):		**OTHER:**	
IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*				
SELECT, *if applicable*	**RESOLUTION:**	X	**ORDINANCE:**	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE *(if Item is **not** a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)* ***Please keep text indented.***	**RESOLUTION 2026-12** **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A PARTNERSHIP AGREEMENT, IN A FORM ACCEPTABLE TO THE CITY ATTORNEY, WITH THE 9/11 REMEMBRANCE AND FIRST RESPONDER GROUP AND THE TUNNEL TO TOWERS FOUNDATION RELATED TO THE CITY'S 3RD ANNUAL 5K RUN/WALK EVENT SCHEDULED FOR SEPTEMBER 12, 2026; PROVIDING DIRECTION REGARDING FUNDRAISING ACTIVITIES; PROVIDING FOR CITY COUNCIL APPROVAL OF ANY CITY EXPENDITURES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**			
FISCAL IMPACT *(if any):*	Any future expenditures or financial obligations associated with the partnership shall require separate City Council authorization and approval.		$0	

CITY OF WESTLAKE

RESOLUTION NO. 2026-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A PARTNERSHIP AGREEMENT, IN A FORM ACCEPTABLE TO THE CITY ATTORNEY, WITH THE 9/11 REMEMBRANCE AND FIRST RESPONDER GROUP AND THE TUNNEL TO TOWERS FOUNDATION RELATED TO THE CITY'S 3RD ANNUAL 5K RUN/WALK EVENT SCHEDULED FOR SEPTEMBER 12, 2026; PROVIDING DIRECTION REGARDING FUNDRAISING ACTIVITIES; PROVIDING FOR CITY COUNCIL APPROVAL OF ANY CITY EXPENDITURES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the proposed resolution authorizes the City Manager to negotiate and execute a Partnership Agreement in a form acceptable to the City Attorney. Any expenditures, sponsorship commitments, matching contributions, or other financial obligations on behalf of the City shall require separate City Council approval.

WHEREAS, the City Council deems it to be in the best interests of the City to approve and authorize the City Manager to negotiate and execute a Partnership Agreement, in a form acceptable to the City Attorney, with the 9/11 Remembrance and First Responder Group and the Tunnel to Towers Foundation related to the City's 3rd Annual 5K Run/Walk Event scheduled for September 12, 2026.

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 Council of the City of Westlake, Florida, hereby approves and authorizes the City Manager to negotiate and execute a Partnership Agreement, in a form acceptable to the City Attorney, with the 9/11 Remembrance and First Responder Group and the Tunnel to Towers Foundation related to the City's 3rd Annual 5K Run/Walk Event scheduled for September 12, 2026. Any expenditures, sponsorship commitments, matching contributions, or other financial obligations on behalf of the City shall require separate City Council approval.

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 ____day of _____2026.

_____
City of Westlake
JohnPaul O'Connor, Mayor

_____
Zoie Burgess, CMC, City Clerk

File Attachments for Item:

F. Special Events Revenue, Expense, and Net Cost Summary

Submitted By: Special Events Coordinator

Meeting Agenda Item Coversheet

MEETING DATE:	July 16, 2026	**Submitted By:** Yla Flores, Special Events Coordinator
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	Special Events Revenue, Expense, and Net Cost Summary	
STAFF RECOMMENDATION: **(**MOTION READY)		
SUMMARY *and/or* JUSTIFICATION:	At the request of Councilwoman Leonard, staff has compiled approximate revenue, expense, and net cost information for major City special events conducted over the past year. The information provided in the agenda is based on available event records and is intended to provide a general overview of event financial performance. Events included: • SpringFest 2026 • FourthFest 2025 • 5K Run 2025 • Holiday Market 2025	

SELECT, *if applicable*	**AGREEMENT:**		**BUDGET:**	
	STAFF REPORT:	X	**PROCLAMATION:**	
	EXHIBIT(S):		**OTHER:**	
IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*	Memo			
SELECT, *if applicable*	**RESOLUTION:**		**ORDINANCE:**	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE *(if Item is **not** a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)* ***Please keep text indented.***				

FISCAL IMPACT *(if any):*		$

MEMORANDUM

TO: Howard W. Brown, Jr., City Manager

FROM: Yla Flores, Special Events & Projects Coordinator

DATE: June 19, 2026

SUBJECT: Special Events

The following approximate event revenue, expense, and net cost information is being provided at the request of Councilwoman Leonard and is based on available event records from the past year.

