

# CITY OF WESTLAKE



## AGENDA

### **City Council Comprehensive Plan Workshop**

Tuesday, October 07, 2025, at 5:00 PM

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

Live Broadcasting:

<https://cityofwestlake.my.webex.com>

Meeting ID: 2868 144 9421 | 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**

**WORKSHOP AGENDA**

- [A.](#) Comprehensive Plan update: Conservation, Recreation and Open Space, Intergovernmental Coordination, Private Property Rights Elements

**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

**CITY ATTORNEY COMMENTS**

**CITY MANAGER COMMENTS**

**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**

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

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

**AGENDA POSTED:** Friday, September 26, 2025

**File Attachments for Item:**

A. Comprehensive Plan update: Conservation, Recreation and Open Space, Intergovernmental Coordination, Private Property Rights Elements



DRAFT 9-25-25

## CHAPTER 5. CONSERVATION ELEMENT GOALS, OBJECTIVES, & POLICIES

### GOAL CON 1

CONSERVE AND PROTECT NATURAL RESOURCES FOR CURRENT AND FUTURE RESIDENTS THE NEXT 10 (2035) and 20 (2045) YEAR PLANNING PERIODS.

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

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

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

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

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

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

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

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

**Policy CON 1.3.2** For all amendments to this Plan, evaluate the presence of wetlands on the parcel of land at issue, and direct land uses on such parcels that are





incompatible with the protection and conservation of wetlands and wetland functions away from such wetlands, or require appropriate mitigation to compensate for loss of wetlands. The type, intensity or density, extent, distribution, and location of allowable land uses and the types, values, functions, sizes, conditions, and locations of wetlands are land use factors that shall be considered when directing incompatible land uses away from wetlands.

- Policy CON 1.3.3** Continue coordinating ~~Coordinate~~ with SID during the development order approval process concerning the impacts of development orders on stormwater runoff and water quality to ensure compliance with applicable requirements of SID, the state, and other governmental entities with jurisdiction.
- Policy CON 1.3.4** Continue coordinating ~~Coordinate~~ with SID to protect water resources within the City from activities and land uses that adversely impact water quality and quantity. Protection can include appropriate mitigation and best management practices.
- Policy CON 1.3.5** Continue compliance ~~Comply~~ with Palm Beach County Wellfield Protection Ordinance.
- Policy CON 1.3.6** Continue requiring ~~Require~~ new development and redevelopment to use reuse water for irrigation where it is available.
- Policy CON 1.3.7** Continue ensuring ~~Ensure~~ development complies with applicable state and federal criteria for the protection of wetlands.
- Policy CON 1.3.8** Continue ensuring ~~Ensure~~ development orders are only approved in special flood hazard areas in accordance with established Florida Building Codes and Federal Emergency Management Agency (FEMA) standards.
- Policy CON 1.3.9** Continue requiring ~~Require~~ emergency conservation of water resources in accordance with the SFWMD plans.
- Policy CON 1.3.10** Encourage the use of water-conserving fixtures in all new construction and redevelopment projects consistent with the Florida Building Code.
- Policy CON 1.3.11** Coordinate with SFWMD and SID to provide information resources regarding water conservation.



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

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

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

**Objective CON 1.4** Maintain and enforce procedures to reduce soil erosion and sedimentation into water bodies.

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

**Objective CON 1.5** Conserve and protect native and protected wildlife and their habitat should they exist within the City.

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

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



## City of Westlake Comprehensive Plan

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

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

**Objective CON 1.6** Evaluate and respond to potential climate-related impacts including sea level rise, flooding, and extreme weather events.

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

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

**Objective CON 1.7** Promote vegetative cover and shade to reduce urban heat, support biodiversity, and improve air quality.

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

**Policy CON 1.7.2** Support preservation or replacement of trees during development.



## CHAPTER 5. CONSERVATION ELEMENT DATA AND ANALYSIS

### INTRODUCTION

This Element addresses the conservation, use, and protection of natural resources in the City, including air, water, water recharge areas, wetlands, waterwells, estuarine marshes, soils, beaches, shores, floodplains, rivers, bays, lakes, harbors, forests, fisheries, wildlife, marine habitat, minerals, and other natural and environmental resources to the extent they exist within the City, including factors that affect energy conservation.

### NATURAL RESOURCES

The City is centrally located in the interior of Palm Beach County, almost equidistant from the Intracoastal Waterway and Atlantic Ocean to the east and Lake Okeechobee to the West. Thus, the City does not have any marine habitat, beaches, fisheries, estuarine marshes, harbors, bays or shorelines within its jurisdiction.

Lands within the City have been in active agriculture for over 50 years, which has resulted in the removal of most natural features and habitat within the City, including wildlife habitat and wetlands. Further, though silviculture has been conducted on the property, there is no naturally occurring forest habitat within the City.

The City's climate, soils and minerals, air, floodplains, water resources, ground water recharge areas, land cover, natural habitats including wetlands, wildlife, and other environmentally sensitive lands are analyzed in detail below.

### Climate

The climate of an area affects the amount and type of development, including building practices and structural and design features. Use of climate-appropriate practices supports the efficient use of energy sources, greenhouse gas reduction, and overall resource conservation. The U.S. Department of Energy has designated Building America climate regions based on the International Energy Conservation Code (IECC 2021). Climate considerations affect energy demand, infrastructure resiliency, and long-term public safety.

According to updated data from the Florida Climate Center (2023) and the NOAA National Centers for Environmental Information, Palm Beach County has experienced increasing temperatures, extended warm seasons, and rising humidity indices. These changes affect energy consumption, building design, and local infrastructure.

Cooling Degree Days (CDD) have been consistently high in the region, exceeding 4,500 CDD annually at Palm Beach International Airport, a 7% increase compared to 1981–2010 baseline averages. This underscores the importance of resilient energy-efficient construction, shade landscaping, and community-wide adaptation.



Recent extreme weather events, including Hurricane Ian (2022), Hurricane Nicole (2022), and increased seasonal flooding, signal the growing importance of storm-resilient design. Westlake, though inland, may be affected indirectly by:

- Increased rainfall intensity
- Inland flooding from stormwater backup
- Disruption of regional evacuation routes

#### Sea Level Rise & Resiliency

While the City is not directly adjacent to coastal areas, it lies within the Southeast Florida Regional Climate Compact Planning Boundary. Projections by NOAA (2022) and the Compact's Unified Sea Level Rise Projection (2023) estimate 10–17 inches of rise by 2040, impacting regional drainage and flood risk.

The City is encouraged to consider designation of Adaptation Action Areas (AAAs) in future planning efforts per F.S. 163.3177(6)(g) to guide infrastructure investments and policy for long-term resilience.

The National Climate Data Center provides the normal weather variables for temperature and precipitation for Palm Beach County International Airport. These normal variable are shown in Table 5.1 and Figures 5.1 and 5.2 below.

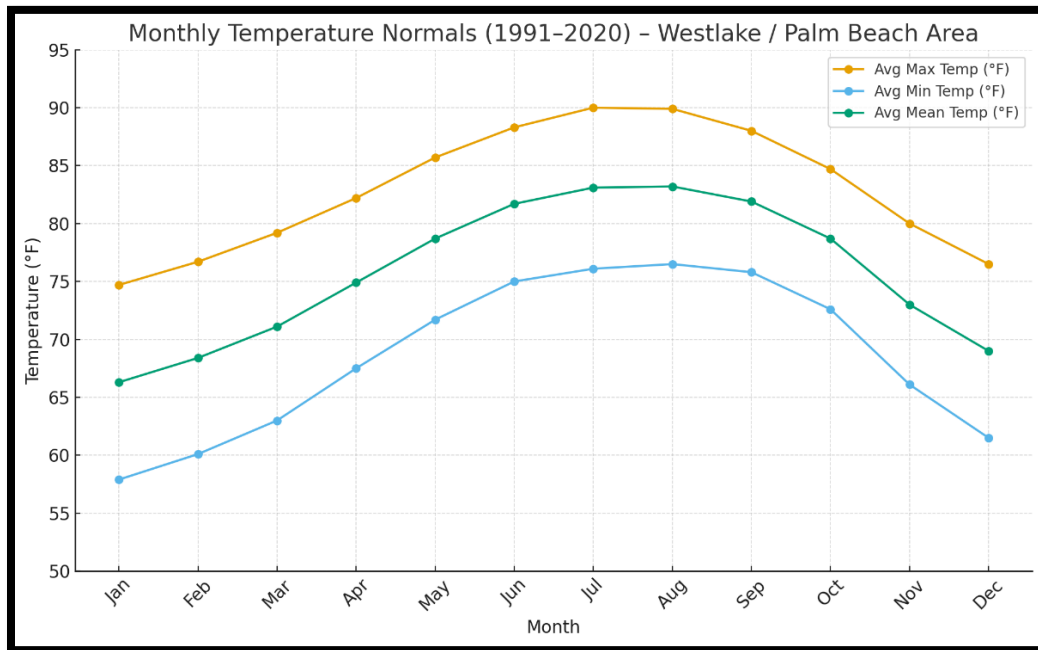
**Table 5.1: Temperature (°F) and Precipitation (Inches) by Month at Palm Beach County International Airport**

Month	Avg Max Temp (°F)	Avg Min Temp (°F)	Avg Mean Temp (°F)	Precipitation (inches)
January	74.7	57.9	66.3	3.47
February	76.7	60.1	68.4	2.63
March	79.2	63.0	71.1	3.31
April	82.2	67.5	74.9	3.68
May	85.7	71.7	78.7	4.91
June	88.3	75.0	81.7	8.48
July	90.0	76.1	83.1	5.63
August	89.9	76.5	83.2	8.68
September	88.0	75.8	81.9	7.96
October	84.7	72.6	78.7	5.90
November	80.0	66.1	73.0	3.62
December	76.5	61.5	69.0	3.48
Annual Average	83.0	68.6	75.8	61.75

