

### 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 Rd.  
Westlake, Florida 33470  
Phone: 561-530-5880  
Fax: 561-790-5466

## Regular Meeting and Public Hearing

Monday, March 12, 2018

### Meeting Location

Westlake Council Chambers

4005 Seminole Pratt-Whitney Road

Westlake, FL 33470

7:00 PM

*PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made by the City Council with respect to any matter considered at this meeting or hearing, such interested person will need a record of the proceedings and for such purpose 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 meeting/hearing may be continued to another date and time as may be found necessary during the aforesaid meeting. In accordance with the provisions of the Americans with Disabilities Act (ADA), any person requiring special accommodations at these meetings because of disability or physical impairment should contact the Interim City Manager at (954)753-5841 at least two (2) calendar days prior to the meeting.*

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4001 Seminole Pratt Whitney Rd.  
Westlake, Florida 33470  
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March 8, 2018

City Council  
City of Westlake

Dear Mayor and Council:

The City Council of the City of Westlake will hold a regular meeting and public hearing on Monday, March 12, 2018 at 7:00 p.m. at the Westlake Council Chambers, 4005 Seminole Pratt Whitney Road, Westlake, Florida. Following is the advance agenda for the meeting.

1. Call to Order/ Roll Call
2. Pledge of Allegiance
3. Approval of Agenda
4. Audience Comments on Agenda Items (3) Minute Time Limit
5. Approval of the Minutes of the February 12, 2018 Meeting
6. Approval of Financial Statements for January 2018
7. Staff Reports – Nilsa Zacarias

### **PUBLIC HEARING AND SECOND READING OF ORDINANCE**

8. **Ordinance 2017-5**, Adopting the City of Westlake Comprehensive Plan – Recommendation of Approval
9. City Manager
10. City Attorney
11. Council Comments
12. Audience Comments on Other Items (3) Minute Time Limit
13. Adjournment

Any additional supporting material for the items listed above, not included in the agenda package, will be distributed at the meeting. Staff will present their reports at the meeting. I look forward to seeing you, but in the meantime if you have any questions, please contact me.

Sincerely,

*Kenneth Cassel*

Kenneth G. Cassel  
City Manager

cc: Pam E. Booker, Esq.  
John Carter  
Terry Lewis  
Kelley Burke

## **Fifth Order of Business**

**MINUTES OF MEETING  
CITY OF WESTLAKE**

A meeting of the City Council of the City of Westlake was held on Monday, February 12, 2018, at 7:19 p.m., at the Westlake Community Center, 4005 Seminole-Pratt Whitney Road, Westlake, Florida.

Present and constituting a quorum were:

Roger Manning  
John Stanavitch  
Kara Crump  
Phillip Everett

Mayor  
City Council Seat 1  
City Council Seat 2  
City Council Seat 3

Also present were:

Kenneth Cassel  
Pam E. Booker, Esq.  
Nilsa Zacarias  
Don Hearing  
Kate DeWitt  
John Carter  
Robin Lee

City Manager  
City Attorney  
NZ Consultants  
Coutleur & Hearing  
Coutleur & Hearing  
Minto PBLH, LLC  
United Health Systems

*The following is a summary of the minutes and actions taken during the February 12, 2018 City of Westlake Council Meeting.*

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mayor Manning called the meeting to order and Mr. Cassel called the roll.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited during the Planning and Zoning meeting.

**THIRD ORDER OF BUSINESS**

**Approval of Agenda**

On MOTION by Councilwoman Crump seconded by Councilman Stanavitch with all in favor the agenda was approved.

**FOURTH ORDER OF BUSINESS**

**Audience Comments on Agenda Items (3)  
Minute Time Limit**

There being none, the next item followed.



**FIFTH ORDER OF BUSINESS**

**Approval of the Minutes of the January 8, 2018 Meeting**

On MOTION by Councilman Everett seconded by Councilwoman Crump with all in favor the minutes of the January 8, 2018 meeting were approved.

**SIXTH ORDER OF BUSINESS**

**Approval of Financial Statements for November and December 2017**

On MOTION by Councilwoman Crump seconded by Councilman Stanavitch with all in favor the financials were approved.

**SECOND READING OF ORDINANCE**

Ms. Zacarias provided a brief overview of Ordinances 2018-1, 2018-2, 2018-3, 2018-4, 2018-5 and 2018-6.

Mr. Hearing briefly addressed the Council.

**SEVENTH ORDER OF BUSINESS**

**Ordinance 2018-1, Amending the City's Interim Land Development Code, Article 1, Section D, Providing for a Definition and Calculation for Density Transition Zone; Article 1, Section F, Providing for Amendments to the Definition of Fitness Center; and Article 1, Section M, Providing for Amendments to the Definition of Medical or Dental Offices – Recommendation for Approval**

Mr. Cassel Read Ordinance 2018-1 by title only.

On MOTION by Councilman Stanavitch seconded by Councilman Everett with all in favor the second reading of City Ordinance 2018-1 was approved.

**EIGHTH ORDER OF BUSINESS**

**Ordinance 2018-2, Amending the City's Interim Land Development Code, Article 3, Chapter E, Planned Development Districts ("PDDs"), Section 1(B), Table 3.E.1.B., Providing for Additional Types of Uses within the PDD Use Matrix Table for the Economic Development Center ("EDC") Category for Mixed Use Plan Developments ("MUPD") and Planned Unit Developments ("PUD"); Providing for Amendments to the Uses Allowed within Each Category - Recommendation for Approval**

Mr. Cassel read Ordinance 2018-2 by title only.

On MOTION by Councilman Everett seconded by Councilwoman Crump with all in favor the second reading of Ordinance 2018-2 was approved.
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**NINTH ORDER OF BUSINESS**

**Ordinance 2018-3, Amending the City's Interim Land Development Code, Article 3, Section 2, Planned Unit Developments ("PUDs"), Required Standards for Neighborhood Park, Table 3.E.2.C, Entitled Minimum Thresholds, Table 3.E.2.C., Entitled PUD Land Use Mix, and Table 3.E.2.D., Entitled PUD Property Development Regulations, Providing for Changes in the Planned Unit Developments ("PUD") District - Recommendation for Approval**

Mr. Cassel read Ordinance 2018-3 by title only.

On MOTION by Councilman Stanavitch seconded by Councilman Everett with all in favor the second reading of Ordinance 2018-3 was approved.
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**TENTH ORDER OF BUSINESS**

**Ordinance 2018-4, Amending the City's Interim Land Development Code, Article 3, Chapter F, Section 1, Table 3.F.1.F. Traditional Development District ("TDDs") Permitted Use Schedule, Section 1, Table 3.F.2.A., Block Dimension Requirements, Street Design, Table 3.F.2.A, Sidewalk/Pathway Design Standards, Bicycle Parking, Landscape and Buffering, Fencing and Walls, Providing for Changes in the Traditional Development District ("TDDs"); Providing for Amendments to the Approval Process, Block Lengths and Street Design Standards - Recommendation for Approval**

Mr. Cassel read Ordinance 2018-4 by title only.

On MOTION by Councilwoman Crump seconded by Councilman Stanavitch with all in favor the second reading of Ordinance 2018-4 was approved.
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**ELEVENTH ORDER OF BUSINESS**

**Ordinance 2018-5, Amending the City's Interim Land Development Code, Article 3, Chapter F, Section 3, Traditional Neighborhood Development District ("TNDs"), Table 3.F.3.C. TND Land Use, General Standards and Table 3.F.3.E., TND Residential Lot Size and Setback Regulations;, Article 3, Chapter F, Section 3(D) and Section 3(E); Providing for Changes in the Traditional Neighborhood Development District ("TND"); Providing for Amendments to the Land Use, General Standards, Lot Size and Setback Regulations - Recommendation for Approval**

Mr. Cassel read Ordinance 2018-5 by title only.

On MOTION by Councilman Everett seconded by Councilman Stanavitch with all in favor the second reading of Ordinance 2018-5 was approved.
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**TWELFTH ORDER OF BUSINESS**

**Ordinance 2018-6, Amending the City's Interim Land Development Code, Article 4, Chapter B, Supplementary Use Standards, Section 1, Uses, Providing for Changes in the Location, Use Limitation, and Development Thresholds for Place of Worship, Providing for a Modification of the Uses Permitted in Medical or Dental Office and Providing for Approval Process for Use in Retail Sales, General - Recommendation for Approval**

Mr. Cassel read Ordinance 2018-6 by title only.

On MOTION by Councilwoman Crump seconded by Councilman Everett with all in favor the second reading of Ordinance 2018-6 was approved.
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**THIRTEENTH ORDER OF BUSINESS**

**Resolution 2018-3, Approving Final Plat of Hammocks of Westlake Phase II**

Mr. Hearing reviewed the final plat of Hammocks of Westlake Phase II.

Mr. Carter addressed the Council and updated them on the current rate of planning and development.

Mr. Cassel read Resolution 2018-3 by title only.

On MOTION by Councilwoman Crump seconded by Councilman Stanavitch with all in favor Resolution 2018-3, Approving Final Plat of Hammocks of Westlake Phase II, was adopted.
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**FOURTEENTH ORDER OF BUSINESS**

**Resolution 2018-4, Approving Final Plat of Medical Center, Phase I**

Mr. Hearing reviewed the final plat of Medical Center, Phase I.

Mr. Cassel read Resolution 2018-4 by title only.

On MOTION by Councilman Stanavitch seconded by Councilwoman Crump with all in favor Resolution 2018-4, Approving Final Plat of Medical Center, Phase I, was adopted.
--

**FIFTEENTH ORDER OF BUSINESS**

**Resolution 2018-5, Approving Site Plan of Medical Center, Phase I**

Ms. Zacarias reviewed the site plan of Medical Center, Phase I.

Mr. Hearing addressed the Board regarding UHS and Ms. Robin Lee of UHS explained that in the State of Florida a free standing emergency room must be connected to a hospital;

therefore, this free standing emergency room must be connected to Wellington Regional Medical Center. This is why Wellington Regional Medical Center must be on the signage.

Mr. Cassel read Resolution 2018-5 by title only.

On MOTION by Councilwoman Crump seconded by Councilman Everett with all in favor Resolution 2018-5, Approving Site Plan Medical Center, Phase I, was adopted.
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**SIXTEENTH ORDER OF BUSINESS**

**Resolution 2018-2, Approving Site Plan  
for Amenity Parcel POD PC-1**

Ms. Zacarias and Ms. Dewitt reviewed the final site plan for Amenity Parcel POD PC-1.

On MOTION by Councilman Everett seconded by Councilwoman Crump with all in favor Resolution 2018-2, Approving Site Plan for Amenity Parcel POD PC-1, was adopted.
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**SEVENTEENTH ORDER OF BUSINESS**

**Resolution 2018-6, Interlocal Agreement  
between Seminole Improvement District  
and City of Westlake**

Ms. Booker reviewed the Interlocal Agreement between the City and SID. SID is responsible for providing water, sewer, irrigation and drainage throughout the City of Westlake. Modifications were made so the City is the responsible party providing for park facilities in the City; however, those efforts will be coordinated with SID.

Mr. Cassel read Resolution 2018-6, by title only.

On MOTION by Councilman Stanavitch seconded by Councilman Everett with all in favor Resolution 2018-6, Approving the Interlocal Agreement with SID, was adopted.
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**EIGHTEENTH ORDER OF BUSINESS**

**Resolution 2018-7, Amending the City's  
Budget for Housing Assistance Program**

Mr. Cassel stated this is a formality for auditing purposes and read Resolution 2018-7 by title only.

On MOTION by Councilman Everett seconded by Councilwoman Crump with all in favor Resolution 2018-7, Amending the City's budget for Housing Assistance Program, was adopted.
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**NINETEENTH ORDER OF BUSINESS**

**Request for Additional Meetings**

- A. March 12, 2018 for Comprehensive Plan Adoption Hearing at 7:00 p.m.**
- B. March 26, 2018 at 7:00 p.m.**

On MOTION by Councilman Stanavitch seconded by Councilwoman Crump with all in favor the Comprehensive Plan Adoption Hearing on March 12, 2018 at 7:00 p.m. and the additional meeting on March 26, 2018 at 7:00 p.m. were approved.

**TWENTIETH ORDER OF BUSINESS**

**City Manager**

Mr. Cassel reported the following:

- The Comprehensive Plan sent to the Department of Economic Opportunity was received back with comments, which are being addressed by staff.
- As of January 31, 2018, 63 building permits have been processed.
- He has been working with Lieutenant Turner on coverage throughout the City.
- Solid waste cans and recycling bins are ready for future residents.
- The FP&L substation is under construction.
- Construction on Seminole Pratt Whitney Road is expected to be completed in July of 2018.
- FP&L is building a crossing culvert on the M2-Canal.

**TWENTYFIRST ORDER OF BUSINESS**

**City Attorney**

Ms. Booker reported the following:

- There are two applications for the Housing Program, one of which is complete with supporting documents.
- She is still working with the County on Interlocal Agreements and hopes to be able to bring those to the Council in March.
- Meetings will be scheduled to begin discussions on the City's own fee schedule.

**TWENTYSECOND ORDER OF BUSINESS**

**Council Comments**

There being none, the next item followed.

**TWENTYTHIRD ORDER OF BUSINESS**

**Audience Comments on Other Items (3)  
Minute Time Limit**

Mr. Carter addressed the Council on the rapid growth of the City and complemented staff on their hard work.

**TWENTYFOURTH ORDER OF BUSINESS      Adjournment**

There being no further business, the meeting adjourned at 8:13 p.m.

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Kenneth Cassel  
City Manager

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Roger Manning  
Mayor

## **Sixth Order of Business**



## **MEMORANDUM**

**TO:** Members of the City Council  
**FROM:** Jennifer Ramdin, District Accountant, Alan Baldwin, Accounting Manager  
**CC:** Ken Cassel, City Manager  
**DATE:** February 22, 2018  
**SUBJECT:** January Financial Report

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Please find attached the January 2018 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 is provided below. Should you have any questions or require additional information, please contact me at [Jennifer.Ramdin@Inframark.com](mailto:Jennifer.Ramdin@Inframark.com).

### **General Fund**

- Total Revenue of 51% includes funding agreement with Minto Community LLC. (Developer). Building Permits are favorable at 216%.
- Total expenditures through January are at approximately 27% of the adopted budget.

### **Special Revenue Fund – Housing Assistance Program**

- Budget amendment was approved at the January meeting and was added to January's Financials.

# City of Westlake

## Financial Report

*January 31, 2018*



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# **City of Westlake**

## **Financial Statements**

**January 31, 2018**

**Balance Sheet**  
January 31, 2018

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND - HOUSING ASSISTANCE PROGRAM	TOTAL
<b><u>ASSETS</u></b>			
Cash - Checking Account	\$ 763,729	\$ -	\$ 763,729
Accounts Receivable	33,227	-	33,227
Investments:			
Money Market Account	51,681	316,814	368,495
Prepaid Credit Card	2,452	-	2,452
<b>TOTAL ASSETS</b>	<b>\$ 851,089</b>	<b>\$ 316,814</b>	<b>\$ 1,167,903</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 141	\$ -	\$ 141
<b>TOTAL LIABILITIES</b>	<b>141</b>	<b>-</b>	<b>141</b>
<b><u>FUND BALANCES</u></b>			
Restricted for:			
Special Revenue	-	316,814	316,814
Unassigned:	850,948	-	850,948
<b>TOTAL FUND BALANCES</b>	<b>\$ 850,948</b>	<b>\$ 316,814</b>	<b>\$ 1,167,762</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 851,089</b>	<b>\$ 316,814</b>	<b>\$ 1,167,903</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2018

ACCOUNT DESCRIPTION	AMENDED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 2,000	\$ 667	\$ 385	\$ (282)
Ad Valorem Taxes	138,030	69,015	85,151	16,136
Ad Valorem Taxes - Discounts	(5,521)	(2,760)	(3,368)	(608)
Occupational Licenses	5,000	1,667	15,675	14,008
Building Permits	160,000	53,333	346,053	292,720
Local Govt .05c Sales Tax	1,000	333	24	(309)
Other Impact Fees	1,500	375	-	(375)
Developer Contribution	1,580,967	526,989	519,568	(7,421)
Inspection Fees	1,000	333	350	17
<b>TOTAL REVENUES</b>	<b>1,883,976</b>	<b>649,952</b>	<b>963,838</b>	<b>313,886</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Mayor/Council Stipend	204,000	68,000	68,000	-
FICA Taxes	15,606	5,202	5,202	-
ProfServ-Engineering	100,000	33,333	40,062	(6,729)
ProfServ-Legal Services	284,280	94,760	97,129	(2,369)
ProfServ-Legislative Expense	18,000	6,000	-	6,000
ProfServ-Planning/Zoning Board	170,000	56,667	41,277	15,390
ProfServ-Consultants	40,000	13,333	6,575	6,758
ProfServ-Building Permits	160,000	53,333	101,989	(48,656)
Management Services	283,830	94,610	100,574	(5,964)
ProfServ-Web Site Maintenance	5,900	1,967	1,942	25
Auditing Services	7,000	-	-	-
Communication - Telephone	7,500	2,500	885	1,615
Postage and Freight	1,500	500	159	341
Lease - Building	500	500	500	-
Insurance - General Liability	15,000	15,000	6,000	9,000
Printing and Binding	1,000	333	-	333
Legal Advertising	10,000	3,333	6,820	(3,487)
General Government	33,360	11,120	1,318	9,802
Council Expenses	10,000	3,333	-	3,333
Misc-Contingency	90,000	30,000	15,528	14,472
Office Supplies	2,500	833	2,041	(1,208)
Dues, Licenses, Subscriptions	9,000	3,000	1,174	1,826
Cap Outlay - Office Computers	20,000	6,667	-	6,667
Cap Outlay - Software	120,000	40,000	-	40,000
<b>Total Administration</b>	<b>1,608,976</b>	<b>544,324</b>	<b>497,175</b>	<b>47,149</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2018

ACCOUNT DESCRIPTION	AMENDED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Other Public Safety</u></b>				
Contracts-Sheriff	275,000	91,667	6,975	84,692
<b>Total Other Public Safety</b>	<u>275,000</u>	<u>91,667</u>	<u>6,975</u>	<u>84,692</u>
<b>TOTAL EXPENDITURES</b>	<b>1,883,976</b>	<b>635,991</b>	<b>504,150</b>	<b>131,841</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	13,961	459,688	445,727
Net change in fund balance	\$ -	\$ 13,961	\$ 459,688	\$ 445,727
<b>FUND BALANCE, BEGINNING (OCT 1, 2017)</b>	<b>391,260</b>	<b>391,260</b>	<b>391,260</b>	
<b>FUND BALANCE, ENDING</b>	<b><u>\$ 391,260</u></b>	<b><u>\$ 405,221</u></b>	<b><u>\$ 850,948</u></b>	

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2018

ACCOUNT DESCRIPTION	AMENDED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ -	\$ 329	\$ 329
Developer Contribution	316,500	316,500	316,500	-
<b>TOTAL REVENUES</b>	<b>316,500</b>	<b>316,500</b>	<b>316,829</b>	<b>329</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Admin Fee (%)	22,155	7,385	15	7,370
Assistance Program	294,345	98,115	-	98,115
<b>Total Administration</b>	<b>316,500</b>	<b>105,500</b>	<b>15</b>	<b>105,485</b>
<b>TOTAL EXPENDITURES</b>	<b>316,500</b>	<b>105,500</b>	<b>15</b>	<b>105,485</b>
Excess (deficiency) of revenues Over (under) expenditures	-	211,000	316,814	105,814
Net change in fund balance	\$ -	\$ 211,000	\$ 316,814	\$ 105,814
<b>FUND BALANCE, BEGINNING (OCT 1, 2017)</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 211,000</b>	<b>\$ 316,814</b>	



# **City of Westlake**

## **Supporting Schedules**

**January 31, 2018**

**CITY OF WESTLAKE**  
**Cash and Investment Report**  
*January 31, 2018*

<b>GENERAL FUND</b>
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<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	BankUnited	Checking Account	n/a	n/a	\$763,729
Money Market Account	BankUnited	MMA	n/a	1.00%	\$51,681
				Subtotal	<u>\$815,410</u>

<b>SPECIAL REVENUE FUND</b>
-----------------------------

Money Market - Housing Assistance Fund	BankUnited	MMA	n/a	1.00%	\$316,814
				Subtotal	<u>\$316,814</u>
				<b>Total</b>	<u><u><b>\$1,132,224</b></u></u>

# City of Westlake

## Bank Reconciliation

Bank Account No. 0300 Bank United - GF  
Statement No. 01-18  
Statement Date 1/31/2018

G/L Balance (LCY)	763,729.12	Statement Balance	839,906.12
G/L Balance	763,729.12	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	839,906.12
Subtotal	763,729.12	Outstanding Checks	76,177.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	763,729.12	Ending Balance	763,729.12
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
1/17/2018	Payment	7371	NZ CONSULTANTS, INC.	15,470.95	0.00	15,470.95
1/19/2018	Payment	7378	DBPR/BCAIB	31.91	0.00	31.91
1/19/2018	Payment	7379	KARA S. CRUMP	2,692.92	0.00	2,692.92
1/31/2018	Payment	7380	LAW OFFICES OF PAM E. BOOKER, ESQ	24,282.25	0.00	24,282.25
1/31/2018	Payment	7381	INFRAMARK, LLC	29,629.82	0.00	29,629.82
1/31/2018	Payment	7382	OFFICE DEPOT	173.99	0.00	173.99
1/31/2018	Payment	7383	PBC SHERIFF'S OFFICE	2,116.00	0.00	2,116.00
1/31/2018	Payment	7384	MARK L. DUBOIS	1,050.00	0.00	1,050.00
1/31/2018	Payment	7385	CARD SERVICES CENTER	526.74	0.00	526.74
1/31/2018	Payment	7386	LYNN LOBRUTTO	178.31	0.00	178.31
1/31/2018	Payment	7387	FED EX	24.11	0.00	24.11
Total Outstanding Checks.....				76,177.00		76,177.00

# **City of Westlake**

**Check register**

**January 1 - 31, 2018**

# CITY OF WESTLAKE

## Payment Register by Fund For the Period from 1/1/2018 to 1/31/2018 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	7362	01/02/18	INFRAMARK, LLC	26180	MANAGEMENT FEE-DEC 2017	Management Services	531093-51301	\$24,019.17
001	7362	01/02/18	INFRAMARK, LLC	26180	MANAGEMENT FEE-DEC 2017	Postage and Freight	541006-51301	\$7.82
001	7362	01/02/18	INFRAMARK, LLC	26180	MANAGEMENT FEE-DEC 2017	Office Supplies	551002-51301	\$0.75
001	7362	01/02/18	INFRAMARK, LLC	26180	MANAGEMENT FEE-DEC 2017	OCT 2017	531093-51301	\$2,894.08
001	7362	01/02/18	INFRAMARK, LLC	26180	MANAGEMENT FEE-DEC 2017	NOV 2017	531093-51301	\$2,894.08
001	7363	01/02/18	NOVA ENGINEERING AND	151963	ENG SERVICES 10/28/17	ProfServ-Engineering	531013-51501	\$35,038.75
001	7364	01/02/18	OFFICE DEPOT	CM964150118001	RETURN END TAB	Office Supplies	551002-51301	(\$44.99)
001	7364	01/02/18	OFFICE DEPOT	CM964155593001	RETURN OFFICE SUPPLIES	Office Supplies	551002-51301	(\$21.19)
001	7364	01/02/18	OFFICE DEPOT	989117767001	STAK-A FILE,CART	Office Supplies	551002-51301	\$89.67
001	7364	01/02/18	OFFICE DEPOT	989118470001	STRIP,POWER	Office Supplies	551002-51301	\$16.01
001	7364	01/02/18	OFFICE DEPOT	989118471001	FILE FOLDER 1/3 LEGAL	Office Supplies	551002-51301	\$23.99
001	7364	01/02/18	OFFICE DEPOT	989383367001	BOOK, VISITORS LOG	Office Supplies	551002-51301	\$11.99
001	7364	01/02/18	OFFICE DEPOT	989383803001	PEN,PAD,TAKE,SIGN HERE	Office Supplies	551002-51301	\$39.77
001	7364	01/02/18	OFFICE DEPOT	989118473001	TONER, BLACK	Office Supplies	551002-51301	\$79.99
001	7364	01/02/18	OFFICE DEPOT	989118469001	PEN,POCKET,PAPER,MEMO,JACKET	Office Supplies	551002-51301	\$486.41
001	7369	01/16/18	MINTO PBLH, LLC	2016-PROPERTY LEASE	2016-BUILDING LEASE	Lease - Building	544031-51301	\$500.00
001	7370	01/17/18	T-MOBILE USA, INC.	955763851-12/21/17	SERVICES THRU 12/21/17	Communication - Telephone	541003-51301	\$220.91
001	7371	01/17/18	NZ CONSULTANTS, INC.	WES-14	SERVICES 11/1/17-11/30/17	ProfServ-Planning/Zoning Board	531032-51501	\$15,470.95
001	7372	01/17/18	NOVA ENGINEERING AND	0151963	SERVICES 10/01/17-10/28/17	ProfServ-Building Permits	531091-51501	\$35,038.75
001	7372	01/17/18	NOVA ENGINEERING AND	0155088	SERVICES 11/26/17-12/30/17	ProfServ-Building Permits	531091-51501	\$36,937.50
001	7373	01/17/18	OFFICE DEPOT	990463390001	CREAMER,CLIPS,NOTES,FOLDER	Office Supplies	551002-51301	\$93.64
001	7374	01/17/18	PBC FINANCE DEPARTMENT	123117-IMPACT	IMPACT FEES-12/31/17	Other Current Liabilities	229000	\$18,133.45
001	7375	01/19/18	CMG-PB REMITTANCE ADDRESS	I00277538-12282017	NOTICE-FRANCHISE AGREEMENT	Legal Advertising	548002-51301	\$110.08
001	7375	01/19/18	CMG-PB REMITTANCE ADDRESS	35857-123117	NOTICE-2018-1 P&Z	Legal Advertising	548002-51301	\$700.00
001	7375	01/19/18	CMG-PB REMITTANCE ADDRESS	I00278938-122917	NOTICE-2018-02 P&Z	Legal Advertising	548002-51301	\$700.00
001	7375	01/19/18	CMG-PB REMITTANCE ADDRESS	I00277520-12282017	NOTICE-SOLID WASTE COLLECT	Legal Advertising	548002-51301	\$106.64
001	7375	01/19/18	CMG-PB REMITTANCE ADDRESS	I00278978-12292017	NOTICE-2018-06 P&Z	Legal Advertising	548002-51301	\$700.00
001	7375	01/19/18	CMG-PB REMITTANCE ADDRESS	I00278972-12292017	NOTICE-2018-04 P&Z	Legal Advertising	548002-51301	\$700.00
001	7375	01/19/18	CMG-PB REMITTANCE ADDRESS	I00278975-12292017	NOTICE-2018-05 P&Z	Legal Advertising	548002-51301	\$700.00
001	7375	01/19/18	CMG-PB REMITTANCE ADDRESS	I00278970-123117	NOTICE-2018-03-P&Z	Legal Advertising	548002-51301	\$700.00
001	7376	01/19/18	SOUTHEAST HIGHWAY SIGNS, LLC	8163	SIGN-CHAMBERS	General Government	549109-51301	\$68.00
001	7377	01/19/18	MARK L. DUBOIS	18159	SERVICES 12/04/17-12/14/17	General Government	549109-51301	\$800.00
001	7378	01/19/18	DBPR/BCAIB	123117-CK-SURCG	SURCHARGES THRU 12/31/17	Building Permits	322000	\$31.91
001	7380	01/31/18	LAW OFFICES OF PAM E. BOOKER, ESQ	118	LEGAL SERVICES-DEC 2017	ProfServ-Legal Services	531023-51401	\$24,282.25
001	7381	01/31/18	INFRAMARK, LLC	27114	MANAGEMENT FEES-JAN 2018	Management Services	531093-51301	\$29,249.91
001	7381	01/31/18	INFRAMARK, LLC	27114	MANAGEMENT FEES-JAN 2018	Postage and Freight	541006-51301	\$9.89
001	7381	01/31/18	INFRAMARK, LLC	27114	MANAGEMENT FEES-JAN 2018	Office Supplies	551002-51301	\$3.35
001	7381	01/31/18	INFRAMARK, LLC	27114	MANAGEMENT FEES-JAN 2018	WEB	531094-51301	\$366.67

CITY OF WESTLAKE

**Payment Register by Fund**  
**For the Period from 1/1/2018 to 1/31/2018**  
**(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	7382	01/31/18	OFFICE DEPOT	999008808001	INSERTABLE TABS-BLUE	Office Supplies	551002-51301	\$4.49
001	7382	01/31/18	OFFICE DEPOT	999008470001	POCKET,WALL,LGL,STACK	Office Supplies	551002-51301	\$37.47
001	7382	01/31/18	OFFICE DEPOT	999008807001	TAB,PAPER,CLIPS,MARKERS,ETC	Office Supplies	551002-51301	\$132.03
001	7383	01/31/18	PBC SHERIFF'S OFFICE	58763	OFF DUTY-12/1/17-12/28/17	Contracts-Sheriff	534100-52901	\$2,116.00
001	7384	01/31/18	MARK L. DUBOIS	18161	SERVICES 1/2/18-1/11/18	General Government	549109-51301	\$1,050.00
001	7385	01/31/18	CARD SERVICES CENTER	0935-011018	LYNN LOBRUTTO-CC STATEMENT	WM SUPERCENTER	551002-51301	\$39.92
001	7385	01/31/18	CARD SERVICES CENTER	0935-011018	LYNN LOBRUTTO-CC STATEMENT	PUBLIX	551002-51301	\$30.82
001	7385	01/31/18	CARD SERVICES CENTER	0935-011018	LYNN LOBRUTTO-CC STATEMENT	KOCOMOS ISLAND GRILL	551002-51301	\$6.00
001	7385	01/31/18	CARD SERVICES CENTER	0935-011018	LYNN LOBRUTTO-CC STATEMENT	PP*MLKCOORDINA	549109-51301	\$450.00
001	7386	01/31/18	LYNN LOBRUTTO	012018-REIMB.	OFFICE SUPPLIES	Office Supplies	551002-51301	\$178.31
001	7387	01/31/18	FED EX	6-058-16534	OVERNIGHT SHIPPING	Postage and Freight	541006-51301	\$24.11
001	DD111	01/12/18	FBC'S BUILDING CODE	113113-ACH-SURCG	SURCHARGES-THRU 12/31/17	Building Permits	322000	\$33.00
001	7365	01/08/18	PHILLIP D EVERETT	PAYROLL	January 08, 2018 Payroll Posting			\$2,847.50
001	DD107	01/08/18	KARA S. CRUMP	PAYROLL	January 08, 2018 Payroll Posting			\$2,692.92
001	DD109	01/08/18	ROGER B MANNING	PAYROLL	January 08, 2018 Payroll Posting			\$2,747.50
001	7367	01/08/18	KATRINA L. LONG	PAYROLL	January 08, 2018 Payroll Posting			\$2,692.92
001	7368	01/08/18	JOHN A. STANAVITCH	PAYROLL	January 08, 2018 Payroll Posting			\$2,797.50
001	7379	01/19/18	KARA S. CRUMP	PAYROLL	January 19, 2018 Payroll Posting			\$2,692.92
<b>Fund Total</b>								<b>\$251,733.61</b>

<b>Total Checks Paid</b>	<b>\$251,733.61</b>
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## **Seventh Order of Business**



## CITY OF WESTLAKE

### Planning and Zoning Department

4001 Seminole Pratt Whitney Road

Westlake, Florida 33470

Phone: (561) 530-5880

[www.westlakegov.com](http://www.westlakegov.com)

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**DATE:** March 8, 2018  
**ORDINANCE NUMBER:** Ordinance No. 2017-5  
**SUBJECT:** City Council Adoption Hearing: City of Westlake Comprehensive Plan  
**MEETING DATE:** March 12, 2018

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### SUMMARY

Ordinance 2017-5 is proposed to adopt 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.

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. For details regarding the creation of the City and the process to adopt the first Comprehensive Plan to date, please see **Attachment 1**.

The City Council will conduct a second reading of the Comprehensive plan and will consider for adoption Ordinance 2017-5 shown in **Attachment 2**. The revised Comprehensive Plan Goals, Objectives and Policies (GOPs) and the revised and new maps in the Map Series are included in **Attachment 3**. Text changes are shown in strike-through and underline format. 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 4** 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.

After the adoption hearing scheduled for March 12, 2018, if adopted, the revised Comprehensive Plan, Map Series and Supporting documents will be submitted to DEO and other agencies for final review. If accepted, the DEO will issue an official notification to the City, finding the City's Comprehensive Plan "In Compliance" with the State requirements.



## 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, for the purpose of analyzing 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). The complete ORC report, agency comments and documentation can be seen in **Attachment 5**.