Summary by Event

- **SpringFest 2026**
  - Revenue: $9,588
  - Expense: $32,044
  - Net Cost: $22,457
- **FourthFest 2025**
  - Revenue: $24,438
  - Expense: $199,825
  - Net Cost: $175,388
- **5K Run 2025**
  - Revenue: $21,476
  - Expense: $22,605
  - Net Cost: $1,129
- **Holiday Market 2025**
  - Revenue: $5,982
  - Expense: $16,440
  - Net Cost: $10,458

File Attachments for Item:

G. Education Advisory Board - Consideration and Appointment of one (1) Regular Board Member and one (1) Alternate Member

Submitted By: City Clerk's Office

RESOLUTION NO. 2026-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING ONE (1) REGULAR MEMBER AND ONE (1) ALTERNATE MEMBER TO SERVE ON THE EDUCATION ADVISORY BOARD; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Meeting Agenda Item Coversheet

MEETING DATE:	July 16, 2026	**Submitted By:** City Clerk's Office
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	Education Advisory Board - Consideration and Appointment of one (1) Regular Board Member and one (1) Alternate Member	
STAFF RECOMMENDATION: **(**MOTION READY)	**Motion to appoint a Regular Board Member and an Alternate Board Member to the Education Advisory Board.**	
SUMMARY *and/or* JUSTIFICATION:	Per City Ordinance, The Education Advisory Board shall consist of five (5) regular members and one (1) alternate member. All appointments to the Education Advisory Board shall be for a one (1) year period expiring on the following April 30th. There currently remain two (2) vacant positions on the Board, one (1) regular board member seat and (1) alternate board member seat. Attached for your review are the applications and resumes of Diana Riviera, and Shelley Murray for consideration.	

SELECT, *if applicable*	**AGREEMENT:**		**BUDGET:**	
	STAFF REPORT:		**PROCLAMATION:**	
	EXHIBIT(S):		**OTHER:**	
IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*	**Board Applicants:** Diana Riviera – 5480 Pecan Dr. Shelley Murray – 15438 Goldfinch Circle			
SELECT, *if applicable*	**RESOLUTION:**	X	**ORDINANCE:**	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE *(if Item is **not** a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)*	**RESOLUTION NO. 2026-13** **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING ONE (1) REGULAR MEMBER AND ONE (1) ALTERNATE MEMBER TO SERVE ON THE EDUCATION ADVISORY BOARD; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**			

FISCAL IMPACT *(if any):*	N/A	$

CITY OF WESTLAKE
RESOLUTION NO. 2026-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING ONE (1) REGULAR MEMBER AND ONE (1) ALTERNATE MEMBER TO SERVE ON THE EDUCATION ADVISORY BOARD; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council deems it to be in the best interests of the City of Westlake to appoint one (1) regular member and one (1) alternate member to serve on the Education Advisory Board.

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 Council of the City of Westlake, Florida, hereby appoints the following one (1) regular board member and one (1) alternate member to serve on the Education Advisory Board:

Regular Board Member

_____

Alternate Board Member

_____

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____day of _____, 2026.

_____
City of Westlake
JohnPaul O'Connor, Mayor

_____
Zoie Burgess, CMC, City Clerk

Advisory Board/Committee Application

DATE:	06/19/2026	**NAME:**	Diana Riviera
ADDRESS:	5480 Pecan Drive Westlake, Florida 33470		
PHONE:	954-673-6479	**E-MAIL:**	diana.riviera@outlook.com

What is the Board/Committee of your choice?	Education Advisory Board
How long have you lived in the City of Westlake?	Three (3) years
Are you a full-time resident? If not, how many months do you reside in City?	Full-time
Are you a registered voter?	Yes
Current occupation and employer, if retired, please list previous occupation and employer:	University Level Faculty and Consulting
Do you currently hold public office? If so, what is the office?	No

Please list any business, volunteer, community activities you have been involved in:

Academic Memberships, Academic Journal Reviewer, Academic and Organizational Consulting, past volunteer with Broward County Public Schools.