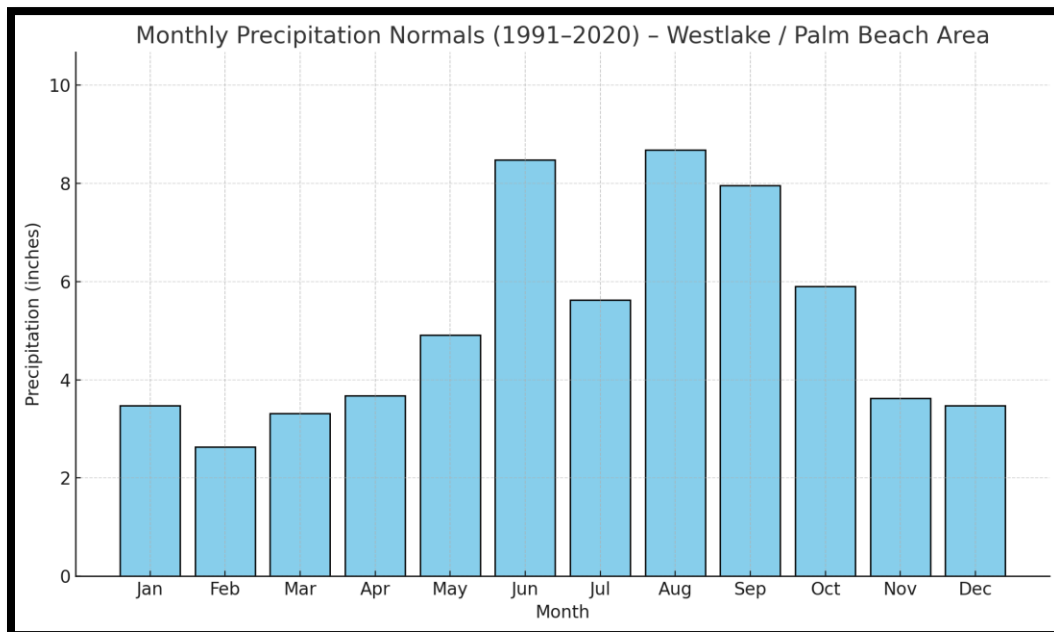
Source: National Climate Data Center



**Figure 5.1: Temperature (°F) by Month at Palm Beach County International Airport**



**Figure 5.1: Precipitation (Inches) by Month at Palm Beach County International Airport**



Useful measures for considering the impact of the climate, as well as month-to-month weather conditions, on energy cost and conservation are “heating degree days” and “cooling degree days.” The National Weather Service of the National Oceanic and Atmospheric Administration provides the following explanation.



A "degree day" is a unit of measure for recording how hot or how cold it has been over a 24-hour period. The number of degree days applied to any particular day of the week is determined by calculating the mean temperature for the day and then comparing the mean temperature to a base value of 65 degrees F. (The "mean" temperature is calculated by adding together the high for the day and the low for the day, and then dividing the result by 2.)

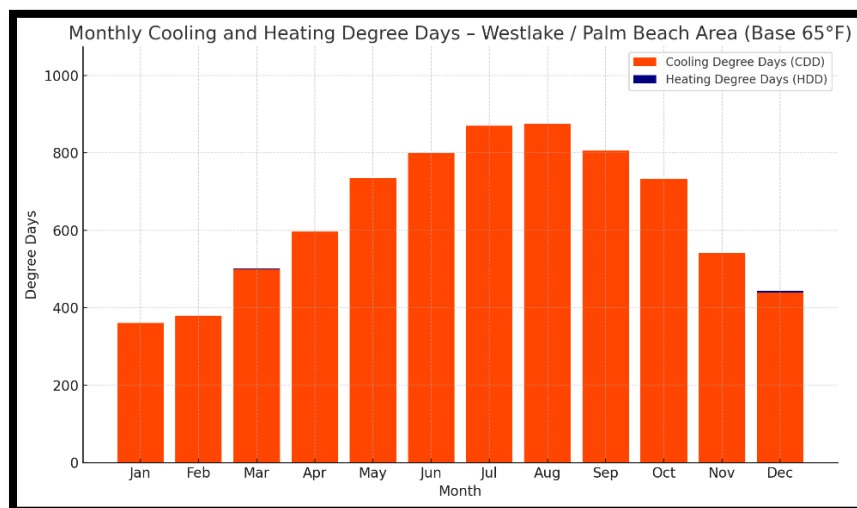
If the mean temperature for the day is, say, 5 degrees higher than 65, then there have been 5 cooling degree days. On the other hand, if the weather has been cool, and the mean temperature is, say, 55 degrees, then there have 10 heating degree days (65 minus 55 equals 10).

Why do we want or need to know the number of "degree days?" It is a good way to generally keep track of how much demand there has been for energy needed for either heating or cooling buildings. The cooler (warmer) the weather, the larger the number of "heating (cooling) degree days"... and the larger the number of heating (cooling) degree days, the heavier the demand for energy needed to heat (cool) buildings.  
<https://www.weather.gov/ffc/degdays>

Palm Beach County has a high number of cooling degree days – days for which air conditioners must be running and where improved building insulation, materials, design, orientation, and vegetation can reduce energy use and costs.

The Florida Climate Center, within the Office of the State Climatologist at Florida State University, maintains up-to-date climate normals and degree day calculations for the region. Relevant data for West Palm Beach International Airport, the closest climate monitoring station to the City of Westlake, is provided in Table 5.3 below, illustrating the monthly distribution of cooling and heating degree days based on the most recent 1991–2020 climate normals.

**Table 5.3: 1991-2020 Degree Days for  
Palm Beach County International Airport**



Source: Florida Climate Center



People, buildings, and infrastructure are also affected by severe weather conditions. Palm Beach County has been affected by several hurricanes, flooding events, and severe wind events in recent years. Hurricane events include Irma in 2017, Wilma in 2005, and Jeanne and Frances in 2004. Flooding conditions like those that occurred in January of 2014 are due to unusual convergences of rain producing conditions. ([https://www.weather.gov/mfl/palm\\_beach\\_flood\\_010914](https://www.weather.gov/mfl/palm_beach_flood_010914)). High wind events such as tornadoes are relatively rare but do occur ([https://www.weather.gov/mfl/pb\\_tornado](https://www.weather.gov/mfl/pb_tornado)). In more recent years, notably 2024, the intensity and frequency of weather events affecting the region have increased. That year, three named storms passed near or through South Florida, generating strong winds, heavy rainfall, and tornado outbreaks. One of those storms, Hurricane Milton, spawned at least 15 confirmed tornadoes, including two EF-3 tornadoes across Palm Beach and Glades counties, with the Wellington / Palm Beach Gardens area hit by a 20-mile, 140 mph (EF-3) track. Earlier in the same event, multiple tornadoes were reported across Palm Beach County as the storm approached landfall.

Looking ahead, climate related events such as sea level rise may also affect Palm Beach County in the long-term future. All of Florida will be impacted directly or indirectly if high sea level rise forecasts are realized. According to the SFWMD, sea level rise may affect flood control, water supply, natural systems, and water quality. Key vulnerabilities include reduced flood discharge capacity, reduced flood capacity in secondary canal systems, saltwater intrusion, inundation of coastal wetlands and changes in ecology.

The City of Westlake, while part of the broader regional climate system, benefits from a relatively more favorable inland topography. Its location west of the Intracoastal Waterway and outside of immediate coastal surge zones reduces the risk of direct tidal inundation associated with sea level rise. However, the City remains indirectly impacted through shared infrastructure, downstream drainage connections, and regional ecological shifts. Multiple technical resources are available to support local planning, including:

- “Vulnerability Analysis for Southeast Florida to Sea Level Rise”
- SFWMD’s Climate Change and Sea Level Rise Adaptation Strategies
- NOAA Digital Coast and Sea Grant resources:
- [www.flseagrant.org/climate-change/sea-level-rise/](http://www.flseagrant.org/climate-change/sea-level-rise/)
- <https://coast.noaa.gov/digitalcoast/stories/slr.html>

As part of future planning efforts, the City should monitor regional guidance from the Southeast Florida Regional Climate Compact and consider designating Adaptation Action Areas pursuant to Section 163.3177(6)(g), Florida Statutes, to help prioritize resilience investments.

## Soils and Minerals

The general distribution of soils within the City is shown on FLU Map 2.3, which is based on the soil survey of Palm Beach County conducted by the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service. ([www.nrcs.usda.gov/wps/portal/nrcs/surveylist/soils/survey/state/?stateId=FL](http://www.nrcs.usda.gov/wps/portal/nrcs/surveylist/soils/survey/state/?stateId=FL)).

The survey identifies the following soil series in the City: Arents-Urban Land Complex (0 To 5 % Slopes), Arents-Urban Land Complex (Organic Substratum), Boca Fine Sand, Chobee Fine Sandy Loam, Floridana Fine





Sand, Hallandale Fine Sand, Okeelanta Muck, Pineda Fine Sand, Pinellas Fine Sand, Riviera Fine Sand, Riviera Fine Sand (Depressional), Tequesta Muck, Wabasso Fine Sand and Water. The USDA describes these soils as follows:

**Arents – Urban Land Complex** – This complex consists of nearly level, somewhat poorly drained, sandy soils and urban land overlying organic soils. These areas were formerly organic marshes and swamps that were filled for urban use. This complex is primarily in the vicinity of Lake Mangonia and Clear Lake in the Palm Springs area, but it is also in a few places along the Intracoastal Waterway. Arents consist of lawns, vacant lots, undeveloped areas, and other open land. Urban land consists of areas covered by streets, side- walks, driveways, houses, and other structures.

**Boca Fine Sand** – The Boca series consists of moderately deep, poorly drained and very poorly drained, moderately permeable soils in low broad flats, poorly defined drainage-ways and depressions of the flatwoods and adjacent tidal flats. They formed in sandy and loamy marine sediments deposited over limestone bedrock.

**Chobee Fine Sandy Loam** –The Chobee series consists of very deep, very poorly drained, slowly to very slowly permeable soils in depressions, flats, and occasionally on river flood plains in the lower Coastal Plain. They formed in thick beds of loamy marine sediments.

**Floridana Fine Sand** – The Floridana series consists of very deep, very poorly drained, slowly to very slowly permeable soils on low broad flats, flood plains, and in depressional areas. They formed in thick beds of sandy and loamy marine sediments.

**Hallandale Fine Sand** – The Hallandale series consists of shallow, poorly and very poorly drained, rapidly permeable soils formed in thin deposits of marine sandy materials over limestone. They occur on broad low flats, sloughs, shallow depressions, and adjacent tidal areas in Peninsular Florida. They are saturated during the summer rainy season and after periods of heavy rainfall in other seasons.

**Okeelanta Muck** – The Okeelanta series consists of very deep, very poorly drained, rapidly permeable soils in large fresh water marshes and small depressional areas. They formed in decomposed hydrophytic non-woody organic material overlying sand.

