CITY OF WESTLAKE

AGENDA

City Council Regular Meeting
Tuesday, December 01, 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:

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

[TENTATIVE: SUBJECT TO REVISION]

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

PUBLIC COMMENTS

This section of the agenda allows for comments from the public to speak. Each speaker will be given a total of three (3) minutes to comment. A public comment card should be completed and returned to the City Clerk. When you are called to speak, please go to the podium, and prior to addressing Council, state your name and address for the record.

CONSENT AGENDA

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

A. MINUTES_City Council Workshop 11.05.2026 DRAFT

B. MINUTES_City Council Regular Meeting - 11.10.2026 DRAFT

C. Financial Statement – October 2026

PUBLIC HEARING

A. **SECOND READING** Ordinance No. 2026-11 - Synthetic Turf Regulations

Submitted By: Planning and Zoning

ORDINANCE NO. 2026-11

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

B. **SECOND READING** - Ordinance No. 2026-12 - Continuation of Palm Beach County Fire/Rescue MSTU Participation

Submitted By: City Manager

ORDINANCE NO. 2026-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA; PROVIDING FOR THE CITY'S CONSENT TO THE INCLUSION OF

THE ENTIRE TERRITORY WITHIN THE CITY OF WESTLAKE MUNICIPAL BOUNDARIES INTO 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; PROVIDING FOR INTENT, PURPOSE AND CONSENT; PROVIDING FOR EFFECTIVENESS AND DURATION OF CONSENT; PROVIDING FOR EFFECTIVENESS OF REPEAL; ACKNOWLEDGING AD VALOREM MILLAGE RATE LIMITATION; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CAPTIONS; AND PROVIDING FOR EFFECTIVE DATE.

C. **SECOND READING:** Ordinance No. 2026-13 – Data Centers and Small-Scale Comprehensive Plan Amendments

Submitted By: Planning and Zoning

ORDINANCE 2026-13

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

NEW BUSINESS

A. 2026 Westlake 5K – Tunnel to Towers Foundation Contribution

Submitted By: Yla Flores, Special Events Coordinator

B. Temporary City Hall Facilities and Location Alternatives

Submitted By: City Manager

C. Resolution 2026-33 - Requesting Palm Beach County to Fund and Install a Traffic Signal at Seminole Pratt Whitney Road and Water's Edge Drive

Submitted By: City Manager / City Attorney

RESOLUTION 2026-33

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, FORMALLY REQUESTING PALM BEACH COUNTY TO DESIGN, FUND, AND INSTALL A WARRANTED TRAFFIC SIGNAL AT THE INTERSECTION OF SEMINOLE PRATT WHITNEY ROAD AND WATER'S EDGE DRIVE PURSUANT TO THE OCTOBER 2019 INTERLOCAL AGREEMENT BETWEEN THE CITY AND PALM BEACH COUNTY; AUTHORIZING THE CITY MANAGER TO COORDINATE WITH COUNTY

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

CITY COUNCIL COMMENTS

A. Councilwoman Charlotte Leonard

B. Councilman Erik Gleason

C. Councilman Gary Werner

D. Vice Mayor Greg Langowski

E. Mayor JohnPaul O'Connor

REPORT - STAFF

REPORT - CITY ATTORNEY

REPORT - CITY MANAGER

PUBLIC COMMENTS

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ADJOURNMENT

Next Meeting (Subject to Change or be Cancelled): **January 5, 2026**

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

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

AGENDA POSTED: Monday, November 23, 2026

File Attachments for Item:

A. MINUTES_City Council Workshop 11.05.2026 DRAFT

CITY OF WESTLAKE

MINUTES

City Council Workshop
Thursday, November 05, 2026 at 4:00 PM

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

CITY COUNCIL:

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

CITY STAFF:

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

DRAFT

A City Council Workshop of the City of Westlake was held on Thursday, November 5, 2026, at 4:00 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: 2867 626 7550

   Password: hello

2. Participants also dialed in using phone with the following number:

   United States Toll:+1-650-479-3208
   Meeting ID: 2867 626 7550

CALL TO ORDER

Mayor O'Connor called the City of Westlake Workshop meeting of Thursday, November 5, 2026, to order at 4:00 PM.

ROLL CALL

Present and constituting a quorum:

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

Also present:

Howard W. Brown, Jr., City Manager
Zoie Burgess, CMC, City Clerk
Jacob G. Horowitz, City Attorney

Councilwoman Leonard was absent during

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance.

WORKSHOP AGENDA

A. Review and Discussion of the Inframark Agreement

Mayor O'Connor introduced the item.

Council discussion began regarding the Inframark Contract.

Council discussed combining the follow-up Inframark workshop with a workshop on possible charter amendments.

After discussing scheduling constraints, the Council reached tentative consensus to hold a workshop on Tuesday, December 8 or 15, 2026, at 4:00 PM, covering both the Inframark agreement and charter amendment discussion, subject to preparation of draft materials and confirmation of venue availability.

CITY COUNCIL COMMENTS

A. Councilwoman Charlotte Leonard was absent.

B. Councilman Erik Gleason no comments.

C. Councilman Gary Werner no comments.

D. Vice Mayor Greg Langowski no comments.

E. Mayor JohnPaul O'Connor no comments.

CITY ATTORNEY COMMENTS

No comments.

CITY MANAGER COMMENTS

No comments.

PUBLIC COMMENTS

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ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 4:38 PM.

Zoie P. Burgess,CMC, City Clerk

JohnPaul O'Connor, Mayor

File Attachments for Item:

B. MINUTES_City Council Regular Meeting - 11.10.2026 DRAFT

CITY OF WESTLAKE

MINUTES

City Council Regular Meeting
Tuesday, November 10, 2026 at 6:00 PM

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

CITY COUNCIL:

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

CITY STAFF:

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

DRAFT

A regular meeting of City Council of the City of Westlake was held on Tuesday, November 10, 2026, at 6:00 PM., at The Lodge at Westlake Adventure Park, 5490 Kingfisher Blvd. Members of the public also attended the meeting through electronic means and accessed as follows:

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

   Meeting ID: 2631 754 3031
   Password: hello
2. Participants also dialed in using phone with the following number:

   United States Toll: +1-650-479-3208
   Meeting ID: 2631 754 3031

CALL TO ORDER

Mayor O'Connor called the City of Westlake regular meeting of Tuesday, November 10, 2026, to order at 6:15 PM.

ROLL CALL
Present and constituting a quorum:

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

Also present:

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

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance.

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

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

Vice Mayor Langowski asked to move Presentations/Proclamations item C, honoring Marcia Andrews, ahead of public comment. He explained that Ms. Andrews, a Palm Beach County School Board member, needed to get to the Village of Wellington's council meeting for a similar presentation.

Motion by Vice Mayor Langowski to move Presentations/Proclamations item C ahead of public comment, seconded by Councilwoman Leonard.

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).

Motion by Vice Mayor Langowski to approve the agenda as amended, seconded by Councilman Gleason.

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).

Mayor O'Connor read Proclamation 2026-23 recognizing Marcia Andrews for 51 years of service to public education in Palm Beach County.

PUBLIC COMMENTS

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Public Comment – Mr. Bobby Farber – 4829 Saint Armands Way – Mr. Farber urged the Council to consider e-bike regulations similar to Wellington's, including age, identification, and speed restrictions, and to establish clear enforcement authority for PBSO. He also expressed concerns regarding Halloween disturbances in Cresswind involving masked teenagers and highlighted safety concerns among residents of the City's 55-plus communities. He encouraged the Council to adopt an ordinance and coordinate with PBSO.

Public Comment - Mr. Clarence Thomas - 13969 Prickly Cove - Mr. Thomas thanked Mr. Farber for his assistance in addressing streetlight outages in The Pines. He reported that, of the 25 streetlight outages previously brought to the Council's attention, 20 had been resolved following Mr. Farber's coordination with Florida Power & Light (FPL).

Public Comment – Mr. Frank Winewski – 5948 Buttonbush Dr. - Mr. Winewski discussed Amendment 3 and encouraged the Council to consider the balance between commercial non-homesteaded and residential homesteaded properties when planning for future growth and development. He expressed concern that the amendment would shift the tax burden rather than provide tax savings, potentially resulting in additional costs to residents. He referenced his experience with North Palm Beach and thanked the Council for its efforts.

Fire Department provided their monthly update.

PBSO provided their monthly update.

CONSENT AGENDA

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A. MINUTES_City Council Regular Meeting - 10.06.2026 DRAFT
B. Financial Statement - September 2026

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

Motion by Councilman Werner to approve the consent agenda as presented, seconded by Councilman Gleason

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).

PRESENTATIONS/PROCLAMATIONS

A. Panther Partner Award Presentation to the City of Westlake

Presented By: Andraes Alexander, D.B.A., Executive Dean Palm Beach State College

Mayor O'Connor introduced Dr. Andraes Alexander of Palm Beach State College, who thanked the City for its support and partnership and presented the Panther Partner Award to the City of Westlake.

B. Proclamation 2026-22 - Veterans Day

Mayor O'Connor read Proclamation 2026-22 - Veterans Day into the record.

C. Proclamation 2026-23 - Honoring Marcia Andrews

This item was taken up ahead of public comment, as approved under the agenda modification.

PUBLIC HEARING - QUASI JUDICIAL

A. MSP-2026-07: Master Sign Plan for Mavis Tires & Brakes at Publix at Westlake Plaza, Parcel A, including one wall sign on the south building elevation and the previously approved monument sign.

Submitted By: Planning and Zoning

Mayor O'Connor introduced the item.

Mr. Doody swore in witnesses who would provide testimony. The council disclosed ex parte communications.

Mr. Leon presented MSP-2026-07 the request for a Master Sign Plan for Mavis Tires and Brakes at Publix at Westlake Plaza, Parcel A. The proposed plan includes one wall sign on the south elevation and a previously approved monument sign. He noted that the 1.11-acre site has a Downtown Mixed Use future land use designation and Mixed Use zoning. The proposed 5,636-square-foot facility will include six service bays. He stated that the signage complies with Chapter 113 and will not adversely impact pedestrian or vehicular circulation. The Planning and Zoning and Engineering Departments had no objections to the request.

Brief presentation from applicant.

Council discussion.

Mayor O'Connor opened for public hearing.

Mayor closed the public hearing.

Motion by Councilman Gleason to to approve MSP-2026-07, the master sign plan for Mavis Tires and Brakes, as presented, 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).

B. MSP-2026-05: Sandglass of Westlake Master Sign Plan, including two residential pod entry monument signs and one waiver comprising five deviations from Figure 113-11-3.

Submitted By: Planning and Zoning

Mayor O'Connor introduced the item.

Mr. Doody swore in witnesses who would provide testimony. The council disclosed ex parte communications.

Mr. Leon presented the Master Sign Plan for Sandglass of Westlake, which includes two residential pod entry monument signs with decorative walls at Town Center Parkway North and South. He reviewed the previous project approvals and explained that the request included one waiver with five deviations relating to wall dimensions, overall design, and wall surface area. Staff recommended approval subject to conditions requiring compliance with the Master Signage Program, limitations on sign copy and lighting, adherence to required setbacks, and documentation of construction and maintenance access for Wall C prior to permit issuance.

Mr. Hearing representing Minto PBLH, LLC, said the code's waiver process is intended to allow innovative sign design. He said the Sandglass project includes 1,950 homes and that the proposed sign copy, at 58.75 square feet, is within the 60-square-foot limit, so the waiver relates mainly to the illustrated sign format in the code. He described the design as understated, low-scale, and consistent with the community's architectural style, with landscaping, gates, bridge overlooks, and seafoam-green accents that reference Westlake's totems without duplicating them. Mr. Hearing accepted staff's conditions and said construction was ready to begin.

Mayor O'Connor opened for public hearing.

Public Comment – Mr. Frank Winewski – 5948 Buttonbush Dr. - Mr. Winewski emphasized the importance of the monument totems in establishing Westlake's identity and expressed concern that allowing deviations from the established signage design could negatively impact the City's branding. Mr. Hearing responded that existing totems are located at both intersections, along Persimmon, and throughout the City, emphasizing that the new community remains part of Westlake.

Council discussion.

Motion by Councilman Gleason to approve MSP-2026-05 as presented with staff's conditions.

The motion had failed to receive a second.

Council discussion.

Motion by Councilman Werner to approve MSP-2026-05 as presented, with the exception of no waiver for the totem.

No second was offered, and the motion failed.

Motion by Councilman Gleason to approve MSP-2026-05, Sandglass of Westlake Master Sign Plan, with the conditions set forth by staff, seconded by Councilwoman Leonard.

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).

C. SPM-2026-02: The applicant is requesting approval of a Site Plan Modification for James Business Park, located at 17035 Persimmon Boulevard West, to accommodate an overnight kennel providing dog day care, overnight boarding, and grooming within an existing 10,855 square-foot tenant space in Unit 700 (Bay 3A) of the North Building. The proposal includes an approximately 1,840square-foot fenced outdoor pet relief and play area within an existing loading area, associated exterior improvements, revised parking and loading calculations, and an amendment to Condition 2 of Development Order SPR-2022-01 concerning allowable uses within the development.

Submitted By: Planning and Zoning

Mayor O'Connor introduced the item.

Mr. Doody swore in witnesses who would provide testimony. The council disclosed ex parte communications.

Mr. Leon presented SPM-2026-02 the request for a Site Plan Modification at James Business Park to accommodate a proposed dog daycare, boarding, and grooming facility, including the conversion of a portion of the existing loading area into a fenced outdoor pet area. Staff recommended approval subject to conditions related to site improvements, access and circulation, and obtaining separate Conditional Use approval for kennel operations.

Mr. Hearing representing the applicants provided a brief presentation.

Council discussion.

Motion by Councilwoman Leonard that Condition 2 of Development Order SPR-2022-01 be amended to read, "All uses within the James Business Park shall comply with the performance standards set forth in the code definitions of light industrial uses," 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).

D. CU-2026-01: Conditional Use for an overnight kennel with dog day care, overnight boarding, grooming, and an accessory outdoor pet relief and play area at James Business Park, 17035 Persimmon Boulevard West.

Submitted By: Planning and Zoning

Mayor O'Connor introduced the item.

Mr. Doody swore in witnesses who would provide testimony. The council disclosed ex parte communications.

Mr. Leon presented CU-2026-01, the Conditional Use request for an overnight kennel, dog daycare, boarding, and grooming facility with an outdoor pet area. He reviewed the proposed operational conditions, including animal capacity, hours of operation, staffing, noise mitigation, sanitation, and drainage requirements.

Mr. Hearing representing the applicants provided a brief presentation.

Mayor O'Connor opened for public hearing.

Council discussion.

Motion by Councilman Werner, to approve Conditional Use 2026-01 as recommended by staff, seconded by Vice Mayor Langowski.

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).

PUBLIC HEARING

A. FIRST READING - Ordinance No. 2026-12 - Continuation of Palm Beach County Fire/Rescue MSTU Participation

Submitted By: City Manager

ORDINANCE NO. 2026-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA; PROVIDING FOR THE CITY'S CONSENT TO THE INCLUSION OF THE ENTIRE TERRITORY WITHIN THE CITY OF WESTLAKE MUNICIPAL BOUNDARIES INTO 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; PROVIDING FOR INTENT, PURPOSE AND CONSENT; PROVIDING FOR EFFECTIVENESS AND DURATION OF CONSENT; PROVIDING FOR EFFECTIVENESS OF REPEAL; ACKNOWLEDGING AD VALOREM MILLAGE RATE LIMITATION; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CAPTIONS; AND PROVIDING FOR EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Doody read the ordinance title into the record.

Mr. Brown explained that the City currently participates in Palm Beach County's Fire Rescue Municipal Service Taxing Unit (MSTU) pursuant to a resolution adopted ten years ago. He stated that approval of the ordinance on first reading would advance it to second and final reading, allowing the City to continue receiving fire rescue services through Palm Beach County upon final adoption.

Mayor O'Connor opened the public hearing.

Motion by Vice Mayor Langowski to approve Ordinance No. 2026-12 on first reading, seconded by Councilman Werner.

ROLL CALL

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

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

B. FIRST READING Ordinance No. 2026-11 - Synthetic Turf Regulations

Submitted By: Planning and Zoning

ORDINANCE NO. 2026-11

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

Mayor O'Connor introduced the item.

Mr. Doody read the ordinance title into the record.

Mr. Leon stated that the Local Planning Agency recommended approval of the ordinance. Mr. Leon explained that the ordinance amends the City's synthetic turf regulations. The ordinance establishes standards for materials, installation, drainage, maintenance, and permitting, with requirements based on property type and size, while preserving existing living landscape and landscape buffer requirements.

Mayor O'Connor opened the public hearing.

Motion by Councilman Werner to approve Ordinance No. 2026-11 on first reading, seconded by Councilman Gleason.

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).

C. FIRST READING Ordinance 2026-13 – Data Centers and Small-Scale Comprehensive Plan Amendments

Submitted By: Planning and Zoning

ORDINANCE 2026-13

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

Mayor O'Connor introduced the item.

Mr. Doody read the ordinance title into the record.

Mr. Leon provided brief presentation.

Mayor O'Connor opened the public hearing.

Public Comment – Ms. Jillian Bortot - 5290 Thatcher Ct - Ms. Bortot expressed opposition to allowing data centers in Westlake, citing concerns regarding environmental impacts, water and energy consumption, noise pollution, and limited employment and economic benefits. She stated that data centers were inconsistent with the City's family-oriented character and urged the Council to consider the interests and quality of life of its residents.

Council discussion.

Motion by Vice Mayor Langowski to approve Ordinance 2026-13 on first reading, incorporating the Local Planning Agency's recommendation and the change from 500 feet to 1,000 feet from residential uses to be reflected at next month's second reading, 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).

NEW BUSINESS

A. Discussion, Consideration and Approval of a Procurement Waiver and Authorization for the City Manager to Negotiate and Execute an Agreement with Citibot, Inc. for an AI Resident Engagement and Customer Service Platform

Submitted By: City Manager

Mayor O'Connor introduced the item.

Mr. Brown provided a brief update on this item that had previously been brough to council.

Council discussion.

Motion by Councilwoman Leonard to approve the procurement waiver and authorization for the City Manager to negotiate and execute an agreement with Citibot, Inc., as recommended, 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. Discussion Regarding City Council Decorum Policy and Rules of Procedure

Mayor O'Connor introduced the item.

Mr. Brown provided a brief update on this item that had previously been brough to council.

Council discussion.