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
<b>Objection 1:</b> FLUE, Density Bonus – Meaningful and Predictable Standards.	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.	FLUE Policy 1.2.4 was modified providing guidance to the LDRs to establish criteria for the consistent implementation of bonus densities. FLUE Policies 1.1.1.2, 1.1.13 (b), 1.1.14(b) and 1.1.15 (b) which address the amount of bonus densities, were cross-referenced with FLUE Policy 1.2.4 noted above.
<b>Objection 2:</b> FLUE – Planning Period.	Revised FLU Map to reflect at least a 10-year planning period. Include planning horizon in title of the map.	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.
<b>Objection 3:</b> CIE – Providing Public Facilities.	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.	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.
<b>Objection 4:</b> CIE – Revenue Sources.	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.	Revenue sources are shown in Table 8.1 5-Year SCI.
<b>Objection 5 :</b> TE – Insufficient Transportation Circulation System Plan	<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. <i>Provide</i> traffic circulation plan /strategies to ensure adequate transp.	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 recognize and comply with the provisions of Palm Beach County Traffic

ORC OBJECTION / COMMENTS	ORC RECOMMENDATION	CITY RESPONSE
	<p>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>	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.
<b>Comment 1:</b> Proposed Policy INF 1.1.6 as drafted would not ensure new development would access central potable water service	Revise policy to establish a strategy to facilitate provision of major potable water facilities and infrastructure (water production, distribution, storage facilities). Define term available.	Policy FLU 1.1.6 was modified to address the concern.
<b>Comment 2:</b> Proposed Pol INF 1.1.5 as drafted is not predictable and reliable	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	Policy INF 1.1.5 modified to remove terms “when such facilities become available.”
<b>Comment 3:</b> Proposed Pol INF 1.3.5 as drafted would not ensure new development would access wastewater service.	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.	Policy INF 1.3.5 modified similarly to INF 1.1.5 above.
<b>Comment 4:</b> 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.	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.	Policy INF 1.3.6 was modified to address the concern.
<b>Comment 5:</b> Review and consider recommendations from other agencies.		Agencies comments were addressed as shown below.
South Florida Water Management District (SFWMD).	As indicated in the District’s comment letter.	All text modifications and suggestions by the SFWMD were incorporated in the revised Comp Plan in appropriate elements (Infrastructure, Conservation, Intergovernmental).
Palm Beach County (PBC).	As indicated in County’s comment letters.	Several meetings were held with PBC’s staff, and separate response letter was sent to the County.
Florida Department of Environmental Protection (DEP) (No Comments).	No recommendations.	N/A
Florida Department of Transportation (FDOT).	As indicated in FDOT report with comments.	Several policy modifications and additional data and analysis and traffic studies were incorporated to address some of the recommendations. See Transportation Element responses

ORC OBJECTION / COMMENTS	ORC RECOMMENDATION	CITY RESPONSE
		above.
City of West Palm Beach (WPB).	As indicated in the letter re: impacts on the M Canal.	NEW FLUE Policy 1.7.8 was added to prohibit vertical development in the M Canal R.O.W. NEW CON Policy 1.3.13 was added to prohibit vertical development in the M Canal R.O.W. Additionally, the SFWMD responded to City's comments indicating it is 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.

### **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<sup>th</sup> *Vision, Administrative and Future Land Use Elements*

AUGUST 28<sup>th</sup> *Transportation, Infrastructure, and Capital Improvement Elements*

OCTOBER 9<sup>th</sup> *Housing, Conservation, Recreation and Open Space, Intergovernmental Coordination Elements*

Several required public hearings were also held for the transmittal of the proposed Comprehensive Plan to the State Land Planning Agency. 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 subject City Council Transmittal hearing was conducted on November 13, 2017.

The Adoption Hearing for the new City's Comprehensive Plan is scheduled for 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.

Please see Ordinance 2017-5, and two (2) binders that include the Policy Document (Goals, Objectives and Policies and the Map Series) and the Technical Document (Data and Analysis).



City of Westlake  
Planning and Zoning

### **ATTACHMENTS:**

Attachment 1: City of Westlake Creation and First Comprehensive Plan

Attachment 2: Ordinance 2017-5

Attachment 3: Revised Comprehensive Plan Goals, Objectives, Policies and Map Series (Policy Binder)

Attachment 4: Revised Data and Analysis Documents (Technical Binder)

Attachment 5: Objections, Recommendations and Comments (ORC) documents

## ATTACHMENT 1

### CITY OF WESTLAKE CREATION AND FIRST COMPREHENSIVE PLAN PROCESS

#### 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.

## TREASURE COAST REGIONAL PLANNING COUNCIL

### MEMORANDUM

To: Council Members AGENDA ITEM 3J

From: Staff

Date: January 19, 2018 Council Meeting

Subject: Local Government Comprehensive Plan Review  
Draft Comprehensive Plan for the City of Westlake  
Amendment No. 17-PLAN

#### Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, requires that the regional planning council review local government comprehensive plans prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the strategic regional policy plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council must provide any comments to the local government within 30 days of the receipt of the proposed comprehensive plan and must also send a copy of any comments to the state land planning agency.

The package from the City of Westlake contains a brand new comprehensive plan consisting of goals, objectives, policies, and maps along with supporting data and analysis for this community incorporated in 2016. The plan is divided into nine elements: Administrative, Future Land Use, Transportation, Infrastructure, Conservation, Recreation and Open Space, Housing, Capital Improvements, and Intergovernmental Coordination. This report includes a summary overview and specific Council comments.

#### Summary of Proposal

The proposed comprehensive plan is the first for the newly incorporated City of Westlake; the area is currently subject to the Palm Beach County comprehensive plan and will be until this proposed plan is adopted. The plan is organized into nine elements: Administrative, Future Land Use, Transportation, Infrastructure, Conservation, Recreation and Open Space, Housing, Capital Improvements, and Intergovernmental Coordination. Each element has a series of goals, objectives, and policies. There are also data and analysis chapters organized in the same manner as the elements, and a series of maps. Because of the extensive volume of material in the package, the plan has been provided as a supplement to this report on Council's website.

## Overview

The Region has a population of nearly 2 million residents and has experienced explosive growth over the last four decades. The Region's resources and quality of life are sensitive to the impacts of poorly planned growth and development, however, and there are increasing signs that those resources and quality of life are at risk. There is evidence in many parts of the Region of deterioration in the quality of life: traffic congestion and mobility challenges, loss of agricultural lands, polluted waterways, loss of wetlands and forests, deteriorating urban centers and older suburban areas, lack of affordable housing, fiscal stress, and other impacts of poorly planned growth. Since the 1960s, hundreds of square miles of native and agricultural lands have been converted to suburban development, a pattern of development that does not allow the efficient provision of public facilities and services, and is devoid of the sense of place that once defined the character of the Region. This is especially true in Palm Beach County.

The new City of Westlake is strategically located to correct certain inefficiencies and limitations associated with existing development patterns in this area and could influence development patterns in a positive way for years to come. There is a great opportunity for the City to ensure there is a regular network of streets and blocks, and a detailed plan is prepared which results in traditionally planned neighborhoods and mixed-use districts which connect all the important components of public and private life (sites for homes, shopping, parks, jobs, schools, churches, civic use, etc.). In other words, correcting the problems of community design, balance, and serviceability that plague the rest of this area.

However, the development potential created by the proposed future land use designations, allowable densities and intensities, and bonus provisions would create enormous impacts on surrounding jurisdictions and regional transportation and environmental resources. The impacts of the previous Palm Beach County development order (4,546 dwelling units and 2.2 million square feet of commercial) were extensively studied and mitigation defined. The number of units projected in the proposed plan for the 20-year horizon is 6,500 which is an increase of 43 percent (an additional 1,954 units). The proposed plan would also ultimately allow for a range of 44,584 to 46,273 dwelling units and 11.8 million square feet of commercial, industrial, and civic uses (assuming a floor area ratio of 1.0 compared to the maximum of 3.0). This is exponentially greater than the previous approval and well above the 6,500 dwelling units projected and analyzed in the plan.

The proposed comprehensive plan for the City also does not commit to the form or pattern of development necessary to take full advantage of the corrective and transformative opportunities offered by building a new city in this area from scratch. The choice for the City is between two models of growth: the traditional neighborhood and district or the continuation of suburban sprawl. They are polar opposites in appearance, impacts, function, and character. They look different, they act differently, and they affect us in different ways. In the absence of a strong and detailed commitment to traditional neighborhoods, the default pattern will be suburban sprawl.

While the City's proposed comprehensive plan attempts to meet all the minimum requirements of Chapter 163, Part II, Growth Policy; County and Municipal Planning; and Land Development Regulation, this statute provides little guidance for planning and building a new, sustainable city

for 15,000 people. It is “one size fits all” state legislation that does not consider the context of this new city in Palm Beach County and its anticipated role in correcting and retrofitting certain limitations with surrounding land use patterns. The statute is also neutral on urban form. Without a commitment to traditional urban form and patterns of development and a reasonable attempt to correlate the form, projected growth, and allowable potential development expressed by the future land use designations, it is unlikely that the goals set forth in the draft plan can be achieved.

Council encourages the City to aim higher than the minimum requirements of Chapter 163; commit to a traditional urban form of development; and create a more aspirational plan worthy of the opportunity to plan a brand new city in the countryside. For example, the City could adopt a “Vision Element” which describes, with illustrations and text, the City’s commitment to address the nature of suburban sprawl and its side effects by including goals, objectives and policies to: 1) increase the diversity, walkability, and self-containment of neighborhoods; 2) commit to a network of regularly spaced streets and blocks throughout the City; 3) strengthen the connections and walkability between districts and neighborhoods; and 4) link them together to establish more efficient, larger patterns of development in the area (Exhibit 2).

Along these lines, Council encourages additional policy language supported by a new Street Network or Future Traffic Circulation Map which commits to a regularly spaced local network of neighborhood streets, alleys, and blocks throughout the City that will connect the neighborhoods and districts to the backbone network of arterials and connectors. This could be accompanied by a Compendium of Street Sections for the City which articulates some examples of the various street types that are being considered for use within the city limits (Exhibit 3).

The impacts of the potential development density and intensity should be analyzed to ensure the availability of public facilities and services as required in Chapter 163.3177(6)(a)(2)(d) of the Florida Statutes. This is of particular concern because the proposed densities are so high that future amendments, and thus the opportunity for review in the coming decades, may never be necessary. In addition, the impacts on neighboring jurisdictions whether they be unincorporated, municipalities, or special districts need to be studied and mitigated so that they are not unfairly burdened. A meaningful intergovernmental coordination effort is called for given the “hole in the donut” circumstances that led to the creation of the City of Westlake in the first place.

Council makes these suggestions to encourage the City to make a stronger and clearer long-term commitment to fundamental planning principles that assure the City will: 1) not create unmitigated and unreasonable extrajurisdictional impacts; and 2) be built out sustainably, using traditional urban forms and patterns, distinct from the surrounding suburban sprawl. This will be valuable in guiding the future growth of the City beyond the first phase of construction in the original development order as time goes by and as focus and priorities change. In addition, Council has provided below a series of comments, questions, and suggestions related to the City’s proposed draft comprehensive plan.

## Comments, Questions, and Suggestions

### *Administrative Element*

- A description of the Palm Beach County approval of Minto West should be added. It is discussed in Chapter 2, but there is no explanation of what it is.
- Provide more information about the Interlocal Agreement with the Seminole Improvement District, including the date, resolution number, official record book and page, etc. so that this important agreement is documented in the comprehensive plan.
- Add Mobile Homes to the definitions since they are mentioned in Policy FLU 1.1.13 and Policy HE 1.1.6.

### *Future Land Use Element*

- The Floor Area Ratio definition on page 10 of the data and analysis is not consistent with the definition in the Administrative Element.
- If, as Policy FLU 1.1.8 says, accessory dwelling units don't count for density calculations, how is the impact of a residential land use change to be estimated?

### *Transportation Element*

- The analysis only considers the roadways within the City limits. Will the future residents and business employees and customers be able to get to Westlake on the limited roadway network connected to Seminole Pratt Whitney Road? The analysis must be enhanced to consider the impacts of the projected and potential development on the regional road network including Strategic Intermodal System (SIS) facilities.
- Are the rights-of-way called for in Policy TE 1.1.3 and 1.1.5 adequate to accommodate the necessary travel lanes and separated bicycle / pedestrian pathways?
- What does the statement "The roadway levels of service are adopted for planning purposes only" in Policy TE 1.2.1 mean? This appears to contradict with the concurrency provisions and render them useless.
- Council suggests that Policy TE 1.4.10 be revised to indicate that the City will classify the context of their roads in accord with the new Florida Department of Transportation design manual and the Palm Beach County Transportation Planning Agency's complete streets guide.
- Revise Objective TE 1.6 to "Construct the City and its transportation network to be supportive of mass-transit options." As currently written, the Objective calls for the planning to be done once the mass-transit is available. This is too late and will likely

mean it will never be feasible to provide mass-transit since the retrofit costs will be too high.

- Revise Policy TE 1.6.4 to supplement evaluation of parking requirements with “building placement” as part of encouraging alternate modes of travel. Council has found that the form of development has a significant impact on the practicality and desirability of using non-automobile transportation.

#### *Infrastructure Element*

- Policy INF 1.1.5 and 1.1.6 need to be aligned. The policy should require that new development and redevelopment connect to central water facilities in order to receive a certificate of occupancy; delete the text “when such facilities become available.”
- Policy INF 1.3.5 and 1.3.6 need to be aligned. The policy should require that new development and redevelopment connect to central sewer facilities in order to receive a certificate of occupancy; delete the text “when such facilities become available.”
- Policy INF 1.6.5 erroneously refers to water supply in the second sentence instead of drainage.

#### *Recreation and Open Space Element*

- The Data and Analysis does not contain any supply and demand analysis, plan for recreation, or projection of needs as the population grows.
- In Policy REC 1.1.4, why not tie approval of new development to meeting the Recreation and Open Space Level of Service? Adequate area for recreation is a key component of a high quality of life and, as a brand new community, the City should not allow itself to get behind on any necessary infrastructure. Ensuring adequate infrastructure is installed in the beginning as development occurs is an opportunity that existing cities which struggle with the cost and logistics of retrofitting old neighborhoods would gladly welcome.
- Revise Objective REC 1.3 to “Encourage civic and park planning for development of open space within the City” to help ensure that spaces appropriate for community civic life are created.
- Council suggests that the policies incorporate a land dedication or cash in lieu requirement for new development in order to offset the recreation need impacts on existing residents caused by new development.

#### *Capital Improvements Element*

- On page 3 of the data and analysis, why are parks not “scheduled to be developed?” The comprehensive plan contemplates that a series of homes will be developed, therefore the

associated recreation areas also need to be developed concurrent with the arrival of new residents.

- Why are the projects in Table 8.1 on page 4 of the data and analysis repeated twice in the table?
- In comparing Table 8.2a and 8.2b (revenue and expenses, respectively), in all 5 years after 2017/2018 the expenses exceed the revenues. How are these deficits addressed and what is the impact on the City's ability to provide the needed capital improvements?
- The recreation level of service should be added to Table 8.2 within Policy CIE 1.2.1. While a recreation level of service is not required by Florida Statutes, the City can certainly choose to exceed the minimum requirements of the Statutes to ensure a high quality of life for the residents.
- Following Policy CIE 1.3.5 is Table 8.1, but it is not referenced in the text.

#### *Intergovernmental Coordination Element*

- In Policy ICE 1.1.4, Council suggests the language be strengthened from "participate" to "join and participate" in the Intergovernmental Program (Issues Forum and IPARC).
- In Policy ICE 1.2.2, Council suggests the language be strengthened from "participate" to "join and participate" in the Coordinated School Planning Interlocal Agreement.
- In Policy ICE 1.3.4 and 1.3.5, consider revising these to allow for the City to self-provide or contract for Fire/Rescue and Law Enforcement services if the City decides to do so in the future. This will avoid the need for a text amendment to the comprehensive plan if the City's method of providing these services changes in the future.
- Policies should be added to ensure that notice of proposed comprehensive plan changes is provided to the Indian Trail Improvement District as if they were an adjacent municipality in the IPARC process since, in many ways, they function as a municipality for the Acreage community.

#### *Annexation*

Council suggests that annexation criteria and a future annexation area be provided in a suitable element of the plan to provide guidance for future annexation activity in the event the City wishes to pursue that in the future. Given that the City is mostly surrounded by unincorporated area, it seems quite possible that annexation will occur in the future. Ensuring that development or redevelopment of these new areas is consistent with the "core" of the community is critical for the future success of the City.

### *Emergency Preparedness*

Council suggests that the comprehensive plan be enhanced by addressing the issue of hurricane and disaster preparedness, especially given the limited transportation options and the current uptick in the frequency of storms impacting Palm Beach County (Exhibit 2).

### Regional Impacts

Without a commitment in the comprehensive plan to develop Westlake in a manner which takes full advantage of the opportunity to correct the inefficiencies and limitations of the existing development pattern, the additional residential units and commercial square footage to be developed will simply exacerbate the problems and impose impacts on the adjacent communities and regional transportation network and resources. The maximum potential development is not analyzed in the plan and supporting data and analysis, and the impacts on regional facilities and resources could be extreme.

### Extrajurisdictional Impacts

Council requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on November 30, 2017. Palm Beach County has expressed concern about negative impacts on the roadway network and adjacent residents and West Palm Beach expressed concern about the impacts to their water supply in the nearby Grassy Waters Preserve and carried in the adjacent M Canal. The comments were provided directly to Westlake and the Department of Economic Opportunity.

### Conclusion

The draft comprehensive plan for the City of Westlake is not consistent with the Strategic Regional Policy Plan (SRPP). Exhibit 2 includes objectives and policies that should be incorporated into a more robust vision for the future of this new city so that adverse effects on regional resources and facilities and extrajurisdictional impacts can be minimized. In addition, the specific concerns and questions raised in this report need to be addressed. Council staff is available to assist the City in this effort.

### Recommendation

Council should approve this report and authorize its transmittal to the City of Westlake and the Florida Department of Economic Opportunity, including a request that the Department object to the proposed comprehensive plan due to the inconsistencies with the SRPP, impacts on adjacent communities and regional resources, and the other issues identified above.

### Attachments



## **List of Exhibits**

### **Exhibit**

- 1 General Location Map
- 2 Excerpt From Strategic Regional Policy Plan
- 3 Compendium of Street Sections

The map displays Palm Beach County with various cities and towns labeled, including Tequesta, Jupiter, Juno Beach, North Palm Beach, Lake Park, Palm Beach Shores, Mangonia Park, Palm Beach, Cloud Lake, Glen Ridge, Lake Clarke Shores, Palm Springs, South Palm Beach, Hypoluxo, Manalapan, Ocean Ridge, Bixby Breezes, Gulf Stream, Highland Beach, Boca Raton, Delray Beach, Atlantic Ave, Boynton Beach Blvd, Golf, Boynton Beach, Lantana, Worth, Lake, Atlantis, Gretna, Haverhill, West Palm Beach, Palm Beach Gardens, Indiantown Rd, SR 710 / Beeline Hwy, Northlake Blvd, Westlake, Loxahatchee Groves, Royal Palm Beach, Wellington, FL Turnpike, SR 80, Canal St, CR 880, CR 827, US 27, South Bay, Belle Glade, Pahokee, SR 715, and Martin County. A callout box labeled 'City of Westlake' points to a specific area in the central part of the county. The map also includes a compass rose and a scale bar from 0 to 8 miles.

## **Exhibit 2**

### **Excerpt From Strategic Regional Policy Plan**

#### **Goals, Strategies and Policies**

This attachment contains a summary of the goals, strategies and policies from Council's Strategic Regional Policy Plan that are most relevant to the City of Westlake's Comprehensive Plan.

#### **Future of the Region**

##### **MASTER PLAN**

**Goal 4.1:** Future development should be part of existing or proposed cities, towns, or villages.

**Goal 6.1:** Create new neighborhoods and communities.

**Goal 10.1:** Neighborhoods and communities which are served by a variety of transportation modes.

**Goal 15.1:** Preferred forms of development which result in downtown redevelopment and infill, the containment of suburban sprawl and the creation of new cities, towns, and villages.

**Goal 16.1:** The formation of new towns, cities and villages.

**Strategy 6.1.1:** Encourage the formation of sustainable neighborhoods and communities.

**Strategy 7.1.3:** Promote improved community planning and urban design.

**Strategy 7.2.1:** Promote patterns of development which provide better opportunities for the transportation disadvantaged.

**Strategy 7.3.1:** Reduce vulnerability to natural and man-made disaster events through better transportation, land use and community planning.

**Strategy 12.1.1:** Encourage patterns of development and programs which improve the independence and self-sufficiency of children.

**Strategy 13.1.1:** Encourage patterns of development and programs which minimize dependency on the automobile, encourage and accommodate public transit, and reduce vehicle miles traveled and the amount of vehicle emission discharged into the atmosphere.

**Strategy 16.1.1:** Encourage and facilitate preferred forms of development.

**Policy 6.1.1.1:** New neighborhoods and districts should contain a balanced, well-planned, compatible mix of land uses appropriately located so that State, local and regional goals are achieved.

**Policy 6.1.1.2:** New neighborhoods and districts should have compact designs, with a mix of building types.

**Policy 6.1.2.3:** Require that an urban design study be prepared to evaluate development proposals in the countryside.

**Policy 7.1.1.4:** Urban design and architectural studies should be performed when evaluating residential and commercial projects. Such studies should analyze building typology and compatibility, land use mix and the overall impact of the project on the surrounding neighborhood or district.

**Policy 7.1.3.1:** Encourage patterns and forms of development and redevelopment that maximize public transportation alternatives, minimize the use of the Region's collector and arterial roadway network, and reduce the total amount of daily vehicle miles traveled.

**Policy 7.2.1.1:** Encourage patterns and forms of development and redevelopment and street design that will improve mobility opportunities for transit dependent groups especially the poor, handicapped and young.

**Policy 7.3.1.2:** Plan and design new development and redevelopment to increase the ability of the internal and external roadway network to accommodate emergency traffic, enhance post disaster recovery efforts, and provide central locations for public shelters and emergency relief centers.

**Policy 8.1.1.3:** Encourage patterns of development which minimize the public cost for providing services, maximize the use of existing service systems and facilities and take into full consideration environmental/physical limitations.

**Policy 9.1.1.1:** Encourage patterns of development and programs which reduce dependency on the automobile, encourage and accommodate public transit, and reduce the overall use of fossil fuels.

**Policy 10.1.1.1:** Plan and design development to effectively accommodate alternative modes of transportation.

**Policy 12.1.1.1:** Consider the special mobility needs of children in all development proposals.

**Policy 12.1.1.2:** Encourage the location and provision of schools, parks, recreational and other uses (e.g., retail, civic uses, etc.) within biking or walking distance.

**Policy 12.1.1.4:** Provide sites for civic uses such as schools, parks and libraries within neighborhoods.

**Policy 15.1.3.13:** Make non-preferred forms of development occurring in undeveloped areas responsible for the full and true infrastructure costs to support the development through buildout.

**Policy 16.1.1.1:** Local governments should identify appropriate locations for preferred forms of development.

**Policy 16.1.1.2:** Future land use plans should be prepared for locations considered appropriate for new towns, cities, villages, neighborhoods and districts.

## Transportation

### **RIGHTS OF WAY**

**Policy 7.1.1.1:** Reserve and protect sufficient road right-of-way on the regional roadway network to provide for an efficient multi-modal transportation system.

### **EXTERNAL ROADWAY IMPROVEMENTS**

**Goal 8.1:** Public facilities which provide a high quality of life.

**Strategy 8.1.1:** Provide levels of public services necessary to achieve a high quality of life, cost effective.

**Policy 8.1.1.1:** All development should take place concurrent with or after the provision of necessary infrastructure and services.

### **INTERSECTION IMPROVEMENTS**

**Goal 8.1:** Public facilities which provide a high quality of life.

**Strategy 8.1.1:** Provide levels of public services necessary to achieve a high quality of life, cost effective.

**Policy 8.1.1.1:** All development should take place concurrent with or after the provision of necessary infrastructure and services.

### **ACCESS DRIVEWAYS**

**Goal 7.1:** A balanced and integrated transportation system.

**Strategy 7.1.3:** Promote improved community planning and urban design.

**Policy 7.1.3.1:** Encourage patterns and forms of development and redevelopment that maximize public transportation alternatives, minimize the use of the Region's collector and arterial roadway network, and reduce the total amount of daily vehicle miles traveled.

## **ANNUAL REPORTING AND MONITORING**

**Goal 8.1:** Public facilities which provide a high quality of life.

**Strategy 8.1.1:** Provide levels of public services necessary to achieve a high quality of life, cost effective.

**Policy 8.1.1.1:** All development should take place concurrent with or after the provision of necessary infrastructure and services.

## **NEIGHBORHOOD IMPACTS**

**Policy 7.1.2.1:** Assist public and private agencies and entities in implementing TDM strategies that reduce congestion, energy use and the number of single-occupant auto trips.

**Policy 7.1.2.2:** Give consideration during the planning of transportation system expansion to providing incentives for use of high-occupancy vehicles and alternative modes of transportation (e.g., car pools, van pools, buses, bicycles, etc.).

**Policy 7.1.2.3:** Increase land use densities and the mix of land uses around commuter rail stations and at strategic locations along designated public transportation corridors where consistent with other local and regional goals and strategies.

**Policy 7.1.2.4:** Develop and redevelop downtowns and strategic locations along designated public transportation corridors. In order to improve the feasibility of public transportation, residential densities should be no less than 8 units per acre.

**Policy 7.1.2.5:** Develop a regional roadway system of predictably spaced and interconnected east-west, north-south streets. Ideally, streets should be spaced every one-quarter to one-half mile to offer multiple route choices, disperse traffic, and discourage local travel on interstates and arterials.

**Policy 7.1.3.2:** Suggests planning development to provide interconnections for pedestrians and public transportation within and between residential areas, schools, employment and retail centers, recreational areas and other public facilities.

**Policy 7.1.3.3:** An urban design study should be prepared prior to the development and redevelopment of building sites or changes to the street network.

**Policy 7.1.3.5:** Orient buildings toward streets to create better pedestrian environments.

**Policy 7.1.3.6:** Locate buildings so they are as convenient and accessible to public transportation facilities and sidewalks as they are to auto parking.

**Policy 7.1.3.7:** Locate parking to the sides and backs of buildings so that pedestrian access and access from public transportation does not require walking through large parking lots to reach building entrances.

**Policy 7.1.3.9:** Design and locate parking lots and garages to enhance pedestrianism and the character and attractiveness of the area, and to encourage use of alternate modes of transportation.

**Strategy 7.1.4:** Encourage public transportation alternatives.

**Policy 7.1.4.1:** Review and where necessary amend public policy governing parking requirements to support “transit first” policies and to promote public transit as a viable alternative in high density areas, designated public transportation corridors, and central business districts.

**Policy 7.1.4.2:** Have new development or redevelopment provide transit ridership amenities (shelters, route information, and schedules) and appropriate and effective incentives whenever transit use is assumed or required to maintain acceptable roadway level of service.

**Policy 7.1.4.4:** Support requests for lower levels of service and establishment of transportation concurrency exception areas in higher density areas, downtowns, and along designated public transportation corridors where it can be demonstrated that levels of mobility and convenience will be maintained or increased through other modes of transportation or land use corrections.

**Policy 7.1.4.5:** Support development and implementation of corridor management plans which are consistent with the SRPP.

## Human Resource Issues

### **HOUSING**

**Goal 2.1:** An adequate supply of safe and affordable housing to meet the needs of the very low, low, and moderate-income residents of the Region.

**Goal 2.2:** A range of housing types and affordabilities in proximity to employment and services.

**Strategy 2.1.1:** Create a planning/regulatory climate which is conducive to the production of affordable housing.



**Strategy 2.1.2:** Create and expand public/private partnerships among all entities involved in the provision of affordable housing including financial institutions, developers, contractors, government agencies, social service and other non-profit organizations, churches and realtors.

**Strategy 2.2.1:** Ensure that all areas have a reasonable mix of housing, employment opportunities, and services.

**Policy 2.1.1.1:** Local governments should reduce unnecessary regulatory barriers which make it more difficult to build affordable housing. Examples of such barriers are large lot sizes, minimum unit size and floor space, and setbacks.

**Policy 2.1.1.2:** Local governments should allow zero lot line development, cluster development, accessory apartments, high-density zoning, mixed-use buildings, modified site improvement standards, alternate construction techniques, etc.

**Policy 2.1.1.4:** Local governments should consider the enactment of incentives such as density bonuses, linkage programs, and inclusionary housing policies.

**Policy 2.1.1.5:** Local governments should designate adequate sites where affordable housing can be developed.

**Policy 2.1.2.1:** Work closely with non-profit organizations who are interested in sponsoring housing projects which serve very low, low and moderate-income residents.

## Environment and Natural Resources

### UPLAND PRESERVATION

**Strategy 1.1.1:** Preserve and manage complete natural systems as a network of connected nature preserves.

**Strategy 6.1.1:** Preserve and manage natural systems as a network of connected nature preserves and promote the establishment of greenway systems in the region.

**Policy 6.7.1.2:** Development plans should be designed to maximize the amount of protected habitat. Protected natural communities and ecosystems should be preserved in viable condition with intact canopy, under-story, and ground cover. Where possible, preserve areas should be designed to interconnect with other natural areas that have been set aside for preservation. A restoration and management plan for the protected areas should be developed.

As a minimum baseline measure for consistency with the SRPP, Council strives to achieve protection of 25 percent of upland natural communities in the evaluation of development plans. Council supports the maximum protection of natural communities,



and recommends that more than 25 percent of the upland habitat be preserved where appropriate.

**Policy 6.7.1.9:** Preserve areas should be designed to protect integrated systems of uplands and wetlands.

**Strategy 6.8.1:** Preserve areas should be designed and established to protect endangered and potentially endangered species.

**Policy 7.1.2.6:** Redirect development patterns away from interstates and major arterials to town and neighborhood centers along collector and minor arterials.

**Policy 8.1.1.3:** Encourage patterns of development which minimize the public cost for providing services, maximize the use of existing service systems and facilities and take into full consideration environmental/physical limitations.

### **LISTED SPECIES**

**Strategy 1.1.1:** Preserve and manage complete natural systems as a network of connected nature preserves.

**Strategy 6.8.1:** Preserve areas should be designed and established to protect endangered and potentially endangered species.

**Policy 6.8.1.2:** All endangered and potentially endangered plant and animal populations should be protected and all habitat of significant value to existing populations of endangered and threatened species should be preserved and protected.

### **WETLANDS**

**Policy 6.6.1.1:** No activity should be allowed that results in the alteration, degradation, or destruction of wetlands and deepwater habitats, except when:

1. Such an activity is necessary to prevent or eliminate a public hazard;
2. Such an activity would provide direct public benefits which would exceed those lost to the public as a result of habitat alteration, degradation, or destruction;
3. Such an activity is proposed for habitats in which the functions and values currently provided are significantly less than those typically associated with such habitats and cannot be reasonably restored;
4. Such an activity is water dependent or, due to the unique geometry of the site, minimal impact is the unavoidable consequence of development for uses, which are appropriate given site characteristics.

**Policy 6.6.1.2:** Whenever any wetland or deepwater habitat is degraded or destroyed, mitigation should be provided through the creation of new wetland and deepwater habitat, through the restoration of degraded habitat, or through the enhancement of functions and values provided by existing habitats.

**Policy 6.6.1.3:** A buffer zone of native upland edge vegetation should be provided and maintained around wetland and deepwater habitats, which are constructed or preserved on new development sites. The buffer zone may consist of preserved or planted vegetation but should include canopy, under-story, and ground cover of native species only. The edge habitat should begin at the upland limit of any wetland or deepwater habitat.

### **EXOTIC SPECIES**

**Policy 6.7.1.4:** All nuisance and invasive exotic vegetation listed by the Florida Exotic Pest Plant Council should be removed and where appropriate replaced with plant species adapted to existing soil and climatic conditions. Removal should be in such a manner that avoids seed dispersal by any such species. State and federal agencies and local governments should coordinate and assist in the removal and replacement of nuisance exotic pest species.

### **STORMWATER MANAGEMENT**

The following strategy and policies in the SRPP apply to the project:

**Strategy 1.1.2:** Promote compatibility of urban areas, regional facilities, natural preserves and other open spaces.

**Policy 6.3.1.1:** All new, reconstructed or substantially expanded storm and surface water management systems should be designed and constructed to meet state water quality standards. Where feasible, retention is the preferred method for treatment of stormwater, recharging the aquifer, and protecting the region's estuaries.

**Policy 6.3.1.2:** A vegetated and functional littoral zone should be established as part of new surface water management systems where possible. Prior to construction of the surface water management system for any phase of a project, the developer should prepare a design and management plan for the wetland/littoral zone that will be established as part of these systems. The littoral zone established should consist entirely of native vegetation and should be maintained permanently as part of the water management system.

**Policy 6.3.1.6:** Design drainage systems that maintain the natural discharge pattern of stormwater from a site.

### **WATER SUPPLY**

**Goal 8.1:** Public facilities which provide high quality of life.

**Strategy 8.1.1:** Provide levels of public services necessary to achieve a high quality of life, cost effectively.

**Policy 8.1.1.1:** All development should take place concurrent with or after the provision of the necessary infrastructure and services.

**Goal 6.2:** A regional water supply managed to provide for all recognized needs on a sustainable basis.

**Strategy 6.2.1:** Develop and implement water conservation programs.

**Policy 6.2.1.1:** Use reclaimed wastewater for irrigation and other suitable purposes when such use is determined to be feasible.

**Policy 6.2.1.3:** Protect natural communities on development sites as a method to reduce the need for irrigation.

**Policy 6.2.1.4:** In order to protect and conserve the water resources of the Region and southern Florida to ensure the availability for future generations:

1. All landscaping material used on the primary dune system should be composed of native plants adapted to soil and climatic conditions occurring on-site. In all other locations the majority of landscaped areas should be composed of native or drought tolerant plants adapted to soil and climatic conditions occurring on-site.
2. The lowest acceptable quality water should be used to meet nonpotable water demands.
3. Potable water rates should be structured to encourage conservation.
4. All new and expanding wastewater treatment facilities should make reclaimed wastewater available for use in irrigation. Where possible, all new development should rely on wastewater reuse for irrigation.
5. Use of water saving device, irrigation systems, and plumbing fixtures should be required to the maximum extent justified. Where appropriate, existing systems should be retrofitted to make use of the most cost efficient water saving devices.
6. Leak detection programs should be developed and implemented.

## **WASTEWATER MANAGEMENT**

**Goal 8.1:** Public facilities which provide high quality of life.

**Strategy 8.1.1:** Provide levels of public services necessary to achieve a high quality of life, cost effectively.

**Policy 8.1.1.1:** All development should take place concurrent with or after the provision of the necessary infrastructure and services.

