

CITY OF WESTLAKE



AGENDA

City Council Regular Meeting

Tuesday, February 03, 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: 2632 888 9851 | 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:

Zoie P. Burgess, CMC, Acting City Manager

Odet Izquierdo, Acting 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. Monthly Financial Report - December

PRESENTATIONS/PROCLAMATIONS

- A. Proclamation 2026-03 - American Heart Health Month
- B. Proclamation 2026-04 - Declaring February Black History Month

PUBLIC HEARING - QUASI JUDICIAL

- A. **SPR-2025-04:** The applicant is requesting approval of a Site Plan Review for a proposed motor vehicle repair use known as Mavis Tires & Brakes – City of Westlake on Parcel A within the Publix at Westlake Plaza development. Parcel A is located on the east side of the Publix at Westlake Plaza site and abuts the north side of Parcel B. The proposed development consists of a 5,636-square-foot building.

Submitted By: Planning and Zoning

PUBLIC HEARING

- A. **SECOND READING** – Ordinance 2026-01 – An Ordinance Amending the City's Land Development Code to Establish Procedures for Reasonable Accommodation and the Review and Approval of Certified Recovery Residences

Submitted By: Administration

ORDINANCE 2026-01

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE,
FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT CODE BY
CREATING SECTION _____ ENTITLED "REASONABLE
ACCOMMODATION"; PROVIDING FOR INTENT, PURPOSE AND**

DEFINITIONS; PROVIDING FOR THE ESTABLISHMENT OF PROCEDURES FOR THE REVIEW AND APPROVAL OF CERTIFIED RECOVERY RESIDENCES; PROVIDING FOR REASONABLE ACCOMMODATION TO CONFORM WITH LEGISLATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

UNFINISHED BUSINESS

A. MINUTES_City Council Regular Meeting - 11.04.2025 DRAFT

NEW BUSINESS

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

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.

ADJOURNMENT

Next Meeting (Subject to Change or be Cancelled): March 3, 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.

File Attachments for Item:

A. Monthly Financial Report - December



MEMORANDUM

TO: Members of the City Council, City of Westlake
FROM: Lucus McDonald, Accounting Supervisor
CC: Stephen Bloom, Vice President Finance
DATE: January 18, 2026
SUBJECT: December 2025 Financial Report

Please find attached the December 2025 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 December were approximately 72.7% of the annual budget. Collections of the FY2026 Ad Valorem Tax and Special Assessments were approximately 89.8% and 91.3%, respectively.
- Total Expenditures and Contingency through December were approximately 12.9% of the annual budget.

Special Revenue Fund – Housing Assistance Program

- Total Revenues through December were approximately 95.6% 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 December were approximately 9% of the annual budget.
- Total Expenditures through December were approximately 15.3% of the annual budget.

City of Westlake

Financial Report

December 31, 2025



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City of Westlake

Financial Statements

December 31, 2025

Balance Sheet
December 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND - HOUSING ASSISTANCE PROGRAM	SPECIAL REVENUE FUND - COMPREHENSIVE PLANNING SVCS	TOTAL
ASSETS				
Cash - Checking Account	\$ 2,699,083	\$ -	\$ -	\$ 2,699,083
Cash Restricted for Donated Funds	238,671	-	-	238,671
Assessments Receivable	38,548	-	-	38,548
Due From Other Districts	13,939	-	552	14,491
Due From Other Funds	2,387,451	272	-	2,387,723
Investments:				
Money Market Account	13,160,575	1,442,836	-	14,603,411
Other	-	3,290,176	-	3,290,176
Prepaid Items	5,383	-	-	5,383
Deposits	666	-	-	666
Mortgages Receivable	-	1,811,058	-	1,811,058
TOTAL ASSETS	\$ 18,544,316	\$ 6,544,342	\$ 552	\$ 25,089,210
LIABILITIES				
Accounts Payable	\$ 442,572	\$ -	\$ 4,118	\$ 446,690
Accrued Expenses	136,700	2,587	-	139,287
DBPR surcharge	4,857	-	-	4,857
DCA surcharge	7,129	-	-	7,129
Impact Fees	665	-	-	665
Unearned Revenue	394,306	-	-	394,306
Due To Developer	-	-	93,801	93,801
Due To Other Gov'tl Units	506	-	-	506
Deferred Revenue-Developer Submittals (Minto)	-	-	43,475	43,475
Due To Other Funds	-	-	2,387,723	2,387,723
Deferred Inflow of Resources	38,548	-	-	38,548
TOTAL LIABILITIES	1,025,283	2,587	2,529,117	3,556,987
FUND BALANCES				
Nonspendable:				
Prepaid Items	5,383	-	-	5,383
Deposits	666	-	-	666
Restricted for:				
Special Revenue	-	6,541,755	-	6,541,755
Unassigned:	17,512,984		(2,528,565)	14,984,419
TOTAL FUND BALANCES	\$ 17,519,033	\$ 6,541,755	\$ (2,528,565)	\$ 21,532,223
TOTAL LIABILITIES & FUND BALANCES	\$ 18,544,316	\$ 6,544,342	\$ 552	\$ 25,089,210

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 78,396	\$ 78,396
Ad Valorem Taxes	7,525,730	6,985,090	6,759,194	(225,896)
Ad Valorem Taxes - Discounts	(301,000)	(301,000)	(270,569)	30,431
Discretionary Sales Surtaxes	605,400	151,350	-	(151,350)
FPL Franchise	487,100	121,772	167,986	46,214
Gas	82,000	20,503	20,191	(312)
Solid Waste	42,300	10,575	9,556	(1,019)
Electricity	621,400	155,353	203,486	48,133
Water	198,900	49,725	33,739	(15,986)
Gas	182,500	45,628	41,696	(3,932)
Communication Services Taxes	159,800	39,947	49,655	9,708
Occupational Licenses	37,300	9,328	8,906	(422)
Building Permits	-	-	4,248	4,248
Building Permits - Surcharge	-	-	11	11
Building Permits - Admin Fee	99,200	24,797	28,630	3,833
State Revenue Sharing Proceeds	102,800	25,697	25,529	(168)
Alcoholic Beverage License	1,100	275	-	(275)
Other Public Safety Chrgs/Fees	9,400	2,353	2,644	291
Garbage/Solid Waste Revenue	233,400	58,350	7,733	(50,617)
Penalties	-	-	179	179
Other Operating Revenues	10,200	2,550	2,300	(250)
Special Events	-	-	4,050	4,050
Event Sponsors	-	-	1,482	1,482
Judgements and Fines	-	-	583	583
Special Assmnts- Tax Collector	948,700	875,407	866,163	(9,244)
Special Assmnts- Discounts	(37,900)	(36,970)	(34,675)	2,295
Other Miscellaneous Revenues	-	-	360	360
Lien Search Fee	12,500	3,122	3,040	(82)
TOTAL REVENUES	11,020,830	8,243,852	8,014,513	(229,339)

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
EXPENDITURES				
Legislative				
Mayor/Council Stipend	60,000	15,000	15,000	-
FICA Taxes	4,600	1,150	1,148	2
ProfServ-Legislative Expense	75,000	18,750	4,000	14,750
Telephone, Cable & Internet Service	4,700	1,172	1,850	(678)
Lease - Building	176,000	43,997	-	43,997
Public Officials Insurance	5,500	5,500	4,662	838
Misc-Event Expense	254,000	40,000	9,363	30,637
Council Expenses	80,000	19,997	10,433	9,564
Dues, Licenses, Subscriptions	15,000	10,000	9,776	224
Total Legislative	674,800	155,566	56,232	99,334
City Manager				
Contracts-City Manager	258,500	64,622	64,650	(28)
Misc-Public Relations	50,000	12,500	3,190	9,310
Office Supplies	12,200	3,047	1,019	2,028
Dues, Licenses, Subscriptions	2,700	1,317	810	507
Total City Manager	323,400	81,486	69,669	11,817
City Clerk				
ProfServ-Web Site Maintenance	7,600	1,903	1,525	378
Contracts-City Clerk	233,100	58,275	58,275	-
Postage and Freight	1,900	478	33	445
Printing	12,500	3,122	-	3,122
Legal Advertising	17,500	4,375	4,059	316
Miscellaneous Expenses	12,500	3,122	10,253	(7,131)
Office Supplies	2,900	725	459	266
Dues, Licenses, Subscriptions	35,600	4,648	4,044	604
Total City Clerk	323,600	76,648	78,648	(2,000)
Finance				
Auditing Services	8,100	-	-	-
Contracts-Finance	108,100	27,028	27,025	3
Total Finance	116,200	27,028	27,025	3

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Legal Counsel</u>				
ProfServ-Legal Services	101,500	25,378	27,664	(2,286)
ProfServ-Legal Litigation	122,600	30,647	1,295	29,352
Total Legal Counsel	224,100	56,025	28,959	27,066
<u>Other Administrative Services</u>				
ProfServ-Info Technology	85,300	20,700	23,879	(3,179)
Contracts-Admin. Service	456,500	114,122	114,125	(3)
Misc-Assessment Collection Cost	9,500	8,766	3,369	5,397
General Government	150,000	37,500	-	37,500
Total Other Administrative Services	701,300	181,088	141,373	39,715
<u>Facility Services</u>				
Telephone, Cable & Internet Service	9,200	2,300	1,717	583
Lease - Building	25,000	6,253	-	6,253
Insurance (Liab,Auto,Property)	13,900	10,900	9,465	1,435
Miscellaneous Services	1,500	375	1,685	(1,310)
Cleaning Services	14,300	3,572	3,503	69
Principal-Capital Lease	16,700	4,172	6,599	(2,427)
Interest-Capital Lease	2,800	703	2,265	(1,562)
Total Facility Services	83,400	28,275	25,234	3,041
<u>Community Services</u>				
Contracts-Solid Waste	1,360,400	340,097	359,357	(19,260)
Contracts-Sheriff	1,398,600	349,650	322,186	27,464
Electricity	253,800	63,450	33,195	30,255
R&M-Community Maintenance	31,200	7,800	2,600	5,200
Operating Supplies	58,600	14,650	-	14,650
Roadway Services	13,600	3,400	-	3,400
Total Community Services	3,116,200	779,047	717,338	61,709
<u>Capital Expenditures & Projects</u>				
Capital Improvements	50,000	-	-	-
Cap Outlay - Equipment	25,000	-	-	-
Total Capital Expenditures & Projects	75,000	-	-	-

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Reserves</u>				
Misc-Contingency	280,700	70,172	1,842	68,330
1st Quarter Operating Reserves	1,473,400	368,353	-	368,353
Reserve - Capital Projects	1,500,000	375,000	-	375,000
Total Reserves	3,254,100	813,525	1,842	811,683
TOTAL EXPENDITURES & RESERVES	8,892,100	2,198,688	1,146,320	1,052,368
Excess (deficiency) of revenues				
Over (under) expenditures	2,128,730	6,045,164	6,868,193	823,029
<u>OTHER FINANCING SOURCES (USES)</u>				
Grants and Aids	(50,000)	(12,497)	-	12,497
Contribution to (Use of) Fund Balance	2,078,730	-	-	-
TOTAL FINANCING SOURCES (USES)	2,028,730	(12,497)	-	12,497
Net change in fund balance	\$ 2,078,730	\$ 6,032,667	\$ 6,868,193	\$ 835,526
FUND BALANCE, BEGINNING (OCT 1, 2025)	10,650,840	10,650,840	10,650,840	
FUND BALANCE, ENDING	\$ 12,729,570	\$ 16,683,507	\$ 17,519,033	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 13,099	\$ 13,099
Dividends	-	-	30,681	30,681
Donations	300,000	75,000	234,000	159,000
TOTAL REVENUES	300,000	75,000	277,780	202,780
<u>EXPENDITURES</u>				
<u>Legislative</u>				
Telephone, Cable & Internet Service	-	-	(272)	272
Total Legislative	-	-	(272)	272
<u>Public Assistance</u>				
Misc-Admin Fee (%)	21,000	5,250	-	5,250
Assistance Program	279,000	69,750	-	69,750
Total Public Assistance	300,000	75,000	-	75,000
TOTAL EXPENDITURES	300,000	75,000	(272)	75,272
Excess (deficiency) of revenues Over (under) expenditures	-	-	278,052	278,052
Net change in fund balance	\$ -	\$ -	\$ 278,052	\$ 278,052
FUND BALANCE, BEGINNING (OCT 1, 2025)	6,263,703	6,263,703	6,263,703	
FUND BALANCE, ENDING	\$ 6,263,703	\$ 6,263,703	\$ 6,541,755	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ -	\$ -
Building Permits	2,268,800	567,197	185,132	(382,065)
Reinspection Fees	-	-	50	50
Building Permits - Surcharge	6,000	1,500	1,310	(190)
Other Building Permit Fees	30,000	7,500	23,400	15,900
Building Permits - Admin Fee	147,100	36,778	40,507	3,729
Engineering Permits	261,200	65,297	11,036	(54,261)
Planning & Zoning Permits	336,800	84,197	12,410	(71,787)
TOTAL REVENUES	3,049,900	762,469	273,845	(488,624)

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>EXPENDITURES</u>				
<u>Comprehensive Planning</u>				
ProfServ-Engineering	261,200	65,297	71,931	(6,634)
ProfServ-Info Technology	327,400	81,853	33,844	48,009
ProfServ-Legal Services	42,300	10,575	6,900	3,675
ProfServ-Planning/Zoning Board	336,800	84,197	85,365	(1,168)
ProfServ-Compliance Service	186,500	46,622	32,400	14,222
ProfServ-Building Permits	1,738,800	434,700	216,940	217,760
Special Magistrate	30,000	7,500	-	7,500
Telephone, Cable & Internet Service	5,300	1,322	272	1,050
Lease - Building	24,000	6,000	-	6,000
Printing	1,000	250	-	250
Miscellaneous Services	3,000	750	387	363
Misc-Admin Fee (%)	33,800	8,447	8,450	(3)
Billing Service Fees	41,200	10,303	6,586	3,717
Office Supplies	900	225	-	225
Cleaning Services	12,800	3,197	3,640	(443)
Principal-Capital Lease	4,200	1,050	209	841
Interest-Capital Lease	700	175	74	101
Total Comprehensive Planning	3,049,900	762,463	466,998	295,465
TOTAL EXPENDITURES	3,049,900	762,463	466,998	295,465
Excess (deficiency) of revenues				
Over (under) expenditures	-	6	(193,153)	(193,159)
Net change in fund balance	\$ -	\$ 6	\$ (193,153)	\$ (193,159)
FUND BALANCE, BEGINNING (OCT 1, 2025)	(2,335,412)	(2,312,693)	(2,335,412)	
FUND BALANCE, ENDING	\$ (2,335,412)	\$ (2,312,687)	\$ (2,528,565)	

City of Westlake

Supporting Schedule

December 31, 2025

Cash and Investment Report

December 31, 2025

GENERAL FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	BankUnited	Checking Account	n/a	\$2,699,083
Money Market	BankUnited	MMA	3.60%	\$13,399,246
			Subtotal	\$16,098,329

SPECIAL REVENUE FUND

Money Market	BankUnited	MMA	3.60%	\$1,371,608
Government Checking	Valley Bank	Checking Account	3.81%	\$71,228
Brokerage Account	Valley Bank	Government Fund Class A	3.58%	\$3,290,176
			Subtotal	\$4,733,012
			Total	\$20,831,341

File Attachments for Item:

A. Proclamation 2026-03 - American Heart Health Month

Proclamation

DECLARING FEBRUARY 2026 AMERICAN HEART HEALTH MONTH

WHEREAS, cardiovascular disease affects men, women, and children of every age and race in the United States and continues to be the leading cause of death nationwide, accounting for more deaths each year than all forms of cancer combined; and

WHEREAS, recent national data indicate that deaths related to heart disease and stroke have increased in recent years, reversing decades of prior improvement and underscoring the ongoing public health urgency surrounding cardiovascular disease prevention and treatment; and

WHEREAS, cardiovascular disease imposes a significant economic burden on the nation, accounting for hundreds of billions of dollars annually in healthcare expenditures and lost productivity, with projected costs expected to exceed one trillion dollars per year by the mid-2030s if current trends continue; and

WHEREAS, despite improvements in awareness and treatment, disparities persist, with women and minority populations experiencing higher risks, delayed diagnosis, and less favorable outcomes, and cardiovascular disease remains the leading cause of death among women and a leading cause of maternal mortality in the United States; and

WHEREAS, women experience unique cardiovascular risks throughout their lives, and as life stages evolve—from adolescence through adulthood, motherhood, and later years—so too do the factors influencing heart health;

NOW, THEREFORE, I, JohnPaul O'Connor, Mayor of the City of Westlake, do hereby proclaim February 2026, as: American Heart Health Month in the City of Westlake.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Westlake, Florida to be affixed this 3rd day of February 2026.

JohnPaul O'Connor, Mayor

ATTEST:

Odet Izquierdo, Acting City Clerk

File Attachments for Item:

B. Proclamation 2026-04 - Declaring February Black History Month

Proclamation

DECLARING FEBRUARY 2026 BLACK HISTORY MONTH

WHEREAS, in 1976, Black History Month was formally adopted to honor and affirm the importance of Black history throughout our American experience, which dates thousands of years and includes some of the greatest, most advanced, and innovative societies that we can all draw inspiration from; and

WHEREAS, since 1976, every American president has designated February as Black History Month and endorsed a specific theme; and

WHEREAS, because of their determination, hard work, and perseverance, African Americans have made valuable and lasting contributions to our county and our state, achieving exceptional success in all aspects of society, including business, education, politics, science, athletics and the arts; and

WHEREAS, this observance presents a special opportunity to become more knowledgeable about black heritage and to honor the many black leaders who have played a part in the progress of our community;

NOW, THEREFORE, I, JohnPaul O'Connor, Mayor of the City of Westlake, do hereby proclaim February 2026, as: Black History Month in the City of Westlake.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Westlake, Florida to be affixed this 3rd day of February 2026.

JohnPaul O'Connor, Mayor

ATTEST:

Odet Izquierdo
Acting City Clerk

File Attachments for Item:

A. SPR-2025-04: The applicant is requesting approval of a Site Plan Review for a proposed motor vehicle repair use known as Mavis Tires & Brakes – City of Westlake on Parcel A within the Publix at Westlake Plaza development. Parcel A is located on the east side of the Publix at Westlake Plaza site and abuts the north side of Parcel B. The proposed development consists of a 5,636-square-foot building.

Submitted By: Planning and Zoning



Meeting Agenda Item Coversheet

MEETING DATE:	2/3/2026	Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>	SPR-2025-04: The applicant is requesting approval of a Site Plan Review for a proposed motor vehicle repair use known as Mavis Tires & Brakes – City of Westlake on Parcel A within the Publix at Westlake Plaza development. Parcel A is located on the east side of the Publix at Westlake Plaza site and abuts the north side of Parcel B. The proposed development consists of a 5,636-square-foot building.		
STAFF RECOMMENDATION: (MOTION READY)	Motion to Approve with Conditions - SPR-2025-04 - Site Plan Review for motor vehicle repair use known as Mavis Tires & Brakes – City of Westlake.		
SUMMARY and/or JUSTIFICATION:	The applicant is requesting approval of a Site Plan for Parcel A within the Publix at Westlake Plaza development. The proposed Site Plan includes a 5,636-square-foot building for a motor vehicle repair use containing six (6) service bays. The project includes aesthetic enhancements such as paver walkways that provide pedestrian connectivity to adjacent parcels and maintain the cohesive design theme of the overall development. The subject application is part of the Publix at Westlake Plaza project, which encompasses approximately 20.321 acres and 129,700 square feet of commercial development within the Mixed Use (MU) Zoning District. Parcel A is an outparcel within the larger Publix at Westlake Plaza master development and does not represent a standalone development site. The applicant has elected to contribute one percent (1%) of the building construction cost to the City of Westlake Art Acquisition Fund, pursuant to Chapter 103-7, Art in Public Places (AIPP) of the City Code.		
SELECT, if applicable	AGREEMENT:		BUDGET:
	STAFF REPORT:	X	PROCLAMATION:
	EXHIBIT(S):	X	OTHER:
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>	Agenda Item Sheet Staff Report Eng Approval Letter Application Justification Statement Letter of Authorization Survey Civil Plans Landscape Plan Floor Plan Elevation Plans Traffic Statement Drainage Statement		
SELECT, if applicable	RESOLUTION:		ORDINANCE:

<p>IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE</p> <p><i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i></p> <p><u>Please keep text indented.</u></p>	
<p>FISCAL IMPACT (if any):</p>	\$



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 02/03/2026

PETITION DESCRIPTION

PETITION NUMBER: SPR-2025-04 Mavis Tires & Brakes – City of Westlake (Publix at Westlake Plaza - Parcel A)

OWNER: PUBLIX SUPER MARKETS INC

APPLICANT: Bohler Engineering

ADDRESS: 16725 Persimmon Blvd. West Westlake, FL 33470

PCN: Portion of 77-40-43-01-24-001-0000

REQUEST: The applicant is requesting approval of a Site Plan Review for a proposed motor vehicle repair use known as Mavis Tires & Brakes – City of Westlake on Parcel A within the Publix at Westlake Plaza development. Parcel A is located on the east side of the Publix at Westlake Plaza site and abuts the north side of Parcel B. The proposed development consists of a 5,636-square-foot building.

SUMMARY

The applicant is requesting approval of a Site Plan for Parcel A within the Publix at Westlake Plaza development. The proposed Site Plan includes a 5,636-square-foot building for a motor vehicle repair use containing six (6) service bays. The project includes aesthetic enhancements such as paver walkways that provide pedestrian connectivity to adjacent parcels and maintain the cohesive design theme of the overall development.

The subject application is part of the Publix at Westlake Plaza project, which encompasses approximately 20.321 acres and 129,700 square feet of commercial development within the Mixed Use (MU) Zoning District. Parcel A is an outparcel within the larger Publix at Westlake Plaza master development and does not represent a standalone development site. The applicant has elected to contribute one percent (1%) of the building construction cost to the City of Westlake Art Acquisition Fund, pursuant to Chapter 103-7, Art in Public Places (AIPP) of the City Code.

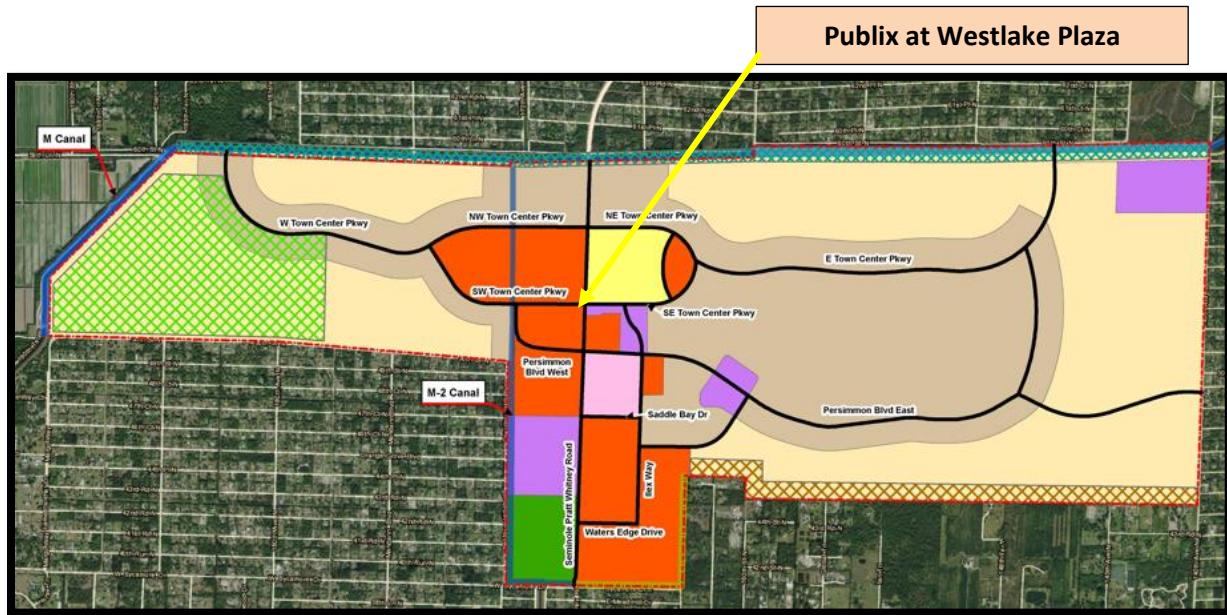
STAFF RECOMMENDATION

Based upon the facts and findings contained herein, application meets all applicable City of Westlake Land Development Regulations. The **Planning and Zoning and Engineering Departments** recommend the following conditions:

1. The applicant shall contribute one percent (1%) of the building construction cost for Parcel A to the City of Westlake Art Acquisition Fund prior to building permit issuance.
2. The applicant shall ensure that no overnight parking of customer or service vehicles occurs on the premises.

PETITION FACTS

- a. Total Gross Site Area: 1.11 acres (Outparcel A)
- b. Building Data: 5,636 sq.ft Mavis Tires and Brakes – City of Westlake
- c. Land Use and Zoning
 - Existing Land Use: Vacant
 - Future Land Use: Downtown Mixed Use
 - Zoning: Mixed Use



BACKGROUND

The subject application requests site plan approval for a motor vehicle repair use on Parcel A (Outparcel), which consists of approximately 1.11 acres and is part of the larger 20.321-acre Publix at Westlake Plaza development, totaling 129,700 square feet of commercial development. The overall development was originally approved by the City Council on November 9, 2020, under the original Master Plan of Pod G South, known as Publix at Westlake Plaza (Resolution 2020-03).

- On November 9, 2020, the City Council also approved a concurrent site plan application for Publix Grocery Store Phase One located in Parcel E (Resolution 2020-34). Phase One is now constructed containing 48,367 sq. ft Publix grocery store with a drive through pharmacy and a 1,400 sq. ft. liquor store and included an attached 9,600 sq. ft. inline retail/office/medical building; and a plaza landscaping plan in the Mixed Use Zoning District.
- On January 8, 2024, the City Council approved to relocate previously approved outparcel uses and include Phase Two at Westlake Plaza (Parcel D). Parcel C and Parcel B were amended to include uses as shown below.

Parcel A

1.11 acres-with a 5,750 Sq.Ft Retail (Tire Store) (Approved on 01/08/2024)

Parcel B

1.05 acres-with a 4,000 Sq. Ft. Fast Food with Drive Thru

Parcel C Completed

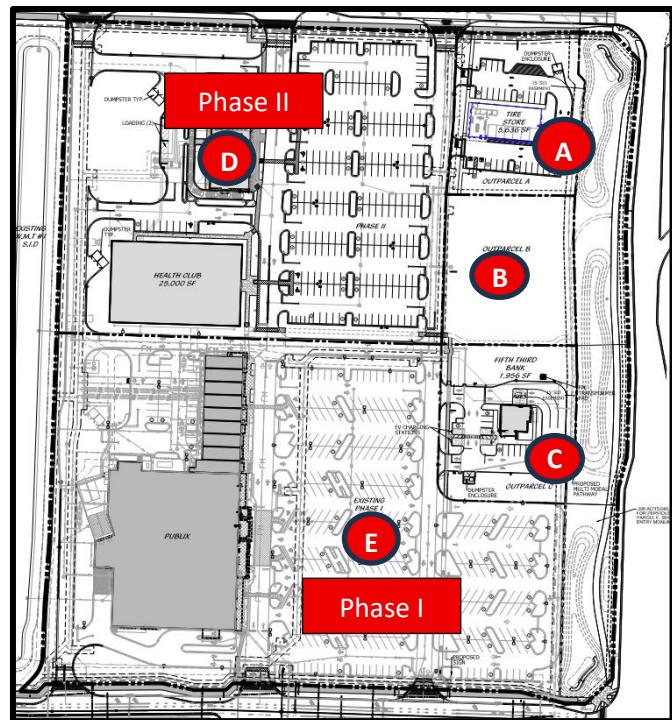
1.12 acres- with a 5,500 Sq. Ft. Bank with Drive Thru

Parcel D (Phase Two) Completed

6.45 acres- with 25,000 Sq. Ft. Physical Fitness, Massage Therapy & Spa; 6,000 Sq. Ft. inline retail/office/medical building; 3,024 Sq. Ft. Fast Food with Drive Through

Parcel E (Phase One) Completed

8.72 acres- with a 48,367 sq. ft Publix grocery store with a drive thru pharmacy and a 1,400 sq. ft. liquor store; and, 9,600 sq. ft. inline retail/office/medical building



- On June 6, 2024, the City Council approved a bank drive-through with a 1,956-square-foot building and dual drive-through lanes on Parcel C, subject to two conditions of approval.
- On May 8, 2025, Parcel D received approval for a Minor Site Plan Modification to remove the electric vehicle (EV) charging stations.
- On September 24, 2025, Parcel D received approval for a Minor Site Plan Modification to remove one (1) handicap parking space on the north side of the Planet Fitness building.
- On January 6, 2026, the City Council postponed SPR-2025-04 per applicant requested to the February 3rd, 2026 City Council meeting

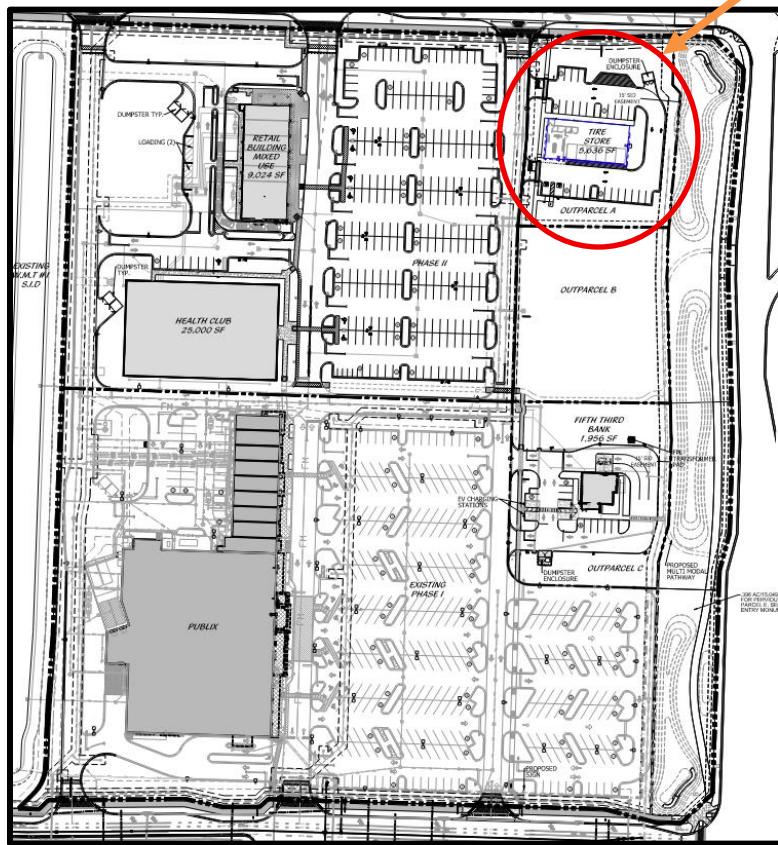
STAFF ANALYSIS

The applicant is requesting Site Plan approval for a Motor Vehicle Repair use located in Parcel A (1.11 acres) within the Westlake Plaza. The proposed use includes the following structures and site improvements:

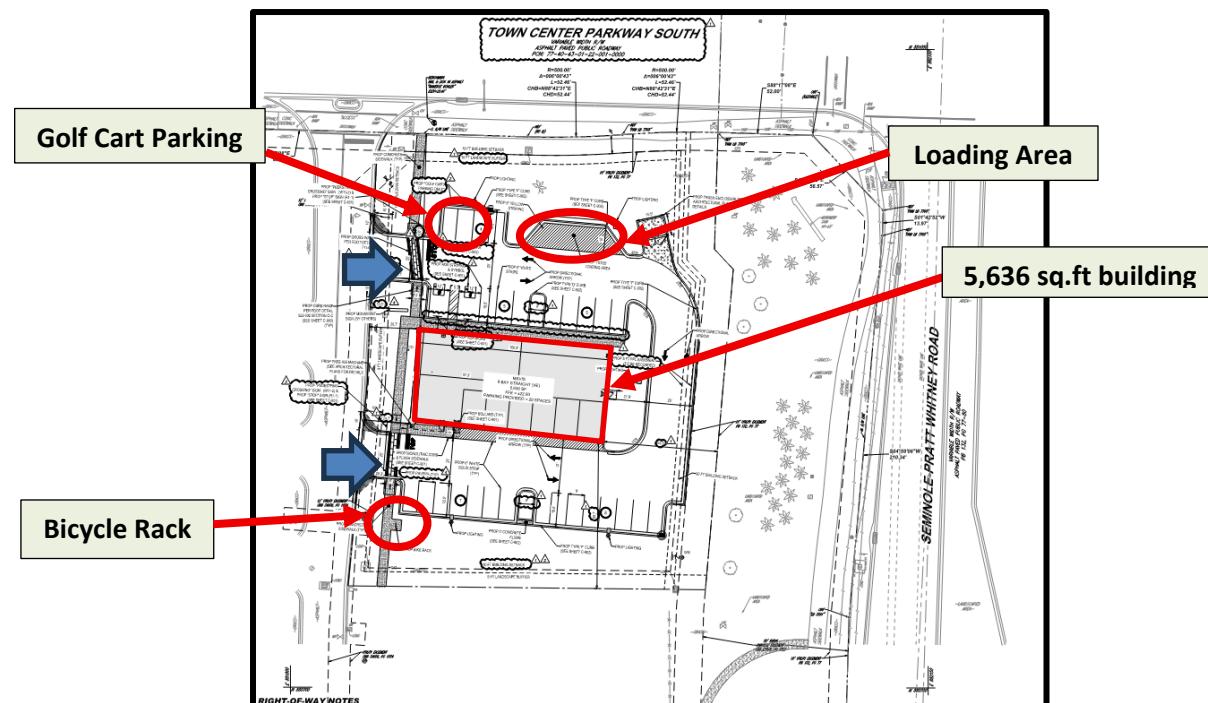
- 5,636 sq.ft building for a Motor Vehicle Repair use with 6 bays.
- Accessways to Parcel A from Town Center Parkway, Persimmon Blvd and Seminole Pratt Whitney Road through a pedestrian connection between parcels with decorative paver crosswalks.
- Sidewalk connecting multimodal pathway.
- Two (2) LSEV/Golf Cart Parking.
- One (1) Loading Area.
- Bicycle Rack.

Proposed Site within Publix at Westlake Plaza

Mavis Tires & Brakes



Proposed Site Plan

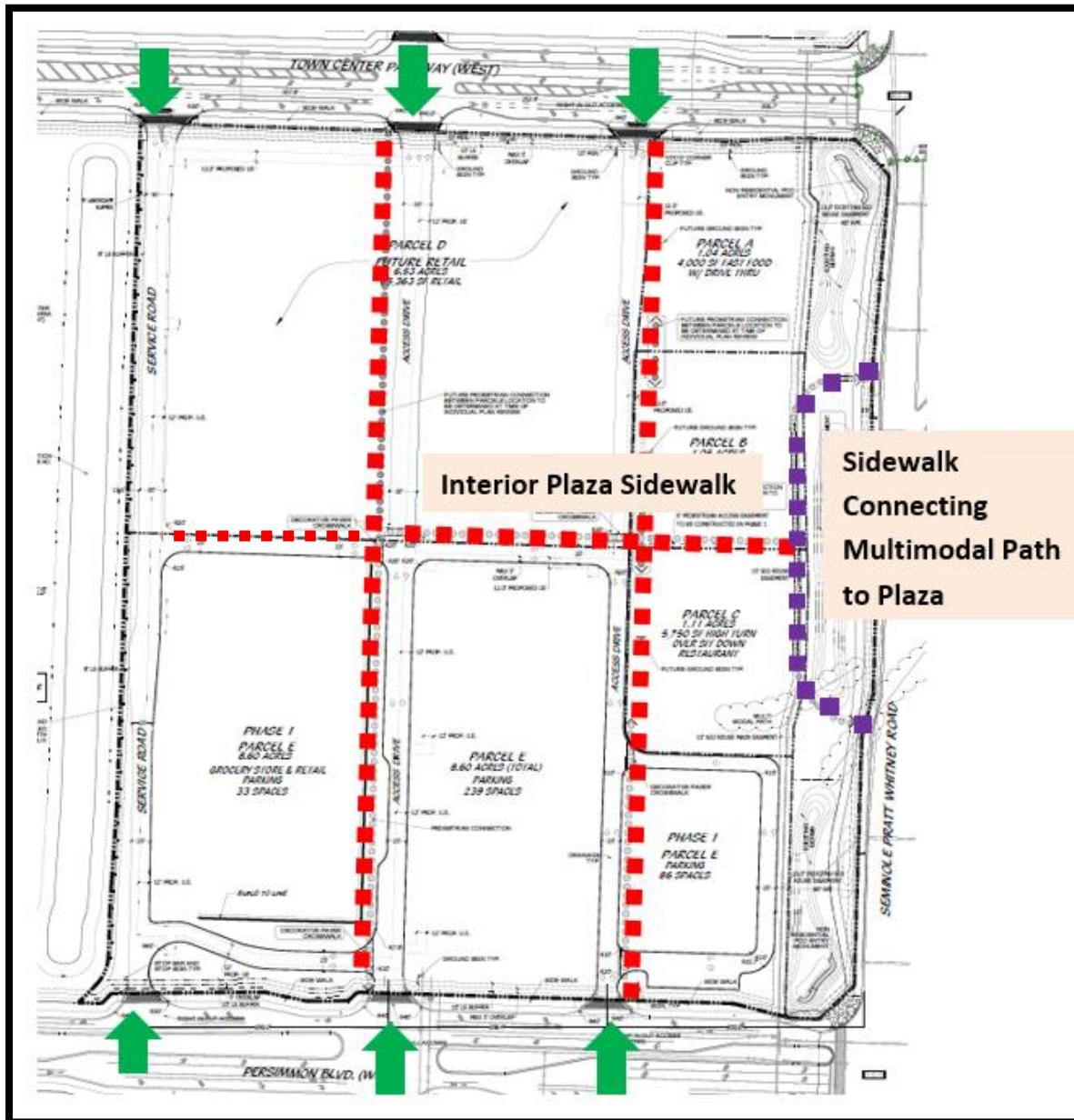


The following table presents compliance with applicable zoning code:

Zoning District: Mixed Used	REQUIRED BY CODE	PROPOSED	COMMENTS
Setbacks			
Front	Main Structure 20'	62.5'	In compliance
Rear	Main Structure 10'	24.7'	In compliance
Side Yard - South	Main Structure 10'	80.7'	In compliance
Street Side Yard - North	Main Structure 20'	107.2'	In compliance
Lot Coverage	Max Lot Coverage 45%	Parcel A: 11.66%	In compliance
Building Height	120 ft. max	24.4 ft.	In compliance
Parking	1 space per 300 square feet, plus 1 space per service bay for repair and 1 space per 2 bays for car wash = 27 spaces	Parcel A: 29 spaces LSEV/Golf Cart - 2 space ADA - 2 space Overall Total: 29	In compliance
Sidewalks	Pedestrian walkways must be a minimum of 5 ft. wide	5' +	In compliance
Minimum Pervious / Open Space	Minimum 25%	48.6%	In compliance
Bike Racks	5% of parking is required. Total: 1	Parcel A: 1 space	In compliance

Accessways and Connecting Sidewalks

The commercial Plaza Master Site Plan provides six (6) points of vehicular access to the site, three (3) from Town Center Parkway (West) from the north, and three (3) from Persimmon Boulevard West, from the south. The western most access point on both Town Center Parkway and Persimmon Boulevard West are intended to primarily support the service and delivery functions of the plaza. Applicant is also proposing two (2) connecting sidewalks from Rural Parkway Easement to plaza, as well as, two (2) internal sidewalks.



Proposed Architectural Elevations

The proposed development features a coordinated palette of exterior materials consistent with the overall design of the Westlake Plaza development. Architectural elements include clear anodized aluminum storefront systems, painted hollow metal doors in Alabaster White, aluminum-and-glass overhead doors, and Hardie Reveal panels with aluminum accent stripes. Metal roof coping and aluminum cornice elements are designed to complement the overall color scheme, while gutters, downspouts, and lintels utilize standard mill or painted finishes. Exterior concrete block surfaces are finished in Alabaster White and Puritan Gray. All materials will be installed in accordance with manufacturer specifications to ensure uniformity and long-term durability. The east elevation includes glazing with spandrel glass.

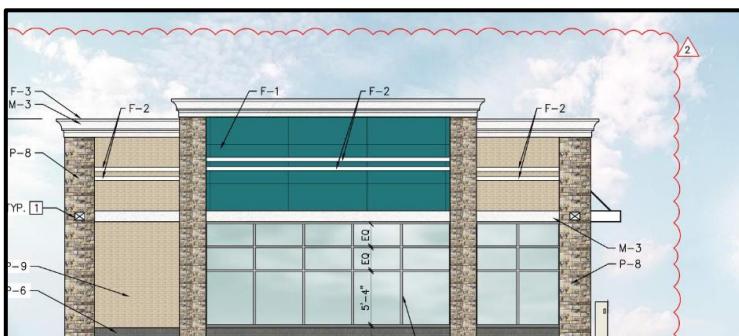
South Elevation



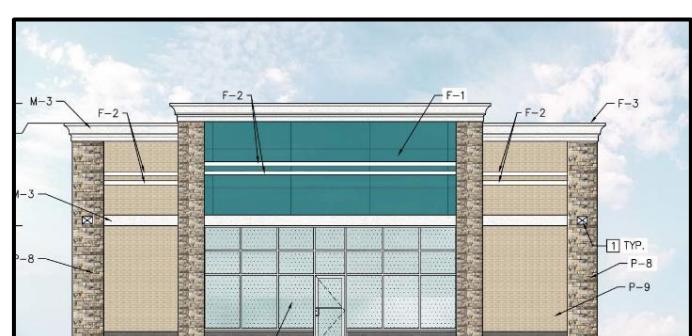
North Elevation



West Elevations



East Elevations (Seminole Pratt Whitney RD)



Landscape

The preliminary landscape plan has been reviewed and is in compliance with City Code. Additional comments and actions might be forthcoming at time of full landscape permit review.

Drainage

Per the submitted drainage statement. It is proposed that the site will be located on outparcel A which will drain to the offsite dry detention area located to the west of Master Development. Per the approved permitted plan outparcel A is 1.11 acres. The offsite dry detention area, which serves 18.46 acres and has maximum impervious area of 85% includes 4.03 acres of impervious area using the assumption that 61.72% of the commercial use area will be impervious.

Traffic

The total trips projected for this application do not exceed the approved trips for Westlake per the Development Order. Therefore, the proposed Site Plan Application is in compliance with the Westlake Development Order.

Fire Rescue

The subject application was reviewed by the Palm Beach County Fire Department and provided no objections.

Review					
review	assigned to	date required	outcome	date completed	
Fire Department Review	Wesley Jolin	08/20/2025	No Comments	08/08/2025	  
comments (read only)					
comments history					
responsible department	resource group				
Fire Department	Fire Reviewers (PL)				
hours spent	category				
	- none -				
priority	completed by	original due date			
Routine	Wesley Jolin	MM/dd/yyyy			
> 0 checklist	<input type="checkbox"/> add checklist item				
> 0 corrections	<input type="checkbox"/> add correction				
Associations Submittals 1 Fees 0 Letters 0 Application Types 1					

FINAL REMARKS

SPR-2025-04 will be heard by the City Council on February 3, 2026. The public hearing was advertised in compliance with the City's code. The subject application was reviewed by the City of Westlake Staff (Planning and Zoning, Engineering), Seminole Improvement District (SID) and Palm Beach County Fire Rescue. Please see enclosed letter from City Engineer.



CITY OF WESTLAKE
Engineering Department
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470
Phone: (561) 530-5880
www.westlakegov.com

DATE:	8/1/2025
APPLICATION NUMBER:	SPR-2025-04 (PL202500020)
DESCRIPTION:	Mavis – Westlake
APPLICANT:	Bohler Engineering FL, LLC
OWNER:	Publix Super Markets, Inc.
REQUEST:	Site Plan Review
LOCATION:	Westlake, FL
STAFF REVIEW:	RECOMMENDATION OF APPROVAL

The Engineering Department recommends approval of the plans submitted on 07-30-2025 with the following note.

1. A separate landscape permit shall be sought. A full landscape plan and irrigation plan is required to be submitted with this package. Additional landscape and irrigation comments may be forthcoming.

Applicant Response: Please refer to the attached landscape permit correspondence with Suzanne Dombrowski on 07/23/2025.

City Response: The appropriate required landscape buffer material shall be planned for the southern buffer. This can be addressed at time of landscape permit application. Additional landscape and irrigation comments may be forthcoming at time of landscape permit application. At site plan review level, this comment is satisfied.

The following documents were reviewed by the Engineering Department as part of this resubmittal package:

- 1) 01 City of Westlake C&R Letter, dated 7/29/25
- 2) 02 Application DSS, dated 7/29/25
- 3) 03 Master Plan (DSS), dated 5/25/25
- 4) 04 Location of ADA Stalls Correspondence, dated 7/11/25
- 5) 05 Mavis Statement of Operations Signed, dated 7/15/25
- 6) 06 Architectural Plans, dated 7/15/25
- 7) 07 City of Westlake Correspondence LSEV, dated 7/17/25
- 8) 08 Landscape Permit Correspondence, dated 7/23/25
- 9) 09 Landscape DSS, dated 7/27/25
- 10) 10 Civil Plan Set DSS, dated 7/29/25

This letter has been prepared by the following individual, in association with their consultants and subconsultants:



Suzanne Dombrowski, P.E.
Chen Moore and Associates
Tel: 561.746.6900 x 1035
Email: sdombrowski@chenmoore.com



APPLICATION FOR SITE PLAN REVIEW

CITY COUNCIL MEETING DATE: _____

The City Council meets on the second Monday of the month at 6:30 p.m., in the Westlake City Council Chambers, located at 4005 Seminole Pratt Whitney Road.

See page 3 for review process and submittal deadline.

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 Site Plan Review Application Checklist (see page 4). If not applicable, indicate with N/A.
3. The applicant must be present at scheduled City Council meeting.
4. If project is to be developed in phases, a Master Site Plan Review Application shall be required.

I. PROJECT DESCRIPTION & APPLICANT INFORMATION

PROJECT NAME: Mavis - City of Westlake

PROJECT ADDRESSSS: Town Centre Pkwy S & Seminole Pratt Whitney Rd Loxahatchee, FL 33470

DESCRIPTION OF PROJECT: Development of a +/- 4,997 sq ft tire service center and accompanying onsite infrastructure

Estimated Project Cost: The estimated building cost: \$1,060,000. The estimated site cost: \$375,000.

Property Control Number (PCN): 77-40-43-01-24-001-0000

Section/Township/Range: 77/ 40/ 43

Property Owner(s) of Record (Developer) Publix Super Markets, Inc.

Address: 3300 Publix Corporate Pkwy Lakeland, FL 33811-3311

Phone No.: _____ **Fax No.:** _____ **E-mail Address:** _____

Applicant/Agent (if other than owner, complete Acknowledgement and Consent section on page 2):

Name: Bohler Engineering FL, LLC (Authorized Agent)

Address: 600 N West Shore Blvd, Suite 950 Tampa, FL 33609

Phone No.: 813-812-4100 **Fax No.:** _____ **E-mail Address:** fl-permits@bohlereng.com

II. LAND USE & ZONING

A) **ZONING DISTRICT** Mixed Use B) **FUTURE LAND USE DESIGNATION** Downtown Mixed Use

C) **EXISTING USE(S)** Vacant

D) **PROPOSED USE(S), AS APPLICABLE** Tire Service Center

III. ADJACENT PROPERTIES

	EXISTING USE(S)	FUTURE LAND USE DESIGNATION	ZONING DISTRICT
SUBJECT PROPERTY	Vacant	Downtown Mixed Use	Mixed Use
NORTH	ROW	Downtown Mixed Use	Mixed Use
SOUTH	Vacant	Downtown Mixed Use	Mixed Use
EAST	ROW	Downtown Mixed Use	Mixed Use
WEST	Vacant	Downtown Mixed Use	Mixed Use

IV. OWNER AND APPLICANT/AGENT ACKNOWLEDGEMENT AND CONSENT**Consent statement (to be completed if owner is using an agent)**

I/we, the owners, hereby give consent to Bohler Engineering FL, LLC 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.

Mavis Southeast LLC

Owner's Name (please print)

Owner's Signature

Bohler Engineering FL, LLC

Applicant/Agent's Name (please print)

David Sorbato

Applicant/Agent's Signature

5/29/2025

Date

07/29/2025

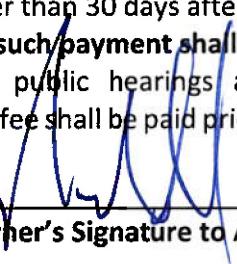
Date

V. APPLICATION FEES

See City of Westlake Fee Schedule

VI. ADMINISTRATIVE COSTS

The owner/applicant agrees to compensate the City for all additional administrative costs, actual or anticipated, including, but not limited to, engineering fees, consultant fees, and special studies prior to the processing of the application or not later than 30 days after final application approval whichever is determined as appropriate by the City. **Failure to make such payment shall be grounds for withholding a building or zoning permit.** Costs associated with advertising for public hearings and other public notice requirements are the responsibility of the owner/applicant. The fee shall be paid prior to such application being scheduled for a public hearing requiring notice.