**Pineda Fine Sand** – The Pineda series consists of deep and very deep, poorly and very poorly drained, very slowly permeable soils in depressions, low hammocks, poorly defined drainageways, broad low flats, and flood plains. They formed in thick beds of sandy and loamy marine sediments on the lower Coastal Plain.

**Pinellas Fine Sand** – The Pinellas series consists of very deep, poorly drained, very rapid to rapidly permeable soils on flats that border sloughs and depressions. They formed in sandy marine sediments over loamy sediments.



**Riviera Fine Sand** – The Riviera series consists of nearly level, poorly drained soils that have a loamy subsoil. These soils are on broad, low areas and in depressions. They formed in beds of sandy and loamy marine sediment.

**Tequesta Muck** – The Tequesta series consists of nearly level, very poorly drained soils that have a thin organic layer overlying a mineral soil that has a sandy surface layer, a sandy subsurface layer and a loamy subsoil. Tequesta Muck is on broad, low flats and in marshes and depressions.

**Wabasso Fine Sand** – The Wabasso series consists of nearly level, poorly drained, sandy soils that have a black, weakly cemented sandy layer over loamy material. These soils are in broad, flatwoods areas. They formed in thick beds of sandy marine sediment and the underlying loamy material. Wabasso fine sand is found in broad, flatwoods areas.

There are no areas within the City known to have experienced soil erosion problems. In addition, there are no known sources of commercially valuable minerals and there is no mining of mineral deposits within the City. Mining is not allowed by the Plan.

## Air Quality

Air quality within the City of Westlake is generally considered to be good, reflecting regional compliance with federal and state air quality standards. Ambient air monitoring conducted by the Florida Department of Environmental Protection (FDEP) and the U.S. Environmental Protection Agency (EPA) confirms that Palm Beach County is designated as an attainment area for five of the six primary pollutants regulated under the National Ambient Air Quality Standards (NAAQS):

- Carbon monoxide (CO)
- Lead (Pb)
- Nitrogen dioxide (NO<sub>2</sub>)
- Particulate matter (PM<sub>2.5</sub> and PM<sub>10</sub>)
- Sulfur dioxide (SO<sub>2</sub>)

The attainment designation indicates that measured concentrations of these pollutants are consistently within limits deemed protective of public health and environmental quality by the EPA and FDEP.

Historically, ozone (O<sub>3</sub>) presented a regional concern. Palm Beach County was previously classified as a maintenance area for ozone, reflecting a successful transition from non-attainment to compliance. However, the EPA has since revoked both the 1-hour (1979) and 8-hour (1997) ozone standards on June 15, 2005, and April 6, 2015, respectively, effectively rendering the previous maintenance classification obsolete. (Source: EPA Green Book)

As of the latest available data, Palm Beach County is not designated as a non-attainment area for any criteria air pollutants, affirming its attainment status under all current federal standards.



Air quality monitoring and regulation at the local level are overseen by the Palm Beach County Health Department, which manages compliance for both mobile and stationary pollution sources. It also administers programs related to asbestos control, open burning, and Pollution Prevention (P2) initiatives.

As development continues in Westlake, maintaining air quality will require ongoing coordination with regional and state agencies. Policies that promote low-emission transportation, green building practices, and urban tree canopy expansion will support continued compliance and contribute to overall environmental health.

### Water Resources

Floodplains are generally defined as low-lying areas adjacent to natural watercourses that become periodically inundated during high water events, supporting dynamic floodplain ecosystems. However, in the City of Westlake, such natural flow regimes have been replaced by an engineered drainage system managed by the Seminole Improvement District (SID), which regulates water levels and stormwater flows. As a result, there are no natural floodplains currently present within the City's boundaries.

(Source: USGS Water Glossary)

Although natural floodplain systems are absent, flooding risks remain due to intense rainfall events and the City's relatively flat topography. Areas subject to flooding during a 1% annual chance event (commonly referred to as the 100-year flood) are delineated on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), dated October 5, 2017. These Special Flood Hazard Areas (SFHAs) are primarily designated as Zone AE, where Base Flood Elevations (BFEs) have been established.

The Base Flood Elevation for Westlake's AE zones is 18.5 feet, referenced to the North American Vertical Datum of 1988 (NAVD 88). The City has adopted minimum finished floor elevations that exceed the FEMA BFE, ensuring an added margin of protection against flooding in accordance with its adopted stormwater Level of Service (LOS) standards.

Areas mapped as AE include:

- Man-made swales, canals, and ditches used for prior agricultural irrigation
- Low-lying agricultural fields
- Stormwater retention and detention ponds

As urban development continues, many of these features are being replaced or retrofitted into a comprehensive stormwater management system that includes interconnected lakes and vegetated treatment areas. Consequently, the relevance of existing AE designations may diminish over time as infrastructure improvements elevate and reconfigure topography and surface water conveyance.

Continued coordination with FEMA, Palm Beach County, and SFWMD will be essential to ensure that:

- Future FIRMs reflect land use changes and elevation modifications



- Development remains consistent with updated floodplain management practices
- The City remains eligible for the National Flood Insurance Program (NFIP) and Community Rating System (CRS) incentives, if pursued

### Ground Water Recharge

The City is regulated by the SFWMD. The City is located within the SFWMD's Lower East Coast (LEC) Planning Area. The principal ground water resource for the LEC Planning Area is the Surficial Aquifer System. The extensive water management and lake system within the City has been permitted by the SFWMD and will provide for recharge of the local surficial aquifer as required by District regulations.

### Water Conservation and Reuse Water

Palm Beach County supplies reuse water to SID through an Interlocal Agreement for the Purchase and Sale of Bulk Reclaimed Water dated April 20, 2010. City residents will use reuse water from SID for landscape irrigation. The existing SID water use permit, which allows for withdrawals from the M Canal for agricultural irrigation purposes, has demands based on the irrigation requirements for agricultural crops. SID will modify its permit over the long term planning period consist with SFWMD requirements as the City develops and agricultural land converts to other land uses. If reuse is not available from the County, it will be supplemented with surface water as allowed pursuant to SID's permit with the South Florida Water Management District. The existing permitted water use allocation (3,000 MGD) can cover the reuse needs of the entire City if reuse is not available from the County.

## LAND COVER

### Natural Habitats

The City of Westlake has undergone extensive land alteration over the past several decades, primarily due to historic agricultural activities. The area was originally cleared, ditched, and modified for citrus cultivation and other forms of commercial agriculture. These practices, sustained for more than 50 years, resulted in the complete removal of native upland and wetland ecosystems, including the elimination of indigenous vegetation communities and associated wildlife habitats.

As such, there are no functionally intact natural systems remaining within the City, and opportunities for on-site conservation of pre-development ecosystems are minimal. Future ecological value may be achieved through restoration, mitigation, and integration of green infrastructure as part of the City's ongoing urban development.

### Wetlands

The agriculture improvements and operations that have been conducted for the past 50 plus years have resulted in no naturally occurring wetlands within the City. There are approximately 258.5± acres of surface waters existing today throughout the City, which consist of man-made swales, ditches, and canals that are currently used or were previously used, for agricultural irrigation at the site, and for surface water management. The swales primarily consist of very shallow depressional areas which can either contain shallow standing water or no water. The ditches primarily consist of unvegetated water areas with steep-



sided unvegetated banks that experience frequently fluctuating water levels depending on on-site agricultural irrigation activities and surface water management. The canals primarily consist of unvegetated, deep water areas with steep-sided unvegetated banks.

During the permitting process for the Minto development, Minto purchased 5.90 freshwater herbaceous federal credits from the Loxahatchee Mitigation Bank in conjunction with the Army Corps of Engineers (ACOE) Permit No. SAJ-2004-07618, which mitigates for Waters of the United States on the property at the time of the permit.

### Uplands

As noted earlier, due to previous agricultural activities, no existing native habitats or natural features exist within the City. The agricultural activities since 1964 eliminated any native upland habitats or natural features that may have been present on the property prior to agricultural development.

Although there are areas within the City in which native vegetation can be found, these are limited to tree nursery and pine plantation areas where native species are being cultivated for commercial sale or uses. They do not constitute forests, native habitats or natural features as they are monotypic single species stands under cultivation for production of landscape vegetation or silviculture.

## WILDLIFE

### Protected Species

Wildlife is a valuable resource within the Palm Beach County area. Although there are no naturally occurring wetlands or preferred habitat for wetland-dependent endangered or threatened wildlife species or species of special concern within the City, man-made ditches, canals, and excavated ponds can support a large number of wildlife species. To date, there are no known threatened or endangered species living within the City.

### Invasive Species

South Florida has become an inviting destination for some undesirable species that threaten to undermine the health of the environment. More than an inconvenience, invasive plants and animals can greatly alter the native landscape, adversely impact native wildlife, destroy agricultural crops and threaten public health.

#### Invasive Plants

Non-native invasive plants were brought into Florida through a variety of methods. Certain non-native plants are more harmful to the ecosystems of Florida than others. Those that begin to cause widespread ecological damage to the native plant and animal communities are called invasive. These non-native invasive plants grow quickly, produce abundant seeds, have no natural enemies, flourish in a wide range of soil conditions, and prevent native species from growing. These invaders destroy natural habitat, out competing native plants for space, soil, sunlight, air, and water. This loss of habitat impacts Florida wildlife. Local and State governments are also affected, spending millions annually to control these invasive non-native plants and to restore natural habitat which has been impacted due to their prolificacy.



Having been in active agriculture over the past 50 years, there are few invasive species remaining within the City. The Plan requires removal of all invasive vegetation identified by the Florida Exotic Pest Plant Council found during the process of approving new development within the City.

### **Invasive Animal Species**

Invasive animal species are not native to Florida and are introduced by human activity. They are brought in either intentionally as ornamentals or pets, or accidentally, as hitchhikers that arrive at airports, seaports or through the mail. Species have always moved around the globe, and the majority are not problematic. It is today's enormous volume of global trade and travel that provides an unprecedented opportunity for species to invade. One-third of all plant species in Florida are now exotic.

(<https://nps.gov/ever/learn/education/upload/2008-Florida-invaders-For-web.pdf>).

Having been in active agriculture over the past 50 years, there is no natural habitat for either native or invasive species within the City.

### **ENVIRONMENTALLY SENSITIVE LANDS**

Environmentally sensitive lands have not been identified or designated within the City. As previously described, the majority of the lands have been utilized for agricultural purposes resulting in the elimination of all native and natural habitat features. Therefore 163.3177(6)(d)2.h., Florida Statutes is not applicable.



