



CITY OF WESTLAKE
Planning and Zoning Department
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DATE: March 19, 2018
ORDINANCE NUMBER: Ordinance No. 2017-5
SUBJECT: City of Westlake Adopted Comprehensive Plan (Westlake Amendment No. 17-PLAN)

SUMMARY

Ordinance 2017-5 adopts the first Comprehensive Plan for the City of Westlake, Florida. The City has prepared a Comprehensive Plan pursuant to the provisions of the Local Government Community Planning Act, under Florida Statutes Chapter 163. In accordance with the statutes, the City has the responsibility of planning for its future growth and development. Florida Statutes, Section 163.3167(3), provides that newly incorporated municipalities shall have three years after the date of incorporation in which to adopt a Comprehensive Plan consistent with the provisions of Chapter 163. The City of Westlake was incorporated on June 20, 2016, pursuant to Section 165.0615, Florida Statutes. For a summary regarding the creation, vision and guiding principles of the City, please see **Attachment 1**.

The First reading of the proposed Comprehensive Plan and its Map Series was held on November 13, 2017. It was transmitted to the Florida Department of Economic Opportunity (DEO) for review by the State and other statutory review agencies on November 16, 2017. Subsequently, the DEO provided an *Objections, Recommendations and Comments (ORC)* report to the City on January 19, 2018. After review of the ORC by the City, and several meetings with the DEO and other review agencies to address the ORC, the City modified the Comprehensive Plan to address issues raised in the ORC and is hereby adopting a revised and updated City Comprehensive Plan. Please see response letters to agencies and the City of West Palm Beach in **Attachment 2**.

The City Council conducted a second reading of the Comprehensive Plan on March 12, 2018 and adopted Ordinance 2017-5 shown in **Attachment 3**. The revised Comprehensive Plan Goals, Objectives and Policies (GOPs) and the revised and new maps in the Map Series are included in **Attachment 4**. Please note there is a red line and a clean version of the Comprehensive Plan policy documents. The red line version includes underline and strikethrough changes, documents and maps.

The required Data and Analysis supporting the Comprehensive Plan was also modified to address issues raised in the ORC report. The revised Data and Analysis documents are included for informational purposes but are not part of the adopted Comprehensive Plan. Data and Analysis documents are included in **Attachment 5** of this staff report (Technical Documents). Please note there is a red line and a clean version of the Data and Analysis documents. The red line version includes underline and strikethrough changes, documents and maps.

PLANNING PERIODS AND PROJECTIONS

The City's Comprehensive Plan provides guidance on development over two planning periods: a short-term planning period beginning in 2018 and ending in 2023, and a long-term planning period ending in 2038. For

purposes of the Capital Improvement Element, a fiscal year (FY) rather than a calendar year is used. (For example, the short-term planning period ends in FY 2022-23 not in calendar year 2023).

For the long-term planning period the projected number of residential units is 6,500 homes, which was used for purposes of analyzing public infrastructure needs. Further analysis and information is presented in the data and analysis documents.

Likewise, to analyze public infrastructure needs, non-residential uses for the 20-Year long-term planning period include, in addition of existing non-residential uses, an estimate of 2.2 million square feet of non-residential uses, a 3,000-student college and a 150-room hotel to develop through 2038. In the short-term planning period, it is expected that approximately 650,000 square feet of non-residential uses and a hotel will develop through 2023.

The Data and Analysis document also shows a hypothetical development scenario for non-residential land uses in Table 2.4 of the Future Land Use Element. The development scenario described in Table 2.4 is not the plan's projection of non-residential uses for the long-term planning period. This table shows what could occur beyond the long-term planning period, as the City continues to mature as a sustainable center for commerce, employment, and civic activities. Any increased amounts of nonresidential development above that used to determine impacts for the 2038 period would require further analysis, plans, and actions to ensure the adequate infrastructure and levels of service can be provided, including transportation facilities.

With regards to transportation impacts outside of Westlake, an increase in nonresidential within Westlake, will serve the surrounding communities (particularly north of SR 80, east of SR 7, and south of Northlake Boulevard) and will likely redirect travel in different directions to and from Westlake, potentially contributing to a reduction in traffic volumes generally heading eastward on those state roads.

OBJECTION, RECOMMENDATION AND COMMENTS (ORC) REPORT AND RESPONSE BY THE CITY

As indicated above, after the first reading of the Comprehensive Plan (Plan) in November of 2017, the Plan was reviewed by the DEO and other state, regional and local entities. The DEO compiled an *Objections, Recommendations and Comments (ORC) Report*, and submitted the report to the City of Westlake on January 19, 2018. The ORC included 5 Objections and 5 Comments. It also attached other agency comments, including comments by the South Florida Water Management District (SFWMD), the Florida Department of Transportation (FDOT), the Treasure Coast Regional Planning Council (TCRPC), Palm Beach County (PBC) and the City of West Palm Beach (WPB).

Since then, the City actively scheduled multiple meetings and conference calls with the DEO and other entities that provided comments and objections, to address the different topics. This outreach included meetings and conference calls with commenting entities such as the DEO, FDOT, SFWMD, TCRPC, PBC, WPB, and with surrounding communities such as Indian Trails Improvement District (ITID), Village of Royal Palm Beach, Town of Loxahatchee Groves and Village of Wellington.

Following the meetings and communications with DEO, state, regional and local entities, the City revised the GOPs, Data and Analysis, and the Map Series, to address the diverse comments and objections. Please see table below that includes a summary of the ORC Objections, Comments, and Recommendations along with related City's responses:

ORC OBJECTION / COMMENTS	ORC RECOMMENDATION	CITY RESPONSE
<p>Objection 1: FLUE, Density Bonus – Meaningful and Predictable Standards.</p>	<p>Provide criteria or parameters to qualify for density bonuses, to ensure even implementation /achieve desired outcome. Revised Criteria could specify that detailed implementation provisions would be in the LDRs. Provide guidance re: magnitude of density bonus increases in exchange for specific quantity of senior, workforce or affordable housing.</p>	<p>FLUE Policy 1.2.4 was modified providing guidance to the LDRs to establish criteria for the consistent implementation of bonus densities. FLUE Policies 1.1.12(b), 1.1.13 (b), and 1.1.15 (b) which address the amount of bonus densities, were cross-referenced with FLUE Policy 1.2.4 noted above.</p>
<p>Objection 2: FLUE – Planning Period.</p>	<p>Revised FLU Map to reflect at least a 10-year planning period. Include planning horizon in title of the map.</p>	<p>A 20-Year Planning period was included in title of the FLU map. Goal TE 1 was modified to indicate coordination with the FLU Map. Policy ADM 1.1.6 was added to indicate the short-term and long-term planning periods.</p>
<p>Objection 3: CIE – Providing Public Facilities.</p>	<p>Provide principles for construction and extension of public facilities and the transportation network to serve new city and to achieve/maintain LOS. Revise Plan to clarify relationship with other entities, utilities or assigns that will provide facilities and services on its behalf. Adding acknowledgement of them OR Incorporating formal agreements by reference.</p>	<p>CIE was modified to address concerns regarding LOS, provision of services, coordination with SID and the 5-Year Schedule of Capital Improvements. An executed City-SID Interlocal Agreement has been attached to the Data and Analysis of the IC Element. Updates to CIE Policies 1.1.1, 1.1.2, 1.1.3, 1.1.5, 1.1.6, 1.1.8 (Palm Beach TPA). CIE Objective 1.2 and CIE policies 1.2.1, 1.2.2 and 1.2.3. Updates to Table 8.2 (LOS Standards). Updates to Table 8.1 (5-Year SCI). The CIE was also updated to include a SCI map and table.</p>
<p>Objection 4: CIE – Revenue Sources.</p>	<p>Revise CIE identifying public facility and transportation needs by timeframe and general location and their projected revenue to fund them in the CIS. Include notes to clarify relationship with other entities that would provide facilities and services on the City’s behalf.</p>	<p>Revenue sources are shown in Table 8.1 5-Year SCI.</p>
<p>Objection 5 : TE – Insufficient Transportation Circulation System Plan</p>	<p><i>Coordinate</i> with FDOT, PBC, Palm Beach TPA and TCRPC to identify and address impacts on state transportation facilities based on City’s proposed FLU Map. <i>Discuss</i> when and how needed SIS and State Highway System improvements will be included as “Cost feasible” in TPA’s Long Range Transportation Map (LRTP) to coincide with timing of development impacts.</p>	<p>For details see the revised Policy document and the Data & Analysis for the Transportation Element in Attachments 3 and 4. Most policies in the Transportation Element were modified based on recommendations of the Florida Department of Transportation (FDOT) and other agencies. New policies were also added, such as Policy 1.2.3 to</p>

ORC OBJECTION / COMMENTS	ORC RECOMMENDATION	CITY RESPONSE
	<p><i>Provide</i> traffic circulation plan /strategies to ensure adequate transp. facilities and services will be available to satisfy development demands.</p> <p><i>Revised</i> traffic circulation plan and strategies should be based upon future development potential and include funding sources and strategies and maintain LOS.</p> <p><i>Revisions</i> must be based on appropriate data and analysis.</p>	<p>recognize and comply with the provisions of Palm Beach County Traffic Performance Standards Ordinance. Likewise, the Data and Analysis supporting the Transportation Element Goals, Objectives and Policies was also updated. The update included details of the methodology used for the traffic analyses, and a detailed traffic study.</p>
<p>Comment 1: Proposed Policy INF 1.1.6 as drafted would not ensure new development would access central potable water service</p>	<p>Revise policy to establish a strategy to facilitate provision of major potable water facilities and infrastructure (water production, distribution, storage facilities). Define term available.</p>	<p>Policy FLU 1.1.6 was modified to address the concern.</p>
<p>Comment 2: Proposed Pol INF 1.1.5 as drafted is not predictable and reliable</p>	<p>Revise policy to establish a strategy to facilitate provision of major potable water facilities and infrastructure (water production, distribution, storage facilities), in advance of anticipated development or concurrent with its facilities. Define term available</p>	<p>Policy INF 1.1.5 modified to remove terms “when such facilities become available.”</p>
<p>Comment 3: Proposed Pol INF 1.3.5 as drafted would not ensure new development would access wastewater service.</p>	<p>To ensure reliable and predictable implementation of this policy clarify term “available” City could use definition of available in 381.0065(2)(a), F.S.</p>	<p>Policy INF 1.3.5 modified similarly to INF 1.1.5 above.</p>
<p>Comment 4: Propose Pol INF 1.3.6 delegates availability of wastewater facilities to the end of the permitting process, limiting ability to plan ahead and ensure construction of those facilities. Could lead to low densities and use of on-site sewage treatment facilities.</p>	<p>Revise policy to require availability of waste water facilities at the beginning of development process to secure availability, coordination with service providers, adequate planning and funding, to enable greater predictability.</p>	<p>Policy INF 1.3.6 was modified to address the concern.</p>
<p>Comment 5: Review and consider recommendations from other agencies.</p>		<p>Agencies comments were addressed as shown below.</p>
<p>South Florida Water Management District (SFWMD).</p>	<p>As indicated in the District’s comment letter.</p>	<p>All text modifications and suggestions by the SFWMD were incorporated in the revised Comp Plan in appropriate elements (Infrastructure, Conservation, Intergovernmental).</p>
<p>Palm Beach County (PBC).</p>	<p>As indicated in County’s comment letters.</p>	<p>Several meetings were held with PBC’s staff, and separate response letter was sent to the County.</p>
<p>Florida Department of Environmental Protection (DEP) (No Comments).</p>	<p>No recommendations.</p>	<p>N/A</p>
<p>Florida Department of Transportation (FDOT).</p>	<p>As indicated in FDOT report with comments.</p>	<p>Several policy modifications and additional data and analysis and traffic studies were incorporated to address</p>

ORC OBJECTION / COMMENTS	ORC RECOMMENDATION	CITY RESPONSE
		some of the recommendations. See Transportation Element responses above.
City of West Palm Beach (WPB).	As indicated in the letter re: impacts on the M Canal.	FLUE Policy 1.7.8 prohibit development in the M Canal R.O.W. CON Policy 1.3.13 prohibit development in the M Canal R.O.W. Additionally, the SFWMD responded to City's comments indicating impacts on the M Canal are a permitting issue that was handled through SFWMD permitting process.
Treasure Coast Regional Planning Council (TCRPC).	As indicated in their report to DEO.	Policy modifications were incorporated to address TCRPC's concerns, including addition of policies based on the Strategic Regional Policy Plan.