The Council agreed to do members would submit input to staff, staff would present existing policies from other jurisdictions at the workshop, and a draft tailored to Westlake would then come back for consideration at a regular meeting. No formal action was taken.

C. Resolution 2026-32– FY 2026 Housing Assistance Program Special Revenue Fund Budget Amendment

Submitted By: Finance / City Manager

RESOLUTION 2026-32

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING THE BUDGET FOR THE HOUSING ASSISTANCE PROGRAM SPECIAL REVENUE FUND FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; PROVIDING FOR INCORPORATION OF EXHIBIT A; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Doody read the resolution title into the record.

Mr. Bloom from finance provided a brief background on the request for an amendment.

Mayor O'Connor opened the public hearing.

Council discussion.

Motion by Councilman Werner to approve Resolution 2026-32, FY 2026 Housing Assistance Program Special Revenue Fund Budget Amendment, as proposed, seconded by Councilwoman Leonard.

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).

CITY COUNCIL COMMENTS

A. Councilwoman Leonard thanked all for staying through the meeting and wished a Happy Veterans Day to all veterans and those who have served.

B. Councilman Gleason said he was impressed with the day's turnout and wished everyone a Happy Veterans Day.

C. Councilman Gary Werner wished everyone a Happy Veterans Day and Happy Thanksgiving. He asked for Council support of two items. The first is a resolution for FPL and urging it to complete installation of streetlights along Seminole Pratt, work he said had been outstanding for more than ten years. He noted Mr. Farber had

done what he could but that the Council should add its voice. The second is a report from the City Manager on when street lighting would be completed in the back portion of Cresswind and possibly other communities.

D. Vice Mayor Langowski wished all a Happy Veterans Day. He reported that the Education Advisory Board's meeting the previous week was well attended, with three local principals and the new elementary school principal giving an update on the new school. He said John Carter had emailed the Council about Wellington Regional not building its promised hospital or medical offices on its Westlake site, now ten years after the purchase. He requested that a letter from the Mayor and Council be sent to Wellington Regional asking for progress and a presentation to the Council.

E. Mayor O'Connor said he would write the letter to Wellington Regional requesting a presentation, and he obtained the Council's consensus to proceed on its behalf. He wished all a Happy Veterans Day and encouraged families to attend the fire department's Winter in Westlake event that Friday. He asked for the Council's consensus to formally recognize Mr. Farber for his efforts regarding street lighting and other issues, through a presentation, plaque, or similar token, noting that "his name comes up far too much in terms of thank-yous" not to do so. Council members were supportive. Brief birthday remarks followed, as the Mayor and Councilman Werner noted their upcoming birthdays.

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. Any follow-up will be handled by staff later.

Public Comment – Ms. Annie Rodriguez Tapiro – 5991 Whippoorwill Circle – Ms. Tapiro expressed concerns regarding Halloween activities this year, citing the number of children entering the community. She requested that the Council consider assigning additional deputies to key entrances during future Halloween festivities.

Public Comment – Mr. Bobby Farber – 4829 Saint Armands Way – Mr. Farber reported that lighting issues at the Cresswind rear entrances and throughout the community were being addressed with assistance from staff. He also requested that a podium and functioning microphone be made available.

Public Comment – Ms. Darline Winewski – 5948 Buttonbush Dr. - Ms. Winewski stated that the Sandglass entrance could have incorporated Westlake's totem branding while maintaining a distinct appearance, similar to Silver Lake. She expressed concern that the Council listens to residents except on matters involving Minto, objected to the signage being presented shortly before construction, and urged the Council to assert its governing authority over the City rather than deferring to Minto.

Public Comment – Mr. Frank Winewski – 5948 Buttonbush Dr. - Mr. Winewski expressed concerns regarding inconsistencies in development standards between older and newer communities, citing difficulties in adding bicycle parking and the cost of maintaining existing totems. He questioned why older communities were restricted from updating features such as gates, rock colors, and door styles. He also expressed concerns about the potential impact of newer developments on existing property values and urged the Council to address these issues from a citywide perspective.

Public Comment – Ms. Marg Perry – 5351 Saint Armands Way - Ms. Perry asked if there were any plans made to place a banner or sign at the future City Hall site to inform residents of the property's intended use.

Public Comment – Ms. Diana Riviera – 5480 Pecan Drive – Ms. Riviera noted that this was her first Council meeting and inquired about the process for submitting streetlight work orders and whether Citibot would allow

residents to report streetlight outages. The City Manager explained that Citibot would guide residents through the process and indicated that staff would follow up with her.

Public Comment – Ms. Alicia Torres – 5447 Whippoorwill Circle – Ms. Torres complimented the Sandglass sign design but expressed concern regarding the timing of the request and the applicant's assertion that a delay would be detrimental to construction. Ms. Torres stated that a totem consistent with the proposed design could have been incorporated. She also expressed concerns regarding the appearance of existing totems in older communities and inquired whether those communities could update or replace their signage. Additionally, she requested that an Art in Public Places Board meeting be scheduled.

REPORT - STAFF

REPORT - CITY ATTORNEY

Mr. Doody noted that a memorandum regarding ongoing litigation had been distributed to the Council by the City Clerk earlier that day and encouraged Council members to contact him with any questions.

REPORT - CITY MANAGER

Mr. Brown reported that he had contacted UHS, the parent company of Wellington Regional, and indicated that correspondence from the Mayor would carry greater weight. He noted that the representative proposed by UHS for the December meeting was not the appropriate individual and stated that he would coordinate with the Mayor on scheduling following the Mayor's correspondence.

Mr. Brown also provided an update on the remediation efforts at the City's current facilities, noting that the work had been addressed and that the contractors had returned the previous week.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 8:46 PM.

Zoie P. Burgess, CMC City Clerk

JohnPaul O'Connor, Mayor

File Attachments for Item:

C. EnterTextHere

MEMORANDUM

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

FROM: **Ambika Ramroop, Accountant**

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

DATE: **November 16, 2026**

SUBJECT: **October 2026 Financial Report**

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

General Fund

- Total Revenues through October were approximately 1% of the annual budget. Collections of the FY2027 Ad Valorem Tax and Special Assessments were approximately 0% and 0%, respectively.
- Total Expenditures and Contingency through October were approximately 4% of the annual budget.

Special Revenue Fund – Housing Assistance Program

- Total Revenues through October were approximately 10% of the annual budget.
- Total Expenditures through October were approximately 1% of the annual budget.

Special Revenue Fund – Comprehensive Planning Services

- Total Revenues through October were approximately 11% of the annual budget.
- Total Expenditures through October were approximately 9% of the annual budget.

City of Westlake

Financial Report

October 31, 2026

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City of Westlake

Financial Statements

October 31, 2026

Balance Sheet
October 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND - HOUSING ASSISTANCE PROGRAM	SPECIAL REVENUE FUND - COMPREHENSIVE PLANNING SVCS	TOTAL
ASSETS				
Cash - Checking Account	$ 2,493,109	$ -	$ -	$ 2,493,109
Cash Restricted for Donated Funds	295,415	-	-	295,415
Taxes Receivable	38,346	-	-	38,346
Assessments Receivable	37,071	-	-	37,071
Due From Other Funds	3,308,204	-	-	3,308,204
Investments:				
Money Market Account	12,572,343	914,852	-	13,487,195
Other	-	2,680,657	-	2,680,657
Prepaid Items	22,557	-	-	22,557
Deposits	666	-	-	666
Mortgages Receivable	-	3,628,327	-	3,628,327
TOTAL ASSETS	**$ 18,767,711**	**$ 7,223,836**	**$ -**	**$ 25,991,547**
LIABILITIES				
Accounts Payable	$ 120,220	$ -	$ 1,300	$ 121,520
Accrued Expenses	227,022	2,587	147,010	376,619
DBPR surcharge	2,804	-	-	2,804
DCA surcharge	4,181	-	-	4,181
Impact Fees	577,824	-	-	577,824
Unearned Revenue	245,856	-	-	245,856
Due To Other Districts	176,863	-	-	176,863
Due To Other Gov'tl Units	1,945	-	-	1,945
Deposits	14,264	-	-	14,264
Deferred Revenue-Developer Submittals (Minto)	-	-	4,782	4,782
Due To Other Funds	-	118,925	3,189,279	3,308,204
Deferred Inflow of Resources	37,071	-	-	37,071
TOTAL LIABILITIES	**1,408,050**	**121,512**	**3,342,371**	**4,871,933**
FUND BALANCES				
Nonspendable:				
Prepaid Items	22,557	-	-	22,557
Deposits	666	-	-	666
Restricted for:				
Special Revenue	-	7,102,324	-	7,102,324
Unassigned:	17,336,438	-	(3,342,371)	13,994,067
TOTAL FUND BALANCES	**$ 17,359,661**	**$ 7,102,324**	**$ (3,342,371)**	**$ 21,119,614**
TOTAL LIABILITIES & FUND BALANCES	**$ 18,767,711**	**$ 7,223,836**	**$ -**	**$ 25,991,547**

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ 250,000	$ 20,833	$ 38,765	$ 17,932
Ad Valorem Taxes	9,122,551	-	-	-
Ad Valorem Taxes - Discounts	(364,902)	-	-	-
FPL Franchise	575,153	47,929	72,856	24,927
Gas	82,000	6,837	-	(6,837)
Solid Waste	95,836	7,986	3,287	(4,699)
Electricity	700,746	58,396	-	(58,396)
Water	212,117	17,676	-	(17,676)
Gas	179,592	14,966	-	(14,966)
Communication Services Taxes	159,800	13,313	16,241	2,928
Occupational Licenses	37,300	3,112	6,902	3,790
Building Permits - Admin Fee	99,200	8,263	11,662	3,399
Planning & Zoning Permits	-	-	160	160
Intergovernmental Revenue - Seminole	300,000	25,000	-	(25,000)
State Revenue Sharing Proceeds	102,800	8,563	8,149	(414)
Alcoholic Beverage License	1,100	-	-	-
Other Public Safety Chrgs/Fees	9,870	823	825	2
Garbage/Solid Waste Revenue	476,582	39,715	4,021	(35,694)
Other Operating Revenues	10,200	2,550	400	(2,150)
Special Events	10,000	833	2,350	1,517
Event Sponsors	20,000	1,667	1,200	(467)
Judgements and Fines	1,000	83	139	56
Interest - Tax Collector	1,000	83	-	(83)
Special Assmnts- Tax Collector	1,218,977	-	-	-
Special Assmnts- Discounts	(48,759)	-	-	-
Other Miscellaneous Revenues	-	-	1,158	1,158
Lien Search Fee	10,000	833	1,045	212
TOTAL REVENUES	**13,262,163**	**279,461**	**169,160**	**(110,301)**
EXPENDITURES				
Legislative				
Mayor/Council Stipend	60,000	5,000	5,000	-
FICA Taxes	4,590	383	383	-
ProfServ-Legislative Expense	75,000	6,250	4,000	2,250
Telephone, Cable & Internet Service	4,700	388	579	(191)
Lease - Building	176,000	14,663	-	14,663
Public Officials Insurance	6,600	6,600	2,018	4,582
Council Expenses	80,000	6,663	2,637	4,026
Payroll Services	250	21	-	21
Dues, Licenses, Subscriptions	15,000	10,000	1,227	8,773
Total Legislative	422,140	49,968	15,844	34,124

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
City Manager				
Contracts-City Manager	278,250	23,188	22,083	1,105
Travel & Training	10,000	833	501	332
Misc-Public Relations	50,000	4,167	-	4,167
Office Supplies	12,000	1,000	297	703
Dues, Licenses, Subscriptions	7,700	642	2,070	(1,428)
Capital Outlay	75,000	6,250	-	6,250
Total City Manager	432,950	36,080	24,951	11,129
City Clerk				
ProfServ-Web Site Maintenance	9,100	758	-	758
Contracts-City Clerk	316,769	26,397	25,140	1,257
Postage and Freight	4,500	375	8	367
Printing	10,000	833	-	833
Legal Advertising	12,000	1,000	1,305	(305)
Miscellaneous Expenses	12,500	1,038	-	1,038
Office Supplies	3,000	250	1,262	(1,012)
Dues, Licenses, Subscriptions	37,500	3,125	19	3,106
Total City Clerk	405,369	33,776	27,734	6,042
Finance				
Auditing Services	25,000	-	-	-
Contracts-Finance	213,511	17,793	16,945	848
Total Finance	238,511	17,793	16,945	848
Legal Counsel				
ProfServ-Legal Services	150,000	12,500	11,081	1,419
ProfServ-Legal Litigation	75,000	6,250	-	6,250
ProfServ-Lobbyist Costs	50,000	4,167	-	4,167
Total Legal Counsel	275,000	22,917	11,081	11,836
Other Administrative Services				
ProfServ-Charter Review	75,000	6,250	-	6,250
ProfServ-Info Technology	87,900	7,325	5,992	1,333
Contracts-Admin. Service	351,994	29,333	27,936	1,397
Communications Platform	20,000	1,667	-	1,667
Misc-Assessment Collection Cost	12,190	-	-	-
Total Other Administrative Services	547,084	44,575	33,928	10,647
Facility Services				
Telephone, Cable & Internet Service	9,200	767	719	48
Lease - Building	25,000	2,087	-	2,087
Insurance (Liab,Auto,Property)	20,000	20,000	8,316	11,684

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
Miscellaneous Services	3,000	250	-	250
Cleaning Services	14,300	1,188	1,000	188
Principal-Capital Lease	6,900	575	4,847	(4,272)
Interest-Capital Lease	1,173	98	-	98
Total Facility Services	79,573	24,965	14,882	10,083
Community Services				
Contracts-Solid Waste	1,646,800	137,233	91,241	45,992
Contracts-Sheriff	1,327,405	110,617	110,617	-
Electricity	163,301	13,608	17,527	(3,919)
R&M-Community Maintenance	24,200	2,016	-	2,016
Operating Supplies	58,600	-	-	-
Roadway Services	25,000	-	-	-
Total Community Services	3,245,306	263,474	219,385	44,089
Capital Expenditures & Projects				
Park Improvements	1,200,000	100,000	-	100,000
Go West Transit Project	250,000	20,833	-	20,833
Total Capital Expenditures & Projects	1,450,000	120,833	-	120,833
Reserves				
Misc-Contingency	100,000	8,333	524	7,809
City Hall Trailers	500,000	41,667	-	41,667
1st Quarter Operating Reserves	1,250,000	104,167	-	104,167
Reserve - Capital Projects	1,000,000	83,333	-	83,333
Total Reserves	2,850,000	237,500	524	236,976
TOTAL EXPENDITURES & RESERVES	**9,945,933**	**851,881**	**365,274**	**486,607**
Excess (deficiency) of revenues Over (under) expenditures	3,316,230	(572,420)	(196,114)	376,306
OTHER FINANCING SOURCES (USES)				
Grants - State	600,000	50,000	-	(50,000)
Grants/Donations	203,000	16,917	19,894	2,977
Grants and Aids	(50,000)	(4,163)	-	4,163
Contribution to (Use of) Fund Balance	4,069,230	-	-	-
TOTAL FINANCING SOURCES (USES)	**4,822,230**	**62,754**	**19,894**	**(42,860)**
Net change in fund balance	$ 4,069,230	$ (509,666)	$ (176,220)	$ 333,446
FUND BALANCE, BEGINNING (OCT 1, 2026)	**17,535,881**	**17,535,881**	**17,535,881**	
FUND BALANCE, ENDING	**$ 21,605,111**	**$ 17,026,215**	**$ 17,359,661**	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ -	$ -	$ 2,800	$ 2,800
Dividends	-	-	7,506	7,506
Donations	900,000	75,000	82,500	7,500
TOTAL REVENUES	**900,000**	**75,000**	**92,806**	**17,806**
EXPENDITURES				
Housing Assistance Program Manager				
Contracts - Housing Assistance Program Manager	148,700	12,392	11,688	704
Advertising & Marketing	7,000	584	-	584
Education / Training	5,000	417	-	417
Dues, Licenses, Subscriptions	15,500	1,292	-	1,292
Total Housing Assistance Program Manager	176,200	14,685	11,688	2,997
Public Assistance				
Misc-Admin Fee (%)	15,500	1,292	-	1,292
Assistance Program	279,000	23,250	-	23,250
Bank Fees	150	13	-	13
Reserves	429,150	35,763	-	35,763
Total Public Assistance	723,800	60,318	-	60,318
TOTAL EXPENDITURES	**900,000**	**75,003**	**11,688**	**63,315**
Excess (deficiency) of revenues Over (under) expenditures	-	(3)	81,118	81,121
Net change in fund balance	$ -	$ (3)	$ 81,118	$ 81,121
FUND BALANCE, BEGINNING (OCT 1, 2026)	**7,021,206**	**7,021,206**	**7,021,206**	
FUND BALANCE, ENDING	**$ 7,021,206**	**$ 7,021,203**	**$ 7,102,324**	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ -	$ -	$ -	$ -
Building Permits	1,000,000	83,333	173,189	89,856
Building Permits - Surcharge	7,100	592	752	160
Other Building Permit Fees	60,000	5,000	8,250	3,250
Building Permits - Admin Fee	169,782	14,149	16,589	2,440
Engineering Permits	212,065	17,672	1,050	(16,622)
Planning & Zoning Permits	482,096	40,175	9,450	(30,725)
TOTAL REVENUES	**1,931,043**	**160,921**	**209,280**	**48,359**
EXPENDITURES				
Comprehensive Planning				
ProfServ-Engineering	212,065	17,672	54,067	(36,395)
ProfServ-Info Technology	322,800	26,900	-	26,900
ProfServ-Legal Services	24,300	2,025	-	2,025
ProfServ-Planning/Zoning Board	482,096	40,175	-	40,175
ProfServ-Compliance Service	186,000	15,500	18,000	(2,500)
ProfServ-Building Permits	938,800	78,233	129,010	(50,777)
Special Magistrate	15,000	1,250	-	1,250
Telephone, Cable & Internet Service	5,300	438	256	182
Lease - Building	24,000	2,000	-	2,000
Printing	1,000	250	-	250
Miscellaneous Services	3,000	250	-	250
Misc-Admin Fee (%)	34,800	2,900	-	2,900
Billing Service Fees	41,200	3,437	1,703	1,734
Office Supplies	900	75	-	75
Cleaning Services	12,900	1,075	1,800	(725)
Total Comprehensive Planning	2,304,161	192,180	204,836	(12,656)
TOTAL EXPENDITURES	**2,304,161**	**192,180**	**204,836**	**(12,656)**
Excess (deficiency) of revenues Over (under) expenditures	(373,118)	(31,259)	4,444	35,703
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	373,118	-	-	-
TOTAL FINANCING SOURCES (USES)	**373,118**	**-**	**-**	**-**
Net change in fund balance	$ -	$ (31,259)	$ 4,444	$ 35,703
FUND BALANCE, BEGINNING (OCT 1, 2026)	**(3,346,815)**	**(3,346,814)**	**(3,346,815)**	
FUND BALANCE, ENDING	**$ (3,346,815)**	**$ (3,378,073)**	**$ (3,342,371)**	