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

### GOAL REC 1

**PROVIDE RECREATION USES AND OPEN SPACE ACCESSIBLE TO CITY RESIDENTS OFFERING ACTIVE AND PASSIVE RECREATION OPPORTUNITIES THE NEXT 10 (2035) and 20 (2045) YEAR PLANNING PERIODS.**

#### **Objective REC 1.1**

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

##### **Policy REC 1.1.1**

Continue to Coordinate with SID to utilize the best available methods and sources of funding for the acquisition, development, operation and maintenance of parks. Currently available methods and sources of funding include but are not limited to the following:

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

##### **Policy REC 1.1.2**

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

##### **Policy REC 1.1.3**

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

##### **Policy REC 1.1.4**

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

##### **Policy REC 1.1.5**

Continue to Ensure neighborhood parks are provided to serve residential development.



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

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

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

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

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

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

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





## CHAPTER 6. RECREATION AND OPEN SPACE ELEMENT DATA AND ANALYSIS

### INTRODUCTION

This chapter presents an inventory and analysis of data supporting the preparation of the Policy Document (Goals, Objectives, and Policies) for the Recreation and Open Space Element for the City of Westlake. This data and analysis evaluates land use for recreation and open space and serves as the basis for the policy recommendations outlined in the Policy Document for the 10 and 20 years planning periods.

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



The purpose of the Recreation and Open Space Element is to foster recreation uses and open space that will support the local population by promoting a sense of place in the community. It provides for the creation of natural features; tree-lined roads and shared use paths; parks; and lakes and canals. The recreation uses and open space provided for in this element may also foster a sense of place in the community. Furthermore, this element is intended to guide the decision making process relative to recreation facility development and programs, including ongoing funding and maintenance, to meet the recreational needs of the residents through the short and long term planning periods.

Recreation areas and open spaces provide opportunities for social interaction, enable healthy and active lifestyles, and contribute to the overall urban form. There are open spaces, neighborhood parks and community parks within the City, which consist of active and passive recreation opportunities. Per the Administrative Element Goals, Objectives, & Policies (GOPs) of the City Comprehensive Plan, recreational uses and open space are defined below.



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



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

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

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



## OPEN SPACE, RECREATION AND PARKS WITHIN THE CITY

Since its incorporation in 2016, the City of Westlake strives to be a vibrant community that embraces recreation, open space, and parks programs. The City includes tracts dedicated to open space and water management. Also, some neighborhoods include amenity centers with recreation activities.

Table 6.1 below shows the recreation and open space areas within the City of Westlake. This table distinguishes residential neighborhoods from non-residential areas, and indicates current City land area dedicated to open space tracts (O.S.T.), water management tracts (W.M.T.), lake banks, and amenity centers.

Non-residential areas include the Westlake Adventure Park, Westlake Fitness Trail, and two (2) properties that are planned for recreational development. A total of approximately 839 acres are dedicated to open space and recreational areas within City limits, which is over 20% of the overall City area.

**Table 6.1: Recreation and Open Space Area**

	Recreation and Open Space Use***				
	O.S.T.	W.M.T.	Lake Banks	Amenity Centers	Total Area (Acres)
<b>Residential*</b>	98.37	287.46	148.39	7.86	542.08
Cresswind	26.59	43.53	20.67	6.66	97.45
Crossings	2.42	-	-	-	2.42
Estates	1.15	13.09	8.05	-	22.29
Groves	9.11	35.77	23.84	-	68.72
Hammocks	2.87	19.43	8.49	-	30.79
Meadows	10.61	42.65	22.10	-	75.36
Orchards	13.15	41.35	20.89	-	75.39
Pines	7.90	50.30	22.67	-	80.87
Sky Cove	6.23	12.49	4.63	0.81	24.16
Sky Cove South	7.41	9.84	8.17	0.39	25.81
Terraces	2.55	-	-	-	2.55
Woodlands	8.38	19.01	8.88	-	36.27
<b>Non-Residential**</b>	130.39	112.06	39.84	14.88****	297.17
<b>TOTAL</b>	<b>228.76</b>	<b>399.52</b>	<b>188.23</b>	<b>22.74</b>	<b>839.25</b>

Notes: O.S.T.: Open Space Tracts; W.M.T.: Water Management Tracts

\* Does NOT include planned residential neighborhoods that have been approved by City Council and have not commenced construction.

\*\* Includes areas classified as Recreation in Development.

\*\*\* Neighborhood park acreages are reflected in the O.S.T. and Amenity Center categories. Community park acreages consist of all four categories.

\*\*\*\* Adventure Park



There are fifteen (15) parks within the City of Westlake providing both active and passive recreational opportunities. Table 6.2 below summarizes the parks within the City, including acreage, type of park, ownership, and facility description.

**Table 6.2: Parks within the City of Westlake**

		Total Area (Acres)	Park Type	Ownership	Facility Description
	<b>Neighborhood Parks</b>	<b>29.57</b>			
1	Cresswind	6.66	Active	KH WESTLAKE LLC	Clubhouse, Pool and Spa, Pavilion, Event Plaza, Dog Park, Sidewalks, Eight (8) Pickleball Courts, Two (2) Tennis Courts, Two(2) Horseshoe Courts, Two (2) Bocce Courts
2		1.78	Passive	KH WESTLAKE LLC	Walkway, Benches, Open Lawns
3	Crossings	0.6	Passive	CROSSINGS OF WESTLAKE HOA INC	Open Lawns
4	Estates	0.36	Passive	ESTATES OF WESTLAKE HOA INC	Open Lawns
5	Groves	2.28	Passive	GROVES OF WESTLAKE HOA INC	Walkway, Open Lawns
6	Hammocks	2.02	Passive	HAMMOCKS OF WESTLAKE HOA INC	Walkway, Benches, Open Lawns
7	Meadows	2.34	Passive	MEADOWS OF WESTLAKE HOA INC	Walkway, Benches, Open Lawns
8	Orchards	3.34	Passive	ORCHARDS OF WESTLAKE HOA INC	Walkway, Benches, Open Lawns
9	Pines	3.29	Passive	PINES OF WESTLAKE HOA INC	Walkway, Benches, Open Lawns
10	Sky Cove	1.74	Passive /Active	SKY COVE HOA INC	Walkway, Benches, Open Lawns, Indoor Gym, Basketball Court
11	Sky Cove South	1.56	Passive /Active	SKY COVE SOUTH HOA INC	Walkway, Benches, Open Lawns, Indoor Gym
12	Terraces	2.09	Passive	TERRACES OF WESTLAKE HOA INC	Open Lawns
13	Woodlands	1.51	Passive	WOODLAND OF WESTLAKE HOA INC	Walkway, Benches, Open Lawns
	<b>Community Parks</b>	<b>23.37</b>			
14	Westlake Adventure Park	14.88	Active	WESTLAKE RESIDENCES MASTER HOA INC	Pool, Tower Slide, Splash Pad, Basketball Courts, Pump Track, BBQ Area, Playground, Bocce Courts, Event Space
15	Westlake Fitness Park	8.49	Passive /Active	SEMINOLE IMPROVEMENT DISTRICT	Fitness stations, Walking Trail
	<b>CITY TOTAL</b>	<b>52.94</b>			



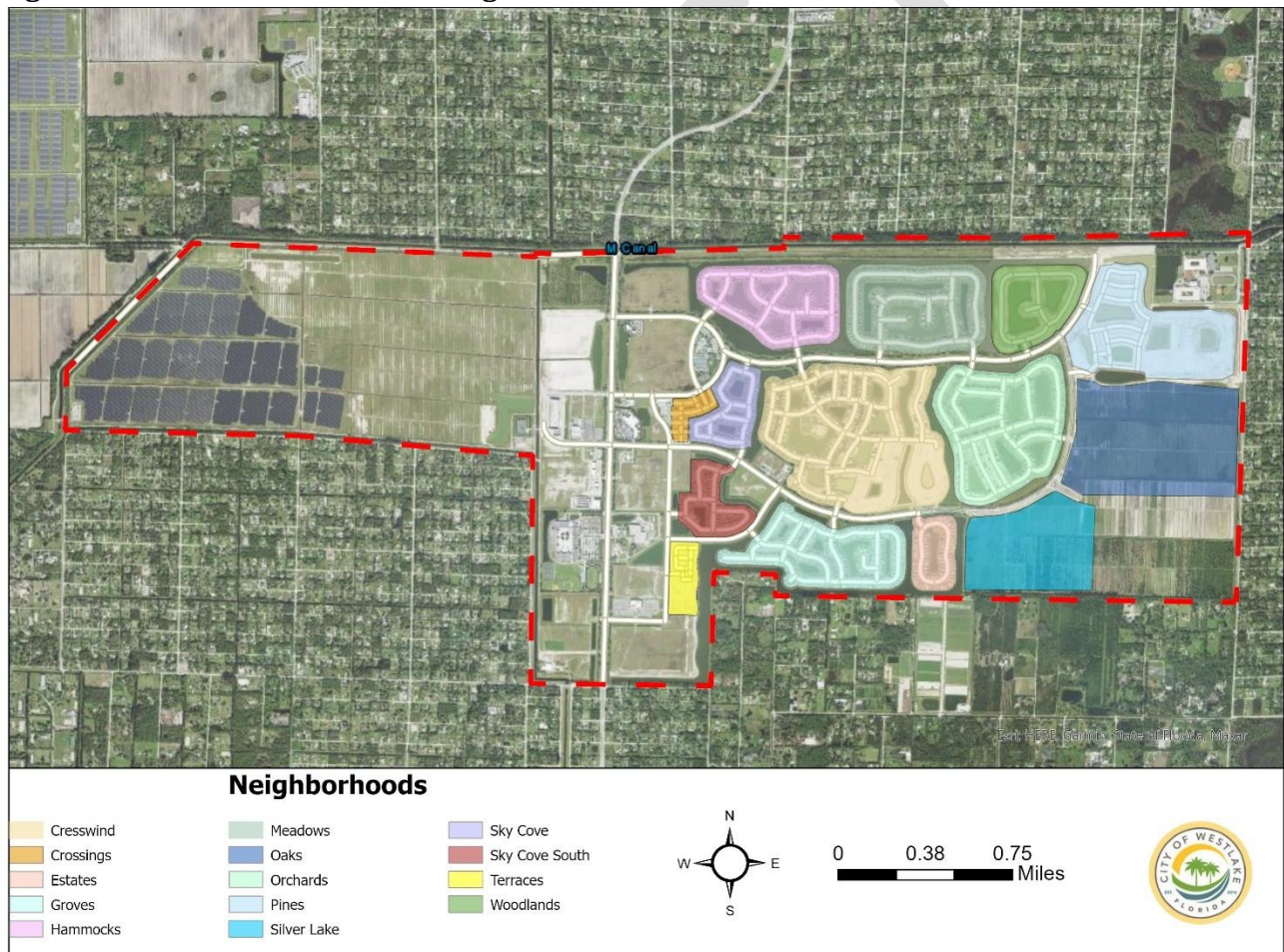


## Nighborhood Parks

Neighborhood parks are small-scale public recreation areas designed to serve the daily needs of nearby residents, typically within walking or biking distance (about  $\frac{1}{4}$  to  $\frac{1}{2}$  mile). They provide easily accessible open space for informal recreation, social interaction, and community gathering. Facilities often include open play lawns, picnic areas, and walking paths. Neighborhood parks are generally intended to serve residents within the immediate area rather than the entire city and are integrated into the fabric of residential communities to promote accessibility, walkability, and neighborhood identity.