Owner's Signature to Acknowledge

5/29/2025

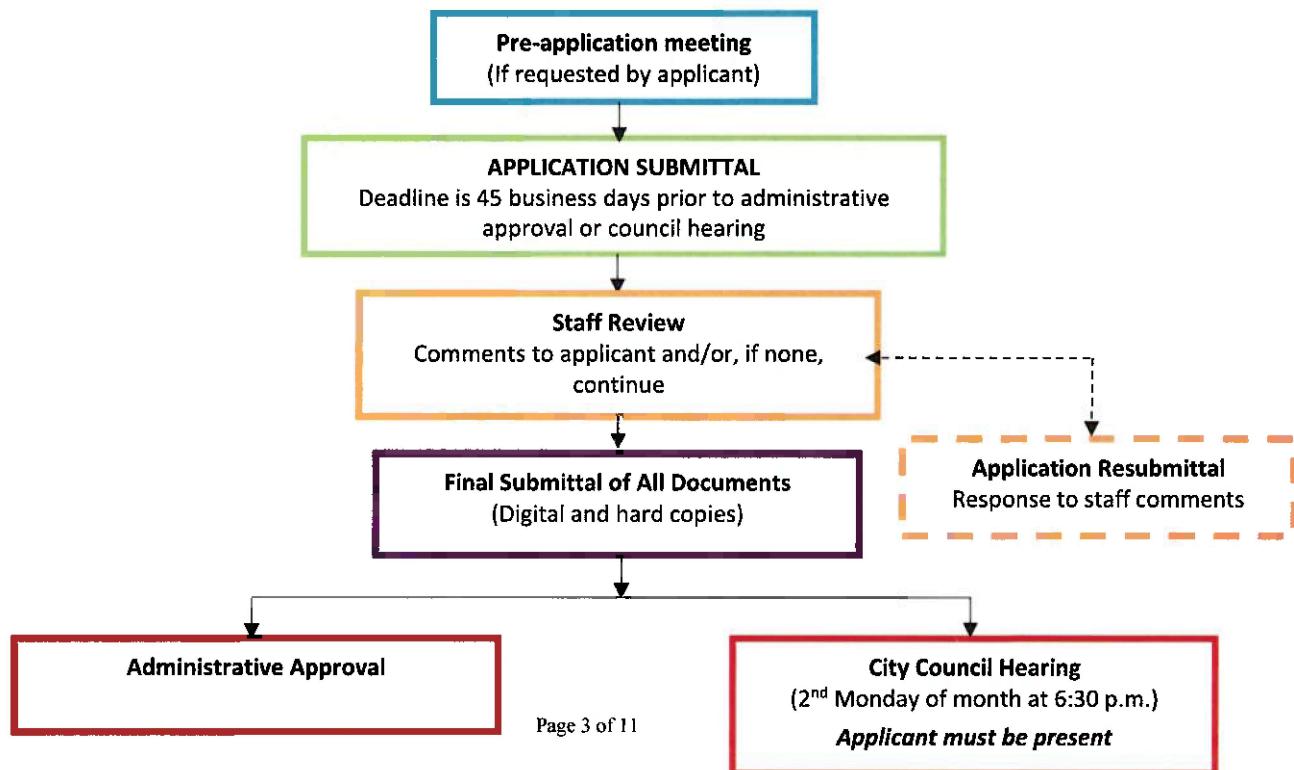
Date

VII. APPLICATION SUBMITTAL REQUIREMENTS AND REVIEW PROCESS

The applicant shall submit the following documents to the City of Westlake **forty-five (45) business days** prior to the desired council meeting date:

- 1) **For Review:** *Digital and Three (3) full-size sets of professionally prepared plans and documents as specified in the SITE PLAN REVIEW APPLICATION SUBMITTAL CHECKLIST (see page 4).*
- 2) **For Final Submittal:** *Digital and Three (3) 11x17 sets of plans and documents required in 1) above and an exact rendering of the proposed modification, construction, or addition. Color photographs or prints as close to the actual colors to be used must be supplied. Since color printers often do not display the correct color, samples of the paint chips and support materials (i.e., canvas, wood, metal, etc.) shall be provided.*
- 3) Any other documents, maps, photographs, or drawings that may help clarify the position of the applicant.

NOTE: All renderings, models, drawings, photos, etc., will become the property of the City of Westlake.



VIII. SITE PLAN REVIEW APPLICATION SUBMITTAL CHECKLIST

(Pursuant to Chapters 2 through 8 of the City of Westlake Code of Ordinances)

1. **Applications.** Complete signed application forms as provided by the City and all required fees and costs.
2. **Project Description/Justification Statement.** The Project Description/Justification Statement should describe the desired outcome of the application.
 - a. The Project Description/Justification Statement must contain the following:
 - i. Description of the property history and site conditions;
 - ii. History of approvals on the property;
 - iii. Statements addressing the special standards and criteria that may be required for the particular application;
 - iv. Statement of consistency with the Comprehensive Plan;
 - v. Statements concerning compliance with applicable LDRs.
 - b. The Project Description/Justification Statement may also contain aerial photographs.
 - c. The Project Description/Justification Statement for applications for development orders must identify any cultural, historic, and natural resources that may be impacted by the development.
 - d. If an applicant is seeking approval for bonus housing units, the applicant must submit the following information as part of site plan application:
 - i. Number and location of affordable or workforce bonus housing units.
 - ii. Structure type and dwelling unit sizes of affordable or workforce bonus housing units.
 - iii. Identification of whether bonus housing units will be for sale or for rent.
 - iv. Proposed sale or rent price of affordable or workforce bonus housing units.
 - e. Consistency with level of service standards as required by the Comprehensive Plan. Provide a statement that the development will provide the necessary infrastructure to meet the following level of service standards (LOS):
 - i. Transportation (roads and rights-of-way)
 - ii. Wastewater
 - iii. Reuse water
 - iv. Stormwater
 - v. Solid waste
 - vi. Sanitary sewer
 - vii. Recreation
 - f. Fire flow requirements (SID/County Fire Department) consistent with Chapter 5, Subdivision and Site Development Standards, Article 5.7.
3. **Plat.** Plats shall be consistent with the requirements of Chapter 5, Subdivision and Site Development Standards, Article 5.3. The requirement to submit a plat may be filled by submittal of an approved plat, even if such plat has not yet been recorded, or by submittal of a plat waiver. When applying for a plat, this requirement is filled by submittal of the proposed plat. When applying for a replat, both the existing plat and the proposed plat must be submitted.

4. **Site Plan.** A site plan containing the title of the project and names of the architect, engineer, project planner and/or developer, date, and north arrow, and based on an exact survey of the property drawn to a scale of sufficient size to show:

- a. Boundaries of the project, any existing streets, buildings, watercourses, easements, section lines, plats, water, sewer and reuse water and other utility facilities, lighting, and other existing important physical features on the site and on property adjacent to the site.
 - i. Information on all easements shall include location and width of proposed and existing utility, drainage, access, electric, and similar easements.
- b. Tabular project data, including but not limited to dwelling units, square footage, bed, and waivers from zoning district requirements.
 - i. Project information on beds, employees, seating, etc. as necessary depending on the type of development

Please provide the following information:

PROJECT DATA	
Total gross site area in acres and square feet	1.11 ac
RESIDENTIAL	
Total number residential multi-family units	n/a
Total number residential single-family units	n/a
Project density in units per gross acres, if applicable	n/a
Minimum lot width	n/a
NON-RESIDENTIAL	
Total number of non-residential buildings and total FAR	1 bldg (1.3 FAR) (3.0 MAX FAR)
Minimum parcel size in square feet	0 SF
Minimum parcel width	N/A
Total square feet of each building and bay	5,636 SF
Footprint of each building in sq. ft.	5,636 SF
Total building footprints in sq. ft. , acres, and percentage of site	5,636 SF, 0.13 AC, 11.66%

VEHICULAR USE AREA DATA	Required	Proposed
Total number of off-street vehicle parking spaces	25 SPACES	29 SPACES
Minimum length	18.5 FT	18.5 FT
Minimum width	9 FT	9 FT

VEHICULAR USE AREA DATA	Required	Proposed
Total number of off-street ADA Parking spaces	2 SPACES	2 SPACES
Minimum length	18.5 FT	18.5 FT
Minimum width	12 FT	12 FT
Total number of off-street guest parking spaces	N/A	N/A
Total number of off-street bicycle parking spaces	2 SPACES	2 SPACES
Minimum drive aisle width	25 FT	25 FT
Minimum entrance queuing area length	25 FT	25 FT
Number of loading zones	1	1
Minimum length	35 FT	35 FT
Minimum width	12 FT	15 FT
Minimum overhead clearance	15 FT	-
Minimum maneuvering apron length and width	12 FT X 15 FT	-
Number of dumpster areas	1	1

c. Site data and setbacks.

Please provide the following information:

SITE DATA AND SETBACKS	Required	Proposed
Zoning District	MU - MIXED USE	MU - MIXED USE
Lot coverage ¹ (Total sq. ft. and percent of Site)	45% MAX	5,636 SF, 11.66%
Pervious area (Total sq. ft. and percent of Site)	25% MIN	23,505 SF, 48.61%
Open space area (Total sq. ft. and percent of Site)		23,505 SF, 48.61%
Front setback	20 FT	62.5 FT
Side setback	10 FT	80.7 FT
Side setback	10 FT	107.2 FT
Rear setback	10 FT	24.7 FT
Mean building height ² and number of stories	120 FT	24'-4"
Minimum sidewalk width	5 FT	5 FT

¹ **LOT COVERAGE:** That portion of the area of a lot, plot, or building site, expressed as a percentage, occupied by all buildings or structures which are roofed, exclusive of its eaves. Pool decks, patios or outdoor sitting areas, even if enclosed with a screen enclosure shall not be calculated as part of lot coverage.

² **HEIGHT:** Unless otherwise noted, height shall be measured from the minimum finished floor elevation to the midpoint of the roof, or if the roof is flat, to the top of the parapet. Architectural features shall not count for purposes of measuring height so long as the architectural features do not exceed 10% of the height of the structure.

- d. Plans and location for recreation facilities, if any, including buildings and structures for such use. All mechanical equipment and dumpster locations, screens, and buffers.
- f. Refuse collection and service areas.
- g. Access to utilities and points of utilities hookups and location of all fire hydrants close enough for fire protection.
- h. Proposed plans for signage including size, location, and orientation;
- i. Proposed plans for Art in Public Places Program, if applicable.
- j. Location of exterior lighting of all parking areas, non-residential buildings, and the overall site per Chapter 5.
- k. Proposed topographic considerations including natural vegetation, berms, retaining walls, privacy walls, and fences.
- l. Required floodplain management data including Flood zone designation and Base flood elevation consistent with the City's Floodplain Management Regulations [Ord. 2018-8].
- m. Traffic Circulation consistent with Chapter 8, Parking Regulations.
 - ii. Circulation information, including:
 - 1. Approximate location and ultimate right of way widths of proposed and existing roads, pedestrian, and bicycle routes.
 - 2. Locations, centerlines, and ultimate widths of rights-of-way for existing roads, streets, intersections, and canals within the proposed project.
- n. Street Name Exhibit per Chapter 5, Subdivision and Site Development Standards, Article 5.3, Section 1 (N), Road Names: The plat shall show the name of each road. Road names shall not duplicate or be phonetically similar to existing road names. All proposed road names shall be submitted to the City for approval prior to final approval of the plat.
- o. Block and Walkability Exhibit per Chapter 5, Subdivision and Site Development Standards, Article 5.7, Section 2(2), Pedestrian circulation system.
- p. The application must contain architectural elevations to demonstrate the style and theme of the project, including representative color for illustrative purposes only. Improvements must be constructed reasonably be in accordance with submitted architectural style and theme.
- q. The application must contain an aerial photograph of the appropriate section, township, and range of the City, outlining the subject property, and delineating all contiguous zoning districts.
- r. The application must contain an area location map. Vicinity map of the area within one mile surrounding the site, including the following:
 - iii. Principal roadway network, including mass transit routes;
 - iv. Major public facilities such as public schools, city and county parks and recreation areas, hospitals, public buildings, utilities, shopping areas, etc.;
 - v. Municipal boundary lines; and
 - vi. Important physical features in and adjoining the site.

- s. Residential site plans must include a school impact statement specifying the anticipated impact on public schools and the need for public school sites in the general area of the proposed development.
- t. Statement acknowledging that applicant is required to submit application Palm Beach County Fire Rescue for review. Applicant is responsible for submitting application to Palm Beach County Fire Rescue. Approval by Palm Beach County Fire Rescue pursuant to their adopted standards is required for site plan approval.
- u. Service Availability. Written confirmation from the applicable service providers of the availability of all necessary facilities and systems, as indicated below, for stormwater management, potable water, sanitary sewer, solid waste disposal, and county road capacity.
 - vii. A statement from SID, or other lawful service provider, that the proposed development will be able to connect to the system and that there is sufficient capacity available to meet adopted levels of service for potable water and sanitary sewer.
 - viii. A drainage statement by the applicant's engineer that the site drainage system will be designed to meet the stormwater management requirements of the SFWMD and these LDRs. The statement also will demonstrate the provision of legal positive outfall meeting the adopted level of service. A statement from SID attesting that the proposed drainage is sufficient will satisfy this requirement.
 - ix. A statement from the Solid Waste Authority of Palm Beach County that the proposed project will not exceed the adopted levels of service standards for solid waste disposal. This requirement may be waived if the Solid Waste Authority provides the city with an annual statement that solid waste capacity is available.
- v. Master Site Plan. A master site plan shall be required when a project will be developed in phases. *See Master Site Plan Review Application.*

5. **Preliminary Landscape Plan.** A preliminary landscape plan shall be submitted with the site plan application. The purpose of the preliminary landscape plan is to confirm that the layout of the site plan accommodates the landscape requirements detailed within Chapter 4, Landscape and Buffer Code. *For example, the preliminary landscape plan shall demonstrate that there are adequate buffer depths and areas, vehicular use areas have adequate landscaping, and that there is adequate area for streetscape and open space landscape.* The plan should sufficiently identify and dimension the landscape areas and demonstrate adequate spacing and clearance from lighting, hardscape, and underground or above ground utilities.

**These examples are not all inclusive of the requirements. Chapter 4, Landscape and Buffer Code shall be evaluated in detail by the applicant.*

- a. Preliminary landscape components: A preliminary landscape plan shall be consistent with the plan requirements outlined within Chapter 4, Landscape and Buffer Code. The preliminary plan shall show the location and dimensions of perimeter buffers, easements, mechanical equipment or lift station screening areas, common area/open space, preserve areas, streetscape, parking, and vehicular use areas. The preliminary landscape design may be conceptual in nature, but will accurately show and demonstrate that, spatially, the plan layout is sufficient for the required landscaping.
- b. Preliminary landscape data: The preliminary landscape plan shall include a data table. Below is an example of a preliminary data table that, when completed, demonstrates that the landscape areas as provided are adequate for the required landscaping. This data table example is not intended to serve as a full checklist and the applicant shall perform their own Code research and due diligence to ensure compliance for their particular use.

Please provide the following information:

PRELIMINARY LANDSCAPE PLAN DATA	AREA (SF/AC)	PERCENT (%)
IMPERVIOUS AREAS		
Building coverage		
Vehicular use areas (streets, drive aisles, parking and curbs)		
Sidewalks and plazas		
LANDSCAPE AREAS		
Landscape perimeter buffers		
Foundation planting area		
Vehicular landscape area		
Open space landscape area		
Easements (LME/LMT, utility easements or access easements otherwise not associated with open space tracts)		
Lakes		
TOTAL		100.00%

ADDITIONAL LANDSCAPE REQUIREMENTS	PROVIDED
Planting around signs – 3-foot-wide planting area around base of all ground mounted signs – See Code Chapter 4, Landscape and Buffer Code, Section 4.20	<input type="checkbox"/> Provided and dimensioned per plan
Dumpster and mechanical utilities screening – See Code Chapter 4, Landscape and Buffer Code Chapter 4, Landscape and Buffer Code, Section 4.14	<input type="checkbox"/> Provided and dimensioned per plan
Visibility triangles (corner clips) – See Code Chapter 4, Landscape and Buffer Code, Section 4.28	<input type="checkbox"/> Provided and dimensioned per plan

c. If approved, the preliminary landscape plan is considered a conceptual landscape plan and, therefore, is not sufficient for landscape permit. The applicant shall apply for Landscape Permit separately. The plans submitted for Landscape Permit review shall be construction level landscape plans, streetscape plans (if necessary) and irrigation plans.

6. **Engineering Plan.** Engineering plans include paving plans. If the city determines that the plans require independent review for items within the City's jurisdiction, the applicant shall pay for such review by an independent engineer.

a. The engineering plan should contain conceptual utility plan indicating the proposed location of potable water, sanitary sewage, and storm drainage plans for review by SID. The plan shall contain plans for alterations or modifications to the slope, elevation, drainage pattern, natural vegetation, and accessibility of the development, for SID review. Utility plans should be sufficient to identify potential conflicts and inconsistencies with proposed landscape, hardscape, lighting, and electrical infrastructure.

7. **Conceptual Lighting Plan.** Conceptual lighting plans must contain general locations and types of proposed lighting facilities but are not required to contain photometric data or product specifications. The plan should be sufficient to identify potential conflicts and inconsistencies with proposed landscape, hardscape, and utilities and electrical infrastructure.
8. **Residential Lighting Plan.** A plan indicating the general location and lumens of lighting to be used in a residential development. Residential lighting plans are not required to contain photometric data. The plan should be sufficient to identify potential conflicts and inconsistencies with proposed landscape, hardscape, and utilities and electrical infrastructure.⁷
9. **Signage Plan.** A signage plan demonstrating consistency with the requirements of Chapter 6, Signs, or a proposed Master Sign plan meeting the requirements of Chapter 6, Signs. The signage plan should include architectural elevations of all signs indicating the location; size; landscaping; and for illustrative purposes, lettering design, material types, colors, and other features.
10. **Art in Public Places.** Demonstrate compliance with the City's Art in Public Places Program per Chapter 24 of the City's Code of Ordinances, if applicable.
11. **Survey (Abstracted).** A certified boundary survey by a surveyor licensed by the State of Florida meeting the requirements of Chapter 5, Subdivision and Site Development Standards. The survey shall have been completed within one year of the date the application is submitted. Where allowed by Chapter 2, Land Development Procedures, or Chapter 5, Subdivision and Site Development Standards, a certified sketch and legal description may be submitted instead of a survey. The survey shall be prepared at a scale of not less than one inch equals 200 feet containing the following:
 - a. A legal description of the property;
 - b. A computation of the total acreage of the parcel to the nearest tenth of an acre;
 - c. Depictions of existing streets and roadway improvements, existing structures within 100 feet of project boundary, existing utilities, existing easements, and existing trees identified by caliper and species.
12. **Owner's Affidavit.** A statement of the applicant's interest in the property and:
 - a. If joint and several ownership, a written consent to petition by all owners of record, or written authorization by the master association;
 - b. If a contract purchase, written consent of the seller or owner;
 - c. If an authorized agent, a copy of the agent's authorized agreement or written consent of the owner;
 - d. If a lessee, a copy of the lease agreement and written consent of the owner;
 - e. If a corporation, partnership, or other business entity, the name of the officer or person responsible for the application and written proof that the representative has authority to represent the corporation, partnership, or business entity or, in lieu thereof, written proof that such person is in fact an officer of the corporation;
 - f. If a group of contiguous property owners are requesting an individual amendment only affecting their specific lots and not impacting property owned by the master association, all the owners of the property described in the petition must provide written consent; or
 - g. Unity of Title, warranty deed or purchase contract of the subject site.
13. **Traffic Statement/Study.** A traffic statement or traffic study consistent with the requirements of Chapter 7, Mobility.

14. **Drainage Statement.** A statement describing the proposed stormwater management for the proposed project, consistent with the requirements of Chapter 5, Subdivision and Site Development Standards, and any applicable SID requirements.
15. **Legal Description.** A formal description of land containing sufficient information to permit the identification of the property to the exclusion of all others, which may be - but is not required to be - accomplished through a description by metes and bounds.
16. **Additional Documents.** Applicants may submit additional documents or professional studies in support of an application to assist in satisfactory review of a development order application consistent with the requirements of these LDRs.

IX. REQUIRED SUPPORTING DOCUMENTATION

A. Common Facilities and Open Spaces

1. If common facilities (such as recreation areas or structures, common open space, etc.) are to be provided for the development, statements as to how such common facilities are to be provided and permanently maintained. Such statements may take the form of proposed deed restrictions, deeds of trust, surety arrangements, or other legal instruments providing adequate guarantee to the City that such common facilities will not become a future liability for the City

B. Concurrent Permits

1. A statement from the applicant or landowner that all pertinent permits are concurrently being sought from the applicable county, state, and federal agencies listed below. Include a copy of the letter/document with the application. Such permits shall be secured prior to the issuance of a building permit for any development on property included within the site plan.
 - a. Seminole Improvement District (Potable Water, Reuse Water, Sewer and Storm Water)
 - b. Palm Beach County Health Department
 - c. Palm Beach County Public Works Department
 - d. Palm Beach County School District
 - e. Palm Beach County Fire-Rescue Department (Fire Marshal)
 - f. Palm Beach County Department of Environmental Resources Management (DERM)
 - g. South Florida Water Management District (SFWMD)
 - h. Florida Power & Light (FPL)
 - i. Telephone service provider, as applicable
 - j. Solid Waste purveyor
 - k. Other municipal, county, state and/or federal agencies as may be applicable

C. Restrictions.

1. The substance of covenants, grants of easements or other restrictions proposed to be imposed upon the use of the land, buildings, and structures, including Unity of Control for shared parking and proposed easements or grants for public utilities, if applicable



100 Hillside Ave, White Plains, NY 10603
Office: 914.984.2500
www.mavistire.com

RE: Statement of Operations – Proposed Store #2308 Westlake, FL

August 19, 2025

To Whom It May Concern:

Mavis Tire Supply was founded in 1972 as one of the first multi-brand tire dealers in the NY area. Today, Mavis is the largest independent multi-brand tire dealer in the U.S. and operates over 3,500 multi-brand locations across the US. At Mavis, customer service and value-oriented products are, and always will be, the backbone of the company.

Mavis is proposing a new store at 16775 Persimmon Blvd in Westlake, FL. The store will employ 7 to 10 people and will operate in strict accordance with Mavis guidelines for professionalism, the safety of our employees and convenience of our customers. Hours of operation will be M-W & F 8AM to 6PM, Thursday 8 AM-8:30 PM, Saturday 8AM to 5 PM and Sunday 9AM to 5PM. The store will be stocked daily using a 26 ft. box truck or smaller. Scrap tires will only be stored inside the building and will be removed once a week. Mavis will not store or leave cars outside, and no work will be done outside the building. No parts or tires will be stored outside the building.

Mavis typically requires 25-30 parking spaces and it is rare that all 30 spaces are utilized. At maximum capacity, this accounts for 8 cars in the bays during operations, 8 cars in the lot waiting to be serviced, and 10 parking spaces for the employees.

The primary business of a *Mavis Tires & Brakes at Discount Prices* store is the retail sale of tires. Additionally, Mavis sells brakes, shocks/struts and exhaust systems. Apart from the installation of the aforementioned items, Mavis does not perform engine work. Mavis performs oil changes, state vehicle inspections, and replaces fluids. The installation of the tires and parts that Mavis sells does not require a car to be idling, as such there will be no fumes associated with the operation of this business.

Mavis runs an environmentally clean operation. We use double-walled, 250 gallon tanks for new oil and waste oil. These will be filled and emptied approximately once a month. If there is an accidental oil spill, the incident is reported immediately to the Facilities Department who maintains the stores after they open. Depending on the severity of the accident, Facilities dispatches an Environmental Cleanup Crew who cleans it up and disposes of it accordingly. Mavis does not install floor drains in the shop area so any spills would be contained inside the building where all work is done. Speedy dry products are immediately applied to any spills.

The design of the Mavis building is flexible. In the event it ever goes dark as a Mavis Tire store, it can be easily reconfigured for general retail. There is a single level slab with no interior columns and the overhead doors can be replaced with glazed storefront windows thus making a conversion to an attractive retail facility relatively easy.

I hope the foregoing narrative our intentions for the building answers your questions. If you have any additional questions or comments, please do not hesitate to contact me.

Thank you,


James Micik, Director of Entitlements
Mavis Southeast, LLC

AUTHORIZATION

Publix Super Markets, Inc. ("Owner"), as the fee simple owner of the real property within which the below-described Premises lies, makes the following representations to the Palm Beach County of Florida (the "AHJ"), as follows:

1. Owner is a party to that certain Lease Agreement dated February 3, 2025 (the "Lease") with Mavis Southeast LLC ("Tenant") whereby Owner leases to Tenant certain premises (the "Premises") located in the Westlake Shopping Center, City of Westlake, Palm Beach County, Florida.
2. The Lease provides that Tenant, at Tenant's expense, may make certain tenant improvements in the Premises in accordance with the terms of the Lease.
3. The Lease also provides that Tenant shall not allow any liens to attach to Landlord's interest in the Premises. However, Tenant may execute Notices of Commencement pertaining to Tenant's leasehold interest in the Premises for payment or satisfaction of any obligations incurred in connection with the construction, alteration, renovation, repair, restoration, replacement or reconstruction of tenant improvements, by or on behalf of Tenant.

Therefore, Tenant is authorized to apply for and obtain permits for Tenant's improvements, including the execution and filing of Notices of Commencement pertaining to Tenant's leasehold interest for such improvements.

The AHJ shall be entitled to rely on this Authorization for three (3) months from the date hereof.

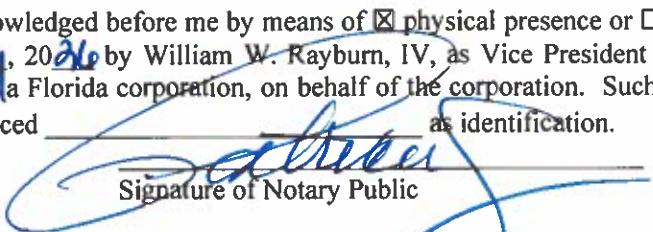
Dated this 5th day of January 2026

PUBLIX SUPER MARKETS, INC.,
a Florida corporation

By: William W. Rayburn, IV
William W. Rayburn, IV,
Vice President of Real Estate Assets

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 5th day of January, 2026 by William W. Rayburn, IV, as Vice President of Real Estate Assets of Publix Super Markets, Inc., a Florida corporation, on behalf of the corporation. Such person is personally known to me or has produced _____ as identification.


Signature of Notary Public

[SEAL]



PATRICIA COOLEY
Commission # HH 255253
Expires August 20, 2026

Printed or Typed Name of Notary Public
Notary Public of the State of Florida
My Commission No.: _____
My Commission Expires: _____

NOTES:

- THE SURVEYED AREA IS A PORTION OF PARCEL A, PLAT OF WESTLAKE PLAZA AS RECORDED IN PLAT BOOK 132, PAGE 77 AND BEING THE LANDS OF PUBlix SUPER MARKETS, INC. AS RECORDED IN OFFICIAL RECORDS BOOK 32723, PAGE 670, AMONG THE LAND RECORDS OF PALM BEACH COUNTY, FLORIDA AND HAVING A PARCEL CONTROL NUMBER OF 77-40-01-24-001-0000 PER THE PALM BEACH COUNTY PROPERTY APPRAISER. THE PROPERTY IS LYING IN SECTION 1; TOWNSHIP 43 SOUTH; RANGE 40 EAST.
- PARCEL A AREA = 885.154 SQUARE FEET OR 20.320 ACRES (MEASURED AND PLAT).
- APPROXIMATE LOCATION OF UNDERGROUND UTILITIES SHOWN ON SHEET 3 OF 3 ARE PER A PRIVATE UTILITY MARKOUT PERFORMED BY BLOOD HOUND UNDERGROUND UTILITY LOCATORS ON FEBRUARY 20, 2025 AND FIELD LOCATED WITH CONVENTIONAL FIELD SURVEY METHODS UNLESS OTHERWISE NOTED.
- THIS SURVEY WAS PERFORMED IN THE FIELD ON FEBRUARY 21, 2025 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS. REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE SURVEY DATE SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS NOTED OTHERWISE.
- ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NGS NO. D8238 WITH A PUBLISHED ELEVATION OF 21.01 FEET.
- THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, PALM BEACH COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 345 OF 1200", MAP NUMBER 12099C0345F, WITH A MAP EFFECTIVE DATE OF OCTOBER 5, 2017.
- ZONING: MU - MIXED USE

BUILDING SETBACKS:
 FRONT (SOUTH): 10 FEET
 SIDE (EAST): 20 FEET
 SIDE (WEST): 10 FEET
 REAR (NORTH): 10 FEET

ALL ZONING INFORMATION WAS PROVIDED IN A DUE DILIGENCE REPORT PREPARED BY BOHLER ENGINEERING FL, LLC, DATED FEBRUARY 17, 2025 AND MUST BE VERIFIED PRIOR TO USE. THE INFORMATION PROVIDED IS FOR CONFIRMATION OF THE INFORMATION REQUESTED AND DEPENDS ON THE THEN-CURRENT SITE SURVEY INFORMATION. SHOULD THERE BE ANY CHANGE IN USE, SETBACK(S) AND/OR SET BACK REQUIREMENTS, ZONING CLASSIFICATION AND/OR ANY OTHER CHANGE OR VARIATION FROM THE CONDITIONS RECORDED HEREIN, THE CLIENT MUST VERIFY COMPLIANCE WITH THE USE, SET BACK, ZONING CLASSIFICATION AND/OR ORDINANCE, REGULATION OR LEGAL REQUIREMENT PRIOR TO USING OR RELYING UPON THE FINDINGS RECORDED HEREIN, OR REFERENCING SAME AS RELATED TO THE PROPERTY, PROJECT AND/OR DEVELOPMENT.

- NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.
- TREES 4 INCHES DIAMETER AT BREAST HEIGHT (DBH) AND LARGER HAVE BEEN LOCATED WITHIN THE SURVEYED AREA.
- THERE ARE NO GAP/GORES OR OVERLAPS BETWEEN THE RIGHT-OF-WAY LINES HEREON REFERENCED AND PARCEL A.
- NO ON-SITE PARKING STRIPING WAS IDENTIFIED AT TIME OF SURVEY WITHIN THE LIMITED SURVEYED AREA.
- THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THE SURVEY. ENCROACHMENT IS A LEGAL CONDITION, NOT A MATTER OF SURVEY AND, AS A RESULT, THERE MAY BE OTHER POSSIBLE ENCROACHMENTS AFFECTING THE PROPERTY THAT ARE NOT SHOWN.
- THE PROPERTY HAS ACCESS TO PERMIMMON BOULEVARD WEST & SEMINOLE PRATT WHITNEY ROAD VIA AN INGRESS AND EGRESS EASEMENT PER OFFICIAL RECORDS BOOK 34482, PAGE 354.
- BOHLER WAS NOT MADE AWARE OF ANY WETLAND DELINEATION PERFORMED ON THE SUBJECT PROPERTIES AND THERE WERE NO WETLAND FLAGS OBSERVED AT THE TIME OF THE FIELD SURVEY. A PHASE 1 REPORT WAS NOT PROVIDED.
- THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULES 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
- BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 - 1990 ADJUSTMENT, HOLDING THE NORTH LINE OF PARCEL A, WESTLAKE PLAZA, AS RECORDED IN PLAT BOOK 132, PAGE 77, AS BEING SOUTH 88°17'08" EAST.
- ALL DISTANCES ARE MEASURED GROUND DISTANCES UNLESS NOTED OTHERWISE.
- THE USE OF THE SURVEYED AREA IS CURRENTLY VACANT.
- ALL BEARINGS AND DISTANCES SHOWN ARE BOTH MEASURED AND PLAT.
- THE CONTRACTED PURPOSE OF THIS SURVEY IS FOR PERMITTING, REAL ESTATE TRANSACTION, AND/OR SITE PLAN. THIS SURVEY IS NOT VALID FOR ANY OTHER USE.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY ANYONE OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS MAP IS INTENDED TO BE DEPICTED AT A SCALE OF 1"=20' AND 1"=60' ON 24"X36" SHEETS. UNITS SHOWN ARE U.S. SURVEY FEET.
- SOME TOPOGRAPHIC FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATIONS.
- © COPYRIGHT 2025 BY BOHLER ENGINEERING FL, LLC.
REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BOHLER ENGINEERING FL, LLC.

TITLE NOTES:

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 16-25-0042, WITH A COMMITMENT DATE OF FEBRUARY 7, 2025. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, PART II:

- RESTRICTIONS, COVENANTS, CONDITIONS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF WESTLAKE PLAZA, RECORDED IN PLAT BOOK 132, PAGE 77, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AFFECT THE SURVEYED AREA, PLOTTABLE ITEMS SHOWN.
- OIL, GAS AND MINERAL RESERVATIONS IN FAVOR OF SOUTHERN STATES LAND AND TIMBER CORPORATION, AS CONTAINED IN DEED RECORDED IN DEED BOOK 941, PAGE 526, AS MODIFIED BY THE INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 312, PAGE 342, ALL OF THE PUBLIC RECORDS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE RIGHT OF SURFACE ENTRY HAVING BEEN TERMINATED BY OPERATION OF THE FLORIDA MARKETABLE RECORD TITLE ACT, CHAPTER 712, FLORIDA STATUTES; THE SURVEYED AREA FALLS WITHIN THE LIMITS DESCRIBED IN THE DOCUMENTS.
- NOTICE OF RIGHT OF FIRST REFUSAL BETWEEN GALLERY-JUDGE GROVE, LP, AND MOBIL OIL CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 10923, PAGE 669; THE SURVEYED AREA FALLS WITHIN THE LIMITS DESCRIBED IN THE DOCUMENT.
- RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 2737, PAGE 15, NOT A SURVEY MATTER.
- SEMINOLE PRATT WHITNEY ROAD RURAL PARKWAY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 27898, PAGE 1321; AFFECTS THE SURVEYED AREA, EASEMENT SHOWN.
- TERMS AND CONDITIONS OF THE AMENDED AND RESTATED DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 31054, PAGE 1844; THE SURVEYED AREA FALLS WITHIN THE LIMITS DESCRIBED IN THE DOCUMENT. DOCUMENT CONTAINS USE RESTRICTIONS.
- DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BETWEEN MINTO PBLH, LLC AND PUBlix SUPER MARKETS, INC. RECORDED JULY 27, 2021 IN OFFICIAL RECORDS BOOK 32723, PAGE 661; AFFECT THE SURVEYED AREA, DOCUMENT CONTAINS USE RESTRICTIONS.
- ASSIGNMENT OF DEVELOPMENT RIGHTS BETWEEN MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("ASSIGNOR"), AND PUBlix SUPER MARKETS, INC., A FLORIDA CORPORATION ("ASSIGNEE") RECORDED JULY 27, 2021 IN OFFICIAL RECORDS BOOK 32723, PAGE 673; THE SURVEYED AREA FALLS WITHIN THE LIMITS DESCRIBED IN THE DOCUMENT.
- RESTRICTIVE COVENANT AGREEMENT BETWEEN MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND PUBlix SUPER MARKETS, INC., A FLORIDA CORPORATION RECORDED JULY 27, 2021 IN OFFICIAL RECORDS BOOK 32723, PAGE 699; AFFECTS THE SURVEYED AREA, DOCUMENT CONTAINS USE RESTRICTIONS.
- EASEMENT IN FAVOR OF FLORIDA PUBLIC UTILITIES COMPANY RECORDED JUNE 1, 2022 IN OFFICIAL RECORDS BOOK 33602, PAGE 365; AFFECTS THE SURVEYED AREA, EASEMENT IS GENERAL IN NATURE AND NOT PLOTTABLE.
- DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS AND GRANT OF EASEMENTS BY PUBlix SUPER MARKETS, INC., RECORDED AUGUST 8, 2023, IN OFFICIAL RECORDS BOOK 34482, PAGE 354; AFFECT THE SURVEYED AREA, DOCUMENT CONTAINS USE RESTRICTIONS AND EASEMENTS THAT ARE GENERAL IN NATURE AND NOT PLOTTABLE.
- GRANT OF EASEMENT IN FAVOR OF SEMINOLE IMPROVEMENT DISTRICT RECORDED OCTOBER 11, 2022, IN OFFICIAL RECORDS BOOK 34606, PAGE 1554; AFFECTS THE SURVEYED AREA, EASEMENT SHOWN.
- UNDERGROUND EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 35558, PAGE 1944; DOES NOT AFFECT THE SURVEYED AREA, AFFECTS THE LANDS TO THE WEST. EASEMENT SHOWN.
- TERMS AND CONDITIONS OF THE LEASE DATED _____, 2025, FROM PUBlix SUPER MARKETS, INC., A FLORIDA CORPORATION, AS LESSOR, AND MAVIS SOUTHEAST LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LESSEE, AS EVIDENCED BY THAT MEMORANDUM OF LEASE RECORDED _____, 2025, IN OFFICIAL RECORDS BOOK _____, PAGE _____. NO RECORDED DOCUMENT PROVIDED FOR REVIEW.

TITLE DESCRIPTION:

THAT LEASEHOLD ESTATE CREATED BY THAT LEASE DATED _____, 2025, FROM PUBlix SUPER MARKETS, INC., A FLORIDA CORPORATION, AS LESSOR, AND MAVIS SOUTHEAST LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LESSEE, AS EVIDENCED BY THAT MEMORANDUM OF LEASE RECORDED _____, 2025, IN OFFICIAL RECORDS BOOK _____, PAGE _____. OVER THE FOLLOWING DESCRIBED PROPERTY:
 A PORTION OF PARCEL A, WESTLAKE PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 77, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY SUNSHINE 811 UTILITY SYSTEM (1-800-432-4770) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 48501167

UTILITY COMPANY	PHONE NUMBER	PHONE NUMBER
PALM BEACH COUNTY WATER UTILITIES	NO CONFLICT	(561) 740-4588
SEMINOLE IMPROVEMENT DISTRICT	MARKED	(561) 790-1742 X101
INDIAN TRAIL IMPROVEMENT DISTRICT	CLEAR NO FACILITIES	(561) 721-4822
AT&T/DISTRIBUTION	NO CONFLICT	(888) 357-1922
FLORIDA POWER & LIGHT - PALM BEACH	MARKED	(800) 778-9140
COMCAST-PBG	MARKED	(800) 778-9140
PALM BEACH COUNTY TRAFFIC OPERATIONS	MARKED	(561) 233-3923
FLA PUBLIC UTILITIES CO	MARKED	(561) 695-4510
MCI	MARKED	(800) 624-9675
CROWN CASTLE NG	MARKED	(801) 364-1063

NOTES: COORDINATES, BEARINGS AND DISTANCES

- COORDINATES SHOWN ARE GRID
- DATUM = NAD 83 1990 ADJUSTMENT
- ZONE = FLORIDA EAST
- LINEAR UNIT = US SURVEY FEET
- COORDINATE SYSTEM = 1983 STATE PLANE
- TRANSVERSE MERCATOR PROJECTION
- ALL DISTANCES ARE GRID, UNLESS OTHERWISE NOTED
- SCALE FACTOR = 1.0000017
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- BEARINGS AS SHOWN HEREON ARE GRID DATUM

S88°17'08"E (PLAT BEARING)
 S88°17'08"E (GRID BEARING)

NORTH LINE OF PARCEL A, WESTLAKE PLAZA
 PB 132, PG 77

REVISIONS

REV DATE COMMENT DRAWN BY CHECKED BY

REVISIONS

PROJECT No.: FLA230191.00-0A
 DRAWN BY: PD
 CHECKED BY: SM
 DATE: 03/11/2025
 CAD ID.: S-ALTA-SURV
 FILE DATE: 02/21/2025
 CREW CHIEF: CW
 APPROVED: CW

ALTA/NSPS LAND TITLE SURVEY

FOR

MAVIS TIRES & BRAKES

811 KNOW WHAT'S BELOW
 BEFORE YOU DIG
 It's free. It's free. It's the law.
 www.callsunshine.com

16725 SEMINOLE PRATT
 WHITNEY ROAD
 LOXAHATCHEE FLORIDA
 PALM BEACH COUNTY

BOHLER //

1900 NW CORPORATE BOULEVARD
 SUITE 101E
 BOCA RATON, FLORIDA 33431
 Phone: (561) 571-0281
 Fax: (561) 571-0281
 FLORIDA BUSINESS CERT. OF AUTH. NO. LB88085

COLLIN WOODYARD

PROFESSIONAL SURVEYOR AND MAPPER
 License Number LS7423
 STATE OF FLORIDA
 C-100
 Date: 2025.03.12 10:30:03-04'00'

COLLIN WOODYARD

PROFESSIONAL SURVEYOR AND MAPPER NO. LS7423
 THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HERIN DELINATED PROPERTY BY THE SURVEYOR. NO RESERVE OR LIEN IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

ORG. DATE - 3/11/2025



SITE LOCATION MAP
 SCALE: 1"=1000'
 SOURCE: AUTODESK GEOLOCATION MAP

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 SUSTAINABLE DESIGN
 PERMITTING SERVICES

TM
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SURVEYED AREA EXHIBIT



PERSIMMON BOULEVARD W.

VARIABLE WIDTH R/W
ASPHALT PAVED PUBLIC ROADWAY
PCN: 77-40-43-01-22-001-0000

SEMINOLE LANDS N/F IMPROVEMENT DISTRICT

SEMINOLE LANDS N/F IMPROVEMENT DISTR/CT

×19.8
**A POR
PAR
WESTLA.
PB 132,**

**LANDS OF
PUBlix SUPER MARKETS, INC.
ORB 32723, PG 670
PCN: 77-40-43-01-24-001-0000
AREA: 885,154 SF OR 20.320 AC (P)**

LEGEND

123	EXIST CONTOUR
X 123.45	EXIST SPOT ELEVATION
X TC 123.45	EXIST TOP OF CURB ELEVATION
X G 122.95	EXIST GUTTER ELEVATION
	HYDRANT
	WATER VALVE
	IRRIGATION CONTROL VALVE
—C—	APPROX LOC UNDERGROUND CABLE LINE PER UTILITY MARKOUT
—E—	APPROX LOC UNDERGROUND ELEC LINE PER UTILITY MARKOUT
—W—	APPROX LOC UNDERGROUND WATER LINE PER UTILITY MARKOUT
—STM—	APPROX LOC UNDERGROUND STORM SEWER LINE PER UTILITY MARKOUT
—UNK—	APPROX LOC UNDERGROUND UNKNOWN LINE PER UTILITY MARKOUT
—FP—	APPROX LOC FLOODPLAIN LINE PER FEMA FIRM MAP
	TRAFFIC SIGNAL
	ELECTRIC METER
	TRANSFORMER
	SANITARY MANHOLE
	STORM DRAIN MANHOLE
—●—	SIGN
	AREA LIGHT
	PAINTED ARROWS
	TITLE REPORT EXCEPTION
	BENCHMARK
	GRATE INLET
	STREET LIGHT
	COVER
	TRAFFIC SIGNAL POLE
	TREE (SIZE AS NOTED)
	CONCRETE
	EDGE OF PAVEMENT
	SQUARE FOOT
	ACRE
	NOW OR FORMERLY
	ELEVATION
	INVERT
	REINFORCED CONCRETE PIPE
	POLYVINYLCHLORIDE
	HEIGHT
	NORTH AMERICAN DATUM
	NORTH AMERICAN VERTICAL DATUM
	FLORIDA COORDINATE SYSTEM
	RIGHT-OF-WAY
	PERMANENT REFERENCE MONUMENT
	LICENSED BUSINESS
	NAIL & DISK FOUND
	CAPPED IRON ROD FOUND
	OFFICIAL RECORDS BOOK
	PLAT BOOK
	PAGE
	PROPERTY CONTROL NUMBER
	AMERICANS WITH DISABILITIES ACT
	PLUS OR MINUS
	RADIUS
	DELTA
	LENGTH
	CHORD BEARING
	CHORD DISTANCE
	PLAT
	NORTH
	SOUTH
	EAST
	WEST



PROJECT:
**ALTA/NSPS
LAND TITLE
SURVEY**



16725 SEMINOLE PRATT
WHITNEY ROAD
LOXAHATCHEE FLORIDA
PALM BEACH COUNTY

BOHLER

1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281



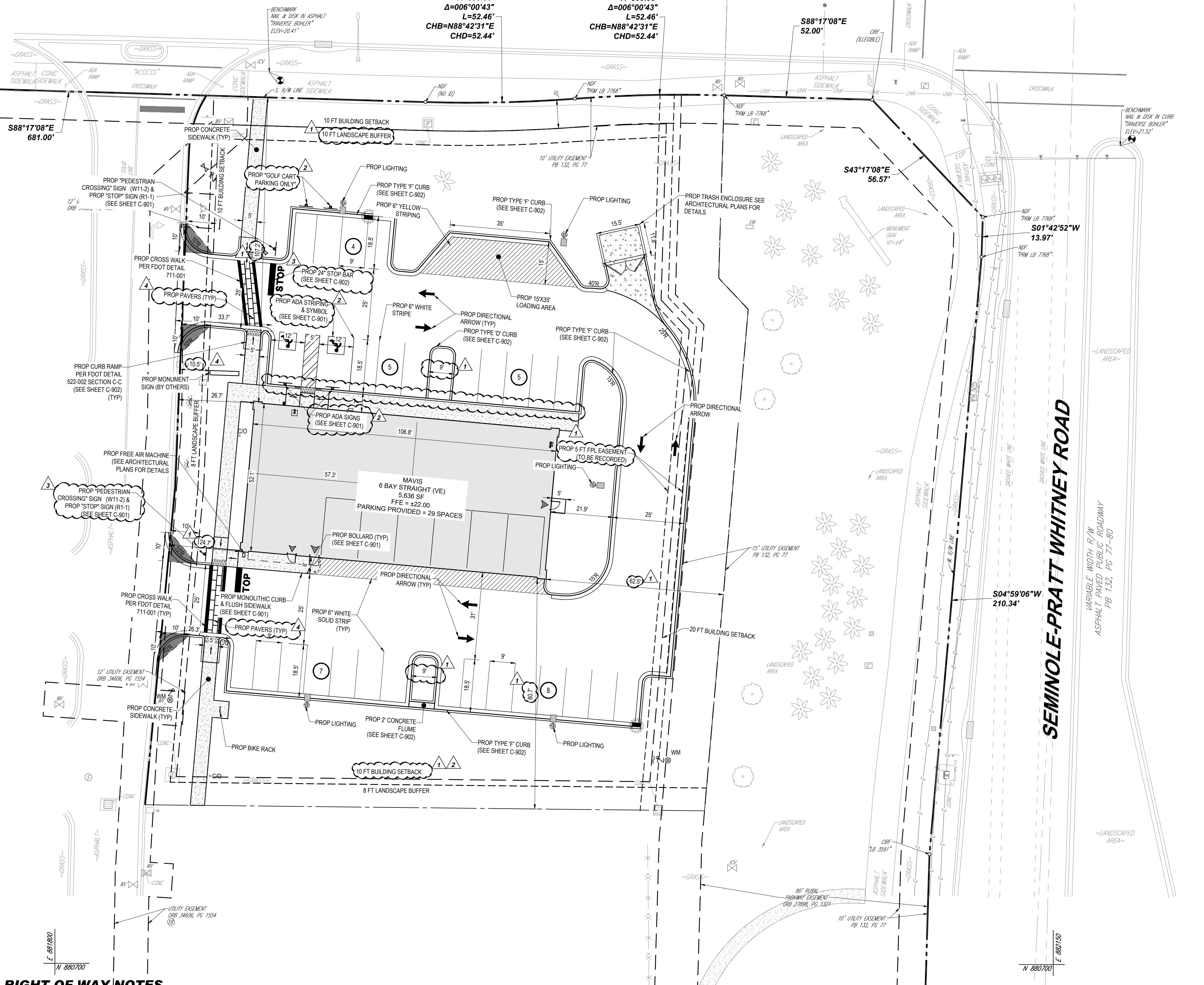
HEET NUMBER:
3
OF 3

ORG. DATE - 3/11/2025

TOWN CENTER PARKWAY SOUTH

VARIABLE WIDTH R/W
ASPHALT PAVED PUBLIC ROADWAY
PCN: 77-40-43-01-22-001-0000

R=500.00' Δ=006°00'43" L=52.46' CHB=N88°42'31"E CHD=52.44'
R=500.00' Δ=006°00'43" L=52.46' CHB=N88°42'31"E CHD=52.44'



LEGEND	
SITE PLAN	
EX PROPERTY LINE	— - -
LEASE PROPERTY LINE	— - -
EX ADJACENT PROPERTY LINE	— - -
EX ROAD CENTERLINE	— - -
PROP PROPERTY LINE	— - -
PROP BUFFER	— - -
PROP SETBACK	— - -
PROP PARKING COUNT	○
PROP SIGN	×
PROP BUILDING ENTRANCE	△
PROP CONCRETE SIDEWALK	---
PROP HEAVY DUTY CONCRETE	---
PROP PAVERS	---

ZONING TABLE

ZONE: MIXED-USE (MU)
USE: AUTO REPAIR

SECTION 01, TOWNSHIP 43 SOUTH, RANGE 40 EAST

APPLICANT / OWNER INFORMATION

APPLICANT: MAVIS SOUTHEAST, LLC

100 HILLSIDE AVENUE, WHITE PLAINS, NY 10603

PARCEL INFORMATION

PARCEL NUMBER: 77-40-43-01-24-001-0000

SITE ADDRESS: 16775 PERSIMMON BLVD WESTLAKE, FL 33470

JURISDICTION: CITY OF WESTLAKE

FUTURE LAND USE: DOWNTOWN MIXED USE

EXISTING LAND USE: VACANT

PROPOSED LAND USE: COMMERCIAL - AUTO REPAIR

FEMA ZONE: ZONE X & ZONE AE

BULK REQUIREMENTS

ITEM	REQUIRED	PROPOSED
MIN. STRUCTURE SETBACKS		
FRONT	20FT	62.5FT
SIDE	INTERIOR SIDE: 10 FT STREET SIDE: 20FT	INTERIOR SIDE: 80 FT STREET SIDE: 107.2 FT
REAR	10FT	24.7FT
MIN. LANDSCAPE SETBACKS		
FRONT	0FT	0FT
SIDE	INTERIOR SIDE: 8 FT STREET SIDE: 10 FT	INTERIOR SIDE: 8 FT STREET SIDE: 10 FT
REAR	8FT	24FT 4IN
PERMITTED HEIGHT	65FT	24FT 4IN
MAX. IMPERVIOUS SURFACE AREA RATIO (ISR)	75%	52%
ACCESS DRIVEWAY WIDTH	25FT	25FT

