CITY OF WESTLAKE

AGENDA

Local Planning Agency Meeting
Tuesday, November 10, 2026, at 5:30 PM

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

Live Broadcasting:
https://cityofwestlake.my.webex.com
Meeting ID: 2631 754 3031 | Password: hello
or
United States Toll: 408-418-9388

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, City Engineer

[TENTATIVE: SUBJECT TO REVISION]

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

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 City Council Member requests such, in which event, the item will be removed from the Consent Agenda and considered on a future agenda.

A. Minutes_Local Planning Agency Meeting - 08.04.2026 - DRAFT

PUBLIC HEARING

A. **LPA** Ordinance No. 2026-11 - Synthetic Turf Regulations

Submitted By: Planning and Zoning

ORDINANCE NO. 2026-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY OF WESTLAKE CODE OF ORDINANCES BY AMENDING CHAPTER 101, "GENERAL AND ADMINISTRATIVE PROVISIONS," SECTION 101-1, "DEFINITIONS AND ACRONYMS," TO ESTABLISH A DEFINITION FOR "SYNTHETIC TURF"; AMENDING CHAPTER 107, "LANDSCAPING," SECTION 107-30, "APPLICABILITY," TO ESTABLISH REGULATIONS FOR SYNTHETIC TURF CONSISTENT WITH SECTION 125.572, FLORIDA STATUTES, AND RULE 62-308.100, FLORIDA ADMINISTRATIVE CODE; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

B. **LPA** Ordinance No. 2026-13 – Data Centers and Small-Scale Comprehensive Plan Amendments

Submitted By: Planning and Zoning

ORDINANCE NO. 2026-13

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY OF WESTLAKE CODE OF ORDINANCES BY AMENDING CHAPTER 101, "GENERAL AND ADMINISTRATIVE PROVISIONS," SECTION 101-197, "SPECIAL APPLICATIONS," TO UPDATE THE CRITERIA FOR SMALL-SCALE COMPREHENSIVE PLAN AMENDMENTS; AMENDING SECTION 101-1, "DEFINITIONS AND ACRONYMS," TO ESTABLISH A DEFINITION FOR "DATA CENTER"; AMENDING TABLE 101-1-2, "PERMITTED USES," TO ALLOW A DATA CENTER AS A CONDITIONAL USE IN THE MIXED USE ZONING DISTRICT; AMENDING CHAPTER 119, "ZONING," BY CREATING SECTION 119-XX, "DATA CENTERS," TO ESTABLISH CONDITIONAL USE, SITING, INFRASTRUCTURE, NOISE, WATER, EMISSIONS, AND DESIGN STANDARDS; PROVIDING FOR CODIFICATION; PROVIDING FOR

CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

ADJOURNMENT

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, November 4, 2026

CITY OF WESTLAKE

MINUTES

Local Planning Agency Meeting
Tuesday, August 04, 2026 at 5:30 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., ICMA-CM, City Manager
Zoie P. Burgess, CMC, City Clerk
Donald J. Doody, Esq., City Attorney
Nilsa Zacarias, AICP, Planning and Zoning Director
Suzanne Dombrowski, P.E., ENV SP, City Engineer

DRAFT

A Local Planning Agency meeting of the City of Westlake was held on Tuesday, August 4, 2026, at 5:30 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 371 2404
   Password: hello
2. Participants also dialed in using phone with the following number:

   United States Toll: +1-650-479-3208
   Meeting ID: 2632 371 2404

CALL TO ORDER

Mayor O'Connor called the Local Planning Agency meeting on Tuesday, August 4, 2026, to order at 5:31 PM.

ROLL CALL

Present and constituting a quorum:

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

Also present:

Howard W. Brown, Jr., ICMA-CM, City Manager
Zoie P. Burgess, CMC, City Clerk
Osniel Leon, AICP, Principal Planner
Donald Doody, Esq., City Attorney

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

Mayor O'Connor requested a motion to hear Public Hearing Item B before Item A.