## **HURRICANE PREPAREDNESS**

**Goal 5.2:** Reduced vulnerability to disasters.

**Strategy 5.2.1:** Utilize land use, transportation, and community planning processes to address vulnerability issues.

**Policy 5.2.1.1:** Plan and design new development and redevelopment to increase the ability of the internal and external roadway network to accommodate emergency traffic, enhance post disaster recovery efforts, and provide natural central locations for public shelters and emergency relief centers.

**Regional Goal 5.3:** Adequate and safe shelter within the Region for residents in coastal high hazard and floodplain areas.

**Strategy 5.3.1:** Provide shelter space for residents of areas susceptible to flooding from the effects of hurricanes and other storms.

**Policy 5.3.1.10:** In accordance with State, local, and regional hurricane evacuation studies and emergency evacuation plans, require new developments to fully mitigate impacts on existing public shelter capacities by providing additional shelter space which can safely accommodate the development's residents who are likely to seek public shelter locally during a hurricane event.

## **SOLID WASTE AND HAZARDOUS MATERIALS**

**Goal 6.3:** Protection of water quality and quantity.

**Goal 8.1:** Public facilities which provide a high quality of life.

**Policy 8.1.1.1:** All development should take place concurrent with or after the provisions of necessary infrastructure and services.

## **AIR QUALITY**

**Goal 13.1:** Maintenance of acceptable air quality levels

**Strategy 13.1.1:** Encourage patterns of development and programs which minimize dependency on the automobile, encourage and accommodate public transit, and reduce

vehicle miles traveled and the amount of vehicle emission discharged into the atmosphere.

**Policy 13.1.1.1:** Implement practices, which minimize airborne dust and particulate emission.

**Strategy 7.1.3:** Promote improved community planning and urban design.

**Policy 7.1.3.1:** Encourage patterns and forms of development and redevelopment that maximize public transportation alternatives, minimize the use of the Region's collector and arterial roadway network, and reduce the total amount of daily vehicle miles traveled.

**Policy 7.1.3.4:** Reduce VMT per capita by private automobile within the Region through a combination of the following:

- (1) provision of public transportation alternatives;
- (2) provision of housing opportunities in proximity to employment opportunities;
- (3) provision of essential services and recreational opportunities in proximity to demand;
- (4) concentration of commercial and other essential services;
- (5) provision of a street network designed for the pedestrian the disabled, the automobile and transit;
- (6) provision of parking in ways that will encourage pedestrianism and public transportation alternatives;
- (7) provision of incentives encouraging infill and downtown redevelopment;
- (8) support of public and private sector efforts to carry out TDM strategies that will reduce congestion; and
- (9) expansion of commuter rail and intermodal connections.

## **POLICE AND FIRE PROTECTION**

**Goal 8.1:** Public facilities which provide a high quality of life.

**Strategy 8.1.1:** Provide levels of public services necessary to achieve a high quality of life, cost effectively.

**Policy 8.1.1.1:** All development should take place concurrent with or after the provision of necessary infrastructure and services.

## **HISTORIC AND ARCHAEOLOGICAL SITES**

**Strategy 15.1.1:** Identify and protect archaeological and historical resources in the Region.

## **ENERGY**

**Goal 9.1:** Decreased vulnerability of the Region to fuel price increases and supply interruptions.

**Strategy 9.1.1:** Reduce the Region's reliance on fossil fuels.

**Policy 9.1.1.1:** Encourage patterns of development and programs, which reduce the dependency on the automobile, encourage and accommodate public transit, and reduce the overall use of fossil fuels.

**Policy 9.1.1.3:** Encourage energy efficient buildings. Strategies should include: 1) proper siting according to solar orientation; b) design of passive architectural systems; c) site designs that provide shade to buildings; d) use of sustainable building materials; and e) use of solar mechanical systems.

## **ECONOMIC AND FISCAL IMPACTS**

**Policy 8.1.1.3:** Encourage patterns of development, which minimize the public cost for providing services, maximize the use of existing service systems and facilities and take into full consideration environmental/physical limitations.

**Policy 8.1.2.2:** Give high priority to restoring or establishing new public facilities only in areas that have been designated as locations that will be built following preferred development form principles.

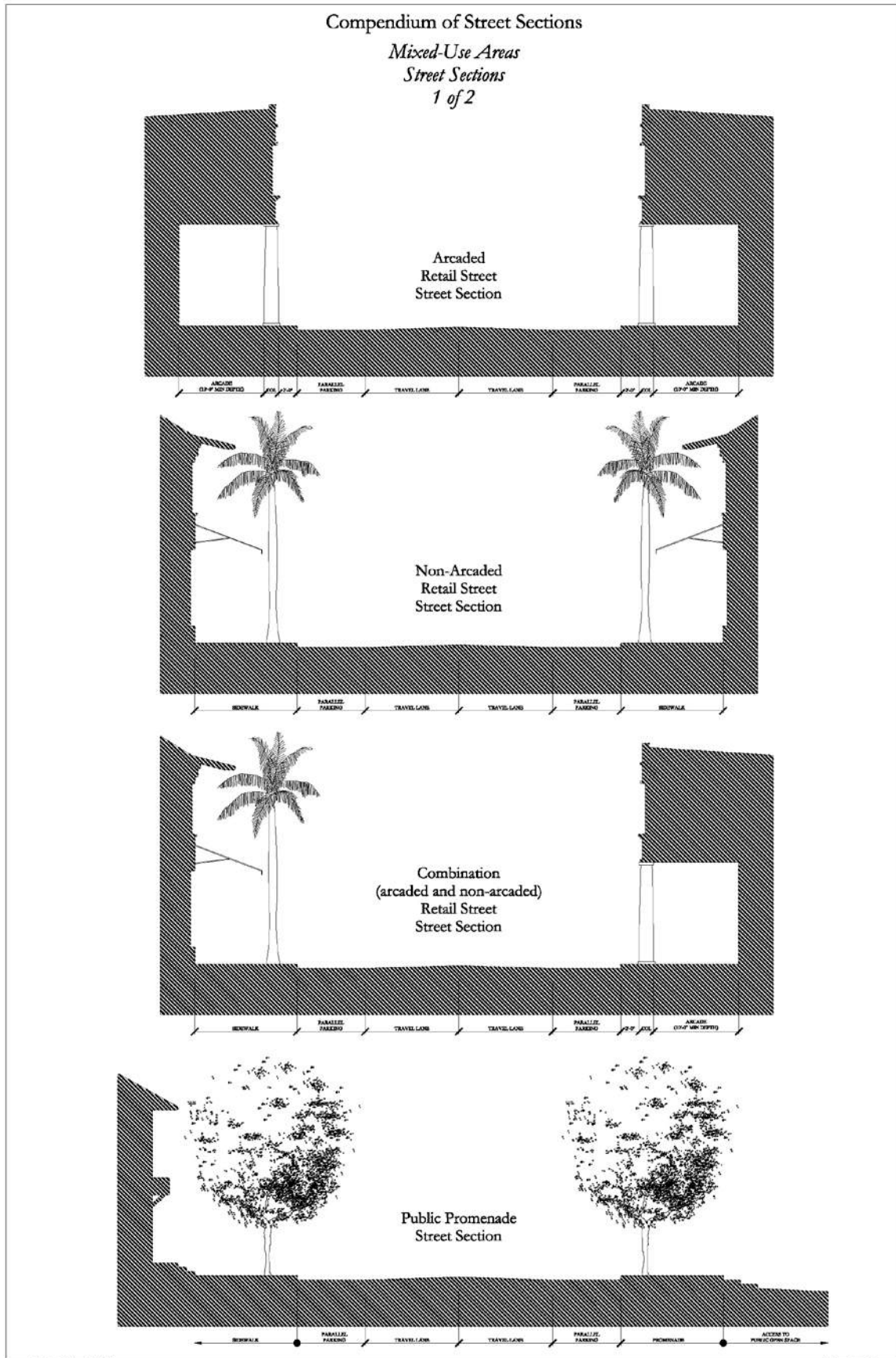
**Strategy 3.4.1:** Promote patterns of development, which allow public services and facilities to be provided more cost effectively.

**Policy 3.4.1.3:** Non-preferred forms of development, which occur in undeveloped areas should be responsible for and bear the full and true infrastructure costs to support the development through build out.

**Policy 3.4.1.4:** Develop a tiered system of impact fees which recognizes cost differences of providing public services to the development based on the size, type, form, location and service demands of the development proposed.

# Exhibit 3

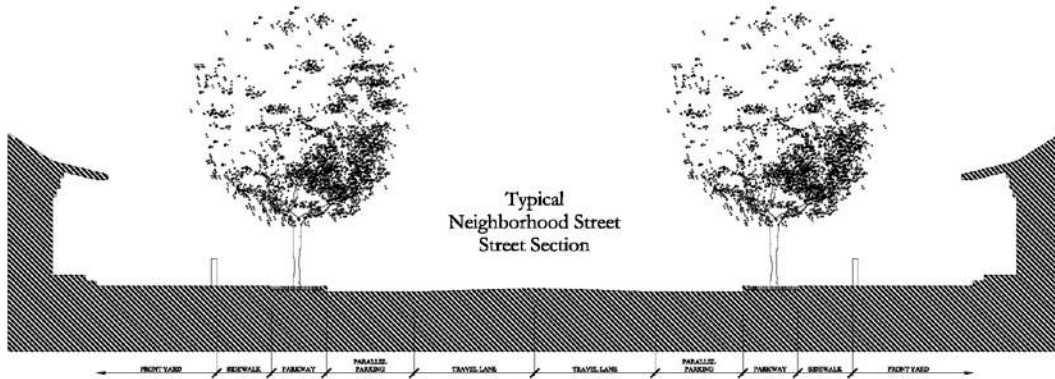
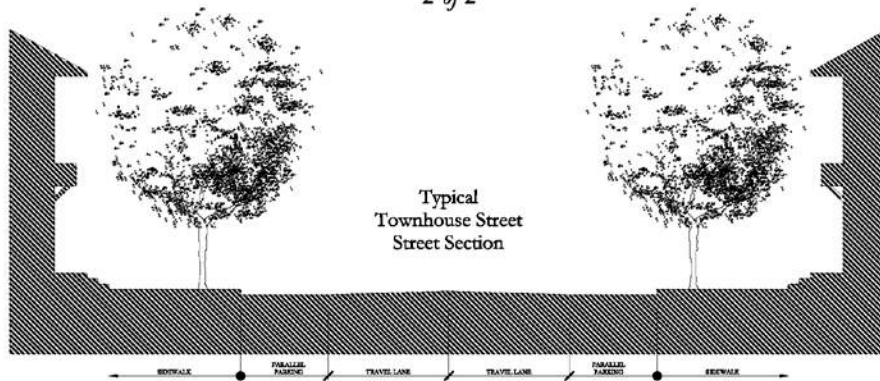
## Compendium of Street Sections



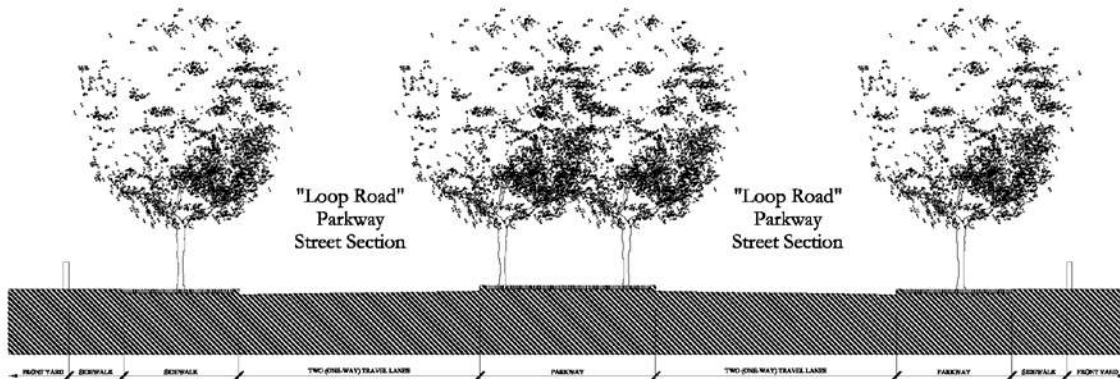
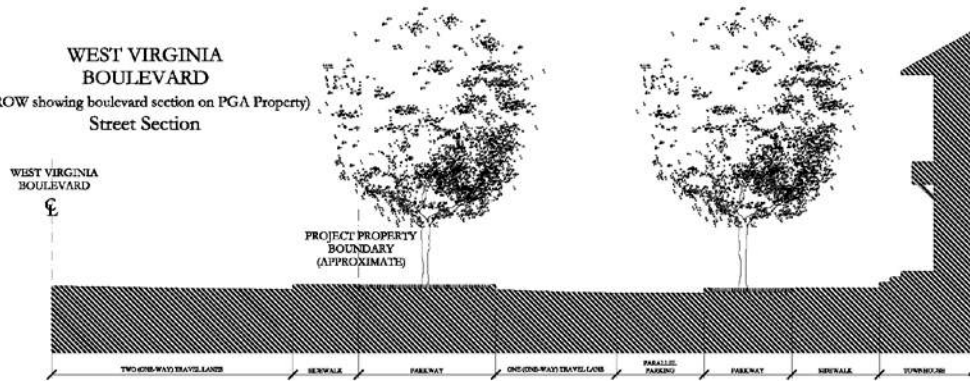


# Compendium of Street Sections

## Mixed-Use Areas Street Sections 2 of 2



### WEST VIRGINIA BOULEVARD ( $\frac{1}{4}$ ROW showing boulevard section on PGA Property) Street Section



Scale: 1"=10'-0"

Source: TCRPC, 2012

Sheet 2 of 2



## **Eighth Order of Business**

**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 \_\_\_\_\_ day of November, 2017, first reading.

**PASSED AND ADOPTED** on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, on second reading.

---

City of Westlake  
Roger Manning, Mayor

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Sandra Demarco, City Clerk

Approved as to Form & Sufficiency

---

Pam E. Booker, City Attorney

**Rick Scott**  
GOVERNOR



**Cissy Proctor**  
EXECUTIVE DIRECTOR

RECEIVED

January 19, 2018

FEB 08 2018

The Honorable Roger Manning  
Mayor, City of Westlake  
4001 Seminole Pratt Whitney Road  
Westlake, Florida 33470

Dear Mayor Manning:

The Department of Economic Opportunity ("Department") has completed its review of the proposed comprehensive plan for the City of Westlake (Amendment No. 17- PLAN), which was received and determined complete on November 20, 2017. We have reviewed the proposed amendment in accordance with the state coordinated review process set forth in Sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

The attached Objections, Recommendations, and Comments Report outlines our findings concerning the amendment. We have identified five objections and have included recommendations regarding measures that can be taken to address the objections. We are also providing five comments. The comments are offered to assist the local government but will not form the basis for a determination of whether the amendment, if adopted, is "in compliance" as defined in Section 163.3184(1)(b), F.S. Copies of comments received by the Department from reviewing agencies, if any, are also enclosed.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for final adoption and transmittal of the comprehensive plan amendment. Also, please note that Section 163.3184(4)(e)1., F.S., provides that if the second public hearing is not held within 180 days of your receipt of the Department's attached report, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399  
850.245.7105 | [www.floridajobs.org](http://www.floridajobs.org)  
[www.twitter.com/FLDEO](https://twitter.com/FLDEO) | [www.facebook.com/FLDEO](https://www.facebook.com/FLDEO)

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

The Honorable Roger Manning  
City of Westlake 17-1PLAN  
January 19, 2018

If you have any questions related to this review, please contact Katherine Beck by telephone at (850) 717-8498 or by email at [katherine.beck@deo.myflorida.com](mailto:katherine.beck@deo.myflorida.com).

Sincerely,



Julie A. Dennis, Director  
Division of Community Development

JD/kb

Enclosures:   Objections, Recommendations, and Comments Report  
                  Reviewing Agency Comments  
                  City of West Palm Beach Comments  
                  Procedures for Adoption

cc:       Ken Cassel, City Manager, City of Westlake  
          Michael Busha, Executive Director, Treasure Coast Regional Planning Council

## OBJECTIONS, RECOMMENDATIONS AND COMMENTS REPORT

### PROPOSED COMPREHENSIVE PLAN

#### CITY OF WESTLAKE (17-1ER)

The Department identified five (5) objections and offers five (5) comments in response to the City of Westlake's newly proposed comprehensive plan. The objections and comments are provided below, along with recommended actions the City could take to resolve issues of concern. If the City adopts the plan without addressing the objections, the Department may find the amendment not in compliance with Chapter 163, Part II, Florida Statutes (F.S.), pursuant to section 163.3184(4)(e)4., F.S.

It should be noted that Department staff discussed the following objections and comments with representatives of the City of Westlake. The Department looks forward to continuing to work with the City to address any deficiencies in the proposed comprehensive plan.

#### **I. Objections:**

##### **Objection 1: Future Land Use Element, Affordable Housing Density Bonus – Meaningful and Predictable Standards**

Proposed Policy 1.1.13, Residential -1 Future Land Use Category, includes the following provision:

##### *b) Density:*

*Bonus densities may be granted up to an additional 4 dwelling units per gross acre for the provision of senior, affordable, and workforce housing.*

Proposed Policy 1.1.14, Residential -2 Future Land Use Category, includes a similar provision:

##### *b) Density:*

*Bonus densities may be granted up to an additional 8 dwelling units per gross acre for the provision of senior, affordable, and workforce housing.*

The standards, criteria, and process for granting the density bonuses set out in these policies are not provided within the proposed comprehensive plan, so that there is no direction provided to ensure their consistent implementation and achievement of desired outcomes. As drafted, the strategies are neither meaningful nor predictable.

**Authority:** Section 163.3177(1), F.S.

**Recommendation:** The City should revise these policies, prior to adoption, to provide criteria or parameters to qualify for density bonuses, to ensure their even implementation, and to further the achievement of desired outcomes. The revised strategy could specify that detailed provisions for implementation are (to be) provided in the City's land development regulations. The comprehensive plan could provide guidance regarding the magnitude of density bonus increase that may be obtained in exchange for a specific quantity of senior, workforce, or affordable housing.

### **Objection 2: Future Land Use Element – Planning Period**

In accordance with section 163.3177(5)(a), F.S., each local government comprehensive plan must include at least two planning periods, one covering at least the first 5-year period occurring after the plan's adoption and one covering at least a 10-year period. The proposed *Future Land Use Map* does not include an associated planning horizon and thus does not satisfy the requirement to cover a period of at least ten years.

**Authority:** Sections 163.3177(2) and (5)(a), F.S.

**Recommendation:** The City should revise the *Future Land Use Map*, prior to adoption, to reflect at least a 10-year planning horizon. The updated horizon should be based on appropriate data and analysis including population projections for the long-range planning period. The specific planning horizon should be included in the title of the map.

### **Objection 3: Capital Improvements Element – Providing Public Facilities**

As drafted, the strategies provided within the proposed Capital Improvements Element (CIE) are ambiguous regarding the City's responsibility for the construction and extension of public facilities and a transportation network to serve the new city and to achieve and maintain those levels of service standards for the associated public facilities and services proposed within this new comprehensive plan. Instead, the CIE defers the timely provision of the infrastructure, transportation network and facilities necessary to support the City to the Seminole Improvement District (SID). The proposed comprehensive plan does not include documentation of an effective agreement between the City and SID to construct and maintain the infrastructure, transportation network and facilities necessary to support the City.

**Authority:** Sections 163.3177(3)(a)(1) and (4), F.S.

**Recommendation:** The City should revise the CIE prior to adoption to provide principles for the construction and extension of public facilities and the transportation network to serve the new city and to achieve and maintain those levels of service standards for the associated public facilities and services proposed within this new comprehensive plan consistent with section 163.3177(3), F.S. The City should revise the comprehensive plan to clarify the relationship between any other entities, utilities, or assigns that the City will rely upon to provide infrastructures, facilities, or services on its behalf. This could include adding acknowledgement of or incorporating by reference any formal agreements between the City and other entities/utilities/assigns by name and date of execution.

### **Objection 4: Capital Improvements Element – Revenue Sources**

As drafted, the CIE does not provide a delineation of when public facilities or a transportation network will be needed, the general location of the facilities, or projected revenue sources to fund the facilities.

**Authority:** Section 163.3177(3)(a)2, F.S.

**Recommendation:** The City should consider revising the CIE to provide information identifying public facility and transportation needs by timeframe and general location, and the projected sources of revenue to fund the provision of the facilities and infrastructure within the capital improvements schedule. Where



applicable, the CIE could also include additional annotation or description to clarify the relationship and extent to which the City may rely upon others to provide facilities or infrastructure on its behalf.

#### **Objection 5: Transportation Element – Insufficient Transportation Circulation System Plan**

The proposed comprehensive plan, as transmitted, does not demonstrate that the proposed transportation element addresses mobility issues in relationship to the size and character of the proposed City, in coordination with the proposed future land use map. The proposed comprehensive plan package does not include analysis demonstrating that the proposed transportation plan (i.e., the *2038 Future Traffic Circulation Map* and associated strategies for providing transportation facilities within the transportation element) will adequately provide for a transportation circulation system that supports the future development potential that would be allowed by future land use element and future land use map. Based upon the analysis provided, it is not possible to determine if adverse impacts to existing roadway network facilities serving the City of Westlake, area local governments, and area State transportation facilities (State Road 80/US 98/Southern Blvd., and SR 710, both SIS facilities, and State Road 7) would occur if the future land use map is implemented as proposed.

The amendment is not based on adequate data and analysis. The data and analysis provided in support of the proposed comprehensive plan projects that the City's population for 2038 will be 16,091 (total permanent and seasonal population). The proposed transportation plan (i.e., the *2038 Future Traffic Circulation Map* and associated strategies for providing transportation facilities) may be adequate to support this population and associated development, however the analysis does not demonstrate this. It is not clear what strategies identified within the proposed comprehensive plan would effectively manage development within the 2038 planning period at a level roughly proportional to the population projected.

**Authority:** Sections 163.3177(1)(f), 163.3177(3), 163.3177(6)(b), 163.3177(6)(b)1., 163.3177(1)(f), 163.3177(2), and 163.3184(4)(c), F.S.

**Recommendation:** The Department recommends that the City coordinate with the Florida Department of Transportation, Palm Beach County, the Palm Beach Transportation Planning Agency (TPA), and Treasure Coast Regional Planning Council to identify and address anticipated impacts to the state transportation facilities based on the City's proposed future land use map consistent with the provisions of Chapter 163, Part II, F.S., and to discuss when and how needed SIS and State Highway System improvements will be included as *cost feasible* in the TPA's *Long Range Transportation Plan (LRTP)* to more closely coincide with the timing of development impacts, pursuant to Chapter 163, F.S.

The City should revise the comprehensive plan, prior to adoption, to provide a traffic circulation plan and complimentary strategies that will ensure that adequate transportation facilities and services will be available commensurate with the demand for the facilities and services, consistent with the requirements in Chapter 163, Part II, F.S. The revised traffic circulation plan and strategies should be based upon future development potential and include funding sources and strategies, and maintain level of service standards. Revisions to the proposed comprehensive plan must be based on appropriate data and analysis.

## **Comments**

### **Comment 1:**

Proposed Policy INF 1.1.6 in the *Infrastructure Element*, provides that “Adequate water supplies and potable water facilities shall be in place and available to serve new development no later than the issuance by the City of a certificate of occupancy or its functional equivalent.” As drafted, this policy would not ensure that new development would have access to *central* potable water service. Should the City desire to enhance the potential that new development will have access to *central* potable water utility service in a timely manner, the City could revise this policy, prior to adoption, to establish a strategy to facilitate the provision of major *central* potable water facilities and infrastructure (e.g., water production facilities, transmission and distribution mains, storage facilities, etc.) in advance of anticipated development or at least concurrent with its approval (i.e., issuance of development order approval).

### **Comment 2:**

Proposed Policy INF 1.1.5 in the *Infrastructure Element*, provides that “New developments and redevelopments will be required to connect to the centralized water facilities when such facilities become available.” As noted above, in Comment 1, to enhance predictability and reliability that new development will have access to central potable water utility service in a timely manner, the City could revise this amendment, prior to adoption, to establish a strategy to facilitate the provision of major central potable water facilities and infrastructure (e.g., water production facilities, transmission and distribution mains, storage facilities, etc.) in advance of anticipated development or at least concurrent with its approval (i.e., issuance of development order approval). Additionally, to enhance the clarity of this policy, the City may wish to define the term *available* as it applies to centralized water facilities.

### **Comment 3:**

Proposed Policy INF 1.3.5 in the *Infrastructure Element*, provides that “Wastewater service and facilities shall be available to serve new development. New developments and redevelopment will be required to connect to the centralized wastewater facilities if such facilities are available at the time of development or redevelopment.”

To ensure reliable and predictable implementation of this policy, the City could revise the comprehensive plan, prior to adoption, to define or clarify what availability is as used in this context. If the City ultimately revises this amendment to define this term, it could use the definition for *available* provided in section 381.0065(2)(a), F.S., Onsite sewage treatment and disposal systems; regulation; definitions.

### **Comment 4:**

Proposed Policy INF 1.3.6 in the *Infrastructure Element*, provides that “Adequate wastewater facilities shall be in place and available to serve new development no later than the issuance by the City of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the City shall consult with SID to determine whether adequate wastewater facilities exist to serve the new development no later than the anticipated date of issuance by the City of a certificate of occupancy or its functional equivalent.”

This proposed strategy relegates determination as to the availability of adequate wastewater facilities to the very end of the development application review-permitting sequence, severely limiting the ability to plan for and ensure construction of adequate central wastewater facilities to serve new development in advance of development order approval. This approach could also limit the ability to rely upon central wastewater utility systems being available to serve development and result in development defaulting to maximum densities of no greater than two dwelling units per acre, consistent with statutory and Florida Administrative Code limits for density for residential land use utilizing on-site sewage treatment systems. The City could consider revising this policy, prior to adoption, to require coordination with utility providers and land developers at the beginning stages of the development application review-permitting sequence, thereby increasing the certainty as to the type of wastewater treatment system that will be available to serve the new development (e.g., on-site or central system facilities), providing for adequate planning and financing of infrastructure as may be necessary and enabling much greater predictability as to the potential densities and intensities of land use that could obtain development approval.

**Comment 5:**

The attached correspondence from the Florida Department of Transportation and Palm Beach County include a number of recommendations regarding transportation planning for the City. The City should review and consider these recommendations and make appropriate revisions to the comprehensive plan, prior to adoption, to produce an improved transportation element.

**Agency Comments:**

1. South Florida Water Management District provided comments -- attached.
2. Palm Beach County provided comments -- attached.
3. Florida Department of Environmental Protection provided comments -- attached.
4. Florida Department of Transportation provided comments -- attached.
5. Treasure Coast Regional Planning Council provided comments -- attached.

**Additional Comments:**

1. City of West Palm Beach provided comments attached.
2. South Florida Water Management District – additional comments in response to the City of West Palm Beach comments -- comments attached

**SUBMITTAL OF  
ADOPTED COMPREHENSIVE PLAN AMENDMENTS  
FOR STATE COORDINATED REVIEW**

**Section 163.3184(4), Florida Statutes**

**May 2011**

**NUMBER OF COPIES TO BE SUBMITTED:** Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

**SUBMITTAL LETTER:** Please include the following information in the cover letter transmitting the adopted amendment:

\_\_\_\_\_ State Land Planning Agency identification number for adopted amendment package;

\_\_\_\_\_ Summary description of the adoption package, including any amendments proposed but not adopted;

\_\_\_\_\_ Ordinance number and adoption date;

\_\_\_\_\_ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

\_\_\_\_\_ Name, title, address, telephone, FAX number and e-mail address of local government contact;

\_\_\_\_\_ Letter signed by the chief elected official or the person designated by the local government.

**ADOPTION AMENDMENT PACKAGE:** Please include the following information in the amendment package:

\_\_\_\_\_ In the case of text amendments, changes should be shown in strike-through/underline format;

[Continued on reverse]

\_\_\_\_\_ In the case of future land use map amendment, an adopted future land use map, in color format, clearly depicting the parcel, its existing future land use designation, and its adopted designation;

\_\_\_\_\_ A copy of any data and analyses the local government deems appropriate.

**Note:** If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

\_\_\_\_\_ Copy of executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for state coordinated review:

The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

\_\_\_\_\_ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

\_\_\_\_\_ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

\_\_\_\_\_ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency to the ORC report from the State Land Planning Agency.

## Beck, Katherine

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**From:** Oblaczynski, Deborah <doblaczy@sfwmd.gov>  
**Sent:** Monday, December 18, 2017 11:52 AM  
**To:** DCPexternalagencycomments  
**Cc:** Beck, Katherine; Biblo, Adam A; Michael J Busha (mbusha@tcrpc.org); Kenneth Cassel (kcassell@westlake.gov)  
**Subject:** City of Westlake, DEO #17-PLAN Comments on Proposed Comprehensive Plan Amendment Package

Dear Mr. Eubanks:

The South Florida Water Management District (District) has completed its review of the proposed amendment package from the City of Westlake (City). The package includes the City's proposed Comprehensive Plan including the Water Supply Facilities Work Plan. The District offers the following recommendations for consideration prior to adopting the amendment:

- Update Policy INF 1.2.1 in the Comprehensive Plan adopting the Town's proposed Work Plan by reference (Section 163.3177(1)(b) F.S.). The Statute states: "The reference must identify the title and author of the document and indicate clearly what provisions and edition of the document is being adopted." The District has drafted the following example draft policy for use by the City in adopting Work Plans by reference:
  - "The City hereby adopts by reference the City of Westlake Water Supply Facilities Work Plan (Work Plan), dated *October 2017*, for a planning period of not less than 10 years. The Work Plan addresses issues that pertain to water supply facilities and requirements needed to serve current and future development within the City's water service area. The City shall review and update the Work Plan at least every five (5) years within 18 months after the governing board of the water management district approves an updated regional water supply plan. Any changes affecting the Work Plan shall be included in the annual Capital Improvements Plan update to ensure consistency between the Work Plan and the Capital Improvements Element.
- Policy ICE 1.3.3 appears to be self-amending as worded. Revise the policy to reference the *2013 Lower East Coast Water Supply Plan Update* by the title referenced here.
- In the Comprehensive Plan and the Work Plan, all references to the regional water supply plan need to be updated to use the current document's title: *2013 Lower East Coast Water Supply Plan Update*.
- Clarify the Work Plan and Infrastructure Policies regarding reuse water to indicate that reuse water is provided by Palm Beach County and distributed by the Seminole Improvement District.
- Revise Table 4.1 Demand Generators, to indicate the second line for S.F. is a total of the Industrial and the other non-residential square footages.
- Revise references to the existing permitted water use allocation in the Conservation Element Data and Analysis Water Conservation and Reuse Water section. The existing Water Use Permit for diversion and impoundment has demands based on the irrigation requirements for agricultural crops. Due to the change in land use to residential/landscape, the permit will require a modification to adjust the allocation. Update the statement to reflect this potential condition.

- Include reuse water demand projections in the Infrastructure Element Data and Analysis as described in the Future Land Use Data and Analysis Reuse Water Section.
- If applicable, describe geographical areas and projected withdrawal amounts for existing and future domestic self-supply systems. Include details of future plans to provide regional water service to these areas within the planning period. If not applicable, please include a statement indicating the City will have no areas of domestic self-supply.
- Update Section 6.0 of the Work Plan to only address the Regional Issues for the *2013 Lower East Coast Regional Water Supply Plan Update*.

The District offers its technical assistance to the City in developing sound, sustainable solutions to meet the City's future water supply needs and to protect the region's water resources. Please forward a copy of the adopted amendments to the District. Please contact me if you need assistance or additional information.

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](mailto:doblaczy@sfwmd.gov)



**Department of Planning,  
Zoning & Building**

2300 North Jog Road  
West Palm Beach, FL 33411-2741  
(561) 233-5000

Planning Division 233-5300  
Zoning Division 233-5200  
Building Division 233-5100  
Code Enforcement 233-5500  
Contractors Certification 233-5525  
Administration Office 233-5005  
Executive Office 233-5228  
[www.pbcgov.com/pzb](http://www.pbcgov.com/pzb)

**Palm Beach County  
Board of County  
Commissioners**

Melissa McKinlay, Mayor

Mack Bernard, Vice Mayor

Hal R. Valeche

Paulette Burdick

Dave Kerner

Steven L. Abrams

Mary Lou Berger

**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employer"*

December 20, 2017

Ray Eubanks, Plan Processing Administrator  
Bureau of Community Planning  
Division of Community Development  
Florida Department of Economic Opportunity  
Caldwell Building, MSC 160  
107 East Madison Street  
Tallahassee, FL 32399

Re: City of Westlake Comprehensive Plan—State Coordinated  
Review Process

Dear Mr. Eubanks:

Please be advised that the County is in receipt of the above referenced Comprehensive Plan and provides the following formal comments pursuant to s. 163.3184 FS.

As you may recall, the area that is now known as Westlake was the subject of two prior land use amendments (in 2008 and 2014) under the unique provisions of s.163.3162(4) FS, and met the provisions of an "agricultural enclave" as defined in s.163.3164(4) FS. As approved by the County, the development was limited to the configurations as shown on the conceptual plan adopted with the land use amendment, 4,546 dwelling units (at a density of 1.2 dwelling units per acre), and a little over two-million square feet of commercial/office/civic/light industrial uses. It had previously been determined that the County's Comprehensive Plan and infrastructure could support that increment of development at those densities and intensities as approved in 2014. However, the technical documents affixed to the Westlake Plan appear to suggest that higher densities and intensities could be realized, and there is little data and analysis to indicate the City adequately considered and determined the potential impacts of the additional increment of development anticipated at build-out.