Amendments to the Comprehensive Plan in response to the City of West Palm Beach letter dated March 12, 2018

The hearing for the adoption of the City of Westlake's Comprehensive Plan was scheduled for the evening of March 12, 2018. That morning, the City of Westlake received a letter from the City of West Palm Beach with suggestions for amending Westlake's Comprehensive Plan to further address West Palm's concerns regarding the M Canal. In response, the City of Westlake added three new policies and modified a number of existing policies. These additions and modifications were presented to the City Council, as well as other unrelated minor modifications addressing errors or typos. All of the changes were adopted by the City Council at the March 12th adoption hearing. Those additions and modifications made to address the City of West Palm Beach's concerns are as follows:

FUTURE LAND USE ELEMENT

- REVISED FLU Policy 1.7.8 – “The M Canal serves as a source of public water supply to the City of West Palm Beach. The Plan recognizes the M Canal as an allowed conservation use within the residential Future Land Use Categories. vertical Development is prohibited within the M Canal right of way. Further, vertical development shall be prohibited north of the M Canal right of way and within the 100 80 feet south of the M Canal right of way. This does not prohibit construction of roads or any development in the M Canal right of way related to the expansion, operation and maintenance of the M Canal. The Land Development Regulations shall address compatibility between the M Canal and any adjacent development.
- ADD NEW FLUE POLICY 1.7.9 – “To the extent the City has jurisdiction, require drainage from development within the City to discharge into the SID drainage system as permitted by SFWMD, and not into the M Canal.”

CONSERVATION ELEMENT

- Con Policy 1.3.13 - “ The M Canal serves as a source of public water supply to the City of West Palm Beach. The Plan recognizes the M Canal as an allowed conservation use within the civic and residential Future Land Use Categories. vertical Development is prohibited within the M Canal right of way. Further, vertical development shall be prohibited north of the M Canal right of way and within the 100 80 feet south of

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

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

INTERGOVERNMENTAL COORDINATION ELEMENT

- NEW POLICY 1.1.10 – "Coordinate with the City of West Palm Beach regarding protection of the City of West Palm Beach Water Catchment Area."

PUBLIC WORKSHOPS, TRANSMITTAL AND ADOPTION HEARINGS

As part of the community participation process the City Council had a total of three public workshops as follows:

JULY 24, 2017 *Vision, Administrative and Future Land Use Elements*

AUGUST 28, 2017 *Transportation, Infrastructure, and Capital Improvement Elements*

OCTOBER 9, 2017 *Housing, Conservation, Recreation and Open Space, Intergovernmental Coordination Elements*

The Planning and Zoning Board acting as the Local Planning Agency (LPA) conducted a transmittal public hearing on November 6, 2017. The LPA Board made a recommendation (4-0) to the City Council to transmit the Comprehensive Plan to the State. The City Council Transmittal hearing was conducted on November 13, 2017.

The Adoption Hearing for the new City's Comprehensive Plan was held on March 12, 2018 at the City of Westlake's City Council chambers, located at 4005 Seminole-Pratt Whitney Rd, Westlake, Florida, at 7 P.M. At the hearing the Council voted unanimously to adopt the revised Comprehensive Plan in a 5-0 vote and to submit all the pertinent documentation to the Florida DEO and other review agencies.

Nelsa Zocain

City of Westlake Planning and Zoning

ATTACHMENTS:

- Attachment 1: City of Westlake- Summary of Creation, Vision and Guiding Principles
- Attachment 2: City of Westlake Response Letters to Agencies and the City of West Palm Beach
- Attachment 3: Adopted Ordinance 2017-5
- Attachment 4: Revised Comprehensive Plan Goals, Objectives, Policies and Map Series (Policy Binder)
- Attachment 5: Revised Data and Analysis Documents (Technical Binder)

ATTACHMENT 1

Submittal Staff Report

City of Westlake Adopted Comprehensive Plan (Westlake Amendment No. 17-PLAN)

CITY OF WESTLAKE- SUMMARY OF CREATION, VISION AND GUIDING PRINCIPLES

BACKGROUND

The City of Westlake is coextensive with the jurisdiction of the Seminole Improvement District (SID), which was established in 1970 pursuant to Chapter 70-854, Laws of Florida, codified pursuant to Chapter 2000-431, Laws of Florida. SID is an independent special purpose government formerly known as the Seminole Water Control District, which consists of approximately 4,127 acres of land. The majority of the property located within the SID boundary consists of the former Callery-Judge Groves property (CJG), which includes roughly 3,788 acres used for active agriculture for over 50 years. The boundary also includes a separate agricultural area known as the Silverlake property, a utility site and a packing plant. In addition, three school sites and a small shopping center site lie within the SID boundary.

In 2014, the Palm Beach County Board of County Commissioners approved an application by Minto PBLH, LCC, for the former Callery-Judge Citrus Grove (CJG). In 2016, the City of Westlake was incorporated pursuant to Section 165.0615, Florida Statutes. The City of Westlake is located in central western Palm Beach County, northwest of the Village of Royal Palm Beach and north of the Village of Wellington and the Town of Loxahatchee Groves. The main access route to the City is Seminole Pratt Whitney Road from either State Road 80 (Southern Boulevard) or Okeechobee Boulevard from the south, or Northlake Boulevard from the north. The City is surrounded by the unincorporated area known as the Acreage, the Town of Loxahatchee Groves and a small area of agricultural lands to the west.

Figure 1.1 City of Westlake Location



FLORIDA STATUTES

In accordance with the Growth Policy Act under the Florida Statutes, Chapter 163, the City has the responsibility of planning for its future growth and development. Florida Statutes, Section 163.3167(3), provides that newly incorporated municipalities shall have three years after the date of incorporation in which to adopt a Comprehensive Plan consistent with the provisions of Chapter 163.

The City has prepared a Comprehensive Plan pursuant to the provisions of the Local Government Community Planning Act and Land Development Regulations Act.

The subject City Council Public Hearing will address the transmittal to the State Department of Economic Opportunity (DEO) of the proposed City of Westlake Comprehensive Plan and map series. Per Florida Statutes, Chapter 163.3177 *“the comprehensive plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements. These principles and strategies shall guide future decisions in a consistent manner and shall contain programs and activities to ensure comprehensive plans are implemented.”*

Florida’s Community Planning Act in Chapter 163, Florida Statutes outlines the purposes and requirements of the Plan and provides local governments the guidance and authority to accomplish important planning goals. The Act itself addresses many aspects of growth and development and must be applied to the unique circumstances and opportunities facing Westlake. The land development regulations and all actions taken in regard to development orders shall be consistent with the Comprehensive Plan.