Motion by Councilwoman Leonard to amend the agenda so that Public Hearing Item B (Ordinance 2026-09 – Future Land Use Map Amendment) would be heard before Item A, seconded by Councilman Gleason.

UPON ROLL CALL:

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

With all in favor, motion carried without dissent (5-0)

Mayor O'Connor then asked for a motion to approve the agenda as amended.

Motion by Councilman Gleason to approve agenda as amended, seconded by Councilman Werner.

UPON ROLL CALL:

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

With all in favor, motion carried without dissent (5-0).

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 City Council Member requests such, in which event, the item will be removed from the Consent Agenda and considered on a future agenda.

A. Minutes_Local Planning Agency Meeting - 04.07.2026 – DRAFT

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

Motion by Vice Mayor Langowski to approve consent agenda, seconded by Councilwoman Leonard.

UPON ROLL CALL:

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

With all in favor, motion carried without dissent (5-0).

PUBLIC HEARING

A. LPA: Ordinance 2026-08 – Zoning Change (Westlake West)

Submitted By: Planning and Zoning

ORDINANCE NO. 2026-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING A REZONING OF APPROXIMATELY 22.617 ACRES LOCATED WITHIN WESTLAKE WEST, GENERALLY WEST OF SEMINOLE PRATT WHITNEY ROAD AND NORTH OF PERSIMMON BOULEVARD WEST, FROM THE MIXED USE (MU) ZONING DISTRICT TO THE RESIDENTIAL-2 (R-2) ZONING DISTRICT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

City Attorney read the item into record by title only.

Mayor O'Connor called for presentations by Planning and Zoning.

Mr. Leon said the Ordinance was a companion to the previous item and would rezone about 22 acres from Mixed Use to Residential-2. Mr. Leon reviewed the site location, compared the two districts, and summarized staff's analysis.

Staff found the rezoning consistent with the land use plan and surrounding development, compatible with nearby zoning, not an isolated district, and not expected to create excessive traffic or adversely affect nearby properties or living conditions. Staff recommended approval.

Mr. Leon said the applicant had no presentation.

Council discussion.

Mayor O'Connor opened for public hearing.

Motion by Councilman Werner to approve Ordinance 2026-08, rezoning approximately 22.617 acres within Westlake West from the Mixed Use (MU) zoning district to the Residential-2 (R2) zoning district, as recommended by staff, seconded by Councilman Gleason.

UPON ROLL CALL:

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

With all in favor, motion carried without dissent (5-0).

B. LPA: Ordinance 2026-09 – Future Land Use Map Amendment

Submitted By: Planning and Zoning

ORDINANCE NO. 2026-09

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, SPECIFICALLY AMENDING A PORTION OF THE CITY OF WESTLAKE FUTURE LAND USE MAP AS A LARGE SCALE AMENDMENT; CHANGING THE FUTURE LAND USE DESIGNATION FROM DOWNTOWN MIXED USE CATEGORY TO RESIDENTIAL-2 CATEGORY ON PROPERTY DESIGNATED AS WESTLAKE WEST, MORE PARTICULARLY DESCRIBED HEREIN AND CONTAINING 22.617 ACRES MORE OR LESS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

City Attorney read the item into record by title only.

Mayor O'Connor called for presentations by Planning and Zoning.

Mr. Leon presented Ordinance 2026-09, a large-scale Future Land Use Map amendment to change about 22.6 acres from Downtown Mixed Use to Residential-2.

Council discussion.

Mr. Hearing, on behalf of Minto PVH LLC, said the request would support planning on the west side of Seminole Pratt Whitney Road by changing about 22 acres from Downtown Mixed Use to adjacent Residential-2. Mr. Hearing said the amendment would allow a mix of townhomes and zero-lot-line homes in place of an all-townhome plan, adding variety without increasing units.

Council questions and discussion.

Mayor O'Connor opened for public hearing.

Motion by Councilman Werner to approve Ordinance 2026-09, a large-scale Future Land Use Map amendment changing approximately 22.6 acres of Westlake West from Downtown Mixed Use to Residential-2, as recommended by staff, seconded by Vice Mayor Langowski.