Since the parks are embraced by the City's vision of community sense of place, this section will focus on describing each neighborhood park. The City includes currently Fourteen (14) neighborhoods, Figure 6.1 below shows the locations of the subject neighborhoods within the City.

**Figure 6.1: Location of Westlake Neighborhoods**



### Hammocks of Westlake

The neighborhood includes a total of 2.02 acres of neighborhood park, which feature walkways, benches, and open lawn areas. The location of the neighborhood park within the Hammocks of Westlake is identified in Figure 6.2 below.

**Figure 6.2: Hammocks Neighborhood Parks**

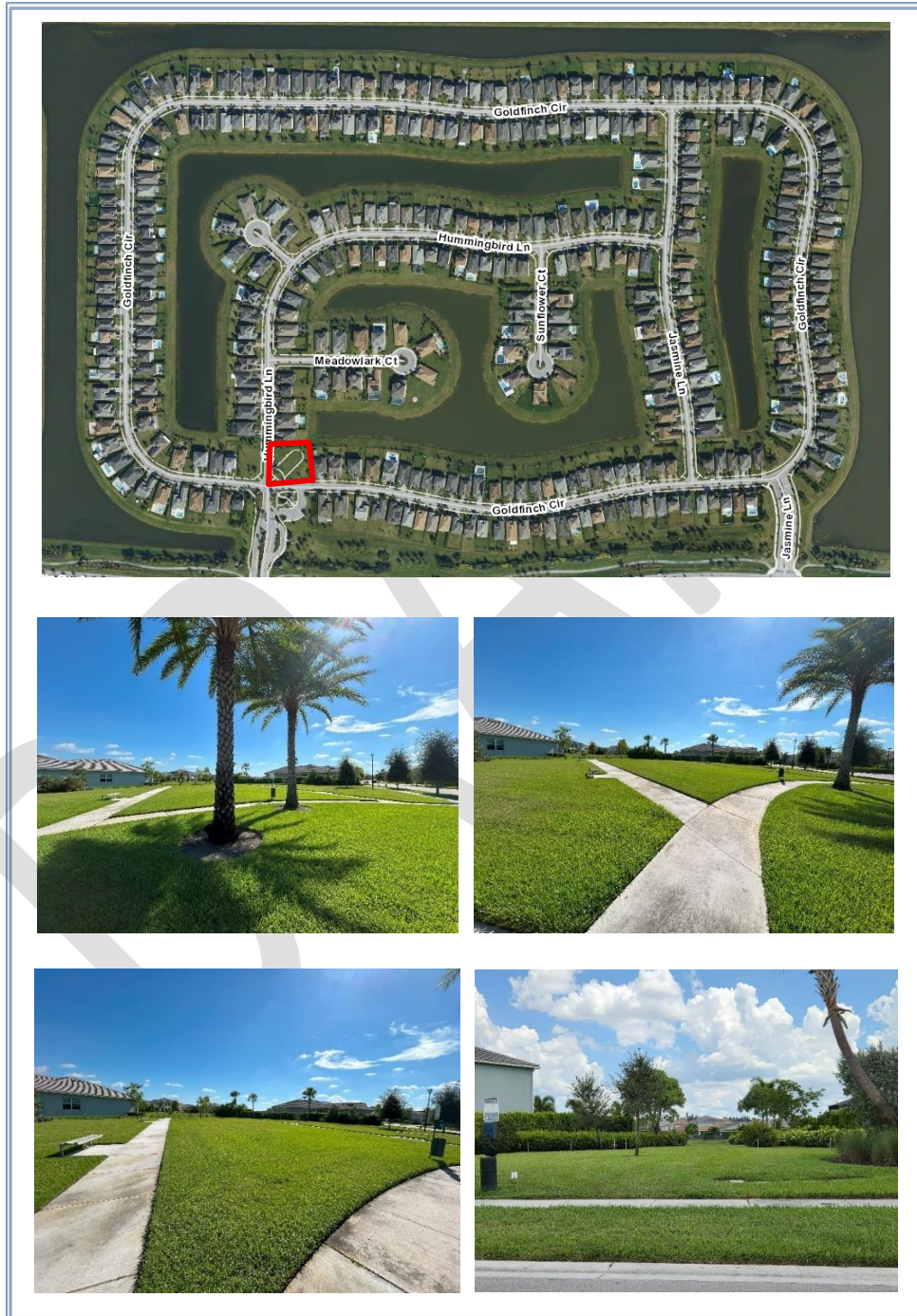




## Meadows of Westlake

The neighborhood includes a total of 2.34 acres of neighborhood park, which feature walkways, benches, and open lawn areas. The locations of the neighborhood park within the Meadows of Westlake is identified in Figure 6.3 below.

**Figure 6.3: Meadows Neighborhood Parks**



### Orchards of Westlake

The neighborhood includes a total of 3.34 acres of neighborhood parks, which feature walkways, benches, and open lawn areas. The locations of all neighborhood parks within the Orchards of Westlake are identified in Figure 6.4 below.

**Figure 6.4: Orchards Neighborhood Parks**

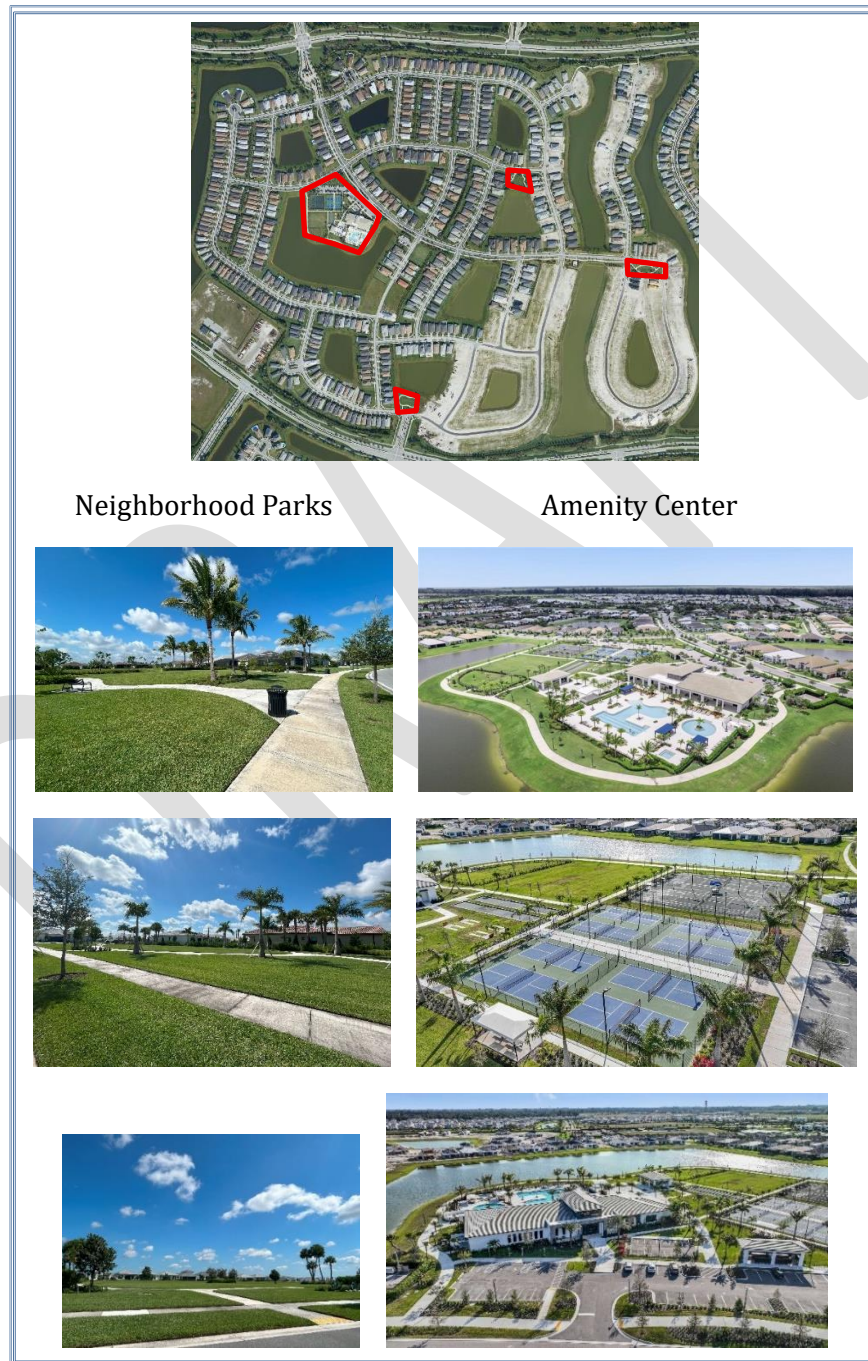




## Cresswind Palm Beach

The neighborhood includes a total of 8.44 acres of neighborhood parks, including one amenity center. The neighborhood parks feature walkways, benches, and open lawn areas. The amenity center offers a range of recreational facilities, including a clubhouse, pool and spa, pavilion, event plaza, dog park, sidewalks, eight (8) pickleball courts, two (2) tennis courts, two (2) horseshoe courts, and two (2) bocce courts. The locations of all neighborhood parks within Cresswind Palm Beach are identified in Figure 6.5 below.