City of Westlake

Supporting Schedules

October 31, 2026

Cash and Investment Report

October 31, 2026

GENERAL FUND

Account Name	Bank Name	Investment Type	Yield	Balance
Checking Account - Operating	BankUnited	Checking Account	n/a	$2,493,109
Money Market	BankUnited	MMA	4.07%	$12,867,758
			Subtotal	**$15,360,867**

SPECIAL REVENUE FUND

Money Market	BankUnited	MMA	4.07%	$841,574
Government Checking	Valley Bank	Checking Account	4.33%	$73,278
Brokerage Account	Valley Bank	Government Fund Class A	4.01%	$2,680,657
			Subtotal	**$3,595,509**
			Total	**$18,956,376**

File Attachments for Item:

A. SECOND READING Ordinance No. 2026-11 - Synthetic Turf Regulations

Submitted By: Planning and Zoning

ORDINANCE NO. 2026-11

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

Meeting Agenda Item Coversheet

MEETING DATE:	12/1/2026	**Submitted By:** Planning and Zoning
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	**SECOND READING** Ordinance No. 2026-11 - Synthetic Turf Regulations	
STAFF RECOMMENDATION: **(**MOTION READY)	Motion to adopt Ordinance No. 2026-11 on second reading, incorporating the staff recommended amendments described in the agenda summary.	
SUMMARY *and/or* JUSTIFICATION:	The proposed ordinance amends Chapter 101, "General and Administrative Provisions," to establish a definition of synthetic turf and Chapter 107, "Landscaping," to establish standards for its installation and maintenance. The proposed regulations address material standards, permeability, drainage, protection of trees and vegetation, permitting, and maintenance. The ordinance includes provisions for single-family residential properties of one acre or less and separate provisions for larger single-family, multifamily, and nonresidential properties. Section 125.572, Florida Statutes, and Rule 62-308.100, Florida Administrative Code, address synthetic turf on single-family residential properties of one acre or less. The proposed ordinance is intended to address those requirements while providing standards for the administration of synthetic turf within the City. The City Council approved Ordinance No. 2026-11 on first reading on November 10, 2026, without amendments. The attached ordinance is presented in the same form approved at first reading. For second reading, staff recommends deleting the minimum pile height, minimum tufted weight, solid edging barrier requirement, and the provision classifying synthetic turf as impervious and excluding it from minimum pervious-area calculations. Staff recommends retaining the 10-inch-per-hour minimum permeability standard and applicable Florida Department of Environmental Protection installation standards.	

SELECT, *if applicable*	**AGREEMENT:**		**BUDGET:**	
	STAFF REPORT:		**PROCLAMATION:**	
	EXHIBIT(S):	X	**OTHER:**	
IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*	Exhibit A: Ordinance No. 2026-11 - As Approved on First Reading			
SELECT, *if applicable*	**RESOLUTION:**		**ORDINANCE: 2026-11**	X

IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE *(if Item is **not** a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)* ***Please keep text indented.***	**ORDINANCE NO. 2026-11** **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY OF WESTLAKE CODE OF ORDINANCES BY AMENDING CHAPTER 101, "GENERAL AND ADMINISTRATIVE PROVISIONS," SECTION 101-1, "DEFINITIONS AND ACRONYMS," TO ESTABLISH A DEFINITION FOR "SYNTHETIC TURF"; AMENDING CHAPTER 107, "LANDSCAPING," SECTION 107-30, "APPLICABILITY," TO ESTABLISH REGULATIONS FOR SYNTHETIC TURF CONSISTENT WITH SECTION 125.572, FLORIDA STATUTES, AND RULE 62-308.100, FLORIDA ADMINISTRATIVE CODE; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

FISCAL IMPACT *(if any):*	None anticipated	

1st Reading _____
2nd Reading _____

ORDINANCE 2026-11

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

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

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

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

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

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

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

SECTION 2. Definition. Section 101-1, "Definitions and acronyms," of the City of Westlake Code of Ordinances is hereby amended to add the following definition in alphabetical order:

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

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

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

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

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

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

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

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

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

5. Permit required – Material specifications and plans.

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

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

(c) The application submittal shall include:

i. A scaled site plan showing:

a. The area of synthetic turf;

b. The area of living plant material;

c. The location of all trees and palms; and

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

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

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

iv. Edge material and detail of seams;

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

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

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

b. Synthetic turf on single-family residential properties greater than one acre, multifamily residential, and non-residential properties:

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

SECTION 4. Codification. It is the intention of the City Council that the provisions of this Ordinance shall be codified within the Code of Ordinances of the City of Westlake. Sections may be renumbered, re-lettered, and terminology may be adjusted to achieve proper codification.

SECTION 5. Conflicts. All ordinances or parts of ordinances, resolutions or parts of resolutions which are in conflict herewith, are hereby repealed to the extent of such conflict.

SECTION 6. Severability. Should the provisions of this ordinance be declared to be severable and if any section, sentence, clause or phrase of this ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this ordinance but they shall remain in effect, it being the legislative intent that this ordinance shall remain notwithstanding the invalidity of any part.

SECTION 7. Effective Date. This ordinance shall be effective upon adoption on second reading.

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

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

City of Westlake

_____
JohnPaul O'Connor, Mayor

G. Langowski _____
G. Werner _____
E. Gleason _____
C. Leonard _____
J.P. O'Connor _____

ATTEST:

_____
Zoie P. Burgess, CMC, City Clerk

APPROVED AS TO LEGAL FORM:

_____
CITY ATTORNEY

File Attachments for Item:

B. SECOND READING - Ordinance No. 2026-12 - Continuation of Palm Beach County Fire/Rescue MSTU Participation

Submitted By: City Manager

ORDINANCE NO. 2026-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA; PROVIDING FOR THE CITY'S CONSENT TO THE INCLUSION OF THE ENTIRE TERRITORY WITHIN THE CITY OF WESTLAKE MUNICIPAL BOUNDARIES INTO 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; PROVIDING FOR INTENT, PURPOSE AND CONSENT; PROVIDING FOR EFFECTIVENESS AND DURATION OF CONSENT; PROVIDING FOR EFFECTIVENESS OF REPEAL; ACKNOWLEDGING AD VALOREM MILLAGE RATE LIMITATION; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CAPTIONS; AND PROVIDING FOR EFFECTIVE DATE.

Meeting Agenda Item Coversheet

MEETING DATE:	December 1, 2026	Submitted By: Howard W. Brown, Jr., ICMA-CM City Manager
SUBJECT:	Second Reading of Ordinance No. 2026-12 Continuation of Palm Beach County Fire/Rescue MSTU Participation	
STAFF RECOMMENDATION: **(**MOTION READY)	Motion to approve Ordinance No. 2026-12 on second reading.	
SUMMARY ***and/or*** **JUSTIFICATION:**	The City Council is asked to consider on second reading the County-prepared ordinance extending Westlake's consent to inclusion within the Palm Beach County Fire/Rescue Municipal Service Taxing Unit (MSTU). Ordinance No. 2016-04 provides consent through December 31, 2026, with continued inclusion through 7:30 a.m. on October 1, 2027, to provide services funded by the final tax year. The proposed ordinance extends consent through December 31, 2036, beginning with tax year 2027, and provides for related services from October 1, 2027, through 7:30 a.m. on October 1, 2037. Services include fire protection, fire-rescue, advanced life support, fire code enforcement, and related services. Early repeal requires March 1 notice for termination effective December 31, with service continuation through the following October 1 at 7:30 a.m.	

	AGREEMENT:		**BUDGET:**	
	STAFF REPORT:		**PROCLAMATION:**	
	EXHIBIT(S):		**OTHER:**	X
ATTACHMENTS:	1. Proposed MSTU continuation ordinance dated September 10, 2026. 2. Existing Ordinance No. 2016-04.			
	RESOLUTION:		**ORDINANCE:**	X
ORDINANCE TITLE:	**ORDINANCE NO. 2026-12** **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WESTLAKE, FLORIDA; PROVIDING FOR THE CITY'S CONSENT TO THE INCLUSION OF THE ENTIRE TERRITORY WITHIN THE CITY OF WESTLAKE MUNICIPAL BOUNDARIES INTO 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; PROVIDING FOR INTENT, PURPOSE AND CONSENT; PROVIDING FOR EFFECTIVENESS AND DURATION OF CONSENT; PROVIDING FOR EFFECTIVENESS OF REPEAL; ACKNOWLEDGING AD VALOREM MILLAGE RATE LIMITATION; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CAPTIONS; AND PROVIDING FOR EFFECTIVE DATE.**			

FISCAL IMPACT *(if any):*	Continues MSTU ad valorem funding. No fixed City payment is established by this ordinance. The draft acknowledges a combined municipal/MSTU ten-mill limitation. Future tax impact depends on taxable values and adopted millage. Separate fees and potential transition costs remain under review.	TBD

ORDINANCE NO. 2016-04

AN ORDINANCE OF THE CITY OF WESTLAKE, FLORIDA; PROVIDING FOR THE CITY'S CONSENT TO THE INCLUSION OF THE ENTIRE TERRITORY WITHIN THE CITY OF WESTLAKE'S MUNICIPAL BOUNDARIES INTO 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; PROVIDING FOR INTENT, PURPOSE AND CONSENT; PROVIDING FOR EFFECTIVENESS AND DURATION OF CONSENT; PROVIDING FOR EFFECTIVENESS OF REPEAL; ACKNOWLEDGING AD VALOREM MILLAGE RATE LIMITATION; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CAPTIONS; AND PROVIDING FOR EFFECTIVE DATE.

WHEREAS, pursuant to Section 125.01(1)(q) and (r), Florida Statutes, the Florida Legislature has empowered counties to establish Municipal Service Taxing Units ("MSTU"s), whereby a county may levy a tax within the MSTU for certain essential municipal services, including the provision of fire-rescue services; and

WHEREAS, pursuant to Section 125.01(1)(q), Florida Statutes, a municipality may be included within an MSTU, subject to approval by ordinance of the governing body of the municipality giving consent either annually or for a term of years; and

WHEREAS, Palm Beach County ("County") established an MSTU known as the Fire/Rescue MSTU to provide fire protection, fire-rescue, advanced life support (or similar emergency services), code enforcement and other services necessary and incidental to the purpose for which the MSTU was created; and

WHEREAS, the City of Westlake ("City") was incorporated on June 20, 2016; and

WHEREAS, prior to the City's incorporation, all territory within the municipal boundaries of the City was, included within the Fire/Rescue MSTU as part of the unincorporated area of the County; and

WHEREAS, the City Charter authorizes the Fire/Rescue MSTU to continue within the boundaries of the City until the City adopts an ordinance to the contrary; and

WHEREAS, the City desires to adopt this Ordinance to formalize its consent, in accordance with Section 125.01(1)(q), Florida Statutes, to be included in the Fire/Rescue MSTU

for County fire-rescue and related services within the territorial limits of the City including, but not limited to, the County's enforcement of the Florida Fire Prevention Code and Palm Beach County Local Amendments thereto, and any other laws and regulations that relate to fire-rescue services and are enforceable by the County within the MSTU (collectively "Fire Code"); and

WHEREAS, the City Council of the City of Westlake believes that such inclusion in the County's Fire/Rescue MSTU is in the best interest of the health, safety and welfare of the citizens of the City.

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

Section 1: Intent, Purpose and Consent: It is the intent, purpose and effect of this Ordinance to comply with the provisions of Section 125.01(1)(q), Florida Statutes. The City Council of the City of Westlake hereby ratifies and consents to the inclusion of all territory within the incorporated municipal boundaries of the City, as may be amended from time to time, within the County's Fire/Rescue Municipal Service Taxing Unit (the "Fire/Rescue MSTU"), which was established pursuant to enabling legislation adopted by the Board of County Commissioners of Palm Beach County. The purpose of the enactment of this Ordinance is for the City to be included in the County's Fire/Rescue MSTU in order to enable the County to fund and provide fire-rescue services, new construction plan review, fire inspections and related services within the territorial limits of the City including, but not limited to, the County's enforcement of the Florida Fire Prevention Code and Palm Beach County Local Amendments thereto, and any other laws and regulations that relate to fire-rescue services and are enforceable by the County within the MSTU (collectively "Fire Code").

Section 2: Effectiveness and Duration of Consent: The City's consent to be included in the County's Fire/Rescue MSTU shall be implemented effective December 31, 2016, for Tax Year 2017, and shall continue for a term of ten (10) years through December 31, 2026; provided, however, that the City's consent and inclusion in the County's Fire/Rescue MSTU shall be deemed to continue through 7:30 a.m. on October 1, 2027, to the extent necessary to enable the County to provide within the City fire-rescue and related services funded by the final tax year including, but not limited to, the County's enforcement of the Fire Code. Notwithstanding anything herein that may be construed to the contrary, the City's consent and inclusion in the

Fire/Rescue MSTU shall be deemed to be ratified and effective retroactively from June 20, 2016, to the extent necessary for the County to fund and provide within the City fire-rescue and related services including, but not limited to, the County's enforcement of the Fire Code, between June 20, 2016, and the commencement of services funded by Tax Year 2017.

Section 3: Effectiveness of Repeal: Should the City intend to repeal its consent to be included in the Fire/Rescue MSTU prior to its expiration on December 31, 2026, the City shall provide written notice to the County, by March 1st of any given year, of the City's intent to repeal this Ordinance and the consent provided herein effective December 31st of the same year. The City shall adopt an ordinance to repeal this Ordinance and the consent provided herein, and shall provide a certified copy of the repealing ordinance to the County and to the Property Appraiser, by said December 31st. The City's inclusion in the County's Fire/Rescue MSTU shall terminate on said December 31st; provided, however, that the City's inclusion in the County's Fire/Rescue MSTU shall be deemed to continue through the following October 1st at 7:30 a.m. to the extent necessary to enable the County to provide within the City fire-rescue and related services funded by the final tax year, including, but not limited to, the County's enforcement of the Fire Code.

Section 4: Ad Valorem Millage Rate Limitation: The City acknowledges that by opting into the MSTU, it cannot levy an annual ad valorem millage rate that would exceed the ten (10) mill cap for municipal purposes when combined with the Fire/Rescue MSTU's annual ad valorem millage rate.

Section 5: Repeal of Conflicting Ordinances: All other ordinances and parts of ordinances in conflict with any provisions of this Ordinance are hereby repealed to the extent of the conflict.

Section 6: Severability: If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by a court of competent jurisdiction to be invalid, unconstitutional, inoperative or void, such holding shall not affect the remainder of this Ordinance.

Section 7: Codification: The provisions of this Ordinance shall become and be made a part of the code or ordinances of the City of Westlake, Florida. The sections of this Ordinance may be renumbered or re-lettered to accomplish such, and the word "ordinance" may be changed to "section", "article", or other appropriate word.

Section 8: Captions: The captions, section headings, and section designations used in this Ordinance are intended only for the convenience of users and shall have no effect on the

interpretation of the provisions of this Ordinance.

Section 9: Effective Date: This Ordinance shall take effect upon adoption. Notwithstanding anything here to the contrary, the City's inclusion in the MSTU is contingent upon the County adopting and maintaining an ordinance including the City within the Fire/Rescue MSTU.

FIRST READING this 24th day of October, 2016.

APPROVED AND ADOPTED ON SECOND READING by the City Council of the City of Westlake, Florida, on this 14th day of November, 2016.

CITY OF WESTLAKE

By: _____
Roger Manning, MAYOR

ATTEST:

_____
Sandra Demarco, City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

_____
Pam E. Booker, City Attorney

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STATE OF FLORIDA
COUNTY OF PALM BEACH

On this 16th day of November, 2016, I attest that the preceding or attached document is a true, exact, complete and unaltered photocopy made by me of the City of Westlake's adopted Ordinance No. 2016-04, presented to me by the document's custodian, Sandra DeMarco, and to the best of my knowledge, that the photocopied document is neither a vital record nor a public record, certified copies of which are available from an official source other than a notary public.

Official Notary Signature and Notary Seal

LYNN LOBRUTTO
Notary Public - State of Florida
Commission # FF 969599
My Comm Expires Jun 30, 2020

ORDINANCE NO. 2026-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA; PROVIDING FOR THE CITY'S CONSENT TO THE INCLUSION OF THE ENTIRE TERRITORY WITHIN THE CITY OF WESTLAKE MUNICIPAL BOUNDARIES INTO 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; PROVIDING FOR INTENT, PURPOSE AND CONSENT; PROVIDING FOR EFFECTIVENESS AND DURATION OF CONSENT; PROVIDING FOR EFFECTIVENESS OF REPEAL; ACKNOWLEDGING AD VALOREM MILLAGE RATE LIMITATION; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CAPTIONS; AND PROVIDING FOR EFFECTIVE DATE.

WHEREAS, pursuant to Section 125.01(1)(q) and (r), Florida Statutes, the Florida Legislature has empowered counties to establish Municipal Service Taxing Units ("MSTU"s), whereby a county may levy a tax within the MSTU for certain essential municipal services, including the provision of fire-rescue services; and

WHEREAS, pursuant to Section 125.01(1)(q), Florida Statutes, a municipality may be included within an MSTU, subject to approval by ordinance of the governing body of the municipality giving consent either annually or for a term of years; and

WHEREAS, Palm Beach County ("County") established an MSTU known as the Fire/Rescue MSTU to provide fire protection, fire rescue, advanced life support (or similar emergency services), fire code enforcement and other services necessary and incidental to the purpose for which the Fire/Rescue MSTU was created; and

WHEREAS, the City Charter authorizes the Fire/Rescue MSTU to continue within the boundaries of the City until the City adopts an ordinance to the contrary; and

WHEREAS, the City of Westlake ("City") adopted Ordinance 2016-04 to formalize its consent, in accordance with Section 125.01(1)(q), Florida Statutes, to be included in the Fire/Rescue MSTU for a ten (10) year term through December 31, 2026, as a mechanism to receive and fund County fire-rescue services through 7:30 a.m. on October 1, 2027; and

WHEREAS, the County by Ordinance No. 2016-050 amended the boundaries of the Fire/Rescue MSTU to include the City for the duration of the term identified in City Ordinance

No. 2016-04, as such term may be extended by the City from time to time; and

WHEREAS, the City Commission hereby desires to extend, for an additional ten (10) year period from December 31, 2026, through December 31, 2036, its consent to the inclusion of all the territory lying within the municipal boundaries of the City into the County's Fire/Rescue MSTU for County fire-rescue and related services within the City from October 1, 2027, until 7:30 a.m. on October 1, 2037, and believes that such inclusion is in the best interest of the health, safety and welfare of the citizens of the City.