UPON ROLL CALL:

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

With all in favor, motion carried without dissent (5-0).

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 5:51 PM

Zoie P. Burgess, CMC, City Clerk

JohnPaul O'Connor, Mayor

Meeting Agenda Item Coversheet

MEETING DATE:	11/10/2026	**Submitted By:** Planning and Zoning
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	**LPA** Ordinance No. 2026-11 - Synthetic Turf Regulations	
STAFF RECOMMENDATION: **(**MOTION READY)	Motion to recommend that the City Council approve Ordinance No. 2026-11, amending the City's land development regulations to establish standards for synthetic turf.	
SUMMARY *and/or* JUSTIFICATION:	The proposed ordinance amends Chapter 101, "General and Administrative Provisions," to establish a definition of synthetic turf and Chapter 107, "Landscaping," to establish standards for its installation and maintenance. The proposed regulations address material standards, permeability, drainage, protection of trees and vegetation, permitting, and maintenance. The ordinance includes provisions for single-family residential properties of one acre or less and separate provisions for larger single-family, multifamily, and nonresidential properties. Section 125.572, Florida Statutes, and Rule 62-308.100, Florida Administrative Code, address synthetic turf on single-family residential properties of one acre or less. The proposed ordinance is intended to address those requirements while providing standards for the administration of synthetic turf within the City.	

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: Proposed Ordinance No. 2026-11			
SELECT, *if applicable*	**RESOLUTION:**		**ORDINANCE: 2026-11**	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. 2026-11** **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY OF WESTLAKE CODE OF ORDINANCES BY AMENDING CHAPTER 101, "GENERAL AND ADMINISTRATIVE PROVISIONS," SECTION 101-1, "DEFINITIONS AND ACRONYMS," TO ESTABLISH A DEFINITION FOR "SYNTHETIC TURF"; AMENDING CHAPTER 107, "LANDSCAPING," SECTION 107-30, "APPLICABILITY," TO ESTABLISH REGULATIONS FOR SYNTHETIC TURF CONSISTENT WITH SECTION 125.572, FLORIDA STATUTES, AND RULE 62-308.100, FLORIDA ADMINISTRATIVE CODE; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

FISCAL IMPACT *(if any):*		$

1st Reading _____
2nd Reading _____

ORDINANCE 2026-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY OF WESTLAKE CODE OF ORDINANCES BY AMENDING CHAPTER 101, "GENERAL AND ADMINISTRATIVE PROVISIONS," SECTION 101-1, "DEFINITIONS AND ACRONYMS," TO ESTABLISH A DEFINITION FOR "SYNTHETIC TURF"; AMENDING CHAPTER 107, "LANDSCAPING," SECTION 107-30, "APPLICABILITY," TO ESTABLISH REGULATIONS FOR SYNTHETIC TURF CONSISTENT WITH SECTION 125.572, FLORIDA STATUTES, AND RULE 62-308.100, FLORIDA ADMINISTRATIVE CODE; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Westlake ("City") regulates landscaping to promote the health, safety, and welfare of its residents and to protect the City's natural resources and community character; and

WHEREAS, Section 125.572, Florida Statutes, and Rule 62-308.100, Florida Administrative Code, establish minimum standards applicable to synthetic turf on single-family residential properties of one acre or less and preclude local regulation inconsistent with those standards; and

WHEREAS, the City Council desires to establish standards for synthetic turf that address installation, maintenance, drainage, and protection of existing vegetation, while remaining consistent with applicable state law; and

WHEREAS, the City Council finds that this Ordinance is in the best interests of the health, safety, and welfare of the City and its residents.

NOW THEREFORE, BE 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. Definition. Section 101-1, "Definitions and acronyms," of the City of Westlake Code of Ordinances is hereby amended to add the following definition in alphabetical order:

Synthetic turf means a manufactured product that resembles natural grass and is used as a surface for landscaping or recreational areas and shall have the same meaning as provided in Section 125.572, Florida Statutes, as amended from time to time.