Have you ever been convicted, plead no contest, plead guilty or had the adjudication of guilt withheld for any criminal offense other than a minor traffic violation? If yes, please explain.

No

Would you and/or any organization with which you are affiliated, benefit from decisions or recommendations made by this advisory board/committee? If yes, explain:

No

Experience. Please list experience and/or and any knowledge, skills, abilities, or qualifications that you possess and believe relevant to the board/committee for which you seek appointment:

See Attached Document

Resumes are encouraged to be attached, and any other information you feel pertinent. This application should be forwarded to the City Clerk, Zoie Burgess: zburgess@westlakegov.com or by mail/in person: City of Westlake, City Clerk's Office 4001 Seminole Pratt Whitney Road, Westlake, Florida 33470.

Thank you for volunteering to serve the citizens of Westlake.

Diana Riviera, PhD
diana.riviera@outlook.com

PROFESSIONAL SUMMARY

Westlake resident and parent of two children enrolled in Palm Beach County Public Schools. Social scientist and higher education professional with a doctorate in Conflict Analysis and Resolution and nearly 20 years of experience in academic administration, faculty instruction, research, and doctoral mentorship. Brings expertise in program evaluation, community engagement, qualitative research, and institutional communication. As an active-duty military spouse currently managing household and family independently during deployment, brings firsthand knowledge of the challenges facing military-connected families in educational settings.

CURRENT POSITIONS

Research Faculty, Department of Psychology *Current*

Capella University | Remote

- Teach graduate-level research methods courses to doctoral and master's students
- Chair doctoral dissertation committees, guiding candidates from proposal through successful defense
- Provide mentorship and scholarly feedback supporting student success and program quality

Assistant Adjunct Professor, Department of Medical Education *Current*

Nova Southeastern University, Dr. Kiran C. Patel College of Osteopathic Medicine | Fort Lauderdale, FL

- Teach medical professionals research skills to cultivate a teaching practice complementing clinical work
- Bridge research methodology and practical application for healthcare educators

Founder and Principal Consultant *Current*

Riviera Consulting Group LLC | Westlake, FL

- Provide research, evaluation, and consulting services in higher education and social science contexts
- Design and implement qualitative and mixed-methods research projects

EDUCATION

Doctor of Philosophy, Conflict Analysis and Resolution

Nova Southeastern University | Fort Lauderdale, FL

Master of Arts, Cross-Disciplinary Studies

Nova Southeastern University | Fort Lauderdale, FL

Bachelor of Science, Psychology

Nova Southeastern University | Fort Lauderdale, FL

RELEVANT EXPERIENCE & EXPERTISE

- 20 years of higher education administration including curriculum oversight, compliance, faculty governance, and academic program development
- Expertise in IRB governance, research ethics, and compliance in academic settings
- Published qualitative researcher with focus on underserved and marginalized communities.
- Bilingual in English and Spanish; experience engaging diverse and multicultural communities
- Associate Member, American Psychological Association (APA)
- Recipient, Stephen Shank Recognition Award for Teaching and Learning Excellence, Capella University
- Active military spouse with lived experience navigating educational systems during deployment cycles; committed to identifying and addressing the unmet needs of military-connected families in Westlake public schools

COMMUNITY COMMITMENT

Westlake resident since 2023 and actively engaged in the local community as a homeowner, parent, and military spouse. Motivated to contribute to the educational well-being of Westlake students through evidence-informed advocacy, community liaison work, and sustained engagement with the Palm Beach County School District.