**Figure 6.5: Cresswind Neighborhood Parks**



### Crossings of Westlake

The neighborhood encompasses approximately 0.6 acres of open lawn areas, which provide residents with space for outdoor activities and passive recreation. See Figure 6.6 below for the Crossings of Westlake neighborhood.

**Figure 6.6: Crossings Neighborhood**



### Estates of Westlake

The neighborhood encompasses approximately 0.36 acres of open lawn areas, which provide residents with space for outdoor activities and passive recreation. See Figure 6.7 below for the Estates of Westlake neighborhood.

**Figure 6.7: Estates Neighborhood**

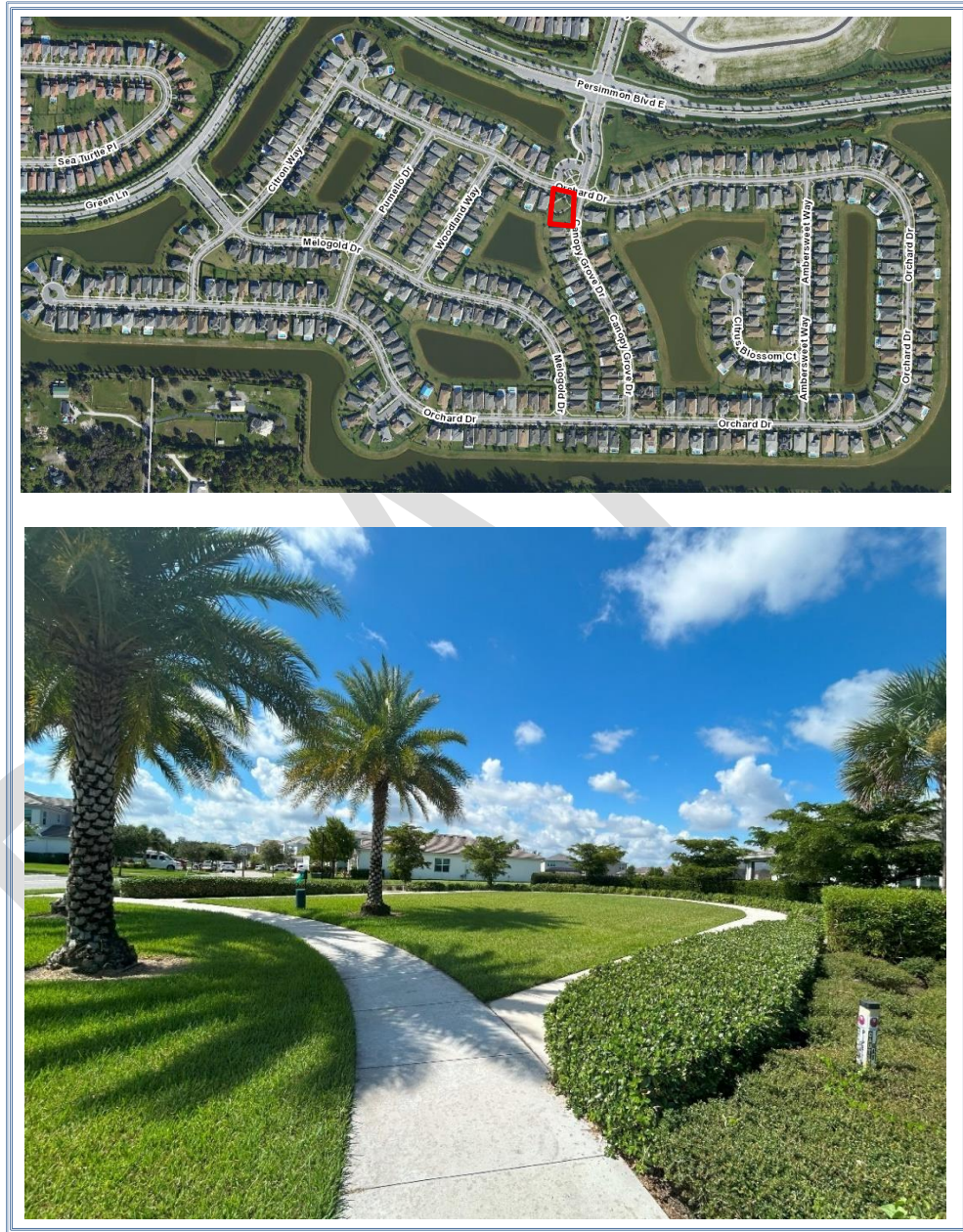




## Groves of Westlake

The neighborhood includes a total of 2.28 acres of neighborhood park, which feature walkways, benches, and open lawn areas. The locations of the neighborhood park within the Groves of Westlake is identified in Figure 6.8 below.

**Figure 6.8: Groves Neighborhood Parks**



## Pines of Westlake

The neighborhood includes a total of 3.29 acres of neighborhood park, which feature walkways, benches, and open lawn areas. The locations of the neighborhood park within the Pines of Westlake are identified in Figure 6.9 below.

**Figure 6.9: Pines Neighborhood Parks**





## Sky Cove of Westlake

The neighborhood includes a total of 1.74 acres of neighborhood parks, including one amenity center. The neighborhood parks feature walkways, benches, and open lawn areas. The amenity center offers indoor gym and a basketball court. The locations of all neighborhood parks within Sky Cove are identified in Figure 6.10 below.

**Figure 6.10: Sky Cove Neighborhood Parks**



### Sky Cove South of Westlake

The neighborhood includes a total of 1.56 acres of neighborhood parks, which feature walkways, benches, and open lawn areas. The locations of all neighborhood parks within Sky Cove South of Westlake are identified in Figure 6.11 below.

**Figure 6.11: Sky Cove South Neighborhood Parks**





## Woodlands of Westlake

The community includes a total of 1.51 acres of neighborhood parks, which feature walkways, benches, and open lawn areas. The locations of all neighborhood parks within the Woodlands of Westlake are identified in Figure 6.12 below.

**Figure 6.12: Woodlands Neighborhood Parks**



### Terraces of Westlake

The neighborhood encompasses approximately 2.09 acres of open lawn areas, which provide residents with space for outdoor activities and passive recreation. See Figure 6.13 below for the Terraces of Westlake neighborhood.

**Figure 6.13: Terraces Neighborhood**



### Future Neighborhood Parks

The new residential developments Oaks of Westlake and Silver Lake will contribute to neighborhood parks in the City of Westlake. Per its approved site plan, Oaks of Westlake will provide approximately 5.1 acres of neighborhood parks, offering open lawn areas, walkways, and benches for passive recreation (see Figure 6.14).

**Figure 6.14: Oaks Planned Neighborhood Parks**







Per the approved site plan, Silver Lake will provide approximately 3.1 acres of neighborhood parks, including one amenity center featuring three (3) pickleball courts, a playground, clubhouse, and event space (see Figure 6.15).

**Figure 6.15: Silver Lake Planned Neighborhood Parks**





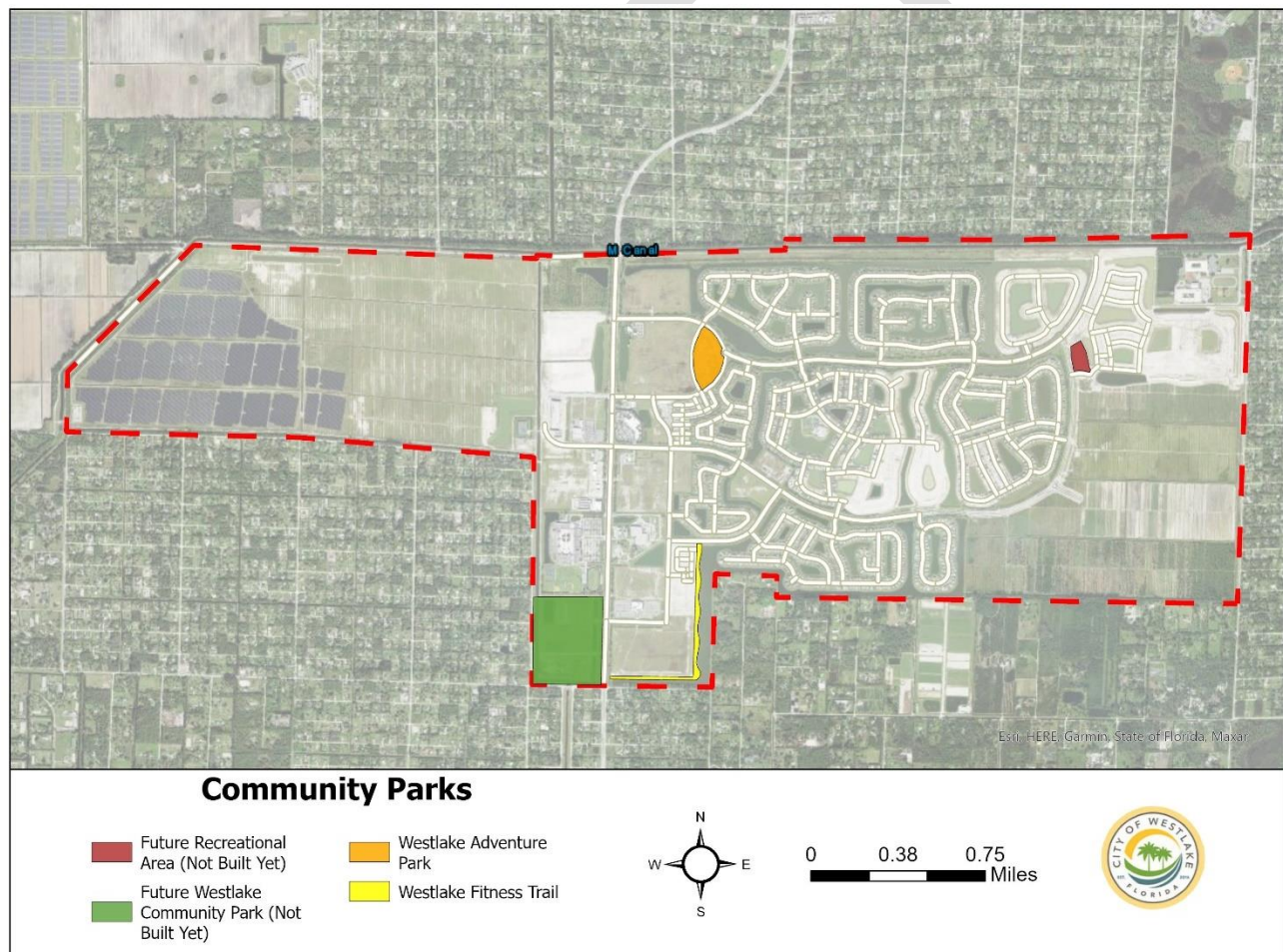
## Community Parks

A community park is a "ride to" park located near major streets or arterials. Multi-modal access to community parks is strongly encouraged. Multi-modal access can be accomplished through roads, bicycle lanes, shared use paths, and sidewalks. Typical facilities found in community parks include both passive and active recreation opportunities such as playground areas, recreation buildings, sports fields, paved multipurpose courts, picnic areas, open or free play areas, swimming pools, and landscaping. Adequate off-street parking may be needed to contain parking overflow.