It is unclear that the data and analysis for the Transportation Element adequately addresses the County, Regional, or State road network. The analysis appears to examine the internal road network and the directly accessed roadways only. Additionally, the proposed Comprehensive Plan does not appear to consider nor account for extra-jurisdictional impacts and the extent of those impacts. Pending a more detailed analysis by staff, and potential consultation with other affected agencies, the overall impact of the proposed Comprehensive Plan cannot be determined at this time—including transportation facilities. Staff will continue to review the Westlake Comprehensive Plan package and will provide additional comments as warranted. Again, the County would welcome the chance to work further and





coordinate with Westlake, involved agencies, and other potentially affected municipalities to address and resolve these and other identified concerns. Furthermore, the County may object to the Westlake Comprehensive Plan if it is adopted as currently proposed based on the above uncertainties, ambiguities and apparent omissions.

If you have questions or comments, please contact me at (561) 233-5327, or Bryan Davis, Principal Planner at (561) 233-5308.

Sincerely,

  
Lorenzo Aghemo  
Planning Director

cc: Faye W. Johnson, Deputy County Administrator  
David Ricks, County Engineer  
Patrick Rutter, AICP, Executive Director, PZB  
Bryan Davis, CNU-A, Principal Planner, PZB  
Khurshid Mohyuddin, AICP, Principal Planner, PZB

## Beck, Katherine

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**From:** DCPexternalagencycomments  
**Sent:** Tuesday, December 19, 2017 3:49 PM  
**To:** Biblo, Adam A  
**Cc:** Beck, Katherine  
**Subject:** FW: Westlake 17-1Plan Proposed

D. Ray Eubanks  
Plan Review and Processing Administrator  
Florida Department of Economic Opportunity  
Bureau of Community Planning and Growth  
107 East Madison Street MSC 160  
Tallahassee, FL 32399-4120  
850-717-8483  
[Ray.Eubanks@deo.myflorida.com](mailto:Ray.Eubanks@deo.myflorida.com)



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**From:** Plan\_Review [mailto:[Plan.Review@dep.state.fl.us](mailto:Plan.Review@dep.state.fl.us)]  
**Sent:** Tuesday, December 19, 2017 9:51 AM  
**To:** Eubanks, Ray <[Ray.Eubanks@deo.myflorida.com](mailto:Ray.Eubanks@deo.myflorida.com)>; DCPexternalagencycomments <[DCPexternalagencycomments@deo.myflorida.com](mailto:DCPexternalagencycomments@deo.myflorida.com)>  
**Cc:** Plan\_Review <[Plan.Review@dep.state.fl.us](mailto:Plan.Review@dep.state.fl.us)>  
**Subject:** Westlake 17-1Plan Proposed

To: Ray Eubanks, DEO Plan Review Administrator

Re: Westlake 17-1Plan – State Coordinated Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Feel free to contact me at [Suzanne.e.ray@dep.state.fl.us](mailto:Suzanne.e.ray@dep.state.fl.us) or (850) 717-9037 for assistance or additional information. Please send all amendments, both proposed and adopted, to [plan.review@dep.state.fl.us](mailto:plan.review@dep.state.fl.us) or

Florida Department of Environmental Protection  
Office of Intergovernmental Programs, Plan Review

2600 Blair Stone Rd. MS 47  
Tallahassee, Florida 32399-2400

*Stephen E. Ray*





***Florida Department of Transportation***

**RICK SCOTT  
GOVERNOR**

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

**MIKE DEW  
SECRETARY**

December 20, 2017

Mr. D. Ray Eubanks  
Plan Review and Processing Administrator  
Florida Department of Economic Opportunity  
Bureau of Community Planning  
107 East Madison Street, MSC 160  
Tallahassee, FL 32399-4120

Dear Mr. Eubanks:

**SUBJECT: New City of Westlake Comprehensive Plan, DEO #17PLAN  
Adverse Impact Formal Comments**

The Department of Transportation ("Department") has reviewed the new Comprehensive Plan for the City of Westlake ("City") with DEO reference number "17PLAN" and is responding with this formal comment letter.

In accordance with Sections 163.3161(3) and 163.3184(4)(c), F.S., the focus of our review was on major transportation issues, including adverse impacts to transportation facilities of state importance. These facilities include the Strategic Intermodal System (SIS) and significant regional resources and facilities identified in the Strategic Regional Policy Plan by the Treasure Coast Regional Planning Council. These facilities are vital to the economic vitality, growth and quality of life of the county, region and state. Local governments with transportation concurrency are required under Section 163.3180(5)(h)1.a., F.S., to consult with the Department when proposed amendments affect facilities on the SIS.

This submittal includes a new Comprehensive Plan pursuant to Section 163.3167, F.S. for the City of Westlake (incorporated June 2016) in Palm Beach County. The City was previously the subject of Palm Beach County Comprehensive Plan amendment #14-3ESR, which controls until the City adopts a Comprehensive plan.

FDOT has the following comments on the City's proposed Comprehensive Plan (#17-PLAN) along with measures the City may take to eliminate, reduce, or mitigate the adverse impacts to important state resources and facilities, thereby resolving the Department's recommendation of an objection to the Department of Economic Opportunity:

**Comment #1**

The proposed Comprehensive Plan package did not include an analysis to support the projected traffic demand, the planned transportation facilities, or the resulting future level of service. The Department received a copy of the detailed transportation element data and analysis on Friday, December 15, 2017, for review. The Department is still in the process of reviewing the analysis at this time and we anticipate supplementing this comment letter with additional comments in the near future.

The Department's preliminary review indicates that the new Comprehensive Plan allows for increased densities per the Future Land Use Element and Future Land Use Map and increased commercial development (Table 2.6 in FLU Element Data & Analysis) far beyond what is needed to support the future population and employment projections. The development allowed by the proposed future land uses also exceed what was previously approved as part of Palm Beach County amendment #14-3ESR for Minto West (22,693 additional dwelling units and 2.8 million square feet of additional commercial development). The implementation of the Plan in this regard should include a 5-Year and at least a 10-Year planning period, or longer per Sections 163.3177(5)(a) & (b), F.S.

Based on the increase in future development potential, the Department anticipates that cumulative project traffic from the density/intensity increases will result in incremental roadway impacts beyond those created by trips generated from previously approved developments in the area. The City of Westlake is generally surrounded by unincorporated Palm Beach County and abuts the Town of Loxahatchee Groves. In addition to Palm Beach County amendment #14-3ESR, several other Comprehensive Plan amendments that adversely impact roadway network facilities serving the City of Westlake have been adopted subsequently by Palm Beach County and Palm Beach Gardens (see table below).

<b>Comprehensive Plan Amendment</b>	<b>Additional Trips</b>
<b>Westlake (Minto West) (Palm Beach County #14-3ESR)</b>	<b>52,970 gross trips (42,050 net trips)</b>
<b>Avenir (Palm Beach Gardens #16-1ESR)</b>	<b>78,697 trips (58,171 net)</b>
<b>Central Park Commerce Center (Palm Beach County #16-2ESR)</b>	<b>11,395 trips (# of trips limited in comp plan amendment)</b>
<b>Indian Trails Grove (Palm Beach County #16-3ESR)</b>	<b>51,323 trips (42,427 net)</b>
<b>IOTA/Delray Linton Groves (Palm Beach County #16-6ESR)</b>	<b>18,631 trips (13,375 net)</b>
<b>Total Additional Trips based</b>	<b>234,462 trips (167,418 net)</b>

State transportation facilities impacted by the earlier amendments include State Road (SR) 80 (Southern Blvd. and US 98) and SR 710, both SIS facilities, and State Road 7. We anticipate that the proposed Comprehensive Plan could lead to future development that would create further impacts to these facilities of state importance. The Department's analysis considers the approved cumulative trips from the Minto West (Westlake), Avenir, and Indian Trail Groves developments.

**Resolution of Comment #1**

- 1. The City should coordinate with Department, Palm Beach County, the Palm Beach Transportation Planning Agency (TPA), and Treasure Coast Regional Planning Council to identify and address anticipated impacts to the state transportation facilities as a result of the proposed Comprehensive Plan. This should include planning, prioritizing, and ensuring proportionate share contributions and funds are available to deliver transportation improvements needed to serve anticipated growth as per Section 163.3180(5)(h)1.a., F.S. 7. The Department is immediately available to meet with the City, Palm Beach County, the Palm Beach Transportation Planning Agency, Treasure Coast Regional Planning Council, and DEO in this regard.**
- 2. It is not clear how the roadways identified on the 2038 Future Traffic Circulation Map will be funded. The City should therefore provide a basis upon which development will be assessed a proportionate share of the cost of addressing the transportation impacts, including to the State Highway System, resulting from development as per Section 163.3180(5)(h)1.d., F.S.**
- 3. The City should coordinate with the Palm Beach TPA and the Department to discuss when and how needed SIS and State Highway System improvements will be included as cost feasible in the Long Range Transportation Plan and ultimately funded. This coordination is important to facilitate the implementation of transportation improvements on SIS facilities to more closely coincide with the timing of development impacts.**
- 4. The City should identify the future roadway network connections and plan for improving the roadway network (additional lanes, new roadways, expanded intersections, etc.) needed to serve land uses with the proposed amendment at the adopted level of service standards. In addition, a coordinated multi-agency plan should be developed for the advancement of transit, Park and Ride opportunities, and Advanced Traffic Management System (ATMS) to address transportation needs in the Central Western Palm Beach County area.**

5. The supply of residential units (based on maximum densities and acreage allocated to future land use categories) and commercial development, as depicted in the Future Land Use Map and Element, is beyond what is needed to serve market needs and rectify land use imbalances in the Central Western Palm Beach County region. It is unrealistic given the capacity and connectivity constrained nature of the roadway network. The City should re-evaluate the land uses on the Future Land Use Map 2.1 to balance projected demand with the ability to provide needed facilities and services.
6. The necessary improvements to maintain the adopted level of service (LOS) standards should be identified and included in the City's Capital Improvement Element, Transportation Element maps, and the TPA's L RTP cost feasible component. The Capital Improvement Element and the L RTP should identify funding sources to address network deficiencies.

#### **Technical Assistance Recommendations**

1. The comprehensive plan does not address the ability to achieve the adopted LOS standard on Seminole Pratt Whitney Road consistent with the intentions of Objective FLU 1.4, FLU Policy 1.4.2, and CIE Policy 1.1.3. Tables 3.2 and 3.3 in the Transportation Element Data & Analysis section include incorrect capacities. Using the adjustment factor for non-state roadways, the correct capacity should be 1,800 vehicles. This places Seminole Pratt Whitney Road at LOS F. Additionally, Table 3.2 incorrectly identifies Seminole Pratt Whitney Road from Sycamore Drive West to Persimmon Boulevard as a six-lane divided facility. All City and County maps designate it as a four-lane divided facility.
2. The Transportation Element and associated maps do not reflect a well accessed and highly functional inter-connected roadway network that ensures a choice of viable travel routes that avoid over-reliance on the limited number of collector and arterial facilities serving the area, including the SIS. The City is geographically isolated within an expansive exurban area and, other than Seminole Pratt Whitney Road, is situated miles from the nearest arterial roadway. Many other local roadways abut the City but are not proposed to be connected. This results in a vast area that relies on a limited number of access points and a system of local and collector roads that lack connectivity and continuity for throughput and underperforms in terms of travel times.
3. No policies were identified to minimize adverse impacts from development on the SIS nor were related coordination mechanisms between the City, the Department and other appropriate agencies established in the Comprehensive Plan.

4. The Comprehensive Plan does not identify how the City will meet the identified needs of the projected transportation system based on data, analysis, and associated principles and strategies as required by ss.163.3177(6)(b)1.e., F.S.
5. The proposed plan does not include a Future 2038 Projected LOS Map.
6. The City should consider revising the Comprehensive Plan to reflect the functional classifications consistent with Section 334.03(10), F.S., which defines functional classification as the assignment of roads into systems using procedures developed by the Federal Highway Administration (FHWA). The functional classification is significant for roadway design, determining eligibility for funding under the Federal-aid program, and uniform performance measures. The Department has provided a link to the 2013 FHWA Functional Classification Concepts, Criteria and Procedures document:  
[https://www.fhwa.dot.gov/planning/processes/statewide/related/highway\\_functional\\_classifications/fcauab.pdf](https://www.fhwa.dot.gov/planning/processes/statewide/related/highway_functional_classifications/fcauab.pdf)

Categories in proposed Comprehensive Plan	Categories used by FDOT for Functional Classification
Urban Minor Arterial Urban Major Collector	Principal Arterial-Interstate Principal Arterial-Expressway Principal Arterial-Other Minor Arterial Major Collector Minor Collector Local

A GIS shapefile of the FHWA-approved functional classification map (FUNCLASS) is available at <http://www.fdot.gov/planning/statistics/gis/roaddata.shtm>. Another resource, included for functional classifications, is the ArcGIS online version of the District Four Atlas at <http://www.arcgis.com/apps/Viewer/index.html?appid=6bff486fdf0a494b828130be51386ec0>. A contact for more information on functional classifications is Min-Tang Li (954-777-4652, [min-tang.li@dot.state.fl.us](mailto:min-tang.li@dot.state.fl.us)).

#### Resolution of Technical Assistance Recommendations 1-6

1. The City should include policies in the Comprehensive Plan to minimize adverse impacts from development on the SIS and establish coordination mechanisms between the City and the Department related to avoiding and/or mitigating SIS impacts.



2. The City should take note of all omissions and errors identified in Comments 1-6 and make necessary and appropriate revisions to the Comprehensive Plan.

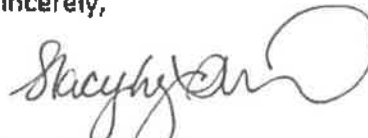
Recommendation

The Department recommends that DEO consider including Comment #1 above as an objection in its Objections, Recommendations and Comments (ORC) Report to the City.

The Department requests that a copy of the adopted Comprehensive Plan, along with the supporting data and analysis, be transmitted for agency review.

Thank you for coordinating on the review of this proposed Comprehensive Plan with the Department. We are committed to working with the City in pursuing mobility solutions. If you have any comments or questions about this letter, please contact Mr. Larry Hymowitz at (954) 777-4663.

Sincerely,



Stacy L. Miller, P.E.  
Director of Transportation Development

SM:lh

cc: Verdenia C. Baker, County Administrator – Palm Beach County  
Michael Busha, Executive Director – TCRPC  
Jennifer Carver, Statewide Growth Management Coordinator – FDOT Central Office  
Kenneth Cassel, City Manager – City of Westlake  
Robert P. Diffenderfer, District Counsel – Seminole Improvement District  
Susan Haynie, Mayor – City of Boca Raton  
Gerry O'Reilly, District Secretary – FDOT District Four  
David L. Ricks, County Engineer – Palm Beach County  
Richard Shine, Attorney – FDOT Central Office  
Nick Uhren, Executive Director – Palm Beach TPA

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM \_\_\_\_

From: Staff

Date: January 19, 2018 Council Meeting

Subject: Local Government Comprehensive Plan Review  
Draft Comprehensive Plan for the City of Westlake  
Amendment No. 17-PLAN

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, requires that the regional planning council review local government comprehensive plans prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the strategic regional policy plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council must provide any comments to the local government within 30 days of the receipt of the proposed comprehensive plan and must also send a copy of any comments to the state land planning agency.

The package from the City of Westlake contains a brand new comprehensive plan consisting of goals, objectives, policies, and maps along with supporting data and analysis for this community incorporated in 2016. The plan is divided into nine elements: Administrative, Future Land Use, Transportation, Infrastructure, Conservation, Recreation and Open Space, Housing, Capital Improvements, and Intergovernmental Coordination. This report includes a summary overview and specific Council comments.

Summary of Proposal

The proposed comprehensive plan is the first for the newly incorporated City of Westlake; the area is currently subject to the Palm Beach County comprehensive plan and will be until this proposed plan is adopted. The plan is organized into nine elements: Administrative, Future Land Use, Transportation, Infrastructure, Conservation, Recreation and Open Space, Housing, Capital Improvements, and Intergovernmental Coordination. Each element has a series of goals, objectives, and policies. There are also data and analysis chapters organized in the same manner as the elements, and a series of maps. Because of the extensive volume of material in the package, the plan has been provided as a supplement to this report on Council's website.

## Overview

The Region has a population of nearly 2 million residents and has experienced explosive growth over the last four decades. The Region's resources and quality of life are sensitive to the impacts of poorly planned growth and development, however, and there are increasing signs that those resources and quality of life are at risk. There is evidence in many parts of the Region of deterioration in the quality of life: traffic congestion and mobility challenges, loss of agricultural lands, polluted waterways, loss of wetlands and forests, deteriorating urban centers and older suburban areas, lack of affordable housing, fiscal stress, and other impacts of poorly planned growth. Since the 1960s hundreds of square miles of native and agricultural lands have been converted to suburban development, a pattern of development that does not allow the efficient provision of public facilities and services, and is devoid of the sense of place that once defined the character of the Region. This is especially true in Palm Beach County.

The new City of Westlake is strategically located to correct certain inefficiencies and limitations associated with existing development patterns in this area and could influence development patterns in a positive way for years to come. There is a great opportunity for the City to ensure there is a regular network of streets and blocks, and a detailed plan is prepared which results in traditionally planned neighborhoods and mixed-use districts which connect all the important components of public and private life (sites for homes, shopping, parks, jobs, schools, churches, civic use, etc.). In other words, correcting the problems of community design, balance, and serviceability that plague the rest of this area.

Unfortunately, the proposed comprehensive plan for the City does not commit to the form or pattern of development necessary to take full advantage of the corrective and transformative opportunities offered by building a new city in this area from scratch. The choice for the City is between two models of growth: the traditional neighborhood and district or the continuation of suburban sprawl. They are polar opposites in appearance, impacts, function, and character. They look different, they act differently, and they affect us in different ways. In the absence of a strong and detailed commitment to traditional neighborhoods, the default pattern will be suburban sprawl.

While the City's proposed comprehensive plan likely meets all the minimum requirements of Chapter 163, Part II, Growth Policy; County and Municipal Planning; and Land Development Regulation, this statute provides little guidance for planning and building a new, sustainable city for 15,000 people. It is "one size fits all" state legislation that does not consider the context of this new city in Palm Beach County and its anticipated role in correcting and retrofitting certain limitations with surrounding land use patterns. The statute is also neutral on urban form. Without a commitment to traditional urban form and patterns of development, it is unlikely that the goals set forth in the draft plan can be achieved.

Council encourages the City to aim higher than the minimum requirements of Chapter 163; commit to a traditional urban form of development; and create a more aspirational plan worthy of the opportunity to plan a brand new city in the countryside. For example, the City could adopt a "Vision Element" which describes, with illustrations and text, the City's commitment to address the nature of suburban sprawl and its side effects by including goals, objectives and

## **DRAFT**

### **Subject to Modifications**

policies to: 1) increase the diversity, walkability, and self-containment of neighborhoods; 2) commit to a network of regularly spaced streets and blocks throughout the City; 3) strengthen the connections and walkability between districts and neighborhoods; and 4) link them together to establish more efficient, larger patterns of development in the area (Exhibit 2).

Along these lines, Council encourages additional policy language supported by a new Street Network or Future Traffic Circulation Map which commits to a regularly spaced local network of neighborhood streets, alleys, and blocks throughout the City that will connect the neighborhoods and districts to the backbone network of arterials and connectors. This could be accompanied by a Compendium of Street Sections for the City which articulates some examples of the various street types that are being considered for use within the city limits (Exhibit 3).

Council makes these suggestions to encourage the City to make a stronger and clearer long-term commitment to fundamental planning principles that assure the City will be built out using traditional urban forms and patterns, distinct from the surrounding suburban sprawl. This will be valuable in guiding the future growth of the City beyond the first phase of construction in the original development order as time goes by and as focus and priorities change. In addition, Council has provided below a series of comments, questions, and suggestions related to the City's proposed draft comprehensive plan.

#### Comments, Questions, and Suggestions

##### *Administrative Element*

- A description of the Palm Beach County approval of Minto West should be added. It is discussed in Chapter 2, but there is no explanation of what it is.
- Provide more information about the Interlocal Agreement with the Seminole Improvement District, including the date, resolution number, official record book and page, etc. so that this important agreement is documented in the comprehensive plan.
- Add Mobile Homes to the definitions since they are mentioned in Policy FLU 1.1.13 and Policy HE 1.1.6.

##### *Future Land Use Element*

- The Floor Area Ratio definition on page 10 of the data and analysis is not consistent with the definition in the Administrative Element.
- If, as Policy FLU 1.1.8 says, accessory dwelling units don't count for density calculations, how is the impact of a residential land use change to be estimated?

*Transportation Element*

- The analysis only considers the roadways within the City limits. Will the future residents and business employees and customers be able to get to Westlake on the limited roadway network connected to Seminole Pratt Whitney Road?
- Are the rights-of-way called for in Policy TE 1.1.3 and 1.1.5 adequate to accommodate the necessary travel lanes and separated bicycle / pedestrian pathways?
- What does the statement “The roadway levels of service are adopted for planning purposes only” in Policy TE 1.2.1 mean? This appears to contradict with the concurrency provisions and render them useless.
- Council suggests that Policy TE 1.4.10 be revised to indicate that the City will classify the context of their roads in accord with the new Florida Department of Transportation design manual and the Palm Beach County Transportation Planning Agency’s complete streets guide.
- Revise Objective TE 1.6 to “Construct the City and its transportation network to be supportive of mass-transit options.” As currently written, the Objective calls for the planning to be done once the mass-transit is available. This is too late and will likely mean it will never be feasible to provide mass-transit since the retrofit costs will be too high.
- Revise Policy TE 1.6.4 to supplement evaluation of parking requirements with “building placement” as part of encouraging alternate modes of travel. Council has found that the form of development has a significant impact on the practicality and desirability of using non-automobile transportation.

*Infrastructure Element*

- Policy INF 1.1.5 and 1.1.6 need to be aligned. The policy should require that new development and redevelopment connect to central water facilities in order to receive a certificate of occupancy; delete the text “when such facilities become available.”
- Policy INF 1.3.5 and 1.3.6 need to be aligned. The policy should require that new development and redevelopment connect to central sewer facilities in order to receive a certificate of occupancy; delete the text “when such facilities become available.”
- Policy INF 1.6.5 erroneously refers to water supply in the second sentence instead of drainage.

*Recreation and Open Space Element*

- The Data and Analysis does not contain any supply and demand analysis, plan for recreation, or projection of needs as the population grows.

## **DRAFT**

### **Subject to Modifications**

- In Policy REC 1.1.4, why not tie approval of new development to meeting the Recreation and Open Space Level of Service? Adequate area for recreation is a key component of a high quality of life and, as a brand new community, the City should not allow itself to get behind on any necessary infrastructure. Ensuring adequate infrastructure is installed in the beginning as development occurs is an opportunity that existing cities which struggle with the cost and logistics of retrofitting old neighborhoods would gladly welcome.
- Revise Objective REC 1.3 to “Encourage civic and park planning for development of open space within the City” to help ensure that spaces appropriate for community civic life are created.
- Council suggests that the policies incorporate a land dedication or cash in lieu requirement for new development in order to offset the recreation need impacts on existing residents caused by new development.

#### *Capital Improvements Element*

- On page 3 of the data and analysis, why are parks not “scheduled to be developed?” The comprehensive plan contemplates that a series of homes will be developed, therefore the associated recreation areas also need to be developed concurrent with the arrival of new residents.
- Why are the projects in Table 8.1 on page 4 of the data and analysis repeated twice in the table?
- In comparing Table 8.2a and 8.2b (revenue and expenses, respectively), in all 5 years after 2017/2018 the expenses exceed the revenues. How are these deficits addressed and what is the impact on the City’s ability to provide the needed capital improvements?
- The recreation level of service should be added to Table 8.2 within Policy CIE 1.2.1. While a recreation level of service is not required by Florida Statutes, the City can certainly choose to exceed the minimum requirements of the Statutes to ensure a high quality of life for the residents.
- Following Policy CIE 1.3.5 is Table 8.1, but it is not referenced in the text.

#### *Intergovernmental Coordination Element*

- In Policy ICE 1.1.4, Council suggests the language be strengthened from “participate” to “join and participate” in the Intergovernmental Program (Issues Forum and IPARC).
- In Policy ICE 1.2.2, Council suggests the language be strengthened from “participate” to “join and participate” in the Coordinated School Planning Interlocal Agreement.

- In Policy ICE 1.3.4 and 1.3.5, consider revising these to allow for the City to self-provide or contract for Fire/Rescue and Law Enforcement services if the City decides to do so in the future. This will avoid the need for a text amendment to the comprehensive plan if the City's method of providing these services changes in the future.

#### *Annexation*

Council suggests that annexation criteria and a future annexation area be provided in a suitable element of the plan to provide guidance for future annexation activity in the event the City wishes to pursue that in the future. Given that the City is mostly surrounded by unincorporated area, it seems very likely that annexation will occur in the future. Ensuring that development or redevelopment of these new areas is consistent with the "core" of the community is critical for the future success of the City.

#### *Emergency Preparedness*

Council suggests that the comprehensive plan be enhanced by addressing the issue of hurricane and disaster preparedness, especially given the limited transportation options and the current uptick in the frequency of storms impacting Palm Beach County (Exhibit 2).

#### Regional Impacts

Without a commitment in the comprehensive plan to develop Westlake in a manner which takes full advantage of the opportunity to correct the inefficiencies and limitations of the existing development pattern, the additional residential units and commercial square footage to be developed will simply exacerbate the problems and impose impacts on the adjacent communities and regional transportation network and resources.

#### Extrajurisdictional Impacts

Council requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on November 30, 2017. Palm Beach County has expressed concern about negative impacts on the roadway network and adjacent residents. The County's comments will be provided directly to Westlake and the Department of Economic Opportunity.

#### Conclusion

The draft comprehensive plan for the City of Westlake is not consistent with the Strategic Regional Policy Plan (SRPP). Exhibit 2 includes objectives and policies that should be incorporated into a more robust vision for the future of this new city so that adverse effects on regional resources and facilities and extrajurisdictional impacts can be minimized. In addition, the specific concerns and questions raised in this report need to be addressed. Council staff is available to assist the City in this effort.

Recommendation

Council should approve this report and authorize its transmittal to the City of Westlake and the Florida Department of Economic Opportunity.

Attachments

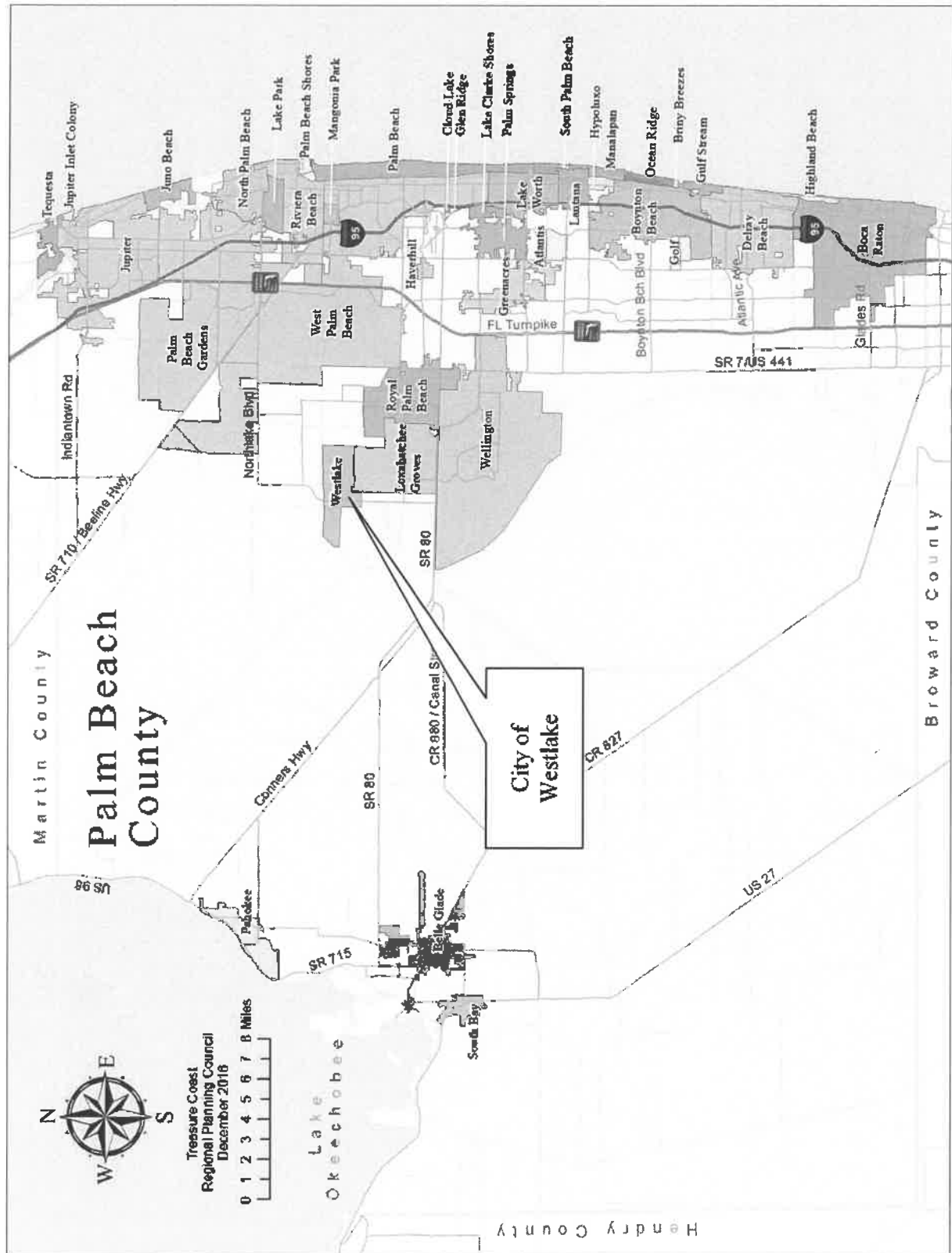


## **List of Exhibits**

### **Exhibit**

- 1 General Location Map
- 2 Excerpt From Strategic Regional Policy Plan
- 3 Compendium of Street Sections

# Exhibit 1 General Location Map



## **Exhibit 2**

### **Excerpt From Strategic Regional Policy Plan**

#### **Goals, Strategies and Policies**

This attachment contains a summary of the goals, strategies and policies from Council's Strategic Regional Policy Plan that are most relevant to the City of Westlake's Comprehensive Plan.

#### **Future of the Region**

##### **MASTER PLAN**

**Goal 4.1:** Future development should be part of existing or proposed cities, towns, or villages.

**Goal 6.1:** Create new neighborhoods and communities.

**Goal 10.1:** Neighborhoods and communities which are served by a variety of transportation modes.

**Goal 15.1:** Preferred forms of development which result in downtown redevelopment and infill, the containment of suburban sprawl and the creation of new cities, towns, and villages.

**Goal 16.1:** The formation of new towns, cities and villages.

**Strategy 6.1.1:** Encourage the formation of sustainable neighborhoods and communities.

**Strategy 7.1.3:** Promote improved community planning and urban design.

**Strategy 7.2.1:** Promote patterns of development which provide better opportunities for the transportation disadvantaged.

**Strategy 7.3.1:** Reduce vulnerability to natural and man-made disaster events through better transportation, land use and community planning.

**Strategy 12.1.1:** Encourage patterns of development and programs which improve the independence and self-sufficiency of children.

**Strategy 13.1.1:** Encourage patterns of development and programs which minimize dependency on the automobile, encourage and accommodate public transit, and reduce vehicle miles traveled and the amount of vehicle emission discharged into the atmosphere.

**Strategy 16.1.1:** Encourage and facilitate preferred forms of development.

**Policy 6.1.1.1:** New neighborhoods and districts should contain a balanced, well-planned, compatible mix of land uses appropriately located so that State, local and regional goals are achieved.

**Policy 6.1.1.2:** New neighborhoods and districts should have compact designs, with a mix of building types.

**Policy 6.1.2.3:** Require that an urban design study be prepared to evaluate development proposals in the countryside.

**Policy 7.1.1.4:** Urban design and architectural studies should be performed when evaluating residential and commercial projects. Such studies should analyze building typology and compatibility, land use mix and the overall impact of the project on the surrounding neighborhood or district.

**Policy 7.1.3.1:** Encourage patterns and forms of development and redevelopment that maximize public transportation alternatives, minimize the use of the Region's collector and arterial roadway network, and reduce the total amount of daily vehicle miles traveled.

**Policy 7.2.1.1:** Encourage patterns and forms of development and redevelopment and street design that will improve mobility opportunities for transit dependent groups especially the poor, handicapped and young.

**Policy 7.3.1.2:** Plan and design new development and redevelopment to increase the ability of the internal and external roadway network to accommodate emergency traffic, enhance post disaster recovery efforts, and provide central locations for public shelters and emergency relief centers.

**Policy 8.1.1.3:** Encourage patterns of development which minimize the public cost for providing services, maximize the use of existing service systems and facilities and take into full consideration environmental/physical limitations.

**Policy 9.1.1.1:** Encourage patterns of development and programs which reduce dependency on the automobile, encourage and accommodate public transit, and reduce the overall use of fossil fuels.

**Policy 10.1.1.1:** Plan and design development to effectively accommodate alternative modes of transportation.

**Policy 12.1.1.1:** Consider the special mobility needs of children in all development proposals.

**Policy 12.1.1.2:** Encourage the location and provision of schools, parks, recreational and other uses (e.g., retail, civic uses, etc.) within biking or walking distance.

**Policy 12.1.1.4:** Provide sites for civic uses such as schools, parks and libraries within neighborhoods.

**Policy 15.1.3.13:** Make non-preferred forms of development occurring in undeveloped areas responsible for the full and true infrastructure costs to support the development through buildout.

**Policy 16.1.1.1:** Local governments should identify appropriate locations for preferred forms of development.

**Policy 16.1.1.2:** Future land use plans should be prepared for locations considered appropriate for new towns, cities, villages, neighborhoods and districts.