AREA CALCULATIONS	
TOTAL PROJECT AREA	1.11 AC (48,352 SF)
EXISTING GREEN SPACE	1.11 AC (48,352 SF)
EXISTING POND AREA	0.00 AC (0 SF)
EXISTING TOTAL IMPERVIOUS AREA	0.00 AC (0 SF)
EXISTING BUILDING AREA	0.00 AC (0 SF)
EXISTING VUA AREA	0.00 AC (0 SF)
EXISTING IMPERVIOUS AREA	0.00 AC (0 SF)
PROPOSED GREEN SPACE	0.54 AC (23,505 SF)
PROPOSED POND AREA	0.00 AC (0 SF)
PROPOSED TOTAL IMPERVIOUS AREA	0.57 AC (24,847 SF)
PROPOSED BUILDING AREA	0.13 AC (5,636 SF)
PROPOSED VUA AREA	0.38 AC (16,597 SF)
PROPOSED OTHER IMPERVIOUS AREA	0.06 AC (2,614 SF)

PARKING CALCULATIONS	
REGULAR PARKING SPACES PROVIDED	27 SPACES
TOTAL ADA SPACES PROVIDED	2 SPACES
TOTAL SPACES PROVIDED	29 SPACES
REQUIRED PARKING SPACES	1 SPACE PER 300 SF. PRICE PER SERVICE BAY FOR REPAIR PLUS 1 SPACE PER 5,400 SF OF OUTDOOR STORAGE (25 PARKING SPACES)

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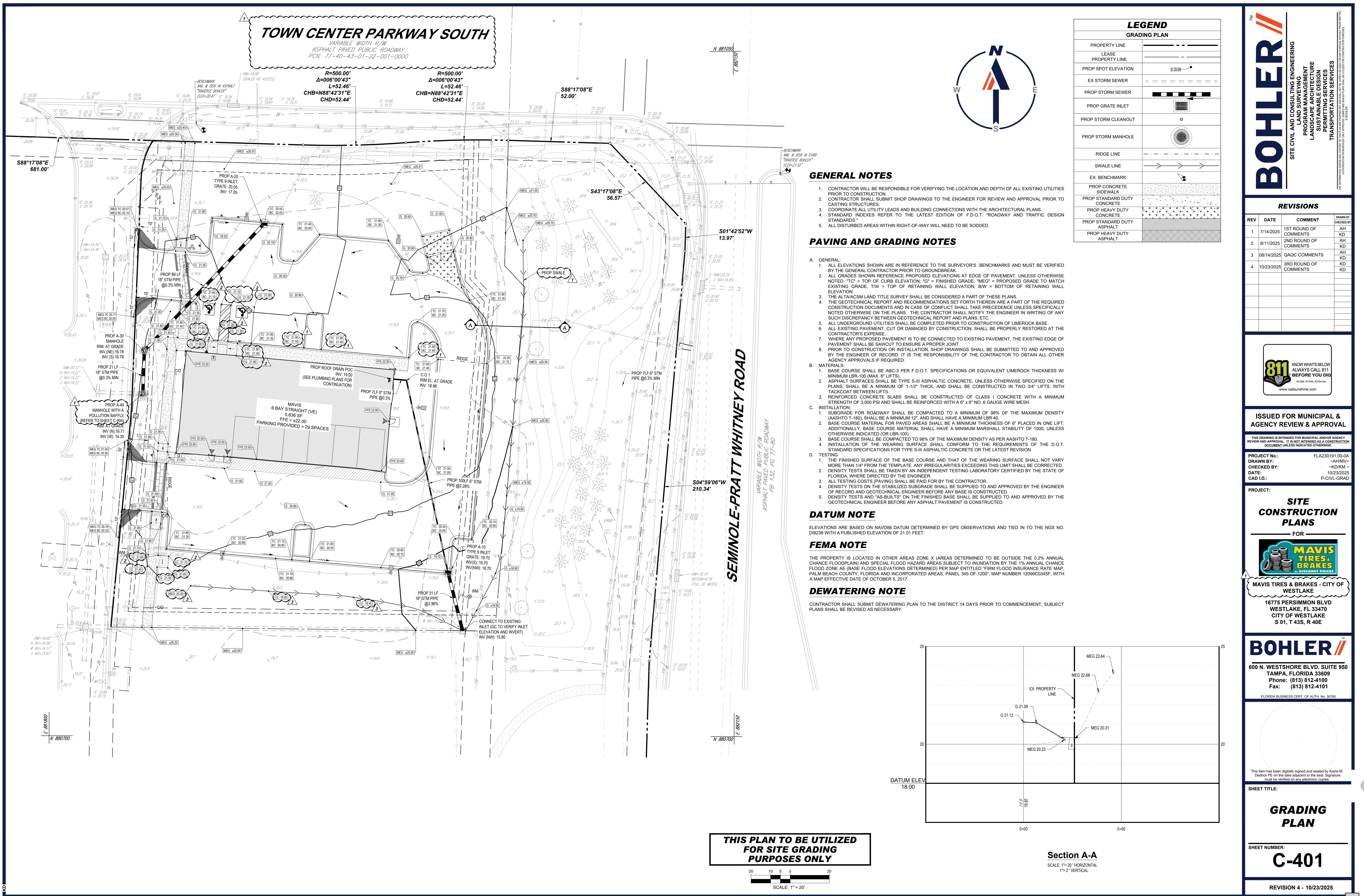
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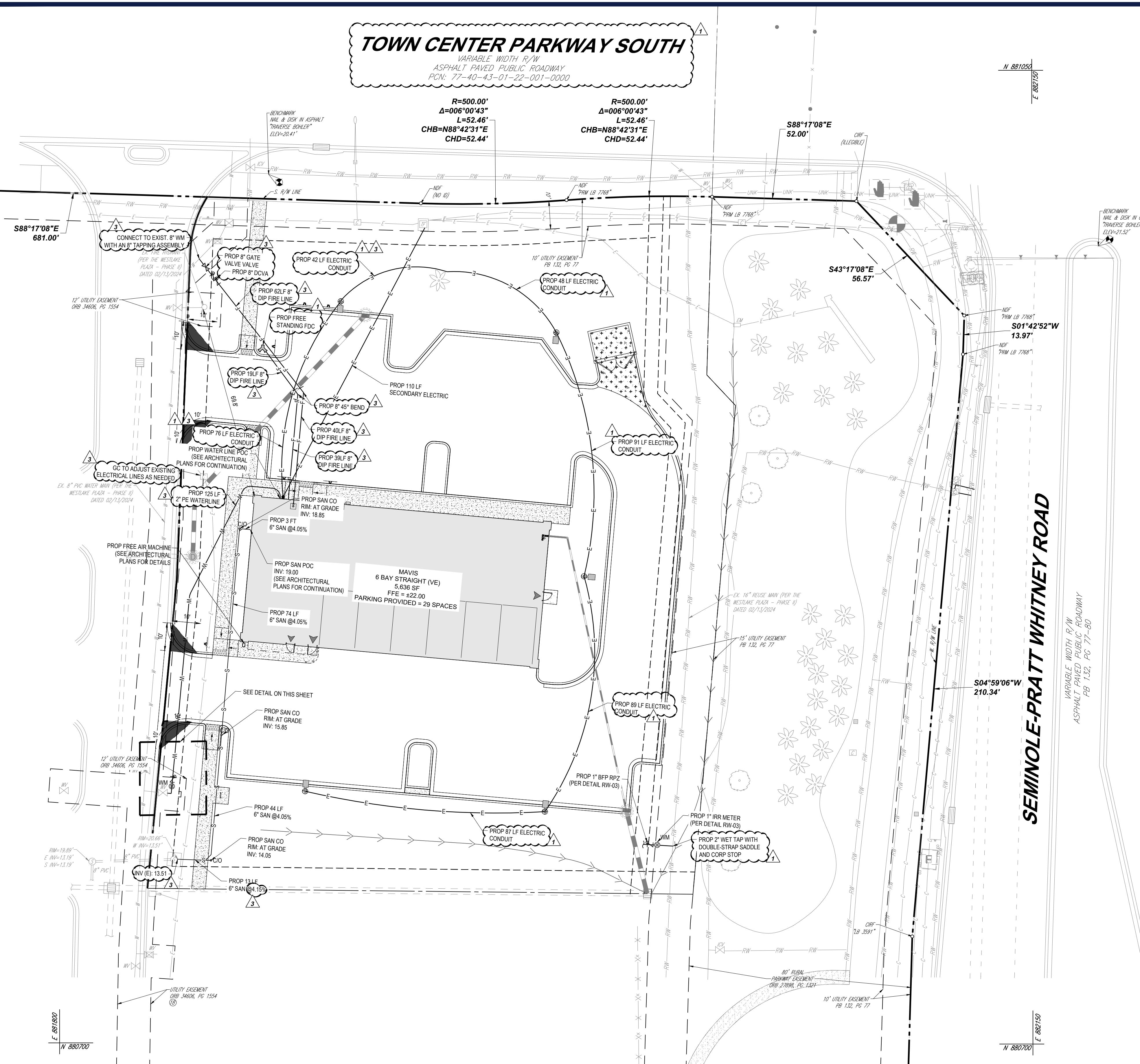
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TOWN CENTER PARKWAY SOUTH

VARIABLE WIDTH R/W
ASPHALT PAVED PUBLIC ROADWAY
PCN: 77-40-43-01-22-001-0000



DATUM NOTE

ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NGS NO. D18238 WITH A PUBLISHED ELEVATION OF 21.01 FEET.

FEMA NOTE

THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, PALM BEACH COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 345 OF 1200", MAP NUMBER 12090C0345F, WITH A MAP EFFECTIVE DATE OF OCTOBER 5, 2011.

LEGEND	
UTILITY PLAN	
LEASE PROPERTY LINE	—
EX. UNDERGROUND WATER LINE	—W—W—
EX. UNDERGROUND ELECTRIC LINE	—L—L—
EX. STORM SEWER	—=—=—=—=—
EX. SANITARY SEWER MAIN	—S—S—
EX. FORCE MAIN	—RW—RW—
EX. OVERHEAD LINE	—OH—OH—
EX. SANITARY MANHOLE	(S)
PROP UNDERGROUND WATER LINE	—W—W—
PROP UNDERGROUND ELECTRIC LINE	—E—E—
PROP STORM SEWER	—
PROP SANITARY SEWER MAIN	—S—S—
PROP TELECOM	—T—T—
PROP OVERHEAD LINE	—OH—OH—
PROP SANITARY CLEANOUT	•
PROP BACKFLOW PREVENTER	—
PROP WATER METER	METER
PROP WATER VALVE	WV
PROP GREASE TRAP	(S) (S)



GENERAL NOTE

ALL ON SITE WATER AND SEWER DISTRIBUTION/COLLECTION LINES/MAINS TO BE PRIVATELY OWNED & MAINTAINED UNLESS OR UNTIL A UTILITY EASEMENT IS DESCRIBED & APPROVED BY ALL INVOLVED PARTIES.

SANITARY SEWER NOTES

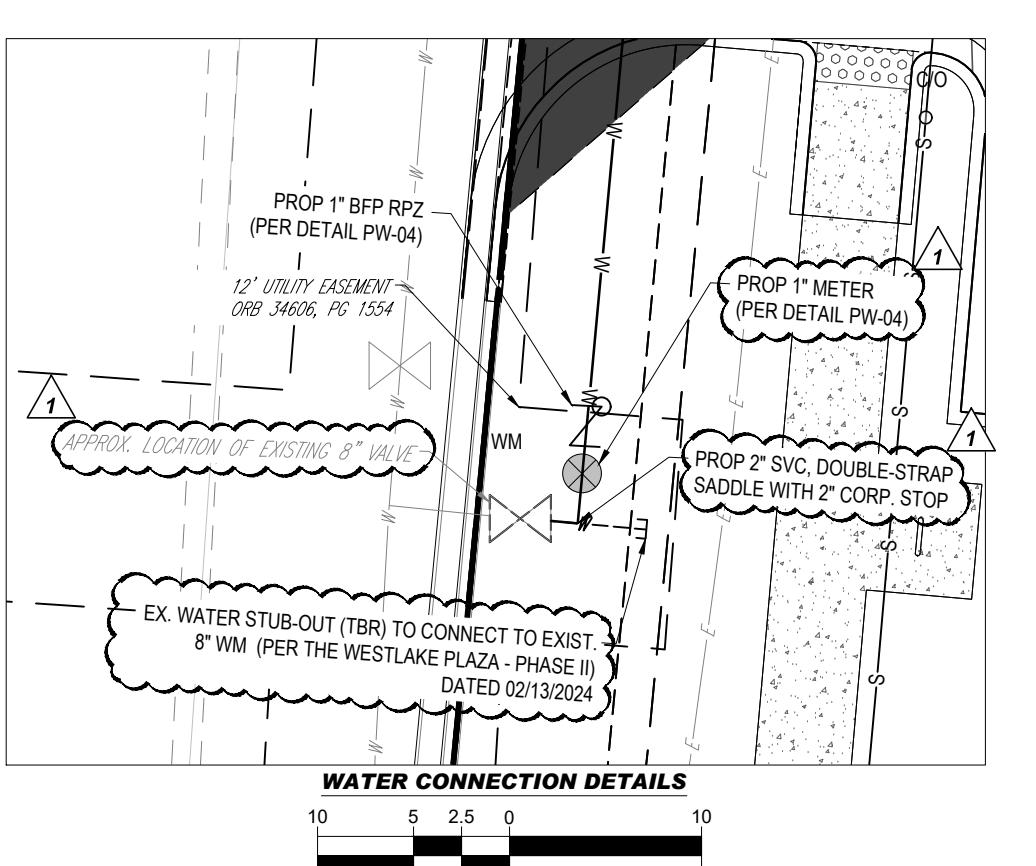
- GENERAL:
 - DISTANCE AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE CENTER OF STRUCTURES.
 - PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR TO TELESCAPE EXISTING SANITARY SEWER LINE FROM POINT OF CONNECTION THROUGH THE NEXT SEQUENTIAL DOWNSTREAM RUN OF PIPE. ADDITIONALLY, PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR OR, SHALL TELESCAPE THE NEWLY INSTALLED SANITARY SEWER MAN TO ENSURE NO DIPS OR DERAILS WITHIN LINE.
 - EXISTING SERVICES WITHIN MANHOLES SHALL BE RELOCATED TO NEW SEWER.
 - BYPASS SERVICES MAY BE REQUIRED AND SANITARY SERVICE MAINTAINED WHILE EXISTING SEWER IS BEING REPLACED.
 - CONTRACTOR WILL BE REQUIRED TO COORDINATE WITH CITY WITH MAKING CONNECTION TO EXISTING SEWER LINES.
 - CONTRACTOR MUST COORDINATE WITH CITY AND SHOPPING CENTER AND PROVIDE AT LEAST 48-HOURS NOTICE PRIOR TO REPLACING SERVICES.
- MATERIALS:
 - SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D-3034, SDR-26, WITH PUSH-ON RUBBER GASKET JOINTS.
 - ALL FITTINGS AND ACCESSORIES SHALL BE MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR APPROVED EQUAL.
 - ALL SANITARY CLEANOUTS WITHIN PAVEMENT SHALL HAVE A LID THAT IS H20 LOADING.
- INSTALLATION:
 - SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D321, AND THE UNIBELL PLASTICS PIPE ASSOCIATION'S 'RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE.'
 - BEDDING AND INITIAL BACKFILL (12") OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEA ROCK OR 3/4" WASHED ROCK WILL BE USED IN WADERS OR WHERE UNSUITABLE BEDDING EXISTS. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.
 - CLEANOUTS:
 - CLEANOUTS SHALL BE SET PLUMB TO LINE AND GRADE ON FIRM CLEAN SUBGRADE PROVIDING UNIFORM BEARING UNDER THE BASE.
 - OPENINGS AND JOINTS SHALL BE SEALED WATER-TIGHT.
 - SEWER LINES:
 - MINIMUM SLOPE OF ALL SERVICE LINES SHALL BE 1.00%.
 - EVERY SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED PLUG.
 - CONNECTION OF SERVICES TO BUILDING'S PLUMBING SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS.
- TESTING:
 - AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.
 - AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER.
 - SEWER PIPE LEAKAGE ALLOWABLE SHALL NOT EXCEED 150 GALLONS PER DAY PER INCH DIAMETER PER MILE IN A TWO HOUR TEST PERIOD FOR ANY SECTION TESTED. NO VISIBLE LEAKAGE SHALL BE ALLOWED.
 - CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES PRIOR TO THE CERTIFICATION TO ANY AGENCY.
 - GENERAL CONTRACTOR SHALL EMPLOY AN INDEPENDENT INSPECTOR FOR 100% CONTINUOUS INSPECTION DURING BACKFILL OPERATION. COMPACTION TEST SHALL BE TAKEN AT THE BOTTOM OF TRENCH AND AT EACH LIFT OF BACKFILL.
 - GENERAL CONTRACTOR SHALL EMPLOY A LICENSED SURVEYOR AS-BUILT TOP OF PIPE ELEVATIONS WHEN BEDDING OPERATIONS IS 75% COMPLETE. THESE ELEVATIONS SHALL BE TAKEN AT POINTS OF CONNECTION, CHANGES IN DIRECTION AND AT MINIMUM 20' INTERVALS ALONG THE LENGTH OF THE LINE. THESE ELEVATIONS SHALL BE RECORDED AS AS-BUILT DIMENSIONS ON SITE PLAN, REVIEW BY PROJECT ENGINEER.
 - ALL SANITARY LINES ARE TO BE FLUSHED PRIOR TO CONTRACTOR TURNOVER OF THE FACILITY.

WATER DISTRIBUTION NOTES

- CONTRACTOR SHALL FOLLOW GUIDELINES AND PROCEDURES OUTLINED BY UTILITY PROVIDER, AND HAVE UTILITY PROVIDER'S MANUAL ON-SITE AT ALL TIMES. THIS POLICY MANUAL SHALL BE CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS AS IT PERTAINS TO APPROVED MATERIALS, INSTALLATION METHODS, INSPECTION NOTIFICATION, AND AS-BUILT/PROJECT CLOSEOUT REQUIREMENTS.
- ALL HIGH DENSITY POLYETHYLENE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M-294 LATEST REVISIONS, ALL FITTINGS TO BE NON-PERFORATED TUBING.
- COORDINATE WITH COUNTY AND ADJACENT PROPERTY OWNERS AND BUSINESSES FOR ANY ANTICIPATED WATER INTERRUPTIONS FOR CONNECTION TO EXISTING WATER LINE.
- CONTRACTOR TO DEFLECT OR BEND WATER LINES AS NECESSARY TO MAINTAIN 12" VERTICAL SEPARATION FROM STORM SEWER PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

SANITARY SEWER GRAVITY NOTES

- IF REQUIRED, THE CONTRACTOR SHALL RECONSTRUCT THE BENCH IN THE EXISTING MANHOLE TO ACCOMMODATE THE NEW FLOOR DIRECTION.
- WASTEWATER FLOW IN THE EXISTING SEWER MUST BE MAINTAINED DURING THE INSTALLATION OF THE LATERAL. IF A BY-PASS IS REQUIRED, THE CONTRACTOR MUST SUBMIT DETAILS OF THE SYSTEM FOR REVIEW AND APPROVAL TO THE CITY OF WESTLAKE PUBLIC WORKS DEPARTMENT PRIOR TO STARTING CONSTRUCTION.



WATER CONNECTION DETAILS
SCALE: 1" = 10'
SCALE: 1" = 20'

THIS PLAN TO BE UTILIZED
FOR UTILITIES PURPOSES
ONLY
SHEET NUMBER: C-501
REVISION 4 - 10/23/2025

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
SUSTAINABLE DESIGN
TRANSPORTATION SERVICES



ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: FLA230191-00-A
DRAWN BY: ~AHM~
CHECKED BY: ~KD/KM~
DATE: 10/23/2025
CAD ID.: P-CIVL-UTIL

PROJECT: SITE CONSTRUCTION PLANS

FOR
MAVIS TIRES, BRAKES & DISCOUNT PRICES
MAVIS TIRES & BRAKES - CITY OF WESTLAKE
16775 PERSIMMON BLVD
WESTLAKE, FL 33470
CITY OF WESTLAKE
S 01, T 43S, R 40E

BOHLER

600 N. WESTSHORE BLVD. SUITE 950
TAMPA, FLORIDA 33609
Phone: (813) 812-4100
Fax: (813) 812-4101

FLORIDA BUSINESS CERT. OF AUTH. No. 30780

This item has been digitally signed and sealed by Kayla M. Dredick PE on the date adjacent to the seal. Signature must be verified on any electronic copies.

SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

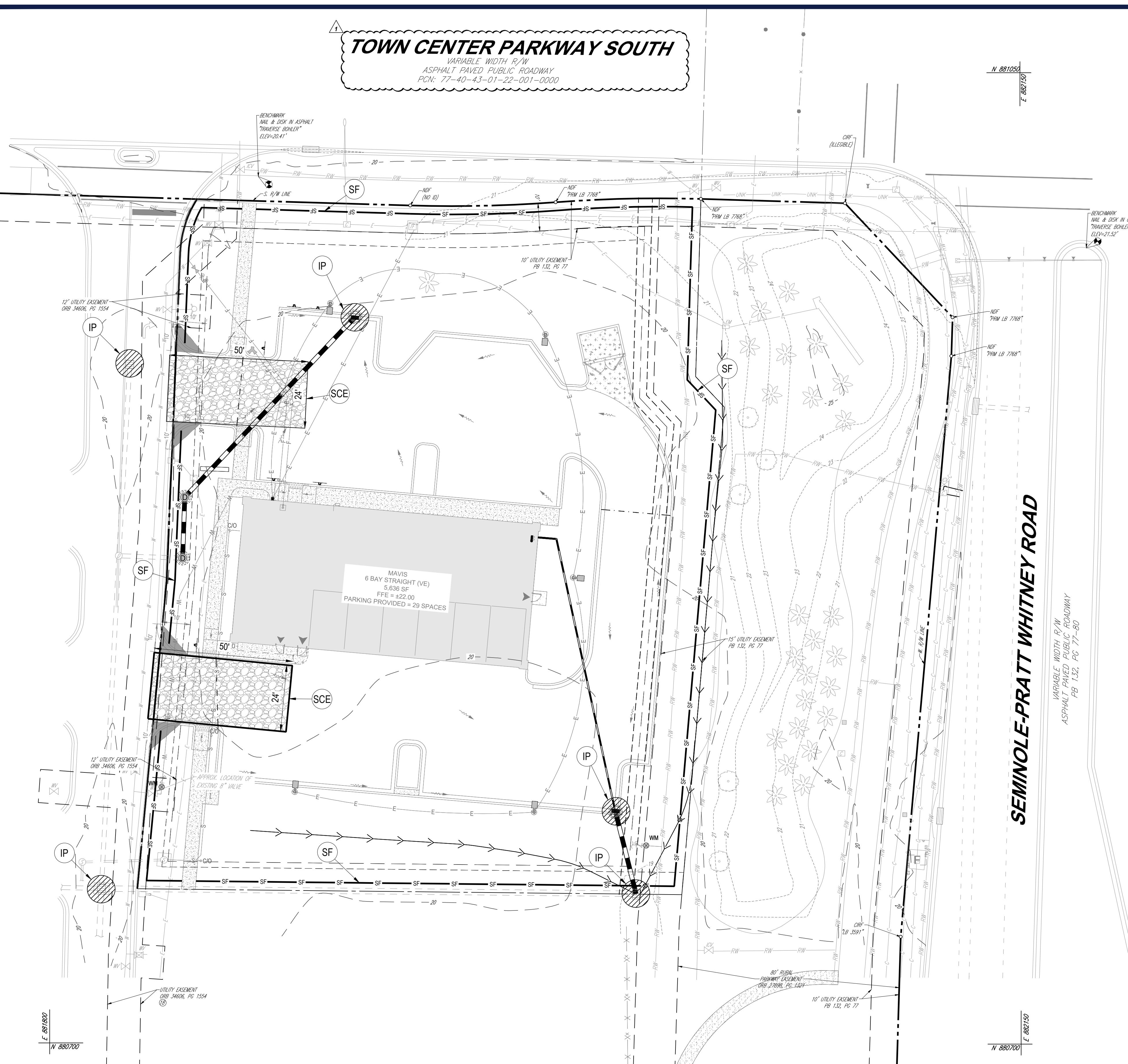
C-501

REVISION 4 - 10/23/2025

58

TOWN CENTER PARKWAY SOUTH

VARIABLE WIDTH R/W
ASPHALT PAVED PUBLIC ROADWAY
PCN: 77-40-43-01-22-001-0000



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	7/14/2025	1ST ROUND OF COMMENTS	AH	KD
2	8/11/2025	2ND ROUND OF COMMENTS	AH	KD
3	08/14/2025	QAQC COMMENTS	AH	KD
4	10/23/2025	3RD ROUND OF COMMENTS	AH	KD

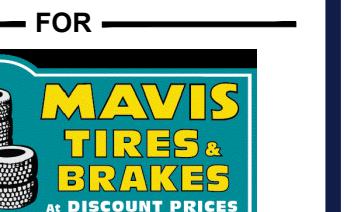


ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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PROJECT No.: FLA23091100-0A
DRAWN BY: ~AHMV~
CHECKED BY: ~KD/KM~
DATE: 10/23/2025
CAD ID.: P-CIVL-ODCS

PROJECT:
SITE CONSTRUCTION PLANS



MAVIS TIRES & BRAKES - CITY OF WESTLAKE

16775 PERSIMMON BLVD
WESTLAKE, FL 33470
CITY OF WESTLAKE
S 01, T 43S, R 40E

BOHLER //

600 N. WESTSHORE BLVD, SUITE 950
TAMPA, FLORIDA 33609
Phone: (813) 812-4100
Fax: (813) 812-4101

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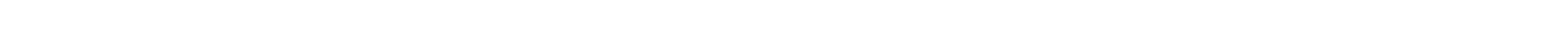
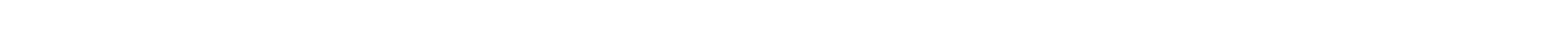
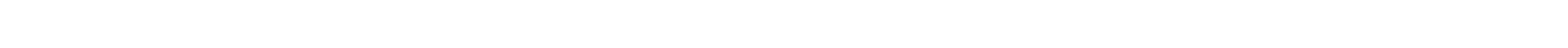
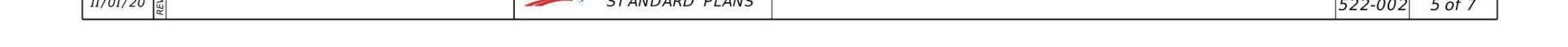
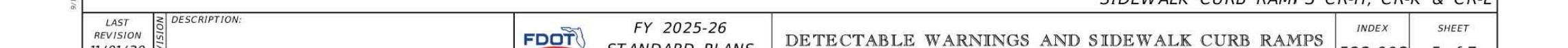
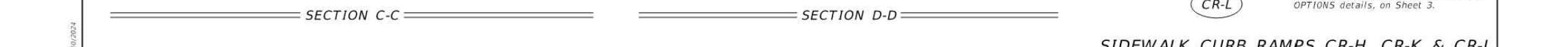
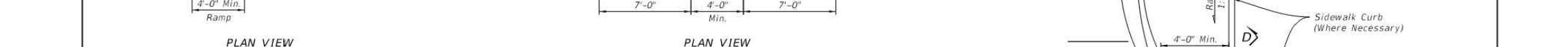
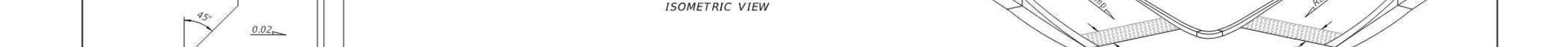
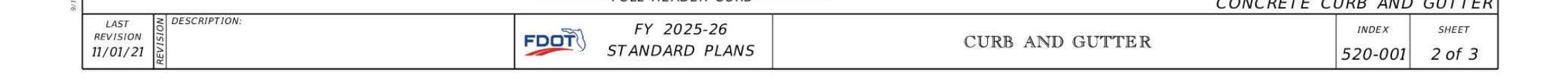
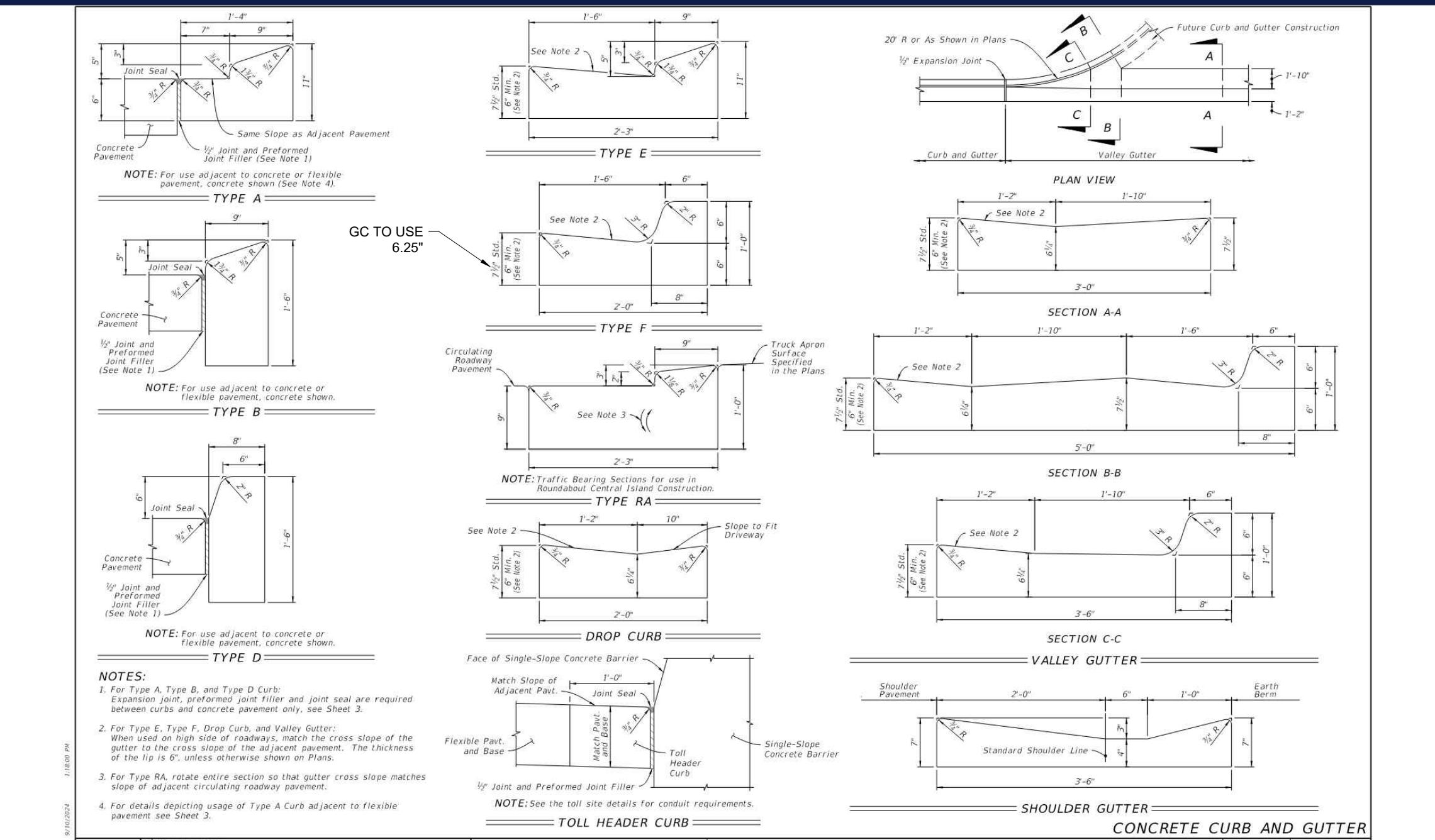
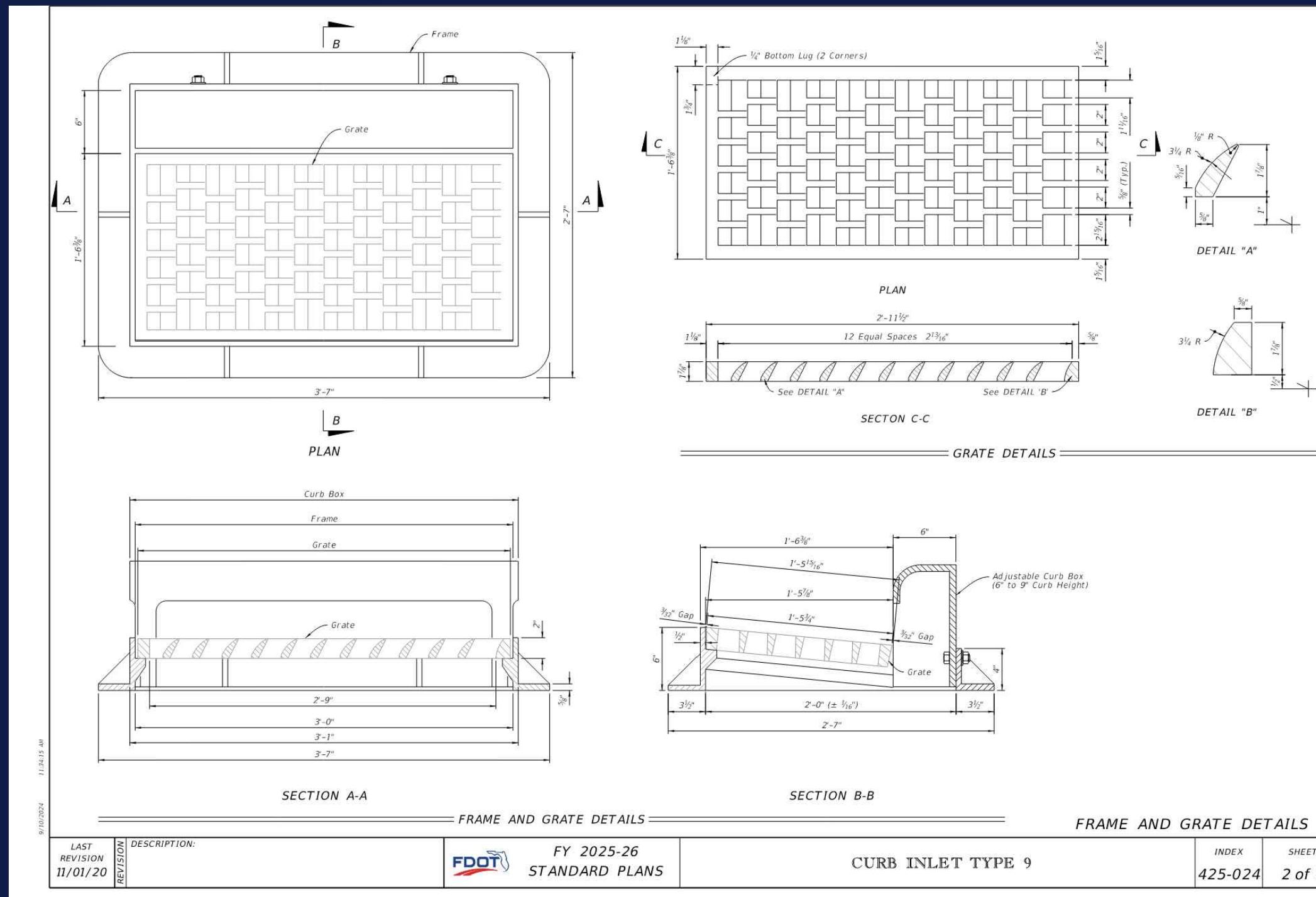
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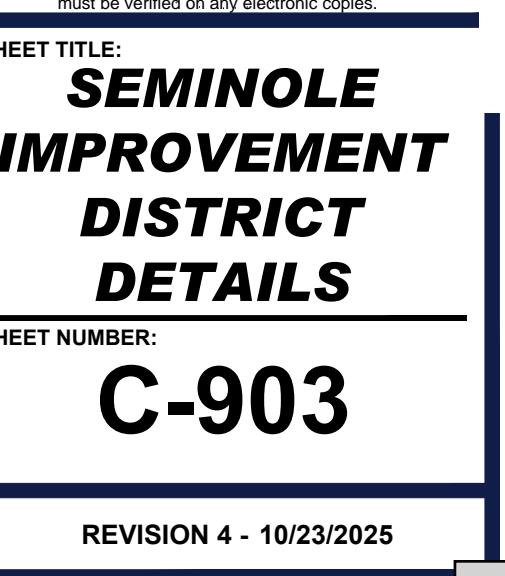
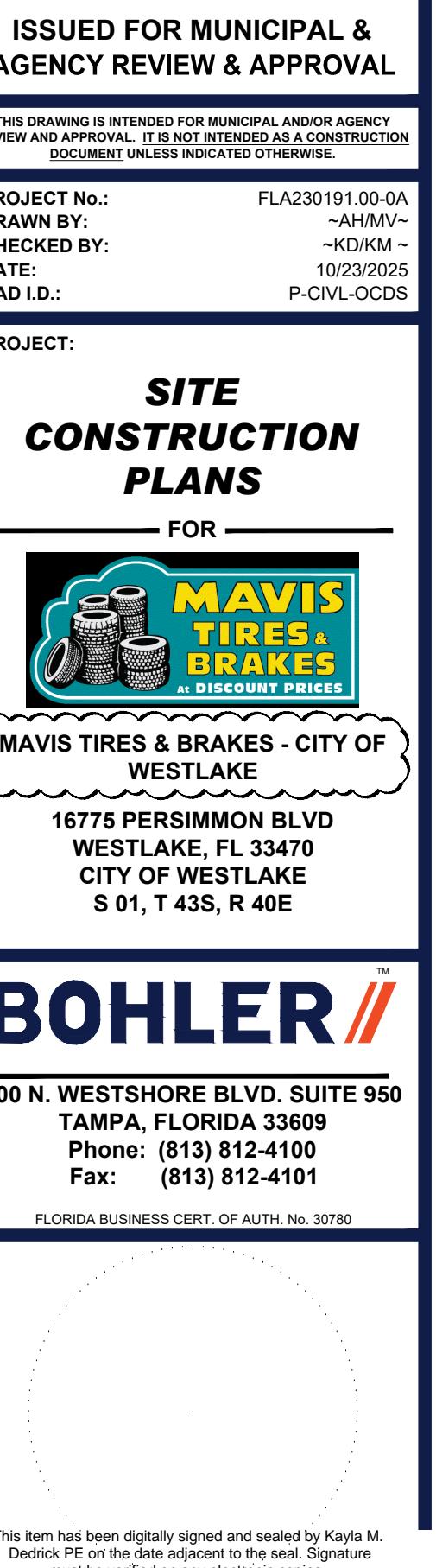
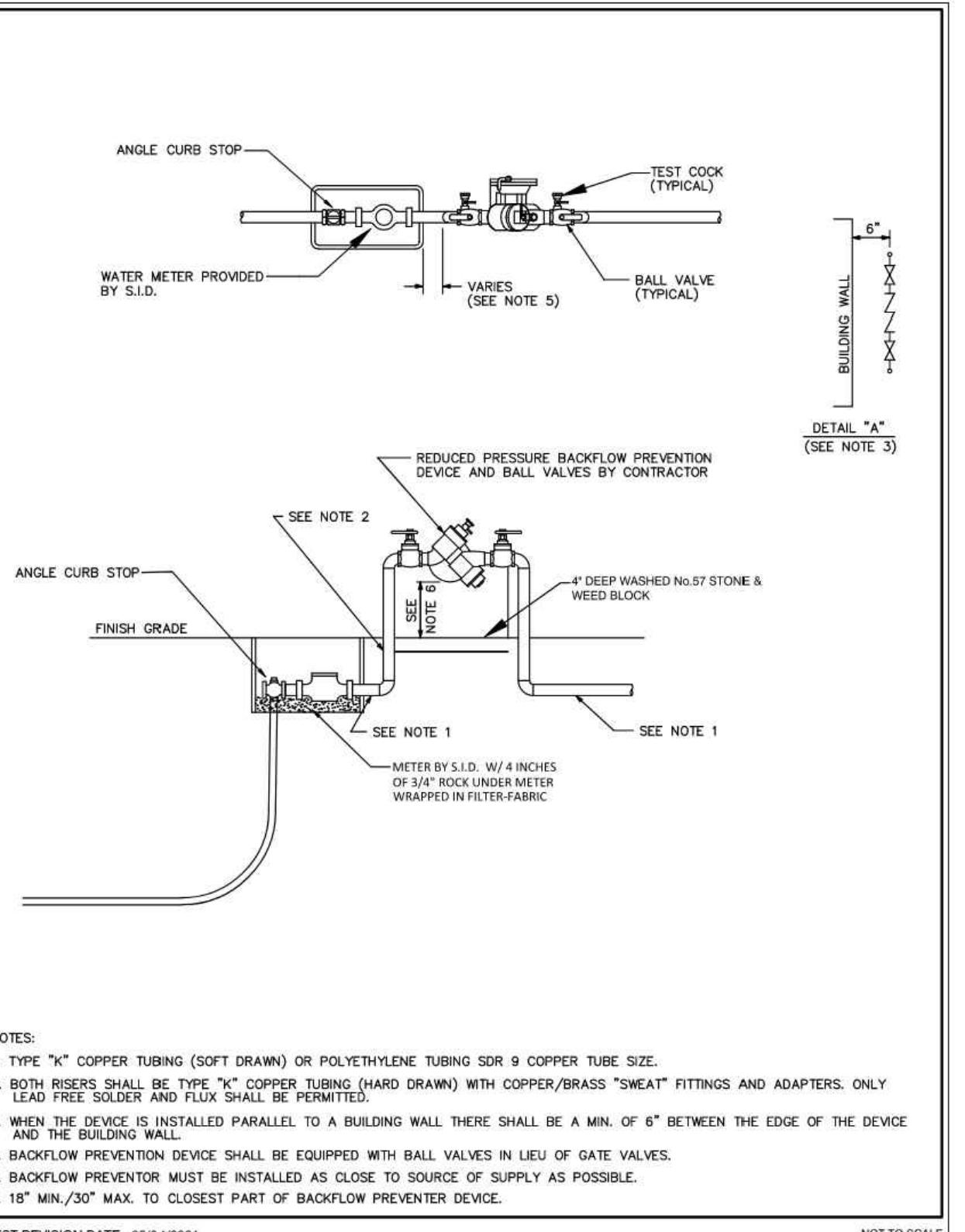
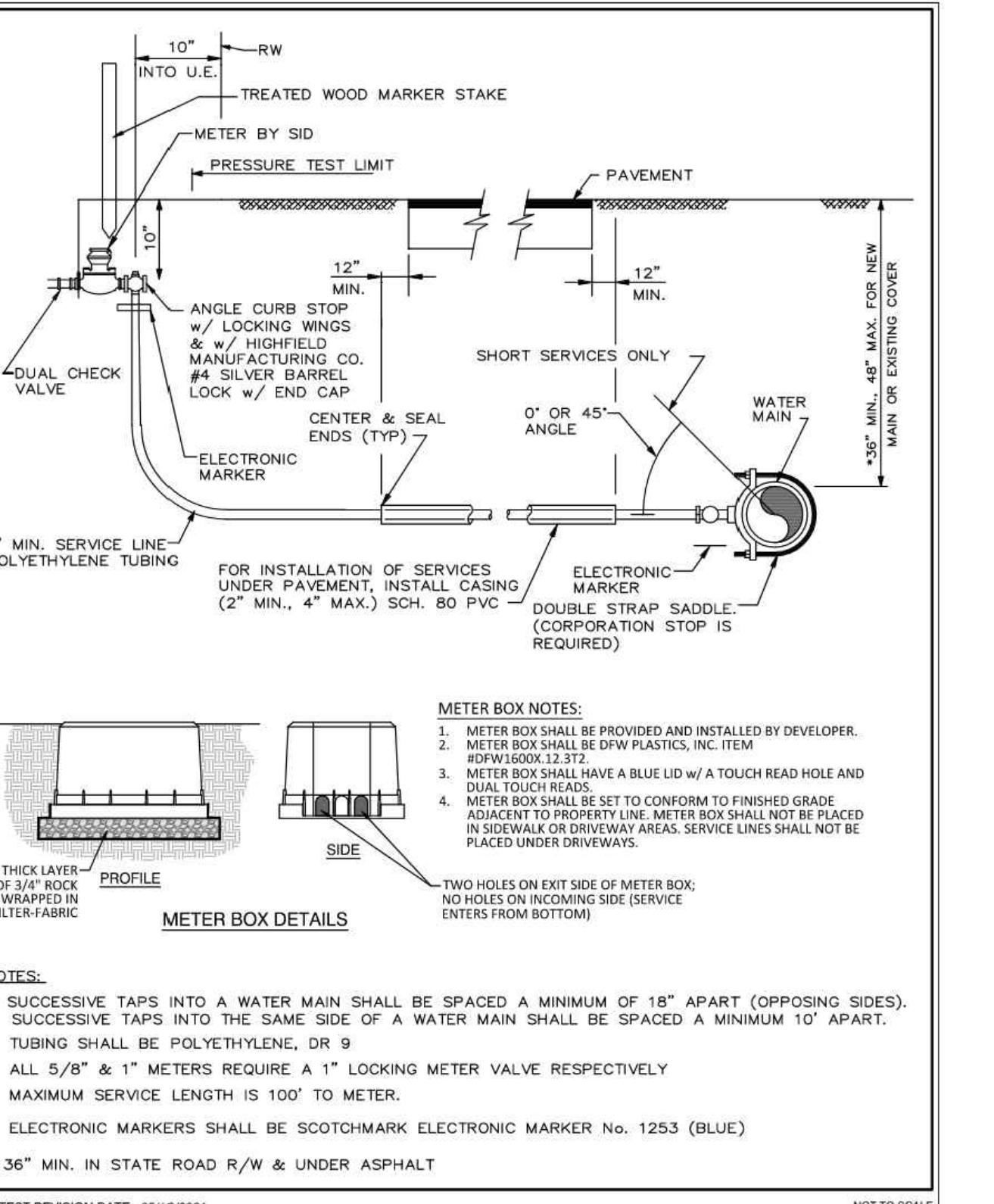
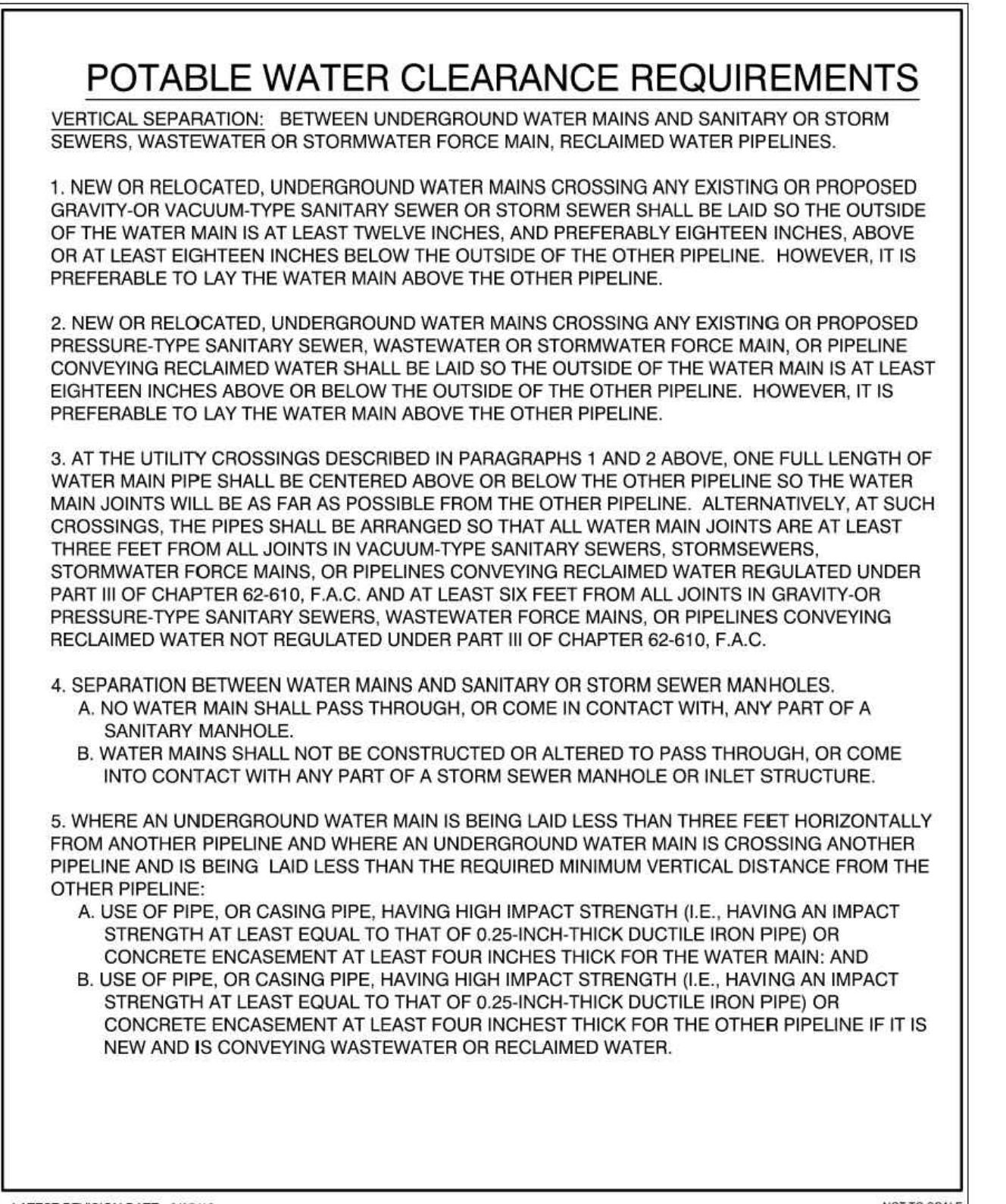
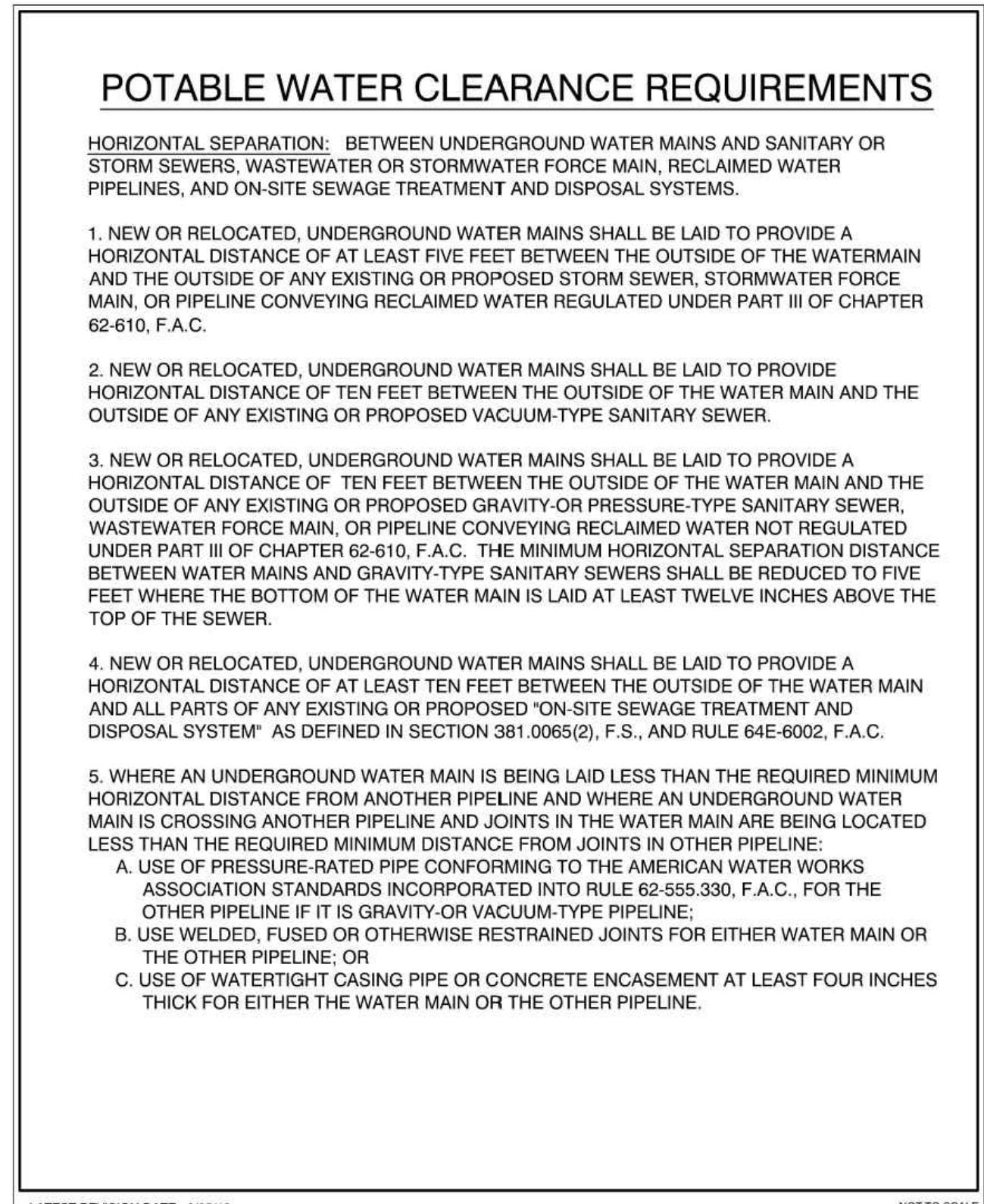
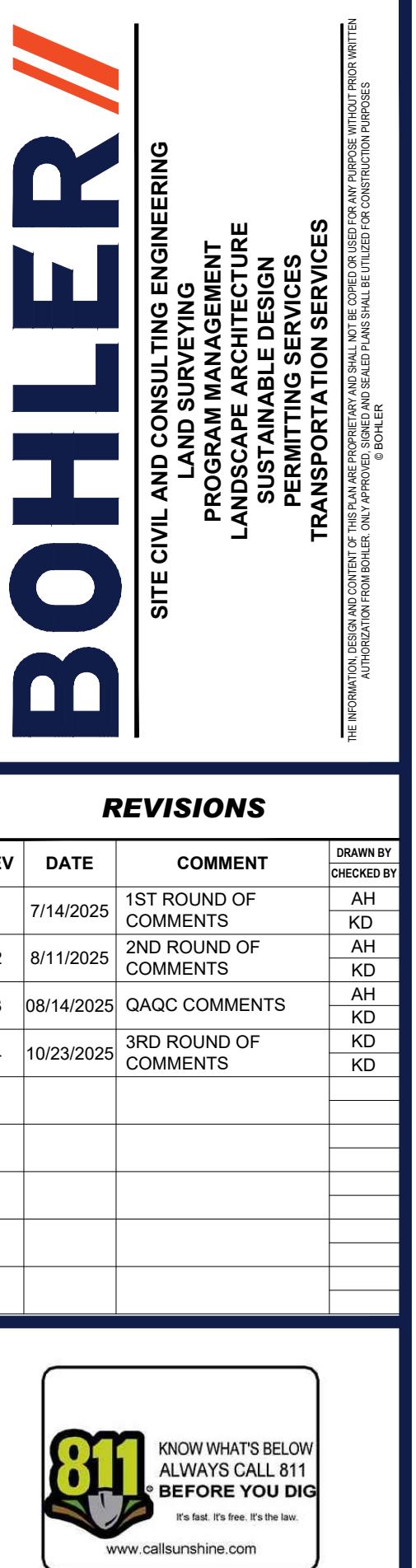
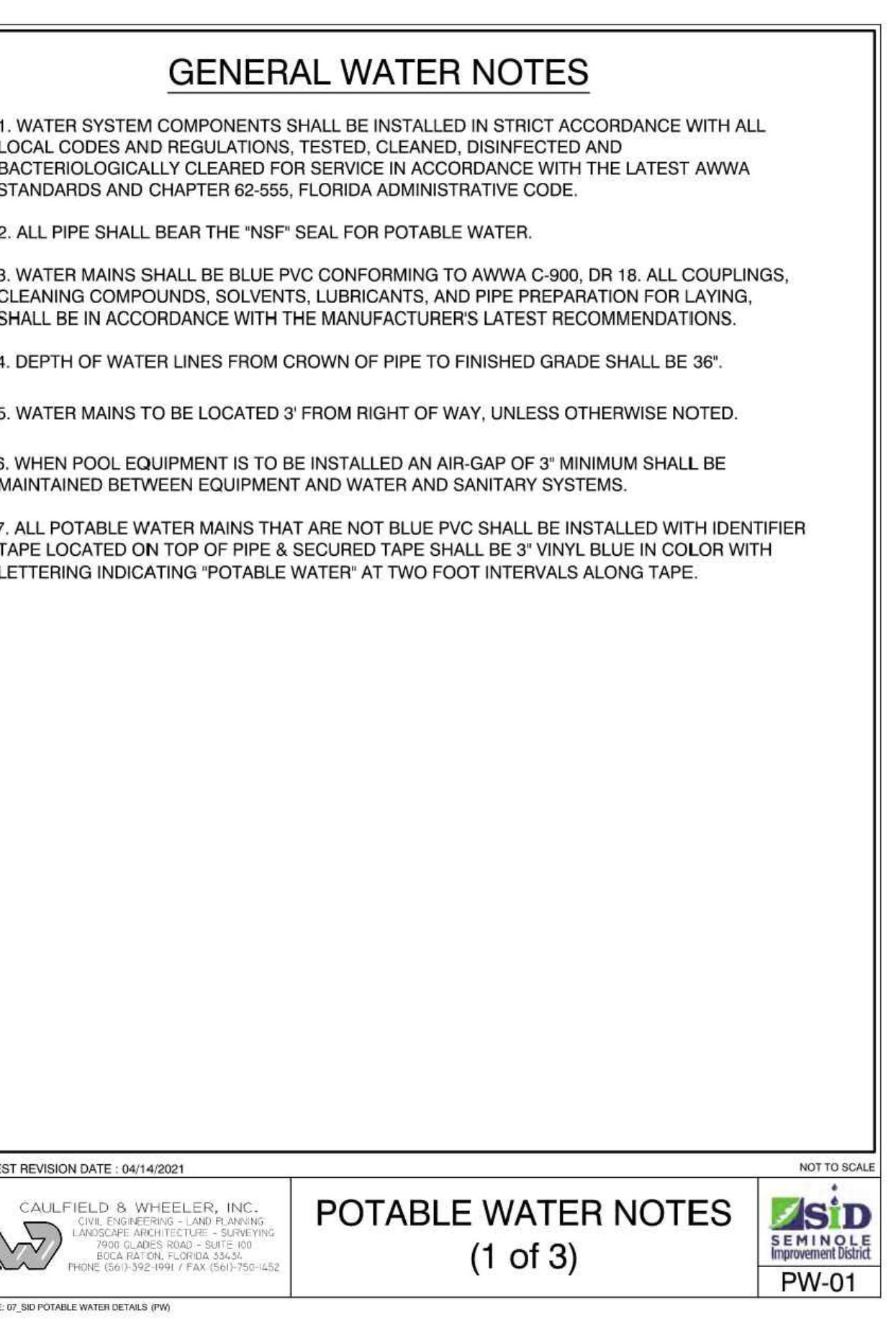
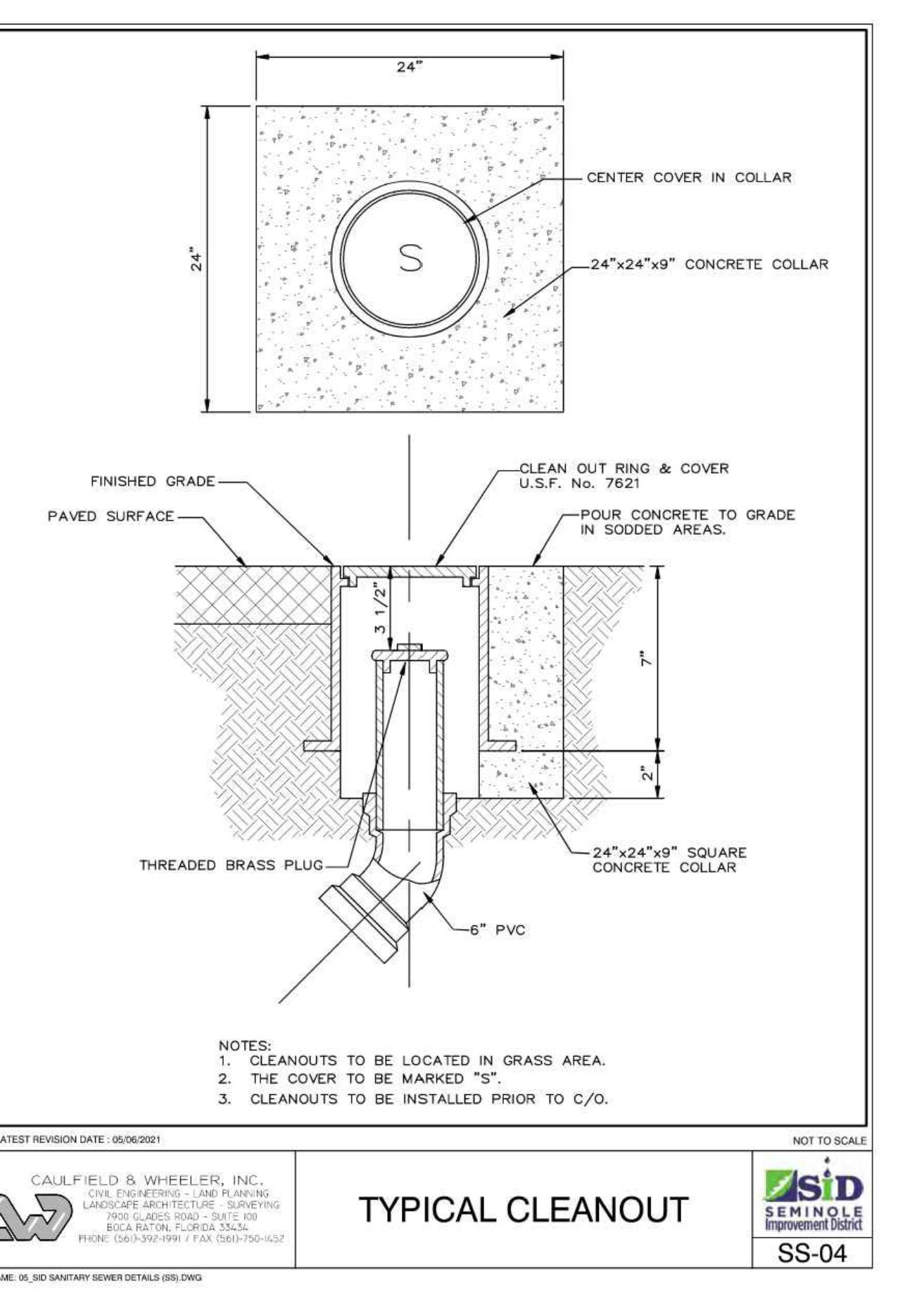
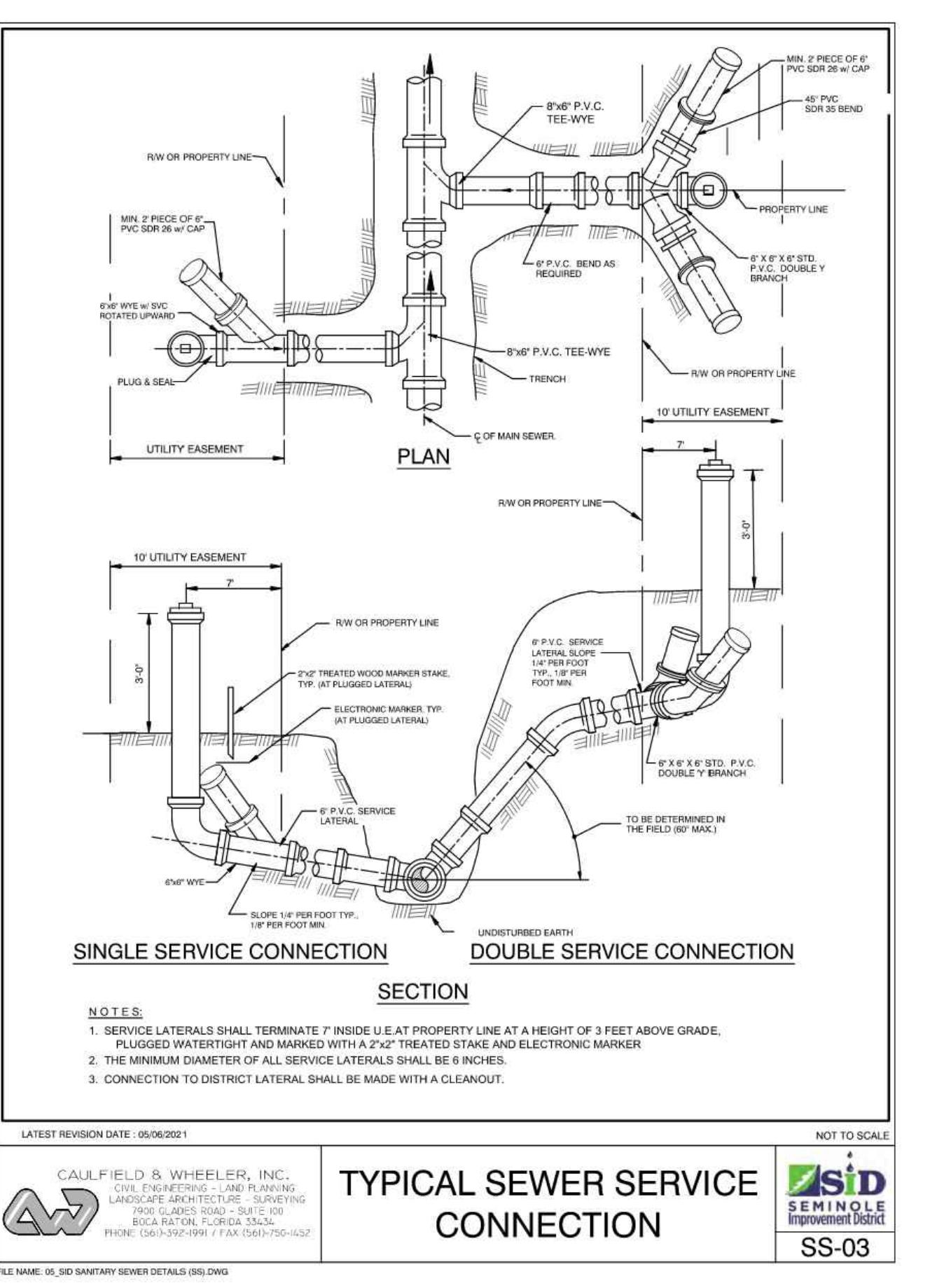
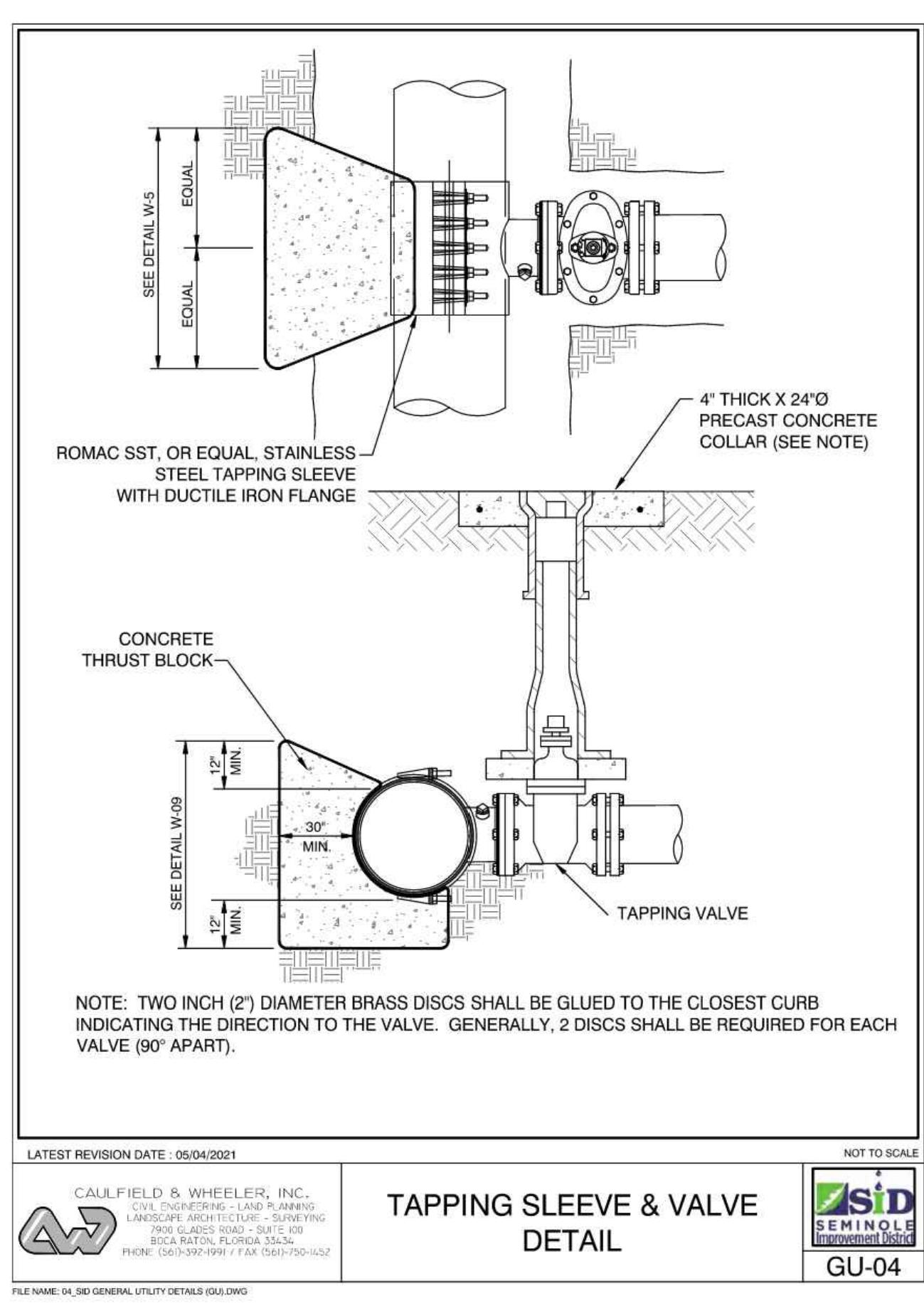
FDOT DETAILS