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

Section 1: Intent, Purpose and Consent: It is the intent, purpose and effect of this Ordinance to comply with the provisions of Section 125.01(1)(q), Florida Statutes. The City Commission hereby extends and consents to the inclusion of all territory within the incorporated municipal boundaries of the City, as may be amended from time to time, within the County's Fire/Rescue Municipal Service Taxing Unit (the "Fire/Rescue MSTU"), which was established pursuant to enabling legislation adopted by the Board of County Commissioners of Palm Beach County. The purpose of the enactment of this Ordinance is to extend the City's consent to be included in the County's Fire/Rescue MSTU in order to enable the County to fund and provide fire-rescue and related services within the territorial limits of the City including, but not limited to, the County's enforcement of the Florida Fire Prevention Code and Palm Beach County Local Amendments thereto (collectively "Fire Code") and any other laws and regulations applicable within the Fire/Rescue MSTU.

Section 2: Effectiveness and Duration of Consent: The City's consent to be included in the Fire/Rescue MSTU is hereby extended effective from December 31, 2026, to be implemented for tax year 2027 in order to fund and provide County fire-rescue and related services within the City as of October 1, 2027, and to provide for the City's continuing inclusion in the Fire/Rescue MSTU without interruption. The City's consent to be included in the County's Fire/Rescue MSTU shall continue from December 31, 2026, for a term of ten (10) years through December 31, 2036; provided, however, that the City's consent and inclusion in the County's Fire/Rescue MSTU shall be deemed to continue through 7:30 a.m. on October 1, 2037, to the extent necessary to enable the County to provide within the City fire-rescue and related services funded by the final tax year including, but not limited to, the County's enforcement of the Fire

Code and any other laws and regulations applicable within the Fire/Rescue MSTU.

Section 3: Effectiveness of Repeal: Should the City intend to repeal its consent to be included in the Fire/Rescue MSTU prior to its expiration on December 31, 2036, the City shall provide written notice to the County, by March 1st of any given year, of the City's intent to repeal this Ordinance and the consent provided herein effective December 31st of the same year. The County will then adopt an ordinance to remove the Town from the Fire/Rescue MSTU as of said December 31st. The City shall adopt an ordinance to repeal this Ordinance and the consent provided herein, and shall provide a certified copy of the repealing ordinance to the County and to the Property Appraiser, by said December 31st. The City's inclusion in the County's Fire/Rescue MSTU shall terminate on said December 31st; provided, however, that the City's inclusion in the County's Fire/Rescue MSTU shall be deemed to continue through the following October 1st at 7:30 a.m. to the extent necessary to enable the County to provide within the City fire-rescue and related services funded by the final tax year, including, but not limited to, the County's enforcement of the Fire Code and any other laws and regulations applicable within the Fire/Rescue MSTU.

Section 4: Ad Valorem Millage Rate Limitation: The City acknowledges that by opting into the Fire/Rescue MSTU, it cannot levy an annual ad valorem millage rate that would exceed the ten (10) mill cap for municipal purposes when combined with the annual ad valorem millage rate of all municipal service taxing units.

Section 5: Repeal of Conflicting Ordinances: All other City ordinances and parts of ordinances in conflict with any provisions of this Ordinance are hereby repealed to the extent of the conflict. Notwithstanding the above, Ordinance No. 2016-04 shall not be deemed repealed by this Ordinance and shall expire as provided for therein; provided, however, that Ordinance No. 2016-04 and the term of consent identified therein shall be deemed to be extended to the extent necessary to enable the County to provide within the City fire-rescue and related services funded by the final tax year thereunder.

Section 6: Severability: If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by a court of competent jurisdiction to be invalid, unconstitutional, inoperative or void, such holding shall not affect the remainder of this Ordinance.

Section 7: Codification: The provisions of this Ordinance shall become and be made a part of the code of ordinances of the City. The sections of this Ordinance may be renumbered

or re-lettered to accomplish such, and the word "ordinance" may be changed to "section", "article", or other appropriate word.

Section 8: Captions: The captions, section headings, and section designations used in this Ordinance are intended only for the convenience of users and shall have no effect on the interpretation of the provisions of this Ordinance.

Section 9: Effective Date: This Ordinance shall be effective December 31, 2026. Notwithstanding anything here to the contrary, the City's continuing participation in the Fire/Rescue MSTU is contingent upon the County maintaining an ordinance including the City within the Fire/Rescue MSTU.

FIRST READING this ___ day of_____, 20__.

APPROVED AND ADOPTED ON SECOND READING by the City Commission of the City of Westlake, Florida, on this ___ day of _____, 20__.

CITY OF WESTLAKE

By: _____
JohnPaul O'Connor, Mayor

(SEAL)

ATTESTED:

_____
Zoie Burgess, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
,City Attorney

File Attachments for Item:

C. SECOND READING: Ordinance No. 2026-13 – Data Centers and Small-Scale Comprehensive Plan Amendments

Submitted By: Planning and Zoning

ORDINANCE 2026-13

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

Meeting Agenda Item Coversheet

MEETING DATE:	12/1/2026	**Submitted By:** Planning and Zoning
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	**SECOND READING** Ordinance No. 2026-13 – Data Centers and Small-Scale Comprehensive Plan Amendments	
STAFF RECOMMENDATION: **(**MOTION READY)	Motion to adopt Ordinance No. 2026-13.	
SUMMARY *and/or* JUSTIFICATION:	The proposed ordinance amends Chapter 101, "General and Administrative Provisions," of the City's Code of Ordinances to update the criteria for processing small-scale comprehensive plan amendments and establish a definition for "data center." The proposed small-scale amendment provisions update the acreage threshold to 50 acres or fewer, remove the existing annual acreage limitation, and clarify the criteria for future land use map amendments and related text amendments. The ordinance also amends the permitted use table to allow data centers as a conditional use in the Mixed Use zoning district and establishes supplemental standards for their review and operation. The proposed standards address application requirements, separation from residential uses, noise, electrical demand, water and wastewater, emergency generators, emissions, architecture, screening, and compliance monitoring. At first reading on November 10, 2026, the City Council directed staff to increase the minimum residential separation for data centers from 500 feet to 1,000 feet. The ordinance presented for second reading requires data center buildings, substations, electrical yards, and specified equipment to be located at least 1,000 feet from residentially zoned land and from property containing an existing or approved residential use.	

SELECT, *if applicable*	**AGREEMENT:**		**BUDGET:**	
	STAFF REPORT:		**PROCLAMATION:**	
	EXHIBIT(S):	X	**OTHER:**	
IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*	Exhibit A: Proposed Ordinance No. 2026-13			
SELECT, *if applicable*	**RESOLUTION:**		**ORDINANCE: 2026-13**	X

IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE *(if Item is **not** a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)* ***Please keep text indented.***	**ORDINANCE NO. 2026-13** **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY OF WESTLAKE CODE OF ORDINANCES BY AMENDING CHAPTER 101, "GENERAL AND ADMINISTRATIVE PROVISIONS," SECTION 101-197, "SPECIAL APPLICATIONS," TO UPDATE THE CRITERIA FOR SMALL-SCALE COMPREHENSIVE PLAN AMENDMENTS; AMENDING SECTION 101-1, "DEFINITIONS AND ACRONYMS," TO ESTABLISH A DEFINITION FOR "DATA CENTER"; AMENDING TABLE 101-1-2, "PERMITTED USES," TO ALLOW A DATA CENTER AS A CONDITIONAL USE IN THE MIXED USE ZONING DISTRICT; AMENDING CHAPTER 119, "ZONING," BY CREATING SECTION 119-XX, "DATA CENTERS," TO ESTABLISH CONDITIONAL USE, SITING, INFRASTRUCTURE, NOISE, WATER, EMISSIONS, AND DESIGN STANDARDS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

FISCAL IMPACT *(if any):*		$

1st Reading _____
2nd Reading _____

ORDINANCE 2026-13

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

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

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

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

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

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

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

SECTION 2. Section 101-197, "Special applications," is hereby amended to read as follows:

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

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

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

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

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

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

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

Section 119-XX. Data centers.

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

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

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

(c) Supplemental standards.

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

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

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

SECTION 6. Codification. It is the intention of the City Council that the provisions of this Ordinance shall be codified within the Code of Ordinances of the City of Westlake. Sections may be renumbered, re-lettered, and terminology may be adjusted to achieve proper codification.

SECTION 7. Conflicts. All ordinances or parts of ordinances, resolutions or parts of resolutions which are in conflict herewith, are hereby repealed to the extent of such conflict.

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

SECTION 9. Effective Date. This ordinance shall be effective upon adoption on second reading.
PASSED this _____ day of _____, 2026, on first reading.

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

City of Westlake

_____
JohnPaul O'Connor, Mayor

G. Langowski	_____
G. Werner	_____
E. Gleason	_____
C. Leonard	_____
J.P. O'Connor	_____

ATTEST:

_____
Zoie P. Burgess, CMC, City Clerk

APPROVED AS TO LEGAL FORM:

_____
CITY ATTORNEY

File Attachments for Item:

A. 2026 Westlake 5K – Tunnel to Towers Foundation Contribution

Submitted By: Yla Flores, Special Events Coordinator

Meeting Agenda Item Coversheet

MEETING DATE:	December 1, 2026	**Submitted By:** Yla Flores, Special Events Coordinator
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	2026 Westlake 5K – Tunnel to Towers Foundation Contribution	
STAFF RECOMMENDATION: **(**MOTION READY)		

SUMMARY *and/or* JUSTIFICATION:

The City of Westlake's 3rd Annual 5K Run/Walk – Remembering 9/11, held September 12, 2026, supported the Tunnel to Towers Foundation. With all event vendors paid, the final financial results are summarized below.

Final Financial Summary

Sponsorship Revenue	$19,950.00
Vendor Fees	$1,500.00
Total Revenue	**$21,450.00**
Total Expenses	$11,499.18
Net Proceeds	**$9,950.82**

Contribution Discussion

The event generated $9,950.82 in net proceeds.
Please advise on the contribution amount and any required approvals or procedures. Once confirmed, the appropriate arrangements can be coordinated for disbursement to the Foundation.

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

IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE *(if Item is **not** a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)* ***Please keep text indented.***	<Enter Short Resolution/Ordinance Title Here> **<ENTER FULL RESOLUTION/ORDINANCE TITLE HERE>**	
FISCAL IMPACT *(if any):*		$

MEMORANDUM

TO: Howard W. Brown, Jr., City Manager

FROM: Yla Flores, Special Events & Projects Coordinator

DATE: November 12, 2026

SUBJECT: 2026 Westlake 5K – Tunnel to Towers Foundation Contribution

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The City of Westlake's 3rd Annual 5K Run/Walk – Remembering 9/11, held September 12, 2026, supported the Tunnel to Towers Foundation. With all event vendors paid, the final financial results are summarized below.

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The event generated $9,950.82 in net proceeds.

Please advise on the contribution amount and any required approvals or procedures. Once confirmed, the appropriate arrangements can be coordinated for disbursement to the Foundation.

File Attachments for Item:

B. Temporary City Hall Facilities and Location Alternatives

Submitted By: City Manager

Meeting Agenda Item Coversheet

MEETING DATE:	December 1, 2026	Submitted By: Howard W. Brown, Jr., ICMA-CM, City Manager
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	City Manager's Update – Temporary City Hall Facilities and Location Alternatives	
STAFF RECOMMENDATION: **(**MOTION READY)	Information only. No formal City Council action requested at this time.	
SUMMARY *and/or* JUSTIFICATION:	The City Manager will provide a status update on the evaluation of temporary City Hall facilities while the City plans for a permanent City Hall. Staff has received modular building information, engineering proposals, and preliminary development and occupancy cost estimates for three alternatives: • SID property: modular facility; Ryan Wheeler Engineering will provide engineering services. Preliminary two-year estimate: $268,240. • Packing Plant, 4003 Seminole Pratt Whitney Road: existing office space, evaluated at approximately 6,000 square feet. Preliminary two-year estimate: $234,000 based on $16.00/SF annual base rent and an earlier $3.50/SF CAM estimate. The landlord has advised that CAM has increased and must be recalculated; a five-year lease was discussed, and availability of 6,000 square feet remains to be confirmed. • City-owned future City Hall property: modular facility with Chen Moore engineering services. Preliminary two-year estimate: $523,414. These figures are planning estimates, not final bids or directly equivalent contractual commitments. Outstanding matters include updated CAM and lease terms, modular pricing and removal provisions, site improvements, permitting, and utility costs. This update is intended to inform the Council of progress and remaining due diligence; staff will return with a recommendation when the necessary information is available.	

SELECT, *if applicable*	AGREEMENT: No		BUDGET: Preliminary estimates only	
	STAFF REPORT: Informational update		**PROCLAMATION:**	
	EXHIBIT(S): Yes		OTHER: Cost comparison	
IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*	1. Comparison – Temp City Hall(1). (preliminary comparison). 2. Modular building budgetary proposal (BOXX Modular). 3. Chen Moore engineering proposal – future City Hall property. 4. SID engineering cost allowance – Ryan Wheeler Engineering. 5. Packing Plant lease correspondence – Vanessa Garcia (updated CAM pending).			
SELECT, *if applicable*	RESOLUTION: Not applicable		ORDINANCE: Not applicable	

IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE *(if Item is **not** a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)* ***Please keep text indented.***		
FISCAL IMPACT *(if any):*	No fiscal impact from this informational update. Preliminary two-year estimates: SID $268,240; Packing Plant $234,000 (CAM subject to increase); future City Hall site $523,414. No expenditure authorization requested.	$0

chenmoore

November 12, 2026

Mr. Howard W. Brown, Jr.
City Manager, City of Westlake
4001 Seminole Pratt Whitney Road
Westlake, FL 33470
(561) 530-5880 ext. 100
hbrown@westlakegov.com

RE: Task Order #47 - Temporary City Offices, Site Development Design
Site: Future City Hall Property at Ilex Way
Engineering Department: ChenMoore Project No. 16-286.001
Planning & Zoning Department: ChenMoore Project No. 16-286.002

Dear Mr. Brown:

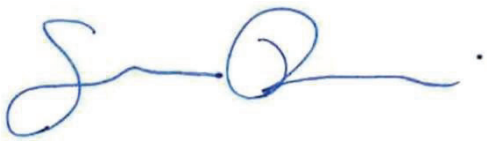
ChenMoore is pleased to submit the attached Scope of Services to the City of Westlake (CITY) to provide professional engineering services for the design and permitting of temporary City office facilities. The Scope of Services will be performed in accordance with the Third Addendum to Professional Services Agreement between the CITY and ChenMoore dated February 7, 2023.

The attached scope covers site civil, landscape, electrical, traffic and structural design for the temporary facilities, including parking, utility connections, paving, grading and drainage, and landscaping together with permitting and bidding assistance.

The total fee for the services described herein is $105,674. Tasks 1 through 6 will be performed on an hourly-not-to-exceed basis. Tasks 7 through 11 will be billed as reimbursable subconsultant costs, not to exceed the amounts shown.

Should you have any questions, please do not hesitate to contact me at (561) 537-4578 or by electronic message at sdombrowski@chenmoore.com.

Sincerely,



Chen Moore and Associates, Inc.
Suzanne Dombrowski, PE, ENV SP
VP, Practice Resource and Capacity

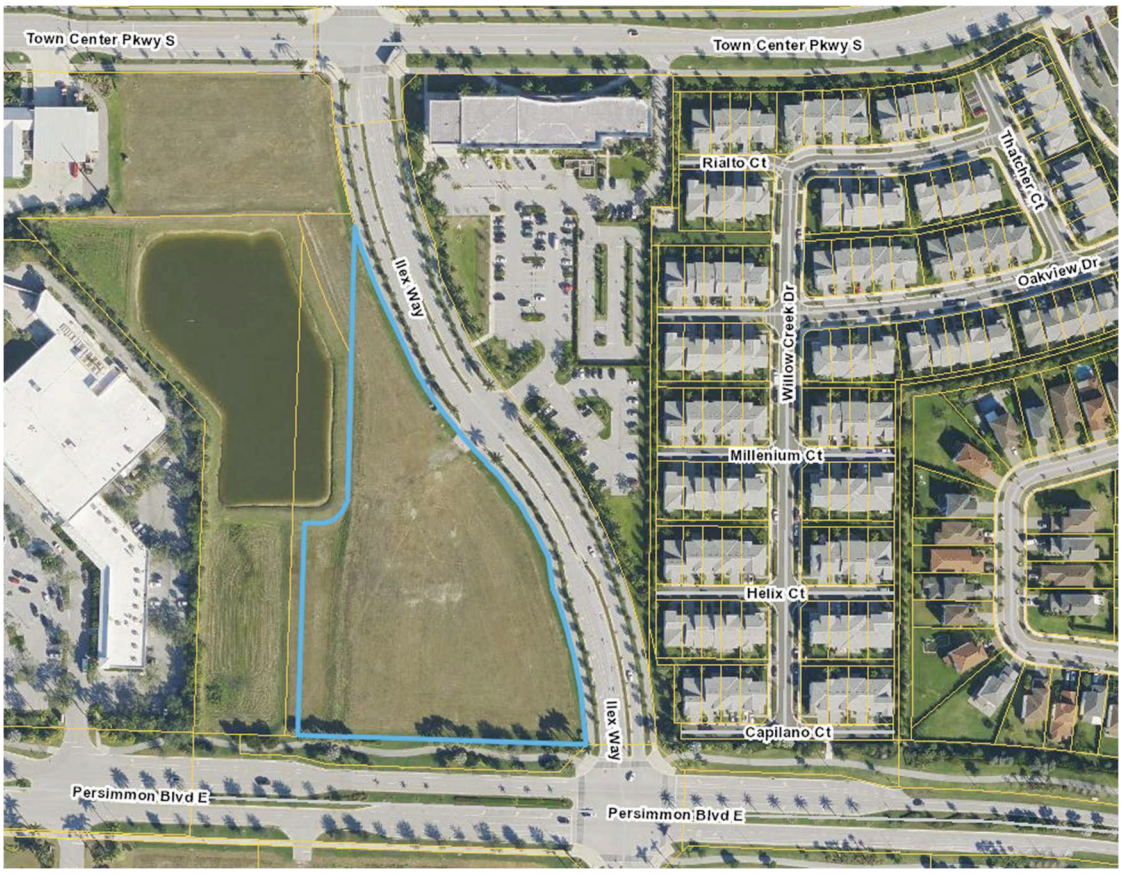
chenmoore

SCOPE OF SERVICES

City of Westlake | Temporary City Offices Site Development Design

I. BACKGROUND

The CITY desires to provide temporary offices while the permanent City Hall is designed and constructed. The intended location for the temporary offices will be at the CITY's future permanent City Hall site. This site offers existing on-site utilities including water, sewer, reclaim, drainage and electrical service.