Diana Riviera, PhD

diana.riviera@outlook.com

Application for Regular Member — City of Westlake Education Advisory Board

EXPERIENCE, KNOWLEDGE, SKILLS, AND QUALIFICATIONS

I have been a Westlake resident since 2023, and the parent of two children currently enrolled in Palm Beach County Public Schools. I hold a doctorate in Conflict Analysis and Resolution and have approximately 20 years of experience in higher education administration, faculty instruction, and doctoral mentorship. I am a Research Faculty member in the Department of Psychology at Capella University, where I teach research methods and chair doctoral dissertation committees, and an Assistant Adjunct Professor in the Department of Medical Education at Nova Southeastern University's Dr. Kiran C. Patel College of Osteopathic Medicine, where I teach medical professionals research skills that support the development of a teaching practice complementing their clinical work. I am also the Founder and Principal Consultant of Riviera Consulting Group LLC, a research and consulting practice.

My professional background equips me to contribute meaningfully to the board's liaison, communication, and awareness functions. I bring expertise in program evaluation, community research, and translating complex institutional information for public audiences. I am an active Associate Member of the American Psychological Association and have sustained involvement in academic governance and committee work.

As a military spouse with a husband currently on active duty deployment, I bring firsthand knowledge of the challenges military-connected families face in navigating school systems, managing transitions, and accessing support during periods of parental absence. My research confirms that Palm Beach County schools currently lack the structured military family support infrastructure present in other Florida districts. I am prepared to serve as a bridge between Westlake's military families and the school district to help identify needs, surface available resources, and advocate for more intentional support systems for military-connected students.

Advisory Board/Committee Application

DATE:	6-19-2026	**NAME:**	Shelly Murray
ADDRESS:	15438 Goldfinch Circle Westlake FL 33470		
PHONE:	561 601-8722	**E-MAIL:**	barnjmbm2@gmail.com

What is the Board/Committee of your choice?	Education Advisory Board (EAB)
How long have you lived in the City of Westlake?	6 years
Are you a full-time resident? If not, how many months do you reside in City?	full time
Are you a registered voter?	Yes
Current occupation and employer, if retired, please list previous occupation and employer:	Retired Speech/Language Pathologist for PBCSD
Do you currently hold public office? If so, what is the office?	No

Please list any business, volunteer, community activities you have been involved in:

I was a full time employee of PBCSD for 40 years. Volunteered at School events.

Have you ever been convicted, plead no contest, plead guilty or had the adjudication of guilt withheld for any criminal offense other than a minor traffic violation? If yes, please explain.

No

Would you and/or any organization with which you are affiliated, benefit from decisions or recommendations made by this advisory board/committee? If yes, explain:

No, I am not affiliated with any organization.

Experience. Please list experience and/or and any knowledge, skills, abilities, or qualifications that you possess and believe relevant to the board/committee for which you seek appointment:

SLP for 40 years with PBCSD. I have knowledge of school policies, ESE policies and the inside workings of many schools. I understand curriculum & skills needed.

Resumes are encouraged to be attached, and any other information you feel pertinent. This application should be forwarded to the City Clerk, Zoie Burgess: zburgess@westlakegov.com or by mail/in person: City of Westlake, City Clerk's Office 4001 Seminole Pratt Whitney Road, Westlake, Florida 33470.

Thank you for volunteering to serve the citizens of Westlake.

File Attachments for Item:

H. Approval of Participation Confirmation Letter for the Palm Beach County Urban County Qualification Program for Fiscal Years 2027-2029

Submitted By: City Manager

Meeting Agenda Item Coversheet

MEETING DATE:	July 16, 2026	**Submitted By:** City Manager
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	Approval of Participation Confirmation Letter for the Palm Beach County Urban County Qualification Program for Fiscal Years 2027-2029	
STAFF RECOMMENDATION: **(**MOTION READY)	Approve the Participation Confirmation Letter for continued participation in the Palm Beach County Urban County Qualification Program for Fiscal Years 2027-2029 and authorize the Mayor and City Manager to execute all documents necessary to effectuate the City's continued participation.	

SUMMARY *and/or* JUSTIFICATION:

Palm Beach County has requested that participating municipalities provide written confirmation of their intent to continue participating in the Urban County Qualification Program for Fiscal Years 2027-2029. The Urban County Program is administered by Palm Beach County and provides access to federal funding opportunities through the U.S. Department of Housing and Urban Development (HUD), including the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) Program.