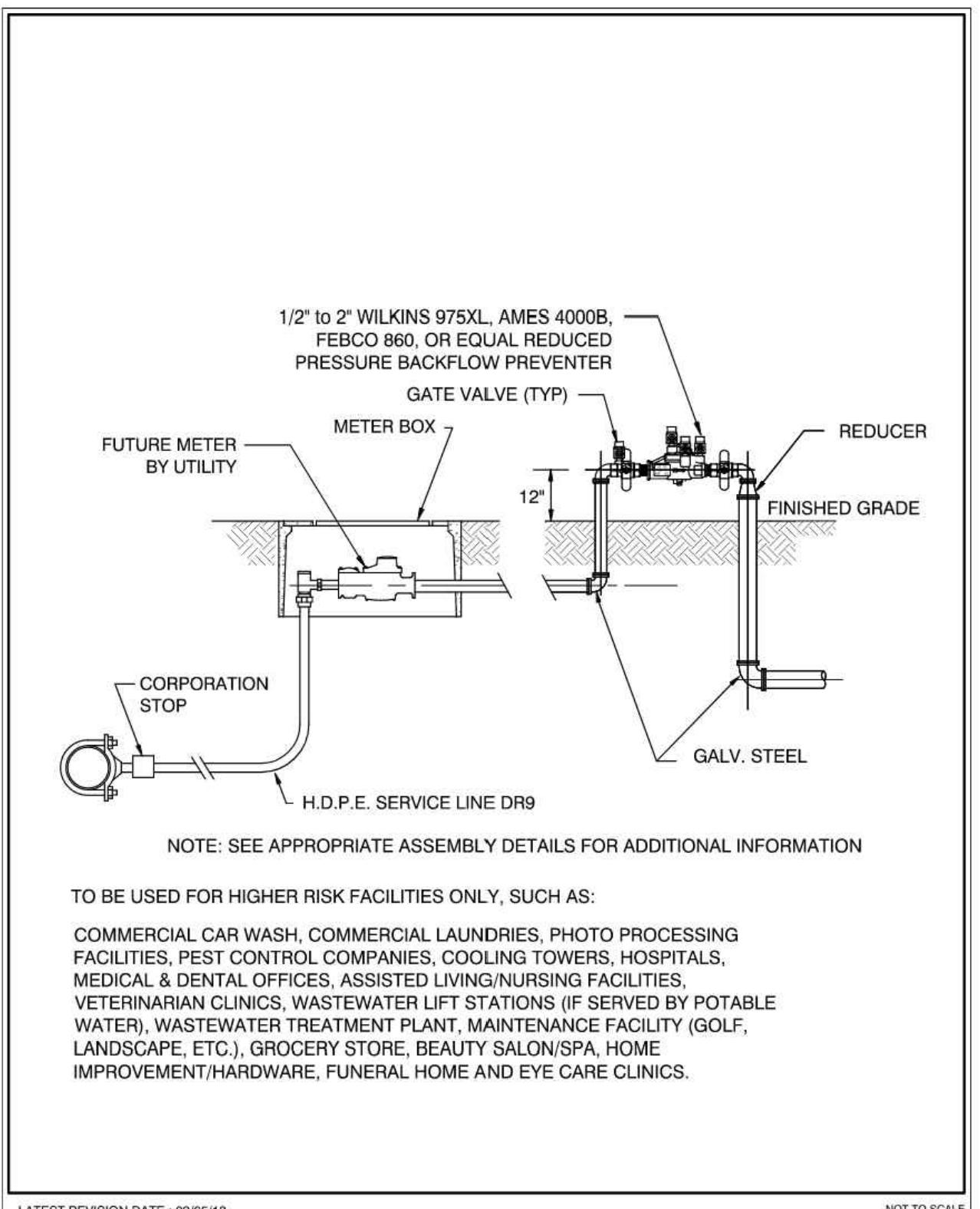
SHEET NUMBER:

C-902

REVISION 4 - 10/23/2025



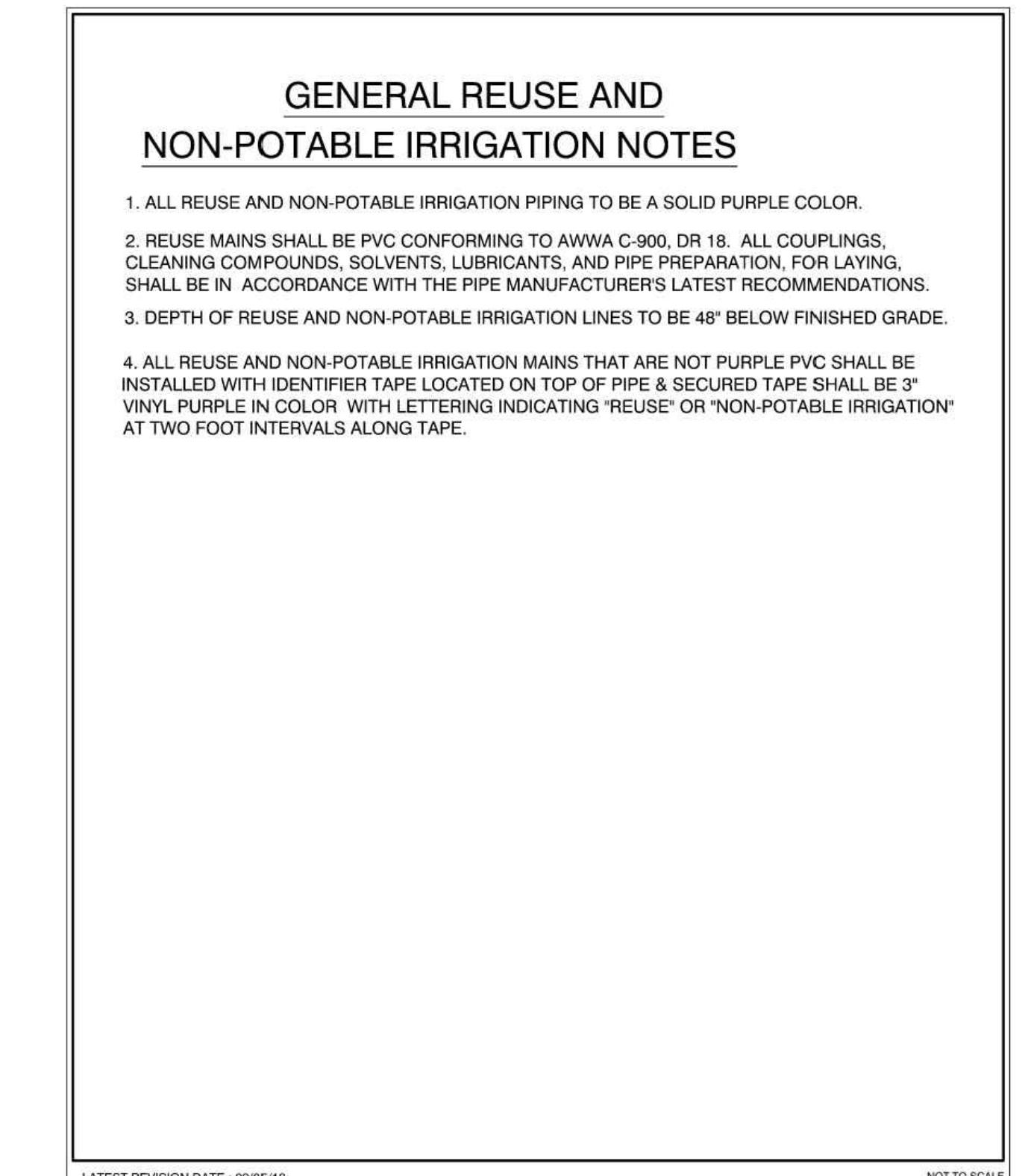




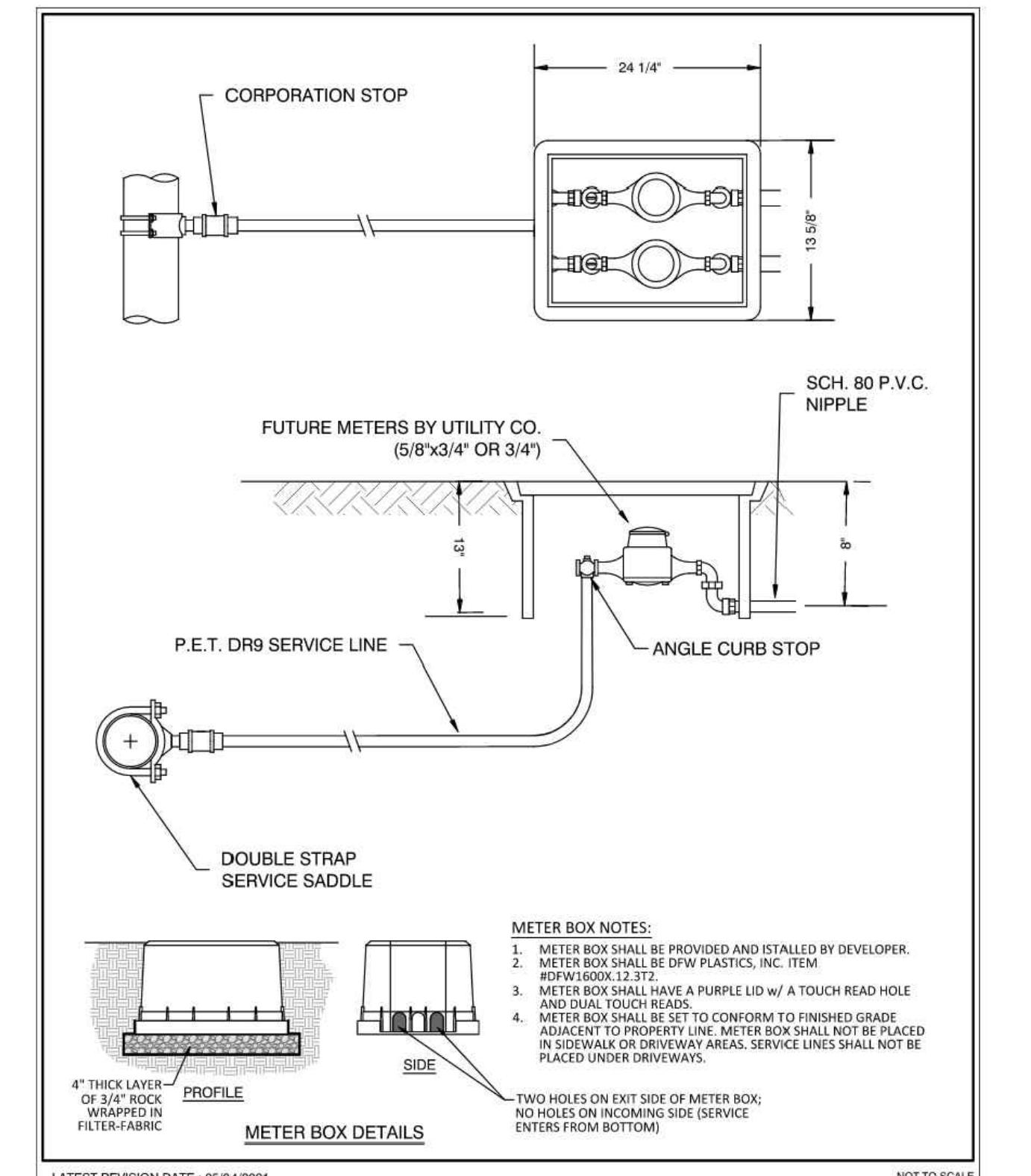
LATEST REVISION DATE : 09/05/18
FILE NAME: 07_SID POTABLE WATER DETAILS (RW)
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
PROJECTS: 7601 N. BROADWAY, SUITE 100
BOCA RATON, FL 33487-5242
PHONE: (561) 992-1999 / FAX: (561) 750-1432

BACKFLOW PREVENTER ASSEMBLY DETAIL

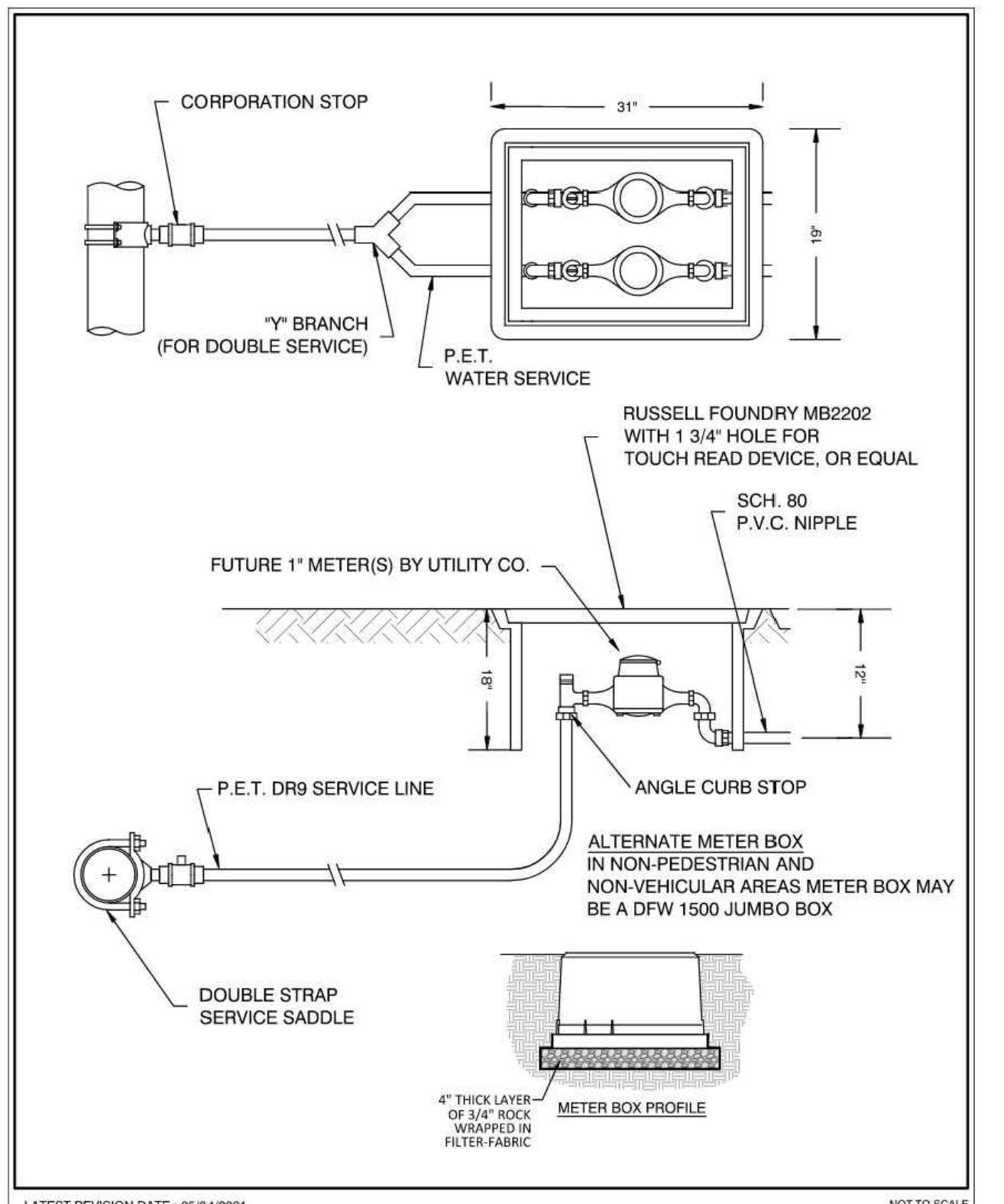
SID
SEMINOLE
Improvement District
PW-07



LATEST REVISION DATE : 09/05/18
FILE NAME: 08_SID RECLAIMED WATER DETAILS (RW)
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
PROJECTS: 7601 N. BROADWAY, SUITE 100
BOCA RATON, FL 33487-5242
PHONE: (561) 992-1999 / FAX: (561) 750-1432



LATEST REVISION DATE : 05/04/2021
FILE NAME: 08_SID RECLAIMED WATER DETAILS (RW)
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
PROJECTS: 7601 N. BROADWAY, SUITE 100
BOCA RATON, FL 33487-5242
PHONE: (561) 992-1999 / FAX: (561) 750-1432



LATEST REVISION DATE : 05/04/2021
FILE NAME: 08_SID RECLAIMED WATER DETAILS (RW)
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
PROJECTS: 7601 N. BROADWAY, SUITE 100
BOCA RATON, FL 33487-5242
PHONE: (561) 992-1999 / FAX: (561) 750-1432



SAFL BAFFLE BRACING REQUIREMENTS

Rev A (11-12-2020)

SIDE VIEW

TOP VIEW

Guidance for Cross Bracing - SAFL Baffle

Pipe Inside Diameter (Inches)	Bracing Needed Above This Flow (CFS)	Max Flow with 2 Braces (1 top, bottom)	Max Flow with 4 Braces (2 top, 2 bottom)
24	20	30	40
30	30	45	60
36	40	60	75
42	55	70	90
48	75	105	130
60	110	160	200

Note: Flows shown are maximum design flows with a slope of less than 3%. Contact Upstream Technologies if pipe slopes are 3% or greater.

Also see: [Stacking Guide & Sizing Guide](#)

PATENT PROTECTED Patents: US #8663466B2 - US #8715507B2 - US #9506237B2 - CA #2742207

This generic detail does not encompass the sizing, fit, and applicability of the SAFL Baffle for this specific project. It is the ultimate responsibility of the design engineer to assure that the design is in compliance with all applicable laws and regulations. The SAFL Baffle is a patented technology of Upstream Technologies, Inc. Upstream Technologies does not approve plans, sizing, or system designs.

SAFL BAFFLE BRACING DETAIL
UPSTREAM TECHNOLOGIES INC.,
5201 East River Road, Suite 303
Fridley, MN 55421
651-237-5123

SAFL BAFFLE STACKING DETAIL
UPSTREAM TECHNOLOGIES INC.,
5201 East River Road, Suite 303
Fridley, MN 55421
651-237-5123
www.upstreamtechnologies.us

SAFL BAFFLE STACKING REQUIREMENTS

Rev A (11-12-2020)

Bracing for Stacked Baffles

SIDE VIEW

TOP VIEW

Also see: [Bracing Guide & Sizing Guide](#)

PATENT PROTECTED Patents: US #8663466B2 - US #8715507B2 - US #9506237B2 - CA #2742207

This generic detail does not encompass the sizing, fit, and applicability of the SAFL Baffle for this specific project. It is the ultimate responsibility of the design engineer to assure that the design is in compliance with all applicable laws and regulations. The SAFL Baffle is a patented technology of Upstream Technologies, Inc. Upstream Technologies does not approve plans, sizing, or system designs.

SEMINOLE IMPROVEMENT DISTRICT DETAILS
SHEET NUMBER: C-904
REVISION 4 - 10/23/2025

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: FLA230191100-0A
DRAWN BY: ~AHM~
CHECKED BY: ~KDKM~
DATE: 10/23/2025
CAD ID.: P-CIVL-OCDS

PROJECT:
SITE CONSTRUCTION PLANS



BOHLER

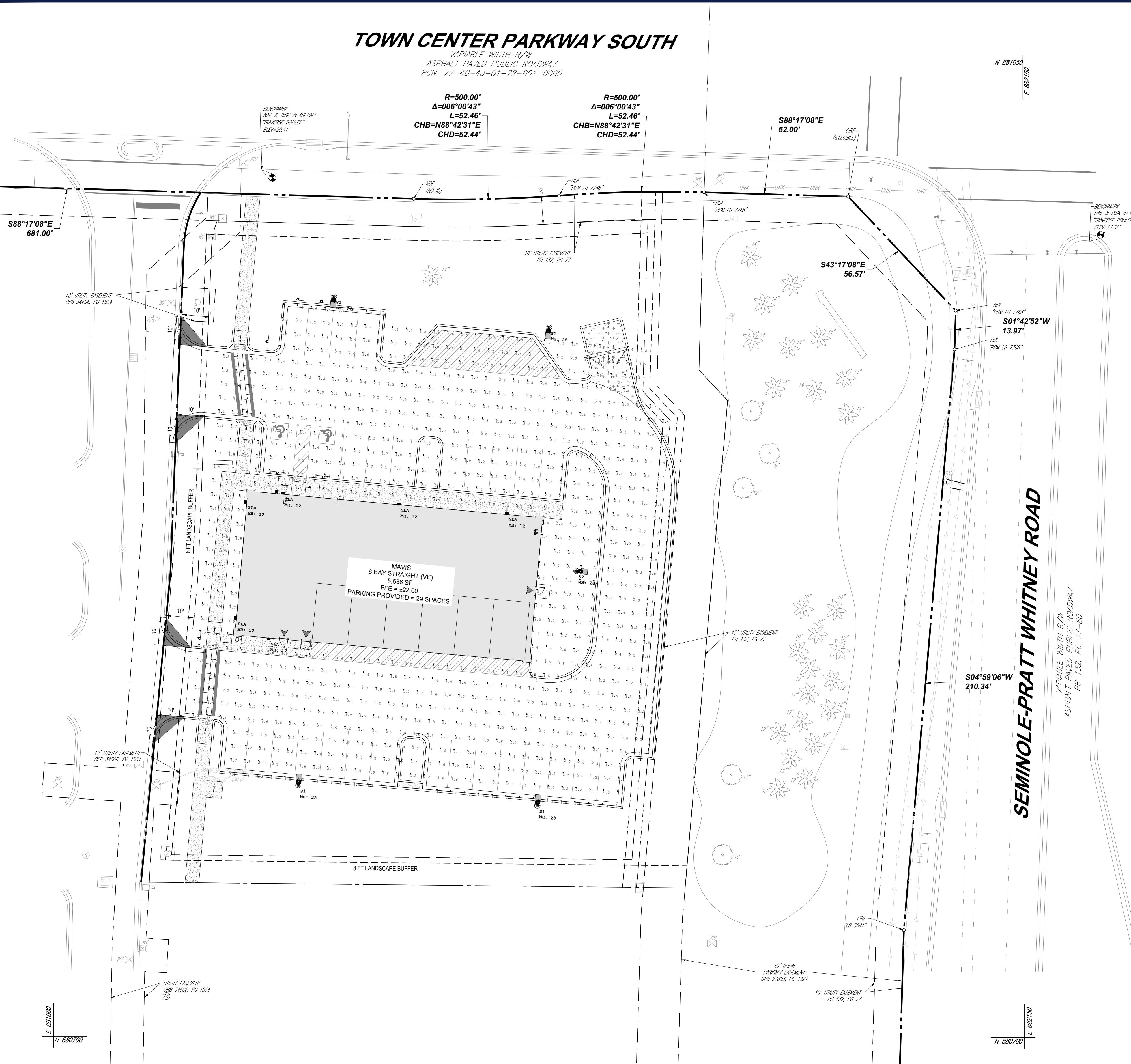
600 N. WESTSHORE BLVD. SUITE 950
TAMPA, FLORIDA 33609
Phone: (813) 812-4100
Fax: (813) 812-4101
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

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SHEET TITLE:
SEMINOLE IMPROVEMENT DISTRICT DETAILS
SHEET NUMBER:
C-904
REVISION 4 - 10/23/2025

TOWN CENTER PARKWAY SOUTH

VARIABLE WIDTH R/W
ASPHALT PAVED PUBLIC ROADWAY
PCN: 77-40-43-01-22-001-0000



BOHLER //

TM
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS			
REV	DATE	COMMENT	DRAWN BY CHECKED BY
1	7/14/2025	1ST ROUND OF COMMENTS	AH KD
2	8/11/2025	2ND ROUND OF COMMENTS	AH KD
3	08/14/2025	QAQC COMMENTS	AH KD
4	10/23/2025	3RD ROUND OF COMMENTS	AH KD



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PROJECT No.: FLA230191-00-A
DRAWN BY: ~AH/MV~
CHECKED BY: ~KD/KM~
DATE: 10/23/2025
CAD ID.: P-CIVL-LGHT

PROJECT: SITE CONSTRUCTION PLANS



MAVIS TIRES & BRAKES - CITY OF WESTLAKE
16775 PERSIMMON BLVD
WESTLAKE, FL 33470
CITY OF WESTLAKE
S 01, T 43S, R 40E

BOHLER //

600 N. WESTSHORE BLVD. SUITE 950
TAMPA, FLORIDA 33609
Phone: (813) 812-4100
Fax: (813) 812-4101

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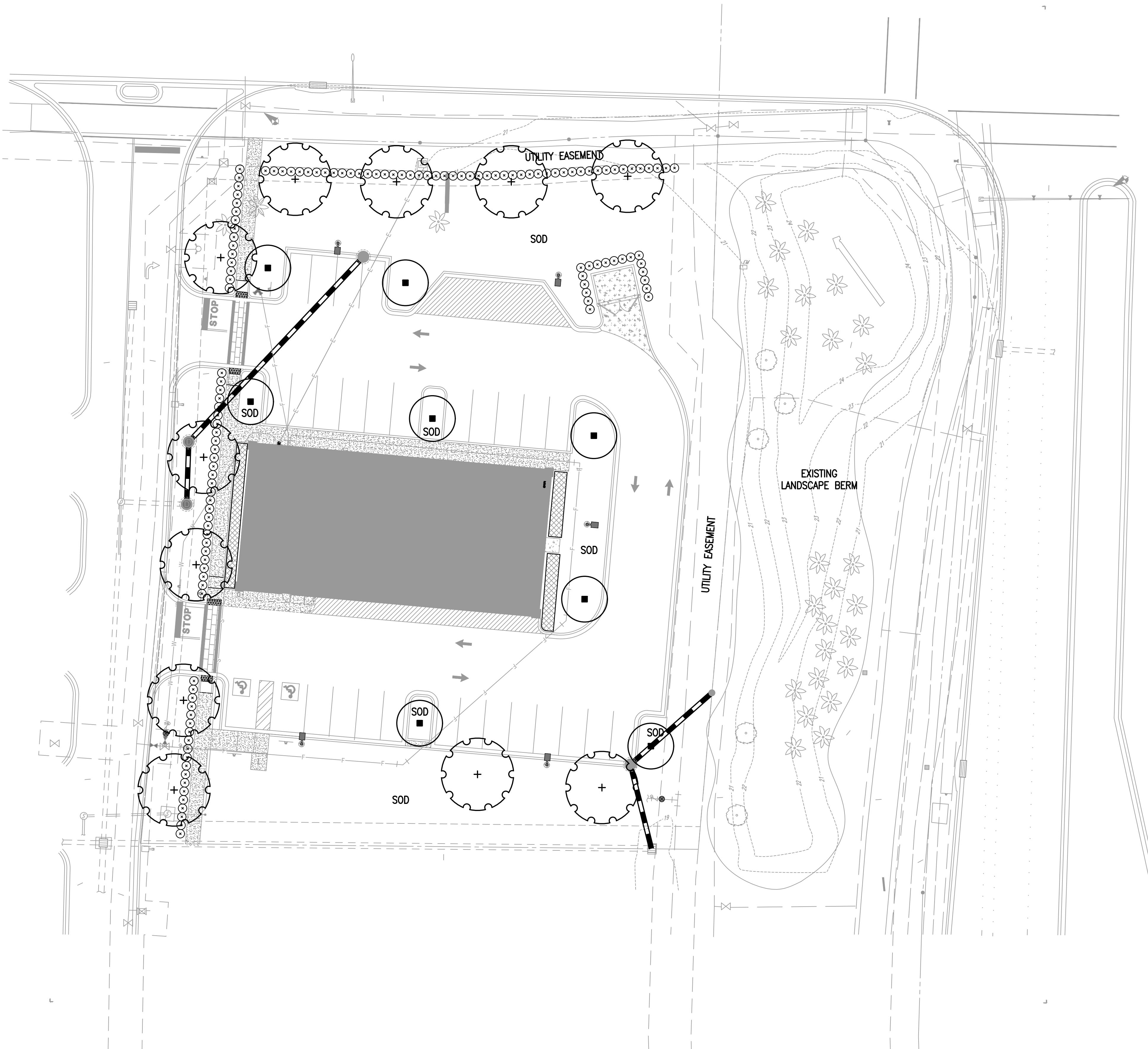
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LIGHTING PLAN

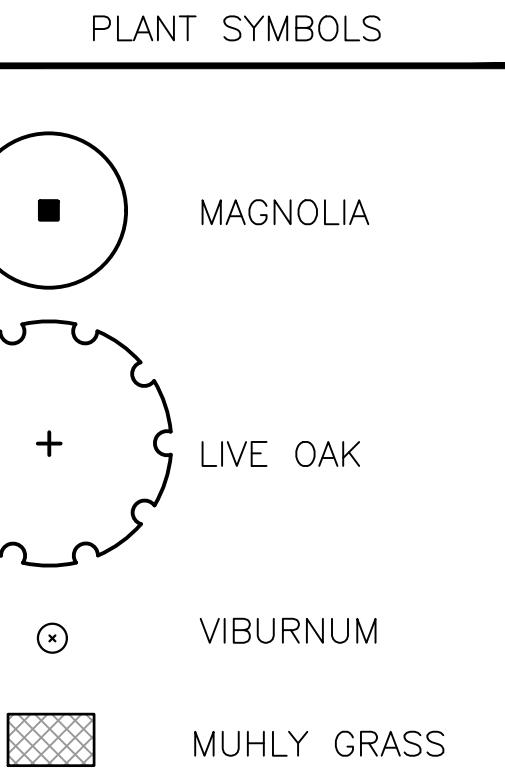
THIS PLAN TO BE UTILIZED
FOR LIGHTING PURPOSES
ONLY

SHEET NUMBER:
L-201

REVISION 4 - 10/23/2025



Plant List — Mavis Loxahatchee				
CNT	SYM	BOTANICAL	COMMON	SPECIFICATIONS
Trees				
8	MGD	Magnolia grandiflora	DD Blanchard Magnolia	10' ht., 4' spr., 3" cal.
11	QV	Quercus virginiana	Live Oak	10' ht., 4' spr., 3" cal.
Shrubs & Groundcover				
128	VS	Viburnum suspensum	Sandankwa Viburnum	3 gal., 24–30" ht. x 14" spr., 36" o.c.
46	MC	Muhlenbergia capillaris	Muhly Grass	1 gal., 36" o.c.
Sod & Mulch				
	MULCH		Mini Pine Bark	3" Depth
	SOD	Paspalum notatum	Bahia Sod	solid sod, weed free, count by contractor



NOTES:

- 1) Irrigation system to be a permanent system.
- 2) The irrigation plan shall be designed and installed to conform to this Code.
- 3) All plant material shall be FL. Grade #1 and "Florida Friendly".