This scope of services is based on development of temporary modular office facilities at parcel number 77-40-43-01-27-003-0020 (the "Site"), depicted in the map above. The CITY will provide information on the proposed modular building including manufacturer, size and provide architectural footprints as needed for ChenMoore to use during design. This scope assumes the modular building(s) will be pre-wired for electric and telecom and include breaker panels and main disconnect switches. This scope assumes the buildings are pre-plumbed and water/sewer demand will be provided by the manufacturer.

Site development improvements are anticipated to include a paved parking area, utility connections, paving, grading and drainage, building foundation (slab-on-grade) and associated minor landscaping improvements. This scope assumes the proposed building(s) will be less than 6,000 sf in size.

ChenMoore serves as the City's Planning and Zoning, and Engineering staff. This task order provides project-specific services for preparation of the design and permitting for the Temporary City Hall. ChenMoore will direct and review its subconsultant's work and remain responsible for the services and deliverables provided under this task order.

II. SCOPE OF SERVICES

ChenMoore will provide the following services under this scope:

Task 1 Project Initiation

CHENMOORE will conduct a project kickoff meeting with CITY to review the proposed layout, operational requirements, anticipated duration of occupancy, permitting strategy, and project schedule.

CHENMOORE will:

- Review available information regarding the property as provided by the CITY.
- Submit a Sunshine 811 design ticket and review utility provider responses to identify existing utilities within and adjacent to the Site.
- Conduct a site visit to observe and photograph existing conditions, including existing pavement, drainage features, utility appurtenances and vegetation.
- Review available as-built and record drawings obtained from the CITY and SID for existing on-site utilities, including the lift station and electrical service.
- Identify site constraints affecting placement of temporary office trailers, modular buildings, parking, accessibility, drainage, utilities, signage, landscaping, and circulation.
- Coordinate with subconsultants for contracting and initiation of project.
- Review of subconsultant work product.
- Coordination with CITY and other consultants retained by the CITY to verify project information and goals.

Task 2 Design Development

ChenMoore will prepare a Site Plan depicting the proposed site layout consistent with the City of Westlake Site Plan Review Application Checklist and applicable Land Development Regulations. This task will include the following steps intended to allow for CITY input at key milestones to verify the design/layout meets the CITY's needs:

A. Preliminary Site Plan
   - This task includes preparation of a preliminary Site Plan which will utilize the boundary and topographic survey prepared in the task below.
   - The preliminary site plan will show the proposed location of the modular building(s), parking and sidewalk layout, setbacks, buffers, potential utility connection locations and a general depiction of intended site grading.
   - This plan will be developed based on input from the CITY on building size, number and orientation/placement.
   - The preliminary plan will be provided to the CITY for review prior to proceeding to the next task.
   - ChenMoore will coordinate with SID for the location/size for the temporary water and sewer connections as well as an appropriate drainage outfall.

B. Revisions —The Preliminary plan will be revised two (2) times to reflect changes based on review comments from CITY and SID staff review. The Final Site Plan will be provided to the CITY for approval prior to proceeding with the next tasks.

Task 3 90% Design Documents

ChenMoore will prepare 90% Design Documents which are expected to be suitable for permitting and consist of the following:

A. 90% Design Documents — ChenMoore will prepare the following:
   - Cover, General Notes, Existing Conditions and Erosion and Sediment Control Plan sheets.
   - Site Plan including information and data tables as required by the CITY's Site Plan Review Application.
   - Engineering Plan(s) showing water, sanitary sewer, electric and telecom connections as well as paving, grading and drainage, and stormwater management.
   - Preliminary Landscape and Irrigation Plan.
   - Detail sheets and cross sections.
   - Opinion of Probable Construction Cost (OPCC) for items included in the 90% plans and specifications.
   - Technical Specifications (will be included on the plan sheets).
   - Lighting and Photometrics Plan.

Task 4 Permitting

ChenMoore will prepare and submit permit applications to the following agencies:

A. City of Westlake — Site Plan and Land Development review application.
B. City of Westlake – Sign permit application.
C. South Florida Water Management District — Individual ERP Permit application.
D. Seminole Improvement District — water, sewer and irrigation connection coordination and approval.
E. Palm Beach County Health Department – water and sewer connection permits, if required.
F. Palm Beach County Fire Rescue – plan review.

For the above permits ChenMoore will perform the following:

- ChenMoore will verify requirements of the above agencies, including code research as necessary and review of existing permits and approvals, if any.
- ChenMoore will schedule and attend a pre-application meeting, if required by the agency.
- ChenMoore will prepare application forms and supporting documentation such as maps, exhibits and property control documentation as required for submittal of permit applications.
- ChenMoore will coordinate with CITY for payment of application fees and to obtain authorized signatures on application documents.
- ChenMoore will coordinate with CITY for review and modification of the application documents prior to submittal.
- ChenMoore will respond to one (1) Request for Information (RAI) from each permit agency. Response to RAI's with requests that are not normal or customary, or that would significantly alter the proposed design, are not included in this scope and may require additional services.
- ChenMoore will attend one (1) City Council meeting for review of the Site Plan.

Task 5 100% Construction Documents

A. 100% Construction Documents — Following approval of all permits, ChenMoore will prepare 100% construction documents including plans and technical specifications. The final plans will include revisions that were made during permitting RAI's and incorporate final CITY comments on the 90% submittal. Technical specifications will be included on the plan sheets.

Task 6 Bidding Assistance

ChenMoore will provide the following services during bidding of the project:

A. Bidding Assistance — ChenMoore will attend a pre-bid meeting, assist the City with responses to Bid Questions and review contractor bid proposals to assist the Client in the selection of a contractor.
B. Recommendation of Award — ChenMoore will provide a recommendation of award letter after review of the bid proposals.

Subconsultant Services

Task 7 Topographic and Boundary Survey and SUE

ChenMoore will retain a licensed Florida Surveyor to obtain a Boundary and Topographic Survey and provide Subsurface Utility Engineering (SUE) for the project parcel. Surveyor will establish a control traverse and benchmarks (North American Vertical Datum of 1988) at sufficient intervals to support the topographic survey to be utilized on the design plans. Surveyor will locate all above ground features within the project limits, including trees, culverts, swales, levees, irrigation systems, fire hydrants, valves and overhead utilities. Surveyor will obtain spot elevations on an approximate 25-foot grid, including at grade breaks, high and low points, and other locations necessary to accurately represent existing site topography. A boundary survey of the Site is included, based on a title search to be provided by the CITY. Easements will be based on information obtained from record plats and the title search.

This task includes preparation of one legal description and sketch of the project site as needed for easement agreements, etc. SUE for the project will be performed to provide utility locations for design purposes and will use data collected from as-builts/record drawings and field efforts including GPR or other techniques.

Task 8 Geotechnical Engineering

ChenMoore will retain with a licensed Florida Geotechnical engineering firm to perform a subsurface exploration within the project area. It is estimated that two SPT (2) soil borings will be performed at a 20-foot depth to support foundation design for the modular buildings, two (2) hand auger soil borings will be performed to a 7-10-foot depth to support pavement design, and one (1) Usual Open Hole hydraulic conductivity test will be performed to support stormwater management design. Pavement design recommendations for the parking areas are included. The geotechnical field investigation results and design recommendations will be provided in a Geotechnical Report in .pdf format.

Task 9 Structural Engineering

ChenMoore will retain a licensed Florida Structural engineering firm to design shallow concrete foundations for the modular office buildings and associated storage structures. The structural design will also include shallow concrete foundations and concrete slab on grade for carports and covered walkways, if needed. The Structural scope of services includes the following:

- 90% Design Documents — foundation plans, sections, details and preliminary structural specifications for the modular buildings, storage structures, carports and covered walkways.
- Permitting — responses to structural plan review comments from the CITY Building Department.
- 100% Construction Documents — signed and sealed structural plans and specifications incorporating CITY comments on the 90% submittal.

Task 10 Electrical Engineering

ChenMoore will retain a Florida licensed Electrical engineering firm to design and coordinate electric, telephone and telecom/data services for the temporary facilities. This scope assumes a new electrical service will be provided by FPL and includes a lighting and photometrics plan. The Electrical scope of services includes the following:

- 90% Design Documents — electrical site plan and site lighting and photometrics plan and details showing service routing, telephone and data service, wall and pole mounted site lighting and proposed connection to the service location determined by FPL.
- Permitting — responses to electrical plan review comments from the CITY Building Department.
- 100% Construction Documents — signed and sealed electrical plans and specifications incorporating CITY comments on the 90% submittal.

This task assumes the modular buildings come pre-wired with a breaker panel and main disconnect switch. This task includes responses to comments during building permit review.

Task 11 Traffic Engineering

ChenMoore will retain a Florida licensed Traffic Planning firm to provide a Trip Generation Statement as required to accompany the Site Plan Review Application. This scope assumes the proposed Temporary City Hall will not exceed 6,000 sf which is anticipated to be below the 20 Peak Hour Trip threshold for a full traffic study.

III. ASSUMPTIONS

- Phase I and Phase II Environmental Site Assessments (ESA's) are not included.
- No platting or subdivision of the parcel is anticipated.
- Wetland delineation or listed species environmental investigation is not included as the site appears to be previously disturbed uplands.
- CITY shall pay all permit and application fees, estimated at $7,200.
- Scope assumes CITY's contractor will apply for NPDES coverage if required.
- CITY to provide a title search for selected parcel.
- Tree permitting and tree mitigation are not included.
- Landscaping is limited to the minimum plantings and irrigation required by the Land Development Regulations for site plan approval. Enhanced open space plantings, perimeter buffer plantings beyond the code minimum, and relocation of existing trees are not included.
- Actual location of utilities found during construction may differ from the plans.
- CITY will work with vendors to select and determine the interior layout of the modular building(s). CITY will provide the final vendor design for use in ChenMoore's design. Design services related to the interior of the modular building(s) are not included.

- Design of all pre-engineered modular buildings, carports, access ramps and stairs, and their connections to the concrete foundations, will be provided by CITY to ChenMoore.
- The reactions imposed by the pre-engineered structures onto the new foundations will be determined by the manufacturer's specialty engineer and provided to ChenMoore separately for each applicable load case, including self-weight, superimposed floor and dead roof load, floor live load, roof live load, and wind loads.
- Construction phase services are not included.

IV. INFORMATION TO BE PROVIDED BY THE CLIENT

- Copies of all relevant data, including correspondence, plans or information in CITY's possession which may be beneficial to the work effort performed by ChenMoore.
- Final modular building vendor drawings and foundation reactions.

V. FEES AND SCHEDULE

SUMMARY	FEE
Task 1 Project Initiation	$6,445
Task 2 Design Development	$12,785
Task 3 90% Design Documents	$18,845
Task 4 Permitting	$14,780
Task 5 100% Construction Documents	$11,110
Task 6 Bidding Assistance	$8,319
Task 7 Topographic and Boundary Survey	$4,990
Task 8 Geotechnical Engineering	$11,720
Task 9 Structural Engineering	$11,680
Task 10 Electrical Engineering	$2,425
Task 11 Traffic Engineering	$6,445
TOTAL FEE	**$105,674**

ChenMoore will schedule work upon receipt of signed approval for this project. All ChenMoore labor, including the coordination and review effort within Tasks 1 through 6, will be performed on a lump sum basis according to the percent complete. Subconsultant costs within Tasks 7 through 11 will be billed as reimbursable, not to exceed the amounts shown. Permit fees not included.

Permit Fees

ChenMoore anticipates the following $7,200 budget for permit fees to be paid directly by the CITY:

Permit	Fee	Notes/Assumptions
Westlake Site Plan	$0	Exempt from permit fees
Westlake Land Development	$0	Exempt from permit fees
Westlake Sign	$0	Exempt from permit fees
SFWMD Individual ERP	$2,000	Less than 10 acres, no wetlands
SID Utility and Drainage	$2,500	
PBC Health Dept Water	$650	
PBC Health Dept Sewer	$500	
PBC Fire Plan Review	$1,550	Assume $300k valuation

Schedule

TASK	DAYS	MEASURED FROM
Task 1 Project Initiation	14	Days from NTP
Task 2 Design Development	30	Days from receipt of Survey
Task 3 90% Design Documents	21	Days from receipt of comments on Task 2
Task 4 Permitting	21	Days to submit from receipt of comments on Task 3
Task 5 100% Construction Documents	14	Days from receipt of permits or comments on Task 3, whichever is later
Task 6 Bidding Assistance	90	At City's schedule
Task 7 Topographic and Boundary Survey	30	Days from NTP
Task 8 Geotechnical Engineering	30	Days from NTP
Task 9 Structural Engineering	30	Days from receipt of required information from the building manufacturer
Task 10 Electrical Engineering	30	Days from receipt of required information from the building manufacturer
Task 11 Traffic Engineering	14	Days from receipt of verification on building size.

Accepted by the City of Westlake:

_____ _____

Signature Date

_____ _____

Name Title

EXHIBIT A - FEE PROPOSAL

CITY OF WESTLAKE
Temporary City Offices Site Development - Future City Hall Property

ChenMoore and Associates Project # P26.XXX

		ChenMoore											Total
Hourly Rate	Subconsultant Costs	Principal $325.00	Principal Engineer $225.00	Senior Engineer $200.00	Sen. Land. Architect $160.00	Project Engineer $130.00	Prin. Planner $230.00	Landscape Designer $140.00	Senior Designer $140.00	Senior Planner $125.00	Senior Technician $90.00	Administrative Staff $80.00	
Task 1 Project Initiation													
A Project Kickoff Meeting and Data Review		2	4	2		4							$2,470.00
B Site Investigation (811 Design Ticket, Site Visit, As-Built Review)			1	1		4	2		2				$1,685.00
C Subconsultant Contracting, Coordination and Work Product Review			2	4		8							$2,290.00
Task 1 Total		$650.00	$1,575.00	$1,400.00	$0.00	$2,080.00	$460.00	$0.00	$280.00	$0.00	$0.00	$0.00	$6,445.00
Task 2 Design Development													
A Preliminary Site Plan (Setup base files, prep plans)		1	4	4	4	10	4	8	16				$8,245.00
B Revisions (Two Rounds) and Final Site Plan			4	4	4	4		4	8				$4,540.00
Task 2 Total		$325.00	$1,800.00	$1,600.00	$1,280.00	$1,820.00	$920.00	$1,680.00	$3,360.00	$0.00	$0.00	$0.00	$12,785.00
Task 3 90% Design Documents													
A 90% Design Documents		1	8	12	8	40		16	40				$18,845.00
B OPC and Specs		1	2	4	4	12		4	8				$5,455.00
Task 3 Total		$650.00	$2,250.00	$3,200.00	$1,920.00	$6,760.00	$0.00	$2,800.00	$6,720.00	$0.00	$0.00	$0.00	$18,845.00
Task 4 Permitting													
A Code and Permit research and review		1	1			2	4	2					$2,010.00
B Pre-App Meetings			2			2	4	2					$1,910.00
C Prepare application forms			2			8							$1,490.00
D Prepare exhibits/attachments			1			4							$745.00
E Coord with City for review, signature, fee payment			2	4		2							$1,510.00
F Preparation of drainage calculations			2	4		8							$2,290.00
G Assembly of permit application packages, dropoffs, etc.				1		4							$720.00
H Response to RAI's			2	4		8							$2,205.00
City Council Meeting (1x)			4				4					1	$1,900.00
Task 4 Total		$325.00	$3,515.00	$2,600.00	$0.00	$4,940.00	$2,760.00	$560.00	$0.00	$0.00	$0.00	$80.00	$14,780.00
Task 5 100% Construction Documents													
A 100% Construction Documents		2	4	8	4	24		10	20				$11,110.00
Task 5 Total		$650.00	$900.00	$1,600.00	$640.00	$3,120.00	$0.00	$1,400.00	$2,800.00	$0.00	$0.00	$0.00	$11,110.00
Task 6 Bidding Assistance													
A Bidding Assistance			2	2	2	4							$1,690.00
B Recommendation of Award			1	2		2							$885.00
Task 7 Total		$0.00	$675.00	$800.00	$320.00	$780.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,575.00
Task 7 Topographic and Boundary Survey													
A Topographic and Boundary Survey and SUE	$7,599.00												$7,599.00
B Survey Scoping and Review				1		4							$720.00
Task 8 Total	$7,599.00	$0.00	$0.00	$200.00	$0.00	$520.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$8,319.00
Task 8 Geotechnical Engineering													
A Geotechnical Engineering (AACE)	$4,400.00												$4,400.00
B Boring Layout and Geotechnical Report Review				1		3							$590.00
Task 9 Total	$4,400.00	$0.00	$0.00	$200.00	$0.00	$390.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$4,990.00

Task 9 Structural Engineering													
A Structural Design Sub ONMJ	$11,000.00												$11,000.00
B Sub Coordination and Review				1		4							$720.00
Task 6 Total	$11,000.00	$0.00	$0.00	$200.00	$0.00	$520.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$11,720.00

Task 10 Electrical Engineering													
A Electrical Engineering (Smith Eng. Consultants)	$10,500.00												$10,500.00
B Electrical Coordination and Review				2		6							$1,180.00
Task 10 Total	$10,500.00	$0.00	$0.00	$400.00	$0.00	$780.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$11,680.00

Task 11 Traffic Engineering													
A Traffic Engineering (via Planning)	$2,000.00												$2,000.00
B Traffic Coordination and Review			1	1									$425.00
Task 11 Total	$2,000.00	$0.00	$225.00	$200.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,425.00
TOTAL FEE													**$105,674.00**

CAULFIELD & WHEELER, INC.
Consulting Engineers • Surveyors & Mappers

Celebrating 35 years

Engineering EB0003591
Surveying LB0003591
Landscape Architecture LC0000318

ENGINEER'S COST ESTIMATE

PROJECT: *CITY OF WESTLAKE TEMPORARY OFFICE BUILDING*

A. UTILITIES

ITEM #	DESCRIPTION	UNIT	RATE	QTY	COST
A1	CONNECT TO EXIST. WATER MAIN	EA	$ 7,250.00	1	$ 7,250.00
A2	WATER SERVICE	EA	$ 1,500.00	2	$ 3,000.00
A3	PRIVATE SANITARY LATERAL	LF	$ 47.50	40	$ 1,900.00
A4	CLEANOUTS	EA	$ 4,500.00	2	$ 9,000.00
A5	PRIVATE MOPS LIFT STATION	EA	$ 125,000.00	1	$ 125,000.00
A6	CONNECT TO EXIST. FORCE MAIN	EA	$ 5,000.00	1	$ 5,000.00
A7	WATER TESTING	LS	$ 2,500.00	1	$ 2,500.00
A8	SANITARY TESTING (INCLUDES LS START-UP)	LS	$ 5,000.00	1	$ 5,000.00
A9	RECLAIMED WATER SERVICE	LS	$ 2,100.00	1	$ 2,100.00
					$ -
	SUB-TOTAL - A. GENERAL				**$ 160,750.00**
	SUB-TOTAL - A. GENERAL				**$ 160,750.00**
	SUB-TOTAL: ITEMS A THRU A				**$ 160,750.00**
	F. CONTINGENCIES (10%)				**$ 16,075.00**
	TOTAL COST ESTIMATE			**$**	**176,825.00**

Ryan D. Wheeler, P.E.
Florida P.E. No. 71477

Date

45 psi 1 Pumps

This proposal is valid for 10 calendar days

modular project budgetary PROPOSAL

July 21, 2026

BOXX Project: Q-105454







MODULAR BUILDING INSTITUTE
proud member

City of Westlake

4001 Seminole Pratt Whitney

Westlake, FL 33470

Modular office

BOXX Modular, Inc. (Corporate Office)
3475 High River Road | Fort Worth, TX | 76155

(877) 966-7839 | BOXXModular.com | ussales@boxxmodular.com

BOXX MODULAR

July 21, 2026

Scott Wadowski
City of Westlake
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470

RE: Modular project in Loxahatchee, FL

Dear Scott,

We are pleased to have the opportunity to submit this proposal which has been carefully tailored to address your individual space requirements.