SECTION 3. Section 107-30, "Applicability," is hereby amended to read as follows:

(10) *Non-living materials.* Synthetic plants, ~~artificial~~ synthetic turf, and artificial materials will not satisfy minimum landscaping requirements. Artificial materials used in hardscape areas, plazas, and high use activity areas are permitted provided the intent of these LDRs is satisfied. Pebble, egg rock, or decorative sand may be used up to a maximum of ten (10) percent of ground coverage.

a. Synthetic turf on single-family residential properties one acre or less in size.
   1. Synthetic turf shall be permitted and installed in accordance with Section 125.572, Florida Statutes, and Rule 62-308.100, Florida Administrative Code, as amended from time to time.
   2. Synthetic turf shall not be installed:
      (a) Within landscape buffer or other living landscape area required by this article;
      (b) Within permanent drainage features (e.g. ponds, swales).
      (c) Within a utility or drainage easement without any required authorization from the easement holder.
      (d) Within public right-of-way; or
      (e) As a fill in material.
   3. Minimum material standards: All synthetic turf shall comply with each of the following minimum standards:
      (a) The material type, color, and permeability standards set out in Rule 62-308.100, Florida Administrative Code, as amended from time to time.
      (b) Consist of green lifelike individual blades of grass that emulate natural turf in look and color, have a minimum pile height of one-and one-half inches, and have a minimum tufted weight of 80 ounces per square yard.
      (c) Have a minimum permeability of ten (10) inches per hour for all layers.
      (d) Be a planned element of the site, landscape and hardscape design.
      (e) The use of indoor or outdoor plastic or nylon carpeting as a replacement for synthetic turf or natural turf is prohibited.
   4. Installation, maintenance and repair.
      (a) All synthetic turf shall, at a minimum, be installed according to the standards set out in Rule 62-308.100, Florida Administrative Code, as amended from time to time.
      (b) All seams shall be secured, and edges shall be trimmed to fit against all regular and irregular edges to resemble a natural look.
      (c) Synthetic turf shall be visually level, with the grain pointing in a single direction.
      (d) An appropriate solid barrier device (e.g., concrete mow strip, bender board or other barrier with a minimum of 3" thickness) is required

to separate synthetic turf from soil and live vegetation and to prevent intrusion of living plant material.

(e) Synthetic turf on single-family residential properties of one acre or less shall comply with the tree and vegetation protection requirements of Rule 62-308.100, Florida Administrative Code, as amended. Synthetic turf shall not be installed within a tree drip line, including the drip line of a tree on an adjacent property, except as provided in the rule.

(f) All synthetic turf shall be maintained in a green fadeless condition and shall be maintained free of dirt, mud, stains, weeds, debris, tears, holes, and depressions. Maintenance shall include, but not be limited to cleaning, brushing, debris removal; repairing of depressions and ruts to maintain a visually-level surface; elimination of any odors, flat or matted areas, weeds, and invasive roots; and all edges of the synthetic turf shall not be loose and must be maintained with appropriate edging or stakes.

(g) There shall be no parking space on synthetic turf except where it is installed as part of a permitted driveway or between parking strips.

(h) Once installed, if the synthetic turf falls into disrepair with fading or holes or loose areas, the replacement and/or repairs shall be done with like for like materials and done so in a manner that results in a repair that blends in seamlessly with the existing synthetic turf.

5. Permit required – Material specifications and plans.

(a) An owner or applicant shall obtain a permit from the City prior to the installation of any synthetic turf.

(b) Unless the appropriate permit has been issued, no person shall install or cause the installation of synthetic turf in the City either on private or public property.

(c) The application submittal shall include:

i. A scaled site plan showing:

a. The area of synthetic turf;

b. The area of living plant material;

c. The location of all trees and palms; and

d. The root protection zones for existing trees and palms.

ii. A dimensioned cross section of proposed material and installation details, including subgrade, drainage, base or leveling layer, and infill;

iii. Documentation of the calculated permeability value of all layers;

iv. Edge material and detail of seams;

v. Documentation demonstrating that the proposed synthetic turf, including backing materials and infill, is disposable under normal conditions at a Florida-permitted landfill in accordance with Rule 62-308.100, Florida Administrative Code, as amended.

vi. Material descriptions and specifications, including manufacturer's installation instructions.