## **Transportation**

### **RIGHTS OF WAY**

**Policy 7.1.1.1:** Reserve and protect sufficient road right-of-way on the regional roadway network to provide for an efficient multi-modal transportation system.

### **EXTERNAL ROADWAY IMPROVEMENTS**

**Goal 8.1:** Public facilities which provide a high quality of life.

**Strategy 8.1.1:** Provide levels of public services necessary to achieve a high quality of life, cost effective.

**Policy 8.1.1.1:** All development should take place concurrent with or after the provision of necessary infrastructure and services.

### **INTERSECTION IMPROVEMENTS**

**Goal 8.1:** Public facilities which provide a high quality of life.

**Strategy 8.1.1:** Provide levels of public services necessary to achieve a high quality of life, cost effective.

**Policy 8.1.1.1:** All development should take place concurrent with or after the provision of necessary infrastructure and services.

### **ACCESS DRIVEWAYS**

**Goal 7.1:** A balanced and integrated transportation system.

**Strategy 7.1.3:** Promote improved community planning and urban design.

**Policy 7.1.3.1:** Encourage patterns and forms of development and redevelopment that maximize public transportation alternatives, minimize the use of the Region's collector and arterial roadway network, and reduce the total amount of daily vehicle miles traveled.

#### **ANNUAL REPORTING AND MONITORING**

**Goal 8.1:** Public facilities which provide a high quality of life.

**Strategy 8.1.1:** Provide levels of public services necessary to achieve a high quality of life, cost effective.

**Policy 8.1.1.1:** All development should take place concurrent with or after the provision of necessary infrastructure and services.

#### **NEIGHBORHOOD IMPACTS**

**Policy 7.1.2.1:** Assist public and private agencies and entities in implementing TDM strategies that reduce congestion, energy use and the number of single-occupant auto trips.

**Policy 7.1.2.2:** Give consideration during the planning of transportation system expansion to providing incentives for use of high-occupancy vehicles and alternative modes of transportation (e.g., car pools, van pools, buses, bicycles, etc.).

**Policy 7.1.2.3:** Increase land use densities and the mix of land uses around commuter rail stations and at strategic locations along designated public transportation corridors where consistent with other local and regional goals and strategies.

**Policy 7.1.2.4:** Develop and redevelop downtowns and strategic locations along designated public transportation corridors. In order to improve the feasibility of public transportation, residential densities should be no less than 8 units per acre.

**Policy 7.1.2.5:** Develop a regional roadway system of predictably spaced and interconnected east-west, north-south streets. Ideally, streets should be spaced every one-quarter to one-half mile to offer multiple route choices, disperse traffic, and discourage local travel on interstates and arterials.

**Policy 7.1.3.2:** Suggests planning development to provide interconnections for pedestrians and public transportation within and between residential areas, schools, employment and retail centers, recreational areas and other public facilities.

**Policy 7.1.3.3:** An urban design study should be prepared prior to the development and redevelopment of building sites or changes to the street network.

**Policy 7.1.3.5:** Orient buildings toward streets to create better pedestrian environments.

**Policy 7.1.3.6:** Locate buildings so they are as convenient and accessible to public transportation facilities and sidewalks as they are to auto parking.

**Policy 7.1.3.7:** Locate parking to the sides and backs of buildings so that pedestrian access and access from public transportation does not require walking through large parking lots to reach building entrances.

**Policy 7.1.3.9:** Design and locate parking lots and garages to enhance pedestrianism and the character and attractiveness of the area, and to encourage use of alternate modes of transportation.

**Strategy 7.1.4:** Encourage public transportation alternatives.

**Policy 7.1.4.1:** Review and where necessary amend public policy governing parking requirements to support “transit first” policies and to promote public transit as a viable alternative in high density areas, designated public transportation corridors, and central business districts.

**Policy 7.1.4.2:** Have new development or redevelopment provide transit ridership amenities (shelters, route information, and schedules) and appropriate and effective incentives whenever transit use is assumed or required to maintain acceptable roadway level of service.

**Policy 7.1.4.4:** Support requests for lower levels of service and establishment of transportation concurrency exception areas in higher density areas, downtowns, and along designated public transportation corridors where it can be demonstrated that levels of mobility and convenience will be maintained or increased through other modes of transportation or land use corrections.

**Policy 7.1.4.5:** Support development and implementation of corridor management plans which are consistent with the SRPP.

## **Human Resource Issues**

### **HOUSING**

**Goal 2.1:** An adequate supply of safe and affordable housing to meet the needs of the very low, low, and moderate-income residents of the Region.

**Goal 2.2:** A range of housing types and affordabilities in proximity to employment and services.

**Strategy 2.1.1:** Create a planning/regulatory climate which is conducive to the production of affordable housing.

**Strategy 2.1.2:** Create and expand public/private partnerships among all entities involved in the provision of affordable housing including financial institutions, developers, contractors, government agencies, social service and other non-profit organizations, churches and realtors.

**Strategy 2.2.1:** Ensure that all areas have a reasonable mix of housing, employment opportunities, and services.

**Policy 2.1.1.1:** Local governments should reduce unnecessary regulatory barriers which make it more difficult to build affordable housing. Examples of such barriers are large lot sizes, minimum unit size and floor space, and setbacks.

**Policy 2.1.1.2:** Local governments should allow zero lot line development, cluster development, accessory apartments, high-density zoning, mixed-use buildings, modified site improvement standards, alternate construction techniques, etc.

**Policy 2.1.1.4:** Local governments should consider the enactment of incentives such as density bonuses, linkage programs, and inclusionary housing policies.

**Policy 2.1.1.5:** Local governments should designate adequate sites where affordable housing can be developed.

**Policy 2.1.2.1:** Work closely with non-profit organizations who are interested in sponsoring housing projects which serve very low, low and moderate-income residents.

## Environment and Natural Resources

### UPLAND PRESERVATION

**Strategy 1.1.1:** Preserve and manage complete natural systems as a network of connected nature preserves.

**Strategy 6.1.1:** Preserve and manage natural systems as a network of connected nature preserves and promote the establishment of greenway systems in the region.

**Policy 6.7.1.2:** Development plans should be designed to maximize the amount of protected habitat. Protected natural communities and ecosystems should be preserved in viable condition with intact canopy, under-story, and ground cover. Where possible, preserve areas should be designed to interconnect with other natural areas that have been set aside for preservation. A restoration and management plan for the protected areas should be developed.

As a minimum baseline measure for consistency with the SRPP, Council strives to achieve protection of 25 percent of upland natural communities in the evaluation of development plans. Council supports the maximum protection of natural communities,



and recommends that more than 25 percent of the upland habitat be preserved where appropriate.

**Policy 6.7.1.9:** Preserve areas should be designed to protect integrated systems of uplands and wetlands.

**Strategy 6.8.1:** Preserve areas should be designed and established to protect endangered and potentially endangered species.

**Policy 7.1.2.6:** Redirect development patterns away from interstates and major arterials to town and neighborhood centers along collector and minor arterials.

**Policy 8.1.1.3:** Encourage patterns of development which minimize the public cost for providing services, maximize the use of existing service systems and facilities and take into full consideration environmental/physical limitations.

### **LISTED SPECIES**

**Strategy 1.1.1:** Preserve and manage complete natural systems as a network of connected nature preserves.

**Strategy 6.8.1:** Preserve areas should be designed and established to protect endangered and potentially endangered species.

**Policy 6.8.1.2:** All endangered and potentially endangered plant and animal populations should be protected and all habitat of significant value to existing populations of endangered and threatened species should be preserved and protected.

### **WETLANDS**

**Policy 6.6.1.1:** No activity should be allowed that results in the alteration, degradation, or destruction of wetlands and deepwater habitats, except when:

1. Such an activity is necessary to prevent or eliminate a public hazard;
2. Such an activity would provide direct public benefits which would exceed those lost to the public as a result of habitat alteration, degradation, or destruction;
3. Such an activity is proposed for habitats in which the functions and values currently provided are significantly less than those typically associated with such habitats and cannot be reasonably restored;
4. Such an activity is water dependent or, due to the unique geometry of the site, minimal impact is the unavoidable consequence of development for uses, which are appropriate given site characteristics.

**Policy 6.6.1.2:** Whenever any wetland or deepwater habitat is degraded or destroyed, mitigation should be provided through the creation of new wetland and deepwater habitat, through the restoration of degraded habitat, or through the enhancement of functions and values provided by existing habitats.

**Policy 6.6.1.3:** A buffer zone of native upland edge vegetation should be provided and maintained around wetland and deepwater habitats, which are constructed or preserved on new development sites. The buffer zone may consist of preserved or planted vegetation but should include canopy, under-story, and ground cover of native species only. The edge habitat should begin at the upland limit of any wetland or deepwater habitat.

### **EXOTIC SPECIES**

**Policy 6.7.1.4:** All nuisance and invasive exotic vegetation listed by the Florida Exotic Pest Plant Council should be removed and where appropriate replaced with plant species adapted to existing soil and climatic conditions. Removal should be in such a manner that avoids seed dispersal by any such species. State and federal agencies and local governments should coordinate and assist in the removal and replacement of nuisance exotic pest species.

### **STORMWATER MANAGEMENT**

The following strategy and policies in the SRPP apply to the project:

**Strategy 1.1.2:** Promote compatibility of urban areas, regional facilities, natural preserves and other open spaces.

**Policy 6.3.1.1:** All new, reconstructed or substantially expanded storm and surface water management systems should be designed and constructed to meet state water quality standards. Where feasible, retention is the preferred method for treatment of stormwater, recharging the aquifer, and protecting the region's estuaries.

**Policy 6.3.1.2:** A vegetated and functional littoral zone should be established as part of new surface water management systems where possible. Prior to construction of the surface water management system for any phase of a project, the developer should prepare a design and management plan for the wetland/littoral zone that will be established as part of these systems. The littoral zone established should consist entirely of native vegetation and should be maintained permanently as part of the water management system.

**Policy 6.3.1.6:** Design drainage systems that maintain the natural discharge pattern of stormwater from a site.

### **WATER SUPPLY**

**Goal 8.1:** Public facilities which provide high quality of life.

**Strategy 8.1.1:** Provide levels of public services necessary to achieve a high quality of life, cost effectively.

**Policy 8.1.1.1:** All development should take place concurrent with or after the provision of the necessary infrastructure and services.

**Goal 6.2:** A regional water supply managed to provide for all recognized needs on a sustainable basis.

**Strategy 6.2.1:** Develop and implement water conservation programs.

**Policy 6.2.1.1:** Use reclaimed wastewater for irrigation and other suitable purposes when such use is determined to be feasible.

**Policy 6.2.1.3:** Protect natural communities on development sites as a method to reduce the need for irrigation.

**Policy 6.2.1.4:** In order to protect and conserve the water resources of the Region and southern Florida to ensure the availability for future generations:

1. All landscaping material used on the primary dune system should be composed of native plants adapted to soil and climatic conditions occurring on-site. In all other locations the majority of landscaped areas should be composed of native or drought tolerant plants adapted to soil and climatic conditions occurring on-site.
2. The lowest acceptable quality water should be used to meet nonpotable water demands.
3. Potable water rates should be structured to encourage conservation.
4. All new and expanding wastewater treatment facilities should make reclaimed wastewater available for use in irrigation. Where possible, all new development should rely on wastewater reuse for irrigation.
5. Use of water saving device, irrigation systems, and plumbing fixtures should be required to the maximum extent justified. Where appropriate, existing systems should be retrofitted to make use of the most cost efficient water saving devices.
6. Leak detection programs should be developed and implemented.

## **WASTEWATER MANAGEMENT**

**Goal 8.1:** Public facilities which provide high quality of life.

**Strategy 8.1.1:** Provide levels of public services necessary to achieve a high quality of life, cost effectively.

**Policy 8.1.1.1:** All development should take place concurrent with or after the provision of the necessary infrastructure and services.

### **HURRICANE PREPAREDNESS**

**Goal 5.2:** Reduced vulnerability to disasters.

**Strategy 5.2.1:** Utilize land use, transportation, and community planning processes to address vulnerability issues.

**Policy 5.2.1.1:** Plan and design new development and redevelopment to increase the ability of the internal and external roadway network to accommodate emergency traffic, enhance post disaster recovery efforts, and provide natural central locations for public shelters and emergency relief centers.

**Regional Goal 5.3:** Adequate and safe shelter within the Region for residents in coastal high hazard and floodplain areas.

**Strategy 5.3.1:** Provide shelter space for residents of areas susceptible to flooding from the effects of hurricanes and other storms.

**Policy 5.3.1.10:** In accordance with State, local, and regional hurricane evacuation studies and emergency evacuation plans, require new developments to fully mitigate impacts on existing public shelter capacities by providing additional shelter space which can safely accommodate the development's residents who are likely to seek public shelter locally during a hurricane event.

### **SOLID WASTE AND HAZARDOUS MATERIALS**

**Goal 6.3:** Protection of water quality and quantity.

**Goal 8.1:** Public facilities which provide a high quality of life.

**Policy 8.1.1.1:** All development should take place concurrent with or after the provisions of necessary infrastructure and services.

### **AIR QUALITY**

**Goal 13.1:** Maintenance of acceptable air quality levels

**Strategy 13.1.1:** Encourage patterns of development and programs which minimize dependency on the automobile, encourage and accommodate public transit, and reduce

vehicle miles traveled and the amount of vehicle emission discharged into the atmosphere.

**Policy 13.1.1.1:** Implement practices, which minimize airborne dust and particulate emission.

**Strategy 7.1.3:** Promote improved community planning and urban design.

**Policy 7.1.3.1:** Encourage patterns and forms of development and redevelopment that maximize public transportation alternatives, minimize the use of the Region's collector and arterial roadway network, and reduce the total amount of daily vehicle miles traveled.

**Policy 7.1.3.4:** Reduce VMT per capita by private automobile within the Region through a combination of the following:

- (1) provision of public transportation alternatives;
- (2) provision of housing opportunities in proximity to employment opportunities;
- (3) provision of essential services and recreational opportunities in proximity to demand;
- (4) concentration of commercial and other essential services;
- (5) provision of a street network designed for the pedestrian the disabled, the automobile and transit;
- (6) provision of parking in ways that will encourage pedestrianism and public transportation alternatives;
- (7) provision of incentives encouraging infill and downtown redevelopment;
- (8) support of public and private sector efforts to carry out TDM strategies that will reduce congestion; and
- (9) expansion of commuter rail and intermodal connections.

## **POLICE AND FIRE PROTECTION**

**Goal 8.1:** Public facilities which provide a high quality of life.

**Strategy 8.1.1:** Provide levels of public services necessary to achieve a high quality of life, cost effectively.

**Policy 8.1.1.1:** All development should take place concurrent with or after the provision of necessary infrastructure and services.

## **HISTORIC AND ARCHAEOLOGICAL SITES**

**Strategy 15.1.1:** Identify and protect archaeological and historical resources in the Region.

## **ENERGY**

**Goal 9.1:** Decreased vulnerability of the Region to fuel price increases and supply interruptions.

**Strategy 9.1.1:** Reduce the Region's reliance on fossil fuels.

**Policy 9.1.1.1:** Encourage patterns of development and programs, which reduce the dependency on the automobile, encourage and accommodate public transit, and reduce the overall use of fossil fuels.

**Policy 9.1.1.3:** Encourage energy efficient buildings. Strategies should include: 1) proper siting according to solar orientation; b) design of passive architectural systems; c) site designs that provide shade to buildings; d) use of sustainable building materials; and e) use of solar mechanical systems.

## **ECONOMIC AND FISCAL IMPACTS**

**Policy 8.1.1.3:** Encourage patterns of development, which minimize the public cost for providing services, maximize the use of existing service systems and facilities and take into full consideration environmental/physical limitations.

**Policy 8.1.2.2:** Give high priority to restoring or establishing new public facilities only in areas that have been designated as locations that will be built following preferred development form principles.

**Strategy 3.4.1:** Promote patterns of development, which allow public services and facilities to be provided more cost effectively.

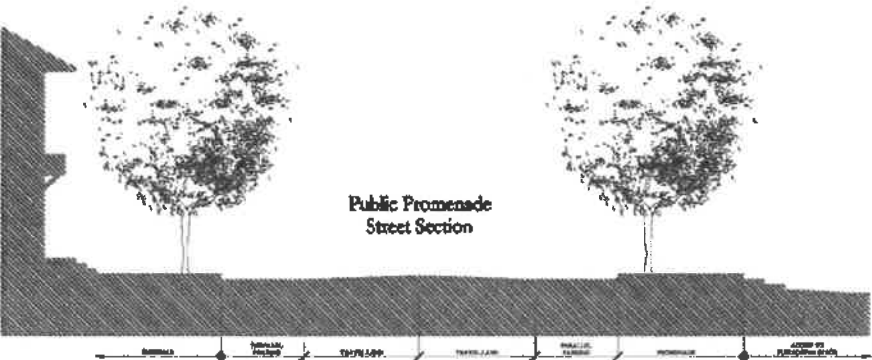
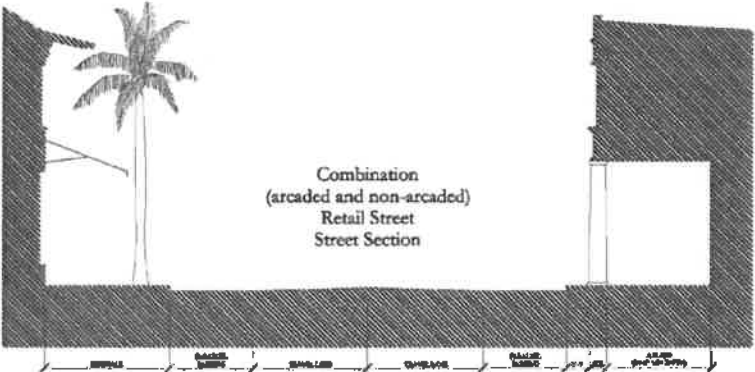
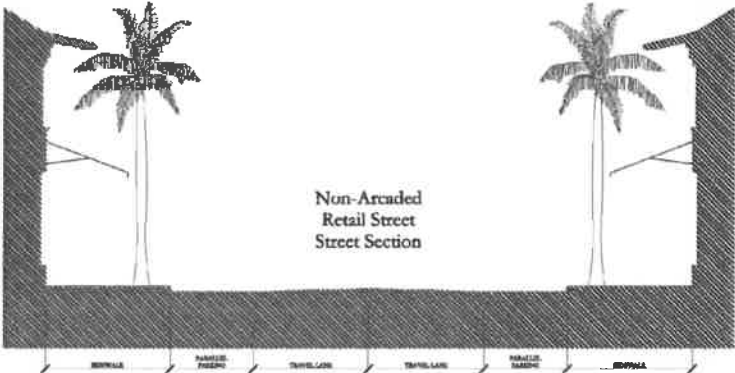
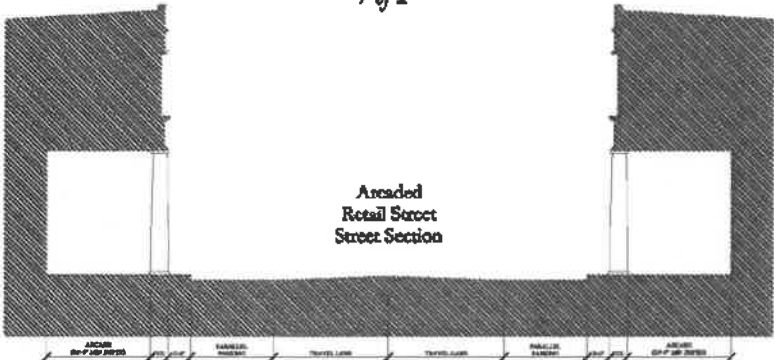
**Policy 3.4.1.3:** Non-preferred forms of development, which occur in undeveloped areas should be responsible for and bear the full and true infrastructure costs to support the development through build out.

**Policy 3.4.1.4:** Develop a tiered system of impact fees which recognizes cost differences of providing public services to the development based on the size, type, form, location and service demands of the development proposed.

# **Exhibit 3** **Compendium of Street Sections**

## Compendium of Street Sections

### *Mixed-Use Areas* *Street Sections* *1 of 2*

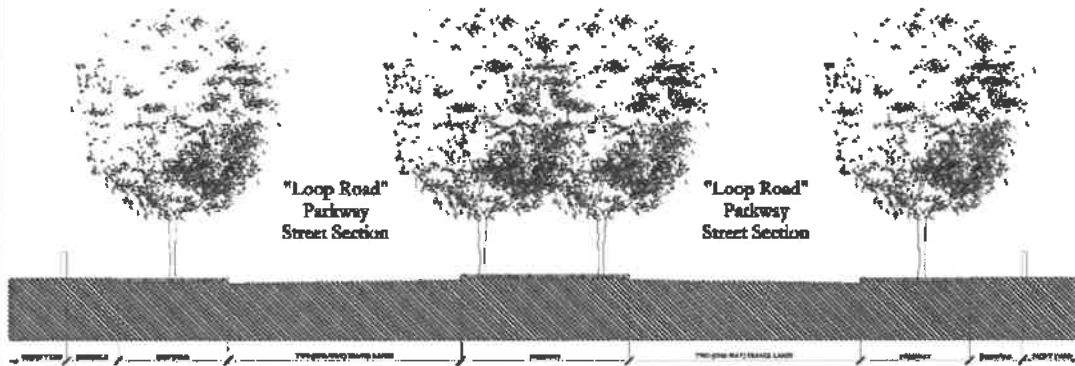
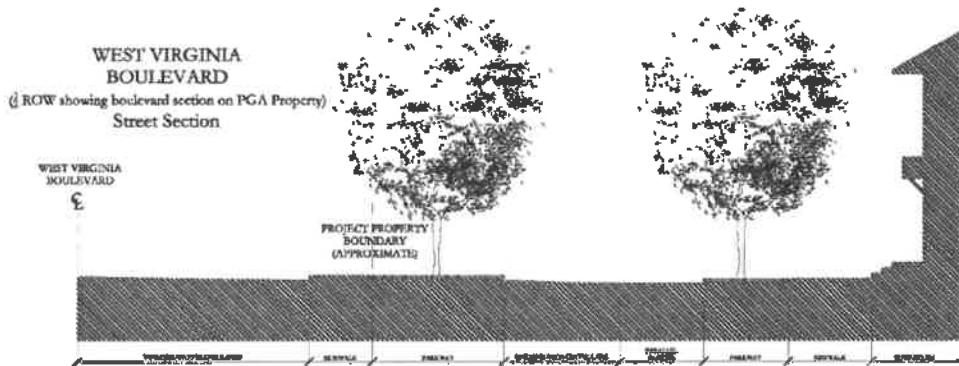
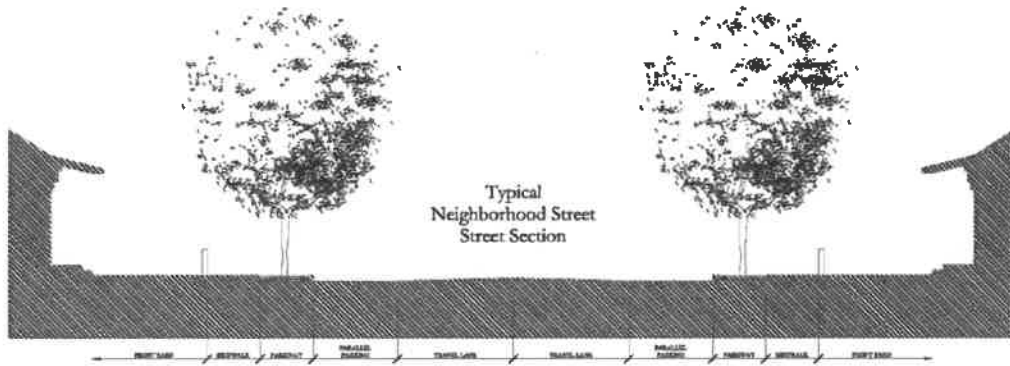
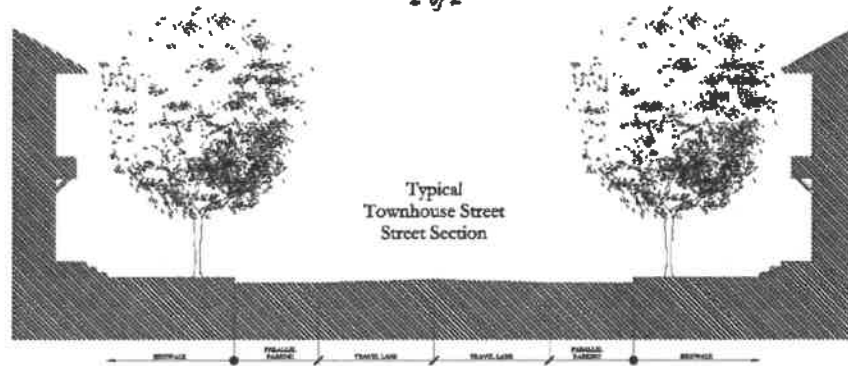


# Compendium of Street Sections

## Mixed-Use Areas

### Street Sections

2 of 2



Scale: 1"=10'-0"

Source: TCRPC, 2012

Sheet 2 of 2





***Florida Department of Transportation***

**RICK SCOTT  
GOVERNOR**

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

**MIKE DEW  
SECRETARY**

January 12, 2018

Mr. D. Ray Eubanks  
Plan Review and Processing Administrator  
Florida Department of Economic Opportunity  
Bureau of Community Planning  
107 East Madison Street, MSC 160  
Tallahassee, FL 32399-4120

**SUBJECT: New City of Westlake Comprehensive Plan, DEO #17PLAN  
Adverse Impact Formal Comments --- Addendum #1**

Dear Mr. Eubanks:

This letter is an addendum to the Florida Department of Transportation's December 20, 2017 formal comments letter regarding the City of Westlake's Comprehensive Plan. The Department has the following comments regarding the Transportation Element Data and Analysis (dated September 18, 2017) submitted December 15, 2017.

- (1) 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 impact the capacity of the roadway.
- (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.
- (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 to address the impacts of

development across municipal boundaries. The City appears to be opting out of the County's 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.

If you have any comments or questions about this letter, please contact Mr. Larry Hymowitz at (954) 777-4663.

Sincerely,



Stacy L. Miller, P.E.  
Director of Transportation Development

SM: lh

cc: Verdenia C. Baker, County Administrator — Palm Beach County  
Michael Busha, Executive Director — TCRPC  
Jennifer Carver, Statewide Growth Management Coordinator — FDOT Central Office  
Kenneth Cassel, City Manager — City of Westlake  
Robert P. Diffenderfer, District Counsel — Seminole Improvement District  
Susan Haynie, Mayor — City of Boca Raton  
Gerry O'Reilly, District Secretary — FDOT District Four  
David L. Ricks, County Engineer — Palm Beach County  
Richard Shine, Attorney — FDOT Central Office  
Nick Uhren, Executive Director — Palm Beach TPA



## WEST PALM BEACH

Development Services

January 5, 2018

Ray Eubanks, Plan Processing Administrator  
Bureau of Community Planning  
Division of Community Development  
Florida Department of Economic Opportunity  
Caldwell Building, MSC 160  
107 East Madison Street  
Tallahassee, Florida 32399

Re: Comments Regarding City of Westlake's Proposed Comprehensive Plan

Dear Mr. Eubanks,

The City of West Palm Beach (West Palm Beach) respectfully submits the following comments regarding the City of Westlake's proposed Comprehensive Plan, which was transmitted to the Department of Economic Opportunity on November 16, 2017.

West Palm Beach is a municipality located in Palm Beach County, and additionally owns real property located within the municipal boundaries of the City of Westlake, consisting of the M Canal. The M Canal is a significant conduit for the transportation and control of stormwater and surface water in the region. In addition, the M Canal, which is designated as a Class I waterbody, constitutes a primary source of potable water for West Palm Beach's public water supply system. West Palm Beach's system provides potable water to over 190,000 persons within West Palm Beach and neighboring communities.

Based upon our review of the draft Comprehensive Plan as well as associated data and analysis, West Palm Beach believes the Comprehensive Plan does not include goals, objectives, policies, principles, guidelines, or standards required by Section 163.3177, Florida Statutes, and is not supported by relevant and appropriate data and analysis.

In particular, the Future Land Use Element of the Comprehensive Plan appears to contemplate build-out of residential and mixed development immediately adjacent to and in close proximity to the M Canal. The Comprehensive Plan and supporting data and analysis fail to sufficiently address how adverse impacts to natural resources, including the M Canal will be addressed by the contemplated development in the Future Land Use Element. Similarly, the Comprehensive Plan also indicates that a series of stormwater lakes will be constructed in support of the

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contemplated development. The construction of these lakes also has the potential to adversely impact the M Canal by dewatering this critical component of West Palm Beach's potable water system. Such impacts would place West Palm Beach's potable water system at a greater risk of running out of water during drought conditions. It is well documented that in 2011, West Palm Beach's potable water system came within a few weeks of running out of water. Since then, West Palm Beach has invested considerable resources to ensuring that a similar public health and welfare disaster will not occur by developing a long-term water supply plan. Maintaining the water supply through the M Canal is a significant component of that strategy.

In addition to the Future Land Use Element, the Infrastructure Element and Conservation Element of the Comprehensive Plan, as well as their supporting data and analysis, also do not sufficiently address potential adverse impacts to the M Canal and impacts to its use as a potable water supply source for West Palm Beach. For example, among other requirements, the Conservation Element is specifically required to contain principles, guidelines, and standards which, among other things, "protect the quantity and quality of ... surface waters used as a source of public water supply." No such principles, guidelines or standards regarding the M Canal appear in the Conservation Element.

The proposed Comprehensive Plan does not appear to address potential impacts to the M Canal, or any other natural resource or public water supply source outside of Westlake's municipal boundaries as a result of the development contemplated in the Comprehensive Plan. Without additional guidelines or standards, or supporting data and analysis, the draft Comprehensive Plan, as currently written, does not appear to provide sufficient consideration of these issues. West Palm Beach staff stands ready to coordinate with the City of Westlake and other affected agencies and local governments to address these and other identified concerns.

Please do not hesitate to contact Scott Kelly, Assistant City Administrator, at (561) 822-1421 or [sdkelly@wpb.org](mailto:sdkelly@wpb.org), if you have any questions or would like to discuss this matter further.

Sincerely,

A handwritten signature in dark ink, appearing to read "Rick Greene". The signature is fluid and cursive, with the first name "Rick" being more prominent than the last name "Greene".

Rick Greene, AICP  
Development Services Director

cc: Kenneth Cassel, City Manager, City of Westlake  
Scott Kelly, West Palm Beach Assistant City Administrator

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## Comprehensive Plan Goals, Objectives and Policies



# CITY OF WESTLAKE

## COMPREHENSIVE PLAN



LIVE



WORK



PLAY

2018

# CITY OF WESTLAKE



## POLICY DOCUMENT

Goals, Objectives,  
& Policies

# ADMINISTRATIVE

2018



## CHAPTER 1. ADMINISTRATIVE ELEMENT GOALS, OBJECTIVES, & POLICIES

### GOAL ADM 1

**USE THE GOALS, OBJECTIVES, AND POLICIES OF THIS ELEMENT TO IMPLEMENT, UPDATE, AND INTERPRET THE COMPREHENSIVE PLAN IN A CONSISTENT MANNER.**

#### Objective ADM 1.1

Use the following evaluation and monitoring procedures to periodically review and update the Plan as required by Florida Statutes and as necessary to address changed conditions.

##### Policy ADM 1.1.1

Every two years, the City Council shall require a review of the Plan's data and analysis and adopted provisions. The review shall assess changed conditions, new legal requirements, the achievement and maintenance of adopted level of service standards and progress toward achievement or implementation of the Plan's goals, objectives and policies. The Council shall use the review to evaluate and consider whether any updates or revisions are required and pursue new or revised Land Development Regulations or plan amendments as needed.

##### Policy ADM 1.1.2

Review the Plan every seven years to determine whether amendments are needed to reflect changes in state requirements and changing conditions. This shall include evaluations of the amount and types of actual development that has occurred during the previous seven years; population projections for the adopted planning period; and the achievement of goals, objectives and policies including those establishing level of service standards for all infrastructure.

##### Policy ADM 1.1.3

Following the review and evaluation described in Policy ADM 1.1.2, prepare and adopt an Evaluation and Appraisal Report, and notify the state land planning agency as to whether amendments are necessary to reflect changes in State requirements. Within one year of the review and evaluation of the Plan, prepare, transmit, and adopt any identified amendments necessary to address changes in state requirements as well as amendments determined necessary due to changed conditions and to ensure that all compliance requirements of the state are met.

##### Policy ADM 1.1.4

Adopt all amendments to the Plan in compliance with Chapter 163, Florida Statutes, as amended. Public participation will follow the requirements





outlined in Section 163.3181, Florida Statutes, as detailed in the adopted Land Development Regulations.

**Policy ADM 1.1.5**

Maintain the GIS data used to create all maps that are adopted as part of this Plan, and make such data available upon request. The GIS data shall be used to determine precise locations of map features and boundary lines.

**Policy ADM 1.1.6**

The Plan shall provide 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 beginning in 2018 and ending in 2038. However, for purposes of the Capital Improvements Element, which must be updated annually, the fiscal year, rather than the calendar year, is used.

**Policy ADM 1.1.7**

The Plan is comprised of the following nine elements, a Map Series, and the 5-Year Schedule of Capital Improvements.

- 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 Goals, Objectives and Policies (GOPs) within each element, the Map Series, and the 5-year Schedule of Capital Improvements are adopted as part of the Plan. Maps within the Map Series are identified by the element, chapter number and the map number (i.e. FLU Map 2.1). The Data and Analysis summarized for each element is in a separate volume and is not formally adopted, but supports the GOPs, the 5-Year Schedule of Capital Improvements, and the maps in the Map Series. Additional data and analysis sources are available at the City or through other public sources.