BOXX Modular has been committed to providing quality products, services, and customer satisfaction to both the public and private sectors since 2010. Our expertise in development and execution of wide-ranging space solutions affords us the distinct satisfaction of fulfilling each of our client's modular construction needs.

Proposal Contents (attached):

- Price Detail
- Floor Plan
- Specifications
- Delineation of Responsibilities
- Estimated Project Schedule
- Clarifications
- References

It is our goal to meet your specific needs, so please be certain to thoroughly review each attachment included in this proposal to ensure you completely understand the pricing, product, and service we are proposing.

Please do not hesitate to contact me for answers to any questions or concerns you may have regarding our proposed solution. It would be our pleasure to partner with you on this important project. Thank you for your consideration.

Sincerely,
Jane A Collins
Account Executive

Q-105454
July 21, 2026

modular project
Lease Price Detail

This proposal is valid for 10 calendar days

LEASE RATE OPTIONS

Initials = Selected	Term (months)	Monthly Rate Amount (USD)
36 x 60	**60**	**3260.00**
48 x 60		**3950.00**

	Monthly Rate Amount (usd)
Personal Property Fee (where applicable):	**36 x 60 – 265.00** **48 x 60 – 316.00**

BASE PRICE FOR ONE-TIME CHARGES

Scope of Work Description	Amount (usd)
36 x 60	
Delivery	**12900.00**
Installation – block level seam & anchor on ABS pads	**62,500.00**
Decks steps & ramps ADA compliant in PT	
Skirting	
48 x 60	**18,790.00**
Delivery	**68,500.00**
Installation – block level seam & anchor on ABS pads	
Decks steps & ramps ADA compliant in PT	
Skirting	

***Base Upfront One-Time Total:** **TBD on size**

OPTIONS

Initials = Selected	Option Description	Amount (usd)
	Mod Walls as per requirements	

DISMANTLE & RETURN

Due at end of Lease, at Current Rate unless other amount is indicated.
Lessee is responsible for site restoration, including, but not limited to, removal of footings, foundations, decks, ramps, and utilities at the end of the Lease

Dismantle & Return Estimate	Amount (usd)
Tear down make ready for transport	
Transport	TBD on size
(Estimate subject to change at time of removal)	

PROJECT DESCRIPTION DETAIL

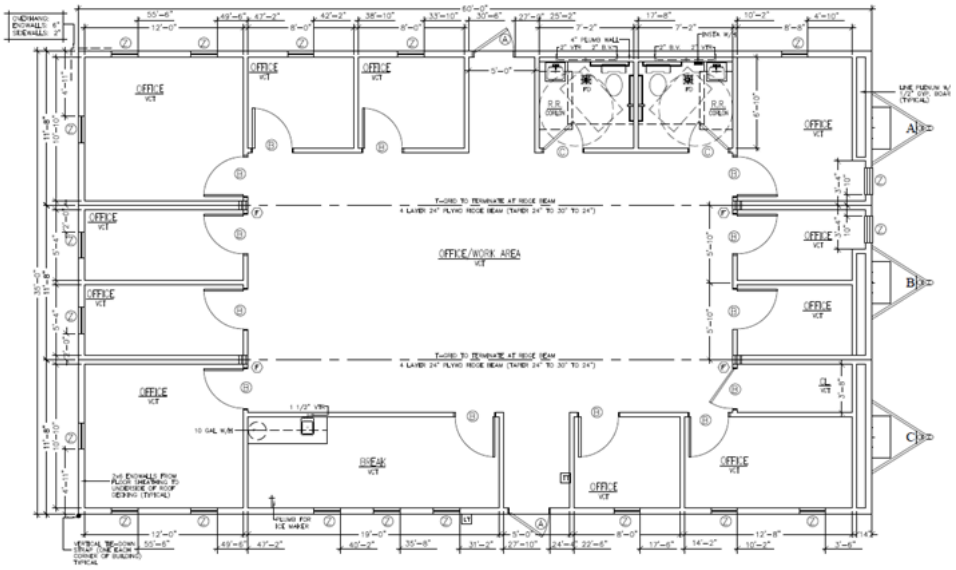
Pricing excludes all applicable taxes. Buyer is responsible for all applicable taxes. Proposal Price does not include sales, use, or personal property taxes, except as may be additionally described. Customer is responsible for paying a personal property fee of eight percent (8%) of the monthly rent (or lease) payment to BOXX. Unless otherwise specified, Proposal is valid for 10 calendar days from the "Proposal Date". BOXX Modular's willingness to enter into a contract at the price and/or terms of payment proposed is contingent upon satisfactory credit review and approval. Pricing is based on acceptance of BOXX's standard contract terms and conditions, along with timely receipt of any contractually required down payment. Proposal is subject to Capex availability.

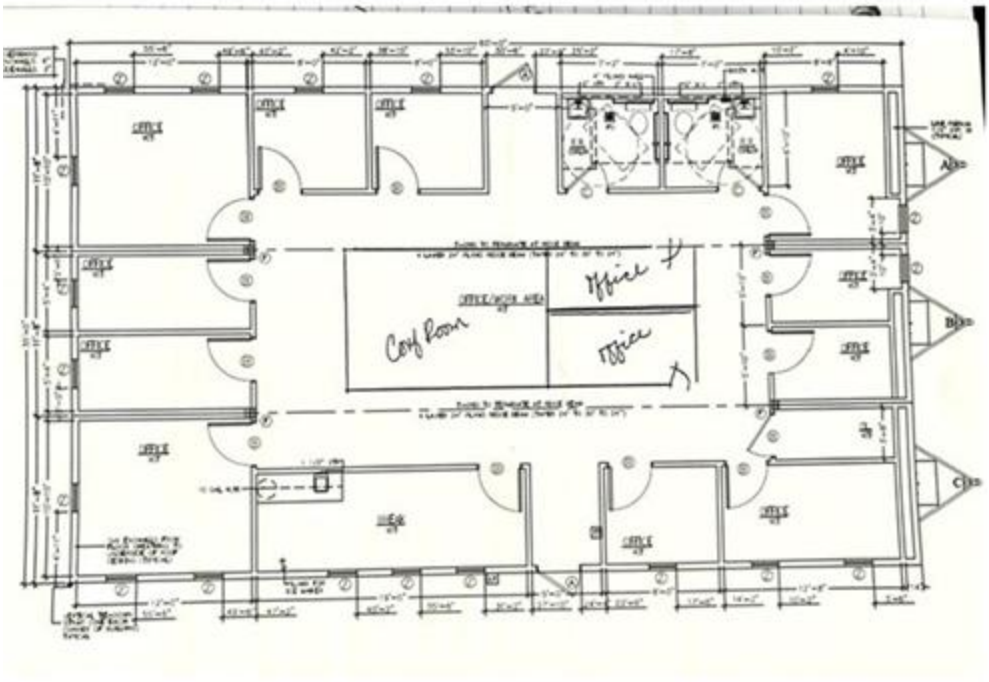
Initials: _____

www.BOXXModular.com

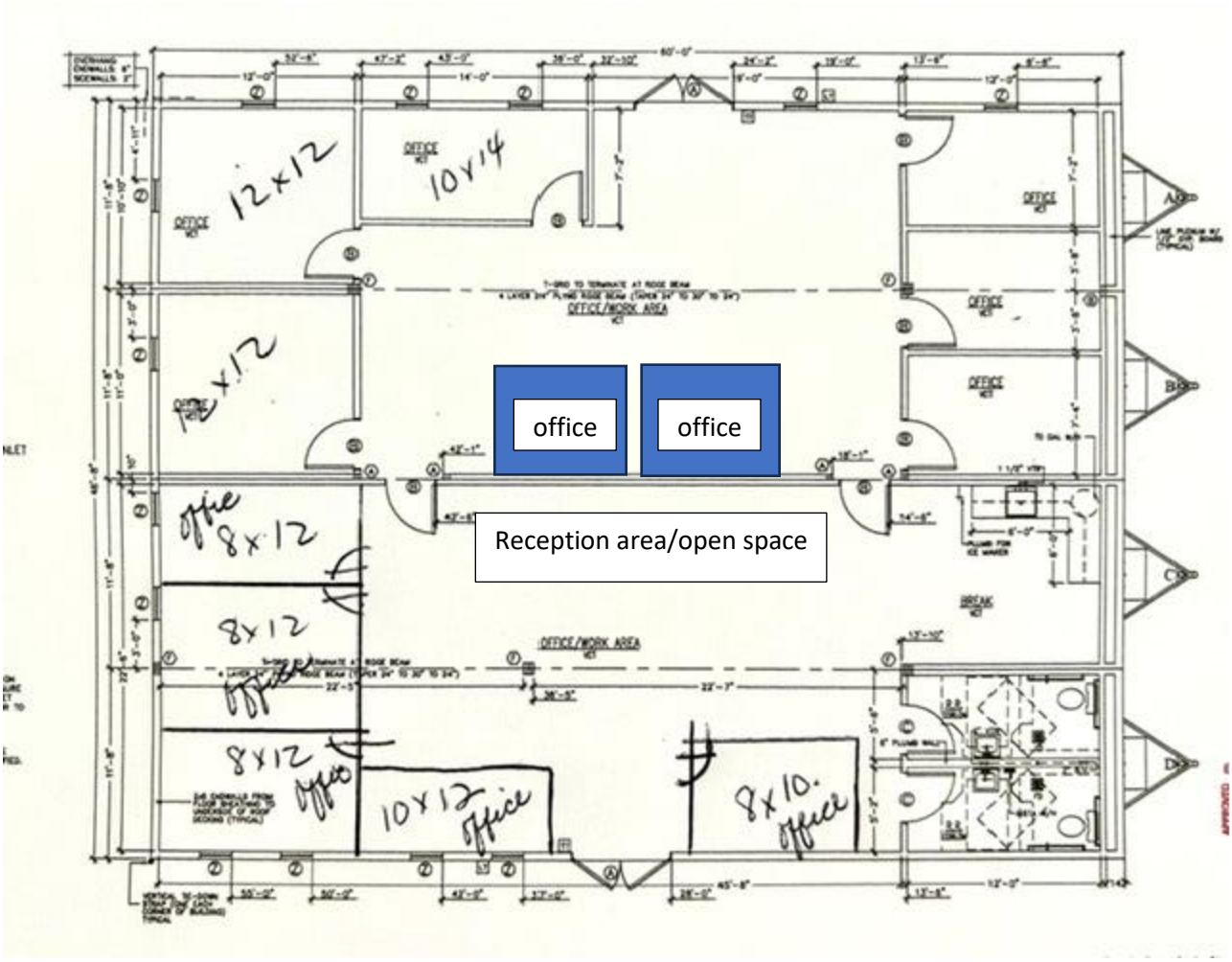
modular project

Floor Plan





Initials: _____


12x12
10x14
office
office
Reception area/open space
8x12
8x12
10x12
8x10.



Q-105454
July 21, 2026

modular project

Delineation of Responsibilities

Division	Sub	Description	BOXX	Owner	NA
DIVISION 1 : GENERAL CONDITIONS					
	1011	Performance Bonds			X
	1040	Building Permits/License		X	
	1500	Temporary Heat/Lighting		X	
		Portable Toilets		X	
		Temporary Water & Power		X	
	1502	Site Cleanup/Dumpster	X	X	
	1700	Closeout/Acceptance	X		
	1900	Miscellaneous	X		
		Taxes		X	
		Prevailing Wage Scale (Davis-Bacon)			X
		Safety and Security Access Requirements For Workers		X	
		Project Terms of Payment	X		
		Invoicing Procedure	X		
DIVISION 2 : SITE WORK					
	2000	Site Work		X	
		Accessibility		X	
		Stake Site/Building Location		X	
	2160	Excavation & Grading		X	
		Spoilage Disposal		X	
		Erosion Control		X	
	2660	Final Connection of Domestic Water To Building (including modular seam crossover piping in ceiling)		X	
	2740	Final Connection of Sewer To Building (including manifolds in crawlspace and vents thru roof)		X	
	2900	Landscaping / Fine Grading		X	
		Seeding		X	
		Restoration		X	
DIVISION 3 : Concrete (SITE ONLY)					
	3300	Foundations		X	
DIVISION 5 : Metals (SITE ONLY)					
	5000	Decks/Landings/Ramps (Engineered Aluminum)			X
DIVISION 6 : WOOD & PLASTIC (SITE ONLY)					
	6670	Decks/Landings (Pressure Treated Wood)	X		
DIVISION 9 : FINISHES (SITE ONLY)					
	9650	VCT Flooring without carpet bar	X		
	9680	Carpeting with / without carpet bar			X

Initials: _____

modular project

Delineation of Responsibilities

Division	Sub	Description	BOXX	Owner	NA
DIVISION 10 : SPECIALTIES (SITE ONLY)					
	10100	Marker/Chalk/Tack Boards		X	
	10425	Signage/Braille		X	
	10520	Fire Extinguishers		X	
	10532	Awnings		X	
	10800	Toilet Accessories		X	
DIVISION 13 : BUILDING (MODULAR BUILDING)					
	13121	Delivery Of Modular Units To Site Including Transp. Permits	X		
	13122	Piers			X
		Dry-Stack Block On ABS Pads	X		
		Surface Bond Dry Stack			X
	13123	Set-up	X		
		Structurally Connect Modular Floors & Roofs	X		
		Remove Hitches (Store Under Bldg. If stored in different location, may be an additional cost)	X		
	13125	Trim Out Exterior & Interior Walls/ Ceiling/Floors/Adjust Doors	X		
	13126	Anchor Modular Units Per Design Criteria	X		
	13127	Vinyl Skirting (Frame, Venting, Access Panel Included)	X		
	13128	Roof Seaming	X		
	13151	Site Construct Connector Corridors			X
DIVISION 16 : ELECTRICAL (SITE ONLY)					
	16410	Connect Electrical Service From Site to Modular Subpanels		X	
		Main Disconnect For Modular Building Connection		X	
		Supply and Install MDP		X	
	16610	Fire / Smoke Alarm Systems		X	
	16620	Security Intrusion System		X	
	16740	Clocks/Bells		X	
	16750	Communication Systems in Modular		X	
		Tap & Extend Existing Comm Service To Site		X	
		Final Connection of Comm System in Modular		X	
	16770	Data Systems in Modular		X	
		Tap & Extend Existing Data Service To Site		X	
		Final Connection of Data System in Modular		X	

Initials: _____

modular project
Schedule

This proposal is valid for 10 calendar days

TIMELINE

Estimated Completion	Milestone Description
Week 1	Return credit application w/3 months bank statements
Week 1-2	Credit checked contract drawn up & signed by Customer Contract returned and deposit made
Week 2-5	****Permits obtained by customer****
Week 5-7	Building delivered and installed

SCHEDULE NOTES

Additional Information

Buildings delivered as soon as permits are obtained.