Since its incorporation in 2016, the City of Westlake embraces recreation, open space and parks. This section will present the current community parks and facilities; and the future initiatives.

Figure 6.16 below shows the locations of community parks within the City.

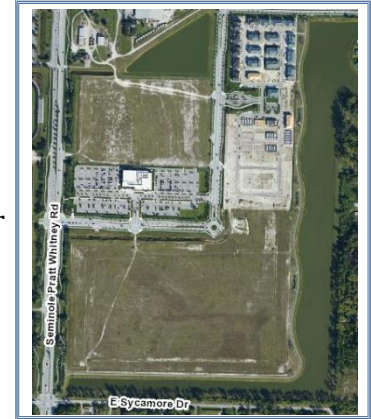
**Figure 6.16: Community Parks within the City of Westlake**





### Westlake Fitness Trail

Westlake Fitness Trail is an 8.49-acre linear park and features a one-mile asphalt path carved around a scenic lake for walkers, joggers and bikers to get some exercise. The Westlake Fitness Trail is meticulously landscaped with clusters of palms and flowering and shade trees. The main entrance is off Green Lane, east of the Ilex Way intersection with a small parking area for bicycles and golf carts. A secondary access point is located off Seminole Pratt Whitney Road, just north of Sycamore Drive. The trail is open daily from dawn to dusk. See Figure 6.17 below.



**Figure 6.17: Westlake Fitness Trail**

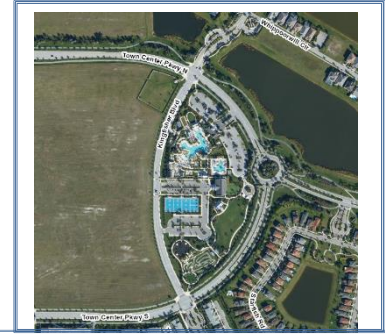






### Westlake Adventure Park

Westlake Adventure Park is a 14.88-acre community park and amenity center open to all City residents. The park offers a variety of amenities, including a pool, tower slide, splash pad, basketball courts, pump track, BBQ area, playground, bocce courts, and an event space. See Figure 6.18 below.



**Figure 6.18: Westlake Adventure Park**







### Future Recreation Initiatives

Currently, there are two (2) vacant parcels that are intended for future recreational areas.

The first parcel will be the Westlake Community Park will be located at the southwestern corner of the City on Seminole Pratt Whitney Road and adjacent to Seminole Ridge High School (see Figure 6.19 below). This 75-acre property is owned by Seminole Improvement District (SID) and it is envisioned to include a community park for the City.

**Figure 6.19: Future Recreation Area Westlake Community Park**





The second vacant parcel for the future recreation area (POD V2) is a 6.79-acre property located at the intersection of Town Center Parkway and River Bend and is owned by Minto PBLH LLC. This property is adjacent to the Pines of Westlake neighborhood and is being considered for future recreational development. See Figure 6.20 below.

**Figure 6.20: Future Recreation Area (POD V2)**



## LEVEL OF SERVICE (LOS)

The City Comprehensive Plan, Recreation and Open Space element includes the following policy regarding the level of service:

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





In terms of Level of Service for neighborhood parks (2 acres/1,000 residents), the 2025 demand based on the population estimate of 8,983 is 17.97 acres. The 2035 demand for neighborhood parks based on the projected population of 13,767 would be 27.53 acres, and the 2045 demand based on the projected population of 18,255 would be 36.51 acres. The City will need to provide an additional 6.94 acres of neighborhood parks by 2045. Tables 6.3 below indicate the estimated demand for neighborhood facilities for 2025, 2035 and 2045.

**Table 6.3: Level of Service for Neighborhood Parks for 2025, 2035, and 2045**

Neighborhood Parks		Existing Acres	2025 Demand	2035 Demand	2045 Demand
1	Cresswind	6.66	<b>LOS 2 acres / 1,000 residents</b> 2025 Population: 8,983	<b>LOS 2 acres / 1,000 residents</b> 2035 Population: 13,767	<b>LOS 2 acres / 1,000 residents</b> 2045 Population: 18,255
2		1.78			
3	Crossings	0.6			
4	Estates	0.36			
5	Groves	2.28			
6	Hammocks	2.02			
7	Meadows	2.34			
8	Orchards	3.34			
9	Pines	3.29			
10	Sky Cove	1.74			
11	Sky Cove South	1.56			
12	Terraces	2.09			
13	Woodlands	1.51			
<b>TOTAL</b>		<b>29.57</b>	<b>17.97 Acres</b>	<b>27.53 Acres</b>	<b>36.51 Acres</b>

In terms of Level of Service for community parks (2.5 acres/1,000 residents), the 2025 demand based on the population estimate of 8,983 is 22.46 acres. The 2035 demand for community parks based on the projected population of 13,767 would be 34.42 acres; and the 2045 demand based on the projected population of 18,255 would be 45.64 acres. The City will need to provide an additional 11.05 acres of community parks by 2035, and 22.27 acres by 2045. Tables 6.4 below indicate the estimated demand for community park facilities for 2025, 2035 and 2045.

**Table 6.4: Level of Service for Community Parks for 2025, 2035, and 2045**

Community Parks		Existing Acres	2025 Demand	2035 Demand	2045 Demand
1	Westlake Adventure Park	14.88	<b>LOS 2.5 acres / 1,000 residents</b> 2025 Population: 8,983	<b>LOS 2.5 acres / 1,000 residents</b> 2035 Population: 13,767	<b>LOS 2.5 acres / 1,000 residents</b> 2045 Population: 18,255
2	Westlake Fitness Park	8.49			
<b>TOTAL</b>		<b>23.37</b>	<b>22.46 Acres</b>	<b>34.42 Acres</b>	<b>45.64 Acres</b>



## PALM BEACH COUNTY FACILITIES

### Palm Beach County School District Lands

While, not classified as parks, lands owned and maintained by the Palm Beach County School District are still considered as part of the City's recreation and open space system. School lands contain baseball, soccer, and football fields, tennis courts, and indoor recreation facilities that are or may be available to the public and may be considered part of the City's open space system.

### Palm Beach County Regional and District Parks

In addition to the existing anticipated City's community and neighborhood parks mentioned on previous sections the following Palm Beach County regional and district parks and beaches will also serve City residents. Palm Beach County recognizes three types of parks: regional, district, and beach parks, which are generally described as follows. Palm Beach County Regional Parks are the largest class of parks in Palm Beach County, and generally exceed 200 acres in size and provide access to a substantial natural or manmade resource. Palm Beach County Regional Parks typically provide passive recreational facilities, and to a lesser degree, active regional facilities. Palm Beach County District Parks are generally greater than 25 acres in size and primarily provide active recreational opportunities but can also include passive recreational facilities. District Park recreational facilities can include lighted fields or courses; exercise trails; support facilities such as restrooms, concessions, and parking; recreation centers; competitions pools; golf courses; boat ramps; and docks. Palm Beach County Beach Parks are generally greater than 2 acres in size, front the Atlantic Ocean, or its inlets, and provide public beach access. Beach parks may include recreation facilities necessary to support beach access and activities, play areas, picnic areas, and parking.

Okeehetee Park is a 1,702-acre regional park located at 7715 Forest Hill Boulevard, west of West Palm Beach, Florida. The facility is open from sunrise until sunset and includes baseball fields, bike paths, a BMX track, a boating area, a dog park, an equestrian center and trail, a golf course, mountain biking paths, multi-purpose fields, a nature center, picnic areas and pavilions, a playground, softball field, tennis courts, and volleyball courts. Seminole Palms Park is a 70-acre District Park located at 151 Lamstein Lane, Royal Palm Beach, Florida. The facility is open from sunrise to sunset and includes baseball fields, multi-purpose fields, picnic areas, playgrounds, softball fields, and a water park. Phil Foster Park is a 14-acre beach located at 900 East Blue Heron Boulevard, Riviera Beach, Florida. The facility is open sunrise to sunset and offers beach frontage, docks and ramps, fishing platforms, picnic areas, a fishing pier, a playground, restrooms, and showers. Figure 6.21 below shows imagery of each park.

**Figure 6.21: Palm Beach County Regional and District Parks**





## CHAPTER 9. INTERGOVERNMENTAL COORDINATION ELEMENT GOALS, OBJECTIVES, & POLICIES

DRAFT 9-25-25

### GOAL ICE 1

**PROVIDE EFFECTIVE INTERGOVERNMENTAL COORDINATION THE NEXT 10 (2035) and 20 (2045) YEAR PLANNING PERIODS.**

#### Objective ICE 1.1

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

##### Policy ICE 1.1.1

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

##### Policy ICE 1.1.2

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

##### Policy ICE 1.1.3

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

##### Policy ICE 1.1.4

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

##### Policy ICE 1.1.5

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



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

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

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

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

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

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

**Objective ICE 1.2** Continue to Coordinate with the School Board of Palm Beach County, SID, and other units of local government providing services but not having regulatory authority over the use of land regarding adequate public school facilities, school sites, and population projections.

**Policy ICE 1.2.1** Continue to Share data and analysis regarding the City's population projections with the School Board and other units of local government on an



annual basis. Monitor population projections prepared by the School Board, SID, and other units of local government to determine consistencies and differences with the City's population projections and work with these entities on population projections.

**Policy ICE 1.2.2**

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

**Objective ICE 1.3**

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

**Policy ICE 1.3.1**

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

**Policy ICE 1.3.2**

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

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



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

- Policy ICE 1.3.3** Continue to Coordinate with the South Florida Water Management District and Palm Beach County on the implementation of the ~~2013~~ 2024 Lower East Coast Water Supply Plan Update.
- Policy ICE 1.3.4** Continue to Participate as a municipality within Palm Beach County's Fire/Rescue Municipal Service Taxing Unit for Fire-Rescue, Fire Protection, Advanced Life Support (or Similar Emergency Services), Fire Code Enforcement and Other Necessary and Incidental Services.
- Policy ICE 1.3.5** Continue to Engage Palm Beach County Sheriff's Office for the provision of police services.
- Policy ICE 1.3.6** Continue to Implement the SID-Westlake Interlocal, which contains the mechanisms for coordination between SID and the City for planning, funding, constructing, maintaining, and evaluating needed public facilities and infrastructure, and where appropriate, development orders.