## **Objective ADM 1.2**

Interpret the Plan in a consistent manner.

**Policy ADM 1.2.1**

Unless otherwise provided in this Plan, words shall be given the meaning provided in Chapter 163, Florida Statutes, or their plain and ordinary meaning.

**Policy ADM 1.2.2**

The following terms shall have the following meanings in this Plan and shall apply to both the single and plural forms of the words:



**ACCESSORY DWELLING UNIT:** A dwelling unit located on the same parcel of land as a principal single family dwelling. An accessory dwelling is a complete, independent living facility equipped with a kitchen and bathroom.

**ACCESSORY SOLAR FACILITY:** A solar energy system which utilizes roof space or other space on the parcel of land to provide electricity or heat for use on the parcel of land. Export of electricity to the electrical grid is incidental and subordinate to the purpose of supplying electricity to the primary use of the parcel of land.

**ACCESSORY USE:** A use incidental and subordinate to the principal use, including accessory dwelling units and accessory solar facilities.

**AGRICULTURAL USES:** The use of land for aquaculture, horticulture, floriculture, viticulture, forestry, dairy, livestock, poultry, bees, plant crops, and any other form of farm product and farm production. Land areas include croplands, pasture lands, orchards, vineyards, nurseries, horticulture areas, groves, and specialty farms. Buildings, support facilities, dwelling units for farm operators and farmworkers, machinery, and other appurtenances used in the production of agricultural products are included. Agricultural uses do not include concentrated and/or confined animal feeding operations.

**AMENITY CENTER:** A facility that provides opportunities for limited retail and/or space for social activities, such as parties, receptions, banquets, meetings, recreation, exercise, and neighborhood gatherings.

**ARTERIAL ROAD:** A road providing service that is relatively continuous and of relatively high traffic volume, long average trip length, and high operating speed. In addition, every United States numbered highway is an arterial road.

**ASSISTED LIVING FACILITY:** Residential care facilities that provide housing, meals, personal care and supportive services to older persons and disabled adults who are unable to live independently.

**AVERAGE DAILY TRAFFIC (ADT):** The total traffic volume during a given 24-hour time period for all allowable directions on a given road.

**BERM:** A landscaped earthen mound in excess of two feet in vertical height designed to provide visual interest, or serve as a buffer.

**BUFFER:** The use of vegetation, walls, fences, berms, setbacks, less intense development, and/or less dense development to mitigate the impacts of unsightly views, lights, noises, odors, and/or dust.

**CIVIC USES:** Structures or facilities that provide cultural, social, or governmental services and/or functions. These include community centers; cultural centers; museums; libraries; government administration, operations, and services; judicial facilities; post offices, public arenas and auditoriums; and other publicly owned and operated uses.

**COLLECTOR ROAD:** A road providing service that is of relatively moderate average traffic volume, moderately average trip length, and moderately average operating speed. Such a road also collects and distributes traffic between local roads and arterial roads.



**COMMERCIAL RECREATION:** Uses that typically charge a fee or have other requirements for participation or attendance as a spectator. Uses include, but are not limited to, outdoor and indoor recreational facilities such as tennis clubs; jai alai frontons; amusement and sport centers; outdoor amphitheaters; hunting and gun clubs; marinas; vehicular and non-vehicular race tracks; outdoor zoos and wildlife attractions; fairs; parks and recreation exhibitions, entertainment, and/or other amusements; private sports and recreation clubs; golf courses; and sports stadiums and venues. Uses may include accessory uses and activities that are supportive of the activity including shops and restaurants.

**COMMERCIAL USES:** Activities within land areas that are predominantly connected with the sale, rental and distribution of products or the performance of services, including offices and medical facilities.

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

**COMPLETE STREETS:** Roads including adjacent sidewalks and shared use paths that are designed and operated to enable safe access and travel for all users, which may include pedestrians, bicyclists, transit riders, and motorists. Complete Streets incorporate different elements based on the different role, function, and characteristic of the facility.

**CONSERVATION USES:** The use or condition of land areas designated for conserving or protecting natural resources or environmental quality, including areas designated for flood control and floodplain management; the protection of the quality or quantity of ground or surface water; commercial or recreational fish and shellfish habitat; and/or vegetative communities or wildlife habitats.

**CONTINUING CARE FACILITIES:** A variety of housing options and services designed to meet the changing needs of its residents who require varying levels of care. Housing options typically include independent living units, assisted living facilities, and/or nursing homes.

**DENSITY:** The number of dwelling units per gross acre.

**DWELLING UNIT:** A house, apartment, condominium unit, mobile or manufactured home, group of rooms, or a single room intended for occupancy as a separate living quarter with complete kitchen and bathroom facilities, and with direct access from the outside of the building or through a common hall for use by its occupants.

**EDUCATIONAL USES:** Activities and facilities for public or private primary or secondary schools; vocational and technical schools; and colleges and universities including all campus buildings, residence halls and dormitories, fraternity and sorority housing, and recreational facilities.

**ESSENTIAL FACILITIES AND SERVICES:** Essential facilities and services include roads; bicycle lanes; shared use paths; sidewalks; bridges; transmission lines for electricity, cable, water, sewer, and gas that serve local area demands; electricity sub-stations; stormwater and drainage facilities and systems; electric car generation ports/stations; transit facilities; and accessory solar facilities. Essential facilities and services do not include wireless communication facilities.



**FLOOR AREA RATIO (FAR):** A means of measuring building intensities for nonresidential land. FAR is the ratio of total floor area of all buildings on the parcel to the gross acreage. FAR does not regulate the building height or site coverage. It does not include the area within structures used for parking and vehicular circulation or open outdoor storage or display areas.

**FOSTER CARE FACILITY:** A facility which houses foster residents, and provides a family living environment for the residents, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents.

**GROSS ACREAGE:** The total area of a parcel of land measured in acres including developed and undeveloped land, agricultural areas, open space, roads, rights-of-way, easements, and environmental features such as lakes, floodplains, and wetlands.

**GROUP HOME:** A facility which provides living quarters for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional, and social needs of the residents. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

**INSTITUTIONAL USES:** Activities and facilities that include juvenile facilities, nursing homes/skilled-nursing facilities, mental (psychiatric) hospitals, in-patient hospice facilities, residential schools for people with disabilities, residential treatment centers for adults, and City jails/confinement facilities (excludes residential group homes for juveniles, correctional residential facilities such as halfway houses, federal detention centers, and federal and state prisons).

**INTENSITY:** The amount of non-residential development as measured by the Floor Area Ratio.

**LEGAL NON-CONFORMING STRUCTURE:** A structure that was lawfully established before the adoption of the Plan and Land Development Regulations that does not conform to the Land Development Regulations for the zoning district in which the parcel of land is located.

**LEGAL NON-CONFORMING USE:** A use that was lawfully established before the adoption of the Plan and Land Development Regulations, which does not conform with the allowed uses by the Comprehensive Plan Future Land Use Category or of the zoning district in which it is located.

**LEVEL OF SERVICE (LOS):** An indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. LOS shall indicate the capacity per unit of demand for each public facility or performance measures for road traffic or stormwater facilities.

**LIGHT INDUSTRIAL USES:** Land uses that include construction operation and storage facilities, manufacturing, assembly, processing or storage of products when such activities have minimal and inoffensive external impacts such as smoke, noise, dust, soot, dirt, vibration, stench, or adverse visual impacts on the surrounding neighborhood. Light industrial uses may include research and development; technology centers including server farms; medical and dental laboratories; warehouse and/or distribution centers; and



recycling centers. Light industrial uses shall not include mining and extraction industries, electrical generation plants, or regional sewer treatment plants.

**LOCAL ROAD:** A road that carries low volumes and provides service for local traffic between land uses and collector roads, with direct property access as the primary purpose. Any road that is not an arterial or collector road and is under the jurisdiction of the City is a local road.

**MAJOR CANALS:** the M Canal and M-2 Canal.

**MANUFACTURED HOME:** A dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the site, bearing a label certifying that it is built in compliance with the federal manufactured housing construction and safety standards, or inspected by an approved inspection agency conforming to the requirements of HUD, and bearing an insignia of approval.

**MULTI-FAMILY DWELLING:** multiple separate dwelling units contained within one building or several buildings excluding single family attached dwellings.

**MULTIMODAL TRANSPORTATION SYSTEM:** The system which provides safe and efficient movement of people, goods, and services by more than one mode of transportation.

**NEIGHBORHOOD CENTER:** Compact areas that allow a mix of commercial uses that serve neighborhoods such as retail (goods and services); restaurants; offices and clubhouses; schools; religious uses; small scale civic uses; and amenity centers.

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

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

**PARK:** A site that provides opportunities to partake in active or passive recreational activities, including structures associated with a park's recreational activities.

**PEAK HOUR PEAK DIRECTION CAPACITY:** The maximum number of vehicles that can pass a given point in one direction on a road under given traffic and road conditions per the FDOT Quality/Level of Service Handbook in one hour.

**PRIMARY SOLAR FACILITY:** A solar energy system which primarily functions to provide electricity for off-site use. This term includes the structures, equipment, infrastructure, and support systems necessary for the collection, storage, and distribution of solar energy, along with all functions necessary to develop and operate



a primary solar facility including construction, management, administration, maintenance, security, and safety.

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

**RESIDENT:** A person who makes his or her home in a particular place for most of the year or for a portion of the year, including a seasonal resident.

**RESIDENTIAL USES:** Land uses consisting of dwelling units, including mobile and manufactured homes. Residential uses include assisted living facilities and group homes.

**RIGHT-OF-WAY:** Land dedicated or required for a transportation or utility use that a government entity owns in fee simple or over which it has an easement.

**SEMINOLE IMPROVEMENT DISTRICT (SID):** Independent special purpose government established in 1970 pursuant to Chapter 70-854, Laws of Florida, codified pursuant to Chapter 2000-431, Laws of Florida, formerly known as the Seminole Water Control District. SID is coextensive with the boundaries of the City of Westlake and consists of approximately 4,142 acres of land. SID is empowered to construct and maintain a number of public works and utilities including water, sewer, drainage, irrigation, water management, parks, recreation facilities, roads and related activities.

**SENIOR HOUSING:** Age-restricted dwelling units for older adults, aged 55+, who are able to care for themselves.

**SHARED USE PATH:** A paved facility for use by pedestrians, bicyclists, and/or other users that is separated from vehicular traffic. Golf carts may be used on shared use paths in certain areas, under certain circumstances.

**SINGLE FAMILY ATTACHED DWELLING:** A single dwelling unit physically attached to other buildings, dwelling units, or structures through one or more shared walls.

**SINGLE FAMILY DETACHED DWELLING:** A single dwelling unit not physically attached to other buildings, dwelling units, or structures.

**SOLAR ENERGY OVERLAY:** An area designated on the Future Land Use Map (FLU Map 2.1) that allows Primary Solar Facilities in addition to uses allowed by the underlying future land use category.

**SUSTAINABLE COMMUNITY:** An urban area with a long term planning and management vision that incorporates a multi-modal transportation network; walkable, mixed use patterns of development; denser development where infrastructure exists; civic spaces and interconnected open spaces for recreation; economic vitality and job choices; choices in housing price and size; a quality educational system; and a unique identity.



**TRANSIT:** Passenger transportation services such as commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, autonomous vehicles, and local fixed route bus provided by public, private, or non-profit entities. The terms “transit” and “mass transit” are used interchangeably in the Plan.

**UTILITIES:** Seminole Improvement District water, wastewater or reuse water facilities.

**VEGETATED BUFFER:** A natural or planted vegetated area used to mitigate potential impacts of unsightly views, lights, noises, and/or dust.

**WORK PLAN:** City of Westlake Water Supply Facilities Work Plan dated March 2018.

**Policy ADM 1.2.3** The following acronyms shall have the following meanings in this Plan:

ADA	Americans with Disabilities Act
ADT	Average Daily Traffic
BEBR	Bureau of Economic and Business Research
BFE	Base Flood Elevation
CCDs	The Census County Divisions
CJG	Callery-Judge Groves property
EPA	U.S. Environmental Protection Agency
FAR	Floor Area Ratio
FDEP	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
GIS	Geographic Information System
GPD	Gallons Per Day
HUD	U.S. Department of Housing and Urban Development
IPARC	Intergovernmental Plan Amendment Review Committee
ITID	Indian Trail Improvement District
LEC	Lower East Coast
LOS	Level of Service
MGD	Million Gallons per Day
MPO	Metropolitan Planning Organization
NAVD 88	North American Vertical Datum of 1988
NRPA	National Recreation and Park Association
OEDR	Office of Economic and Demographic Research
PBC-PAM	2015 Palm Beach County Allocation Model
PD	Planned Development Zoning District
PM	particulate matter
PPH	Population Per Household





SERPM	Southeast Florida Regional Planning Model
SFWMD	South Florida Water Management District
SID	Seminole Improvement District
SIS	Strategic Intermodal System
SRPP	The Strategic Regional Policy Plan
SWA	Solid Waste Authority
TAZ	Traffic Analysis Zone
TCRPC	Treasure Coast Regional Planning Council
TDM	Transportation Demand Management
TDP	Transit Development Plan
TPA	Palm Beach Transportation Planning Agency
TPS	Traffic Performance Standards
TSM	Transportation Systems Management
ULDC	Unified Land Development Code
USDA	U.S. Department of Agriculture

**Policy ADM 1.2.4**

Unless otherwise clearly implied by context, the term “City” shall refer to the City of Westlake and the term “Plan” shall refer to this City of Westlake Comprehensive Plan.



# CITY OF WESTLAKE



## POLICY DOCUMENT

Goals, Objectives,  
& Policies

# FUTURE LAND USE

2018



## CHAPTER 2. FUTURE LAND USE ELEMENT

### GOALS, OBJECTIVES, & POLICIES

#### GOAL FLU 1

**PROVIDE A MIX OF RESIDENTIAL, COMMERCIAL, CIVIC, AND RECREATIONAL USE OPPORTUNITIES WITHIN THE CITY TO PROMOTE A SUSTAINABLE COMMUNITY AND CONTRIBUTE TO BALANCING LAND USES IN CENTRAL PALM BEACH COUNTY.**

#### Objective FLU 1.1

Establish future land use categories, and for each category, define the types of uses allowed, and establish densities and intensities for each use. The City shall designate all property with a future land use category on the Future Land Use Map (FLU MAP 2.1).

##### Policy FLU 1.1.1

All future development orders shall be consistent with the Plan.

##### Policy FLU 1.1.2

Amendments to the Plan including the Future Land Use Map (FLU Map 2.1) shall be consistent with all Florida Statute requirements.

##### Policy FLU 1.1.3

Existing land uses are shown on FLU Map 2.2.

##### Policy FLU 1.1.4

Essential facilities and services shall be allowed within every future land use category.

##### Policy FLU 1.1.5

Utilities, excluding wastewater treatment plants, shall be allowed within every future land use category subject to appropriate buffering to mitigate adverse visual impacts, noise impacts, and stench upon neighboring residential properties.

##### Policy FLU 1.1.6

Primary solar facilities and accessory solar facilities shall be allowed subject to the following limitations:

- a) Primary solar facilities shall only be allowed within the solar energy overlay designated on the Future Land Use Map (FLU Map 2.1).
- b) Appropriate buffering shall be required to mitigate adverse visual impacts of primary solar facilities to adjacent properties.



- c) Accessory solar facilities shall be allowed within every land use category.

**Policy FLU 1.1.7**

The maximum number of dwelling units allowed on a parcel of land is based on the maximum gross density established by the applicable future land use category multiplied by the gross acreage of the parcel of land. The number of allowable dwelling units is not affected by the amount of non-residential development allowed on the parcel. Additional dwelling units may be allowed based upon applicable bonus densities or as accessory dwelling units.

**Policy FLU 1.1.8**

The maximum amount of non-residential development allowed on a parcel of land is based on the maximum intensity as measured by the floor area ratio (FAR) established by the applicable future land use category. The maximum amount of non-residential development allowed is not affected by the amount of residential development on the parcel.

**Policy FLU 1.1.9**

Where a mix of non-residential and residential uses is allowed, as within the Downtown Mixed-Use future land use category, both density and intensity shall be calculated based upon the gross acreage. The maximum amount of allowed non-residential development is not affected by the amount of allowed residential development on the parcel of land; the maximum amount of allowed residential development is not affected by the amount of allowed non-residential development on the parcel of land.

**Policy FLU 1.1.10**

When a parcel of land contains two or more future land use categories:

- a) The types of uses allowed in each of the future land use categories may only be developed within the boundaries of the future land use category that allows those types of uses.
- b) The maximum number of dwelling units and the maximum amount of non-residential development allowed shall be calculated by applying the density and intensity allowed by each future land use category by the gross acreage of the parcel within that category. The sum total resulting dwelling units and non-residential development may be applied across the entire parcel notwithstanding the actual boundaries of the future land use categories within the parcel.
- c) Development at a density or intensity proposed in the portion of the parcel that would not otherwise be allowed shall meet the compatibility requirements in the compatibility matrix of Policy FLU 1.6.5.
- d) A neighborhood center that contains both Residential-1 and Residential-2 future land use categories shall have a maximum non-residential intensity of 0.30 FAR and a maximum size of 12.5 acres.



**Policy FLU 1.1.11 Future Land Use Categories**

The future land use categories described below shall be delineated on the Future Land Use Map (FLU Map 2.1) and shall determine the maximum density and intensity of development allowed on land within the City.

**Policy FLU 1.1.12 Residential-1 Future Land Use Category**

The Residential-1 future land use category provides areas for a mix of single family attached dwellings, single family detached dwellings and accessory uses. Uses that complement and support residential activities are also allowed.

Neighborhood Centers are allowed within the Residential-1 future land use category, subject to the criteria below, in order to provide small scale commercial to serve neighborhood needs.

**a) Allowable Uses:**

- Residential uses may include:
  - Single family attached dwellings
  - Single family detached dwellings
  - Mobile homes and manufactured homes
  - Accessory dwelling units
- Religious uses
- Educational uses
- Neighborhood centers (per intensity, size, and location criteria below)
- Recreational uses
- Conservation uses
- Accessory uses

**b) Density:**

- The maximum gross density is 5 dwelling units per gross acre.
- Bonus densities may be granted up to an additional 4 dwelling units per gross acre for the provision of senior, affordable, and/or workforce housing consistent with Policy FLU 1.2.4.

**c) Non Residential Standards:**

Intensity and Size: Non-residential uses shall not exceed a maximum of 0.25 FAR. Neighborhood centers shall not exceed 10 acres.



Location Criteria: Neighborhood centers must front onto a collector or arterial road and must be located at least one half mile from the Downtown Mixed-Use future land use category and any other neighborhood centers.

### **Policy FLU 1.1.13 Residential-2 Future Land Use Category**

The Residential-2 future land use category provides areas for a mix of single family attached dwellings, single family detached dwellings, multi-family dwellings and accessory uses. Uses that complement and support residential neighborhood activities are also allowed.

Neighborhood centers are allowed, subject to the criteria below, within the Residential-2 future land use category in order to provide small scale commercial to serve neighborhood needs.

#### **a) Allowable Uses:**

- Residential uses may include:
  - Single family attached dwellings
  - Single family detached dwellings
  - Multi-family dwellings
  - Assisted living facilities
  - Foster care facilities and group homes
  - Accessory dwelling units
- Continuing care facilities and nursing homes
- Religious uses
- Educational uses
- Neighborhood centers (per intensity, size, and location criteria below)
- Recreational uses
- Conservation uses
- Accessory uses

#### **b) Density:**

- The maximum gross density is 12 dwelling units per gross acre.
- Bonus densities may be granted up to 8 additional units per gross acre for senior, affordable, and/or workforce housing consistent with Policy FLU 1.2.4.

#### **c) Non Residential Standards:**

Intensity and Size: Non-residential uses shall not exceed a maximum of 0.35 FAR. Neighborhood centers shall not exceed 15 acres.



Location Criteria: The neighborhood centers must front onto a collector or arterial road and must be located at least one half mile from the Downtown Mixed-Use future land use category and any other neighborhood centers.

#### **Policy FLU 1.1.14 Civic Future Land Use Category**

The Civic future land use category will provide areas for the uses provided for below. The Civic future land use category may be applied to publicly or privately owned lands.

**a) Allowable Uses:**

- Civic uses
- Religious uses
- Meeting halls, exhibition and conference centers, and fairgrounds
- Educational uses
- Recreational uses
- Conservation uses
- Accessory uses

**b) Non Residential Intensity:**

- A maximum of a 1.5 FAR

#### **Policy FLU 1.1.15 Downtown Mixed-Use Future Land Use Category**

The Downtown Mixed-Use future land use category accommodates an active, pedestrian-friendly area of commercial, residential, and civic uses that provide substantial opportunities for employment, shopping, civic, and recreation activities accessible by mass transit.

**a) Allowable Uses:**

- Commercial uses
- Residential uses may include:
  - Single family attached dwellings
  - Multi-family dwellings
  - Accessory dwelling units
- Light industrial uses
- Institutional uses
- Assisted living facilities
- Continuing care facilities
- All uses allowed in the Civic future land use category



- Accessory uses
- Commercial recreation uses

**b) Residential Density:**

- The minimum gross density is 4 units per gross acre, and the maximum gross density is 16 dwelling units per gross acre.
- Bonus densities may be granted up to 8 additional units per acre for senior, workforce, and/or affordable housing consistent with Policy FLU 1.2.4.

**c) Non Residential Intensity:**

- Maximum of a 3.0 FAR.

**d) Mix of Uses:**

The table below identifies the mix of uses applied to the total area of the Downtown Mixed-Use future land use category within the City. The mix of uses is not required on a parcel-by-parcel basis. Not all of the land uses have to be developed at the same time, nor is one land use a prerequisite to another land use.

<b><u>Allowed -Land Uses</u></b>	<b>Minimum %</b>	<b>Maximum %</b>
<b>Residential`</b>	5%	25%
<b>Commercial and commercial recreation</b>	10%	70%
<b>Civic</b>	2%	30%
<b>Light industrial</b>	5%	25%
<b>Institutional and continuing care facilities</b>	0%	10%



### **Policy FLU 1.1.16      Open Space and Recreation Future Land Use Category**

The Open Space and Recreation future land use category is intended to provide areas within the community for resource conservation and/or passive or active recreation, including pasture.

**a) Allowable Uses:**

- Recreational uses
- Commercial recreation uses
- Conservation uses
- Agricultural uses

**b) Residential Density:**

Not Applicable.

**c) Non Residential Intensity:**

- Maximum of a 0.25 FAR.

**Policy FLU 1.1.17**      Clustering of residential units shall be allowed to encourage open space and to reduce surface water run-off.

**Policy FLU 1.1.18**      The proposed development of the City as provided in the Plan seeks to support the comprehensive plans of adjacent municipalities, Palm Beach County, and the region by providing a mix of uses that reduces the land use imbalance and sprawl pattern of development that currently exists in central Palm Beach County.

## **Objective FLU 1.2**

Adopt and maintain Land Development Regulations to manage future growth and development in a manner that provides needed facilities and services and encourages economic development while protecting natural and historical resources.

**Policy FLU 1.2.1**      Adopt and maintain Land Development Regulations to implement the Plan, which shall at a minimum:

- a) Regulate the subdivision of land;
- b) Regulate the use of land and water consistent with this Plan;
- c) Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- d) Regulate signage;





- e) Provide that public facilities and services meet or exceed the standards established in the Capital Improvements Element and are available when needed;
- f) Provide standards for development within each future land use category;
- g) Encourage a complementary mix of residential and non-residential uses at sufficient densities and intensities to promote internal capture of trips within the City.
- h) Ensure safe and convenient onsite traffic flow, considering needed vehicle parking; and
- i) Provide for the protection of natural and historical resources.

**Policy FLU 1.2.2**

Adopt Land Development Regulations to allow for the continuation of existing agricultural uses. These regulations shall, at a minimum:

- a) Allow for the conversion of agricultural uses in all future land use categories;
- b) Provide adequate buffering to reduce impacts between agricultural uses and surrounding residential land uses;
- c) Provide for legal non-conforming agricultural uses consistent with the Plan and the Right-to-Farm Act; and
- d) Implement the Agricultural Acknowledgement Act.

**Policy FLU 1.2.3**

Adopt Land Development Regulations that provide for a Planned Development Zoning District (PD). The intent of a PD is to allow a large area to be developed under a common plan of development. The land use types and densities and intensities must be consistent with the underlying future land use category designation of the parcel.

**Policy FLU 1.2.4**

Adopt Land Development Regulations which include procedures and standards for providing residential density bonuses above the maximum density established by the applicable future land use category for workforce, affordable, and/or senior housing. These standards and procedures shall include:

- a) Requirements that adequate public infrastructure, transportation facilities, and parks shall be available to meet the projected demands associated with the requested additional density.
- b) Requirements for the design and orientation of development which ensure compatibility with the surrounding land uses.
- c) Standards and criteria for the evaluation and implementation of a density bonus program for senior, affordable, and workforce housing units.



- d) Guidelines that allow for the consistent implementation of the density bonus programs to encourage the development of senior, affordable, and workforce housing units.

## Objective FLU 1.3

Eliminate non-conforming uses, which are land uses that do not conform with the Plan's Future Land Use Element and Map (FLU Map 2.1).

### Policy FLU 1.3.1

Adopt and maintain Land Development Regulations that protect the rights of property owners to continue legal non-conforming uses, but which, at a minimum, provide for the termination of such rights upon the abandonment of the legal non-conforming use.

### Policy FLU 1.3.2

Legal non-conforming structures that exist as of the date of adoption of the Plan may remain. If the legal non-conforming structure is damaged, destroyed or redeveloped so as to require substantial reconstruction, it may be rebuilt at the same density and intensity, provided that the development is brought into compliance with the all other provisions of the Land Development Regulations and all other applicable codes and regulations.

## Objective FLU 1.4

Effectively manage and monitor development and redevelopment to assure that facilities and services meet adopted levels of service as set forth in the Capital Improvements Element of the Plan.

### Policy FLU 1.4.1

Ensure the availability of suitable land for public facilities and services necessary to support proposed development.

### Policy FLU 1.4.2

Evaluate all applications for development orders to ensure that necessary public facilities and services to serve new development are provided consistent with the requirements of the Plan.

### Policy FLU 1.4.3

FLU Map 2.5 shows existing and planned public potable waterwells, cones of influence, and wellhead protection areas within the City.

## Objective FLU 1.5

Include opportunities for the development of public and private schools.

### Policy FLU 1.5.1

Allow public and private schools in all future land use categories except the Open Space and Recreation future land use category.

### Policy FLU 1.5.2

Coordinate the location of future public schools with the Palm Beach County School District.



**Policy FLU 1.5.3**

Support the colocation of school sites with public facilities such as parks, recreational areas, libraries, and community centers.

**Objective FLU 1.6**

Ensure compatibility among various future land uses while promoting mixed use, economic development and multi-modal transportation.

**Policy FLU 1.6.1**

Establish land use patterns that promote walking, biking, and mass transit to access goods, services, education, employment, and recreation, thereby reducing automobile dependency, vehicle miles traveled, and vehicle emissions.

**Policy FLU 1.6.2**

All allowable uses within a future land use category are deemed compatible with one another for purposes of the Plan and the Land Development Regulations.

**Policy FLU 1.6.3**

Require development within the Downtown Mixed-Use future land use category immediately adjacent to the Town of Loxahatchee Groves to provide a 50-foot buffer between the development and the city limits of the Town of Loxahatchee Groves.

**Policy FLU 1.6.4**

To ensure development is compatible with existing neighborhoods outside of the City, multi-family dwellings shall be prohibited within 400 feet of the southern boundary of the City from its eastern boundary to the eastern edge of the Downtown Mixed-Use future land use category on the Future Land Use Map (FLU Map 2.1). Only single family attached and single family detached dwellings shall be allowed in this area.

**Policy FLU 1.6.5**

Development abutting a different future land use category shall comply with the following minimum compatibility requirements. The City may adopt additional buffer requirements in the Land Development Regulations.



### Compatibility Matrix

<b>Proposed Development</b>	<b>Minimum Compatibility Requirement for Adjacent Existing Vacant Lands</b>	<b>Minimum Compatibility Requirement for Adjacent Existing Residentially Developed Land</b>	<b>Minimum Compatibility Requirement for Adjacent Existing Non-Residentially Developed Land</b>
Single family detached residential density $\leq$ than 200 percent of maximum density allowed by adjacent land use category	No Buffer Required	No Buffer Required	No Buffer Required
Single family detached residential density $>$ than 200 percent of maximum density allowed by adjacent land use category	Visual screen consisting of an 8' high privacy fence or 10' wide vegetated buffer	Visual screen consisting of an 8' high privacy fence or 10' wide vegetated buffer	No Buffer Required
Single family attached residential density $\leq$ than 100 percent of maximum density allowed by adjacent land use category	No Buffer Required	No Buffer Required	No Buffer Required
Single family attached residential density $>$ than 100 percent of maximum density allowed by adjacent land use category	Visual screen consisting of an 8' high privacy fence or 10' wide vegetated buffer	Visual screen consisting of an 8' high privacy fence or 10' wide vegetated buffer	No Buffer Required
Multi-family residential ( $>2$ du/structure) density $\leq$ 100 percent of maximum density allowed by adjacent land use category	No Buffer Required	No Buffer Required	No Buffer Required
Multi-family residential ( $>2$ du/structure) density $>$ 100 percent of maximum density allowed by adjacent land use category	Visual screen consisting of an 8' high privacy fence and 10' wide vegetated buffer	Visual screen consisting of an 8' high privacy fence and 10' wide vegetated buffer	No Buffer Required
Multi-family residential ( $>2$ du/structure) density $>$ 200 percent of maximum density allowed by adjacent land use category	Visual screen consisting of an 8' high privacy fence and 25' wide vegetated buffer	Visual screen consisting of an 8' high privacy fence and 25' wide vegetated buffer	No Buffer Required
Non-residential intensity $\leq$ the maximum FAR allowed in the adjacent category	No Buffer Required	No Buffer Required	No Buffer Required
Non-residential intensity $>$ 100 percent of the maximum FAR allowed in the adjacent category	Visual screen consisting of an 8' high privacy fence and 10' wide vegetated buffer	Visual screen consisting of an 8' high privacy fence and 10' wide vegetated buffer	No Buffer Required
Non-residential intensity $>$ 200 percent of the maximum FAR allowed in the adjacent category	Visual screen consisting of an 8' high privacy fence and 25' wide vegetated buffer	Visual screen consisting of an 8' high privacy fence and 25' wide vegetated buffer	No Buffer Required
Development of any type, density, or intensity adjacent to the Downtown Mixed-Use or Civic categories.	No Buffer Required	No Buffer Required	No Buffer Required



**Policy FLU 1.6.6** Multi-family residential adjacent to the Open Space and Recreation category shall require a buffer consisting of an 8-foot high privacy fence and/or a 25-foot wide vegetated buffer.

**Policy FLU 1.6.7** A public road, shared use path, or water feature at least 30 feet wide can be designated in lieu of a buffer.

**Policy FLU 1.6.8** Alternative compatibility techniques, including but not limited to one or a combination of the following: architectural features, building placement, setbacks, berms, and landscaping, that have the same effect as a buffer and promote mixed use and walkability, may be used in lieu of the compatibility requirements in Policies 1.6.5, 1.6.6 and 1.6.7.

## **Objective FLU 1.7**

Protect cultural, historical and natural resources within the City.

**Policy FLU 1.7.1** Applications for development orders within the City shall be required to identify the presence of cultural, historical, and natural resources on the parcel of land proposed for development.

**Policy FLU 1.7.2** Coordinate with the State Historic Preservation Office on the appropriate treatment of cultural and historical resources where identified.

**Policy FLU 1.7.3** Protect and conserve natural resources consistent with the Conservation Element of the Plan.

**Policy FLU 1.7.4** Analyze proposed new development to ensure compatibility with topography and existing soils.

**Policy FLU 1.7.5** FLU Map 2.3 shows minerals and soils within the City.

**Policy FLU 1.7.6** FLU Map 2.6 shows wetlands within the City.

**Policy FLU 1.7.7** FLU Map 2.4 shows floodplains within the City.

**Policy FLU 1.7.8** Prohibit vertical development 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 feet to the south of the M Canal right of way. This does not prohibit vertical development in M Canal right of way related to the operation and maintenance of the M Canal.

# CITY OF WESTLAKE



## POLICY DOCUMENT

Goals, Objectives,  
& Policies

# TRANSPORTATION

2018



## CHAPTER 3. TRANSPORTATION ELEMENT GOALS, OBJECTIVES, & POLICIES

### GOAL TE 1

**PROVIDE A SAFE AND CONVENIENT MULTI-MODAL TRANSPORTATION SYSTEM IN THE CITY OF WESTLAKE THAT IS COORDINATED WITH THE FUTURE LAND USE MAP (FLU MAP 2.1) AND SUPPORTIVE OF THE PLAN, FOR THE LONG AND SHORT TERM PLANNING PERIODS.**

### TRAFFIC CIRCULATION

#### Objective TE 1.1

Provide a traffic circulation system that is coordinated with and adequately serves the anticipated and planned development of the Future Land Use Map (FLU Map 2.1) based on growth projections for the short and long term planning periods.

##### Policy TE 1.1.1

TE Map 3.1 is the City's Existing Traffic Circulation, Functional Classification, and Road Network Jurisdiction Map.

##### Policy TE 1.1.2

TE Map 3.4 is the City's 2038 Future Traffic Circulation Map.

##### Policy TE 1.1.3

TE Map 3.5 is the City's 2038 Future Functional Classification Map, which also depicts the right-of-way anticipated to implement the future traffic circulation system for the City.

##### Policy TE 1.1.4

Coordinate the City's traffic circulation system as shown in TE Maps 3.4, 3.5, 3.6, 3.7, 3.8 and 3.9 with the Future Land Use Map (FLU Map 2.1), for the short and long term planning periods.