Landscape Plan
Mavis Loxahatchee
Loxahatchee Groves, Florida

Landscape
LANDSCAPE ARCHITECTS AND PLANNERS, LLC

Digitally signed by
Robert R Buchanan
Date: 2025.07.28
11:14:47-04'00'

LANDSCAPE ARCHITECT
Robert R. Buchanan LA0000032
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48 HOURS BEFORE YOU DIG
CALL SUNSHINE
800.432.2448
IT'S THE LAW, FLORIDA
FLORIDA LAW REQUIRES
LAND OWNERS AND
OWNERS OF UNDERGROUND
UTILITIES TO CALL 800.432.2448
(2) DAYS PRIOR TO EXCAVATION

811
811
CONTRACTOR MUST REVIEW
ALL GENERAL LANDSCAPE
NOTES PRIOR TO BIDDING AND
CONSTRUCTION

Bohler Engineering FL, LLC
600 North Westshore Blvd, Suite 850
Tampa, FL 33609

LANDSCAPE
LANDSCAPE ARCHITECTS AND PLANNERS, LLC

LANDSCAPE

IF LESS THAN 24" X 36" SHEET HAS BEEN REDUCED,
ADJUST THE SCALE TO THE DRAWING ACCORDINGLY.

1 ARBORGUY PRO20/PRO40 STAKING AND PLANTING DETAIL
L200

PRO20:
For up to 2" Caliper Trees
(3) ARBORGUY™ Guylines 3/4" x 12' = 600 lb test Black or Green, UV resistant, polypropylene strapping
(3) "Tool-Free" Tension Bars™
(3) Arrowhead *Anchors (4" x 3-3/4")

PRO40:
For up to 4" Caliper Trees
(3) ARBORGUY™ Guylines 1" x 12' = 600 lb test, Black or Green, UV resistant polypropylene strapping
(3) "Tool-Free" Tension Bars™
(3) Arrowhead Anchors (4-3/4" x 3-3/4")

SCALE= N.T.S.

2 ARBORGUY PALM BATTEN DETAIL
L200

PBKC (Polypropylene Bands)
(3) 1 1/2" x 3 1/2" x 12" (2x4 wood) battens with 5 layers of burlap backing and (4) staple guides for banding, pre-notched (to accept 2" x 4" x 8" support braces)
(2) 44" plated carbon steel bands with tensioning and locking screw / clamp

SCALE= N.T.S.

3 TREE STAKING DETAIL
L200

AGRIFORM FERTILIZER TABLETS ROOTBALL AND 6"-8" BELOW FINISH GRADE
GUYLENE STRAPPING
ADJ-A-TYPE ROOT BALL
TREE PIT-LIMIT OF MULCH
ARROWHEAD ANCHORS DRIVEN BELOW GRADE WITHIN MULCH RING TO NECESSARY DEPTH DETERMINED BY SOIL (1.5 TO 2.5 FEET AS REQUIRED)
(3-REQUIRED, EQUALLY SPACED)

SCALE= N.T.S.

4 TYPICAL SPACING DETAIL
L200

EDGE OF PAVEMENT OR CURB
SOD
EDGE OF BEDLINE

NOTE: FORM EDGE OF BED, THEN FILL IN BED AT TRIANGULAR SPACING AS SPECIFIED ON PLANT LIST.

SCALE= N.T.S.

5 TYPICAL SHRUB/GROUNDCOVER PLANTING DETAIL
L200

SAUCER
3" MULCH
FINISH GRADE
BACKFILL AS SPECIFIED
EXISTING SUB SOIL
PLANTING PIT IS TO BE 1.5 TIMES THE ROOT BALL
AGRIFORM FERTILIZER TABLETS

SCALE= N.T.S.

6 MULTI-TRUNK STAKING DETAIL
L200

NOTE: STAKE TO FIRST BRANCHES AS NECESSARY FOR FIRM SUPPORT
WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OR BRANCHES
SAUCER
3" MULCH
FINISH GRADE
AGRIFORM FERTILIZER TABLETS
EXISTING SUBSOIL
BACKFILL AS SPECIFIED
2" x 2" HARDWOOD STAKES DRIVEN FIRMLY A MINIMUM OF 18" INTO THE SUBGRADE PRIOR TO BACKFILLING
2 STRAND 12 GAUGE GALV. WIRE TWISTED AND ENCASED IN RUBBER HOSE 6-9" FROM TOP OF STAKE
2 WIRE SUPPORTS SHALL BE USED ON MAIN STRUCTURAL BRANCHES
PLANTING PIT IS TO BE 1.5 TIMES THE ROOT BALL

SCALE= N.T.S.

GENERAL LANDSCAPE NOTES:

Failure to notify Landscape Architect of plan, detail, or specification discrepancies prior to construction, makes contractor responsible for all costs incurred for construction charges, not the owner or his representative (Landscape Dynamics). The Owner must maintain the height of all plants within the "Line-Of-Site" triangle area to a height of no greater than 24" above grade for shrubs and groundcover, and tree branching no lower than 72" above finish grade, to ensure clear site line views toward traffic at road and driveway intersections. Landscape Dynamics is not responsible for continued maintenance of such plant material. The owner, leasing company and/or the landscape maintenance company accepts full responsibility for these maintenance requirements.

-Landscape contractor (LC) shall be responsible for all materials and work called for on the landscape plans and in the landscape notes and legend. Plant specifications are minimum acceptable sizes. Plans shall rule if there are any quantity discrepancies between the legend and plans. Final quantity takeoffs are the responsibility of the LC. Notify the Landscape Architect of any discrepancies.

-LC shall comply with all local codes and ordinances and obtain all permits and bonds necessary to construct the project.

-LC shall coordinate their work with other contractors to assure efficient and timely completion of the work.

-LC shall be responsible for supplying all materials, labor, and equipment for the performance of their portion of the work.

-LC to verify all existing grades, dimensions, adequate drainage, suitable planting soil and field conditions and notify owner of discrepancies before proceeding with work. Per FL Statutes, LC to call Sunshine State One (811) 72 hours prior to digging to have all utilities located.

-LC to protect existing utilities, structures, surfaces, and vegetation noted to be saved and be responsible for repair/replacement.

-Protect trees to be saved per detail. Vehicle parking, material storage, or soil removal/addition is not permitted within driplines.

-Round-Up shall be applied twice at ten day intervals onto all existing vegetation, sod, and groundcover areas that are to be replanted. Extreme care shall be taken to prevent overspray and/or drift onto existing plant material to be saved. Mfr's recommendations shall be followed. Remaining weeds and their roots shall be removed by hand prior to installation of plants.

-Resprouting weeds and plants are the responsibility of the LC through the one year warranty period.

-All plant materials shall be graded Florida No. 1 or better as outlined under current Grades and Standards for Nursery Plants, Division of Plant Industry, State of Florida, unless otherwise noted. All plants not listed shall conform to a Florida No. 1 or better as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species. LC to obtain written certification from nurseries that plant materials are Florida No. 1 or better. Trees up to 4" caliper measured at 6" above soil line and over 4" caliper at 12" above soil line unless otherwise noted. All specifications to be met or exceeded unless otherwise noted. All rootballs and containers to be free of weeds and their roots.

-Planting soil of Fla. peat mixed 1/2 with clean topsoil for the backfilling of plant pits and beds shall be required only if existing soil is unsuitable for planting and/or contains lime rock or construction debris (to be removed).

-Trees and palms shall be installed so their top main root at the trunk is visible and 2" above finished grade. If root is buried, remove soil from the top of the rootball prior to installation. Do not apply the 1 1/2" of mulch to the top of the rootball until after inspection of each tree or palm.

-Landscape Architect is not responsible for adverse soil or drainage conditions, determining sub-surface soil conditions, underground objects/utilities or the accuracy of property lines or information portrayed on surveys or on documents or plans provided by others. Owner or their agent is solely responsible for future maintenance of all plantings to maintain safe visibility within all visibility sight triangles and vehicular use and pedestrian areas within and immediately adjacent to the site.

-Finished grade prior to mulching or sodding to be 3" below top of adjacent surfaces such as walks, curbs and driveways extending perpendicularly from the surface edge for a minimum distance of 18". See detail.

-All palms, trees, shrubs, and groundcovers shall be fertilized with Agriform 20-10-5 or SierraTabs 16-8-12 planting tablets. One tablet/ 1 gal, 2 tablets/ 3 gal, 3 tablets/ 5 or 7 gal, 4 tablets/ 10 gal and one tablet/ each 1/2" of tree trunk diameter. Application shall be as per the details and mfr's recommendation.

-All planting beds (except for annuals) and trees to receive med. pine bark mulch. Due to environmental concerns, cypress mulch shall NOT be used. All tree rootballs (which require 4 foot wide mulch rings in turf areas) shall be mulched to a maximum 1 1/2" depth (to aid water penetration) following inspection. All other planting beds to receive a 3" depth. Mulch shall not touch trunks or stems or be applied within the crowns of groundcovers or over their branches or foliage. Mulch is to be applied by hand and shall not be "blown in".

-LC to maintain all plant material in a plumb, upright and stable condition. All trees/palms to be guyed/staked as per details.

-LC to remove all bags (unless biodegradable), tags, ties, wires, stakes and nursery attachments from all plant material.

-LC shall be responsible to keep plant material in a healthy, hand watered, insect/pest free condition until owner's final acceptance.

-LC to provide a one-year warranty for trees/palms, shrubs, groundcovers, and vines and thirty days for sod. Warranty period shall start with final acceptance by owner. All plant material shall be alive and in satisfactory growth at the end of the warranty period. Replacement plant material shall be warranted for ninety days (sod for thirty days) from replacement date. Warranty shall apply only to material that dies due to poor quality, improper handling, or installation practices. Generally, material transplanted on-site shall not be warranted. Adverse weather conditions shall not apply. Proper watering and maintenance are the owner's responsibility during the warranty period.

-Provide 100% coverage of all landscape areas using automatic underground irrigation system with rain sensor.

P.O. BOX 2852 - Winter Park, Florida 32790-2852 - Phone: 407-579-8181 - Email: randy@landscapedynamics.com

REVISIONS
1/7/27/25 Comments
3
2
1
4
5
6
7

DATE: 05-18-25
JOB #: 2025-016
PERMIT #: 1
DRAWN BY: RFB
FILE NAME: LANDSCAPE
SCALE: N.T.S.

L200

IF LESS THAN 24" X 36" SHEET HAS BEEN REDUCED,
ADJUST THE SCALE TO THE DRAWING ACCORDINGLY.

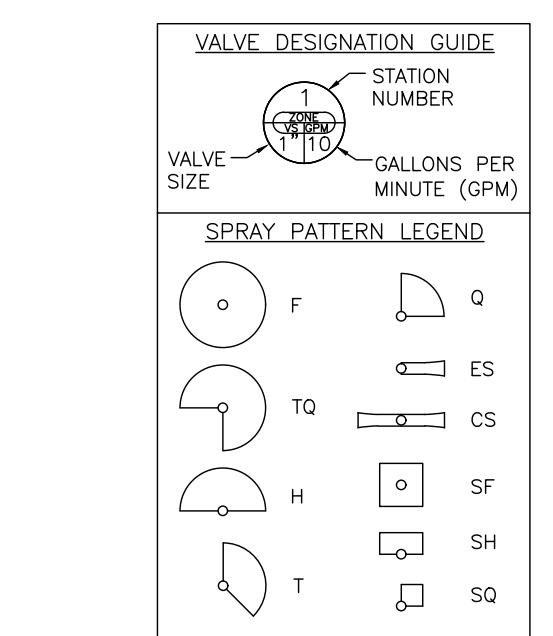
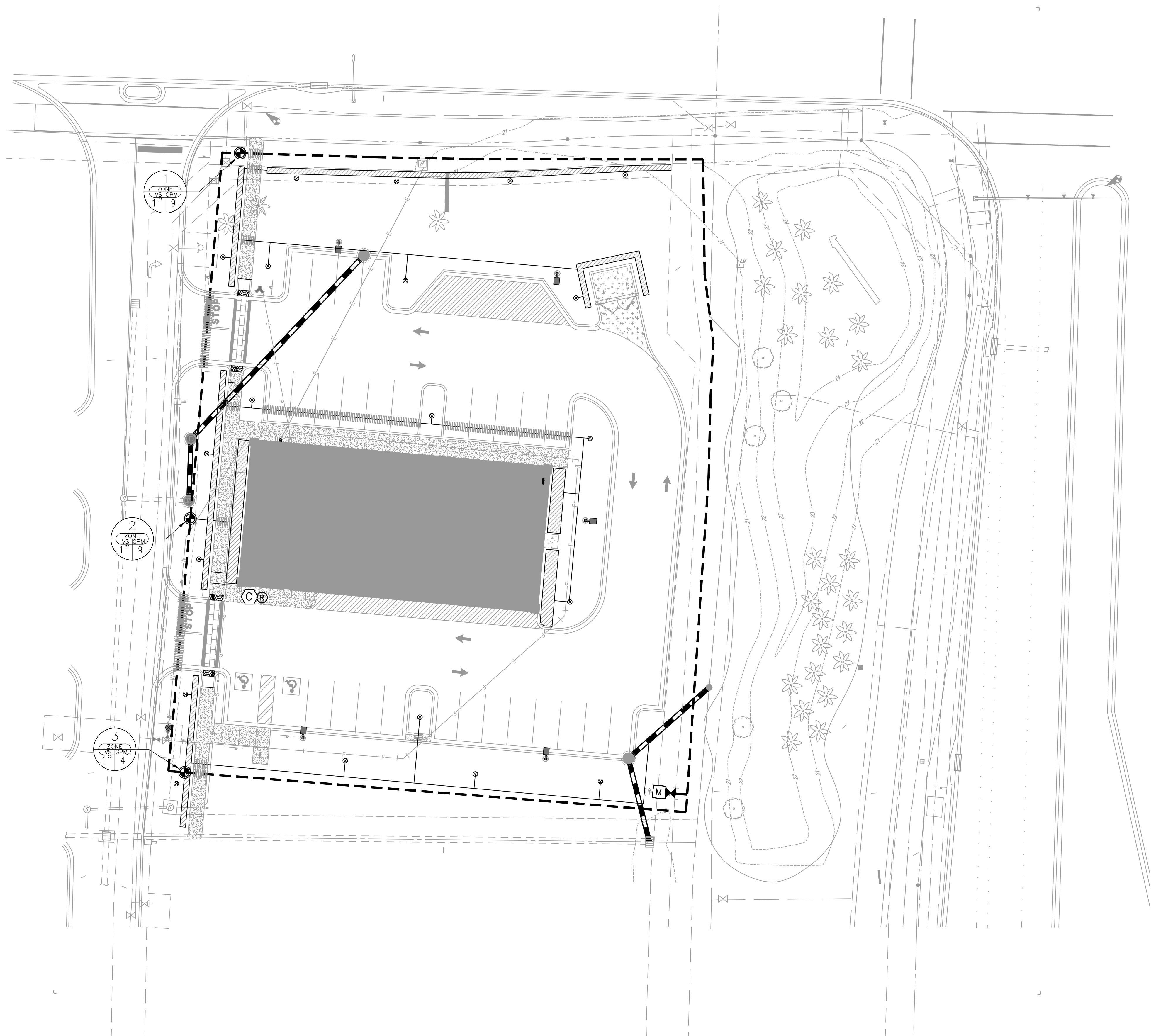
811
48 HOURS BEFORE YOU DIG
CALL SUNSHINE STATE ONE
1-811-FLA-ROAD
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES EXCAVATORS TO CALL 811
EXCAVATORS OWNERS OF UNDERGROUND FACILITIES
EXCAVATORS AND CONTRACTORS
(2) DAYS PRIOR TO EXCAVATION

LANDSCAPE DETAILS AND SPECS.
Mavis Loxahatchee
Loxahatchee Groves, Florida

Dynamics
LANDSCAPE ARCHITECTS AND PLANNERS, LLC

Digitally signed by
Robert R Buchanan
Date: 2025.07.28
11:15:16-04'00'

LANDSCAPE ARCHITECT
Robert R. Buchanan L14000932
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IRRIGATION SYMBOLS:

- RAINBIRD 1804-SAM-PRS (4" SPRAY) (PURPLE)
- RAINBIRD 1806-SAM-PRS (6" SPRAY) (PURPLE)
- RAINBIRD 1812-SAM-PRS (12" SPRAY) (PURPLE)
- ▲ RAINBIRD 1812-SAM-PRS (12" SPRAY ON RISER) (PURPLE)
- ⊗ (2) XERI-BUBBLER ON 1/4" TUBING (PURPLE)
- ⊕ (2) XERI-BUG Emitter ON 1/4" TUBING (PURPLE) (2 PER SHRUB - NOT SHOWN)
- Ⓐ RAINBIRD 3500 SERIES (ROTOR) (PURPLE)
- Ⓐ RAINBIRD 5500 SERIES (ROTOR) (PURPLE)
- PEB SERIES ELECTRIC REMOTE-CONTROL VALVE (PURPLE)
- CONTROL ZONE KIT WITH PRESSURE REGULATOR (PURPLE)
- RAINBIRD ESP-MC PLASTIC WALL-MOUNT (CONTROLLER) (PURPLE)
- RAINBIRD RSD-CEX ROOF CONDUIT (RAIN SENSOR) (PURPLE)
- ☒ BACKFLOW PREVENTER
- M 1" WATER METER (PURPLE)
- CLASS 200 PVC LATERAL LINE (PURPLE)
- CLASS 200 PVC LATERAL ROTOR LINE (PURPLE)
- POLYETHYLENE TUBING BUBBLER LINE (PURPLE)
- LANDSCAPE DRIPLINE TUBING (PURPLE)
- ▨ LANDSCAPE DRIP AREA (PURPLE) (TUBING AND EMITTERS 12" O.C.)
- 1/2" PVC LATERAL MAINLINE (PURPLE)

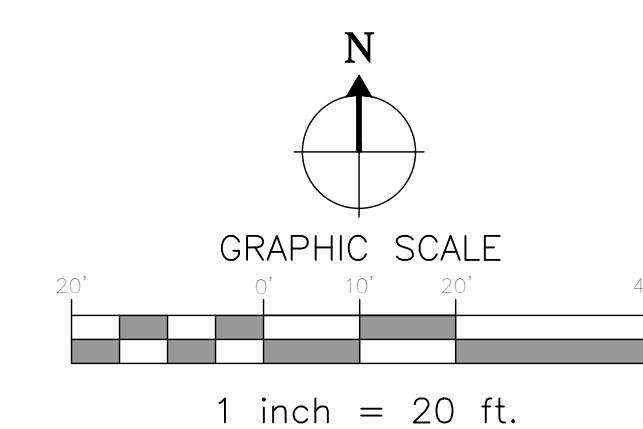
NOTE: PIPE TO BE SIZED NOT TO EXCEED A VELOCITY OF 5 FPS / MAX. PSI LOSS IN ZONE LINES NOT TO EXCEED 10% OF OPERATING PSI. MINIMUM PIPE SIZE TO BE 1/2".

PVC SCH 40 SOLVENT WELD SLEEVE PIPE (SL) - SIZE TO BE DOUBLE THAT OF THE LATERAL LINE (PURPLE)

◆ POINT OF CONNECTION - PVC TO DRIP TUBING

GENERAL IRRIGATION NOTES:

- 1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS. HAND DIG AROUND ANY EXISTING TREES. DO NOT CUT ANY ROOTS OVER 2" IN DIAMETER.
- 2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- 3) ALL POP-UP ROTORS AND SPRAYS SHALL BE INSTALLED USING A PVC SWING PIPE CONNECTION. DO NOT USE POLYETHYLENE PIPE.
- 4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES & DIRT AREAS. USE A SPRAY ON RISER SPRAY WHEN SPACING IS REQUIRED TO PREVENT FOGGING. USE ADJUSTABLE NOZZLES WHERE REQUIRED TO AVOID ANY WATER ON BUILDING WINDOWS.
- 5) ALL CONTROL VALVES SPICES SHALL BE MADE IN VALVE BOXES USING PVC COUPLINGS AND CONDUIT SEALANT WITH WIRE NUTS.
- 6) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATION. THE CONTRACTOR SHALL NEATLY MARK IN RED INK ON A WHITE BOND PAPER COPY OF THE IRRIGATION PLAN ANY INSTALLATION THAT IS NOT ON THE PRINTED AS-BUILT DRAWING SHALL ALSO LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES. MEASUREMENTS SHALL BE MADE IN FEET AND INCHES. INDICATE WHEN THE EQUIPMENT IS INSTALLED IN THE EXACT LOCATION AS THE PLAN.
- 7) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES. THE VALVE BOXES SHALL BE PURPLE WHEN USING PVC COUPLINGS AND CONDUIT SEALANT.
- 8) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE LOCATED ON THE PROPERTY LINE AND INSIDE THE LANDSCAPE AREA OR INSIDE A SCH 40 SLEEVE.
- 9) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE IN THE FIELD.
- 10) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY THEIR WORK.
- 11) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP. (OR AS OUTLINED IN THE WRITTEN SPECIFICATIONS).
- 12) ELECTRICAL SERVICE TO IRRIGATION EQUIPMENT, CONTROL WIRING, AND BURNT CIRCUITS TO THE JUNCTION BOX OR DISCONNECT AT THE EQUIPMENT LOCATION BY THE ELECTRICAL CONTRACTOR OR BY OWNER WHEN IT IS NOT PART OF THE BID PACKAGE.
- 13) OWNER IS RESPONSIBLE FOR CONTRACTOR TO SCALE THE PLAN AND CHECK NOZZLE TYPES TO DETERMINE THE CORRECT SPACING OF THE HEADS. THE CONTRACTOR SHALL NOT SPACE THE HEADS FURTHER APART OR USE LESS HEADS THAN SHOWN ON THE PLAN. CONTRACTOR TO KEEP SPACES OR LANDSCAPE WITH THE CONSENT OF THE LANDSCAPE ARCHITECT OR OWNER. SHALL HOLD THE IRRIGATION CONTRACTOR RESPONSIBLE FOR WARRANTY OF THE PLANTS AND EQUIPMENT FOR ONE YEAR.
- 14) IRRIGATION SYSTEM DESIGN REQUIREMENTS: 60 GPM @ A MINIMUM OF 60 PSI AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY THE AVAILABLE GPM AND PSI PRIOR TO INSTALLATION OF THE SYSTEM.
- 15) 48 HOURS BEFORE DIGGING, CALL 1-800-432-4770 (SUNSHINE STATE ONE CALL CENTER)



Irrigation Plan
Mavis Loxahatchee
Loxahatchee Groves, Florida

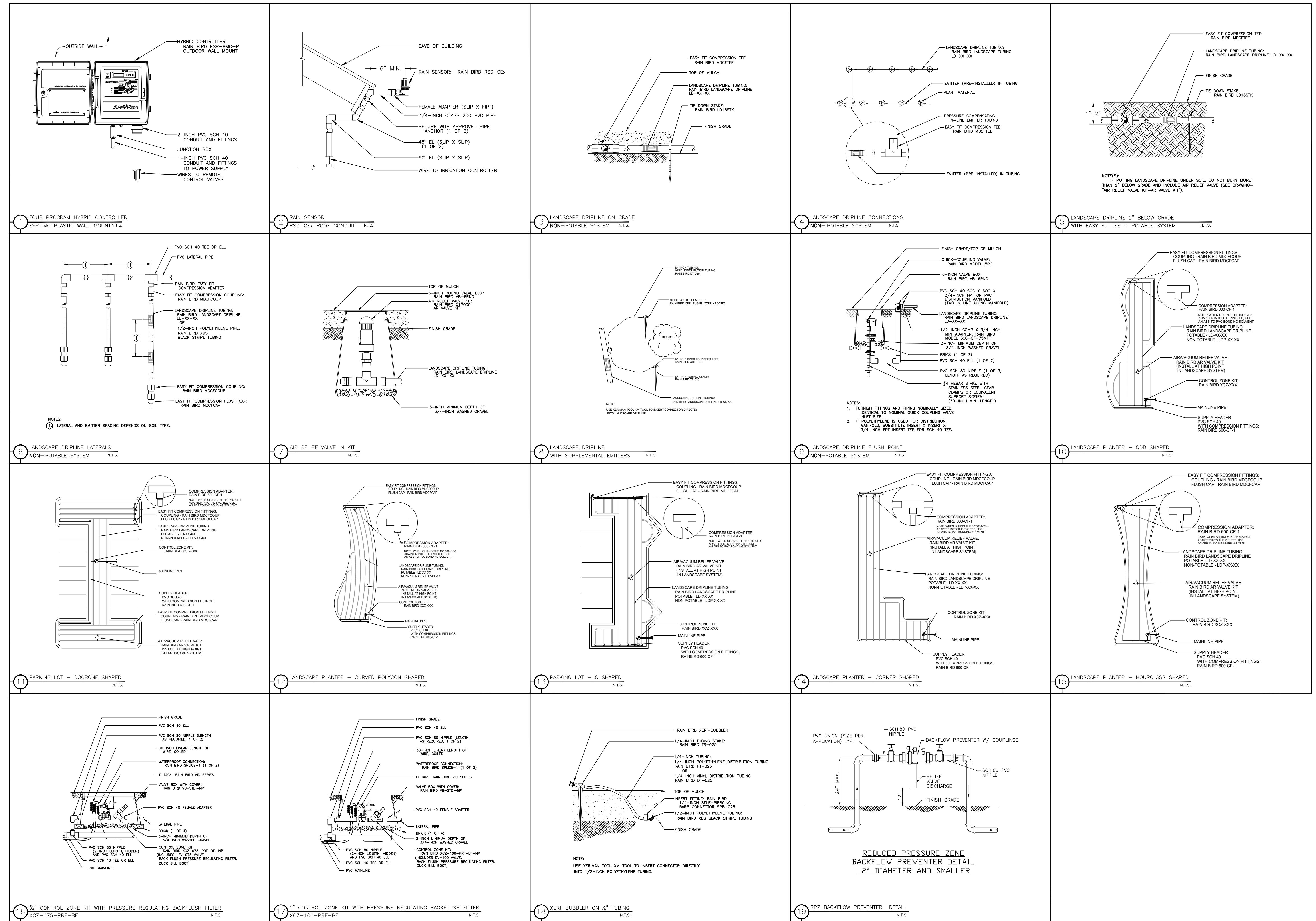
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Robert R Buchanan
Date: 2025.07.28
11:15:36 -04'00'
LANDSCAPE ARCHITECT
Robert R Buchanan LA000032
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48 HOURS BEFORE YOU DIG
CALL SUNSHINE
ONE CALL CENTER
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES
LANDSCAPE CONTRACTORS
OWNERS OF UNDERGROUND
UTILITIES TO CALL 811
(2) DAYS PRIOR TO EXCAVATION

811

Bohler Engineering FL, LLC
600 North Westshore Blvd, Suite 850
Tampa, FL 33609

Dynamics
LANDSCAPE ARCHITECTS AND PLANNERS, LLC

IR100



Irrigation Details

Mavis Loxahatchee
Loxahatchee Groves, Florida

Digitally signed by
Robert R Buchanan
Date: 2025.07.28
11:15:55 -04'00'

LANDSCAPE, ARCHITECT
Robert R. Buchanan
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48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-448-7222
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES EXCAVATORS AND OWNERS OF UNDERGROUND EXCAVATED TERRAIN TO CALL 811 (2) DAYS PRIOR TO EXCAVATION
CONTRACTOR MUST REVIEW ALL GENERAL LANDSCAPE NOTES PRIOR TO BIDDING AND CONSTRUCTION

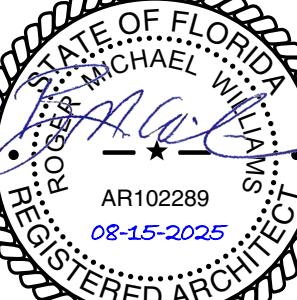
Bohler Engineering FL, LLC
600 North Westshore Blvd, Suite 850
Tampa, FL 33609

Dynamics
LANDSCAPE ARCHITECTS AND PLANNERS, LLC

P.O. Box 2852 - Winter Park, Florida 32790-2852 - Phone: 407-579-8111 - Email: mavis@landscapedynamics.com
REVISIONS
1 7/27/25 Comments
2 8/1/25
3 8/1/25
4 8/1/25
5 8/1/25
6 8/1/25

DATE: 05-18-25
JOB #: 2025-016
PERMIT #: DRAIN BT: PRB
FILE NAME: IRRIGATION
SCALE: N.T.S.

IR200



CONSTRUCTION PLAN GENERAL NOTES

A. CERTIFICATE OF OCCUPANCY: G.C. IS RESPONSIBLE FOR THE "CERTIFICATE OF OCCUPANCY", CERTIFICATE TO BE FRAMED AND MOUNTED IN THE SHOWROOM. ON SIDEWALL OF COUNTER 60" AFF. IF MUNICIPALITY DOES NOT ISSUE A COFO, IT IS THE RESPONSIBILITY OF THE G.C. TO GET A LETTER FROM THE MUNICIPALITY STATING AS SUCH ON CITY/COUNTY LETTERHEAD AND THAT LETTER IS TO BE FRAMED AND MOUNTED IN SHOWROOM.

B. KNOX BOX NOTE: IF A KNOX BOX ENTRY SYSTEM IS REQUIRED BY THE FIRE MARSHAL, CONTACT THE FIRE MARSHAL FOR REQUIRED ORDER FORM, PROVIDE & INSTALL PER MFR'S SPECIFICATIONS. KNOX BOX CONTACT - 866-625-4563

C. ALL DIMENSIONS ON PLAN FOR NEW FRAMED, FURRED OUT, AND MASONRY PARTITIONS ARE FROM FINISHED WALL TO FINISHED WALL UNLESS NOTED OTHERWISE

D. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION IS IN COMPLIANCE WITH ALL LOCAL, STATE AND NATIONAL CODES GOVERNING THE CONSTRUCTION AND WITH THE AMERICANS WITH DISABILITIES ACT. THE GENERAL CONTRACTOR SHALL COORDINATE THE VARIOUS CONSTRUCTION DOCUMENTS FOR THE PROJECT. IF CONFLICTS ARE FOUND, THE GENERAL CONTRACTOR SHALL RESOLVE THE CONFLICTS PRIOR TO PROCEEDING.

E. SEE SHEET A-700 FOR WALL TYPES.

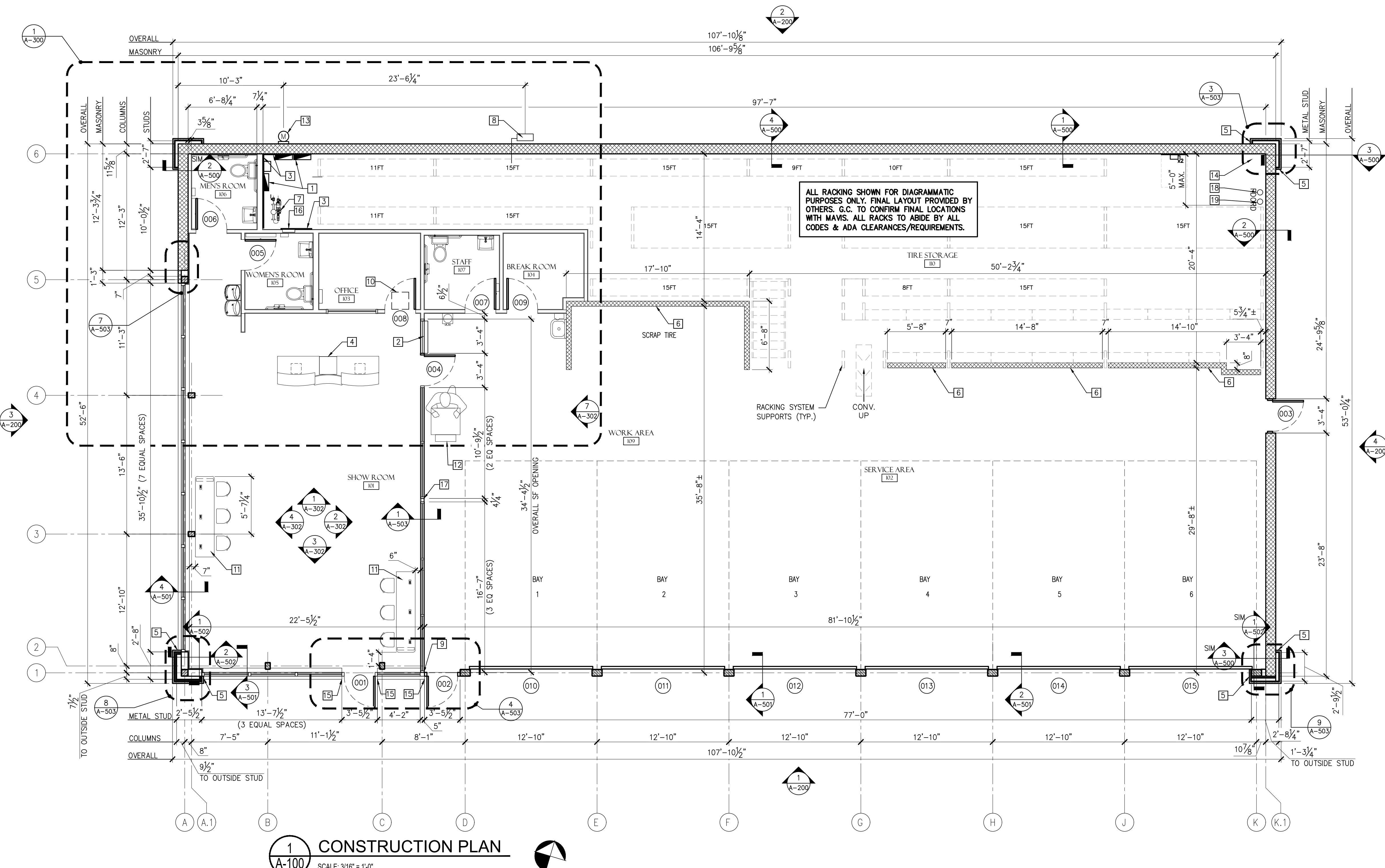
F. GENERAL CONTRACTOR TO PROVIDE (8) TOTAL FIRE EXTINGUISHERS AS SHOWN IN PLAN. SEVEN (7) FIRE EXTINGUISHERS TO BE PLACED ON MAIN LEVEL AND ONE (1) FIRE EXTINGUISHER TO BE PLACED ADJACENT TO STAIR ON UPPER RACKING LEVEL. PROVIDE WALL BRACKETS AND MOUNT CONTROLS AT 48" AFF MAX. PROVIDE "FIRE EXTINGUISHER" SIGNS ON WALL DIRECTLY ABOVE EACH UNIT. THE GENERAL CONTRACTOR SHALL HAVE EXTINGUISHERS INSPECTED AND TAGGED. VERIFY LOCATION WITH LOCAL FIRE AHJ BEFORE FINAL INSTALL. RE: SHEET A-601. FIRE EXTINGUISHER TO BE DRY CHEMICAL, MONOAMMONIUM PHOSPHATE, 10LB, 4A:60B:C UL RATING. MANUF: KIDDIE, MODEL #PRO10MPO

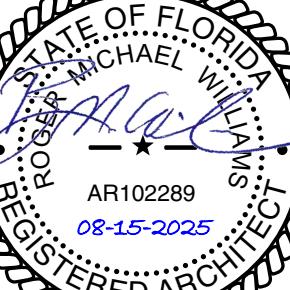
CONSTRUCTION PLAN KEYNOTES

- 1 ELECTRICAL PANELS, REF: ELECTRICAL DRAWINGS
- 2 PASS THRU W/ PLEXIGLAS FLAP & STAINLESS STEEL PIANO HINGE. RE: DETAIL 2/A-300
- 3 PROVIDE 4' X 8' 3/4" PLYWOOD MOUNTING BOARDS FOR ELECTRICAL PANELS
- 4 SALES COUNTER, REF: DETAIL 1/A-600. REF: ELECTRICAL DWG'S FOR POWER/STUB UP LOCATION.
- 5 STACKED STONE VENEER TO WRAP AROUND ALL CORNERS OF PILASTER. RE: 8&9/A-503.
- 6 6'-8" HIGH 6" CMU WALL - PROVIDE ROUNDED PARGE AT TOP OF WALL. WALL TO BE BUILT AFTER STORAGE RACK SYSTEM IS INSTALLED. RE: STRUCTURAL DRAWINGS FOR ADDITIONAL INFO. RE: DETAIL 10/A-302 FOR PAINT PATTERN
- 7 WATER METER, REF: PLUMBING DRAWINGS
- 8 GAS METER, REF: PLUMBING DRAWINGS
- 9 WINDOW FRAME @ WALL PARTITION TO BE 5" WIDE TO MATCH WIDTH OF INTERIOR WALL. REF: 4/A-503.
- 10 IT CABINET (ABOVE CEILING SHOWN DASHED), TO BE PROVIDED & INSTALLED BY OWNER.
- 11 COMPUTER TECH DESK, REF: A-600
- 12 SERVICE MANAGER COUNTER, REF: A-600. REF: ELECTRICAL DWG'S FOR POWER/STUB UP LOCATION.
- 13 ELECTRICAL METER, REF: ELECTRICAL DRAWINGS
- 14 ELECTRICAL DISCONNECTS FOR AIR COMPRESSOR
- 15 EXPOSED ENDS OF SPLIT FACE BLOCK SHALL HAVE SPLIT FACE ENDS (TYP.)
- 16 WALL HEATER, REF: MECHANICAL DRAWINGS
- 17 DBL. (2) 358 SW16 POST UP TO BOX HEADER, REF: 5/A-504
- 18 ROOF DRAIN, REF: PLUMBING DRAWINGS
- 19 OVERFLOW DRAIN, REF: PLUMBING DRAWINGS

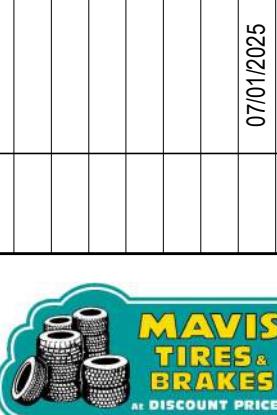
LEGEND

- XX MASONRY WALLS
- WW GWB WALLS
- 003 DOOR NO.
- W WALL TYPE
- FX FIRE EXTINGUISHER





PERMIT SUBMISSION
COMMENTS



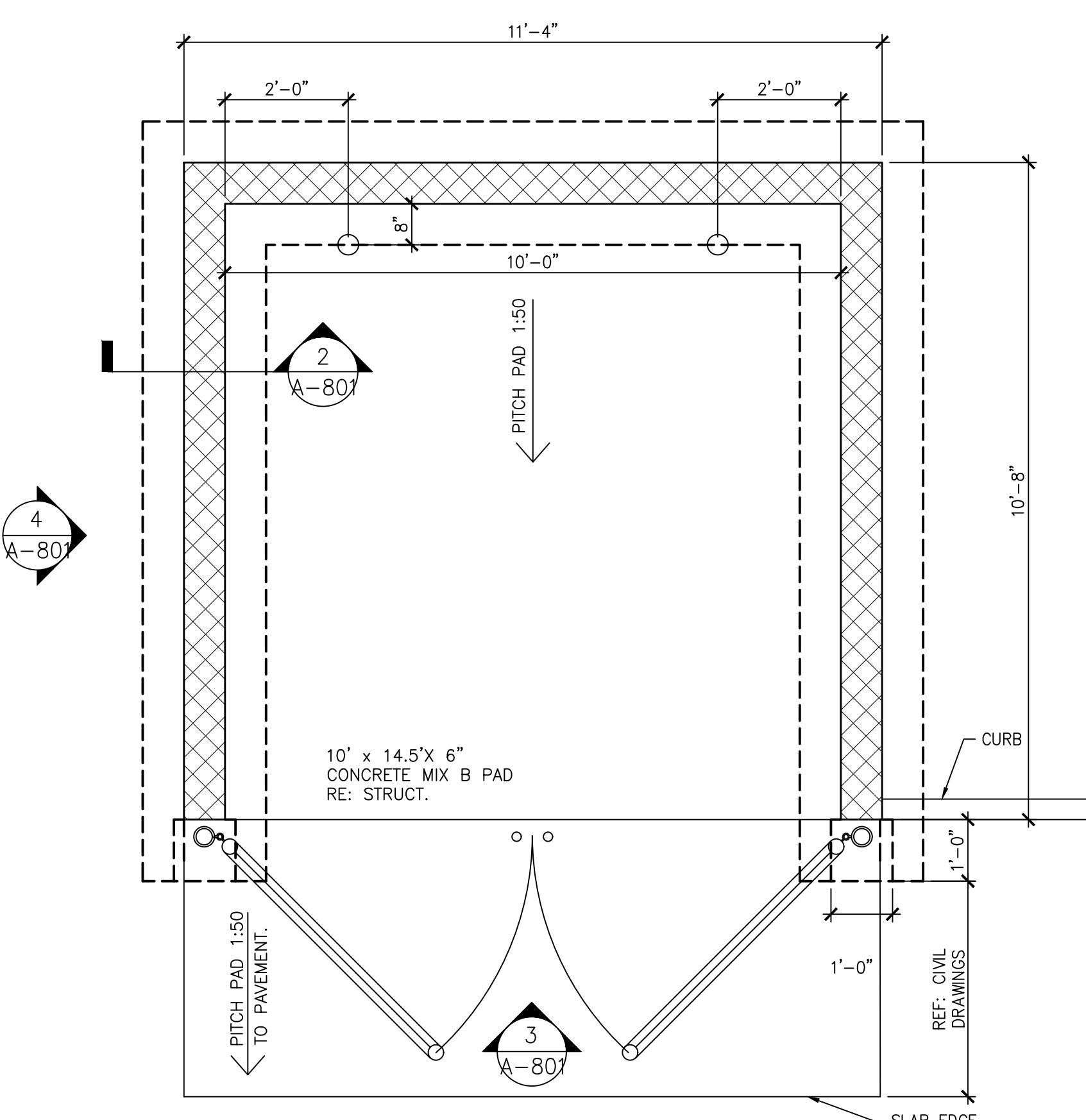
MAVIS TIRES & BRAKES #2303 - CITY OF WESTLAKE, FL

16775 PERSIMMON BLVD., WESTLAKE, FL 33470

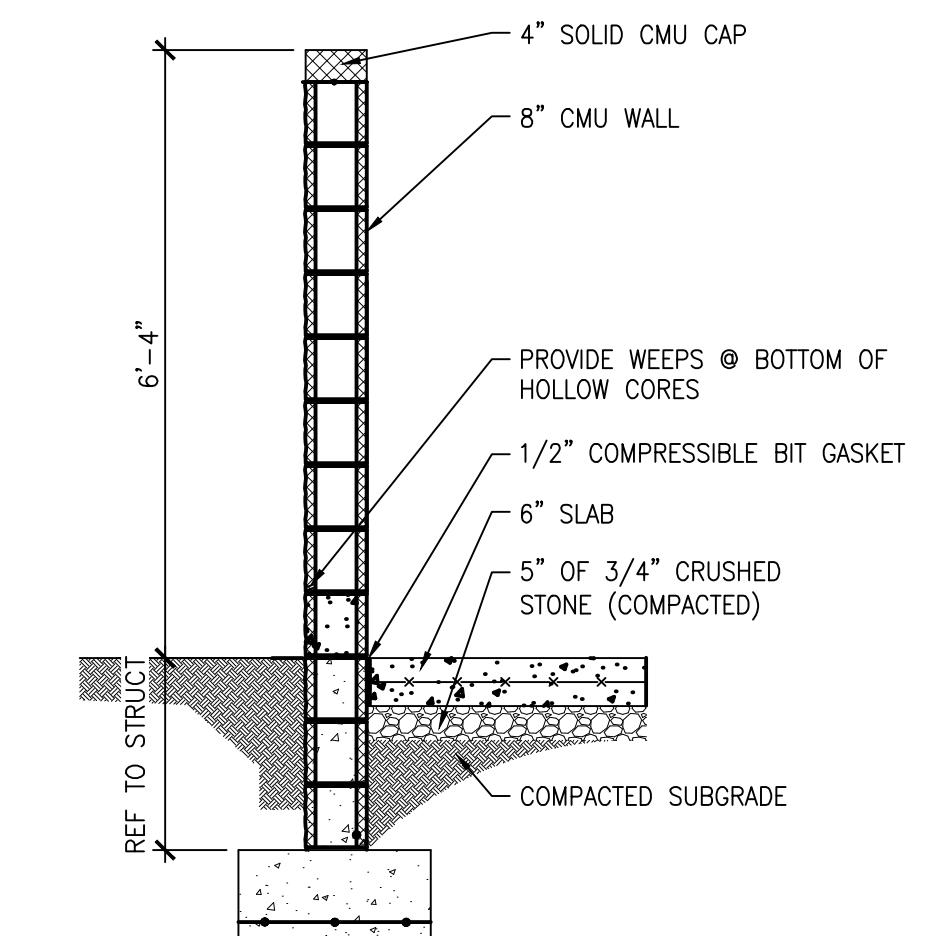
DUMPSTER ENCLOSURE & AIR INFLATOR DETAILS

Project No.: 11432-180-1
Sheet No.:

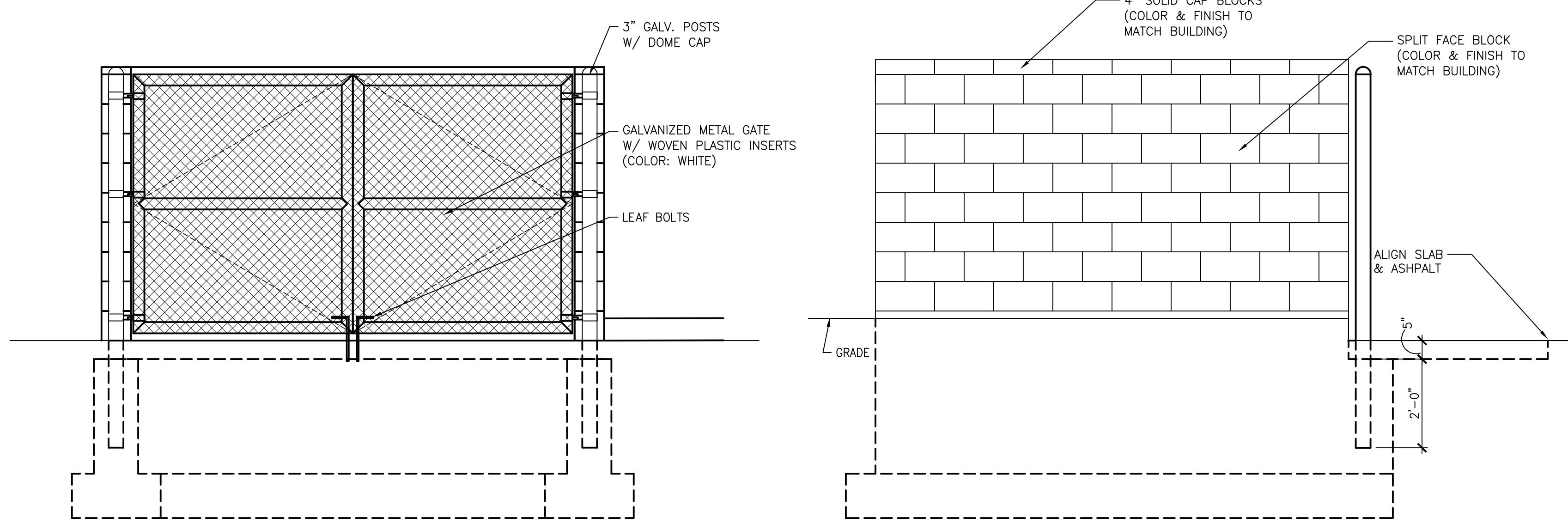
A-801



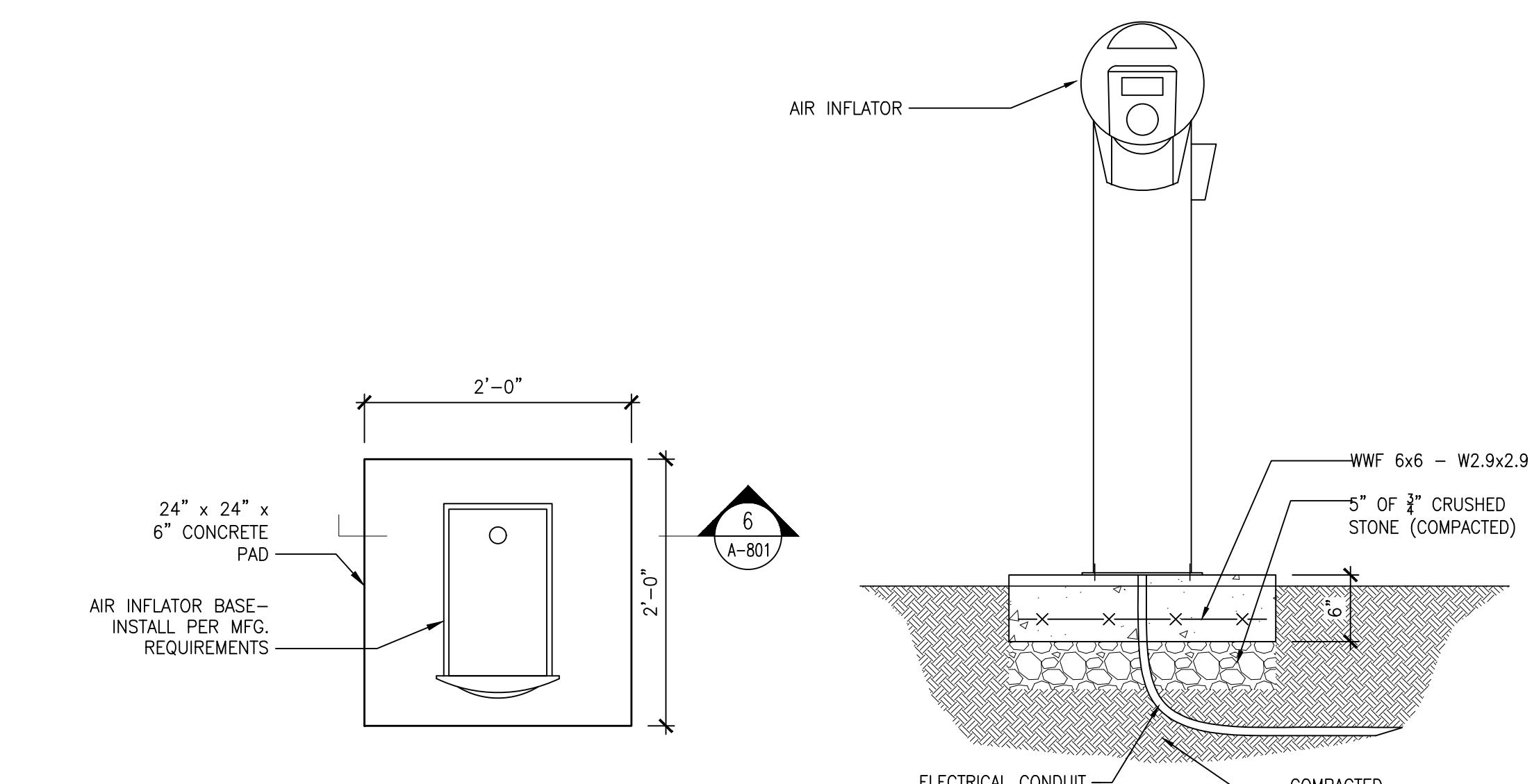
1 DUMPSTER ENCLOSURE PLAN
A-801
SCALE: 1/2" = 1'-0"