HUD issued Notice CPD-26-08 on May 15, 2026, which provides guidance for the FY 2027-2029 Urban County designation period. According to Palm Beach County, no amendments to the existing Cooperation Agreement are required. Municipal participation may continue through submission of a Participation Confirmation Letter, which will automatically renew the existing Cooperation Agreement for the FY 2027-2029 qualification period.

The City Attorney reviewed the matter and advised that because the original Cooperation Agreement was approved by the City Council and executed by the Mayor and City Manager, the renewal should likewise be presented to the City Council for consideration and approval.

Continued participation in the Urban County Program preserves the City's eligibility for future federal housing and community development funding opportunities administered through Palm Beach County. Palm Beach County has requested that participating municipalities return the executed Participation Confirmation Letter no later than July 31, 2026.

SELECT, *if applicable*				
	AGREEMENT:	X	**BUDGET:**	
	STAFF REPORT:	X	**PROCLAMATION:**	
	EXHIBIT(S):		**OTHER:**	

IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*	

SELECT, *if applicable*	**RESOLUTION:**	X	**ORDINANCE:**	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE *(if Item is **not** a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)* ***Please keep text indented.***				
FISCAL IMPACT *(if any):*				$

Department of Housing & Economic Development
100 Australian Avenue, Suite 500
West Palm Beach, FL 33406
(561) 233-3600
www.pbc.gov/hed

Palm Beach County Board of County Commissioners

Sara Baxter, Mayor
Marci Woodward, Vice Mayor
Maria G. Marino
Gregg K. Weiss
Joel G. Flores
Maria Sachs
Bobby Powell Jr.

County Administrator

Joseph Abruzzo

June 15, 2026

Howard Brown, City Manager
City of Westlake
4001 Seminole Pratt Whitney Road
Westlake, FL 33470

RE: Urban County Qualification Renewal FY 2027-2029

Dear Mr. Brown:

On October 6, 2020, the Board of County Commissioners (BCC) executed an interlocal cooperation agreement (R2020-1519) with the City of West Lake as part of the Urban County Qualification Process for Federal FYs 2021-2023. Under this Agreement, the City of West Lake agrees to participate with the County in the creation of the Urban County jurisdiction for the receipt of federal community development funds from the U.S. Department of Housing and Urban Development (HUD). The Agreement states, "The agreement shall be automatically renewed at the end of the qualification period and at the end of each subsequent qualification period unless either party provides a written notice in which it elects to not participate in a new qualification period".

The current three-year qualifying period will expire on September 30, 2027 and with your consent will automatically renew to cover the October 1, 2027 to September 30, 2030 time period.

If it is your intent to continue participation in the Urban County jurisdiction, please note that per HUD CPD-26-08 issued on May 15, 2026, no updates need to be made to our current agreement. Therefore, please inform us of your continued participation for FYs 2027-2029 via the attached template letter, thereby automatically renewing the agreement. Please return to us, on your City's letterhead, the letter signed by an authorized official or delegate no later than Friday, July 31, 2026, to HED-Submit@pbc.gov.

Please address your response to the Director, PBC Department of Housing and Economic Development, and also send a copy to HUD's CPD Director addressed as follows:

"An Equal Opportunity Employer"
Official Electronic Letterhead

Lori A. Serino
Director, Jacksonville Field Office
Community Planning & Development
U.S. Department of Housing and Urban Development
Charles Bennett Federal Building
400 W. Bay Street, Suite 1015
Jacksonville, FL 32202

In addition, please note that HUD is changing its policy on the "auto-renewal" of Cooperation Agreements and Joint Agreements. Effective for the subsequent Urban County qualification process, agreements may only auto-renew for one three-fiscal-year qualification period, rather than in perpetuity. Essentially, the agreements may only be in place for a maximum of six years before the parties involved must reauthorize and re-execute a new agreement. Therefore, at the end of this upcoming qualifying period, for period covering FYs 2030-32 the County will be issuing, reauthorizing and executing new agreements.

Please contact Elijah Wooten, Community Development Program Specialist, at (561) 233-3623 or via email at EWooten@pbc.gov, if you have any questions concerning this letter.