## CHAPTER 9. INTERGOVERNMENTAL COORDINATION ELEMENT DATA AND ANALYSIS

### INTRODUCTION

The purpose of the Intergovernmental Coordination element is to ensure appropriate coordination between the City, neighboring jurisdictions and other governmental agencies.

### INTERGOVERNMENTAL COORDINATION

Table 9.1 briefly describes the various governmental entities and the subjects of coordination with those entities. Generally, the office with primary responsibility for coordination is the City Manager's office. In several instances, the City Council needs to make determinations regarding the continuance of or changes to coordination issues with other agencies or jurisdictions. This table is not intended to be an all-inclusive list of entities with which the City will coordinate.

**Table 9.1: Coordinating Agencies**

AGENCY	SUBJECT OF COORDINATION
<b>Palm Beach County</b>	
Palm Beach County Government Administration	General Administration
Palm Beach County Engineering and Public Works	ROW Construction, TPS
Palm Beach County Department of Environmental Resource Management	Environmental
Palm Beach County Division of Emergency Management	Emergency Management
Palm Beach County Fire-Rescue	Fire/Rescue
Palm Beach County Palm Tran	Bus Services
Palm Beach County Parks and Recreation	Recreation
Palm Beach County Property Appraiser	Tax Revenues Street Address Development
Palm Beach County School District	Schools



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AGENCY	SUBJECT OF COORDINATION
Palm Beach County Sheriff's Office	Law Enforcement
Palm Beach County Solid Waste Authority	Solid waste and recycling collection services
<b>Special Districts</b>	
Indian Trail Improvement District	Stormwater Management and Road Maintenance Services in neighboring "Acreage" community
Loxahatchee Groves Water Control District (LGWCD)	Stormwater Management and Road Maintenance Services
Seminole Improvement District (SID)	Stormwater Management and Road Maintenance Services and  Water/Wastewater/Reuse  Other areas as defined in Interlocal Agreement between the City of Westlake and the Seminole Improvement District Regarding the Provision of Certain Services, Infrastructure, and Public Facilities in the City of Westlake and for Assurance of Non-Duplication of Services dated March 2018 ("SID-Westlake Interlocal")
<b>Florida Departments and Agencies</b>	
Florida Commerce, Division of Community Planning	Planning Activities
Florida Department of Health	Health
Florida Division of Emergency Management	Emergency Management
Florida Department of Environmental Protection	Environmental
Florida Department of Transportation	Transportation
Florida Department of Business and Professional Regulation	Various Licenses
South Florida Water Management District	Permitting
Florida Division of Historical Resources	Historic and Archaeological Resources
Treasure Coast Regional Planning Council	General Planning



AGENCY	SUBJECT OF COORDINATION
<b>United States Departments and Agencies</b>	
US Census Bureau	Census and Surveys
US Army Corps of Engineers	Engineering and Environmental
US Environmental Protection Agency	Environmental
US Department of Housing and Urban Development	Affordable Housing
US Postal Service	Address development, mail delivery
US Department of Health and Human Services	Health and Human Services
<b>Other</b>	
Palm Beach Transportation Planning Agency	Transportation Planning
Palm Beach County League of Cities	Governmental Coordination
Palms West Chamber of Commerce	Economic Development
IPARC (Intergovernmental Plan Amendment Review Committee)	Comprehensive Plan Amendment Coordination
City of West Palm Beach	City of West Palm Beach facilities within City of Westlake Boundaries

## Interjurisdictional Coordination

The City participates in several formal and informal agreements with several agencies. It is common practice for new municipalities to retain County services for the first few years after incorporation, and even indefinitely. The City contracts with the Palm Beach County Fire-Rescue Department and Sheriff's Office (District #4) to provide fire protection and police services.

The City coordinates with neighboring municipalities, special districts, Palm Beach County, and other governmental agencies that provide storm water management, fire and police protection, utilities, and road maintenance services. The most important intergovernmental coordination efforts are with the Seminole Improvement District (SID). The City Charter requires the City to coordinate efforts with SID. Coordination between the City and SID is governed by the Interlocal Agreement between the City of Westlake and the Seminole Improvement District Regarding the Provision of Certain Services, Infrastructure, and Public Facilities in the City of Westlake and for Assurance of Non-Duplication of Services dated March, 2018 (SID-Westlake Interlocal). A copy of the SID-Westlake Interlocal is attached hereto as Appendix A. The SID-Westlake Interlocal provides that SID is responsible for providing potable water, wastewater, and reclaimed (reuse), water but does not infringe on the City's police power to provide police, fire, and emergency medical



services. SID may construct or require developers to construct roads and transportation infrastructure. SID will be responsible for surface water management and drainage as well as road maintenance services. The SID-Westlake Interlocal also requires that SID and the City consult at least twice a year on current and future projects, and that during the formal consultations the 5-Year Schedule of Capital Improvements be discussed. It also provides for assistance in emergencies, mutual aid, and grants permission for use of rights-of-way.

The City is not located within any airport hazard area, therefore, no coordination is required pursuant to Fl. Statute 333.03(1)(b).

### Comparison with Regional Policy Plan

The Strategic Regional Policy Plan (SRPP) for the Treasure Coast (1995, as amended) has been reviewed and considered during the process of writing this Plan. The Plan conforms to the SRPP, as amended. Specific Coordination issues in each Plan element were reviewed for interagency coordination needs.

### Palm Beach County Intergovernmental Coordination Program

Palm Beach County's coordination program was established through two interlocal agreements that created the Multijurisdictional Issues Forum and the Comprehensive Plan Amendment Coordinated Review Process. The latter is referred to as the IPARC (Intergovernmental Plan Amendment Review Committee). The purpose of IPARC is to provide:

- a) Coordination for the review of proposed Plan amendments,
- b) Cooperation between affected local governments and service providers, and
- c) Opportunities to resolve potential disputes only within the plan amendment process with the least amount of infringement upon existing processes.

The City will participate in the Intergovernmental Plan Amendment Review Committee to coordinate planning activities in the City.

### Treasure Coast Dispute Resolution Program

The City will participate in the Dispute Resolution program offered by the Treasure Coast Regional Planning Council (TCRPC). The TCRPC offers a dispute resolution process to reconcile differences between or among local governments, regional agencies, and private interests on planning and growth management issues. The dispute resolution process for the Treasure Coast Region is adopted as Rule 29K-4 of the Florida Administrative Code. The Treasure Coast Regional Planning Council has been trained in mediation and conflict resolution and has access to other resources that can be utilized to address conflicts and resolve disputes.

### The School District of Palm Beach County

Coordination with the school district is important as the City's decisions regarding land use and density have an effect on the number and location of schools.



This coordination was formerly accomplished through a mandatory school concurrency process. The Florida Legislature made school concurrency optional in 2011 with the passage of the Community Planning Act. The same year, the original Palm Beach County Interlocal Agreement (ILA) for School Concurrency expired. The School Board, the Board of County Commissioners and the League of Cities charged IPARC with updating the existing ILA. The group opted to implement an alternative to School Concurrency, called the School Capacity Availability Determination (SCAD), and recommended entering into a new interlocal agreement for coordinated planning.

### **Interlocal Agreement for Coordinated Planning**

The revised Interlocal Agreement (ILA) was approved and adopted by the School Board in August 19, 2015, and by the Palm Beach County on December 15, 2015. Several municipalities joined the new ILA. Since then other municipalities have joined the Interlocal Agreement.

The City of Westlake formally joined the Interlocal Agreement by adopting Resolution 2020-05 on February 10, 2020, thereby agreeing to the terms and conditions of the ILA between Palm Beach County, the School District of Palm Beach County, and participating municipalities. This action enables the City to meet the requirements of the Intergovernmental Coordination Element of its Comprehensive Plan pursuant to Section 163.31777, Florida Statutes.

Local government signatories of the agreement are required to incorporate the School Board 5-Year Capital Facilities Plan into their comprehensive plans annually, without any funding obligation as well as coordinate and share information for planning purposes, including school's population projections and local governments' development and redevelopment proposals. The School Board may appoint non-voting representatives to local governments' land planning agencies, who will attend meetings and public hearing hearings at the discretion of the School Board.

### **School Capacity Availability Determination (SCAD)**

Pursuant to the ILA, School Capacity Availability Determination (SCAD) was established to replace school concurrency. Per the SCAD, School District staff would conduct an analysis regarding the impacts on local schools, including potential boundary changes, and make recommendations that could be incorporated as conditions of development approval, dependent upon local government approving Board. The County was subdivided into 20 Planning Areas as part of the SCAD process.

The School Capacity Availability Determination (SCAD) process includes all public schools in Palm Beach County. It entails reviewing the impact of proposed comprehensive plan amendments, and/or development orders on existing public schools and planned and funded schools.

Through SCAD, District staff evaluates the direct impacts to schools actually serving proposed development as well as any planned capacity. SCAD review provides realistic information on impacts to schools. It uses 100% utilization of Florida Inventory of School Houses (FISH) capacity. If capacity is not available at the direct school serving the proposed development, then capacity at adjacent schools in the same planning area is reviewed. Complete choice schools are not included in the evaluation for school impacts.



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

### GOAL PPR 1.0.0

**ENSURE PRIVATE PROPERTY RIGHTS ARE CONSIDERED IN LOCAL DECISION-MAKING TO RESPECT JUDICIALLY ACKNOWLEDGED AND CONSTITUTIONALLY PROTECTED PRIVATE PROPERTY RIGHTS AND WITH RESPECT FOR PEOPLE'S RIGHTS TO PARTICIPATE IN DECISIONS THAT AFFECT THEIR LIVES AND PROPERTY FOR THE NEXT 10 (2035) and 20 (2045) YEAR PLANNING PERIODS.**

#### Objective PPR 1.1.0

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

##### Policy PPR 1.1.1

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

##### Policy PPR 1.1.2

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

##### Policy PPR 1.1.3

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

##### Policy PPR 1.1.4

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

#### Objective PPR 2.1.0

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

##### Policy PPR 2.1.1

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





## City of Westlake Comprehensive Plan