(d) All other landscape requirements in Chapter 107 shall be met.

b. Synthetic turf on single-family residential properties greater than one acre, multifamily residential, and non-residential properties:
    1. Unless otherwise provided in this subsection, synthetic turf shall comply with the material, environmental, installation, maintenance, permitting, and repair standards established in subsection (a).
    2. Synthetic turf shall not be installed within a required landscape buffer, required living landscape area, permanent drainage feature, public right-of-way, or as infill material.
    3. Synthetic turf shall be considered an impervious surface and shall not be credited toward the minimum pervious area of the lot or parcel.
    4. Synthetic turf used for a playground, athletic field, or other institutional recreational use shall be specifically designed and rated for the intended use.
    5. Synthetic turf shall be maintained in a clean, secure, visually level, and serviceable condition, free of stains, weeds, debris, tears, holes, depressions, loose edges, objectionable odors, and materially faded or matted areas. Repairs shall use compatible materials and blend with the remaining installation.
    6. Parking on synthetic turf is prohibited except where the turf is installed within a permitted driveway or between approved parking strips.

SECTION 4. 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 5. 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 6. 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 7. 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

Meeting Agenda Item Coversheet

MEETING DATE:	11/10/2026	**Submitted By:** Planning and Zoning
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	**LPA** Ordinance No. 2026-13 – Data Centers and Small-Scale Comprehensive Plan Amendments	
STAFF RECOMMENDATION: **(**MOTION READY)	Motion to recommend that the City Council approve Ordinance No. 2026-13, amending the City's land development regulations relating to data centers and small-scale comprehensive plan amendments.	
SUMMARY *and/or* JUSTIFICATION:	The proposed ordinance amends Chapter 101, "General and Administrative Provisions," of the City's Code of Ordinances to update the criteria for processing small-scale comprehensive plan amendments and establish a definition for "data center." The proposed small-scale amendment provisions update the acreage threshold to 50 acres or fewer, remove the existing annual acreage limitation, and clarify the criteria for future land use map amendments and related text amendments. The ordinance also amends the permitted use table to allow data centers as a conditional use in the Mixed Use zoning district and establishes supplemental standards for their review and operation. The proposed standards address application requirements, separation from residential uses, noise, electrical demand, water and wastewater, emergency generators, emissions, architecture, screening, and compliance monitoring.	

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: Proposed Ordinance No. 2026-13			
SELECT, *if applicable*	**RESOLUTION:**		**ORDINANCE: 2026-13**	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. 2026-13** **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY OF WESTLAKE CODE OF ORDINANCES BY AMENDING CHAPTER 101, "GENERAL AND ADMINISTRATIVE PROVISIONS," SECTION 101-197, "SPECIAL APPLICATIONS," TO UPDATE THE CRITERIA FOR SMALL-SCALE COMPREHENSIVE PLAN AMENDMENTS; AMENDING SECTION 101-1, "DEFINITIONS AND ACRONYMS," TO ESTABLISH A DEFINITION FOR "DATA CENTER"; AMENDING TABLE 101-1-2, "PERMITTED USES," TO ALLOW A DATA CENTER AS A CONDITIONAL USE IN THE MIXED USE ZONING DISTRICT; AMENDING CHAPTER 119, "ZONING," BY CREATING SECTION 119-XX, "DATA CENTERS," TO ESTABLISH CONDITIONAL USE, SITING, INFRASTRUCTURE, NOISE, WATER, EMISSIONS, AND DESIGN STANDARDS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