##### Policy TE 1.1.5

Transportation facilities for the short term planning period are shown in TE Map 3.6 2023 Future Traffic Circulation Map. TE Map 3.8 is the City's 2023 Future Functional Classification Map, which also depicts the right-of-way anticipated to implement the 2023 traffic circulation system for the City.



**Policy TE 1.1.6** Recognizing the growing need for regional connectivity, the City shall coordinate with appropriate agencies, including Palm Beach County, Palm Beach TPA and FDOT, to support policies and programs that encourage local traffic to use alternatives to the SIS.

**Policy TE 1.1.7** The City shall coordinate with Palm Beach County, Palm Beach TPA, FDOT, and other appropriate agencies regarding the implementation of Transportation Systems Management (TSM) strategies that include optimization of traffic signal systems and other innovative transportation system management activities.

## **Objective TE 1.2** Maintain mobility and provide a safe transportation system.

**Policy TE 1.2.1** TE Map 3.2 is the City's Existing Road Level of Service Map. The adopted road level of service ("LOS") standard for Seminole Pratt Whitney Road within the City shall be "D." The adopted road LOS standard for all other functionally classified roads shall be "D." Road LOS will be based on the peak hour, peak direction traffic volumes. The road level of service standards are adopted for planning purposes only.

**Policy TE 1.2.2** Establish a process in the Land Development Regulations for monitoring and reporting road LOS for all arterial and collector roads.

**Policy TE 1.2.3** Recognize and comply with the provisions of the Palm Beach County Traffic Performance Standards Ordinance, Article 12 ULDC, as they apply.

**Policy TE 1.2.4** Adopt Land Development Regulations that establish a mobility system, which shall ensure that the LOS standards are achieved and maintained.

**Policy TE 1.2.5** All functionally classified roads, with the exception of Seminole Pratt Whitney Road and the future extension of 60th Street North, shall be maintained by the City or SID.

**Policy TE 1.2.6** Adopt access management standards within the Land Development Regulations to govern the spacing and number of connections and site access points onto public roads, for the purpose of preserving adequate and safe roads.

**Policy TE 1.2.7** To ensure that road LOS standards are maintained, while providing for flexibility in the development of the community, the Land Development Regulations may establish a land use equivalency process, through which exchanges of different land uses consistent with the Future Land Use Map





(FLU Map 2.1) may be accomplished so long as the proposed development does not result in additional transportation impacts. Exchanged land uses shall be consistent with the future land use category for the given parcel of land or collective parcels under a single development plan.

**Policy TE 1.2.8** Ensure that privately constructed roads conform to all design standards of the City before the City accepts responsibility for the roads as a public facility.

**Policy TE 1.2.9** Evaluate and consider the establishment of a connectivity index in the Land Development Regulations.

**Policy TE 1.2.10** Implement block size requirements in the Land Development Regulations for the Downtown Mixed Use future land use category to promote connectivity and walkability.

**Policy TE 1.2.11** Adopt Land Development Regulations to maintain standards for:

- a) Location and design of driveway access and on-site circulation;
- b) Width and location of curb cuts;
- c) Street lighting standards, particularly at intersections;
- d) Traffic impact analysis; and
- e) Cross-access standards.

## EVACUATION ROUTES

**Objective TE 1.3** Maintain adopted LOS on arterial roads that connect to designated evacuation routes.

**Policy TE 1.3.1** Coordinate with Palm Beach County to ensure the adopted LOS standard is maintained on Seminole Pratt Whitney Road, which serves as the City's primary connection to a designated evacuation route.

## NON-MOTORIZED TRANSPORTATION

**Objective TE 1.4** Provide safe and accessible alternatives to motorized transportation through bicycle lanes, shared use paths, and sidewalks.

**Policy TE 1.4.1** TE Map 3.3 is the City's Existing Shared Use Paths, Sidewalks, and Bicycle Lanes Map; TE Map 3.9 is the City's 2023 Future Shared Use Paths, Sidewalks, and Bicycle Lanes Map; and TE Map 3.7 is the City's 2038 Future Shared Use



Paths, Sidewalks, and Bicycle Lanes Map, which illustrates the City's future corridors for alternative modes of transportation.

**Policy TE 1.4.2**

Accommodate bicycle transportation either within or adjacent to the dedicated right-of-way for all roads functionally classified as collector or arterial roads.

**Policy TE 1.4.3**

Coordinate with the Palm Beach Transportation Planning Agency (Palm Beach TPA) concerning improvements to roads within the City based upon the Master Comprehensive Bicycle Transportation Plan (March 2011) and other appropriate Palm Beach TPA bicycle initiatives.

**Policy TE 1.4.4**

Adopt Land Development Regulations that require sidewalks within residential subdivisions.

**Policy TE 1.4.5**

Adopt road cross-section guidelines within the Land Development Regulations that emphasize mobility for all users, both motorized and non-motorized, for all City and SID roads.

**Policy TE 1.4.6**

Ensure that the future traffic circulation system is designed to provide safe bicycle and pedestrian crossings.

**Policy TE 1.4.7**

Incorporate safe routes to school programs into transportation planning and design, where feasible, to enhance the safety of school children who walk and bike to school.

**Policy TE 1.4.8**

Promote connectivity by requiring shared use paths and/or sidewalks on all roads except 60th Street North.

**Policy TE 1.4.9**

Coordinate TE Map 3.4 and TE Map 3.7 with the Palm Beach TPA Long Range Transportation Plan to ensure identification and provision of future needs for all transportation modes.

**Policy TE 1.4.10**

Incorporate elements of the Palm Beach TPA Complete Streets Design Guidelines, dated September 2017, into the Land Development Regulations to require that the traffic circulation system is designed and constructed to provide safe and convenient mobility for all types of transportation users, including pedestrians, bicyclists, mass transit riders, and motorists.

**Policy TE 1.4.11**

Establish guidelines in the Land Development Regulations to require all new development to connect to the City's sidewalks and/or shared use paths.



**Policy TE 1.4.12**

Establish urban design requirements in the Land Development Regulations that promote walkability and pedestrian-friendly environments and that encourage mass transit use.

## **COORDINATION OF TRANSPORTATION PLANNING**

**Objective TE 1.5**

Ensure efficiency in transportation planning and implementation through coordination with other agencies and jurisdictions in Palm Beach County.

**Policy TE 1.5.1**

Regularly analyze the transportation plans and programs of the Florida Department of Transportation (FDOT) (including the Florida Transportation Plan), Palm Beach County, and the Palm Beach TPA to determine consistency and compatibility of transportation systems.

**Policy TE 1.5.2**

Connect the City's traffic circulation system to the regional roadway network in order to provide access to aviation, rail, seaport facilities, and intermodal terminals outside the City.

## **MASS TRANSIT**

**Objective TE 1.6**

Plan for the provision of mass transit options as such options become available.

**Policy TE 1.6.1**

Coordinate with PalmTran regarding the extension of transit service into the City as the City develops.

**Policy TE 1.6.2**

Encourage density concentrations sufficient to support use of mass transit for trips on the regional road network and reduce vehicle miles traveled.

**Policy TE 1.6.3**

Address the location of mass transit facilities in new developments in the Land Development Regulations.

**Policy TE 1.6.4**

Establish parking requirements for new developments in the Land Development Regulations to encourage alternative modes of travel.

**Policy TE 1.6.5**

Coordinate with Palm Tran, and other transit-providing agencies, relating to the locations and amenities provided at bus stops along Seminole Pratt-Whitney Road.



**Policy TE 1.6.6** Locate future transit stops along roads in areas with densities that are supportive of mass transit.

**Policy TE 1.6.7** Follow FDOT's Accessing Transit-Design Handbook for Florida Bus Passenger Facilities, Version III, dated 2013, and Palm Tran's Transit Design Manual, dated August 2004, as guidelines for the design of transit stops. Transit stops should promote a pedestrian-friendly environment.

## **ENERGY EFFICIENCY AND GREENHOUSE GAS REDUCTION STRATEGIES**

**Objective TE 1.7** Promote energy efficiency and greenhouse gas reduction strategies.

**Policy TE 1.7.1** Promote the extension and use of mass transit within the City.

**Policy TE 1.7.2** Encourage use of the City's bicycle lanes, shared use paths, and sidewalks as alternatives to motorized transportation.

**Policy TE 1.7.3** Transportation demand management strategies shall be incorporated into the transportation planning and development approval processes for the City to provide transportation commute choices other than the single occupant vehicle. A range of techniques and appropriate trip reduction strategies will be considered. The City will identify and work with other service providers, as appropriate, to implement selected strategies.

# CITY OF WESTLAKE



## POLICY DOCUMENT

Goals, Objectives,  
& Policies

# INFRASTRUCTURE

2018



## **CHAPTER 4. INFRASTRUCTURE ELEMENT GOALS, OBJECTIVES, & POLICIES**

### **GOAL INF 1**

**PROVIDE AND MAINTAIN THE NECESSARY PUBLIC INFRASTRUCTURE FOR POTABLE WATER, WASTEWATER, REUSE WATER, DRAINAGE, SOLID WASTE, AND AQUIFER RECHARGE IN A MANNER THAT WILL ENCOURAGE A SUSTAINABLE COMMUNITY.**

### **POTABLE WATER**

#### **Objective INF 1.1**

In coordination with SID, provide potable water facilities that are cost effective, adequate, and maintain the adopted level of service (LOS) standard.

##### **Policy INF 1.1.1**

Coordinate with SID on an annual basis to evaluate the capacity, operation, and maintenance of the water distribution system to maintain adopted LOS standards, and to determine the need for the extension of facilities to meet future needs while maximizing the use of existing potable water facilities. The SID utility service area is shown in INF Map 4.1. SID purchases potable water from Palm Beach County for distribution within the City and will be the exclusive provider of potable water within the City.

##### **Policy INF 1.1.2**

In coordination with SID, use the potable water LOS standards identified in Policies INF 1.1.3 and INF 1.1.4 to evaluate capacity for issuance of development orders.

##### **Policy INF 1.1.3**

The potable water LOS standard for residential uses shall be 110 gallons per capita per day.

##### **Policy INF 1.1.4**

The potable water LOS standards for non-residential uses shall be 150 gallons per 1,000 sq. ft. per day with the following exceptions: schools shall have a LOS standard of 18 gpd per student; hotels shall have a LOS standard of 100 gpd per room; and parks shall have a LOS standard of 10 gpd per visitor.



**Policy INF 1.1.5** Potable water facilities shall be available to serve development. New developments and redevelopments will be required to connect to centralized water facilities.

**Policy INF 1.1.6** Adequate water supplies and potable water facilities shall be in place and available to serve new development no later than the issuance by the City of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the City shall consult with SID to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or its functional equivalent.

**Policy INF 1.1.7** To the extent it has jurisdiction, the City will not allow new domestic self-supply potable water wells within the City.

**Objective INF 1.2** Provide adequate, efficient and safe water distribution to accommodate existing and future demand.

**Policy INF 1.2.1** The City hereby adopts by reference the City of Westlake Water Supply Facilities Work Plan (Work Plan), dated March 2018, for a planning period of not less than 10 years. The Work Plan addresses issues that pertain to water supply facilities and requirements needed to serve current and future development within the City's water service area. The City shall review and update the Work Plan at least every five (5) years within 18 months after the governing board of the South Florida Water Management District (SFWMD) approves an updated Lower East Coast Water Supply Plan. Any changes affecting the Work Plan shall be included in the annual Capital Improvements Plan update to ensure consistency between with Work Plan and the Capital Improvements Element.

**Policy INF 1.2.2** Comply with the adopted Work Plan to ensure that adequate water supply and potable water facilities are available to serve the demands of City residents.

**Policy INF 1.2.3** Coordinate with the SFWMD to continue to protect and conserve ground and surface waters.



**Policy INF 1.2.4** Designate minimum fire flow and related water pressure requirements in the Land Development Regulations.

**Policy INF 1.2.5** The anticipated infrastructure for potable water for the short term planning period is shown on INF Map 4.2. The anticipated infrastructure for potable water for the long term planning period is shown on INF Map 4.3.

## WASTEWATER AND REUSE WATER

**Objective INF 1.3** Provide wastewater facilities that are cost effective, adequate, and maintain the adopted LOS standard.

**Policy INF 1.3.1** Coordination with SID on an annual basis to evaluate wastewater system facilities to ensure the system effectively maintains adopted LOS standards, and to determine the need for the extension of facilities to meet future needs while maximizing the use of existing wastewater facilities. SID purchases wastewater capacity from Palm Beach County for the City and will be the exclusive provider of wastewater service within the City.

**Policy INF 1.3.2** In coordination with SID, use the wastewater LOS standards identified in Policies INF 1.3.3 and INF 1.3.4 to evaluate wastewater facility capacity for issuance of development orders.

**Policy INF 1.3.3** The wastewater LOS standard for residential uses shall be 100 gallons of wastewater per capita per day.

**Policy INF 1.3.4** The wastewater LOS standard for non-residential uses shall be 150 gallons of wastewater per 1,000 sq. ft. per day with the following exceptions: schools shall have a LOS standard of 18 gpd per student; hotels shall have a LOS standard of 100 gpd per room; and parks have a LOS standard of 10 gpd per visitor.

**Policy INF 1.3.5** Wastewater service and facilities shall be available to serve new development. New developments and redevelopment will be required to connect to the centralized wastewater facilities.

**Policy INF 1.3.6** Adequate wastewater facilities shall be in place and available to serve new development no later than the issuance by the City of a certificate





of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the City shall consult with SID to determine whether adequate wastewater facilities to serve the new development will be available no later than the anticipated date of issuance by the City of a certificate occupancy or its functional equivalent.

**Policy INF. 1.3.7**

The anticipated infrastructure for wastewater for the short term planning period is shown on INF Map 4.2. The anticipated infrastructure for wastewater for the long term planning period is shown on INF Map. 4.3.

**Objective INF 1.4**

In coordination with SID, provide reuse water to accommodate existing and future demand.

**Policy INF 1.4.1**

Coordinate with SID to provide reuse water for landscape irrigation. Where reuse water is unavailable, surface water may be used as a source of irrigation water. To the extent it has jurisdiction, the City will not allow domestic self-supply wells to supply water for irrigation within the City.

**Policy INF 1.4.2**

New developments and redevelopment will be required to connect to the centralized reuse water facilities where reuse water is available. The City shall coordinate with SID to maximize the use of existing reuse facilities for the provision of reuse water.

**Policy INF 1.4.3**

The anticipated infrastructure for reuse water for the short term planning period is shown on INF Map 4.2. The anticipated infrastructure for the reuse and irrigation facilities for the long term planning period are shown on INF Map 4.3. SID purchases reuse water from Palm Beach County for distribution within the City and will be the exclusive provider of reuse water within the City.

**SOLID WASTE**

**Objective INF 1.5**

Ensure that adequate and efficient solid waste collection is available within the City.



- Policy INF 1.5.1** Ensure maintenance of the adopted solid waste LOS standard by coordinating with the Solid Waste Authority of Palm Beach County (SWA) to determine that there is sufficient disposal capacity available to accommodate solid waste generation from the City for the coming year and through the short and long term planning periods.
- Policy INF 1.5.2** The solid waste LOS standard shall be 7.02 pounds of solid waste per person per day.
- Policy INF 1.5.3** Use the solid waste LOS standard identified in Policies INF 1.5.2 to evaluate facility capacity and for issuance of development orders.
- Policy INF 1.5.4** Coordinate the disposal of residential household hazardous waste with the SWA.
- Policy INF 1.5.5** Encourage public conservation efforts by providing:
- a. Public incentives for reducing, recycling, and reusing natural resources and waste products.
  - b. Information on reducing waste and minimizing energy use.
- Policy INF 1.5.6** Participate in SWA's recycling program.
- Policy INF 1.5.7** Solid waste facilities shall be available to serve existing and new development.
- Policy INF 1.5.8** Adequate solid waste disposal capacity shall be available to serve new development no later than the issuance by the City of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the City shall consult with SWA to determine whether adequate solid waste disposal capacity will be available to serve the new development no later than the anticipated date of issuance by the City of a certificate occupancy or its functional equivalent.

## DRAINAGE

- Objective INF 1.6** Coordinate with SID to implement a drainage system for the City to address flood risks to public and private property, to maintain adopted LOS standards, and to maximize the use of existing facilities.



- Policy INF 1.6.1** Stormwater management facilities shall be designed in accordance with SFWMD criteria.
- Policy INF 1.6.2** All residential and nonresidential development and redevelopment shall adequately accommodate runoff to meet all federal, state and local requirements.
- Policy INF 1.6.3** Coordinate with SID on an annual basis to provide stormwater management facilities consistent with SFWMD regulations, and to determine the need for the extension or creation of facilities to meet future needs while maximizing the use of existing facilities.
- Policy INF 1.6.4** The drainage LOS standards are established in the tables below. Facilities listed in Table 1 below shall accommodate the stormwater produced by the identified storm event and rainfall intensity. Facilities listed in Table 2 below shall be built to the minimum elevation shown.

**Drainage Level of Service Standards – Table 1**

Storm Event	Intensity of Rainfall (in.)	Development, Roads, and Drainage Facilities
10 year-1 day	7.4	Local Roads and Parking Lots
25 year-3 day	12	Arterial Roads, Collector Roads, Perimeter Berm and Peak Discharge
100 year-3 day, zero discharge	14	Finished Floors

Source: Isohytel Graphs SFWMD's Environmental Resource Permit Applicant's Handbook Volume II

\*Perimeter Berm and Peak Discharge are referring to master SID stormwater management system.



**Drainage Level of Service Standard – Table 2**

<b>Minimum Elevation (NAVD 88)</b>	<b>Development, Roads, and Drainage Facilities</b>
18.23	Local Road Crown
18.23	Parking Lots
19.23	Arterial and Collector Road Crown
19.83	Finished Floors

*Source: SFWMD Conceptual Permit 50-0021-S*

**Policy INF 1.6.5**

Adequate drainage facilities shall be in place and available to serve new development no later than the issuance by the City of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the City shall consult with SID to determine whether adequate drainage facilities to serve the new development will be available no later than the anticipated date of issuance by the City of a certificate occupancy or its functional equivalent.

**Policy INF 1.6.6**

The City shall coordinate with SID to maximize the use of existing drainage facilities.

**Policy INF 1.6.7**

The anticipated infrastructure for earthwork and stormwater improvements for the short term planning period is shown on INF Map 4.2. The anticipated infrastructure for earthwork and stormwater improvements for the long term planning period is shown on INF Map 4.3.

**Policy INF 1.3.7**

## **GROUNDWATER RECHARGE**

**Objective INF 1.7**

Provide adequate and effective protection of water resources, including the surficial aquifer, within the City.

**Policy INF 1.7.1**

Coordinate with SFWMD to implement applicable regional water resource projects, which may reduce losses of excess stormwater to tide, recharge the surficial aquifer, protect the functions of natural groundwater recharge areas and natural drainage features (to the



extent they exist), and provide water to preserve areas for additional surface water storage.

**Policy INF 1.7.2**

Support the SFWMD 2013 Lower East Coast Regional Water Supply Plan Update and coordinate with SFWMD on its implementation.

**Policy INF 1.7.3**

Coordinate with SFWMD to develop public information and education programs that promote water conservation.

# CITY OF WESTLAKE



## POLICY DOCUMENT

Goals, Objectives,  
& Policies

# CONSERVATION

2018



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

### GOAL CON 1

CONSERVE AND PROTECT NATURAL RESOURCES FOR CURRENT AND FUTURE RESIDENTS.

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

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

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

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

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

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

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

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

**Policy CON 1.3.2** For all amendments to this Plan, evaluate the presence of wetlands on the parcel of land at issue, and direct land uses on such parcels that are incompatible with the protection and conservation of wetlands and wetland functions away from such wetlands, or require appropriate mitigation to compensate for loss of wetlands. The type, intensity or density, extent, distribution, and location of allowable land uses and the types, values,



functions, sizes, conditions, and locations of wetlands are land use factors that shall be considered when directing incompatible land uses away from wetlands.

- Policy CON 1.3.3** Coordinate with SID during the development order approval process concerning the impacts of development orders on stormwater runoff and water quality to ensure compliance with applicable requirements of SID, the state, and other governmental entities with jurisdiction.
- Policy CON 1.3.4** Coordinate with SID to protect water resources within the City from activities and land uses that adversely impact water quality and quantity. Protection can include appropriate mitigation and best management practices.
- Policy CON 1.3.5** Comply with Palm Beach County Wellfield Protection Ordinance.
- Policy CON 1.3.6** Require new development and redevelopment to use reuse water for irrigation where it is available.
- Policy CON 1.3.7** Ensure development complies with applicable state and federal criteria for the protection of wetlands.
- Policy CON 1.3.8** Ensure development orders are only approved in special flood hazard areas in accordance with established Florida Building Codes and Federal Emergency Management Agency (FEMA) standards.
- Policy CON 1.3.9** Require emergency conservation of water resources in accordance with the SFWMD plans.
- Policy CON 1.3.10** Encourage the use of water-conserving fixtures in all new construction and redevelopment projects consistent with the Florida Building Code.
- Policy CON 1.3.11** Coordinate with SFWMD and SID to provide information resources regarding water conservation.
- Policy CON 1.3.12** Promote water efficient landscapes by coordinating with SFWMD and Palm Beach County Extension Office of the University of Florida Institute of Food and Agriculture Services (Palm Beach County IFAS Extension) on their Florida Friendly Landscaping programs.





- Policy CON 1.3.13** Prohibit vertical development 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 feet to the south of the M Canal right of way. This does not prohibit vertical development in M Canal right of way related to the operation and maintenance of the M Canal.

## **Objective CON 1.4**

Maintain and enforce procedures to reduce soil erosion and sedimentation into water bodies.

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

## **Objective CON 1.5**

Conserve and protect native and protected wildlife and their habitat should they exist within the City.

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

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

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

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

# CITY OF WESTLAKE



## POLICY DOCUMENT

Goals, Objectives,  
& Policies

# RECREATION AND OPEN SPACE

2018



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

### GOAL REC 1

**PROVIDE RECREATION USES AND OPEN SPACE ACCESSIBLE TO CITY RESIDENTS OFFERING ACTIVE AND PASSIVE RECREATION OPPORTUNITIES.**

#### Objective REC 1.1

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

##### Policy REC 1.1.1

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

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

##### Policy REC 1.1.2

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

##### Policy REC 1.1.3

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

##### Policy REC 1.1.4

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

##### Policy REC 1.1.5

Ensure neighborhood parks are provided to serve residential development.



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

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

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

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

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

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

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

# CITY OF WESTLAKE



## POLICY DOCUMENT

Goals, Objectives,  
& Policies

# HOUSING

2018



## CHAPTER 7. HOUSING ELEMENT GOALS, OBJECTIVES, AND POLICIES

### GOAL HE 1

**ESTABLISH AND EXECUTE PLANS, POLICIES, AND PROGRAMS TO ADDRESS THE HOUSING NEEDS OF ALL CURRENT AND FUTURE RESIDENTS.**

#### Objective HE 1.1

Provide adequate sites for a diversity of housing types and affordability levels to accommodate the current and future housing needs of all City residents.

##### Policy HE 1.1.1

Designate sufficient land areas for residential development to accommodate the projected population for the short and long term planning periods.

##### Policy HE 1.1.2

Establish future land use categories with density ranges that will allow for varied housing types and sizes including:

- a) Single-family and multi-family;
- b) Ownership and rental;
- c) Permanent and seasonal;
- d) Affordable workforce housing as defined in section 380.0651(3)(h) F.S.; and
- e) Affordable housing for very low-income, low-income and moderate-income housing as defined in section 420.0004(3) F.S.

##### Policy HE 1.1.3

Allow for a range of densities and a variety of housing types that enable residential areas to serve a variety of income levels, thereby avoiding the concentration of affordable housing.

##### Policy HE 1.1.4

Require adequate infrastructure and public facilities to support future housing, including affordable and workforce housing, housing for low-income, very low-income, and moderate-income families; mobile homes; and group home and foster care facilities.

##### Policy HE 1.1.5

Allow group home facilities and foster care facilities as required by Florida Statutes.



**Policy HE 1.1.6**

Allow mobile homes and manufactured homes as required by Florida Statutes.

**Objective HE 1.2**

Support the development and maintenance of affordable and workforce housing, and stable neighborhoods.

**Policy HE 1.2.1**

Allow for and support commercial and light industrial development, which will provide employment opportunities within the City to enable the purchase or rent of affordable housing.

**Policy HE 1.2.2**

Allow alternatives to traditional housing such as accessory dwelling units and assisted living facilities.

**Policy HE 1.2.3**

Establish streamlined permitting procedures and reduce application fees for workforce and affordable housing to minimize regulatory costs and delays associated with the development of housing.

**Policy HE 1.2.4**

Coordinate strategies to fund and develop affordable and workforce housing initiatives with local, regional, and state non-profit and public organizations by implementing one or more of the following:

- a) Development contributions;
- b) State Housing Initiatives Partnership (SHIP) funds;
- c) Grants;
- d) Job creation and job training programs;
- e) Community Development Block Grant (CDBG) funds;
- f) Community Contribution Tax Credit Program;
- g) HUD Home Investments Partnership Program (HOME);
- h) An interlocal agreement with Palm Beach County; and
- i) Partnerships with non-profit organizations.

**Policy HE 1.2.5**

The Future Land Use Element shall establish a density bonus to encourage the development of workforce, affordable, and senior housing units.

**Policy HE 1.2.6**

Coordinate with local, regional, and state public and non-profit organizations to address housing for special needs populations taking into consideration:

- a) Foster care;
- b) Displaced persons (Section 421.55 F.S.);
- c) Mental health care;



- d) Physical disability care;
- e) Replacement housing; and
- f) Senior assistance;

**Policy HE 1.2.7** Support the long-term stability of neighborhoods by providing and maintaining adequate facilities and services, and through code enforcement.

**Policy HE 1.2.8** In the event of future economic downturns, the City will coordinate with local, regional, state, and federal agencies to minimize foreclosures and/or the abandonment of otherwise stable housing including available federal or state grant programs.

**Policy HE 1.2.9** Provide information resources and consider creating programs to assist applicants applying for housing assistance with local, regional, state, and federal programs, including but not limited to the following Florida Housing Finance Corporation programs:

- a) First Time Homebuyer Program;
- b) Predevelopment Loan Program, including the identification of potential sites to encourage development;
- c) Low Income Housing Tax Credits;
- d) State Apartment Incentive Loan (SAIL) Program; and
- e) Multifamily Mortgage Revenue Bond Program.

**Policy HE 1.2.10** Coordinate with Palm Beach County to provide opportunities for workforce housing and affordable housing within the City, and participate in task forces or workshops to develop appropriate strategies and/or initiatives.

**Objective HE 1.3** Require housing to be constructed to applicable building code standards, and encourage housing to be energy efficient and use renewable energy resources.

**Policy HE 1.3.1** Encourage residential construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or other state or nationally recognized, high-performance green building rating system.





- Policy HE 1.3.2** Provide information resources on home energy reduction strategies and energy saving measures available through other governmental or private sector programs.
- Policy HE 1.3.3** Allow the appropriate placement of accessory solar facilities.
- Policy HE 1.3.4** All housing shall comply with applicable building codes.

# CITY OF WESTLAKE



## POLICY DOCUMENT

Goals, Objectives,  
& Policies

# CAPITAL IMPROVEMENTS

2018



## CHAPTER 8. CAPITAL IMPROVEMENTS ELEMENT

### GOALS, OBJECTIVES, & POLICIES

#### GOAL CIE 1

**ENSURE THE TIMELY AND EFFICIENT PROVISION OF ADEQUATE PUBLIC FACILITIES FOR EXISTING AND FUTURE RESIDENTS.**

##### Objective CIE 1.1

Plan for adequate public facilities including transportation, potable water, wastewater, reuse water, drainage, and recreation, in coordination with SID, to serve existing and future populations.

##### Policy CIE 1.1.1

Adopt and maintain a 5-Year Schedule of Capital Improvements, set forth below in Table 8.1, which will be reviewed and updated on an annual basis. Capital improvements shall be included in the 5-Year Schedule of Capital Improvements based on the criteria below. Projects necessary to ensure the achievement and maintenance of adopted level of service (LOS) standards shall be prioritized for funding based on the following criteria:

- a) The elimination of public health and safety hazards;
- b) The correction of capacity deficiencies in order to achieve the adopted LOS standards;
- c) The need for capital improvements to accommodate new or approved projects or additional growth in order to achieve and maintain the adopted LOS standards.
- d) The extent to which costs associated with the capital improvement can be funded from existing revenues;
- e) The extent to which the capital improvement will meet the Goals, Objectives and Policies of the Plan;
- f) The extent to which the capital improvement will generate revenues or otherwise produce positive benefits for the City;
- g) Financial feasibility;
- h) Consideration of the plans of local, county and state agencies providing public facilities; and
- i) The need for the renewal of and replacement of existing public facilities.



- Policy CIE 1.1.2** Implement the Interlocal Agreement between the City of Westlake and the Seminole Improvement District Regarding the Provision of Certain Services, Infrastructure, and Public Facilities in the City of Westlake and for Assurance of Non-Duplication of Services dated March 2018 ("SID-Westlake Interlocal") to 1) provide for coordination regarding the entity responsible for funding and constructing required capital improvement projects identified in the 5-Year Schedule of Capital Improvements and 2) coordinate with SID to ensure funding and construction of the public facilities enumerated 5-Year Schedule of Capital Improvements where SID is responsible for providing those facilities.
- Policy CIE 1.1.3** Coordinate with SID and other local governments on funding sources for capital improvement projects. A variety of funding sources may be used to provide capital improvements. These may include developer assessments or contributions, ad valorem taxes, general revenues, other assessments, tax increment funds, grants, and private funds.
- Policy CIE 1.1.4** In coordination with SID, pursue state and federal grant opportunities to fund projects in the 5-Year Schedule of Capital Improvements. The City shall provide a status report regarding any grants that have been applied for or received for projects within the Capital Improvement Element.
- Policy CIE 1.1.5** A new fifth year will be added to the 5-Year Schedule of Capital Improvements annually.
- Policy CIE 1.1.6** Include in its annual update of its 5-Year Schedule of Capital Improvements any necessary improvement or projects identified in the City's ten-year Water Supply Facility Work Plan.
- Policy CIE 1.1.7** Include in its annual update of its 5-Year Schedule of Capital Improvements any transportation improvements adopted in the Palm Beach County Transportation Planning Agency (Palm Beach TPA) Transportation Improvement Program adopted pursuant to s. 339.175(8) F.S.
- Policy CIE 1.1.8** Review and update, on an annual basis, the Capital Improvements Element of the Plan. This review shall also ensure consistency between the Future Land Use, Transportation, Infrastructure, and Capital Improvements Elements.

**Objective CIE 1.2** Achieve and maintain adopted LOS standards.



## City of Westlake Comprehensive Plan

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### **Policy CIE 1.2.1**

Utilize LOS standards identified in the Plan as set forth in Table 8.2 to evaluate public facilities' needs.



**Table 8.2: Level of Service Standards**

Service	Level of Service Standard																
Transportation	Arterials – D Collector – D Local - D																
Potable Water	<ul style="list-style-type: none"><li>110 gallons per capita per day (residential)</li><li>150 gallons per 1,000 sq. ft. per day (non-residential), except that:<ul style="list-style-type: none"><li>schools shall have a level of service standard of 18 gpd per student;</li><li>hotels shall have a level of service standard of 100 gpd per room; and</li><li>parks shall have a level of service standard of 10 gpd per visitor</li></ul></li></ul>																
Wastewater	<ul style="list-style-type: none"><li>100 gallons per capita per day (residential)</li><li>150 gallons per 1,000 sq. ft. per day (non-residential), except that:<ul style="list-style-type: none"><li>schools shall have a level of service standard of 18 gpd per student;</li><li>hotels shall have a level of service standard of 100 gpd per room; and</li><li>parks have a level of service standard of 10 gpd per visitor</li></ul></li></ul>																
Solid Waste	7.02 lbs. per capita per day																
Stormwater (drainage)	<p>Stormwater treatment standards shall be consistent with the applicable requirements included in Chapter 62, F.A.C.</p> <p><b>Drainage Level of Service Standards – Table 1:</b></p> <table><tr><th>Storm Event</th><th>Intensity of Rainfall (in.)</th><th>Development, Roads, and Drainage Facilities</th></tr><tr><td>10 year-1 day</td><td>7.4</td><td>Local Roads and Parking Lots</td></tr><tr><td>25 year-3 day</td><td>12</td><td>Arterial Roads, Collector Roads, Perimeter Berm and Peak Discharge</td></tr><tr><td>100 year-3 day, zero discharge</td><td>14</td><td>Finished Floors</td></tr></table> <table><tr><th>Minimum Elevation (NAVD 88)</th><th>Development, Roads, and Drainage Facilities</th></tr><tr><td>18.23</td><td>Local Road Crown</td></tr></table>	Storm Event	Intensity of Rainfall (in.)	Development, Roads, and Drainage Facilities	10 year-1 day	7.4	Local Roads and Parking Lots	25 year-3 day	12	Arterial Roads, Collector Roads, Perimeter Berm and Peak Discharge	100 year-3 day, zero discharge	14	Finished Floors	Minimum Elevation (NAVD 88)	Development, Roads, and Drainage Facilities	18.23	Local Road Crown
Storm Event	Intensity of Rainfall (in.)	Development, Roads, and Drainage Facilities															
10 year-1 day	7.4	Local Roads and Parking Lots															
25 year-3 day	12	Arterial Roads, Collector Roads, Perimeter Berm and Peak Discharge															
100 year-3 day, zero discharge	14	Finished Floors															
Minimum Elevation (NAVD 88)	Development, Roads, and Drainage Facilities																
18.23	Local Road Crown																



## City of Westlake Comprehensive Plan

Service	Level of Service Standard	
	18.23	Parking Lots
	19.23	Arterial and Collector Road Crown
	19.83	Finished Floors

### Policy CIE 1.2.2

The Land Development Regulations shall provide for the timely completion and maintenance of the capital improvements required by the Plan.