The Comprehensive Plan establishes meaningful and predictable standards for the use and development of land and provides meaningful guidelines for the content of more detailed land development and use regulations. The Plan must be sufficient to guide growth to the directed ends but must also recognize private property rights and allow the operation of real estate markets to provide adequate choices.

The City of Westlake Comprehensive Plan provides guidance on development over two planning periods: a short term period beginning in 2018 and ending in 2023 and a long term period beginning in 2018 and ending in 2038. However, for the purpose of the Capital Improvements Element, which must be updated annually, the fiscal year, rather than the calendar year, is used. (For example, the short term planning period ends FY 2022-23, rather than calendar year 2023).

The Comprehensive Plan is so named because it addresses all aspects of future development through a coordinated group of plan elements. The proposed Comprehensive Plan encompasses the following nine (9) elements as follows:

- Chapter 1 Administrative Element
- Chapter 2 Future Land Use Element
- Chapter 3 Transportation Element
- Chapter 4 Infrastructure Element
- Chapter 5 Conservation Element
- Chapter 6 Recreation and Open Space Element
- Chapter 7 Housing Element

- Chapter 8 Capital Improvements Element
- Chapter 9 Intergovernmental Coordination Element

The plan for future land uses, including the types of land uses and their densities and intensities, is the central part of the Comprehensive Plan which directs development of a city. Land use goals, objectives, and policies, and the future land use map describe the character and pattern of future development. These land use provisions are both enabled and restricted by the other parts of the Comprehensive Plan which address necessary public facilities such as transportation and infrastructure, and development goals such as affordable housing and the discouragement of urban sprawl. The Capital Improvements Element plans for the provision of public facilities. The Intergovernmental Coordination Element addresses coordination with local, regional, and state entities. The plan is developed in consideration of the existing development circumstances, availability of adequate facilities and services, and the character of the land and water resources on and surrounding the jurisdiction.

PLAN VISION AND GUIDING PRINCIPLES

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



Developing a city at this location addresses the need to balance the urban sprawl of the surrounding area with the provision of adequate non-residential uses at a central location with the appropriate residential mass to make the city functional and sustainable in the long term. A sustainable community works to use its resources to meet current needs while considering that adequate resources are to be available for future generations.

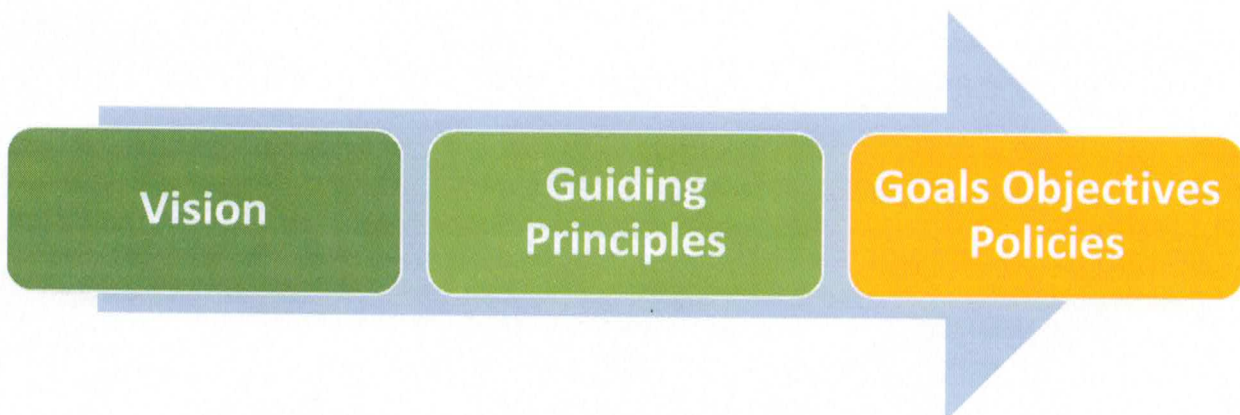
The Comprehensive Plan is not only a regulatory tool to control growth but it is a means to achieve community goals, and a desirable vision of the future. The City Council conducted a visioning public workshop on July 24, 2017. The workshop included a background presentation of the Florida Statutes requirements and the key urban concepts for a future vision of the City. Council members addressed the following questions: How do you envision Westlake in 20, 30 years? What are the guiding principles that you would like to embrace for the City? What are those that you will not support and encourage?

The Council members' discussion and suggestions are summarized below. Council members supported the concept of a vibrant city and downtown area with a family-oriented character. The discussion emphasized the importance of avoiding urban sprawl. In fact, Council members strongly encouraged dedicating land to provide for a Downtown Mixed-Use future land use designation to address the needs of City residents and those of areas adjacent to the City. The sprawling western area that surrounds the City is characterized by deficiencies in commercial and service opportunities. In contrast, the City of Westlake downtown will offer a variety of uses, including residential units, shopping, services, and an employment center—all of which will contribute to the success of the City.

In terms of the residential neighborhoods, Council members emphasized the need for open space and recreation opportunities and retail and services in commercial neighborhood centers to support walkability and quality of life of the residents. Council members also embrace the vision of 1) providing housing for a diverse population including retirees and working families; 2) offering sufficient open space for all residents, including amenities for special needs children and activities for parents and grandparents; 3) supporting businesses and economic development initiatives. In summary, a City that will strive for an urban environment that embraces living, playing and working.

In summary, the City of Westlake will be a sustainable, vibrant, desirable and welcoming place to live, work and play. The City will support mixed uses and promote safe neighborhoods with access to thriving business districts, employment centers, schools, parks and open spaces. The City will create incentives to promote the development of diverse housing, and will offer public open spaces. An emphasis on the development of "Complete Streets" will promote multi-modal transportation opportunities. The City's plans and policies will embrace public participation, encourage a sustainable community, and stimulate a vibrant economy.

The Plan is based on data and analysis which includes a vision and guiding principles that provide the general outline for a sustainable community. The adopted provisions of the Plan establish the specific and measurable objectives, policies, and maps that translate the sustainability community concept into an operational plan that can be used to effectively direct growth. The City's Vision and Guiding Principles describe the future of the City in aspirational terms and are not adopted components of the Plan, but serve to guide the development of the adopted goals, objectives, and policies of the Plan.