Initials: _____

Q-105454
July 21, 2026

modular project

Terms & Exclusions

Terms

1.	Unless otherwise specified, Proposal is valid for 10 calendar days from the "Proposal Date". Building costs and production schedules change daily. At expiration of validity period Price and Delivery are subject to change without notice until Proposer accepts Order.
2.	BOXX's willingness to enter into a contract at the price and/or terms of payment proposed is contingent upon satisfactory credit review and approval
3.	Proposal pricing and project schedule is based on acceptance of BOXX's standard contract terms and conditions, along with timely receipt of any contractually required down payment.
4.	Any Project Schedule provided with the Proposal is an estimate. Project Schedule will be confirmed at or around the time of Award, and may be subject to change orders throughout the Project.
5.	Unless otherwise agreed in writing, BOXX will not accept any Liquidated or other damages for delays.
6.	Prior to start of its Work, BOXX shall provide a proper Certificate of Liability Insurance and Worker's Compensation. Unless otherwise agreed in writing, "All Risk" and other special insurance is not provided by BOXX. As of the time of Substantial Completion, or as otherwise agreed, Buyer shall be responsible to insure the building(s), providing insurance coverage in the types and limits as may be required by the contract to adequately protect the interests of all applicable parties.
7.	Buyer is responsible for all applicable taxes. Proposal Price does not include sales, use, or personal property taxes, except as may be additionally described. Customer is responsible for paying a personal property fee of eight percent (8%) of the monthly rent (or lease) payment to BOXX.
8.	Unless otherwise agreed to in advance as a condition of the Contract, price assumes the use of non-union labor at non-prevailing wages. Any requirement for the payment of prevailing wages or the use of union labor will result in additional charges.
9.	BOXX will take reasonable protective precautions to avoid damage to property and equipment. BOXX will not accept responsibility for damage caused to paved or unpaved surfaces due to weight of heavy equipment.
10.	TITLE – BOXX Modular, Inc. will retain title to the work until such time that they have been paid in full for the delivery, installation and either direct sale or receipt of all amounts due to complete the finance lease of the building(s). BOXX does not waive its rights to retain title and/or to place a lien or claim against the Owner/Buyer/Lessee if it becomes reasonably necessary in order to protect BOXX's interests.
11.	INDEMNIFICATION – BOXX Modular, Inc. will indemnify Owner/Buyer/Lessee to the extent that they are legally responsible and permitted by BOXX's insurance carrier.
12.	START AND COMPLETION DATES - The contract Start Date shall be upon receipt of award and an executed contract. Barring any unforeseen delays, The Completion Date will be in accordance with bid specifications and the attached Schedule (to be confirmed upon receipt of award). BOXX is not responsible for any delays or damages beyond its control including material shortages, strikes or union activity, fire, acts of God, freight embargoes, acts of war or terrorism, delays by regulatory or permit authorities, delays by the Owner or Architect or any employed by them, or any cause of delay beyond the control of BOXX. In no event shall BOXX be responsible for consequential or actual damages.
13.	Labor will be non-union at non-prevailing wages unless required by contract

Exclusions

X = Excluded	
X	1. Impact fees
X	2. All applicable taxes (sales, property & use)
X	3. Bonding
X	4. Special insurance
X	5. Cranes and additional spotting apparatus
X	6. Fire suppression system
X	7. Site security (*unless otherwise stated*)
X	8. Landscaping, irrigation, paving, walkways, curbing, and site restoration
X	9. Tap fees and lift station (if required)
X	10. Exterior fire rating
X	11. Architect and engineering fees
X	12. Rock removal
X	13. Off-site spoilage removal
X	14. Site utilities and connections to modular building – includes electric, gas, water, and sewer or septic
X	15. Communications services and connection – including but not limited to telephone, data, intercom, intrusion alarm, smoke & fire alarm
X	16. Lightning protection
X	17. Temporary access roads and walkways
X	18. Removal, repair, and/or replacement of obstructing fences, walls or gates
X	19. Temporary electric and water (contractor will supply power source for own tools and equipment)
X	20. Portable toilets
X	21. Laboratory and field testing of materials
X	22. Dedicated full-time site supervisory personnel (foreman will supervise work unless other provisions are required per the contract)
X	23. Costs associated with easement(s)

Initials: _____

Site Requirements

X = Applicable	
X	1. No provisions allowed for obstructions below grade. If encountered, they would be a change order to the contract at an additional charge
X	2. The site must be level, dewatered, and accessible by truck with adequate turning radius and clearance from road to the site for delivery
X	3. Assumes site with 2,500 psf soil bearing capacity, bearing tests to be provided by Customer
X	4. All site plans and surveys to be provided by Customer
X	5. All underground utilities are to be clearly marked and flagged
X	6. Customer is responsible for obtaining and the cost of all permits, licenses, and Certificate of Occupancy
X	7. Due to volatility in fuel prices delivery charges are subject to a fuel surcharge.
X	8. Staging area adjacent to installation site, including any site improvements required to make it usable, by Customer
X	9. Where applicable, wheels and axles will remain on module(s), but may be removed and stored under for an additional fee
X	10. Site preparation by Customer
X	11. Building removal, return delivery, and site restoration will be billed at prevailing rates at time of return
X	12. Main electrical service to building panels by Customer
X	13. Customer is solely responsible to inform BOXX Modular if site location is in a flood or fire zone
X	14. Customer is responsible for building maintenance

Initials: _____

References

Readily available upon request

Q-105454
July 21, 2026

modular project
Proposal Acceptance

This proposal is valid for 10 calendar days due to rapid and unpredictable cost increases.

Pricing and project schedule is based on acceptance of BOXX's standard contract terms and conditions, along with timely receipt of any contractually required down payment.

NOVA Engineering / City of Westlake

July 21, 2026

Signature | Print Name | Acceptance Date

BOXX Modular builds for you!

BOXX MODULAR
www.BOXXModular.com

BOXX MODULAR

APPLICATION FOR CREDIT

A

Legal Name of Company/Organization

Street Address

Suite

City, State, ZIP

Phone | Fax | Email

DUNS # | Federal ID/Social Security Number | Company Owner's Name

B

☐ Sole Proprietorship ☐ Corporation
☐ S Corporation ☐ LLC
☐ Partnership ☐ Non-profit
☐ Other _____
State Registered: _____ Year: _____

C

State Sales/Use tax: Taxable ☐ Exempt ☐ *(Exemption Certificate must be attached)*
PO Required? Yes ☐ No ☐ *(If Yes, attach PO Terms and Conditions)*

Billing information (if different from above)

Mailing address | Contact Name (Accounts Payable)

Suite/Box | Email (Accounts Payable)

City, State, ZIP | Phone (Accounts Payable)

D

Intended use for modular(s): _____ **Property Owner Name:** _____

Property Ownership: The project location is ☐ **Leased / Rented** ☐ Applicant **Owned**
Landlord Waiver (if **Leased / Rented**): ☐ **Need** A Copy ☐ Executed & **Attached**

Property Address:
_____

E

To help us process your credit approval more quickly please provide the following information with your application:
Financing Project w/bank? Yes ☐ No ☐ # of Employees: _____
Has loan closed? Yes ☐ No ☐ N/A ☐ ACH Pmts: Yes ☐ No ☐ Bank Statements – **Last 3 months**

F

Bank References: **NOTE: PHONE, FAX NUMBERS OR EMAILS ARE REQUIRED!**
Bank: **Name:** _____ **Acct. #:** _____
Tel: _____ **Email/Fax:** _____ **Contact:** _____

G

1. **Notice: BOXX Modular Inc. (or any of its affiliates) may obtain credit information, in the form of credit reports or other, relating to the applicant, as the case may be upon processing the initial application, at the time of any renewal or extension of credit, or when deemed appropriate to evaluate the applicant's financial situation. In signing this application, the applicant, its directors, and officers, who did sign below declare and warrant that he/she/they is/are the age of majority and expressly consent to the collection, use, sharing and disclosure of its information by BOXX Modular Inc. (or any of its affiliates) for the above stated purposes.**
2. BOXX Modular Inc. reserves the right, at any time, to withhold, cancel or modify credit privileges and terms, including the rate of interest at their discretion.

Authorization Signature: _____ Date: _____

Printed Title and Name: _____

Credit cannot be granted without a signature acknowledging credit terms.

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File Attachments for Item:

C. Resolution 2026-33 - Requesting Palm Beach County to Fund and Install a Traffic Signal at Seminole Pratt Whitney Road and Water's Edge Drive

Submitted By: City Manager

RESOLUTION 2026-33

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, FORMALLY REQUESTING PALM BEACH COUNTY TO DESIGN, FUND, AND INSTALL A WARRANTED TRAFFIC SIGNAL AT THE INTERSECTION OF SEMINOLE PRATT WHITNEY ROAD AND WATER'S EDGE DRIVE PURSUANT TO THE OCTOBER 2019 INTERLOCAL AGREEMENT BETWEEN THE CITY AND PALM BEACH COUNTY; AUTHORIZING THE CITY MANAGER TO COORDINATE WITH COUNTY OFFICIALS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

Meeting Agenda Item Coversheet

MEETING DATE:	December 1, 2026	Submitted By: Howard W. Brown, Jr., City Manager			
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	Resolution Requesting Palm Beach County to Fund and Install a Traffic Signal at Seminole Pratt Whitney Road and Water's Edge Drive				
STAFF RECOMMENDATION: **(**MOTION READY)	Motion to approve Resolution No. 2026-33, formally requesting that Palm Beach County design, fund, and install the warranted traffic signal at Seminole Pratt Whitney Road and Water's Edge Drive pursuant to the October 2019 Interlocal Agreement.				
SUMMARY *and/or* JUSTIFICATION:	Palm Beach County has determined that the intersection of Seminole Pratt Whitney Road and Water's Edge Drive meets applicable MUTCD traffic signal warrants. The County estimates design and installation at approximately $1 million and has requested City funding. Article II, Section 1(B)(3) of the October 2019 Interlocal Agreement addresses the County's authority to install warranted traffic signals. Article II, Section 2 contemplates reasonable written requests adopted by City Council resolution, subject to budgetary, financial, and policy considerations. The proposed resolution makes that formal request, asks the County to assume project costs, authorizes coordination with County officials, and reserves the City's position concerning financial responsibility. Adoption does not commit City funds.				
SELECT, *if applicable*	AGREEMENT:	X	**BUDGET:**		
	STAFF REPORT:		**PROCLAMATION:**		
	EXHIBIT(S):		**OTHER:**		
IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*	1. Proposed Resolution No. 2026-33 2. Executed October 2019 City–County Interlocal Agreement 3. County correspondence regarding signal warrant determination and funding request				
SELECT, *if applicable*	RESOLUTION: X		**ORDINANCE:**		
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE *(if Item is **not** a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)* ***Please keep text indented.***	**RESOLUTION 2026-33** **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, FORMALLY REQUESTING PALM BEACH COUNTY TO DESIGN, FUND, AND INSTALL A WARRANTED TRAFFIC SIGNAL AT THE INTERSECTION OF SEMINOLE PRATT WHITNEY ROAD AND WATER'S EDGE DRIVE PURSUANT TO THE OCTOBER 2019 INTERLOCAL AGREEMENT BETWEEN THE CITY AND PALM BEACH COUNTY; AUTHORIZING THE CITY MANAGER TO COORDINATE WITH COUNTY OFFICIALS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.**				
FISCAL IMPACT *(if any):*	No immediate fiscal impact. County preliminary estimate: $1,000,000; no City expenditure authorized.		$0		

Agenda Item #: 5B-1

MM/MB 6-0
RW 065

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

R-2019-1688

Meeting Date:	**October 22, 2019**	**[ ] Consent**	**[X] Regular**
		[ ] Ordinance	**[ ] Public Hearing**

Department: **Engineering & Public Works**
Submitted By: **Engineering & Public Works**
Submitted For: **Traffic Division**

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: an interlocal agreement (Agreement) with the City of Westlake (City) for the transfer of traffic regulatory authority (Authority) from the City to Palm Beach County (County) for the segment of Seminole Pratt Whitney Road between East Sycamore Drive and 60th Street North.

SUMMARY: Seminole Pratt Whitney Road is a County owned road. Section 316.006 (2), Florida Statutes, gives original jurisdiction to chartered municipalities on all non-state roads within their jurisdictional boundaries. This agreement will transfer authority from the City to the County. The County will operate and maintain all traffic control devices on Seminole Pratt Whitney Road, including the traffic signals and the County Fire Station No. 22 signal. The City agrees to reimburse the County for reasonable costs associated with maintenance, including the costs of electricity. The terms of this agreement become effective upon execution by the County to September 30, 2023, and shall renew automatically every five years. District 6 (YBH)

Background and Policy Issues: The City has requested that the County maintain, operate, and control all traffic control devices and signals on this segment of Seminole Pratt Whitney Road, including the signal for Fire Station No. 22.

Attachments:
1. Location Map
2. Interlocal Agreement (3)

Recommended By: YBH/TEL _____ 10/9/19
County Engineer **Date**

Approved By: _____ 10/21/19
Assistant County Administrator **Date**

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2020	2021	2022	2023	2024
Capital Expenditures	$ -0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	$ **	-0-	-0-	-0-	-0-
# ADDITIONAL FTE POSITIONS (Cumulative)					

Is Item Included in Current Budget? Yes No X
Does this item include the use of federal funds? Yes No X

Budget Account No:
Fund 1201 Dept 360 Unit 3220 Object Various

Recommended Sources of Funds/Summary of Fiscal Impact:
County Transportation Trust Fund
Traffic Operations

**The fiscal impact of this item is indeterminable at this time. Maintenance and electricity costs will be budgeted in subsequent fiscal years, subject to BOCC approval.

C. Departmental Fiscal Review: Alice Provalainen

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Dev. and Control Comments:

Robyn Kawra 10/9/19
KP 10/9 **OFMB** 10/9

for Irwin Jacobowitz
Contract Dev. and Control
10/18/19

B. Approved as to Form and Legal Sufficiency:

M B Heman 10/21/19
Assistant County Attorney

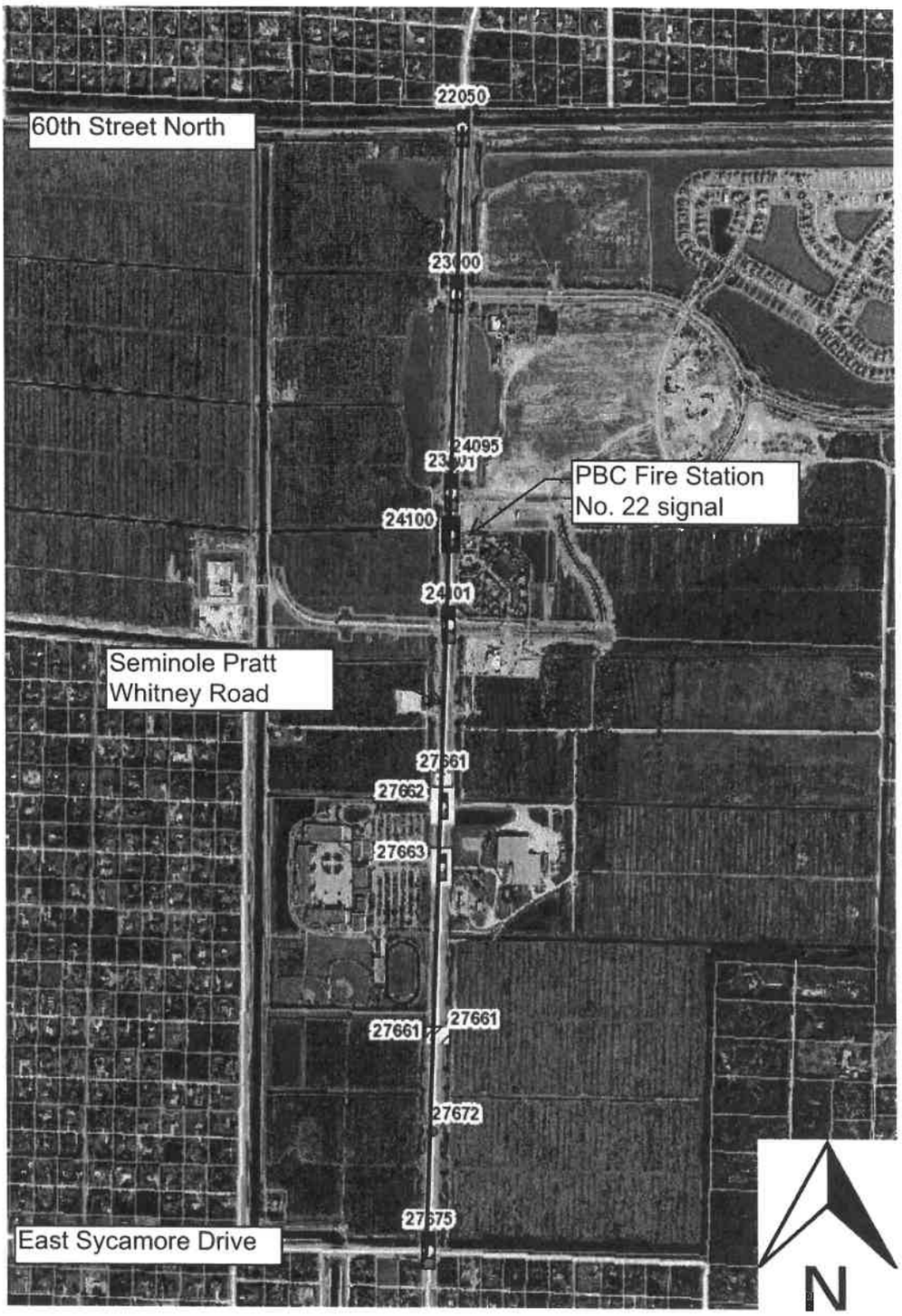
C. Other Department Review:

Department Director

This summary is not to be used as a basis for payment.

F:\COMMON\WP\AGENDAPAGE2\AGNPGTWO2020\20.478.WESTLAKE.DOC

Location Map



CERTIFICATE OF COVERAGE ISSUED ON: **10/18/2019**

COVERAGE PROVIDED BY: **PREFERRED GOVERNMENTAL INSURANCE TRUST**

PACKAGE AGREEMENT NUMBER: PK FL1 0502042 19-05 COVERAGE PERIOD: 10/01/2019 TO 10/01/2020 12:01 AM

COVERAGES: This is to certify that the agreement below has been issued to the designated member for the coverage period indicated. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the coverage afforded by the agreement described herein subject to all the terms, exclusions and conditions of such agreement.

Mail to: Certificate Holder
Palm Beach County
301 N. Olive Avenue
West Palm Beach , FL 33401

Designated Member
City of Westlake
c/o Inframark Infrastructure Management Services 210 N. University Drive, Suite 702
Coral Springs , FL 33071

LIABILITY COVERAGE

X **Comprehensive General Liability, Bodily Injury, Property Damage and Personal Injury:**
Limit $1,000,000 $0 Deductible

X **Employee Benefits Liability**
Limit $1,000,000 $0 Deductible

X **Employment Practices Liability**
Limit $1,000,000 $2,500 Deductible

X **Public Officials Liability**
Limit $1,000,000 $2,500 Deductible

Law Enforcement Liability
Limit Deductible

WORKERS' COMPENSATION COVERAGE

WC AGREEMENT NUMBER:

Self Insured Workers' Compensation

Statutory Workers' Compensation

Employers Liability
$ Each Accident
$ By Disease
$ Aggregate Disease

PROPERTY COVERAGE

Buildings & Personal Property
Limit: Per schedule on file with Trust Deductible
Note: See coverage agreement for wind, flood, and other deductibles.