2 TYP DUMPSTER WALL SECTION
A-801
SCALE: 1/2" = 1'-0"



3 FRONT ELEVATION
A-801
SCALE: 1/2" = 1'-0"

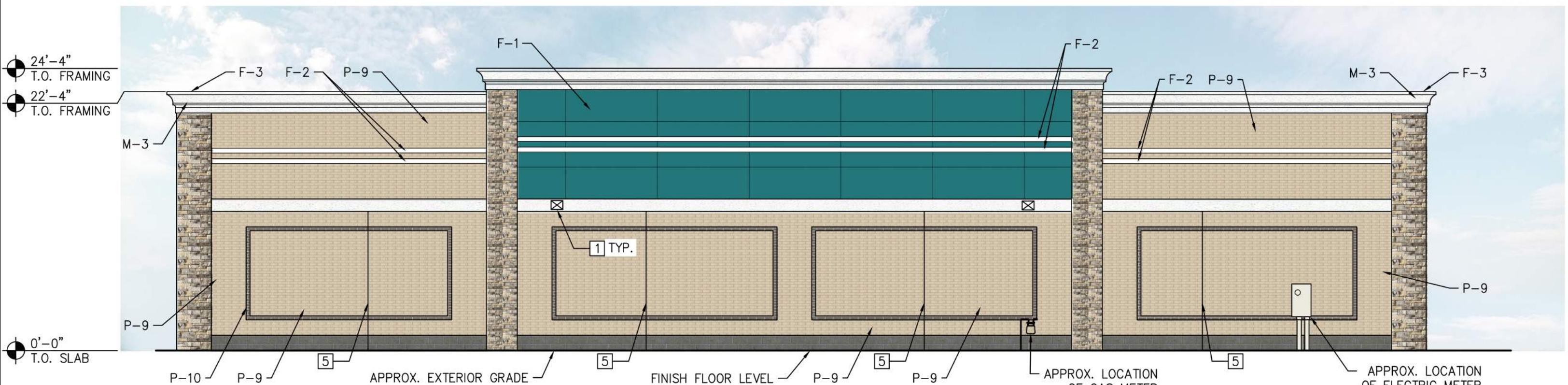


5 AIR INFLATOR PAD PLAN
A-801
SCALE: 1" = 1'-0"

6 AIR INFLATOR SECTION
A-801
SCALE: 1" = 1'-0"



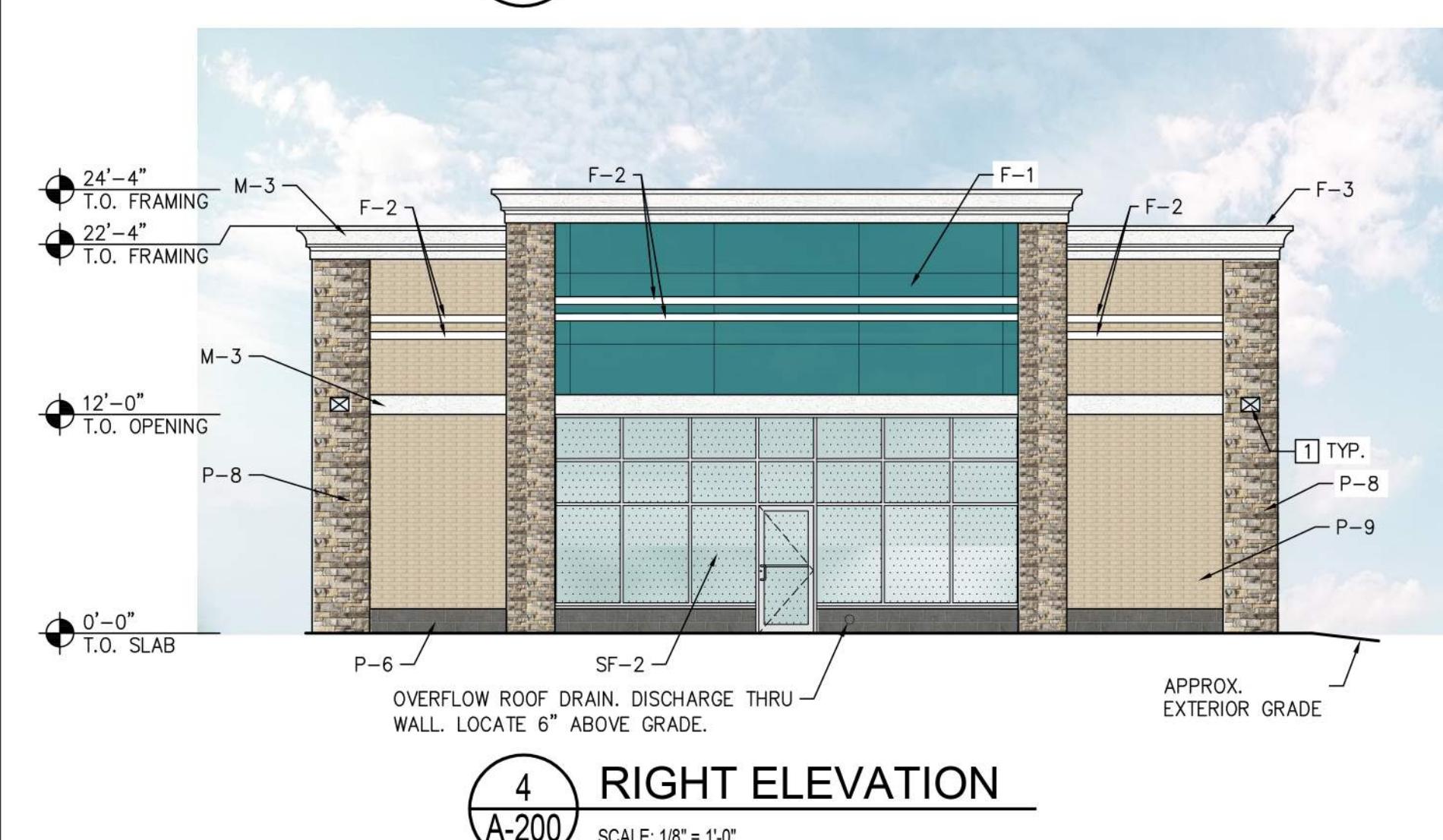
1 FRONT ELEVATION
A-200
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
A-200
SCALE: 1/8" = 1'-0"



3 LEFT ELEVATION
A-200
SCALE: 1/8" = 1'-0"



4 RIGHT ELEVATION
A-200
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

	MARK	MATERIAL	MANUFACTURER	STYLE/COLOR	NOTES
DOOR FINISHES	D-2	ALUMINUM STOREFRONT DOOR & FRAME	KAWNEER OR APPROVED EQUAL	COLOR: CLEAR ANODIZED ALUMINUM	INSTALL PER MFR RECOMMENDATIONS.
	D-3	PAINT FOR GALVANIZED HM DOOR & FRAME	BENJAMIN MOORE	COLOR: OC-129 ALABASTER WHITE SHEEN: SEMI-GLOSS	FINISH PER MFR RECOMMENDATIONS. PRIMER: (1) COAT- BM SUPER SPEC HP ACRYLIC PRIMER #HP04 FINISH COAT: (2) COATS- BM SUPER SPEC HP D.T.M. ACRYLIC SEMI-GLOSS #HP29
	D-4	ALUMINUM AND GLASS OH DOORS	RAYNOR GARAGE DOORS	RAYNOR AV200 COLOR: CLEAR SATIN ANODIZED ALUMINUM	INSTALL PER MFR RECOMMENDATIONS. RE: SPECS FOR ADDITIONAL INFO. *DOORS AT RACKING SHALL BE FIXED AND SECURE. CONTACT DH PACE: ADAM POSLOSKY, ADAM.POSLOSKY@HPACE.COM, 816-480-2361
MISC. ITEMS	F-1	HARDIE REVEAL PANEL	JAMES HARDIE	REVEAL PANEL WITH RECESS TRIM WITH COUNTERSUNK FASTENERS PRIMED FOR PAINT. COLOR: #19 TEAL	INSTALL PER MFR RECOMMENDATIONS.
	F-2	ALUMINUM ACCENT STRIPE	ATAS	0.032" ALUMINUM COLOR: #26 BONE WHITE	INSTALL PER MFR RECOMMENDATIONS.
	F-3	METAL ROOF COPING	ROOF MFR	MATCH ROOF SYSTEM COLOR: MATCH WALL BELOW	INSTALL PER MFR RECOMMENDATIONS.
WALL FINISHES	F-4	NOT USED			
	M-3	ALUMINUM CORNICE & BAND	KM SHEET METAL OR APPROVED EQUAL	0.032" ALUMINUM COLOR: #26 BONE WHITE	INSTALL PER MFR RECOMMENDATIONS.
	M-4	PAINT FOR STEEL LINTELS & COLUMNS	BENJAMIN MOORE	COLOR: OC-129 ALABASTER WHITE SHEEN: LOW LUSTRE	FINISH PER MFR RECOMMENDATIONS. PRIMER: (1) COAT- BM SUPER SPEC HP ACRYLIC PRIMER #HP04 FINISH COAT: (2) COATS- BM SUPER SPEC HP D.T.M. ACRYLIC LOW LUSTRE #HP25
WALL FINISHES	M-5	ALUMINUM GUTTERS & DOWNSPOUTS	-	COLOR: WHITE MILL FINISH	INSTALL PER MFR RECOMMENDATIONS.
	M-6	SUPER LUMIDECK FLAT SOFFIT	MAPES ARCHITECTURAL CANOPIES	STYLE/COLOR: MAPES WHITE BAKED ENAMEL 12" SMOOTH FASCIA	INSTALL PER MFR RECOMMENDATIONS.
	EP-1	ENVISOR	CITYSCAPES	STYLE: VERTICAL 7.2 RIB METAL TIRM STYLE: BAND HEIGHT: 52" PANELS	INSTALL PER MFR RECOMMENDATIONS.
WALL FINISHES	P-5	PAINTED SPLIT FACE BLOCK	BENJAMIN MOORE	COLOR: OC-129 ALABASTER SHEEN: LOW LUSTRE	FINISH AND INSTALL PER MFR RECOMMENDATIONS. PRIMER: (1) COAT- BM ULTRA SPEC MASONRY HI-BUILD BLOCK FILLER 571 FINISH COAT: (2) COATS- BM ULTRA SPEC ELASTOMERIC LOW LUSTRE 360
	P-6	PAINTED SPLIT FACE BLOCK	BENJAMIN MOORE	COLOR: HC-164 PURITAN GRAY SHEEN: LOW LUSTRE	FINISH AND INSTALL PER MFR RECOMMENDATIONS. PRIMER: (1) COAT- BM ULTRA SPEC MASONRY HI-BUILD BLOCK FILLER 571 FINISH COAT: (2) COATS- BM ULTRA SPEC ELASTOMERIC LOW LUSTRE 360
	P-8	STONE VENEER	DUTCH QUALITY STONE	STYLE: WEATHER LEDGE COLOR: PRESTIGE	INSTALL PER MFR RECOMMENDATIONS.
WALL FINISHES	P-9	BRICK VENEER	BELDEN BRICK	STYLE: 481-483 SMOOTH COLOR: CREAM	INSTALL PER MFR RECOMMENDATIONS.
	P-10	BRICK VENEER	BELDEN BRICK	STYLE: ANCHOR GRAY VELOUR	INSTALL PER MFR RECOMMENDATIONS.
	P-11	BRICK VENEER	BELDEN BRICK	STYLE: EMPIRE GRAY SMOOTH	INSTALL PER MFR RECOMMENDATIONS.
WALL FINISHES	SF-1	ALUMINUM STOREFRONT SYSTEM	KAWNEER OR APPROVED EQUAL	COLOR: CLEAR ANODIZED ALUMINUM	INSTALL PER MFR RECOMMENDATIONS. INSTALL WITH 1" LOW-E INSULATED GLAZING. (DRY GLAZED) MAX U-FACTOR: REFERENCE COVER SHEET MAX SHGC: REFERENCE COVER SHEET
	SF-2	ALUMINUM STOREFRONT SYSTEM	KAWNEER	COLOR: CLEAR ANODIZED ALUMINUM GLAZING: SPANDREL GLASS COLOR: WARM GRAY	INSTALL PER MFR RECOMMENDATIONS.

GENERAL NOTES:

- ALL FINISHES ON MATERIAL SCHEDULE MAY NOT BE USED
- CENTER WALL LIGHTS OVER COLUMNS, DOORS & WINDOWS, ETC., AS SHOWN U.O.N.
- MOUNTING HEIGHT OF EXTERIOR LIGHT FIXTURE ON REAR AND SIDE ELEVATIONS TO MATCH MOUNTING HEIGHT OF LIGHT FIXTURES ON FRONT ELEVATION
- SIGNAGE UNDER SEPARATE PERMIT/SUBMISSION BY SIGN VENDOR.

EXTERIOR ELEVATION KEYNOTES

- EXTERIOR WALL PACK LIGHT. RE: ELECTRICAL DRAWINGS.
- PROVIDE KEY DROP SLOT IN GARAGE ENTRY DOOR. FINAL INSTALLATION LOCATION TO BE DIRECTED BY MAVIS.
- FREESTANDING AIR INFLATOR- LOCATION TO BE SITE SPECIFIC. (RE: PROVIDE KNOX BOX WHERE REQUIRED BY JURISDICTION (PURCHASED FROM LOCAL SUPPLIER). MOUNT PER FIRE DEPARTMENT REQUIREMENTS ON WALL ADJACENT TO ENTRANCE CONTRACTOR TO MAKE APPLICATION FOR KNOX BOX AND COORDINATE WITH LOCAL APPROVING AUTHORITY.)
- EXPANSION JOINT MATERIAL COLOR TO MATCH ADJACENT FINISH COLOR.

PRODUCT APPROVAL LIST

PRODUCT CATEGORY	SUB-CATEGORY	MANUFACTURER	DESCRIPTION	APPROVAL #	EXP. DATE
EXTERIOR DOORS	SWINGING EXTERIOR DOOR ASSEMBLIES	KAWNEER COMPANY	IR350/500 HW LMI OUTSWING DOOR	FL15850.2-R8	12/31/2026
EXTERIOR DOORS	SECTIONAL EXTERIOR DOOR ASSEMBLIES	RAYNOR GARAGE DOORS	ALUMAVIEW (AV200) ALUMINUM RAIL STYLE DOOR WITH FULL VIEW GLASS	FL14092.4-R11	02/17/2026
PANEL WALLS	SIDING	ATAS INTERNATIONAL, INC.	VERSA-LOK - ALUMINUM ALUMINUM ACCENT STRIPE	FL35064.1-R1	12/30/2025
PANEL WALLS	STOREFRONTS	KAWNEER COMPANY	IR501T & IR501UT STOREFRONT SYSTEM (LARGE MISSILE IMPACT RATED)	FL15404.3-R7	12/31/2026

December 11, 2023

Mr. Ken Cassel, City Manager
 City of Westlake
 4001 Seminole Pratt Whitney Road
 Westlake, FL 33470

**Re: Westlake Plaza (Pod G) Phase 2 - #PTC23-087
 Traffic Statement**

Dear Mr. Cassel:

The purpose of this letter is to present a trip generation analysis of the revised Pod G Master Plan Application and an evaluation of the Development Order conditions as required by Engineering Conditions 6a and 6b. Westlake is an approved project under Article 12, Traffic Performance Standards, of the Palm Beach County Unified Land Development Code (ULDC) with a buildout year of 2035. This application is specifically for a 25,000 SF Health Club, a 3,024 SF Fast Food Restaurant with Drive-thru, and 6,000 SF of Retail. The new Westlake Plaza uses are: 25,000 SF Health Club, 86,426 SF Shopping Center, 5,500 SF Bank with Drive-thru, 5,750 SF Tire Store, and 7,024 SF Fast Food Restaurant with Drive-thru. It should be noted that not all parcels within the Plaza have been site planned yet. However, the trips associated with the entire Westlake Plaza Master Plan are included in all of the proceeding analyses.

Attachment 1 provides a land use inventory of the approved uses, current request, and previously approved requests for Westlake. It also provides details of previous and the current traffic equivalencies. See the **Appendix** for the equivalency table. The calculation of daily, AM and PM peak hour trips associated with Westlake Plaza is provided on **Attachment 2**. The cumulative trip generation for all proposed site plan applications is provided on **Attachments 3A, 3B and 3C** for the Daily, AM and PM peak hour trips, respectively. The internalization matrices are provided in the **Appendix**.

Attachment 4 provides a summary of engineering conditions associated with dwelling units or trips. As shown, there are several conditions applicable to this request. These conditions have been met or will be met upon building permit thresholds. Therefore, the proposed Site Plan Application is in compliance with the Westlake Development Order. The Westlake Plaza driveway volumes are shown on **Attachment 5**.

Sincerely,



Digitally signed by
 Rebecca Mulcahy
 Date: 2023.12.11
 16:09:46 -05'00'

Rebecca J. Mulcahy, P.E.
 Vice President

Attachments

Rebecca J. Mulcahy, State of Florida, Professional Engineer, License No. 42570

This item has been electronically signed and sealed by Rebecca J. Mulcahy, P.E. on 12/11/23 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Attachment 1**Westlake Plaza (Pod G) Phase 2**
Land Use Inventory

Land Use	ITE Code	Approved Intensity	Current Request (1)	Previously Submitted	Total Utilization To Date	Remaining To Be Built
Residential - SF	210	2,946 DUs		2,833	2,833	113
Residential - MF Condos.	230	600 DUs		380	380	220
Residential - 55+ Detached	251	800 DUs		800	800	-
Residential - 55+ Attached	252	200 DUs		-	-	200
Hotel	310	150 Rooms		-	-	150
Community College	540	3,000 Students		430 (3)	430	2,570
General Office	710	450,000 SF		139,000 (2)	139,000	311,000
Research & Devel.	760	600,000 SF		425,000 (2)	425,000	175,000
Light Industrial	110	450,000 SF		-	-	450,000
Shopping Center	820	500,000 SF		282,700 (2),(4)	282,700	217,300
Community Center	495	70,000 SF		24,675	24,675	45,325
Church	560	70,000 SF		38,155	38,155	31,845
Daycare	565	10,000 SF		-	-	10,000
Park	412	192 Acres		-	-	192

(1) Health Club, Tire Store and additional Fast Food Restaurant w/DT accounted for in 12/11/23 Equivalency Statement. No additional reduction required.

(2) See Attachment E1 provided in the Appendix.

(3) The withdrawal of the ISTF resulted in a 2,570-student Community College added back in per Equivalency Statement dated 12/7/22.

(4) Includes 16,700 SF of Sales Center.

Attachment 2

Westlake Plaza (Pod G) Phase 2 Trip Generation - Proposed Uses

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips		Internal Trips	External Trips	
					Trips	%		Trips	%
Health Club	492	25,000 SF	32.93 / 1000 SF	50%	823	58	7.0%	765	
Gen. Commercial (>10,000)	820	86,426 SF	Ln (T) = 0.68Ln (X)+5.57	50%	5,444	196	3.6%	5,248	
Tire Store	848	5,750 SF	28.52 / 1000 SF	50%	164	10	6.0%	154	
Drive-In Bank (<=4 DTs)	912	5,500 SF	100.03 / 1000 SF	50%	550	44	8.0%	506	
Fast Food Rest. With DT	934	7,024 SF	470.95 / 1000 SF	50%	3,308	198	6.0%	3,110	
TOTAL		129,700 SF			10,289	506	4.9%	9,783	

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips	External Trips			
					In	Out	Trips		In	Out	Trips	
Health Club	492	25,000 SF	1.41 / 1000 SF	50%	18	17	35	2	7.0%	17	16	33
Gen. Commercial (>10,000)	820	86,426 SF	0.94 / 1000 SF	62%	50	31	81	6	7.0%	47	28	75
Tire Store	848	5,750 SF	2.72 / 1000 SF	64%	10	6	16	1	6.0%	10	5	15
Drive-In Bank (<=4 DTs)	912	5,500 SF	9.50 / 1000 SF	58%	30	22	52	3	5.0%	28	21	49
Fast Food Rest. With DT	934	7,024 SF	40.19 / 1000 SF	51%	144	138	282	11	4.0%	138	133	271
TOTAL					252	214	466	23	4.9%	240	203	443

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips	External Trips			
					In	Out	Trips		In	Out	Trips	
Health Club	492	25,000 SF	3.53 / 1000 SF	57%	50	38	88	6	7.0%	47	35	82
Gen. Commercial (>10,000)	820	86,426 SF	Ln (T) = 0.74Ln (X)+2.89	48%	234	254	488	16	3.3%	226	246	472
Tire Store	848	5,750 SF	3.98 / 1000 SF	43%	10	13	23	1	6.0%	10	12	22
Drive-In Bank (<=4 DTs)	912	5,500 SF	20.45 / 1000 SF	50%	56	56	112	9	8.0%	52	51	103
Fast Food Rest. With DT	934	7,024 SF	32.67 / 1000 SF	52%	119	110	229	14	6.0%	111	104	215
TOTAL					469	471	940	46	4.9%	446	448	894

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 10th Edition.

Attachment 3A
Westlake Plaza (Pod G) Phase 2
Daily Trip Generation - Cumulative

West Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Internal Trips (2)	External Trips	Interzonal Trips (2) (4)	External Trips	Pass-by Trips (1)	New Trips
Residential - MF Condos.	230	- DUs	6.65 /DU	-	- 0.0%	-	- 0.0%	-	- 0%	-
Residential - 55+ Detached	251	- DUs	8 /DU	-	- 0.0%	-	- 0.0%	-	- 0%	-
Residential - 55+ Attached	252	- DUs	6 /DU	-	- 0.0%	-	- 0.0%	-	- 0%	-
General Office	710	- SF	Ln (T) = 0.77Ln (X)+3.65	-	- 14.2%	-	- 0.0%	-	- 10%	-
Research & Devel.	760	- SF	Ln (T) = 0.83Ln (X)+3.09 (3)	-	- 14.2%	-	- 0.0%	-	- 10%	-
Pod H Industrial Use	N/A	227,000 SF	Pre-Calc'd	1,126	160 14.2%	966	118 10.5%	848	85 10%	763
Shopping Center	820	- SF	Ln (T) = 0.65Ln (X)+5.83	-	- 2.4%	-	- 0.0%	-	- 28.7%	-
Park	412	- Acres	2.28 /Acre	-	- 10.0%	-	- 0.0%	-	- 0%	-
Car Wash	PBC	1 Lane	166 /Lane	166	4 2.4%	162	45 27.1%	117	- 0%	117
Pod G SW Light Industrial	110	145,643 SF	6.97 /1000 SF	1,015	144 14.2%	871	103 10.1%	768	77 10%	691
Pod H Commercial Uses	N/A	165,780 SF	Pre-Calc'd	8,834	212 2.4%	8,622	964 10.9%	7,658	2,198 28.7%	5,460
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	14.3 X PM Peak Hour Trips	3,818	92 2.4%	3,726	431 11.3%	3,295	2,010 61%	1,285
Publix at Westlake Plaza	N/A	129,700 SF	Pre-Calc'd	9,783	235 2.4%	9,548	1,056 10.8%	8,492	2,437 28.7%	6,055
TOTALS				24,742	847 3.4%	23,895	2,717 11.0%	21,178	6,807	14,371

East Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Internal Trips (2)	External Trips	Interzonal Trips (2)	External Trips	Pass-by Trips (1)	New Trips
Residential - SF (N,O,T,U,V)	210	1,143 DUs	10 /DU	11,430	240 2.1%	11,190	766 6.7%	10,424	- 0%	10,424
Residential - SF (F,M,P,Q,R,S)	210	1,690 DUs	10 /DU	16,900	355 2.1%	16,545	1,132 6.7%	15,413	- 0%	15,413
Residential - MF Condos.	230	380 DUs	6.65 /DU	2,527	53 2.1%	2,474	172 6.8%	2,302	- 0%	2,302
Residential - 55+ Detached	251	800 DUs	8 /DU	6,400	134 2.1%	6,266	422 6.6%	5,844	- 0%	5,844
Hotel	310	- Rooms	8.92 /Room	-	- 0.0%	-	- 0.0%	-	- 10%	-
Community College	540*	- Students	2.29 /Student	-	- 0.0%	-	- 0.0%	-	- 0%	-
General Office	710	- SF	Ln (T) = 0.77Ln (X)+3.65	-	- 29.5%	-	- 0.0%	-	- 10%	-
Research & Devel.	760	- SF	Ln (T) = 0.83Ln (X)+3.09 (3)	-	- 29.5%	-	- 0.0%	-	- 10%	-
Light Industrial	110	- SF	6.97 /1000 SF	-	- 29.5%	-	- 0.0%	-	- 10%	-
Shopping Center	820	16,700 SF	Ln (T) = 0.65Ln (X)+5.83	2,122	997 47.0%	1,125	163 7.7%	962	352 36.6%	610
Park	412	- Acres	2.28 /Acre	-	- 27.8%	-	- 0.0%	-	- 0%	-
Community Center	495	24,675 SF	33.82 /1000 SF	835	232 27.8%	603	- 0.0%	603	30 5%	573
Church	560	38,155 SF	9.11 /1000 SF	348	97 27.8%	251	- 0.0%	251	13 5%	238
Daycare	565	- SF	74.06 /1000 SF	-	- 27.8%	-	- 0.0%	-	- 50%	-
ISTF	N/A	- Complex	Pre-Calc'd	-	- 0.0%	-	- 0.0%	-	- 0%	-
FSED	650	12,379 SF	Pre-Calc'd	309	104 33.5%	205	19 6.2%	186	19 10%	167
Tax Collector	730	23,735 SF	Pre-Calc'd	536	158 29.5%	378	43 8.1%	335	34 10%	301
TOTALS				41,407	2,370 5.7%	39,037	2,717 6.6%	36,320	448	35,872
COMBINED TOTALS				66,149	3,217 4.9%	62,932	5,434 8.2%	57,498	7,255	50,243

* Rate obtained from Palm Beach State College trip generation study by Kimley-Horn.

(1) Source: Palm Beach County ULDC Article 13, unless otherwise noted. Retail pass-by rate limited to 28.7% per approved study.

(2) Utilized average of individual AM and PM peak hour internalization rates. Resultant interzonal trips are calculated based on total trips, consistent with the methodology in the approved traffic study.

(3) Source: Institute of Transportation Engineers, *Trip Generation*, 9th Edition.

(4) Minor adjustments made to balance with the east side interzonal trips.

Shaded cells represent current request.

Attachment 3B

Westlake Plaza (Pod G) Phase 2

AM Peak Hour Trip Generation - Cumulative

West Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips (2)			External Trips			Interzonal Trips (2)			External Trips			Pass-by Trips (3)			New Trips		
				In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total			
Residential - MF Condos.	230	- DUs	Ln(T) = 0.80Ln(x)+0.26 (17/83)	-	-	-	-	-	0.0%	-	-	-	-	-	0.0%	-	-	-	-	-	0%	-	-	-
Residential - 55+ Detached	251	- DUs	0.22 /DU (35/65)	-	-	-	-	-	0.0%	-	-	-	-	-	0.0%	-	-	-	-	-	0%	-	-	-
Residential - 55+ Attached	252	- DUs	0.2 /DU (34/66)	-	-	-	-	-	0.0%	-	-	-	-	-	0.0%	-	-	-	-	-	0%	-	-	-
General Office	710	- SF	Ln(T) = 0.80Ln(x)+1.57 (88/12)	-	-	-	-	-	6.8%	-	-	-	-	-	0.0%	-	-	-	-	-	10%	-	-	-
Research & Devel.	760	- SF	Ln(T) = 0.87Ln(x)+0.86 (83/17)	-	-	-	-	-	6.8%	-	-	-	-	-	0.0%	-	-	-	-	-	10%	-	-	-
Pod H Industrial Use	N/A	227,000 SF	Pre-Calc'd	140	19	159	11	6.8%	135	13	148	7	4.4%	129	12	141	14	10%	116	11	127	-	-	-
Shopping Center	820	- SF	0.96 /1000 SF (62/38)	-	-	-	-	1.4%	-	-	-	-	-	0.0%	-	-	-	-	-	28.7%	-	-	-	
Park	412	- Acres	0.02 /Acre (61/39)	-	-	-	-	10.0%	-	-	-	-	-	10.0%	-	-	-	-	-	0%	-	-	-	
Car Wash	PBC	1 Lane	11.97 /Lane (50/50)	6	6	12	-	1.4%	6	6	12	1	8.3%	5	6	11	-	0%	5	6	11	-	-	-
Pod G SW Light Industrial	110	145,643 SF	0.92 /1000 SF (88/12)	118	16	134	9	6.8%	112	13	125	6	4.5%	106	13	119	12	10%	95	12	107	-	-	-
Pod H Commercial Uses	N/A	165,780 SF	Pre-Calc'd	348	317	665	9	1.4%	343	313	656	13	2.0%	336	307	643	185	28.7%	240	218	458	-	-	-
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	12.3*FP + 15.5(X) (50/50)	134	133	267	4	1.4%	132	131	263	5	1.9%	129	129	258	157	61%	50	51	101	-	-	-
Publix at Westlake Plaza	N/A	129,700 SF	Pre-Calc'd	240	203	443	6	1.4%	237	200	437	8	1.8%	233	196	429	123	28.7%	166	140	306	-	-	-
TOTALS				986	694	1,680	39	2.3%	965	676	1,641	40	2.4%	938	663	1,601	491		672	438	1,110			

East Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips (2)			External Trips			Interzonal Trips (2)			External Trips			Pass-by Trips (3)			New Trips		
				In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total			
Residential - SF (N,O,T,U,V)	210	1,143 DUs	0.75 /DU (25/75)	214	643	857	9	1.0%	212	636	848	11	1.3%	209	628	837	-	0%	209	628	837	-	-	-
Residential - SF (F,M,P,Q,R,S)	210	1,690 DUs	0.75 /DU (25/75)	317	951	1,268	13	1.0%	313	942	1,255	17	1.3%	308	930	1,238	-	0%	308	930	1,238	-	-	-
Residential - MF Condos.	230	380 DUs	Ln(T) = 0.80Ln(x)+0.26 (17/83)	26	124	150	2	1.0%	26	122	148	2	1.3%	25	121	146	-	0%	25	121	146	-	-	-
Residential - 55+ Detached	251	800 DUs	0.22 /DU (35/65)	62	114	176	2	1.0%	61	113	174	2	1.1%	60	112	172	-	0%	60	112	172	-	-	-
Hotel	310	- Rooms	0.53 /Room (59/41)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-	-	-	-
Community College	540*	- Students	0.11 /Student (87/13)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-	-	-	-
General Office	710	- SF	Ln(T) = 0.80Ln(x)+1.57 (88/12)	-	-	-	-	12.7%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-	-	-	-
Research & Devel.	760	- SF	Ln(T) = 0.87Ln(x)+0.86 (83/17)	-	-	-	-	12.7%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-	-	-	-
Light Industrial	110	- SF	0.92 /1000 SF (88/12)	-	-	-	-	12.7%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-	-	-	-
Shopping Center	820	16,700 SF	0.96 /1000 SF (62/38)	10	6	16	10	62.5%	3	3	6	2	12.5%	2	2	4	1	36.6%	1	2	3	-	-	-
Park	412	- Acres	0.02 /Acre (61/39)	-	-	-	-	26.4%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-	-	-	-
Community Center	495	24,675 SF	2.05 /1000 SF (66/34)	34	17	51	13	26.4%	25	13	38	-	0.0%	25	13	38	2	5%	24	12	36	-	-	-
Church	560	38,155 SF	0.56 /1000 SF (62/38)	13	8	21	6	26.4%	10	5	15	-	0.0%	10	5	15	1	5%	10	4	14	-	-	-
Daycare	565	- SF	12.18 /1000 SF (53/47)	-	-	-	-	26.4%	-	-	-	-	0.0%	-	-	-	-	50%	-	-	-	-	-	-
ISTF	N/A	- Complex	Pre-Calc'd	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-	-	-	-
FSED	650	12,379 SF	Pre-Calc'd	7	7	14	2	14.3%	7	5	12	1	7.1%	8	3	11	1	10%	7	3	10	-	-	-
Tax Collector	730	23,735 SF	Pre-Calc'd	59	20	79	10	12.7%	52	17	69	5	6.3%	56	8	64	6	10%	50	8	58	-	-	-
TOTALS				742	1,890	2,632	67	2.5%	709	1,856	2,565	40	1.5%	703	1,822	2,525	11		694	1,820	2,514			

COMBINED TOTALS 1,728 2,584 4,312 106 2.5% 1,674 2,532 4,206 80 1.9% 1,641 2,485 4,126 502 1,366 2,258 3,624

* Rate obtained from Palm Beach State College trip generation study by Kimley-Horn.

(1) Source: Institute of Transportation Engineers, [Trip Generation](#), 9th Edition, unless otherwise noted.

(2) Internalization matrices, included in the Appendix, calculate the interzonal trips. Resultant interzonal percentages are calculated based on total trips, consistent with the methodology in the approved traffic study.

(3) Source: Palm Beach County ULDC Article 13. Retail pass-by rate limited to 28.7% per approved study.

Shaded cells represent current request.

Attachment 3C

Westlake Plaza (Pod G) Phase 2

PM Peak Hour Trip Generation - Cumulative

West Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips (2)			External Trips			Interzonal Trips (2)			External Trips			Pass-by Trips (3)			New Trips			
				In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	
Residential - MF Condos.	230	- DUs	$Ln(T) = 0.82Ln(x)+0.32$ (67/33)	-	-	-	-	-	0.0%	-	-	-	-	-	0.0%	-	-	-	-	-	0%	-	-	-	
Residential - 55+ Detached	251	- DUs	0.27 /DU (61/39)	-	-	-	-	-	0.0%	-	-	-	-	-	0.0%	-	-	-	-	-	0%	-	-	-	
Residential - 55+ Attached	252	- DUs	0.25 /DU (54/46)	-	-	-	-	-	0.0%	-	-	-	-	-	0.0%	-	-	-	-	-	0%	-	-	-	
General Office	710	- SF	1.49 /1000 SF (17/83)	-	-	-	-	-	21.5%	-	-	-	-	-	0.0%	-	-	-	-	-	10%	-	-	-	
Research & Devel.	760	- SF	$Ln(T) = 0.83Ln(X)+1.06$ (15/85)	-	-	-	-	-	21.5%	-	-	-	-	-	0.0%	-	-	-	-	-	10%	-	-	-	
Pod H Industrial Use	N/A	227,000 SF	Pre-Calc'd	19	124	143	31	21.5%	13	99	112	18	12.6%	8	86	94	9	10%	7	78	85	-	-	-	
Shopping Center	820	- SF	$Ln(T) = 0.67Ln(X)+3.31$ (48/52)	-	-	-	-	3.3%	-	-	-	1	0.0%	-	(1)	(1)	-	28.7%	-	(1)	(1)	-	-	-	
Park	412	- Acres	0.09 /Acre (61/39)	-	-	-	-	10.0%	-	-	-	-	10.0%	-	-	-	-	-	-	0%	-	-	-	-	-
Car Wash	PBC	1 Lane	13.65 /Lane (50/50)	7	7	14	-	3.3%	7	7	14	5	35.7%	6	3	9	-	0%	6	3	9	-	-	-	
Pod G SW Light Industrial	110	145,643 SF	0.97 /1000 SF (12/88)	17	124	141	30	21.5%	13	98	111	17	12.1%	8	86	94	9	10%	7	78	85	-	-	-	
Pod H Commercial Uses	N/A	165,780 SF	Pre-Calc'd	343	338	681	22	3.3%	325	334	659	107	15.7%	297	255	552	158	28.7%	212	182	394	-	-	-	
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	12.3*FP + 15.5(X) (50/50)	134	133	267	9	3.3%	127	131	258	44	16.5%	115	99	214	131	61%	45	38	83	-	-	-	
Publix at Westlake Plaza	N/A	129,700 SF	Pre-Calc'd	446	448	894	30	3.3%	422	442	864	140	15.7%	385	339	724	208	28.7%	275	241	516	-	-	-	
TOTALS				966	1,174	2,140	122	5.7%	907	1,111	2,018	332	15.5%	819	867	1,686	515		552	619	1,171				

East Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips (2)			External Trips			Interzonal Trips (2)			External Trips			Pass-by Trips (3)			New Trips		
				In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Residential - SF (N,O,T,U,V)	210	1,143 DUs	$Ln(T) = 0.90Ln(x)+0.51$ (63/37)	593	348	941	29	3.1%	576	336	912	113	12.0%	495	304	799	-	0%	495	304	799	-	-	-
Residential - SF (F,M,P,Q,R,S)	210	1,690 DUs	$Ln(T) = 0.90Ln(x)+0.51$ (63/37)	843	495	1,338	40	3.1%	819	479	1,298	161	12.0%	703	434	1,137	-	0%	703	434	1,137	-	-	-
Residential - MF Condos.	230	380 DUs	$Ln(T) = 0.82Ln(x)+0.32$ (67/33)	121	59	180	6	3.1%	118	56	174	22	12.2%	102	50	152	-	0%	102	50	152	-	-	-
Residential - 55+ Detached	251	800 DUs	0.27 /DU (61/39)	132	84	216	7	3.1%	128	81	209	26	12.0%	109	74	183	-	0%	109	74	183	-	-	-
Hotel	310	- Rooms	0.6 /Room (51/49)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-	-	-	-
Community College	540*	- Students	0.14 /Student (54/46)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-	-	-	-
General Office	710	- SF	1.49 /1000 SF (17/83)	-	-	-	-	46.3%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-	-	-	-
Research & Devel.	760	- SF	$Ln(T) = 0.83Ln(X)+1.06$ (15/85)	-	-	-	-	46.3%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-	-	-	-
Light Industrial	110	- SF	0.97 /1000 SF (12/88)	-	-	-	-	46.3%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-	-	-	-
Shopping Center	820	16,700 SF	$Ln(T) = 0.67Ln(X)+3.31$ (48/52)	87	94	181	57	31.5%	67	57	124	5	2.8%	63	56	119	44	36.6%	40	35	75	-	-	-
Park	412	- Acres	0.09 /Acre (61/39)	-	-	-	-	29.2%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-	-	-	-
Community Center	495	24,675 SF	2.74 /1000 SF (49/51)	33	35	68	20	29.2%	23	25	48	-	0.0%	23	25	48	2	5%	22	24	46	-	-	-
Church	560	38,155 SF	0.55 /1000 SF (48/52)	10	11	21	6	29.2%	7	8	15	-	0.0%	7	8	15	1	5%	7	7	14	-	-	-
Daycare	565	- SF	12.34 /1000 SF (47/53)	-	-	-	-	29.2%	-	-	-	-	0.0%	-	-	-	-	50%	-	-	-	-	-	-
ISTF	N/A	- Complex	Pre-Calc'd	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-	-	-	-
FSED	650	12,379 SF	Pre-Calc'd	9	10	19	10	52.6%	2	7	9	1	5.3%	2	6	8	1	10%	2	5	7	-	-	-
Tax Collector	730	23,735 SF	Pre-Calc'd	13	28	41	19	46.3%	4	18	22	4	9.8%	5	13	18	2	10%	5	11	16	-	-	-
TOTALS				1,841	1,164	3,005	194	6.5%	1,744	1,067	2,811	332	11.0%	1,509	970	2,479	50		1,485	944	2,429			

COMBINED TOTALS	2,807	2,338	5,145	316	6.1%	2,651	2,178	4,829	664	12.9%	2,328	1,837	4,165	565		2,037	1,563	3,600						
------------------------	-------	-------	-------	-----	------	-------	-------	-------	-----	-------	-------	-------	-------	-----	--	-------	-------	-------	--	--	--	--	--	--

* Rate obtained from Palm Beach State College trip generation study by Kimley-Horn.

(1) Source: Institute of Transportation Engineers, Trip Generation, 9th Edition, unless otherwise noted.

(2) Internalization matrices, included in the Appendix, calculate the interzonal trips. Resultant interzonal percentages are calculated based on total trips, consistent with the methodology in the approved traffic study.

(3) Source: Palm Beach County ULDC Article 13. Retail pass-by rate limited to 28.7% per approved study.

Approved Total

4,932

Shaded cells represent current request.

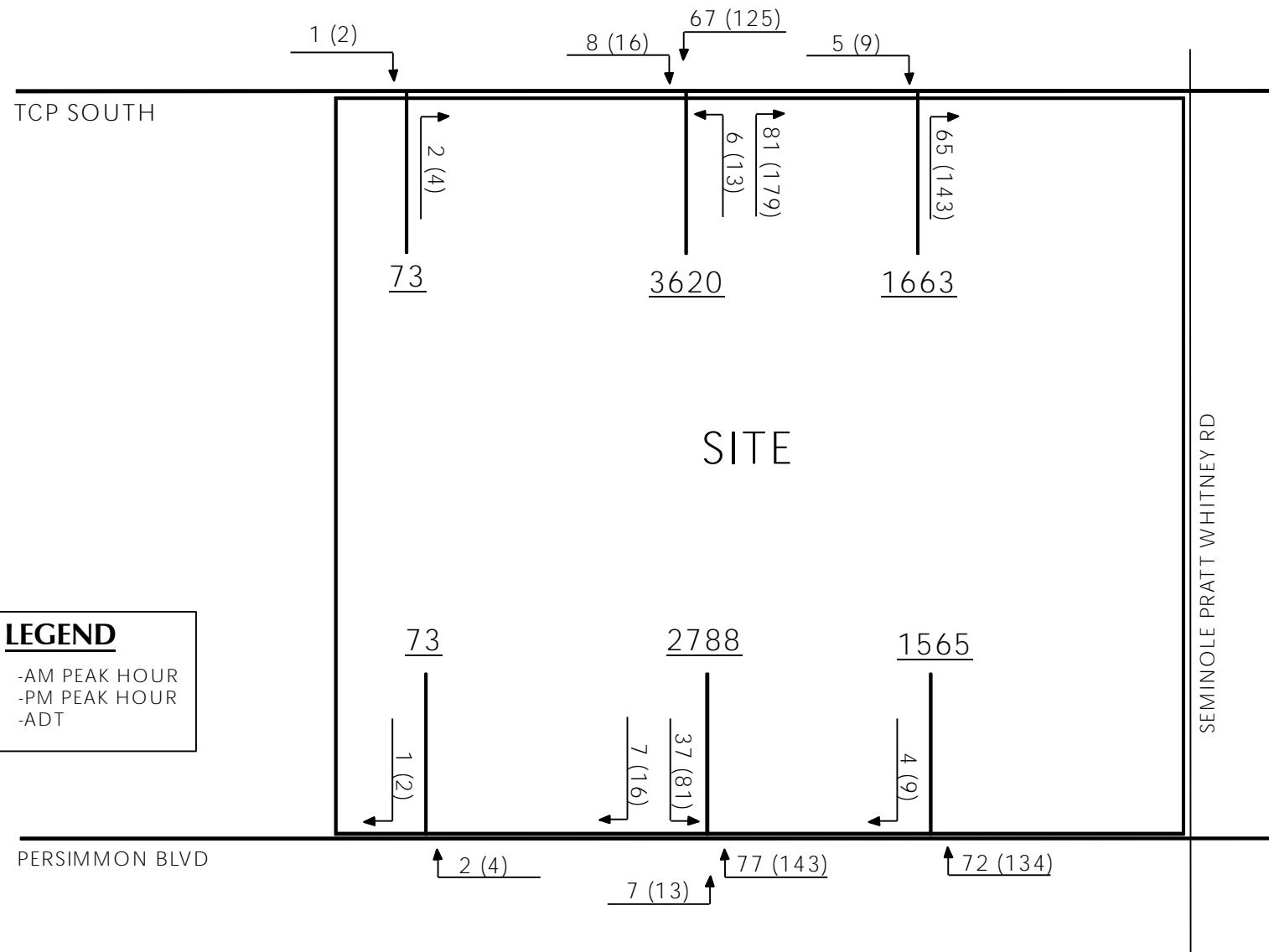
Attachment 4

Westlake Plaza (Pod G) Phase 2

Conditions Associated with Units or Trips⁽¹⁾

Cond. #	Threshold			Improvement			Applicable ?	Met ?	Notes
	Units	Trips	Date	Roadway	Link	Lanes			
1b	39			Seminole Pratt Whitney Rd	Seminole Ridge H.S. to M Canal	4LD	✓	Yes	Completed.
1c	83		10/1/2019	Northlake Blvd	Hall Blvd to Coconut Blvd	4LD	✓	Yes	Determined to be met as not applicable.
1d	98		10/1/2019	SR 7	Okeechobee Blvd to 60th St N	4LD	✓	Yes	Determined to be met as not applicable.
1e	304		10/1/2018	SR 7	60th St N to Northlake Blvd	4LD	✓	Yes	Determined to be met as not applicable.
1f	447	251 AM Out	10/1/2017	Northlake Blvd	Seminole Pratt Whitney to Hall Blvd	4LD	✓	Yes	Determined to be met as not applicable.
1g	536		10/1/2016	Intersection	60th St N / RPB Blvd		✓	Yes	Determined to be met as not applicable.
1h	872			Prop Share Payment		\$7,984,927		✓	Paid on 12/7/20.
1i	1,021	574 AM Out	10/1/2020	Southern Blvd	Lion Country Safari to Forest Hill Blvd	6LD	✓	Yes	Determined to be met as not applicable.
1j	1,904	1071 AM Out		Prop Share Payment		\$7,356,582		✓	Paid on 6/16/22
1k	2,269	1276 AM Out	10/1/2020	Roebuck Rd	SR 7 to Jog Rd (or Pay \$1,144,578)	4LD	✓	Yes	Determined to be met as not applicable.
1l	2,430	1367 AM Out		Prop Share Payment		\$3,667,913		✓	To be paid when building permits reach trip threshold.
1m	2,581	1452 AM Out		Prop Share Payment		\$9,855,072		✓	To be paid when building permits reach trip threshold.
1n	2,706	756 PM Out		Prop Share Payment		\$8,653,561		✓	Paid on 6/16/22
1o	3,045	1713 AM Out		Prop Share Payment		\$4,558,546		✓	To be paid when building permits reach trip threshold.
1p	3,240	1822 AM Out		Prop Share Payment		\$1,180,850		✓	To be paid when building permits reach trip threshold.
1q	3446 + 600Condos + 2 55+ Units	2118 AM Out		Prop Share Payment		\$2,281,800		✓	To be paid when building permits reach trip threshold.
1r		2125 PM Out		Prop Share Payment CRALLS Payment		\$832,533 \$3,363,800			
1s		2192 AM Out		Prop Share Payment		\$3,701,222		✓	No To be paid when building permits reach trip threshold.

(1) Per the Proportionate Share Agreement.