Sincerely,

Axel Miranda, Director
Department of Housing and Economic Development

Enclosures
Urban County Response Letter Template HUD FY2027-2029
Urban County Response Letter Template PBC FY2027-2029

CC: Carlos Serrano, Deputy Director, HED
Alessandra Tasca, SPO Division Director, HED

Date: _____

To: Lori A. Serino
Director, Jacksonville Field Office
Community Planning & Development
U.S. Department of Housing and Urban Development
Charles Bennett Federal Building
400 W. Bay Street, Suite 1015
Jacksonville, FL 32202

RE: Palm Beach County (PBC) Urban County Qualification Renewal FYs 2027-2029

Participation by _____

Dear Ms. Serino,

The purpose of this letter is to confirm that _____ is in agreement to continue to participate in PBC's Urban County Program for Fiscal Years 2027-2029.

If you have any questions, please contact _____ by email at _____ or by telephone _____. You may also contact Elijah Wooten, Community Development
Program Specialist, PBC Department of Housing & Economic Development (HED) at (561) 233-3623 or EWooten@pbc.gov.

Sincerely,

Cc: Axel Miranda, Director, PBC HED
Carlos Serrano, Deputy Director, PBC HED
Alessandra Tasca, SPO Division Director, PBC HED
Elijah Wooten, Community Development Program Specialist

Date: _____

To: Axel Miranda
Director, Housing & Economic Development (HED)
Palm Beach County (PBC)
Airport Centre I 5th Floor
100 Australian Ave.
West Palm Beach, Florida 33406

RE: Palm Beach County Urban County Qualification Renewal FYs 2027-2029

Participation by _____

Dear Mr. Miranda,

The purpose of this letter is to confirm that _____ is in agreement to continue to participate in PBC's Urban County Program for Fiscal Years 2027-2029.

If you have any questions, please contact _____ by email at _____ or by telephone _____. You may also contact Elijah Wooten, Community Development Program Specialist, PBC HED at (561) 233-3623 or EWooten@pbc.gov.

Sincerely,

Cc: Carlos Serrano, Deputy Director, PBC HED
Alessandra Tasca, Division Director, Strategic Planning, PBC HED
Elijah Wooten, Community Development Program Specialist, PBC HED

File Attachments for Item:

I. RESOLUTION NO. 2026-15 - Proposed Millage Rate for the Fiscal Year 2027 Ad Valorem Tax and a Date and Time for the First Public Hearing

Submitted By: Finance

RESOLUTION NO. 2026-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, ADOPTING A PROPOSED MILLAGE RATE FOR THE CITY'S GENERAL OPERATING FUND FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

CITY OF WESTLAKE

RESOLUTION NO. 2026-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, ADOPTING A PROPOSED MILLAGE RATE FOR THE CITY'S GENERAL OPERATING FUND FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed budget has been prepared estimating expenses and revenues of the City of Westlake, Florida for Fiscal Year 2027, with detailed information, including revenues to be derived from sources other than ad valorem levy, and the City Manager has made recommendations as to the amount to be appropriated for the ensuing year; and

WHEREAS, the City Council has met and considered the recommendations of City staff relative to the proposed budget and the proposed millage rate to be levied to carry on the government of the City for the ensuing year; and

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

SECTION 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed by the City Council and incorporated herein by this reference.

SECTION 2. The proposed operating millage rate necessary to be levied against ad valorem valuation of property subject to taxation in the City of Westlake, Florida to produce a sufficient sum which together with department and other revenues will be sufficient to pay for appropriations made in the preliminary budget for the fiscal year is hereby set at _____ mills.

SECTION 3. The proposed millage rate will be reflected in the Palm Beach County Appraiser TRIM Notice, which shall serve to notify all property owners of a public hearing to be held on the **8th** day of September 2026 at **6 pm** for the purposes of hearing objections or criticisms of the tentative budget and millage to be presented at that time.

SECTION 4. All Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

SECTION 5. CONFLICTS. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6. 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 7. 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 **16th** day of July 2026.

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City of Westlake
JohnPaul O'Connor, Mayor

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Zoie Burgess, City Clerk