Based on the vision outlined above, the following are the guiding principles that directed the development of the goals, objectives, and policies in the Plan.

Build City Character and Identity

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

Balance the Central Communities in Palm Beach County

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

Promote Mixed-Use Corridor

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

Emphasize Housing Diversity and Livable Neighborhoods

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

Grow a Vibrant Economy

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

Promote "Complete Streets", Transportation Choice and Mobility

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

ATTACHMENT 2

Submittal Staff Report
City of Westlake Adopted Comprehensive Plan (Westlake Amendment No. 17-PLAN)

RESPONSE LETTERS TO AGENCIES AND THE CITY OF WEST PALM BEACH

Council Members

Roger Manning – Mayor
Katrina Long-Robinson – Vice Mayor
John Stanavitch – Seat 1
Kara Crump – Seat 2
Phillip Everett – Seat 3



City of Westlake

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March 19, 2018

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Planning & Growth Management Planning
& Environmental Management
FDOT District Four
Florida Department of Transportation
3400 West Commercial Boulevard
Ft. Lauderdale, FL 33309

REFERENCE: City of Westlake Comprehensive Plan
DEO # 17PLAN

Dear Mr. Hymowitz:

Please find below the formal response to the Department of Transportation's letters to the City of Westlake regarding our comprehensive plan. The first letter was received on or about December 20, 2018 and the second letter was received on January 12, 2018. The City's engineers and staff have had several meetings in an effort to understand and incorporate FDOT's concerns as appropriate into the City's comprehensive plan. The meetings provided a better understanding of the issues of all parties involved.

In response to the three questions raised in the supplemental letter of January 12, 2018, the answers are as follows:

- (1) The study area used to evaluate roadway impacts includes only those facilities within the City boundaries and does not consider potential adverse impacts to transportation facilities of state importance. Trip lengths and vehicle miles traveled per capita are characteristically greater in rural and semi-rural areas, such as Central Western Palm Beach County (City of Westlake) than in urban areas. The study area should be expanded to include all roadways where the traffic volumes from the City's planned development significantly impacts the capacity of the roadway.

Response: *The Florida Statutes requires the Transportation Element to address roadways that are within the jurisdiction of the City. The Florida Statutes have no requirement to address roadways outside the City, however, long range model volumes for surrounding roadways was provided in Appendix D of the Data and Analysis report.*

- (2) Submitted data and analysis document is not reflective of the maximum potential roadway impacts associated with the City's future land uses due to inconsistency with the Future Land Use Element. The document evaluated a mixture of uses (residential and non-residential) that includes a residential total of 6,500 dwelling units. This exceeds the existing residential development approved by Palm Beach County (4,546 dwelling units). It is also substantially less than the maximum residential development potential as outlined in the Future Land Use Element densities and the Future Land Use Map land use allocation.

Response: The maximum residential and non-residential development intensities for the planning period were analyzed. The intensities noted in your comment simply imply the absolutely maximum possible intensities, which is not allowed within the City of Westlake. Furthermore, the Florida Statutes only require an analysis through a 10-year planning period not the maximum future potential; the date and analysis demonstrates that the proposed network will meet level of service standards for the 20-year planning period.

- (3) It is not clear how the City will ensure necessary improvements to transportation facilities will be funded commensurate to the impacts of development. Palm Beach County established a county-wide transportation concurrency system by identifying a need for a "Mobility System" in Policy TE 1.2.3. However, the Plan does not include a detailed system for effective implementation upon adoption. The City must include a "Mobility System" with sufficient detail per Chapter 163.3180(5)(i), Florida Statutes.

Response: The City is not opting out of the county-wide transportation concurrency management system. **The referenced policy only opts out of establishing a separate concurrency management system for the City.** As such, each development application will be subjected to the review process, including county-wide Transportation Performance Standard provisions, as they apply before receiving approval from the City and County.

We appreciate the opportunity to work with the Department on transportation related issues in the comprehensive plan, and we look forward to working with you in the future. Should you have questions or need additional information, please do not hesitate to contact the City's administration.

Sincerely,



City of Westlake
Ken Cassel, City Manager

Council Members

Roger Manning – Mayor
Katrina Long-Robinson – Vice Mayor
John Stanavitch – Seat 1
Kara Crump – Seat 2
Phillip Everett – Seat 3



City of Westlake

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March 12, 2018

Michele C. Mellgen, AICP, NCI-C
The Mellgren Planning Group
3350 NW 53rd Street
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Ft. Lauderdale, FL 33309

Reference: City of Westlake's Comprehensive Plan

Dear Ms. Mellgen:

This letter is in response to your letter received by the City of Westlake on Monday, March 12, 2018, regarding the City's comprehensive plan with suggested changes to address the M-Canal as it impacts the City of West Palm Beach. In light of your suggestion, the staff will recommend the following changes to the City Council to address the concerns raised. Additions are reflected in underline and strike through format.

Revised Policy FLU 1.7.8. The M Canal serves as a source of public water supply for the City of West Palm Beach. The Plan recognizes the M Canal as an allowed conservation use within the civic and residential Future Land Use Categories. ~~Prohibit vertical development is prohibited~~ within the M Canal right of way. Further, ~~vertical~~ development shall be prohibited north of the M Canal right of way within the ~~80~~ 100 feet to the south of the M Canal right of way. This does not prohibit ~~vertical~~ construction of roads or any development in M Canal right of way related to the expansion, operation and maintenance of the M Canal. The Land Development regulations shall address compatibility between the M Canal and any adjacent development.

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

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

New Intergovernmental Coordination Element Policy ICE 1.1.10. Coordinate with the City of West Palm Beach regarding protection of the City of West Palm Beach Water Catchment Area.

Revised Conservation Policy 1.3.13. The M Canal serves as a source of public water supply to the City of West Palm Beach. The Plan recognizes the M Canal as an allowed conservation use within the civic and residential Future Land Use Categories. ~~Prohibit vertical development is prohibited~~ within the M Canal right of way. Further, ~~vertical~~ development shall be prohibited north of the M Canal right of way and within the ~~80~~ 100 feet to the south of the M Canal right of way. This does not prohibit ~~vertical~~ construction of roads or any development in M Canal right of way related to the expansion, operation and maintenance of the M Canal. Land

Development Regulations shall address compatibility between the M Canal and any adjacent development. The City will coordinate with SFWMD and SID to encourage drainage from development within the City to discharge into the SID drainage system as permitted by SFWMD, and not into the M Canal.