WESTLAKE PLAZA (POD G)
PHASE 2

ATTACHMENT 5
PROJECT DRIVEWAY VOLUMES

PTC
80

#23-087
10/18/23

APPENDIX

Attachment E1

Westlake Plaza (Pod G) Phase 2
Final Traffic Equivalency Table*

Approved Use --->	Office [450,000 SF]		R&D [600,000 SF]		Shopping Center [500,000 SF]		Comm. College [3,000 Std.]	
	West	East	West	East	West	East	West	East
	150,000	300,000	425,000	175,000	350,000	150,000	-	3,000
<u>New Use</u>								
Free-Standing Emerg. Dept. (12,379 SF)		-4,000						
7-11 Gas Station/C-Store and Carwash			-47,000					
ISTF & Tax Collector's Office (23,735 SF)								-3,000
Publix at Westlake Plaza (129,700 SF) **	-100,000				-140,000			
Pod G Southwest (145,643 SF Light Industrial)					-39,500			
Withdrawal of ISTF								2,570
Pod H (Mix of Commercial Uses)***	-35,000		-378,000		-86,500			
New Total Allowed	15,000	296,000	0	175,000	84,000	150,000	0	2,570
	311,000		175,000		234,000		2,570	

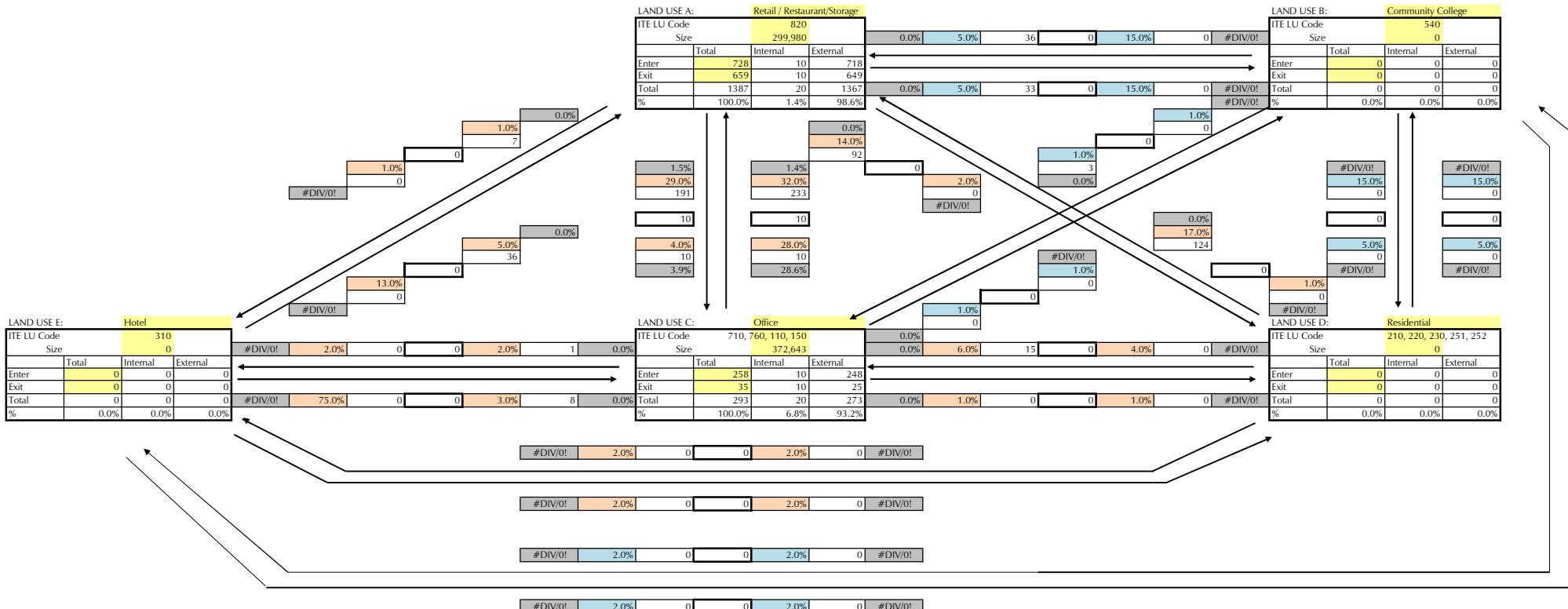
* All equivalencies to date.

** Previously 140,000 SF. Reduced due to addition of Health Club, Tire Store and Fast Food w/DT.

*** 140,000 SF Self Storage, 14.435 Acres Recreation, 11,878 SF Retail Plaza, 2,572 SF Drive-in Bank, 8,805 SF Fast Food w/DT, 2,525 SF Coffee Shop w/DT.

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - West Side
TIME PERIOD: AM Peak Hour Traffic
DATE: 10/18/23



Net External Trips for Multi-Use Development					
L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	718	0	248	0	0
Exit	649	0	25	0	0
Total	1387	0	273	0	0
Single-Use Trip Gen. Estimate	1387	0	293	0	1640

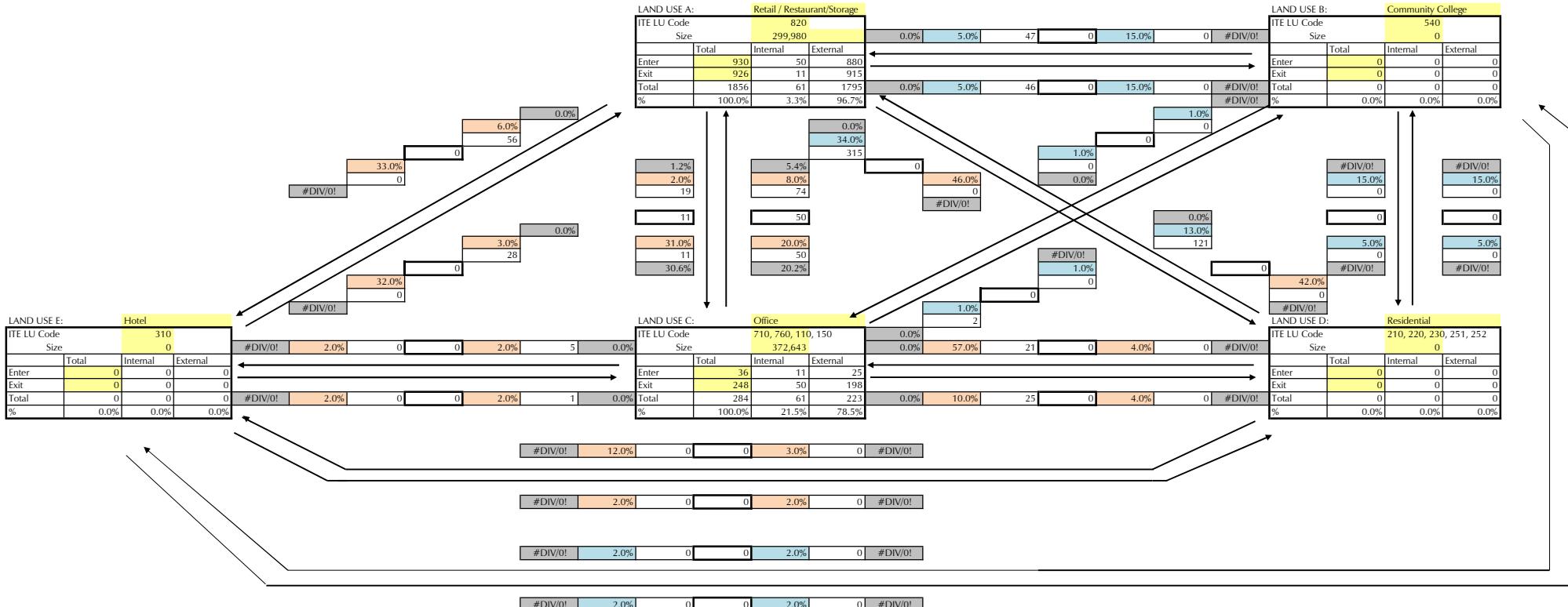
INTERNAL
CAPTURE

LEGEND

- 1.0% Actual percent of trips entering (or exiting) a land use from another land use based on balanced number of trips.
- 5.0% Estimated percent of trips entering (or exiting) a land use from another land use based on NCHRP Report 684 (input by user).
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- 12 Balanced number of trips (lowest value) between two land uses.

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - West Side
TIME PERIOD: PM Peak Hour Traffic
DATE: 10/18/23



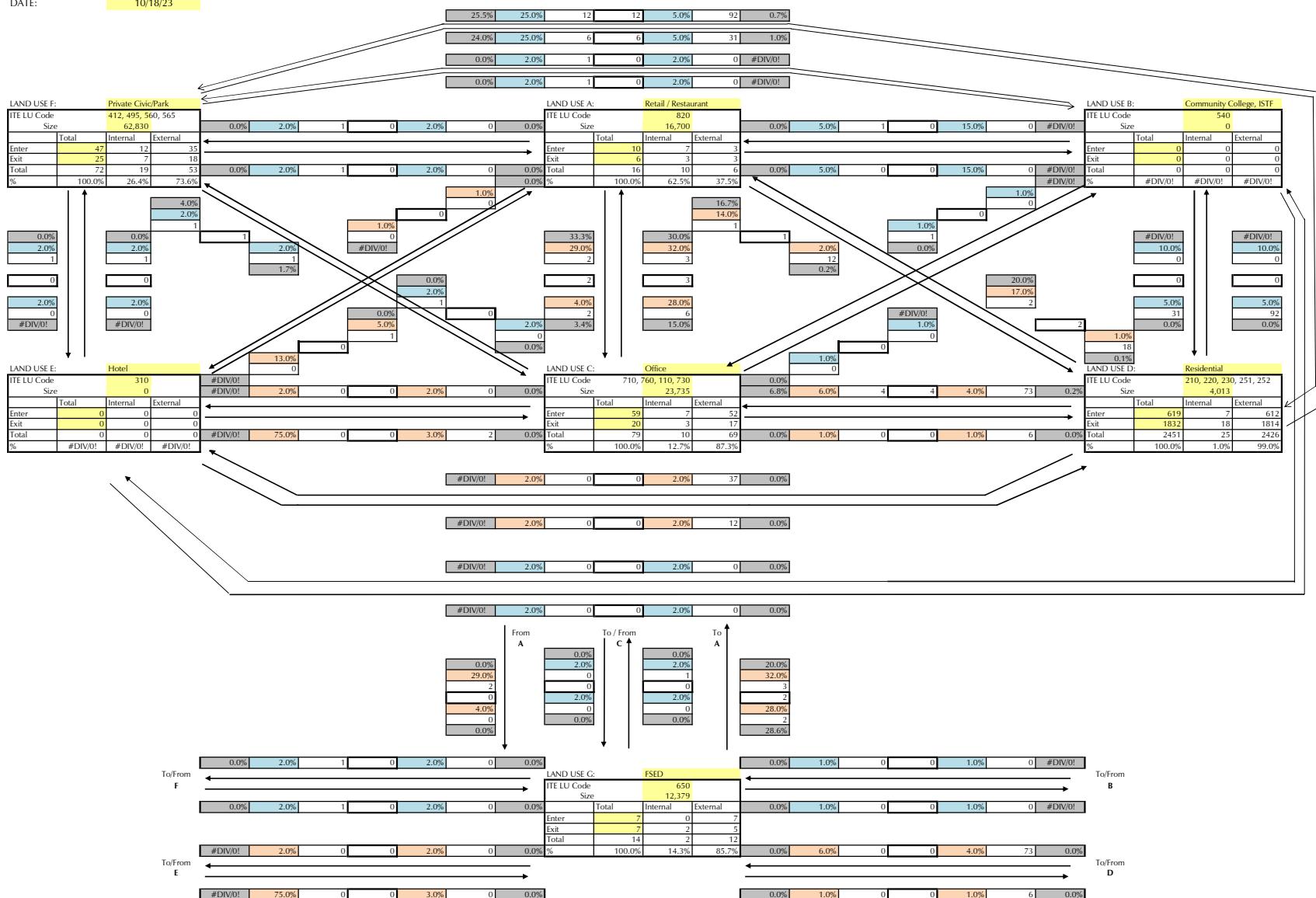
Net External Trips for Multi-Use Development					
L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	880	0	25	0	905
Exit	915	0	198	0	1113
Total	1795	0	223	0	2018
Single-Use Trip Gen. Estimate	1856	0	284	0	2140

INTERNAL
CAPTURE

LEGEND

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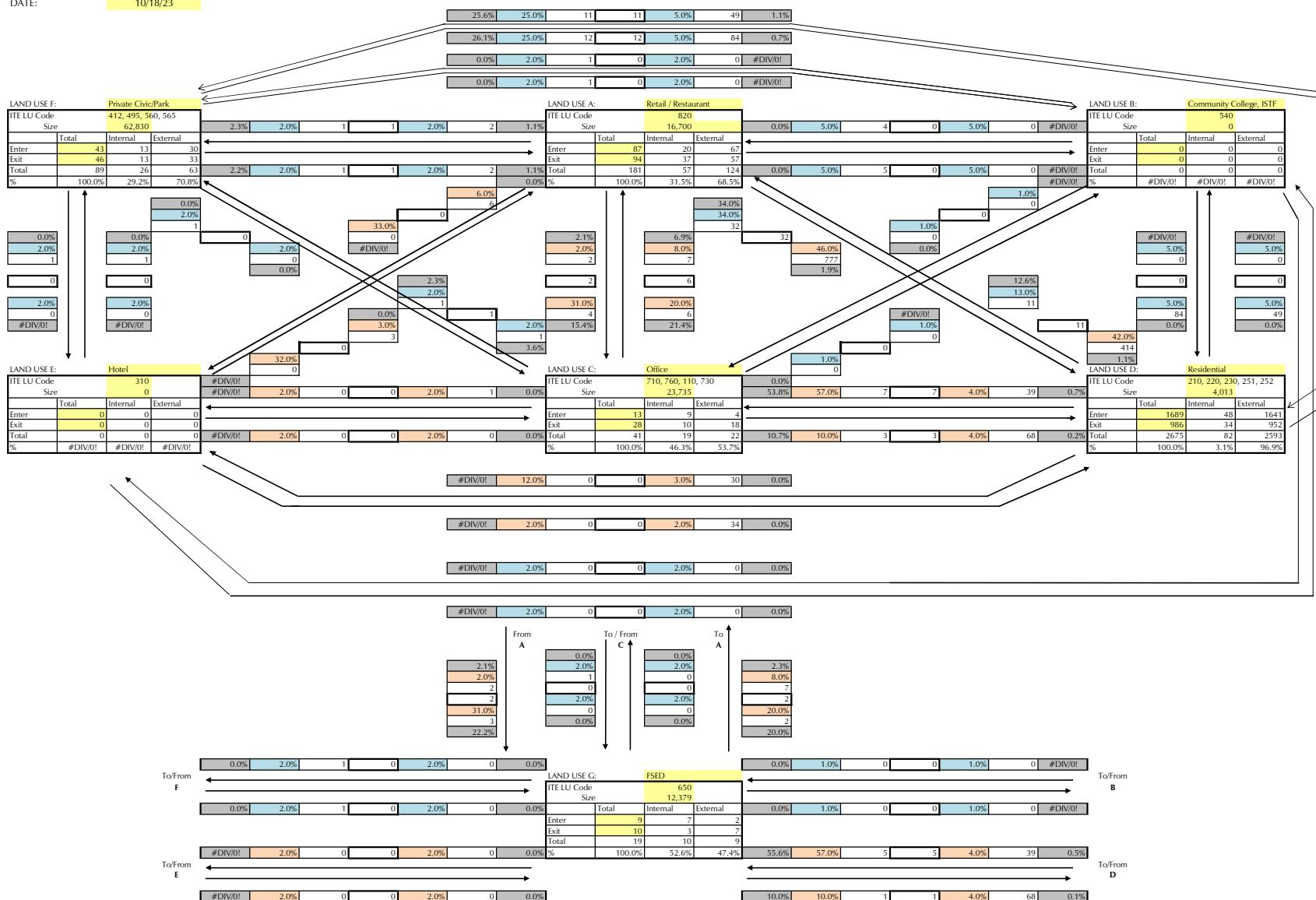
INTERNAL CAPTURE WORKSHEET

Trip Gen + Internal 23-087 10-18-23 Cum.
10/18/2023PROJECT: Westlake - East Side
TIME PERIOD: AM Peak Hour Traffic
DATE: 10/18/23

Net External Trips for Multi-Use Development								
L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	L.U. F	L.U. G	TOTAL	
Enter	3	0	52	612	0	35	7	709
Exit	3	0	17	1814	0	18	5	1857
Total	6	0	69	2426	0	53	12	2566
Single-Use Trip Gen. Estimate	16	0	79	2451	0	72	14	2632
							2.5%	

LEGEND	
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INTERNAL CAPTURE WORKSHEET

Trip Gen + Internal 23-087 10-18-23 Cum.
10/18/2023PROJECT: Westlake - East Side
TIME PERIOD: PM Peak Hour Traffic
DATE: 10/18/23

Net External Trips for Multi-Use Development

	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	L.U. F	L.U. G	TOTAL
Enter	67	0	4	1641	0	30	2	1744
Exit	57	0	18	952	0	33	7	1067
Total	124	0	22	2593	0	63	9	2811
Single-Use Trip Gen. Estimate	181	0	41	2675	0	89	19	3005

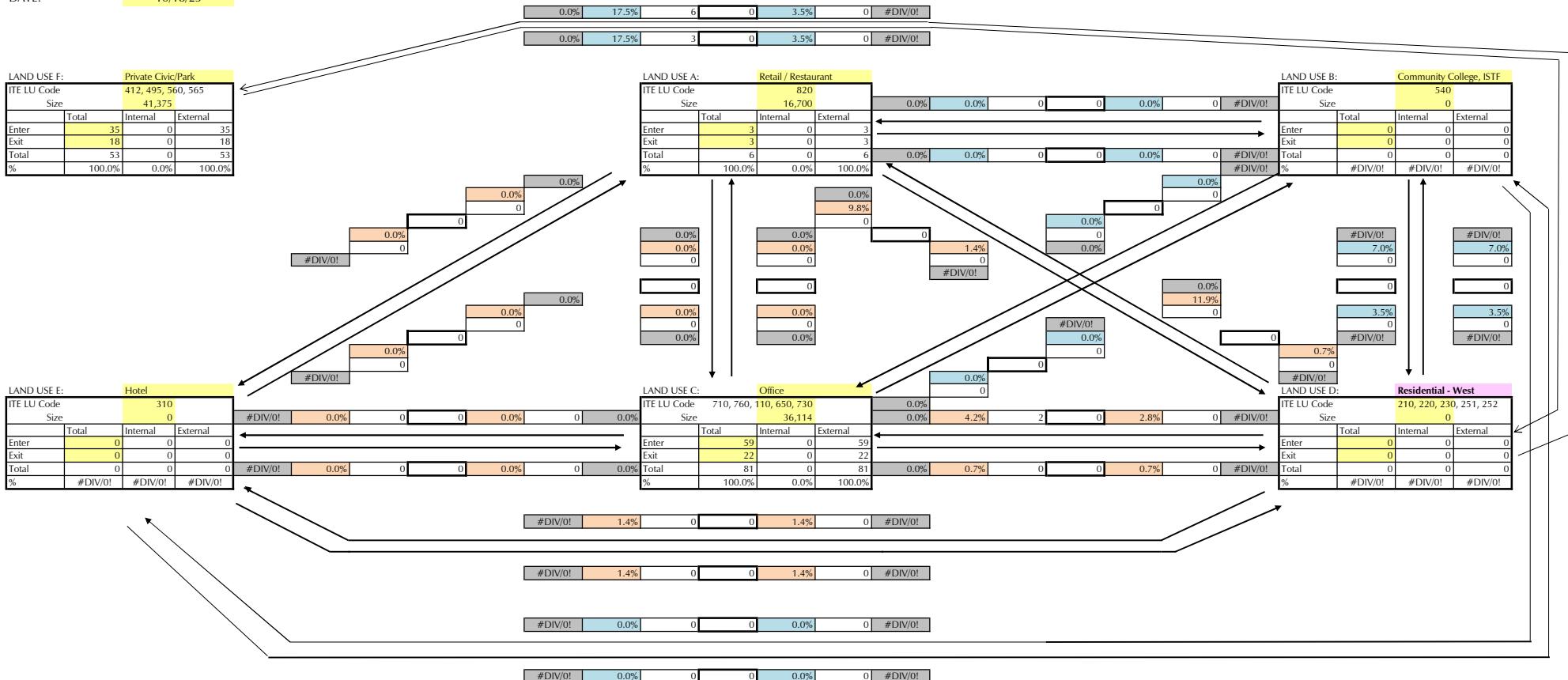
INTERNAL CAPTURE

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INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Residential
TIME PERIOD: AM Peak Hour Traffic
DATE: 10/18/23



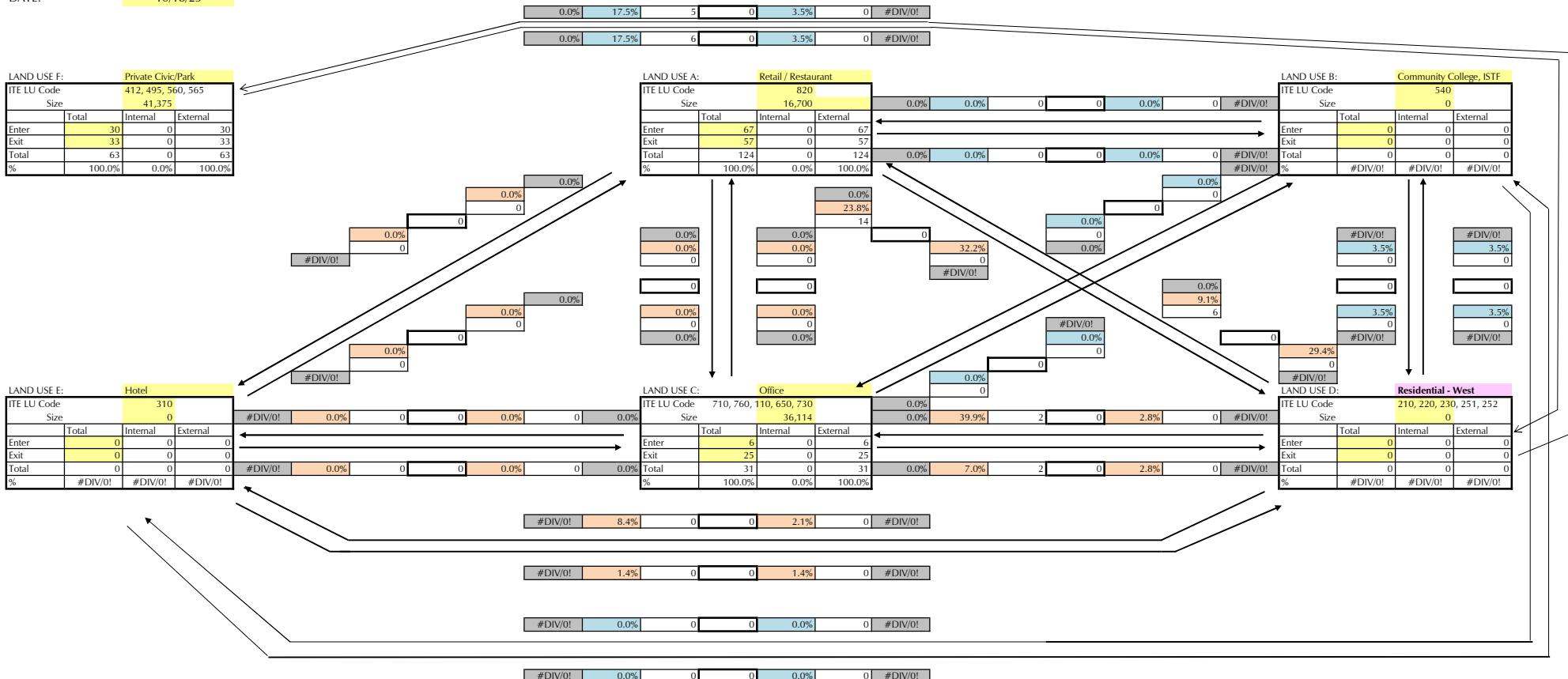
Net External Trips for Multi-Use Development						
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	3	0	59	0	0	62
Exit	3	0	22	0	0	25
Total	6	0	81	0	0	87
Single-Use Trip Gen. Estimate	6	0	81	0	0	87

INTERNAL
CAPTURE

LEGEND	
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INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Residential
TIME PERIOD: PM Peak Hour Traffic
DATE: 10/18/23



Net External Trips for Multi-Use Development						
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	67	0	6	0	0	73
Exit	57	0	25	0	0	82
Total	124	0	31	0	0	155
Single-Use Trip Gen. Estimate	124	0	31	0	0	155

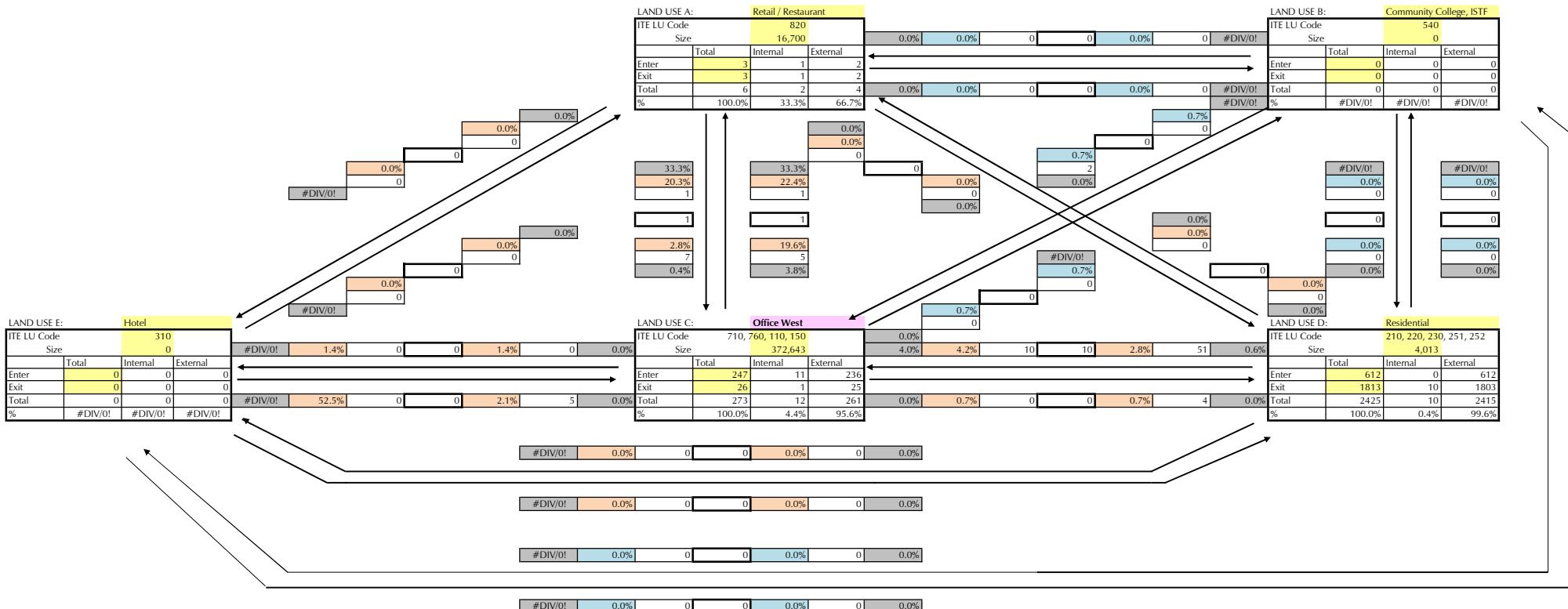
INTERNAL
CAPTURE

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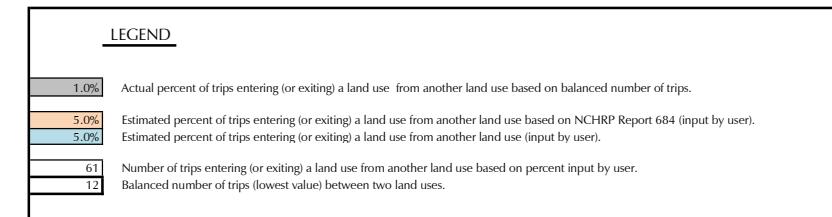
INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Office
TIME PERIOD: AM Peak Hour Traffic
DATE: 10/18/23



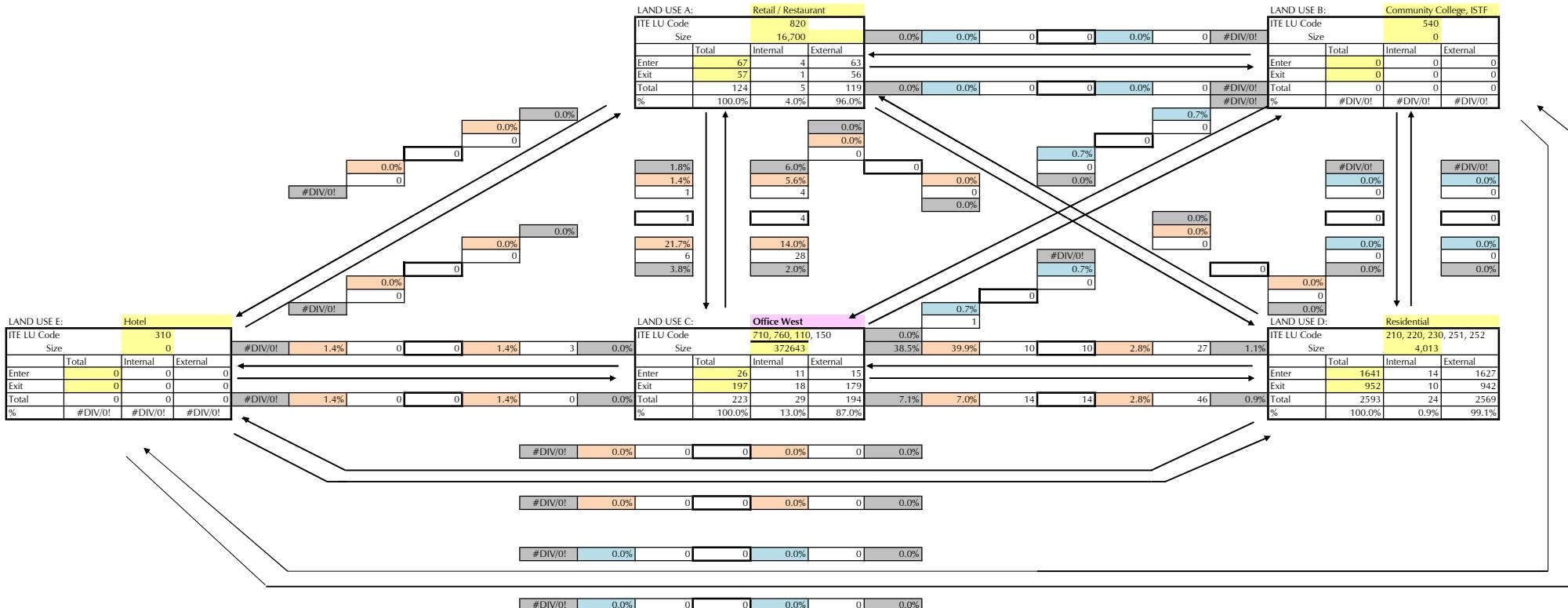
Net External Trips for Multi-Use Development					
L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	2	0	236	612	0
Exit	2	0	25	1803	0
Total	4	0	261	2415	0
Single-Use Trip Gen. Estimate	6	0	273	2425	0
					2704

INTERNAL
CAPTURE



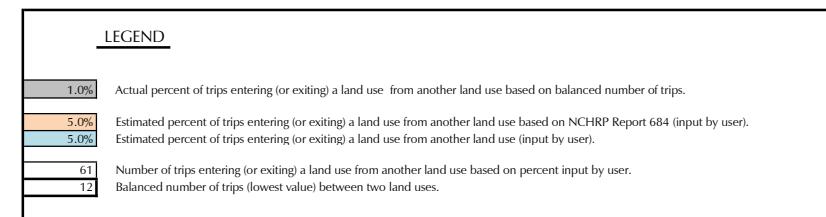
INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Office
TIME PERIOD: PM Peak Hour Traffic
DATE: 10/18/23



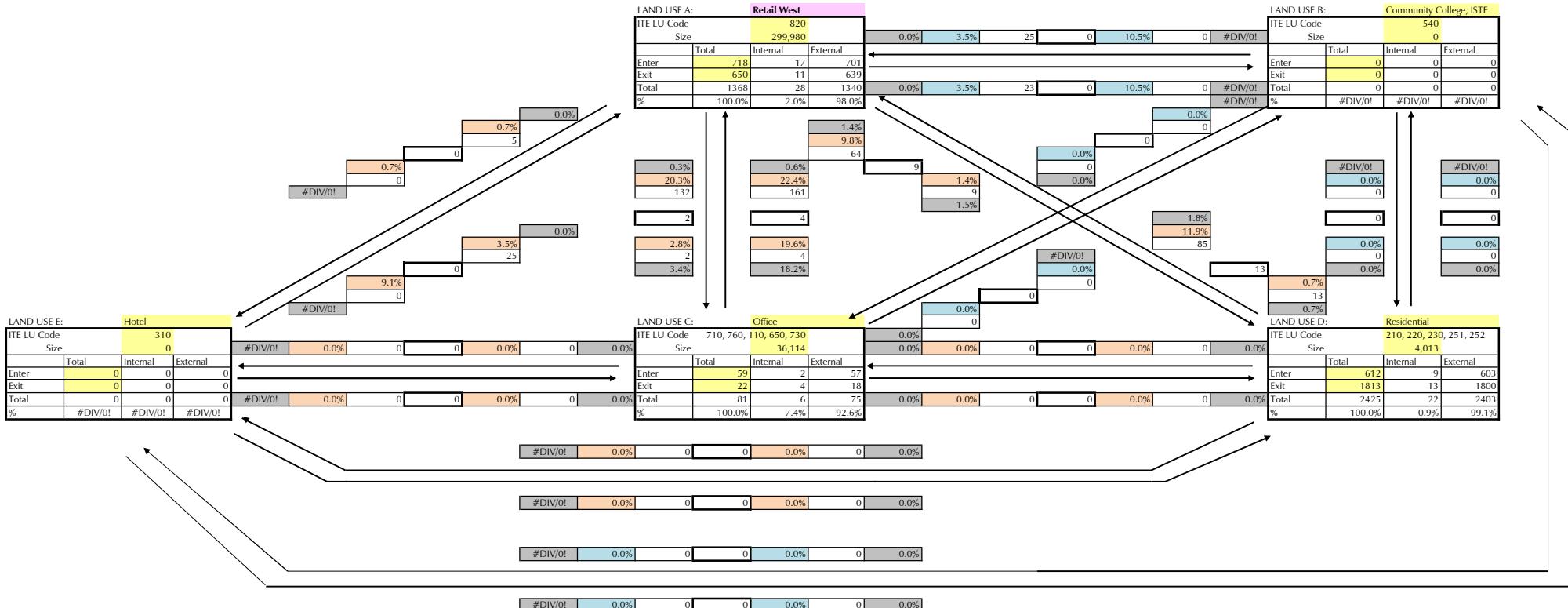
Net External Trips for Multi-Use Development					
L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	63	0	15	1627	0
Exit	56	0	179	942	0
Total	119	0	194	2569	0
Single-Use Trip Gen. Estimate	124	0	223	2593	0
					2.0%

INTERNAL
CAPTURE



INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Retail
TIME PERIOD: AM Peak Hour Traffic
DATE: 10/18/23



INTERNAL
CAPTURE

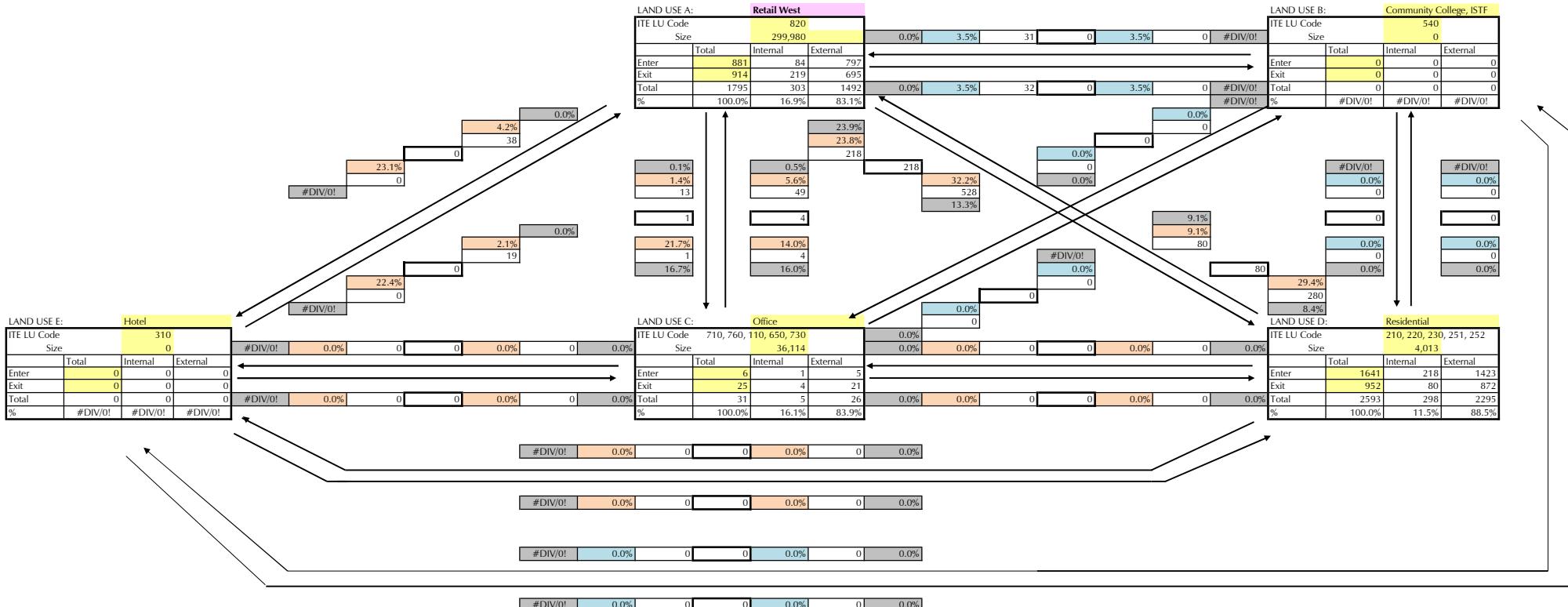
Net External Trips for Multi-Use Development					
L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	701	0	57	603	0
Exit	639	0	18	1800	0
Total	1340	0	75	2403	0
Single-Use Trip Gen. Estimate	1368	0	81	2425	0

LEGEND

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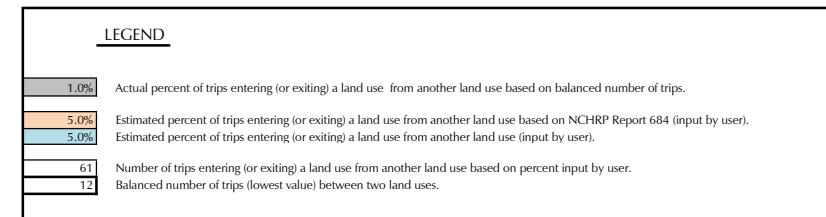
INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Retail
TIME PERIOD: PM Peak Hour Traffic
DATE: 10/18/23



Net External Trips for Multi-Use Development					
L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	797	0	5	1423	0
Exit	695	0	21	872	0
Total	1492	0	26	2295	0
Single-Use Trip Gen. Estimate	1795	0	31	2593	0
				4419	13.7%

INTERNAL
CAPTURE



April 21, 2025

South Florida Water Management District
 3301 Gun Club Rd,
 West Palm Beach, FL 33406
 (561) 686-8800

**RE: Minor Modification Request
 Mavis Loxahatchee**

To whom it may concern:

Please find enclosed submittal for Minor Modification to Publix at Westlake Plaza (Permit Modification #50-104973-P). The site is located at 16775 Persimmon Boulevard West, Westlake, FL 33470 (Parcel ID: 77-40-43-01-24-001-0000). The project lies within section 01, township 43S, range 40E in the City of Westlake. Per the existing Permit Modification (50-104973-P) the master system encompasses a total of ± 18.46 acres.

The site will be located on outparcel A as illustrated in Permit Modification (50-104973-P) App (210802-7003) and drain to the offsite dry detention area located to the west of the Master Development. Per the approved permitted plan outparcel A is 1.11 acres. The offsite dry detention area, which serves 18.46 acres and has maximum impervious area of 85% includes 4.03 acres of impervious area using the assumption that 61.72% of the commercial use area will be impervious.

The proposed conditions are described in further detail for outparcel A:

Outparcel A	Land Use Description	CN	Area (ac.)	Area (%)	Total Area (ac)	Weighted CN
PRE-DEVELOPMENT	Impervious	98	0.00	0%	1.11	80.0
	Open Space (Good Condition)	80	1.11	100%		
	Open Water	98	0.00	0%		
POST-DEVELOPMENT	Impervious	98	0.57	51%	1.11	89.2
	Open Space (Good Condition)	80	0.54	49%		
	Open Water	98	0.00	0%		

The post-development impervious area is 51% and therefore falls under the maximum impervious area per approved ERP.

Should there be any questions, or should additional information required, please feel free to contact us at (813) 812-4100 or via email: kdedrick@bohlereng.com.

Sincerely,

BOHLER ENGINEERING



Kayla Dedrick, P.E.
Assistant Project Manager, Land Development

File Attachments for Item:

A. SECOND READING – Ordinance 2026-01 – An Ordinance Amending the City’s Land Development Code to Establish Procedures for Reasonable Accommodation and the Review and Approval of Certified Recovery Residences

Submitted By: Administration

ORDINANCE 2026-01

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA,
AMENDING THE CITY’S LAND DEVELOPMENT CODE BY CREATING SECTION _____
ENTITLED “REASONABLE ACCOMMODATION”; PROVIDING FOR INTENT, PURPOSE
AND DEFINITIONS; PROVIDING FOR THE ESTABLISHMENT OF PROCEDURES FOR THE
REVIEW AND APPROVAL OF CERTIFIED RECOVERY RESIDENCES; PROVIDING FOR
REASONABLE ACCOMMODATION TO CONFORM WITH LEGISLATION; PROVIDING FOR
SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND
PROVIDING FOR AN EFFECTIVE DATE.**



Meeting Agenda Item Coversheet

MEETING DATE:	February 3, 2026	Submitted By: Administration	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>	SECOND READING – ORDINANCE 2026-01 – An Ordinance Amending the City's Land Development Code to Establish Procedures for Reasonable Accommodation and the Review and Approval of Certified Recovery Residences		
STAFF RECOMMENDATION: (MOTION READY)	Motion to approve Ordinance No. 2026-01 on first reading.		
SUMMARY and/or JUSTIFICATION:	Senate Bill 954, which updates Chapter 397, Florida Statutes, was signed by the governor on June 25, 2025, and went into effect on July 1, 2025, requires municipalities to adopt ordinance establishing procedures for the review and approval of certified recovery residences. The new law also requires municipalities to have a process for requesting reasonable accommodation from any local land use regulation that serves to prohibit such residences.		
	<u>Background</u> The City of Westlake, FL currently does not have a provision in its code of ordinances that allows someone who wishes to establish a Community Residence to apply for and receive approval, which the new statute requires.		
	<u>Requirements of the New Law</u> The primary requirement of the new law is that a municipality have an ordinance that sets out a procedure for review and approval of a certified recovery residence. The main requirement of this part of the statute is that the ordinance comply with the Fair Housing Amendments Act ("FHA") and the Americans with Disabilities Act ("ADA").		
	In order to comply with the primary purpose of the new law, the City should amend its code to provide for procedures for the review and approval of certified recovery residences within its jurisdiction.		
	State law requires the City of Westlake, FL to enact an ordinance establishing an application process for the review and approval of recovery residences within the City.		
SELECT, if applicable	AGREEMENT:	BUDGET:	
	STAFF REPORT:	PROCLAMATION:	
	EXHIBIT(S):	OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>			
SELECT, if applicable	RESOLUTION:	ORDINANCE:	X

<p>IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i></p> <p><u>Please keep text indented.</u></p>	<p>ORDINANCE 2026-01</p> <p>AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT CODE BY CREATING SECTION _____ ENTITLED "REASONABLE ACCOMMODATION"; PROVIDING FOR INTENT, PURPOSE AND DEFINITIONS; PROVIDING FOR THE ESTABLISHMENT OF PROCEDURES FOR THE REVIEW AND APPROVAL OF CERTIFIED RECOVERY RESIDENCES; PROVIDING FOR REASONABLE ACCOMMODATION TO CONFORM WITH LEGISLATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.</p>
<p>FISCAL IMPACT (if any):</p>	<p>\$</p>

1st Reading _____
2nd Reading _____

ORDINANCE 2026-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT CODE BY CREATING SECTION _____ ENTITLED "REASONABLE ACCOMMODATION"; PROVIDING FOR INTENT, PURPOSE AND DEFINITIONS; PROVIDING FOR THE ESTABLISHMENT OF PROCEDURES FOR THE REVIEW AND APPROVAL OF CERTIFIED RECOVERY RESIDENCES; PROVIDING FOR REASONABLE ACCOMMODATION TO CONFORM WITH LEGISLATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council finds that regulating recovery-residence within the City of Westlake is necessary to protect the public health, safety, and welfare of residents; and

WHEREAS, after due consideration and public input, the City Council finds that this ordinance serves the public welfare;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA THAT:

SECTION 1. Authority. This ordinance is adopted pursuant to the general police powers of the City under Chapter 166, Florida Statutes, and provisions of the City Code of Ordinances.

SECTION 2. Subpart B, entitled "Land Development Regulations" is hereby amended to create a new Section _____ entitled "Reasonable Accommodation" as follows:

Sec. _____ . Reasonable Accommodation.

(a) Intent and Purpose, Definitions, Fees.

(1) This Section sets forth the City's provisions for processing requests for a reasonable accommodation to the City's residential housing ordinances, rules, policies, and procedures for persons with disabilities as provided by the Federal Fair Housing Amendments Act (42 U.S.C. 3601, et seq.) ("FHA") and Title II of the Americans with Disabilities Act (42 U.S.C. Section 12131 et seq.) ("ADA").

(2) The City has considered recent studies commissioned by the City of Delray Beach (titled, "Delray Beach, Florida: Principles to Guide Zoning for Community Residences for People with Disabilities," and dated August, 2017), the City of Pompano Beach (titled, "Pompano Beach, Florida: Principles to Guide Zoning for Community Residences for People with Disabilities," and dated February, 2018), and the City of Fort Lauderdale (titled, "Principles to Guide Zoning for Community Residences for People with Disabilities," and dated February, 13, 2018), which studies were prepared by Mr. Daniel Lauber, AICP, and the study by Daniel Lauber, entitled "Reforming State and Local Zoning for Community Residences for People With Disabilities and for Recovery Communities (River Forest, IL: Planning/Communications, July 2024)". These studies identify significant public purposes of furthering beneficial health goals for certain types of disabled residents, in terms of facilitating community integration and normalization. The studies, in part, conclude that when recovery

residences are clustered in an area, or when a recovery residence is located within six hundred and sixty (660) feet from another recovery residence, there are material increased risks that facilitating community integration and normalization will be adversely affected. The regulations in this Section concerning the rebuttable presumptions which arise when recovery residences locate within a six hundred sixty (660) foot separation standard are designed to further such significant public interests.

(3) For purposes of this Section, an "Administrative Appeal" is an available administrative remedy for an applicant to seek review of a City Manager Determination in certain cases. The remedy involves a de novo, quasi-judicial review of the application which is conducted by the Special Magistrate in accordance with Section _____ of this Code.

(4) A "Community Residence" for purposes of this Section is a residential living arrangement of more than three (3) individuals living together in a single dwelling unit, where: (a) not all of such individuals are related to each other by bonds of consanguinity, marriage, legal adoption, or other qualifying circumstances identified in the definition of "Family" in Section _____ of this Code; (b) one (1) or more of such individuals is experiencing a disability; (c) all such individuals are living as a single, functional family; and (d) the disabled resident(s) are in need of the mutual support furnished by other residents of the dwelling unit, as well as any incidental support services, if any, provided there. The residents may be self-governing or supervised by a sponsoring entity or its staff, which provides habilitative or rehabilitative services, related to the residents' disabilities. The Community Residence seeks to emulate a biological family to normalize its residents and integrate them into the surrounding community. Its primary purpose is to provide shelter in a family-like environment, and any treatment is incidental. The supportive inter-relationships between residents are an essential component of a Community Residence. A Community Residence which has received and maintained a reasonable accommodation pursuant to this Section shall be considered a residential "Family" use for the purposes of the City's land development regulations, so as to implement the policy considerations of the FHA and ADA. A Community Residence does not include any other group living arrangement for unrelated individuals who are not experiencing a disability, nor does the definition include residential facilities for prison pre-parolees or sex offenders. Community Residences do not include community residential homes that are defined in Section 419.001(1)(a), Florida Statutes, as amended, and licensed by the Florida Agency for Persons with Disabilities, the Florida Department of Elderly Affairs, the Florida Agency for Health Care Administration, or the Florida Department of Children and Families. Community Residences include functional family living arrangements of four (4) or more unrelated individuals that reside in recovery residences which are certified by the credentialing entity designated under Section 397.487 of the Florida Statutes, as amended, or which are operated in accordance with the Oxford House Manual C.

(5) For purposes of this Section, a "Determination" shall mean a decision on an application for a reasonable accommodation which is made by the City Manager under the provisions of Subsection (f) of this Section, or by the Special Magistrate under the provisions of Section _____ of this Code. The word "Determine" means to make a Determination.

(6) For purposes of this Section, a "disability" is a physical or mental impairment that substantially limits one or more of an individual's major life activities, impairs an individual's ability to live independently, having a record of such impairment, or being regarded as having such an impairment. People experiencing or possessing a "disability" for purposes of this Section do not include individuals who are currently using alcohol or illegal drugs, or who are currently using legal drugs to which they are addicted, or who constitute a direct threat to the health and safety of others. Except as provided in the preceding sentence, an individual experiencing a "disability" is "disabled," and this will include a person that qualifies as disabled or handicapped under the FHA or ADA, or both.