FISCAL IMPACT *(if any):*		$

1st Reading _____
2nd Reading _____

ORDINANCE 2026-13

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY OF WESTLAKE CODE OF ORDINANCES BY AMENDING CHAPTER 101, "GENERAL AND ADMINISTRATIVE PROVISIONS," SECTION 101-197, "SPECIAL APPLICATIONS," TO UPDATE THE CRITERIA FOR SMALL-SCALE COMPREHENSIVE PLAN AMENDMENTS; AMENDING SECTION 101-1, "DEFINITIONS AND ACRONYMS," TO ESTABLISH A DEFINITION FOR "DATA CENTER"; AMENDING TABLE 101-1-2, "PERMITTED USES," TO ALLOW A DATA CENTER AS A CONDITIONAL USE IN THE MIXED USE ZONING DISTRICT; AMENDING CHAPTER 119, "ZONING," BY CREATING SECTION 119-XX, "DATA CENTERS," TO ESTABLISH CONDITIONAL USE, SITING, INFRASTRUCTURE, NOISE, WATER, EMISSIONS, AND DESIGN STANDARDS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 163.3187, Florida Statutes, authorizes a small-scale comprehensive plan amendment involving a use of 50 acres or fewer, subject to the requirements established therein; and

WHEREAS, the City Council finds that data centers constitute a distinct land use and should not automatically be classified as an office, warehouse, telecommunications facility, or public utility because of their unique and potentially substantial demands for electricity, water, cooling, emergency generation, and supporting infrastructure; and

WHEREAS, the City Council finds that requiring conditional use approval and objective siting, noise, infrastructure, environmental, and design standards for data centers will promote compatibility with surrounding development and protect the public health, safety, and welfare; and

WHEREAS, the City Council finds that these amendments provide clear, uniform, and legally consistent standards for the administration of the City's land development regulations.

NOW THEREFORE, BE 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. Section 101-197, "Special applications," is hereby amended to read as follows:

(a) Small scale plan amendments. Comprehensive plan amendment applications that meet the following criteria will be processed as small-scale plan amendments. In order to be processed as a small-scale plan amendment:

(1) The proposed amendment ~~relates to a parcel that is~~ involves a use of ~~less than ten (10)~~ Fifty (50) acres or fewer in size;
(2) The proposed amendment ~~is only~~ proposes a change to the future land use map for a site-specific small scale development activity;
(3) The parcel that is the subject of the proposed amendment is not located within an area of critical state concern, unless the proposed amendment qualifies for the exception provided in Section 163.3187(1)(c), Florida Statutes;
(4) ~~The city must not have approved more than one hundred twenty (120) acres of small scale amendments in the calendar year in which the application is submitted~~ The proposed amendment does not involve a text change to the goals, objectives, or policies of the comprehensive plan, except as provided in subsection (5) below; and
(5) Text amendments associated with the small-scale plan amendment to the future land use map ("small scale map amendment") are directly related to and will be adopted simultaneously with the small scale map amendment.

SECTION 3. The City Council hereby amends Section 101-1 entitled "Definitions and acronyms" to read as follows:

Data Center means a building, facility, or group of buildings whose principal use is the housing and continuous operation of computer servers, data-storage systems, networking equipment, or related information-technology equipment for the remote storage, processing, management, or distribution of digital data. The use includes associated cooling systems, electrical equipment, emergency or standby generators, battery energy storage systems, security facilities, and other infrastructure primarily serving the data center. The term does not include computer equipment that is incidental and accessory to an otherwise permitted principal use.

SECTION 4. Table 101-1-2, "Permitted Uses," is hereby amended to add "Data Center" as a conditional use in the Mixed Use zoning district:

Use	District						
	R-1	R-2	CV	MU	TC	OSR	MD
Data Center				C			

SECTION 5. Chapter 119, "Zoning," is hereby amended by creating Section 119-XX, "Data centers," to read as follows:

Section 119-XX. Data centers.

(a) Conditional use approval required. A data center may be established only as a conditional use in the Mixed Use zoning district following approval by the City Council in accordance with the conditional use procedures and criteria of this Code and the supplemental standards of this section.