In regards to the conservation future land use designation on the City's maps, there are no conservation areas within the City of Westlake to designate as such, therefore, it is not reflected on the future land use map. We thank you for your input and suggested changes, should you have any questions or need any additional information, please do not hesitate to contact our offices.

Sincerely,



Pam E. Bobker, Esq.

City Attorney for City of Westlake

----- Forwarded message -----

From: "Oblaczynski, Deborah" <doblaczy@sfwmd.gov>
To: "Beck, Katherine" <Katherine.Beck@deo.myflorida.com>
Cc: "Biblo, Adam A" <Adam.Biblo@deo.myflorida.com>, DCPexternalagencycomments
<DCPexternalagencycomments@deo.myflorida.com>
Bcc:
Date: Fri, 12 Jan 2018 19:47:54 +0000
Subject: City of Westlake, DEO #17-PLAN - District Comments on Additional Information

Dear Katherine,

Thank you for providing the additional information from the City of West Palm Beach regarding the City of Westlake's proposed Comprehensive Plan #17-PLAN. The City of West Palm Beach raised the concern regarding potential impacts to the M Canal as the City of Westlake (City) develops. As requested the District has reviewed the Comprehensive Plan in light of the City of West Palm Beach's letter.

The District permits water use, dewatering, and surface water management in the region. The City currently has dewatering and surface water management permits. Further permitting by the District will be required as development proceeds. These permits would require the applicant to provide reasonable assurances that they would not impact existing legal users and off-site water bodies.

Due to the permitting requirements, the proposed changes do not appear to adversely impact the water resources in this area; Therefore the District has no further comments to add to the comments already provided on the proposed amendment package.

Please contact me if you need additional information or have any questions,

Sincerely,

Deb Oblaczynski

Policy & Planning Analyst

Water Supply Implementation Unit

South Florida Water Management District

3301 Gun Club Road

West Palm Beach, FL 33406

(561) 682-2544 or doblaczy@sfwmd.gov

Council Members

Roger Manning-Mayor
Katrina Long Robinson-Vice Mayor
John Stanavitch-Seat 1
Kara Crump-Seat 2
Phillip Everett-Seat 3



City of Westlake

4001 Seminole Pratt Whitney Road
Westlake, Florida 33470
Phone: 561-530-5880
Fax: 561-790-5466
Email: info@westlakegov.com

March 7, 2018

Mr. David L. Ricks, P.E.
Palm Beach County
Department of Engineering and Public Works
P.O. Box 21229
West Palm Beach, FL 33416-1229

**Re: City of Westlake Comprehensive Plan – Transportation Element, Data and Analysis
Comment Response**

Dear Mr. Ricks:

We have reviewed the comment letter prepared by your office related to the *City of Westlake Comprehensive Plan – Transportation Element, Data and Analysis* report, dated February 22, 2018. We appreciated the opportunity to meet with you and Palm Beach County staff on February 26, 2018. Based on the invaluable feedback we received at the meeting, we have prepared the following the responses to your comments.

1. Palm Beach County approved residential units for the Minto West project with 4,546 dwelling units with a build out date of 2035. The Comprehensive Plan analysis used 6,500 residential units, with a build out date of 2038. It is not clear how the growth or need for almost 2,000 more dwelling units within 3 years after the approved build out date of 2035 is justified.

RESPONSE: *The Palm Beach County Population Allocation Model last prepared in 2015 included the Minto West project and projected a buildout of the project in 2030, not 2035. Therefore, in addition to the greater amount of land available for development within the City, the 2038 long term planning period adds eight additional years for development to occur. The Minto West project could develop its 4,546 dwelling units earlier than 2030 or later. Projections do not provide perfect predictions nor should they be construed to either force or limit development actions. Projections are a planning tool. Further it should not be assumed that development other than that approved in the Minto West development order could not occur prior to 2030. Clearly, other available lands could develop with residential units earlier in time.*

The 6,500 dwelling unit projection is based on development trends in surrounding communities that support the development of an average of 325 dwelling units per year for the long term planning period (which is reflected by the 6,500 dwelling units over a twenty year period. This rate and amount of development is reasonable. Transportation and infrastructure are based on these reasonable projections.

Finally, the 2015 Palm Beach County Population Allocation Model was based on the medium BEBR projections for Palm Beach County for year 2035. However, population growth in Palm Beach County has increased since then and the latest BEBR projection for 2035 is 25,000 persons higher. Based on this higher projection it is appropriate to project an increased demand for dwelling units. The City of Westlake is well suited to address this increased demand. The Westlake comprehensive plan includes policies to address impacts, monitor growth, and make changes to the plan in a timely manner. The comprehensive plan is not a development order, as such, the comprehensive plan does not entitle or vest development.

2. How will the infrastructure (roadway) needs of the City be funded? With the addition of residential units, impacts to the external roadways need to be re-evaluated and funding arrangements need to be proposed and discussed with appropriate stakeholders.

RESPONSE: Roadway improvements within the current development order will be funded in one of two ways: 1. The developer will construct road infrastructure (road, water, wastewater, reuse, stormwater) as a condition of approval and infrastructure will be turned over to either the City or Seminole Improvement District for ownership and operation; or 2. Seminole Improvement District would issue bonds that would be paid for by assessments on the affected properties. Any development beyond the current development order levels will have to comply with the applicable traffic analysis and prop share process (ULDC Article 12) prior to final approval of the development by the City.

3. Seminole Pratt Whitney Road is a Non-State Signalized Roadway. As per the 2012 FDOT QLOS Handbook, the stated Service Volumes (SV) for Class I and Class II should be reduced by 10% for such roads. Therefore, LOS D SV for Seminole Pratt Whitney Road should be 1,800, instead of 2,000 used in the analysis.

RESPONSE: We respectfully disagree. Using the state roadway capacities is consistent with the Palm Beach County Comprehensive Plan which does not apply any non-state adjustment factors for this facility. Seminole Pratt Whitney Road is designed similar to any state road and is expected to have the same capacity as any state road, despite of its county designation. The capacity for Seminole Pratt Whitney Road should not be reduced based on the adjustment factor for non-state roadways. The noted threshold is obtained from FDOT's Generalized Service Volume Tables and represents a general condition. Similarly, the recommended 10% reduction is used when there is a clear differentiation between the State and non-State roadways. This County Major Thoroughfare facility is designed to state standards and functions as an arterial providing more than 9 miles of a continuous roadway connecting Southern Boulevard (SR 80) to Northlake Boulevard.