(7) For purposes of this Section, a "Lot" shall be as defined in Section _____ of this Code.

(8) For purposes of this Section, a "pending application" shall mean an application for a reasonable accommodation which has been approved by the Planning Department acceptance and/or a City Manager Determination and for which:

- a. The Determination has not been made; or
- b. For City Manager Determinations, the Determination has been made, and:
 - 1. The thirty (30) day time frame for an Administrative Appeal has not run, or
 - 2. If an Administrative Appeal has been sought, either a Final Order of the Special Magistrate has not been rendered but may still be timely made, or if rendered, such Final Order remains subject to judicial review (i.e. by Petition for Writ of Certiorari, and thereafter, further discretionary, appellate review); or
 - c. For Special Magistrate Determinations, the Determination has been made and remains subject to judicial review (i.e. by Petition for Writ of Certiorari, and thereafter, further discretionary, appellate review).

(9) For purposes of this Section, a "reasonable accommodation" is a change, exception, or adjustment to an ordinance, rule, policy, or procedure that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling, including any public or common-use spaces thereof.

(10) There shall be no fee imposed by the City in connection with an application for a reasonable accommodation under this Section or for an Administrative Appeal of a City Manager Determination to the Special Magistrate. The City shall have no obligation to pay an applicant's or intervenor's attorney fees or costs in connection with an application, or an Administrative Appeal, or any other proceeding before the Special Magistrate.

(b) Applications for a Reasonable Accommodation.

(1) A request for reasonable accommodation shall be made by completing a reasonable accommodation request form. The form shall be developed and modified from time to time by the Planning Department consistent with law, and shall be maintained by the Planning Department.

(2) When an applicant has completed the form the form and information shall be filed with the Planning Department, and the Planning Department shall file stamp the form with the date its filing was accepted, and such form and information shall thereafter be considered an application. The reasonable accommodation application shall contain responses to questions, and any additional information as the applicant may determine is necessary for processing and evaluating the reasonable accommodation request. The reasonable accommodation request form shall be accessible on the City's web-site and accessible at the Planning Department. In addition to posting the reasonable accommodation request form on the City's website, the City shall provide notice by U.S. mail to all property owners within three hundred feet on the property identified within the reasonable accommodation request.

(3) The applicant may be the property owner, a tenant, a governmental agency, a parent or guardian of the disabled person, a provider of services to the disabled person, or the disabled person; however, in all cases, if the property owner is not the applicant, the property owner shall join in and consent to the application and shall be treated as an "applicant" for the purposes of this Section. In all cases, the applicant and the property owner shall be responsible to comply with the requirements of this Section, and with the conditions or limitations of the Determination.

(4) Should the information provided with a reasonable accommodation request form include medical information or records, including records indicating the medical condition, diagnosis or medical history of a disabled individual, the disabled individual may, at the time such medical information is submitted, request that the City, to the extent allowed by law, treat such medical information as confidential information of the disabled individual. The City shall thereafter endeavor to provide written notice to the disabled individual, and the applicant, of any request received by the City for disclosure of the medical information or documentation which the disabled individual has requested be treated as confidential by the City. The City may cooperate with the disabled individual,

to the extent allowed by law, in actions initiated by such individual to oppose the disclosure of such medical information or documentation, but the City shall have no obligation to initiate, prosecute or pursue any such action, or defend against a request for such records, or to incur any legal or other expenses in connection therewith (whether by retention of outside counsel or allocation of internal resources), and the City may comply with any records request or judicial order without prior notice to the disabled individual.

(5) Submittal requirements. The application shall be made, in writing, and shall include the following information:

- a. For all applications:
 1. Name and contact information of the applicant;
 2. Signature of applicant;
 3. Date of application;
 4. Owner's consent to the application (it shall be presumed that the owner is as indicated by the most recent ad valorem tax roll information concerning the Lot);
 5. Information regarding the Residential Lot or Unit at which a reasonable accommodation is requested, including the address, and ad valorem tax folio number or property identification number;
 6. The specific ordinance, rule, policy, or procedure for which the reasonable accommodation is being requested;
 7. The specific relief sought by the application and how such relief serves the special needs of the disability at issue;
 8. Information concerning whether the relief requested by the applicant is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy housing;
 9. If there is to be an on-site supervisor, staff, or manager serving the premises, provide the name and contact information (phone and email) for each, and whether they will reside on the Lot with the disabled persons(s);
 10. Relevant information pertaining to the disability;
 11. A description of all installations or modifications which have been made to improvements on the Lot after the date of the Lot's most recent closed building permit, or if there are none, an Affidavit of No Change executed by the property owner (for purposes of this Paragraph, the most recent "closed" building permit is that which was: a. issued for improvements or alterations which have passed all inspections and received a Certificate of Occupancy or a Certificate of Completion or equivalent, and b. either: (i) where only building permits meeting the requirements of a. above were issued prior thereto, or (ii) the building permit meeting the requirements of a. above was the first building permit issued for the Lot in question);
 12. A description of all installations and modifications to improvements for the Lot which are proposed to be made before or during the time frame the Determination is to be effective;
 13. Any other relevant information pertaining to the Lot, and the information solicited by the reasonable accommodation request form;
 14. An irrevocable confirmation by the applicant and the property owner (of the Lot) that the City may inspect the Lot's improvements for compliance with applicable provisions of the Florida Building Code and Florida Fire Prevention Code while the application is pending, and that the City may, after a Determination is issued which grants the accommodation or grants an alternative accommodation, periodically inspect such improvements, after reasonable notice and during reasonable times, for compliance with the terms and conditions of the Determination; and,
 15. The extent of services or programs which will be provided to disabled persons at the Lot, and whether the service provider is licensed or certified.

b. For applications pertaining to or relating to a Community Residence, the following additional submittals or information shall be required:

1. Whether the Community Residence operator or owner is currently certified by the credentialing entity designated under Section 397.487 of the Florida Statutes, as amended (or whether the Community Residence is currently certified by the credentialing entity designated under Section 397.487 of the Florida Statutes, as amended);

2. Whether the Community Residence is operated in accordance with the Oxford House Manual C;

3. If neither 1. nor 2. are applicable, information concerning:

(i) The identity, education, licensure, and training of staff servicing the Community Residence;

(ii) How the applicant will ensure the home will emulate a biological family;

(iii) How the home will be operated to achieve normalization and community integration;

(iv) If any property line of the Lot on which the Community Residence is proposed is within Six Hundred Sixty (660) Feet of the nearest property line of a Lot where an existing Community Residence is located, measured by airline measurement, information the applicant believes is important to consider in rebutting the presumptions which arise under Paragraph (a)(2) of this Section;

(v) How the rules and practices governing the Community Residence's operation will actually protect residents from abuse, exploitation, fraud, theft, insufficient support, use of illegal drugs or alcohol, and misuse of prescription medications;

(vi) A disclosure of all instances within the two (2) year period preceding the application of any evidence of resident abuse, exploitation, fraud, theft, insufficient support, use of illegal drugs or alcohol, and misuse of prescription medications;

(vii) A disclosure of the steps taken to address matters disclosed in (vi) above, how outcomes are measured for such steps, and the outcomes experienced as a result of such steps; and,

(viii) A disclosure of all services related to resident disabilities that are proposed to be provided and where such services will be provided;

4. The maximum number of individuals who will reside in the dwelling unit for the period of time that the Determination is to be effective; and,

5. Information concerning the relationship between the number of residents and the therapeutic benefits to the Community Residence's disabled residents.

c. If the application is missing any of the required information or additional information is required, the City shall notify the applicant in writing within thirty (30) days of the date the application was received. The City shall provide the applicant with thirty (30) days to respond to its request for required or additional information. If the applicant fails to provide the requested information within thirty (30) days, the application for reasonable accommodation shall be deemed abandoned, and the Planning Department shall notify the applicant by First Class Mail that the application has been denied as abandoned. The notice shall include the specific information the City requested that was not provided as the reason for denial-as-abandoned.

(c) Repetitive Applications, Qualified Stay.

(1) An application for a reasonable accommodation for a Lot shall not be accepted by the Planning Department (including an amendment to a prior application), during any time period:

a. In which the Lot has a pending application for a reasonable accommodation; or,

b. Is within a six (6) month period of time from the later of: 1. the date the most recent prior application for a reasonable accommodation for such Lot was accepted by the Planning Department, or 2. the date the Determination was issued for the most recent prior application for a

reasonable accommodation for such Lot (taking into consideration the possibility that an application for a reasonable accommodation may be withdrawn, or may be deemed withdrawn or abandoned, prior to a Determination being made).

(2) The provisions of Subsection (1) above shall not be applied to prevent a new application for a reasonable accommodation for the subject Lot which is:

- a. Necessary as a result of new and materially different facts which a reasonable person would conclude were not foreseeable at the time the prior application was filed; and
- b. Which relate to a different ordinance, rule, policy, or procedure than was (were) at issue in the prior application.

(3) Qualified automatic stay of enforcement.

a. In the absence of either a known specific condition which creates risks to life safety, or a prior Special Magistrate Final Order or a prior Court Final Judgment, after an application for reasonable accommodation is filed with the Planning Department, and during the time frame it is pending before the City, the City will take no action to enforce the specific municipal provision, regulation, policy, or condition which is the subject of the application.

b. The provisions of paragraph (3)a. above shall not affect the City's ability to enforce any municipal ordinance, rule, policy, or procedure which is not the subject of the application, or prevent the City from enforcing any federal or state or County law.

(d) Planner Advisory Review, other Department Reviews.

(1) The Planning Department shall review the application and prepare a report and recommendation. The Planning Department may request and obtain information from other Departments when processing the application, and may ask other Departments to comment on the application. When the Planning Department and recommendation is prepared, the application, the Planner report and recommendation, and any other comment(s) received by the Planning Department from other Departments which are referenced in the Planning Department report and recommendation will be referred to either the City Manager (for Determinations made pursuant to Section _____ of this Code), or by the Special Magistrate (for Determinations made pursuant to Section _____ of this Code).

(2) When the matter involves a modification or termination of a Determination (and the effective date thereof) which is referred by the City Manager to the Special Magistrate pursuant to Subsection (i)(5) below, the City Manager may direct one or more municipal Department(s) to issue a report and recommendation concerning the circumstances applicable to the matter in light of the criteria identified in Subsection (i)(5) below.

(e) Criteria for Evaluation of an Application for a Reasonable Accommodation.

(1) In evaluating an application for a reasonable accommodation, the Planning Department, and either the City Manager or Special Magistrate, as applicable shall consider:

- a. Whether the requested accommodation is requested by or on the behalf of one or more individuals with a disability protected under federal or state law;
- b. Whether an accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy housing;
- c. The extent to which the relief requested would serve the special needs of the disability at issue;
- d. The physical attributes and conditions of the subject Lot and structures and improvements thereon, and whether they are compliant with applicable provisions of the Florida Building Code and Florida Fire Prevention Code;
- e. Whether the type of accommodation requested or the objective the accommodation

seeks will foreseeably impose an undue financial or administrative burden on the City (to determine these burdens, the City may consider: 1. prior experience with the applicant or operator, or property owner, or some or all of the foregoing, 2. prior experience at the Lot, 3. prior experience at other properties for which similar types of requests have been approved, 4. the City's financial resources, and 5. the City's personnel time and effort expended in the processes and procedures outlined in this Section, in ensuring the conditions and limitations of Determinations are followed, in providing services to the parcel and to other property where like Determinations have been issued, and in enforcing violations of law which relate to the Lot and to other property where like Determinations have been issued);

f. Any evidence that the accommodation would result in a threat to the health or safety of individuals, or damage;

g. The extent to which the accommodation may impair the policy interests served by the ordinance, rule, policy, or procedure affected by the application;

h. The extent to which a more tailored exception, modification, or alternative accommodation to the applicable ordinance, rule, policy, or procedure would affect the purposes served by the requested reasonable accommodation without the same degree of 1. foreseeable, accompanying burdens, or 2. impact to the policy considerations underlying the ordinance, rule, policy, or procedure in question, or 3. both 1. and 2.;

i. The extent to which the application, if granted, may foreseeably result in violations of other law relating to the premises (e.g. parking);

j. Any specific request or directive from any federal or state agency which has been made or received concerning the application; and,

k. Information provided by the applicant on the reasonable accommodation request form and information provided by the Planning Department and any other Department concerning the completed application. Information provided by City Departments may include information concerning a portion of the City to which certain uniform regulations and requirements or various combinations thereof apply under the provisions of the comprehensive zoning ordinance, as such portion of the City surrounding the Lot is demarcated in the professional opinion of the City Planner (the "Surrounding District"). Information provided by City Departments may include, but not be limited to, zoning and land use information, police incident data, fire rescue data, code enforcement data, false burglar or medical alarm data, census data, on-site and off-site physical conditions, photographs and aerials of subject parcel and of the Surrounding District, Surrounding District information and data (i.e. traffic routes that show the boundaries of the Surrounding District, interior street patterns, significant physical features, both natural and man-made [such as a canals and lakes], population data, school locations, park and recreation amenities, and municipal activity and projects), and any other relevant information concerning the application or issues relevant to the Determination of the application for a reasonable accommodation.

(2) When the application for a reasonable accommodation concerns or involves a Community Residence, in addition to the factors set forth in Subsection (1) above, the Planning Department shall evaluate the following additional criteria, and the City Manager and Special Magistrate shall not grant the application or an alternative application unless he or she reasonably concludes that the criteria in a, b, and c. below are met:

a. The Community Residence:

1. Is one whose owner or operator is certified by the credentialing entity designated under Section 397.487 of the Florida Statutes, as amended (or that the Community Residence is certified by the credentialing entity designated under Section 397.487 of the Florida Statutes, as amended), or,

2. Is operated in accordance with the Oxford House Manual C, or

3. Where neither 1. nor 2. is applicable:

- (i) Will be operated in a manner effectively similar to the Community Residences described in 1. or 2..
- (ii) Staff, if any, will be adequately trained.
- (iii) Will emulate a biological family.
- (iv) Will be operated to achieve normalization and community integration.
- (v) Rules and practices governing how the home is operated will protect residents from abuse, exploitation, fraud, theft, insufficient support, use of illegal drugs or alcohol, and misuse of prescription medications; and

b. The proposed Community Residence will not interfere with the normalization and community integration of the residents of any existing Community Residence and that the presence of other nearby Community Residences will not interfere with the normalization and community integration of the residents of the proposed Community Residence (in this regard, if any property line of the Parcel where a proposed Community Residence is to be located is within Six Hundred Sixty (660) Feet of the nearest property line of a Lot where an existing Community Residence is situate, measured by airline measurement, rebuttable presumptions shall arise that the proposed Community Residence's location will interfere with the normalization and community integration of the residents of such existing Community Residence, and that the location of the existing Community Residence will interfere with the normalization and community integration of the residents of the proposed Community Residence (which rebuttable presumptions shall require clear and convincing evidence to overcome); and

c. The primary function and use of the proposed Community Residence is residential, and any services are merely incidental to the residential use of the Lot.

(f) City Manager Determinations.

(1) The City Manager shall have the authority to consider and act on all applications for a reasonable accommodation, except for an application for a Community Residence in which more than six (6) persons will reside. Determinations of applications which can not be authorized by the City Manager under the provisions of this Subsection shall be made by the Special Magistrate under Subsection (g) of this Section.

(2) The City Manager may choose to refer an application for a reasonable accommodation which he or she is authorized to consider and Determine to the Special Magistrate under Subsection (g) of this Section, and when such referral is made, the Determination and judicial review of same shall be governed by Subsection (g) below, and the Administrative Appeal procedure set forth in Subsection (6) below shall not be available.

(3) For those applications considered and Determined by the City Manager, he or she shall issue a written Determination after considering the criteria specified in Subsection (e) above and may:

- a. Grant the accommodation request, with or without conditions;
- b. Grant a portion of the request and deny a portion of the request (which shall be an alternative reasonable accommodation), with or without conditions; or
- c. Deny the request.

Any Determination under (3)(b) or (3)(c) above shall state the grounds therefor.

(4) All City Manager Determinations shall give notice of the applicant's right to an Administrative Appeal to the Special Magistrate under the provisions of Subsection (6) below. The City Manager's Determination shall be sent to the City Clerk who shall note the Determination's rendition date (the date the Clerk enters the Determination in the Public Record). The City Clerk shall then transmit the Determination to the Planning Department. The Determination shall then be sent by the Planning Department to the applicant by certified mail.

(5) The City Manager shall issue a written Determination within sixty (60) days of the date the complete application was received by the Planning Department. The issue date shall be the date the Determination is signed by the City Manager. Any Determination to approve shall specify is the

approval is for the entire application or in part, and with or without conditions. If the Determination is to deny the application, the City Manager shall provide the written Determination, which shall include specific, objective, evidence-based reasons for the denial and shall also identify any deficiencies or actions necessary for the application to be considered. If the final written Determination is not issued within sixty (60) days after receipt of the completed application, and the parties have not agreed to an extension of the time, the application is deemed approved, pursuant to Fla. Stat. § 397.487(15)(b)5.

(6) Administrative Appeal of City Manager Determinations, Judicial Review.

a. In the event an applicant disagrees with a City Manager Determination and desires to seek review thereof, the applicant shall file a Notice of Appeal with the City Clerk within thirty (30) days of the date the Determination is rendered. The Determination shall be rendered the date the City Clerk certifies that the Determination has been entered into the City's record. The Notice of Appeal shall describe in sufficient detail the grounds of the Appeal (i.e. the Determination's error and the relief sought).

b. The City Clerk shall forward to the Special Magistrate the record of the proceedings which shall consist of a copy of the application, a copy of the Planning Department report and recommendation, a copy of any Department comment requested by the Planning Department in its report and recommendation, as well as any information submitted by the applicant or by another Department in response to a request for additional information made by the City Manager prior to the Determination, the Determination, and the Notice of Appeal.

c. The Special Magistrate shall conduct a quasi-judicial hearing on the Administrative Appeal. All testimony shall be sworn and cross-examination shall be permitted. Witnesses who refuse to be cross-examined may have their testimony stricken from the proceedings. Formal Rules of evidence shall not apply, but fundamental rights of due process shall be observed and shall govern the proceedings. The Special Magistrate shall allow the applicant an opportunity to present evidence and argument on the matter and shall also allow the City and any intervenor to present evidence and argument. The Special Magistrate shall rule on all Motions to Intervene at the onset of the quasi-judicial hearing, or at an earlier hearing established for such purpose. The Special Magistrate may consider testimony from members of the public at the hearing. The Special Magistrate shall have the power to impose supplemental rules to govern the proceedings, to issue subpoenas for evidence, to take testimony, under oath, and issue rulings. In the Administrative Appeal, the applicant shall have the burden of persuasion by the preponderance of evidence (except as to rebutting the presumptions created by Section _____ of this Code, which require clear and convincing evidence), and shall have the burden of going forward with the evidence. The City may be represented by any City Department, or by an attorney. The applicant and any intervenor may be represented by an attorney if they desire.

d. The scope of review of the Special Magistrate shall be de novo, and the Special Magistrate may grant the application with or without conditions, grant an alternative accommodation with or without conditions, or deny the accommodation. The Special Magistrate shall consider the factors specified in Section _____ of this Code, the record, and the evidence presented at the hearing in making his or her decision. The decision of the Special Magistrate on an Administrative Appeal shall be evidenced by a Final Order, and the City Clerk shall send a copy of the Final Order to the applicant, and any intervenor as soon as possible after rendition by First Class Mail.

e. The City shall provide notice of the quasi-judicial hearing concerning the Administrative Appeal to the applicant and any intervenors by certified mail, at least fourteen (14) days prior to the quasi-judicial hearing. The City shall also provide notice of the quasi-judicial hearing, by First Class Mail, to all property owners within Three Hundred Feet (300') of the Lot for which the reasonable accommodation is requested, as their names and addresses appear on the most recent County real

property ad valorem tax roll, at least fourteen (14) prior to the quasi-judicial hearing. The notice of the quasi-judicial hearing shall be posted outside of City Hall for at least three (3) days prior to the quasi-judicial hearing. The Special Magistrate shall render a decision on the Administrative Appeal as soon as reasonably practicable, but in any event, no later than sixty (60) days after the Notice of Appeal is filed, unless the applicant and City agree to an extension of such time period. In the event the Special Magistrate fails to meet the required timetable, the Determination shall be deemed quashed, and shall be returned to the City Manager to make another, different Determination within a thirty (30) day time frame.

f. The City, the applicant, or an intervenor may file a Motion for a re-hearing of the matter within ten (10) days of the date the Magistrate Final Order is rendered. The Magistrate shall not be required to conduct a hearing to determine whether or not to grant the Motion. The filing of a Motion for a re-hearing shall not toll or affect the time periods within which the applicant or an intervenor is required to seek judicial review as provided in the next paragraph g. below.

g. In the event the applicant or an intervenor, or both, disagrees with a Special Magistrate Final Order on an Administrative Appeal, he or she may seek judicial review by filing a Petition for Writ of Certiorari in the Circuit Court of the 15th Judicial Circuit in and for Palm Beach County Florida within thirty (30) days of the Final Order's rendition. The Final Order shall be rendered the date the Code Enforcement Clerk certifies that the Final Order has been entered into the City's public record.

(g) Special Magistrate Determinations, and Proceedings to Modify or Terminate Determinations.

(1) Determinations of applications for a reasonable accommodation.

a. The Special Magistrate shall have jurisdiction to consider and Determine all applications for a reasonable accommodation which the City Manager is not authorized to Determine.

b. The Special Magistrate shall have jurisdiction to consider all applications for a reasonable accommodation which are referred to the Special Magistrate by the City Manager pursuant to Subsection (f)(2) above.

c. Within thirty (30) days of the date the Planning Department accepted the application, the Planning Department shall forward to the City Clerk a copy of the application, a copy of the Planning Department report and recommendation, a copy of any Department comment referenced by the Planning Department in its report and recommendation, as well as any information submitted by the applicant.

d. The City Clerk shall open a Case file, assign a Case Number to the Case file, and note the date the Case file was opened. In conjunction with the City Clerk, the City Clerk shall set the matter for a Special Magistrate hearing.

e. The caption of the Case shall be as follows:

SPECIAL MAGISTRATE
CITY OF WESTLAKE, FLORIDA

Case No. _____

In re:

Application for a Reasonable
Accommodation for Property
having a Street Address of:

/

f. The City shall provide notice of the quasi-judicial hearing concerning the Special Magistrate Determinations to the applicant, the property owner (who shall be treated as an applicant for purposes of this Section as identified by the most recent ad valorem tax roll), and any known

intervenors by certified mail, at least fourteen (14) days prior to the quasi-judicial hearing. The City shall also provide notice of the quasi-judicial hearing, by First Class Mail, to all property owners within Three Hundred Feet (300') of the Lot for which the reasonable accommodation is requested, as their names and addresses appear on the most recent County real property ad valorem tax roll, at least fourteen (14) days prior to the quasi-judicial hearing. The notice of the quasi-judicial hearing shall be posted outside of City Hall for at least three (3) days prior to the quasi-judicial hearing.

g. The Special Magistrate shall conduct a quasi-judicial hearing on the application. All testimony shall be sworn and cross-examination shall be permitted. Witnesses who refuse to be cross-examined may have their testimony stricken from the proceedings. Formal Rules of evidence shall not apply, but fundamental rights of due process shall be observed and shall govern the proceedings. The Special Magistrate shall allow the applicant an opportunity to present evidence and argument on the matter and shall also allow the City and any intervenor to present evidence and argument. The Special Magistrate shall rule on all Motions to Intervene at the onset of the quasi-judicial hearing, or at an earlier hearing established for such purpose. The Special Magistrate may consider testimony from members of the public at the hearing. The Special Magistrate shall have the power to impose supplemental rules to govern the proceedings, to conduct preliminary hearings, to issue subpoenas for evidence, to take testimony, under oath, and issue rulings. In these proceedings, the applicant shall have the burden of persuasion by the preponderance of evidence (except as to rebutting the presumption created by Section _____ of this Code which requires clear and convincing evidence), and shall have the burden of going forward with the evidence. The City may be represented in the proceedings by any City Department, or by an attorney. The applicant and any intervenors may be represented by an attorney if they desire.

h. The Special Magistrate may grant the application with or without conditions, grant an alternative accommodation with or without conditions, or deny the application. The Special Magistrate shall consider the factors specified in Section _____ of this Code, the Planning report and recommendations (which may include information from other Departments), the record, and the evidence presented at the hearing in making his or her Determination. The Determination of the Special Magistrate shall be evidenced by a Final Order, and the City Clerk shall send a copy of the Final Order to the applicant, and any intervenor as soon as possible after rendition by First Class Mail.

i. The Special Magistrate shall render a decision on the application as soon as reasonably practicable, but in any event, no later than sixty (60) days after the Case is opened by the City Clerk, unless the applicant, City, or an intervenor demonstrates that undue prejudice would result, in which case the Special Magistrate may grant a reasonable extension to the sixty (60) day timeframe, provided such extension does not exceed an additional thirty (30) days. In the event the Special Magistrate fails to meet the required timetable within which to render a Determination, the application shall be deemed granted.

j. The City, the applicant, or an intervenor may file a Motion for a re-hearing of the matter within ten (10) days of the date the Magistrate Final Order is rendered. The Magistrate shall not be required to conduct a hearing to determine whether or not to grant the Motion. The filing of a Motion for a re-hearing shall not toll or affect the time periods within which the applicant or an intervenor is required to seek judicial review as provided in the next paragraph k.

k. In the event the applicant, or an intervenor, or both, disagrees with a Special Magistrate Determination, he or she may seek judicial review by filing a Petition for Writ of Certiorari in the Circuit Court of the 15th Judicial Circuit in and for Palm Beach County Florida within thirty (30) days of the Final Order's rendition. The Final Order shall be rendered the date the Code Enforcement Clerk certifies that the Final Order has been entered into the City's public record.

(2) Special Magistrate proceedings to modify or terminate a Determination.

a. The Special Magistrate shall have jurisdiction to consider a modification or termination of a Determination (and the effective date thereof), when the City Manager refers such a matter to the City Clerk pursuant to Subsection (i)(5) below.

b. Upon receiving a referral, the City Clerk shall open a Case file, assign a Case Number to the Case file, and note the date the Case file was opened. The City Clerk shall also advise any Department which has been requested by the City Manager to provide a report and recommendation of the date the case file was opened.

c. The caption of the Case shall be as follows:

SPECIAL MAGISTRATE

CITY OF WESTLAKE

Case No.

In re:

Modification or Termination of a
Reasonable Accommodation for Property
having a Street Address of:

_____ /
d. Within thirty (30) days of the date the case was opened, any Department which has been so directed by the City Manager shall forward to the City Clerk a copy of its report and recommendation.

e. The City Clerk, the City Clerk shall set the matter for a Special Magistrate hearing.

f. The City shall post a notice of the hearing on the Lot for which the reasonable accommodation at issue was granted (the "subject Lot"), at least ten (10) days prior to the quasi-judicial hearing. The City shall also provide notice of the Special Magistrate quasi-judicial hearing concerning the case to the applicant of the reasonable accommodation at issue (as their name and address appeared on the application), and any known intervenors by certified mail, at least fourteen (14) days prior to the quasi-judicial hearing. The City shall also provide notice of the quasi-judicial hearing, by First Class Mail, to all property owners within Three Hundred Feet (300') of the subject Lot, as their names and addresses appear on the most recent Palm Beach County real property ad valorem tax roll, at least fourteen (14) days prior to the quasi-judicial hearing. The notice of the quasi-judicial hearing shall also be posted outside of City Hall for at least three (3) days prior to the quasi-judicial hearing.

g. The Special Magistrate shall conduct a quasi-judicial hearing on the matter. All testimony shall be sworn and cross-examination shall be permitted. Witnesses who refuse to be cross-examined may have their testimony stricken from the proceedings. Formal Rules of evidence shall not apply, but fundamental rights of due process shall be observed and shall govern the proceedings. The Special Magistrate shall allow the applicant an opportunity to present evidence and argument on the matter and shall also allow the City and any intervenor to present evidence and argument. The Special Magistrate shall rule on all Motions to Intervene at the onset of the quasi-judicial hearing, or at an earlier hearing established for such purpose. The Special Magistrate may consider testimony from members of the public at the hearing. The Special Magistrate shall have the power to impose supplemental rules to govern the proceedings, to conduct preliminary hearings, to issue subpoenas for evidence, to take testimony, under oath, and issue rulings. In these proceedings, the City shall have the burden of persuasion by the preponderance of evidence, and shall have the burden of going forward with the evidence. The City may be represented in the proceedings by any City Department, or by an attorney. The applicant and any intervenors may be represented by an attorney if they desire.

h. The Special Magistrate may modify or terminate the Determination. The Special Magistrate shall consider the report and recommendations of any Department, the record, the evidence presented at the hearing, and the criteria set forth in in Section _____ of this Code. The decision of the Special Magistrate shall be evidenced by a Final Order, and the City Clerk shall send a copy of the Final Order to the applicant, and any intervenor as soon as possible after rendition by First Class Mail.

i. The Special Magistrate shall enter a Final Order on the matter as soon as reasonably practicable, but in any event, no later than sixty (60) days after the Case is opened by the Clerk of the

Magistrate, unless the applicant, City, or an intervenor demonstrates that undue prejudice would result, in which case the Special Magistrate may grant a reasonable extension to the sixty (60) day timeframe, provided such extension does not exceed an additional thirty (30) days. In the event the Special Magistrate fails to meet the required timetable, the Determination which is the subject of the proceedings shall be deemed to have not been modified or terminated.

j. The City, the applicant, or an intervenor may file a Motion for a re-hearing of the matter within ten (10) days of the date the Magistrate Final Order is rendered. The Magistrate shall not be required to conduct a hearing to determine whether or not to grant the Motion. The filing of a Motion for a re-hearing shall not toll or otherwise affect the time period within which the applicant or an intervenor is required seek judicial review as provided in the next paragraph k.

k. In the event the applicant, or an intervenor, or both, disagrees with a Special Magistrate Final Order, he or she may seek judicial review by filing a Petition for Writ of Certiorari in the Circuit Court of the 15th Judicial Circuit in and for Palm Beach County Florida within thirty (30) days of the Final Order's rendition. The Final Order shall be entered the date it is signed by the Special Magistrate, and it shall be deemed rendered the date the Code Enforcement Clerk certifies that the Final Order has been entered into the City's public record.

(h) Expiration Recertification of Determination.

(1) For purposes of establishing the initial time period within which a Determination shall remain viable before it expires unless it is recertified, the following schedule is established:

a. For applications filed and accepted by the Planning Department on or between July 15 of a calendar year and January 14 of the next succeeding calendar year, any granted Determination (for an accommodation or alternative accommodation) shall expire on the September 30 which next succeeds the January 14 date, unless such Determination is recertified as provided in Subsection (2).

b. For applications filed and accepted by the Planning Department on or between January 15 of a calendar year and July 14 the same calendar year, any granted Determination (for an accommodation or an alternate accommodation) shall expire on September 30 of the next ensuing calendar year, unless such Determination is recertified as provided in Subsection (2).

(2) For a viable Determination to be recertified, a new application for a reasonable accommodation shall need to be accepted by the Planning Department on or between April 30 and July 1 of the calendar year in which the Determination shall expire, and a new Determination issued by September 1 of such calendar year. In the event this occurs, the Determination shall be considered "recertified" and shall be valid until September 30 of the next ensuing calendar year, at which time it shall expire, unless the Determination receives another recertification pursuant to the timetable set forth in this Subsection (2). There shall be no limit on the number of times a Determination can be recertified.

(3) Failure to recertify a Determination shall result in the expiration of the approved reasonable accommodation.

(4) Recertification requests shall follow the same requirements as the initial request for a reasonable accommodation as set forth in this Section.

(i) Violations, Penalties and Modification or Termination.

(1) Any property owner, operator, or other person who may be an applicant under this Section who falsifies or conceals material information in such applicant's application for reasonable accommodation or any recertification has committed a violation of this Code and is subject to the penalties set forth in this Section.

(2) Any property owner, operator, or other person who may be an applicant under this Section who causes, permits, facilitates, aids, or abets any violation of any provision of the granted reasonable accommodation or granted alternative reasonable accommodation has committed a violation of this Code and is subject to the penalties set forth in this Section.

(3) Any property owner, operator, or other person who may be an applicant under this Section who fails to perform any obligation, act or duty as contemplated in this Section or as set forth in the

granted reasonable accommodation or granted alternative reasonable accommodation has committed a violation of this Code and is subject to the penalties set forth in this Section.

(4) The penalties and prosecution methods for a violation of the Code as specified in this Section may be by any of the following:

a. The City may prosecute violations under Chapter _____, and subject the violator to the penalties prescribed thereunder.

b. The City may prosecute a violation of this Section under _____:

1. For the first Civil Citation, the civil penalty shall be One Hundred Dollars (\$100). If the violator chooses to contest the Civil Citation, the maximum penalty shall be One Hundred Fifty Dollars (\$150) per Civil Citation.

2. For a repeat violation, the civil penalty shall be Two Hundred Dollars (\$200). If the violator chooses to contest the Civil Citation, the maximum penalty shall be Two Hundred Fifty Dollars (\$250) per Civil Citation.

c. The City may prosecute a violation of this Code under Section _____, and if desired, Section 1-14 of this Code.

(5) False or failure to disclose material information.

a. If at any time during the period for which the Determination is effective it is determined by the City Manager that: 1. a material statement contained in the application, or material information provided by the applicant, was false when provided, or 2. the applicant omitted material information, or failed to disclose material information, the omission of which would cause a reasonable person to conclude that the application was misleading, or 3. that applicant has on more than two (2) occasions failed to perform any obligation, act or duty as contemplated in this Section or as set forth in a granted Determination, or 4. some or all of 1.—3., the Determination shall be subject to modification or termination. The City Manager may refer all such matters to the City Clerk for scheduling of a hearing pursuant to procedures of Subsection (g)(2).

b. If such a referral is made, the City Manager may determine whether any Department should be directed to furnish a report and recommendation to the Special Magistrate as provided by Subsection (d)(2) above, and if such a direction is made, he or she shall advise the City Clerk.

c. In the event the Determination is modified by the Special Magistrate, the modified Determination shall be considered the "viable Determination" for purposes of recertification under Subsection (h)(2) of this Section, regardless of any intervening applications for recertification and any approvals thereof.

d. In the event the Determination is terminated by the Special Magistrate, a new application for the same Determination shall not be accepted by the City for a period of one (1) year, and the termination shall terminate all intervening applications for re-certification of such Determination and any approvals thereof.

(6) In addition to the remedies specified in this Section to address violations, the City may exercise and seek any and all remedies provided by law.

(j) Other General and Implementing Provisions.

(1) The City shall display a notice on the City's website (and shall maintain copies of the notice available for review in the Planning Department, and the City Clerk's Office), advising the public that disabled individuals (and qualifying persons or entities) may request reasonable accommodation as provided herein. The City will also display a notice on its website.

(2) The City shall provide such clerical assistance and clerical accommodation as may be required pursuant to FHA and ADA in connection with a disabled person's request for reasonable accommodation, so as to ensure the reasonable accommodation process is accessible to persons experiencing disabilities.

(3) All Determinations granting a reasonable accommodation or alternative accommodation prior to (the effective date of this Ordinance) shall expire on September 30, 2021.

(4) All owners of residential real property shall have 90 calendar days subsequent to (the

effective date of this Ordinance) to apply for a reasonable accommodation where:

a. The use of such property on (the effective date of this Ordinance) is in violation of the City Code provisions for "Family" use (the definition of which in Section 27-1 of this Code limits to not more than three (3) individuals who are not interrelated from occupying the whole or part of: 1. a single-family home, or 2. a single-family dwelling, or 3. a dwelling unit in a building containing multi-family dwelling units), and.

b. Such use would not be in such violation if a reasonable accommodation was granted pursuant to this Section.

In the event an application is not timely filed as required by this Subsection (4), or thereafter a Determination granting an accommodation or an alternate accommodation is not issued in accordance with the provisions of this Section, the violation shall be subject to the provisions of Section _____ above.

SECTION 3. Codification. It is the intention of the City Council of the City of Westlake that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Westlake, Florida, and that the Sections of this Ordinance may be renumbered, re-lettered and the word "Ordinance" may be changed to "Section," "Article" or such other word or phrase in order to accomplish such intention.

SECTION 4. 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 5. 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 6. Effective Date. This ordinance shall be effective upon adoption on second reading.

PASSED this _____ day of _____, 2026, on first reading.

PUBLISHED on this _____ day of _____, 2026 in the Sun Sentinel

PASSED AND ADOPTED this _____ day of _____, 2026, on second reading.

City of Westlake
JohnPaul O'Connor, Mayor

Odet Izquierdo, Acting City Clerk

APPROVED AS TO LEGAL FORM

OFFICE OF THE CITY ATTORNEY

File Attachments for Item:

A. MINUTES_City Council Regular Meeting - 11.04.2025 DRAFT



Meeting Agenda Item Coversheet

MEETING DATE:	February 3, 2026	Submitted By: City Clerk's Office
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>	Review of Previous Meeting Minutes – 11.04.2025	
STAFF RECOMMENDATION: (MOTION READY)		
SUMMARY and/or JUSTIFICATION:	At the request of Councilman Werner, the following meeting minutes have been pulled for Council review. This item is presented for discussion and clarification purposes only.	
SELECT, if applicable	AGREEMENT:	BUDGET:
	STAFF REPORT:	PROCLAMATION:
	EXHIBIT(S):	OTHER:
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		
SELECT, if applicable	RESOLUTION:	ORDINANCE:
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i> <u>Please keep text indented.</u>		
FISCAL IMPACT (if any):	\$	

CITY OF WESTLAKE



MINUTES

City Council Regular Meeting

Tuesday, November 04, 2025 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:

Zoie P. Burgess, CMC, Acting City Manager
Odet Izquierdo, Acting City Clerk
Donald J. Doody, Esq., City Attorney
Osniel Leon, AICP, Planning and Zoning
Suzanne Dombrowski, P.E., ENV SP, Engineering

A regular meeting of the City Council of the City of Westlake was held on Tuesday, November 4, 2025, 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, November 4, 2025, to order at 6:01 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:

Zoie P. Burgess, CMC, Acting City Manager
Sean M. Swartz, Esq., City Attorney
Odet Izquierdo, Acting City Clerk

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance.

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

Mayor O'Connor called for any additions, deletions, or modifications to the agenda.

Vice Mayor Langowski made a motion to approve the agenda as presented. Seconded by Councilman Werner.

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).

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.

Public Comment – Mr. Bobby Farber – 4829 Saint Armands Way – Mr. Farber provided a monthly update on street lighting issues. He reported having a one-hour conversation today about the problems, noting there were boring issues and permits needed. While lights on backorder seemed to be coming in and would be fixed soon, he expressed frustration that 57 lights remained out. He hoped to report better news next month that everything was lit.

Councilman Werner asked Mr. Farber about the new lighting on Seminole Pratt, noting the previous city manager had told him it would be coming in three months beginning of summer but wasn't there yet. Mr. Farber explained the project was in "status 60," meaning months away from getting started.

PRESENTATIONS/PROCLAMATIONS

A. Palm Beach County School District New School Update: Facility Plan, Design Status & Schedule, anticipated Traffic Impacts and Curriculum

Presented By: Mr. David Dolan, MBA Chief of Facilities Management, Dr. Ana Arce-Gonzalez, Instructional Superintendent, Maria Bishop, Chief Academic Officer

Mr. Dolan presented the plans for Elementary School 23-H to be built at the corner of Persimmon and Green in Westlake. The school will use the same prototype as Arden and Blue Lake school in Boca Raton a 96,900 square foot, three-story classroom building with 971 student stations. The site will accommodate 128 vehicles for on-site queuing and 161 parking spaces. Bus loops will be located in the southern area of the site.

Design is well underway with construction anticipated to start in March 2026, taking 16-18 months with an expected opening in August 2027. The school will feature low energy use intensity design with solar panels for sustainability. Golf cart drop-off and pickup areas are planned to help reduce road traffic.

The first floor will house the cafeteria, kitchen, art and music rooms, and administration. The media center will be on the second floor with its distinctive glass windows. Kindergarten and first grade will be on the first floor, second and third grades on the second floor, and fourth and fifth grades on the third floor. The third floor will have group restrooms while lower floors have individual classroom restrooms.

Regarding traffic, the school will have a dedicated right-turn lane on Green Street to keep traffic flowing. Combined with on-site queuing, they can accommodate approximately 180 cars total. There will be separate gates for golf carts and pedestrians/bicycles. The pedestrian path along Persimmon will be widened from 8 to 12 feet. Different release times for cars versus walkers/bicyclists/golf carts are being considered.

Mr. Sipple explained the boundary process would begin in spring 2026, starting with data analysis including enrollment projections, school capacity comparisons, and scenario development. The Attendance Boundary Committee (ABC) will hold public meetings to review studies and gather input. The committee makes recommendations to the superintendent, who then recommends to the school board for a final vote. The school will primarily serve students from Golden Grove and Loxahatchee Groves areas. They track development closely, including certificates of occupancy and actual enrollment to project student populations.

Ms. Bishop and Dr. Arce-Gonzales discussed academics, noting the school will have standard elementary curriculum for grades K-5. Decisions about pre-K, ESE programs, magnet programs, or gifted programs will be made based on community needs assessments once boundaries are determined. The school will have standard

facilities for PE, art, music, and media center. Extended care/after-school programs are typically offered but details are still being determined.

When asked about school grades, they explained that new schools receive grades after one year once students take state assessments. The principal selection will involve community input, as will decisions about the school's name, mascot, and colors.

Councilman Werner asked about security provisions, with Mr. Dolan confirming perimeter fencing, double gates at entrances, and a school resource officer. Councilman Werner also asked about contacts for the parents of the community regarding any questions they may have regarding the new school. Mr. Dolan provided several contact points.

Mayor O'Connor opened for public comment.

Public Comment – Dr. Anita Kaplan – 5459 Santa Rosa Ln – Dr. Kaplan thanks the school board for coming to the council meeting and proving such an extensive presentation of the new school as well as the council. She also mentions how she still needs some clarification regarding the boundary / zoning logistics.

Mr. Sipple gave a quick overview of the boundary and zoning procedure.

Public Comment – Ms. Krystal Lexima – 15211 Wildwood Circle - Ms. Lexima would like to know how residents would get correspondence about the upcoming ABC meetings held by the school board. As well as considering all the neighboring schools that are impacted by Westlake students.

Public Comment – Alicia Torres – 5447 Whippoorwill Circle – Ms. Torres thanks the Palm Beach School Board for coming and presenting such a detail presentation. Ms. Torres also inquires about how many jobs we can expect to add to the city through the school and when the application process would start and is there any preference given to residents.

PBSO provided the monthly report for October.

Fire Rescue provided the monthly report for October.

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 Comprehensive Plan Workshop - 10.07.2025 DRAFT
- B. Minutes_ City Council Regular Meeting - 10.07.2025 DRAFT
- C. Financial Report - September 2025

Mayor O'Connor called for a motion to approve Consent Agenda.

Motion by Vice Mayor Langowski to approve Consent Agenda as presented, seconded by Councilman Werner.

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).

PUBLIC HEARING

NEW BUSINESS

A. Resolution 2025-31- Support of the construction of 60th Street North from Seminole Pratt Whitney Road to State Road 7.

Submitted By: Administration

RESOLUTION NO. 2025-31

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, EXPRESSING ITS SUPPORT OF THE CONSTRUCTION OF 60TH STREET NORTH FROM SEMINOLE PRATT WHITNEY ROAD TO STATE ROUTE 7; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Swartz read the resolution by title only.

Acting City Manager, Ms. Burgess, explained this resolution expresses the city's support for the construction of 60th Street North from Seminole Pratt Whitney Road to State Road 7 as necessary for east-west connectivity. Once passed, it will be sent to Palm Beach County. Vice Mayor Langowski requested the city have a presence at the county commission to advocate for this road.

Motion by Councilman Gleason to approve Resolution 2025-31, seconded by Councilman Werner.

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).

B. Inframark LLC Services contract – Fee Increase: One (1) Full Time Personnel for Housing Assistance Program

Submitted By: Administration

RESOLUTION NO. 2025-33

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR OR VICE MAYOR TO EXECUTE THE MEMORANDUM OF UNDERSTANDING BETWEEN INFRAMARK, LLC AND CITY OF WESTLAKE FOR ADDITIONAL PERSONNEL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Swartz read the resolution by title only.

Acting City Manager, Ms. Burgess, presented a memorandum of understanding with Inframark for one additional full-time personnel to manage the housing assistance program. The position will cost \$140,250 annually and be funded by the HAPPY Special Revenue Fund, which has approximately \$4.7 million available. Mayor O'Connor clarified this is not coming from the regular budget but strictly from HAPPY funds.

Councilman Werner requested better reporting from Inframark on what this staff member accomplishes, including marketing efforts, number of applicants, loans committed and consummated. Acting City Manager, Ms. Burgess agreed to provide regular updates on HAPPY program status and work with Inframark on more detailed invoices.

Motion by Councilman Werner to approve Resolution 2025-33, seconded by Councilwoman Leonard.

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).

C. RESOLUTION 2025-32 - Adopting the 2024 revised Palm Beach County Local Mitigation Strategy Plan

Submitted By: Administration

RESOLUTION NO. 2025-32

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND ADOPTING THE 2024 REVISED PALM BEACH COUNTY LOCAL MITIGATION STRATEGY PLAN; PROVIDING FOR THE PURSUIT OF FUNDING AND IMPLEMENTATION; PROVIDING FOR SUPPORT OF THE LOCAL MITIGATION STRATEGY PROCESS; PROVIDING FOR TRANSMITTAL TO PALM BEACH COUNTY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Swartz read the resolution by title only.

Acting City Manager, Ms. Burgess, explained this housekeeping item formally adopts the 2024 revised Palm Beach County Local Mitigation Strategy Plan, which is required by FEMA every five years for comprehensive mitigation planning and securing disaster assistance funds.

Motion by Vice Mayor Langowski to approve Resolution 2025-32, seconded by Councilman Gleason.

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).

D. City of Westlake Lighting Recognition Schedule

Submitted By: Administration

Mayor O'Connor introduced the item.

Council discussed the lighting recognition schedule for monument signs and roundabouts. Councilman Gleason requested adding Law Enforcement Week (week of May 15th) in blue. Council agreed to also add fire department recognition for the week of September 11th in red.

E. Solid Waste & Recyclable Collection Services Agreement between City of Westlake and Waste Management Inc.

Submitted By: Administration

RESOLUTION NO. 2025-34

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR OR VICE MAYOR TO EXECUTE THE SOLID WASTE AND RECYCLABLE COLLECTION SERVICES AGREEMENT BETWEEN CITY OF WESTLAKE AND WASTE MANAGEMENT INC. OF FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Swartz read the resolution by title only.

Acting City Manager, Ms. Burgess, explained the resolution authorizes a five-year agreement with Waste Management Inc. for comprehensive solid waste, recycling, and vegetative waste collection beginning December 1, 2025. The agreement includes twice-week residential collection, weekly recycling and yard waste pickup, and support for city events.

Councilman Werner objected to the flat 5% annual increase provision, preferring the current agreement's provision of CPI or 5%, whichever is less. Mr. Sabin from Waste Management explained the 5% cap was modeled into their pricing and protects the city if CPI exceeds 5%. He noted they had already reduced their rate from the original bid amount. Mayor O'Connor emphasized this had been extensively negotiated and asking for changes now would be out of line. The City Attorney confirmed tonight was the deadline as the current contract expires at month's end.

Motion by Councilwoman Leonard to approve Resolution 2025-34, seconded by Councilman Gleason.

ROLL CALL

Councilman Werner	NO
Councilman Gleason	YES
Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES

With all in favor, motion carried with dissent (4-1).

CITY COUNCIL COMMENTS

Councilwoman Leonard wished everyone a happy Thanksgiving and recognized veterans for Veterans Day, honoring them for putting their lives on the line for our country.

Councilman Gleason echoed the Thanksgiving and Veterans Day wishes. Clarified that Planet Fitness's hours reduction was not the city's doing and they have the option to extend hours if needed. Stated that 24-hour businesses do not attract crime based on his two decades of law enforcement experience.

Councilman Gleason also proposed using Arts in Public Places funds for student-designed bike racks at school bus stops, noting bikes have gone missing including his son's. Suggested partnering with high school juniors

and seniors to design racks, working with SID or HOAs for placement, and possibly awarding the winner a laptop. Council expressed interest in exploring this opportunity.

Councilman Werner wished the community Happy Thanksgiving and Happy Veterans Day with no further comments.

Vice Mayor Langowski extended Thanksgiving wishes and thanks to veterans. Reminded everyone of the Education Advisory Board meeting Thursday at 6 PM and requested copies of the school district presentation be provided to board members.

Mayor JohnPaul O'Connor wished everyone a Happy Thanksgiving and announced the December 7th holiday pop-up market with record vendor participation and a snow globe for photos. Mentioned his birthday on November 15th. Thanked first responders, council colleagues, and the Education Advisory Board for their work bringing clarity to the school presentation.

REPORT - CITY ATTORNEY

Nothing to report.

REPORT - CITY MANAGER

Ms. Burgess acknowledged receipt of the first "Key to the City" plaque to Mr. Cassel, noting it is Westlake's very first key to be presented. Ms. Burgess announced the Education Advisory Board's first spirit night at Jabrewski's to support local schools will be Wednesday, November 4, 2025..

PUBLIC COMMENTS

Public Comment – Alicia Torres – 5447 Whippoorwill Circle – Ms. Torres agreed with Councilman Gleason regarding his bike rack idea, also asked where she could find the next Art and Public Places meeting.

Public Comment – Jim August – 4654 Woodland Way – Mr. August expressed concern about lack of after-school programs for girls in the community. He mentioned a struggling business near Aldi trying to offer dance and art programs but unable to afford proper signage. He emphasized that while boys have sports, girls need activities to avoid getting lost. Mayor O'Connor acknowledged this as a request for city awareness and support of a small business.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 7:57 PM.

Odet Izquierdo, Acting City Clerk

JohnPaul O'Connor, Mayor