(b) Application requirements. In addition to all generally applicable conditional use and development review requirements, the application shall include:

1. A site plan identifying all data-center buildings, electrical substations and yards, transmission facilities, generators, fuel storage, cooling equipment, battery energy storage systems, security facilities, and other supporting infrastructure.
2. The maximum requested electrical demand, anticipated phasing, and a power-delivery plan identifying proposed transmission routing, overhead facilities, substations, and points of interconnection.
3. Projected annual and peak water demand; the proposed cooling technology; potable, reclaimed, or alternative water sources; anticipated wastewater discharge; purification or treatment needs; and documentation of available utility capacity.
4. A preconstruction acoustic study prepared by a qualified acoustical professional evaluating existing ambient sound and projected operational sound in both dBA and dBC, including cooling equipment, transformers, routine generator testing, and reasonably foreseeable simultaneous equipment operation.
5. The number, fuel type, rating, emissions-control technology, testing schedule, and anticipated annual operating hours of all emergency or standby generators, together with identification of required federal, state, and local environmental permits.
6. Building elevations, equipment-screening plans, landscape plans, lighting plans, and visual simulations demonstrating compatibility with surrounding development.

(c) Supplemental standards.

1. Integrated review. All substations, electrical yards, generators, cooling equipment, fuel storage, battery energy storage systems, security facilities, and similar infrastructure primarily serving the data center shall be reviewed as part of the principal conditional use application and shall not be approved separately as by-right accessory or utility uses.
2. Residential separation. Data-center buildings, electrical substations and yards, generators, cooling equipment, and other exterior mechanical equipment shall be located at least 500 feet from property containing an existing or approved residential use, measured from the nearest point of the equipment or building to the nearest boundary of the residential property. The City Council may require a greater separation, not to exceed 1,000 feet, when warranted by the scale, electrical demand, noise characteristics, equipment location, or surrounding development pattern of the proposed facility.
3. Noise. Continuous operational sound attributable to the data center shall not exceed 50 dBA at the sending property line. The City Council may impose an additional dBC or low-frequency noise limitation based upon the preconstruction acoustic study. A post-construction compliance study shall be submitted within 90 days after commencement of operation and following any material expansion or equipment modification. Required mitigation shall be installed and verified before continued operation of noncompliant equipment.
4. Electrical demand. Development shall not exceed the maximum electrical

demand approved by the City Council. A material increase in approved electrical demand or a material change in the approved power-delivery plan shall require an amendment to the conditional use approval.

5. Water and wastewater. The facility shall use cooling technology and water sources consistent with the approved water-demand analysis and shall demonstrate adequate potable water, reclaimed water, wastewater, and treatment capacity, as applicable. A material change in cooling technology or annual water demand shall require City review and may require an amendment to the conditional use approval.
6. Emergency generation and emissions. Emergency and standby generation shall incorporate the highest practicable emissions-control technology demonstrated in the application, including Tier IV equipment or equivalent controls where technologically feasible. Generator testing shall occur only during hours approved by the City Council, except during an emergency. All equipment shall comply with applicable air-quality permits and conditions, including requirements addressing nitrogen oxides and fine particulate matter.
7. Architecture and screening. Buildings shall incorporate architectural articulation, changes in plane or material, fenestration or equivalent façade treatment, and other features sufficient to avoid uninterrupted blank façades. Mechanical equipment, electrical yards, substations, generators, fuel storage, and loading or service areas shall be screened from public rights-of-way and residential property through a coordinated combination of architecture, walls, landscaping, and berms.
8. Height, intensity, and phasing. Building height, floor area ratio, lot coverage, and development phasing shall be established through the conditional use and site-plan approvals based upon compatibility, infrastructure capacity, emergency access, and the ability to mitigate off-site impacts.
9. Public application record. Information necessary for the City's land-use decision shall be included in the public application record, except information specifically exempt from disclosure under Florida law. The City shall not rely upon confidential side submissions or private nondisclosure agreements as a substitute for evidence in the public record.
10. Compliance monitoring. The conditional use approval may require periodic reporting or testing addressing noise, electrical demand, water use, generator operation, emissions compliance, or other material operational characteristics. The property owner and operator shall be jointly responsible for compliance with all conditions of approval.

SECTION 6. 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 7. 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 8. Severability. If any section, sentence, clause, or phrase of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance, which shall remain in full force and effect.

SECTION 9. 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