4. The analysis of links and intersections should go beyond the limits of the City. As per Palm Beach County Traffic Performance Standards, the Radius of Influence for the 5-year analysis, based on 1806 net PM peak hour trips, should be 4 miles or more (based on the 5% LOS D significance). A detailed map of the internal roadways should be included in the report to appropriately evaluate the link analysis tables.

RESPONSE: The Palm Beach County Traffic Performance Standards (TPS) requirements do not apply to establishment of a new comprehensive plan. This is not a traffic concurrency analysis.

5. Why the peak hour directional volumes for the Long Range (build out) have not been derived using the trip generation and assignment steps, as were done for the short-term analysis? The Palm Beach County concurrency Traffic Performance Standard analysis for the build out and approval were based on that process, instead of using volumes from the Long Range models.

RESPONSE: This is not a traffic concurrency analysis. Consistent with the Palm Beach County Comprehensive Plan, the long-range model is used to project traffic for 20-year planning purposes.

6. Related to the above comment, as an example, the 2023 higher peak direction traffic on Seminole Pratt Whitney Road between East Town Center Parkway and 60th Street is 1,737 vehicles (Exhibit 5), while the 2038 peak direction traffic on the same link is only 106 more (15 years later) using the modeling approach. This does not appear to be a reasonable amount of growth in a 15-year period.

RESPONSE: The 5-year traffic projection methodology is conservative in that no consideration for changing travel patterns due to land use changes is considered. The layering of traffic from other approved project traffic with minimal consideration for double counting is another factor in making the 5-year analysis conservative. The long-range model takes into account regional trip making characteristics which addresses the changes in land uses in the area. Double counting of approved project trips is also eliminated. Thus, the model provides more reasonable and accurate projections of long range impacts for comprehensive planning purposes.

7. As per Palm Beach County Traffic Performance Standards, historical growth rates are estimated using the latest 3-year traffic data. Why has the growth rate been estimated using last 5-year historical data?

RESPONSE: Again, this is not a traffic concurrency analysis. Three-year historical growth data was unavailable from Palm Beach County for 2 of the 4 segments of Seminole Pratt Whitney Road. We are examining a 5-year projection of traffic, therefore the 5-year historic growth data is believed to be appropriate.

8. In Exhibit D-1, The Seminole Pratt Whitney Road from Sycamore Drive to 60th Street adjustment factor should be 1.32, not 1.19.

RESPONSE: Exhibit D-1 provides a comparison of 2010 model projections to 2010 traffic counts for Seminole Pratt Whitney Road to establish an adjustment factor to be applied to the 2040 model for the corridor. Application of the average factor of 1.19 to increase the 2040 volumes for the corridor was originally applied. After discussions from the meeting with County staff on February 26, 2018, the factor was revised as requested by the County. This change increases the 2038 projections on Seminole Pratt Whitney Road showing the need for a 6-lane facility throughout the City in Year 2038.

We trust that the responses are adequate. We will resubmit a revised report and our Comprehensive Plan shortly. Please let us know if you have any questions or concerns.

Sincerely,



City of Westlake
Kenneth Cassel, City Manager

cc: Verdenia C. Baker, County Administrator
Faye W. Johnson, Assistant County Administrator
Bryan Davis, Principal Planner, Planning Divisio

Council Members

Roger Manning-Mayor
John Stanavitch-Seat 1
Kara Crump-Seat 2
Phillip Everett-Seat 3
Katrina Long-Robinson-V. Mayor Seat 4



City of Westlake

4001 Seminole Pratt Whitney Rd.
Westlake, Florida 33470
Phone: 561-530-5880
Fax: 561-790-5466
Email: info@westlakegov.com

March 7, 2018

Michael J. Busha, Executive Director
Treasure Coast Regional Planning Council
421 SW Camden Avenue
Stuart, FL 34994

Dear Mr. Michael J. Busha:

The City of Westlake has reviewed the Treasure Coasts Regional Planning Council ("TCRPC")'s report on the draft Comprehensive Plan ("Plan") for the City of Westlake ("City"). We would like to thank you for your review, suggestions and comments on creating a more robust comprehensive plan. The report addresses four topic areas: urban form, regional impacts, extra-jurisdictional impacts and extraordinary density and intensity. The report also suggests modifications to several elements of the Comprehensive Plan and suggests ways to address issues related to the four topic areas. Finally, the report concludes that the City of Westlake proposed Comprehensive Plan is inconsistent with the Council's Strategic Regional Policy Plan ("SRPP").

The City's Plan has been prepared to correct the inefficiencies and limitations associated with existing development pattern in this area of the County, which is characterized by large very low density lots without central water or sewer services, an inefficient street grid pattern with truncated streets and no pedestrian walkways nor sidewalks, deficient stormwater management system prone to inundation and flooding, lack of employment and limited services.

The City's proposed Plan and Future Land Use Map are designed to implement a more efficient and denser development pattern, with central water, sewer and reuse water, anchored around a mixed use downtown area and employment center, with higher densities, walkable, with a block structure and urban like intersections. Residential areas are connected to this central hub via multipurpose pathways and roads that lead to this central business, shopping, employment and entertainment district, which will serve not only the City residents but residents in the neighboring sprawling communities.

The proposed residential units, commercial square footage, and employment areas will provide relief to the inefficient development patterns and lack of employment in the area alleviating the existing commuting patterns by providing employment and services within the City. The City has analyzed impacts for the short-term and long-term planning periods, which are 5 and 20 years respectively. The Plan includes areas within the City that are not part of the Minto West development order and will eventually be developed. Therefore, the impact analysis conducted includes a total 6,500 units and the addition of existing non-residential uses, (estimate of 2.2 million square feet of non-residential uses, a 3,000 student college and a 150 room hotel to develop through 2038).

The result will be balancing the inefficiencies of those communities and the provision of a more efficient development pattern, which is based in the long-term commitment to fundamental planning principles and sustainability concepts. It may not be an exact replica of the ideal traditional urban forms and patterns promoted by the TCRPC, but it will be clearly distinct and superior from the surrounding suburban sprawl. The City will have its own compendium of street cross-sections in its Land Development Regulations, which will reflect the Minto West development order and master plan concepts, which will be accommodated within the fabric of the City. The Comprehensive Plan is also committed to implement complete street concepts and a mobility system.