X **Rented, Borrowed and Leased Equipment**
Limit: $ 24,000 TIV See Schedule for Deductible

Total All other Inland Marine
Limit: $ 0 TIV See Schedule for Deductible

CRIME COVERAGE

Employee Dishonesty
Limit Deductible

Forgery or Alteration
Limit Deductible

Theft Disappearance & Destruction
Limit Deductible

Computer Fraud
Limit Deductible

AUTOMOBILE COVERAGE

X **Automobile Liability**
Limit $1,000,000 $0 Deductible
All Owned
Specifically Described Autos
X Hired Autos
X Non-Owned Autos

Automobile Physical Damage
Comprehensive See Schedule for Deductible
Collision See Schedule for Deductible
Hired Auto with limit of

Garage Keepers
Liability Limit
Liability Deductible
Comprehensive Deductible
Collision Deductible

NOTE:Additional Covered Party status is excluded for non-governmental entities. The most we will pay is further limited by the limitations set forth in Section 768.28(5), Florida Statutes (2010) or the equivalent limitations of successor law which are applicable at the time of loss.

Description of Operations/ Locations/ Vehicles/Special items-(*This section completed by member's agent, who bears complete responsibility and liability for its accuracy*):
Certificate of Insurance issued with respect to the Interlocal Agreement.

This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend or alter the coverage afforded by the agreement above.

Administrator
Public Risk Underwriters®
P.O. Box 958455
Lake Mary, FL 32795-8455

CANCELLATIONS
SHOULD ANY OF THE ABOVE DESCRIBED AGREEMENT BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE COVERAGE AGREEMENT PROVISIONS.

Producer
Public Risk Insurance Advisors

220 South Ridgewood Avenue, Suite 210 ,

Daytona Beach , FL 32114

Margaret E Grass

AUTHORIZED REPRESENTATIVE

PGIT-CERT (1/19) *PRINT FORM* 10/18/2019

Preferred
PGIT GOVERNMENTAL INSURANCE TRUST

10/18/2019

Palm Beach County
301 N. Olive Avenue
West Palm Beach , FL , 33401

Re: Coverage Agreement - PK FL1 0502042 19-05
City of Westlake
Effective Date: 10/01/2019 TO 10/01/2020

To Whom It May Concern:

Preferred Governmental Insurance Trust is unable to name non-governmental entities as an additional covered party due to Florida Statute 768.28.

Non-governmental entities do not enjoy sovereign immunity protection under Florida law. Coverage through the Preferred Governmental Insurance Trust is predicated upon the concept of sovereign immunity among all its members. Accordingly, entities which are not eligible for sovereign immunity protection under F.S. 768.28 may not be an additional covered party under the Preferred coverage agreement.

We appreciate your understanding.

Margaret E. Gross, CPCU
Director of Underwriting

If Additional Covered Party status was not requested on the attached certificate, the provisions in this letter do not apply.

R2019 1688

INTERLOCAL AGREEMENT BETWEEN PALM BEACH COUNTY AND THE CITY OF WESTLAKE PROVIDING FOR TRAFFIC CONTROL JURISDICTION FOR CERTAIN AREAS WITHIN THE MUNICIPAL LIMITS OF THE CITY OF WESTLAKE BY PALM BEACH COUNTY.

THIS INTERLOCAL AGREEMENT (AGREEMENT) is entered into this OCT 22 2019 day of _____ 20____, by and between:

THE CITY OF WESTLAKE, a Florida municipal corporation organized and existing under the laws of the State of Florida, whose permanent address is 4001 Seminole Pratt Whitney Road, Westlake, Florida 33470 (CITY); and

PALM BEACH COUNTY, a political subdivision of the State of Florida, by and through its Board of County Commissioners (COUNTY). The CITY and the COUNTY are collectively referred to as PARTIES.

WITNESETH:

WHEREAS, the CITY was incorporated on June 20, 2016; and

WHEREAS, the health, safety, and welfare of the residents of both the CITY and the COUNTY will best be served by the COUNTY providing certain governmental services; and

WHEREAS, Section 316.006 (2)(C), Florida Statutes, provides that the CITY may, by interlocal agreement with the COUNTY, agree to transfer traffic regulatory authority over areas within the CITY to the COUNTY; and

WHEREAS, the PARTIES agree to transfer traffic regulatory authority over Seminole Pratt Whitney Road, within municipal boundary of the CITY (SEMINOLE PRATT) to the COUNTY; and

WHEREAS, the PARTIES agree to transfer traffic regulatory authority over the traffic signal at Town Center Parkway South and Palm Beach County Fire Station No. 22 (PBC FIRE STATION SIGNAL) to the COUNTY; and

WHEREAS, the COUNTY is authorized to enter into this AGREEMENT pursuant to Section 163.01, Florida Statutes; and

WHEREAS, this AGREEMENT evidences the intentions of the respective PARTIES to cooperate with each other in furtherance of the public's interest; and

WHEREAS, the CITY and the COUNTY believe the public's interest will be best served by the PARTIES entering into this AGREEMENT,

NOW, THEREFORE, in consideration of the mutual obligations and undertakings described below, the PARTIES do hereby agree as follows:

The above recitations are true and correct and incorporated herein.

ARTICLE I.

GENERAL CONDITIONS

It is specifically understood and agreed that all rights and powers as may be vested in the CITY pursuant to Chapter 316 of the Florida Statutes or any other law or ordinance or Charter provision of the CITY and not specifically transferred to the COUNTY hereunder shall be retained by the CITY. It is further understood and agreed that the CITY is not transferring any of its traffic enforcement functions, rights, and duties by the execution of this AGREEMENT, and the CITY shall fully retain such traffic enforcement functions, rights and enforcement of the CITY traffic ordinances or state traffic statutes.

1. PURPOSE OF AGREEMENT

This AGREEMENT is for the purpose of the CITY contracting with the COUNTY to provide several public services for the CITY, more particularly set forth in Article II hereof.

2. INDEMNIFICATION

The CITY shall protect, defend, reimburse, indemnify and hold the COUNTY, its agents, employees and elected officers, and each of them free and harmless at all times from and against any and all claims, liability, expense, loss, cost, damages or causes of action of every kind or character, including attorney's fees and costs, whether at trial or appellate levels or otherwise, arising during and as a result of their performance of the terms of this AGREEMENT or due to the acts or omissions of the CITY. The CITY's aforesaid indemnity and hold harmless agreement shall apply to the fullest extent permitted by law but in no event shall it apply to liability caused by the negligence or willful misconduct of the COUNTY, its respective agents, servants, employees or officers, nor shall the liability limits set forth in Florida Statutes § 768.28 be waived. The PARTIES to the AGREEMENT and their respective officers and employees shall not be deemed to assume any liability for the acts, omissions, and negligence of the other Party.

3. INSURANCE

Without waiving the right to sovereign immunity as provided by section 768.28, Florida Statutes, (STATUTE), the CITY represents that it is self-insured with coverage subject to the limitations of the STATUTE, as may be amended. When requested, the CITY shall provide an affidavit or Certificate of Insurance evidencing insurance or self-insurance. Compliance with the foregoing requirement shall not relieve the CITY of its liability and obligations under this AGREEMENT.

4. TERMS OF CONTRACT

This AGREEMENT shall be in effect to September 30, 2023, and shall be automatically renewed thereafter every five years (October 1 to September 30), unless either Party hereto shall

notify the other in writing of the Party's desire to terminate all or part of this AGREEMENT six (6) months prior to the expiration of the then existing term. This AGREEMENT shall not be terminated except at the expiration of the contract term or at the expiration of any renewal terms unless agreed upon in writing sixty (60) days in advance by both PARTIES. If neither Party gives notice of its intent to terminate, the PARTIES shall negotiate the terms of any revisions to the renewal. In the event the terms of renewal are not agreed to, this AGREEMENT remains in force with the existing terms.

5. ADOPTION OF ORDINANCES

The CITY shall adopt all ordinances necessary to effectuate this AGREEMENT.

6. NOTICE

All notices required to be given under this AGREEMENT shall be deemed sufficient to each Party when delivered by United States Mail to the following:

COUNTY	CITY
Name: Motasem A. Al-Turk, Ph.D., P.E. Traffic Division Director, Palm Beach County Engineering and Public Works Department	Name: Roger Manning, Mayor City of Westlake, Florida
Address: P.O. Box 21229	Address: 4001 Seminole Pratt Whitney Road
City, State, Zip: West Palm Beach, FL 33416-1229	City, State, Zip: Westlake, FL 33470

7. DELEGATION OF DUTY

Nothing contained herein shall be deemed to authorize the delegation of the constitutional or statutory duties of COUNTY or CITY officers.

8. ANNUAL APPROPRIATION

Each Party's performance and obligation to pay under this AGREEMENT is contingent upon an annual budgetary appropriation by its respective governing body for subsequent fiscal years.

9. AMENDMENTS

This AGREEMENT may be amended only by formal action of the Board of County Commissioners of COUNTY and the City Council of the CITY.

10. REMEDIES

This AGREEMENT shall be construed and governed by the laws of the State of Florida. Any and all legal action necessary to enforce this AGREEMENT shall be filed in Palm Beach County, Florida.

11. EFFECTIVE DATE

The provisions of this AGREEMENT shall become effective upon the execution of this AGREEMENT by both PARTIES.

12. EXECUTION OF AGREEMENT

This AGREEMENT may be executed in two (2) or more counterparts, each of which shall be deemed an original and all of which together shall constitute one (1) and the same instrument.

13. FILING

A copy of this AGREEMENT shall be filed with the Clerk of the Circuit Court in and for Palm Beach County, Florida.

14. PAYMENT FOR SERVICES

CITY agrees to reimburse the COUNTY for COUNTY's reasonable costs related to the performance of services provided in this AGREEMENT, including but not limited to, costs for electric service. CITY shall make payments within thirty (30) days from the date of the COUNTY's invoice.

15. MAST ARMS PAINT

For traffic signal mast arms that are within CITY's boundaries on Seminole Pratt Whitney Road ("Mast Arms"), CITY desires that Mast Arms be painted black. At all times, CITY shall paint and maintain in good condition the black paint of the Mast Arms. In the event that maintenance of the paint for any of the Mast Arms is transferred to COUNTY, CITY shall apply for COUNTY approval of the transfer. COUNTY approval of the transfer is subject to, but is not limited to, requiring CITY to apply a galvanized finish or another COUNTY-approved color to replace the black paint and a final inspection of the finish or paint.

16. PUBLIC RECORDS

The CITY shall maintain books, records and documents to justify all charges, expenses and costs incurred under this AGREEMENT_

17. NON-DISCRIMINATION

The Parties agree that no person shall be excluded on the grounds of race, color, sex, age, national origin, disability, religion, ancestry, marital status, familial status, sexual orientation, gender identity and expression, or genetic information from the benefits of or be subjected to any form of discrimination under any activity carried out by the performance of this AGREEMENT, as provided in County Resolution R-2017-1770, as amended.

18. INSPECTOR GENERAL

The COUNTY has established the Office of the Inspector General in Palm Beach County Code, Section 2-421 — 2-440, as may be amended. The Inspector General's authority includes but is not limited to the power to review past, present and proposed County contracts, transactions, accounts and records to require the production of records, and to audit, investigate, monitor, and

inspect the activities of the CITY, its officers, agents, employees, and lobbyists in order to ensure compliance with contract requirements and detect corruption and fraud. Failure to cooperate with the Inspector General or interfering with or impeding any investigation shall be a violation of Palm Beach County Code, Section 2-421 — 2-440 and punished pursuant to Section 125.69, Florida Statutes, in the same manner as a second-degree misdemeanor.

19. **THIRD PARTY BENEFICIARY**

No provision of this AGREEMENT is intended to, or shall be construed to, create any third party beneficiary or to provide any rights to any person or entity not a party to this AGREEMENT, including, but not limited to, any citizen or employees of the COUNTY and/or the CITY.

ARTICLE II.

TRAFFIC CONTROL JURISDICTION FOR SEMINOLE PRATT WHITNEY ROAD AND PBC FIRE STATION SIGNAL

1. A. COUNTY agrees to accept the transfer of traffic regulatory authority (AUTHORITY) for SEMINOLE PRATT, including AUTHORITY over all traffic control devices on SEMINOLE PRATT, and AUTHORITY over PBC FIRE STATION SIGNAL. Upon mutual agreement of both PARTIES, this AGREEMENT may be amended to add AUTHORITY for other traffic control devices or roadways.

B. To protect the welfare of the public, COUNTY's AUTHORITY for SEMINOLE PRATT includes the following functions:

(1) Install, remove, modify, upgrade, and maintain all signs necessary to govern traffic;

(2) Maintain, operate, modify, and upgrade existing traffic signals, warning flashers, and school zone flashers;

(3) Install traffic signals, warning flashers, and school zone flashers, where warranted, as determined by the County Engineer;

(4) Remove existing traffic signals, warning flashers, and school zone flashers, where warranted, as determined by the County Engineer;

(5) Establish turn lanes where justified;

(6) Prohibit or restrict traffic movements including left, right and U-turns;

(7) Install, remove, modify, upgrade, and maintain traffic markings, including crosswalks, safety zones and traffic lane striping;

(8) Establish no-parking, no-standing, and no-stopping regulations;

(9) Establish emergency and experimental regulations;

(10) Establish on-street truck and passenger loading zones;

(11) Establish speed limits;

(12) Establish no-passing zones;

(13) Establish traffic control guidelines for all roadway construction operations;

(14) Establish bridge loading restrictions; and

(15) Establish truck route restrictions.

COUNTY shall perform the above-describe functions and duties, and such ministerial tasks as it deems appropriate.

2. Subject to budgetary, financial, and policy considerations, COUNTY agrees to implement all reasonable written requests of the CITY promulgated by Resolution of CITY Council for the installation, retention, or removal of traffic control devices included in this AGREEMENT. COUNTY further agrees to consider all reasonable requests of the CITY with regard to any of the duties and functions specified in ARTICLE II.1 above, as long as such requests are in accord with the Manual on Uniform Traffic Control Devices for Streets and Hi2hwaN s and specifications of the Florida Department of Transportation and commonly accepted standards of traffic engineering.

3. In the event of cancellation of this AGREEMENT, the PARTIES agree that all traffic signals on SEMINOLE PRATT and the PBC FIRE STATION SIGNAL shall remain at their respective locations.

[Remainder of page left intentionally blank]

IN WITNESS WHEREOF, PALM BEACH COUNTY, Florida, has caused this Interlocal Agreement to be executed by the Mayor of the COUNTY and the seal of its Board of County Commissioners to be affixed to and attested to by the Clerk of said Board, pursuant to authority granted by said Board; and the CITY OF WESTLAKE, Florida, has caused this Interlocal Agreement to be executed in its corporate name by its Mayor and its corporate seal to be affixed hereto, attested by the CITY's Clerk, the date and year first written above.

ATTEST:

City of Westlake City Clerk

BY: _____
Sandra DeMarco

City of Westlake
by its City Council

BY: _____
Roger Manning, Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: _____
Pam E. Booker
City Attorney

APPROVED AS TO TERMS
AND CONDITIONS

By: _____
Ken Cassel
City Manager

R2019 1688

ATTEST:

Sharon R. Bock
Clerk & Comptroller

By: _____
Deputy Clerk

Palm Beach County, Florida
by its Board of County Commissioners

OCT 2 2 2019

By: _____
Mack Bernard, Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: YBH _____
Yelizaveta B. Herman
Assistant County Attorney

APPROVED AS TO TERMS
AND CINDITIONS

By: _____
Motasem A. Al-Turk, Ph.D.
Traffic Division Director

CITY OF WESTLAKE, FLORIDA
RESOLUTION NO. 2026-33

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, FORMALLY REQUESTING PALM BEACH COUNTY TO DESIGN, FUND, AND INSTALL A WARRANTED TRAFFIC SIGNAL AT THE INTERSECTION OF SEMINOLE PRATT WHITNEY ROAD AND WATER'S EDGE DRIVE PURSUANT TO THE OCTOBER 2019 INTERLOCAL AGREEMENT BETWEEN THE CITY AND PALM BEACH COUNTY; AUTHORIZING THE CITY MANAGER TO COORDINATE WITH COUNTY OFFICIALS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City of Westlake ("City") and Palm Beach County ("County") entered into that certain Interlocal Agreement dated October 22, 2019 (County Resolution No. R-2019-1688) (the "Interlocal Agreement"), transferring traffic regulatory authority over Seminole Pratt Whitney Road within the municipal boundaries of the City from the City to the County; and

WHEREAS, pursuant to Article II, Section 1(B)(3) of the Interlocal Agreement, the County's transferred traffic regulatory authority over Seminole Pratt Whitney Road expressly includes the duty and function to install traffic signals, warning flashers, and school zone flashers, where warranted, as determined by the County Engineer; and

WHEREAS, Article II, Section 2 of the Interlocal Agreement contemplates reasonable written requests adopted by City Council resolution for the installation of traffic control devices, subject to budgetary, financial, and policy considerations and applicable traffic engineering standards; and

WHEREAS, Palm Beach County has determined that the intersection of Seminole Pratt Whitney Road and Water's Edge Drive satisfies applicable MUTCD traffic signal warrants, has prepared a preliminary design and installation cost estimate of approximately $1,000,000.00, and has requested that the City fund the installation; and

WHEREAS, the City Council finds that installation of a warranted traffic signal at the intersection of Seminole Pratt Whitney Road and Water's Edge Drive is necessary to protect and promote the public health, safety, and welfare of motorists, pedestrians, and residents; and

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

Section 1. Recitals Adopted. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are incorporated herein by this reference.

Section 2. Pursuant to Article II, Sections 1(B)(3) and 2 of the October 22, 2019 Interlocal Agreement (County Resolution No. R-2019-1688), the City Council of the City of Westlake hereby formally requests that Palm Beach County design, fund, and install a warranted traffic signal at the intersection of Seminole Pratt Whitney Road and Water's Edge Drive.

Section 3. Authorization to Coordinate. The City Manager, or his designee, is hereby authorized and directed to transmit a certified copy of this Resolution to the Palm Beach County Board of County Commissioners, the County Administrator, and the Director of the Palm Beach County Engineering and Public Works Department – Traffic Division, and to coordinate with County officials as necessary to advance the timely installation of the traffic signal.

Section 5. Conflicts. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

Section 7. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Westlake, Florida, this 1st day of December, 2026.

ATTEST:	CITY OF WESTLAKE, FLORIDA
_____	_____
Zoie P. Burgess, CMC City Clerk	JohnPaul O'Connor, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____

Office of the City Attorney