The development potential reflected in comprehensive plans and future land use maps throughout state are generally higher than what is actually implemented on the ground. This common situation is the result of various factors. Local governments generally impose conditions of approval that reduce densities and intensities to address impacts on roads and other resources and facilities; developments depend on market conditions, demand and supply and changes in circumstances, which also may limit potential future land uses; zoning restrictions and land development criteria such as roads, setbacks, availability of services, compatibility with adjacent developed areas, could further restrict the realization of the potential development reflected in the future land use maps. Local governments may need land for future facilities and services and for schools. Calculating the utmost maximum development potential reflected in land use maps is inaccurate because it does not reflect reality. It is also misleading, because it could lead to inflated and unnecessary capital improvement investments by local governments and developers.

The Goals, Objectives and Policies, and its supporting data and analysis have been complemented to address with more clarity the beneficial impacts of the City's Comprehensive plan in the area, including policies to revisit the City's Comprehensive Plan at regular intervals to address changes in circumstances and other factors. The City has also addressed some of TCRPC's suggestions to modify various elements of the proposed Comprehensive Plan and has included new policies reflecting some goals, objectives, policies or strategies from the SRPP. The City believes the comprehensive plan contained goals and policies to address several suggested policy language provisions from the excerpts of the SRPP. Based on all the above considerations the City believes its Comprehensive Plan is consistent with the Strategic Regional Policy Plan (SRPP) and will bring a positive impact to the Central western communities of Palm Beach County.

Sincerely,



City of Westlake
Ken Cassel, City Manager

ATTACHMENT 3

Submittal Staff Report
City of Westlake Adopted Comprehensive Plan (Westlake Amendment No. 17-PLAN)

EXECUTED ORDINANCE 2017-5

ORDINANCE NO. 2017-5

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, ADOPTING THE PROPOSED CITY OF WESTLAKE COMPREHENSIVE PLAN; AUTHORIZING TRANSMITTAL BY THE CITY TO THE STATE LAND PLANNING AGENCY (FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY), AND ALL OTHER REQUIRED GOVERNMENTAL AGENCIES OR ENTITIES FOR THEIR REVIEW OF THE PROPOSED COMPREHENSIVE PLAN PURSUANT TO THE PROVISIONS OF THE LOCAL GOVERNMENT COMMUNITY PLANNING ACT; DIRECTING THE APPROPRIATE CITY OFFICIALS TO TRANSMIT THE PROPOSED COMPREHENSIVE PLAN AND SUPPORTING MATERIAL TO THE STATE LAND PLANNING AGENCY (DEPARTMENT OF ECONOMIC OPPORTUNITY); AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, consistent with Florida Statutes, Section 163.3167, a state coordinate review of the City's proposed Comprehensive Plan is required; and

WHEREAS, since June 20, 2016, the City of Westlake has utilized the Palm Beach County Comprehensive Plan as its controlling interim adopted Comprehensive Plan since the date of incorporation; and

WHEREAS, Florida Statutes, Section 163.3167(3), provides that newly incorporated municipalities shall have three years after the date of incorporation in which to adopt a Comprehensive Plan consistent with the provisions of chapter 163; and

WHEREAS, the City has drafted a proposed Comprehensive Plan pursuant to the provisions of the Local Government Community Planning Act and Land Development Regulations Act; and

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

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

WHEREAS, the local planning agency has held duly advertised public hearing to consider the proposed Comprehensive Plan, has considered all comments received, and has recommended approval of the City's proposed Comprehensive Plan; and

WHEREAS, the City Council has conducted a duly advertised public hearing concerning the proposed Comprehensive Plan and has considered all comments received concerning the proposed amendment to the Comprehensive Plan as required by state law and local ordinances; and

WHEREAS, the City Council hereby authorized the appropriate City officials to transmit this Ordinance and all supporting materials to the Department of Economic Opportunity and to all other required reviewing governmental agencies or entities for their review.

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

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

Section 2. Authorization: The City Council for the City of Westlake hereby authorizes the transmittal to the Department of Economic Opportunity and to all other reviewing governmental agencies or entities for their review, the City's proposed Comprehensive Plan which is approved by the City Council pursuant to the provisions of the Local Government Community Planning Act and Land Development Regulations Act.

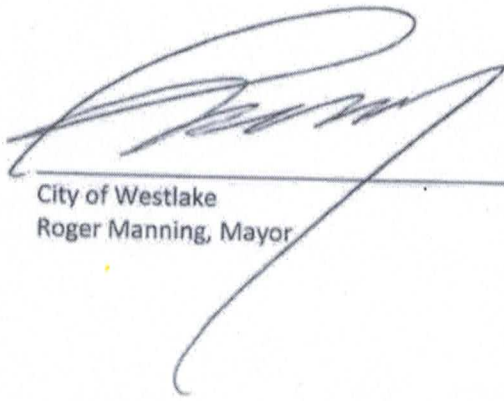
Section 3. Transmittal: The appropriate City officials are hereby directed to transmit this ordinance and all supporting materials to the appropriate agencies, which may include but are not limited to, the state land planning agency; appropriate regional planning council; appropriate water management district; the Department of Environmental Protection; the Department of State; the Department of Transportation; the Department of Education and Palm Beach County, consistent with the provisions of Florida Statutes §163.3184(1)(b).

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


Section 5. Effective Date: This ordinance shall not become effective until the State Land Planning Agency issues a notice of intent to find that the proposed Comprehensive Plan is in compliance in accordance with Section 163.3184(9), Florida Statutes, or until the Administrative Commission issues a final order determining the adopted Plan to be in compliance in accordance with Florida Statutes, Section 163.3184(4).

PASSED on this 13th day of November, 2017, first reading.

PASSED AND ADOPTED on this 12th day of March, 2018, on second reading.

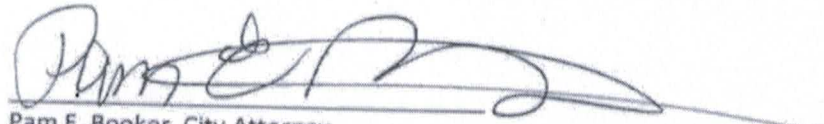


City of Westlake
Roger Manning, Mayor



Sandra Demarco, City Clerk

Approved as to Form & Sufficiency



Pam E. Booker, City Attorney