### Policy CIE 1.2.3

Amend the Plan and Land Development Regulations as needed to maintain consistency between accepted methods of measuring the LOS on SIS or County thoroughfare roads and the most current methods adopted by the FDOT or County, respectively.

## Objective CIE 1.3

Demonstrate the City's ability to provide the needed improvements identified in this Plan and to manage the land development process so that public facility needs created by development orders do not exceed the ability of the City to fund or require these facilities.

### Policy CIE 1.3.1

In coordination with SID, ensure that new development bears a proportionate cost for public facility improvements by utilizing a variety of mechanisms to assess and collect impact fees, mobility fees, dedications and/or contributions from private development.

### Policy CIE 1.3.2

Maintain and improve, as part of the Land Development Regulations, a concurrency management system for wastewater, solid waste, drainage, and potable water. The concurrency management system shall require that:

- a) A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary public facilities and services are in place and available to serve the new development; or
- b) At the time the development order or permit is issued, the necessary facilities, services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220-3243, Florida Statutes, to be in place and available to serve the new development at the time of the issuance of a certificate of occupancy or its functional equivalent; or



- c) At the time of the issuance of a certificate of occupancy or its functional equivalent the necessary facilities, services and supply shall be in place and available to serve the new development.

### **Policy CIE 1.3.3**

Develop and implement a mobility system, which may include mobility fees, proportionate share contributions, impact fees, concurrency or other techniques to ensure that transportation facilities are available within the City to meet established LOS standards for all new development. Coordinate with SID as to how revenue sources may be assessed, collected, shared, applied, and spent.

### **Policy CIE 1.3.4**

Require developers to provide public facilities such as roads, water and wastewater lines, that are not otherwise being provided by SID. These facilities shall be designed and constructed according to City and SID standards.

### **Policy CIE 1.3.5**

In coordination with SID, periodically evaluate the fees, assessments, and exactions necessary to balance the capital improvements needs and available revenue sources.





**Table 8.1: 5-Year Schedule of Capital Improvements, Fiscal Years 2018-19 – 2022-23**

For the 5-Year Capital Improvements Schedule below:

- Road costs include costs of landscaping and the construction of bicycle lanes, sidewalks, and shared use paths.
- This table should be read in conjunction with the 5-Year Capital Improvement Schedule Construction Map for Road Segments, Stormwater Drainage Features, and Park.



5-Year Capital Improvements Schedule: Summary of Total Project Costs By Year									
Project Description	Priority	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Total Funding Amount	Funding Source*
Town Center Parkway Phase 1A (TCP-E2)	High	\$1,808,668.19						\$1,808,668.19	Developer / Bonds
Town Center Parkway Phase 2 (TCP-E3)	High	\$1,598,871.00						\$1,598,871.00	Developer / Bonds
Town Center Parkway South (TCP-E1)	High	\$1,515,919.33						\$1,515,919.33	Developer / Bonds
CS-E1	High		\$744,996.14					\$744,996.14	Developer / Bonds
Kingfisher (CS-E5)	High		\$757,641.03					\$757,641.03	Developer / Bonds
CS-E4	High		\$762,430.31					\$762,430.31	Developer / Bonds
Persimmon Phase 2 (PSM - E1a)	High			\$1,671,350.56				\$1,671,350.56	Developer / Bonds
Saddle Bay Drive	High			\$710,000.00				\$710,000.00	Developer / Bonds
CS-E2	High			\$1,190,314.74				\$1,190,314.74	Developer / Bonds
CS-P	High				\$3,901,962.45			\$3,901,962.45	Developer / Bonds
Persimmon West (CS-W2)	High					\$1,277,449.85		\$1,277,449.85	Developer / Bonds
Community Park	High		\$200,000.00	\$3,300,000.00				\$3,500,000.00	Developer / Bonds
Town Center Parkway (E-4, E-5)	High						\$3,175,573.38	\$3,175,573.38	Developer / Bonds
<b>TOTAL</b>		<b>\$4,923,458.52</b>	<b>\$2,465,067.48</b>	<b>\$6,871,665.30</b>	<b>\$3,901,962.45</b>	<b>\$1,277,449.85</b>	<b>\$3,175,573.38</b>	<b>\$22,615,176.98</b>	Developer / Bonds



City of Westlake Comprehensive Plan

5-Year Capital Improvements Schedule: Potable Water Component									
Project Description	Priority	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Total Funding Amount	Funding Source*
Town Center Parkway Phase 1A (TCP-E2)	High	\$135,781.00						\$135,781.00	Developer / Bonds
Town Center Parkway Phase 2 (TCP-E3)	High	\$130,149.26						\$130,149.26	Developer / Bonds
Town Center Parkway South (TCP-E1)	High	\$111,501.21						\$111,501.21	Developer / Bonds
CS-E1	High		\$108,160.00					\$108,160.00	Developer / Bonds
Kingfisher (CS-E5)	High		\$92,404.19					\$92,404.19	Developer / Bonds
CS-E4	High		\$91,127.20					\$91,127.20	Developer / Bonds
Persimmon Phase 2 (PSM - E1a)	High			\$125,317.80				\$125,317.80	Developer / Bonds
Saddle Bay Drive	High			\$91,000.00				\$91,000.00	Developer / Bonds
CS-E2	High			\$162,009.25				\$162,009.25	Developer / Bonds
CS-P	High				\$524,899.15			\$524,899.15	Developer / Bonds
Persimmon West (CS-W2)	High					\$191,214.00		\$191,214.00	Developer / Bonds
Town Center Parkway (E-4, E-5)	High						\$238,758.84	\$238,758.84	Developer / Bonds



City of Westlake Comprehensive Plan

5-Year Capital Improvements Schedule: Wastewater Component									
Project Description	Priority	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Total Funding Amount	Funding Source*
Town Center Parkway Phase 1A (TCP-E2)	High	\$95,925.00						\$95,925.00	Developer / Bonds
Town Center Parkway Phase 2 (TCP-E3)	High	\$91,954.48						\$91,954.48	Developer / Bonds
Town Center Parkway South (TCP-E1)	High	\$75,778.66						\$75,778.66	Developer / Bonds
CS-E1	High		\$41,344.00					\$41,344.00	Developer / Bonds
Kingfisher (CS-E5)	High		\$0.00					\$0.00	Developer / Bonds
CS-E4	High		\$64,943.67					\$64,943.67	Developer / Bonds
Persimmon Phase 2 (PSM - E1a)	High			\$65,242.04				\$65,242.04	Developer / Bonds
Saddle Bay Drive	High			\$64,500.00				\$64,500.00	Developer / Bonds
CS-E2	High			\$136,582.53				\$136,582.53	Developer / Bonds
CS-P	High				\$370,824.00			\$370,824.00	Developer / Bonds
Persimmon West (CS-W2)	High					\$0.00		\$0.00	Developer / Bonds
Town Center Parkway (E-4, E-5)	High						\$157,508.38	\$157,508.38	Developer / Bonds



City of Westlake Comprehensive Plan

5-Year Capital Improvements Schedule: Stormwater/Drainage Component									
Project Description	Priority	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Total Funding Amount	Funding Source*
Town Center Parkway Phase 1A (TCP-E2)	High	\$240,003.00						\$240,003.00	Developer / Bonds
Town Center Parkway Phase 2 (TCP-E3)	High	\$230,077.24						\$230,077.24	Developer / Bonds
Town Center Parkway South (TCP-E1)	High	\$189,612.33						\$189,612.33	Developer / Bonds
CS-E1	High		\$183,930.00					\$183,930.00	Developer / Bonds
Kingfisher (CS-E5)	High		\$207,910.00					\$207,910.00	Developer / Bonds
CS-E4	High		\$162,508.46					\$162,508.46	Developer / Bonds
Persimmon Phase 2 (PSM - E1a)	High			\$213,108.01				\$213,108.01	Developer / Bonds
Saddle Bay Drive	High			\$155,000.00				\$155,000.00	Developer / Bonds
CS-E2	High			\$275,503.30				\$275,503.30	Developer / Bonds
CS-P	High				\$927,914.20			\$927,914.20	Developer / Bonds
Persimmon West (CS-W2)	High					\$325,167.29		\$325,167.29	Developer / Bonds
Town Center Parkway (E-4, E-5)	High						\$394,115.30	\$394,115.30	Developer / Bonds



City of Westlake Comprehensive Plan

5-Year Capital Improvements Schedule: Road Component									
Project Description	Priority	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Total Funding Amount	Funding Source*
Town Center Parkway Phase 1A (TCP-E2)	High	\$938,202.19						\$938,202.19	Developer / Bonds
Town Center Parkway Phase 2 (TCP-E3)	High	\$713,617.60						\$713,617.60	Developer / Bonds
Town Center Parkway South (TCP-E1)	High	\$780,998.55						\$780,998.55	Developer / Bonds
CS-E1	High		\$296,071.37					\$296,071.37	Developer / Bonds
Kingfisher (CS-E5)	High		\$328,868.46					\$328,868.46	Developer / Bonds
CS-E4	High		\$325,550.97					\$325,550.97	Developer / Bonds
Persimmon Phase 2 (PSM - E1a)	High			\$1,020,717.00				\$1,020,717.00	Developer / Bonds
Saddle Bay Drive	High			\$282,600.00				\$282,600.00	Developer / Bonds
CS-E2	High			\$444,599.64				\$444,599.64	Developer / Bonds
CS-P	High				\$1,328,556.50			\$1,328,556.50	Developer / Bonds
Persimmon West (CS-W2)	High					\$392,522.79		\$392,522.79	Developer / Bonds
Town Center Parkway (E-4, E-5)	High						\$1,641,291.44	\$1,641,291.44	Developer / Bonds



City of Westlake Comprehensive Plan

5-Year Capital Improvements Schedule: Reuse Component									
Project Description	Priority	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Total Funding Amount	Funding Source*
Town Center Parkway Phase 1A (TCP-E2)	High	\$98,757.00						\$98,757.00	Developer / Bonds
Town Center Parkway Phase 2 (TCP-E3)	High	\$192,727.42						\$192,727.42	Developer / Bonds
Town Center Parkway South (TCP-E1)	High	\$158,831.42						\$158,831.42	Developer / Bonds
CS-E1	High		\$58,797.61					\$58,797.61	Developer / Bonds
Kingfisher (CS-E5)	High		\$66,463.18					\$66,463.18	Developer / Bonds
CS-E4	High		\$66,861.01					\$66,861.01	Developer / Bonds
Persimmon Phase 2 (PSM - E1a)	High			\$178,512.90				\$178,512.90	Developer / Bonds
Saddle Bay Drive	High			\$65,900.00				\$65,900.00	Developer / Bonds
CS-E2	High			\$88,070.89				\$88,070.89	Developer / Bonds
CS-P	High				\$381,722.60			\$381,722.60	Developer / Bonds
Persimmon West (CS-W2)	High					\$161,203.77		\$161,203.77	Developer / Bonds
Town Center Parkway (E-4, E-5)	High						\$330,136.20	\$330,136.20	Developer / Bonds



City of Westlake Comprehensive Plan

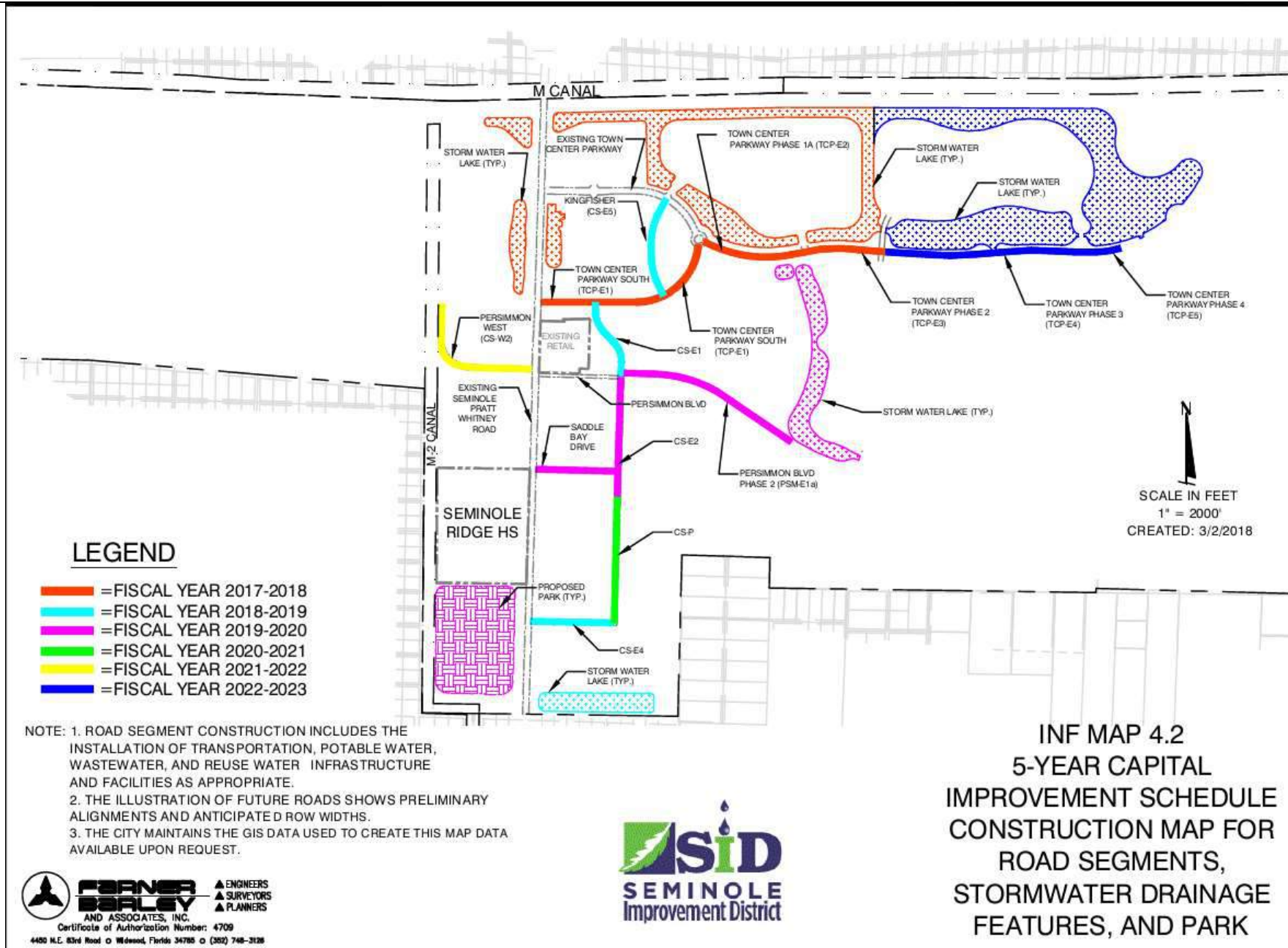
5-Year Capital Improvements Schedule: Design and Permitting									
Project Description	Priority	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Total Funding Amount	Funding Source*
Town Center Parkway Phase 1A (TCP-E2)	High	\$300,000.00						\$300,000.00	Developer / Bonds
Town Center Parkway Phase 2 (TCP-E3)	High	\$240,345.00						\$240,345.00	Developer / Bonds
Town Center Parkway South (TCP-E1)	High	\$199,197.16						\$199,197.16	Developer / Bonds
CS-E1	High		\$56,693.16					\$56,693.16	Developer / Bonds
Kingfisher (CS-E5)	High		\$61,995.20					\$61,995.20	Developer / Bonds
CS-E4	High		\$51,439.00					\$51,439.00	Developer / Bonds
Persimmon Phase 2 (PSM - E1a)	High			\$68,452.81				\$68,452.81	Developer / Bonds
Saddle Bay Drive	High			\$51,000.00				\$51,000.00	Developer / Bonds
CS-E2	High			\$83,549.13				\$83,549.13	Developer / Bonds
CS-P	High				\$368,046.00			\$368,046.00	Developer / Bonds
Persimmon West (CS-W2)	High					\$207,342.00		\$207,342.00	Developer / Bonds
Town Center Parkway (E-4, E-5)	High	-	-	-	-	-	\$413,763.22	\$413,763.22	Developer / Bonds
Community Park	High		\$200,000					\$200,000	Developer / Bonds





5-Year Capital Improvements Schedule: Community Park									
Project Description	Priority	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Total Funding Amount	Funding Source*
Community Park				\$3,300,000.00				\$3,300,000.00	Developer / Bonds

\*SID will provide infrastructure through financing, special assessments, or developer contributions; which may include developer constructing the improvements and turning the same over to SID or the City, as appropriate



# CITY OF WESTLAKE



## POLICY DOCUMENT

Goals, Objectives,  
& Policies

# INTERGOVERNMENTAL COORDINATION

2018



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

### GOAL ICE 1

#### PROVIDE EFFECTIVE INTERGOVERNMENTAL COORDINATION.

##### Objective ICE 1.1

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

##### Policy ICE 1.1.1

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

##### Policy ICE 1.1.2

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

##### Policy ICE 1.1.3

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

##### Policy ICE 1.1.4

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

##### Policy ICE 1.1.5

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



**Policy ICE 1.1.6**

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

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

**Policy ICE 1.1.7**

Coordinate with federal, state, and local governments and agencies regarding storm preparedness and emergency management for safe and timely evacuation and appropriate sheltering.

**Policy ICE 1.1.8**

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

**Policy ICE 1.1.9**

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

**Objective ICE 1.2**

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

**Policy ICE 1.2.1**

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



**Policy ICE 1.2.2**

Participate in the Comprehensive Palm Amendment Coordinated Review Interlocal Agreement dated October, 1993, as it has been or may be amended from time to time, and the Multi-Jurisdictional Issues Coordination Forum Interlocal Agreement dated October, 1993, as it has been or may be amended from time to time, to ensure adequate school facilities are available to meet the needs of the City's residents.

**Objective ICE 1.3**

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

**Policy ICE 1.3.1**

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

**Policy ICE 1.3.2**

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

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

**Policy ICE 1.3.3**

Coordinate with the South Florida Water Management District and Palm Beach County on the implementation of the 2013 Lower East Coast Water Supply Plan Update,.

**Policy ICE 1.3.4**

Participate as a municipality within Palm Beach County's Fire/Rescue Municipal Service Taxing Unit for Fire-Rescue, Fire Protection, Advanced Life



Support (or Similar Emergency Services), Fire Code Enforcement and Other Necessary and Incidental Services.

**Policy ICE 1.3.5**

Engage Palm Beach County Sheriff's Office for the provision of police services.

**Policy ICE 1.3.6**

Implement the SID-Westlake Interlocal, which contains the mechanisms for coordination between SID and the City for planning, funding, constructing, maintaining, and evaluating needed public facilities and infrastructure, and where appropriate, development orders.

## MAPS





## **MAP SERIES**

### **Future Land Use Maps**

FLU Map 2.1: 2038 Future Land Use Map

FLU Map 2.2: Existing Land Use Map

FLU Map 2.3: Mineral and Soils Map

FLU Map 2.4: Floodplain Map

FLU Map 2.5: Existing and Planned Public Potable Waterwells, Cones of Influence and  
Wellhead Protection Areas Map

FLU Map 2.6: Wetlands Map

### **Transportation Maps**

TE Map 3.1: Existing Traffic Circulation, Functional Classification and Roadway Network  
Jurisdiction Map

TE Map 3.2: Existing Roadway Level of Service Map

TE Map 3.3: Existing Shared Use Paths, Sidewalks, and Bicycle Lanes Map

TE Map 3.4: 2038 Future Traffic Circulation Map

TE Map 3.5: 2038 Future Functional Classification Map

TE Map 3.6: 2023 Future Traffic Circulation Map

TE Map 3.7: 2038 Future Shared Use Paths, Sidewalks, and Bicycle Lanes Map

TE Map 3.8: 2023 Future Functional Classification Map

TE Map 3.9: 2023 Future Shared Use Paths, Sidewalks, and Bicycle Lanes Map

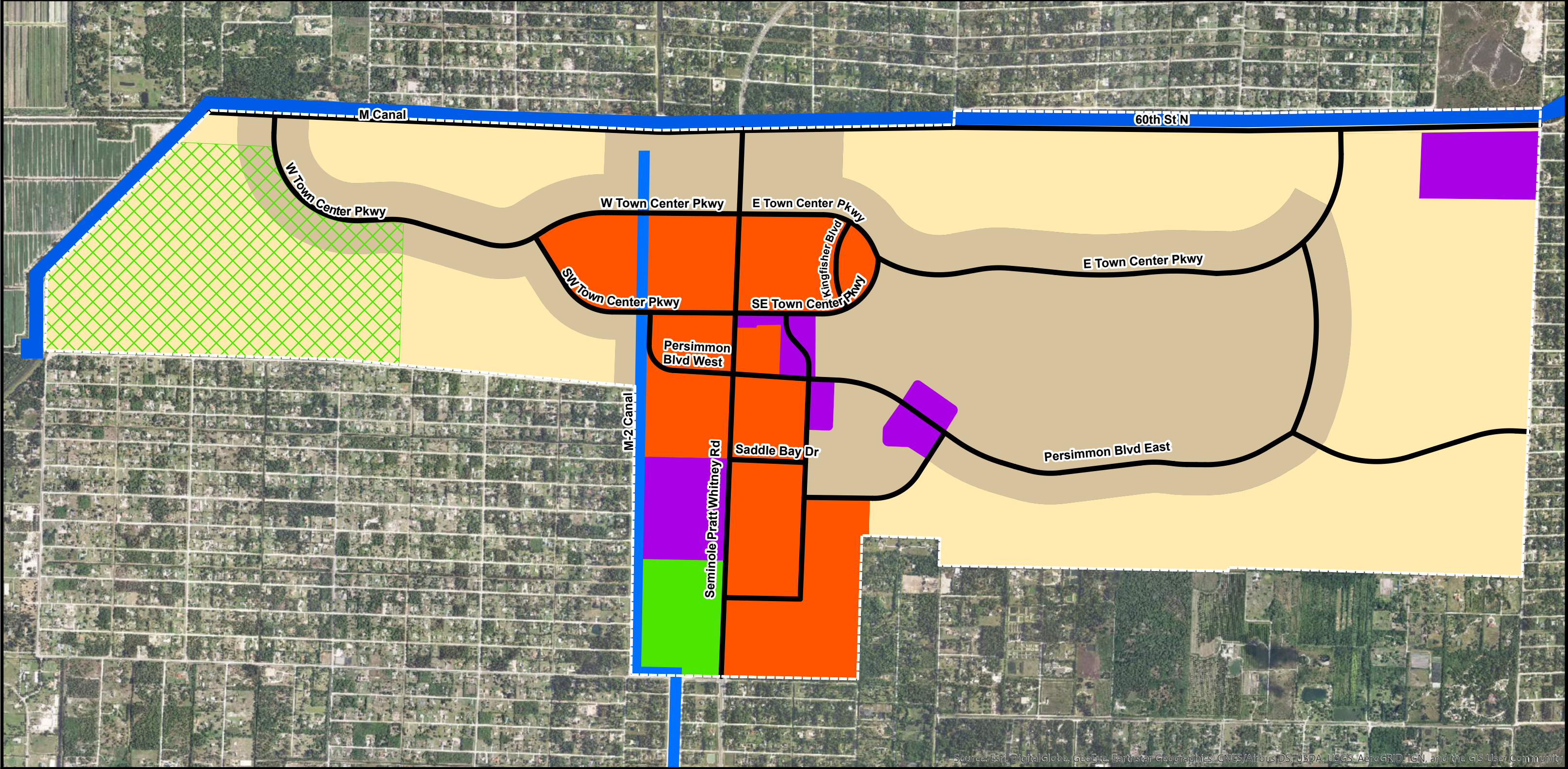
### **Infrastructure Maps**

INF Map 4.1 Utility Service Area

INF Map 4.2 5-Year Capital Improvement Schedule Construction Map for Road Segments,  
Stormwater Drainage Features, and Park







INF Map 4.3 2038-Year Capital Improvement Schedule Construction Map for Road  
Segments, Stormwater Drainage







Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**FUTURE LAND USE**

- |   |   |
|---|---|
|  Residential 1      |  Civic                   |
|  Residential 2      |  Open Space & Recreation |
|  Downtown Mixed Use |  Solar Energy Overlay    |

**OTHER**

- |   |
|---|
|  Roads               |
|  Major Canal and ROW |

 City Boundary

Note 1: The illustration of roads shows preliminary alignments.

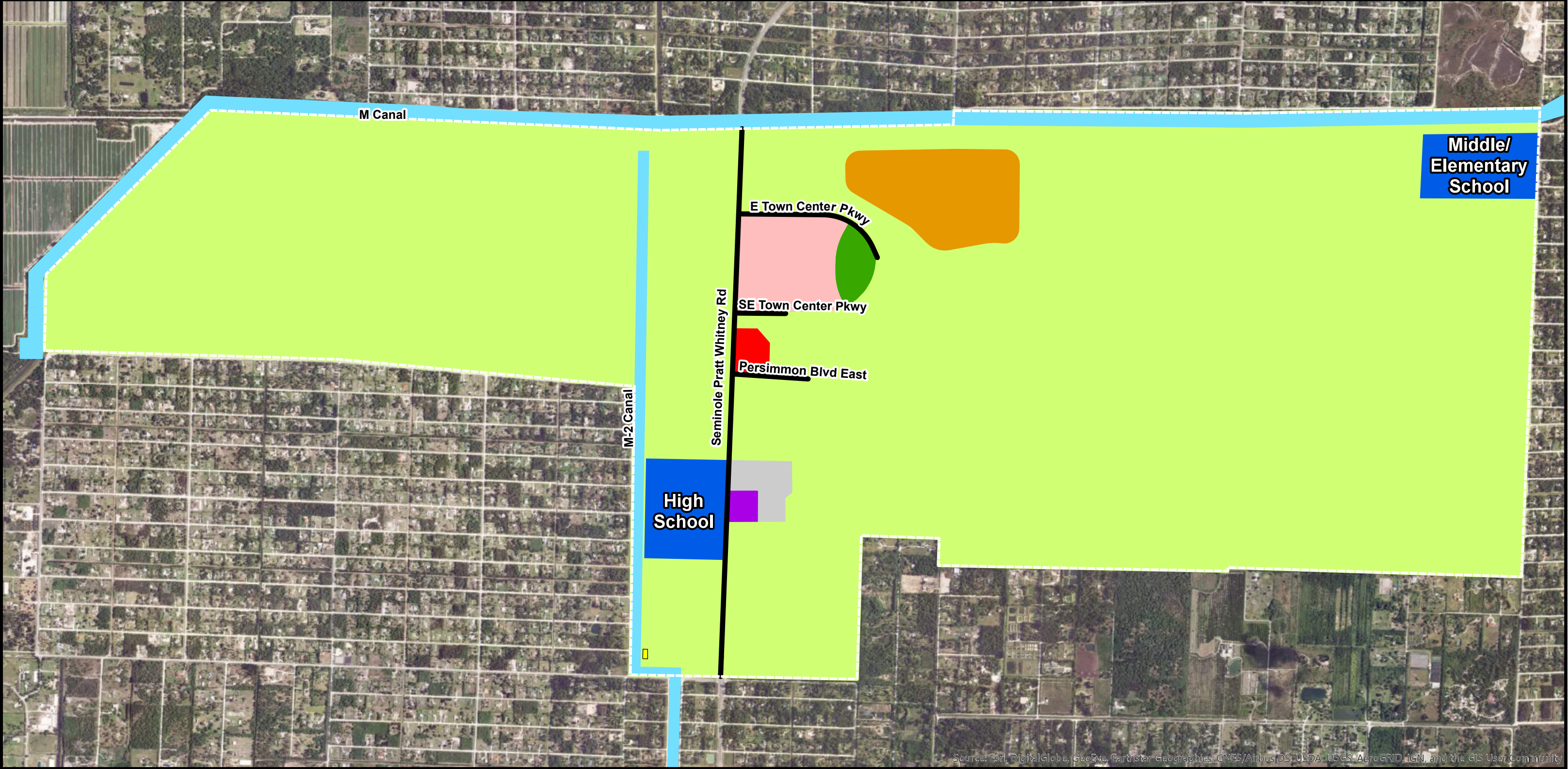
Note 2: The City maintains the GIS data used to create this map.  
Data available upon request.

**City of Westlake  
Comprehensive Plan**

Revision Date: March 12, 2018




**FLU Map 2.1: 2038 Future Land Use Map**














Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**EXISTING LAND USE**

-  Agriculture / Vacant
-  Utility
-  Educational Uses

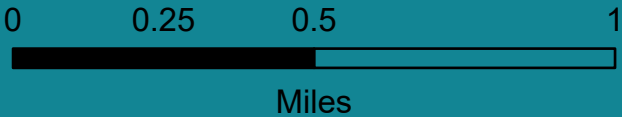
**OTHER**

-  Commercial
-  Industrial
-  Civic
-  Roads
-  Major Canal and ROW
-  City Boundary
-  Residential Development in Progress
-  Commercial Development in Progress
-  Recreational Development in Progress

Note: The City maintains the GIS data used to create this map. Data available upon request.

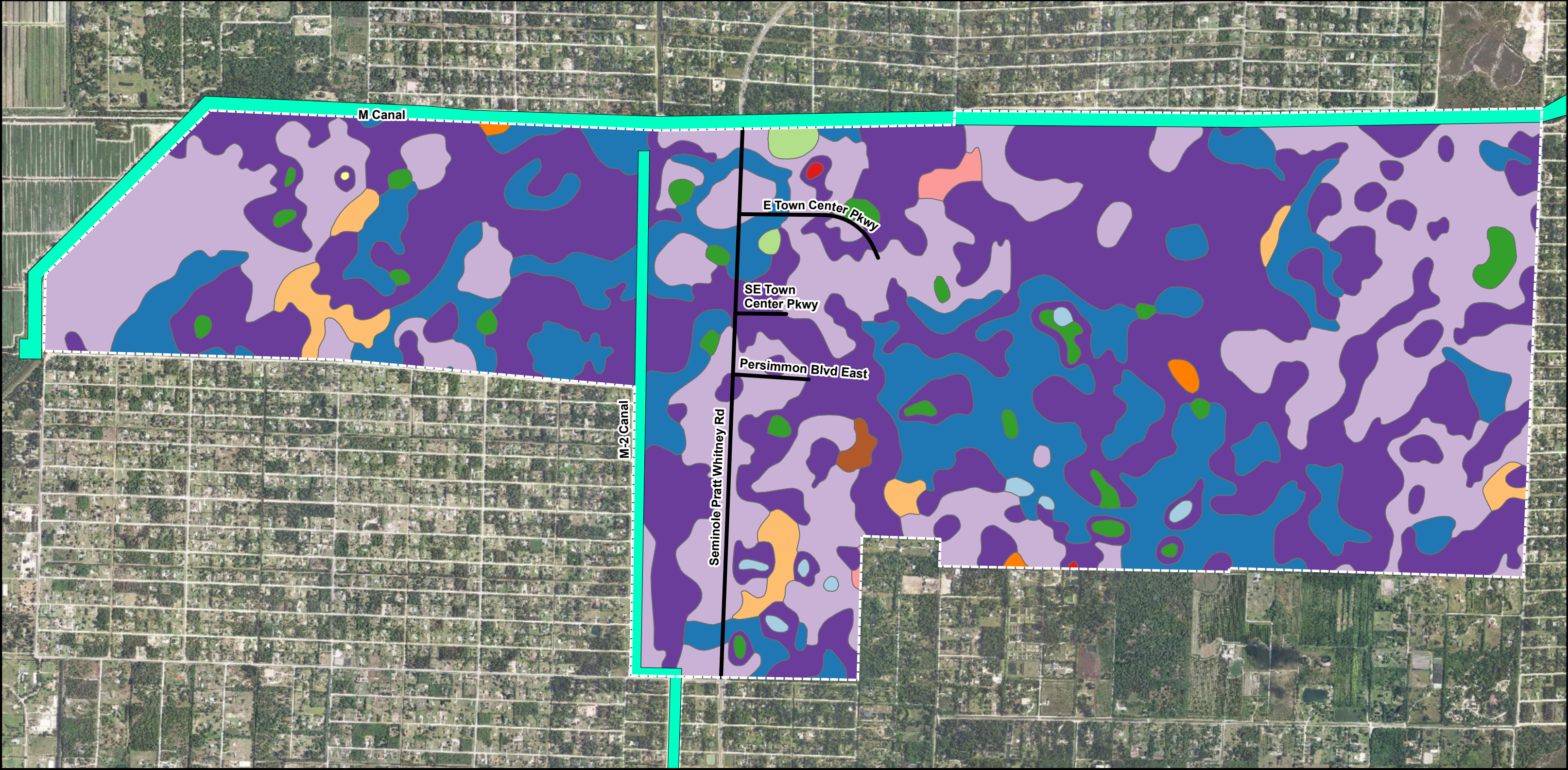
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Revision Date: March 12, 2018















**FLU Map 2.2: Existing Land Use Map**








**SOILS**

 ARENTS-URBAN LAND COMPLEX, ORGANIC SUBSTRATUM	 HALLANDALE FINE SAND	 RIVIERA FINE SAND
 BOCA FINE SAND	 OKEELANTA MUCK	 RIVIERA FINE SAND, DEPRESSIONAL
 CHOBEE FINE SANDY LOAM	 PINEDA FINE SAND	 TEQUESTA MUCK
 FLORIDANA FINE SAND	 PINELLAS FINE SAND	 WABASSO FINE SAND

**OTHER**

 Roads
 Major Canal and ROW
 City Boundary

Note: The City maintains the GIS data used to create this map. Data available upon request.

**City of Westlake  
Comprehensive Plan**

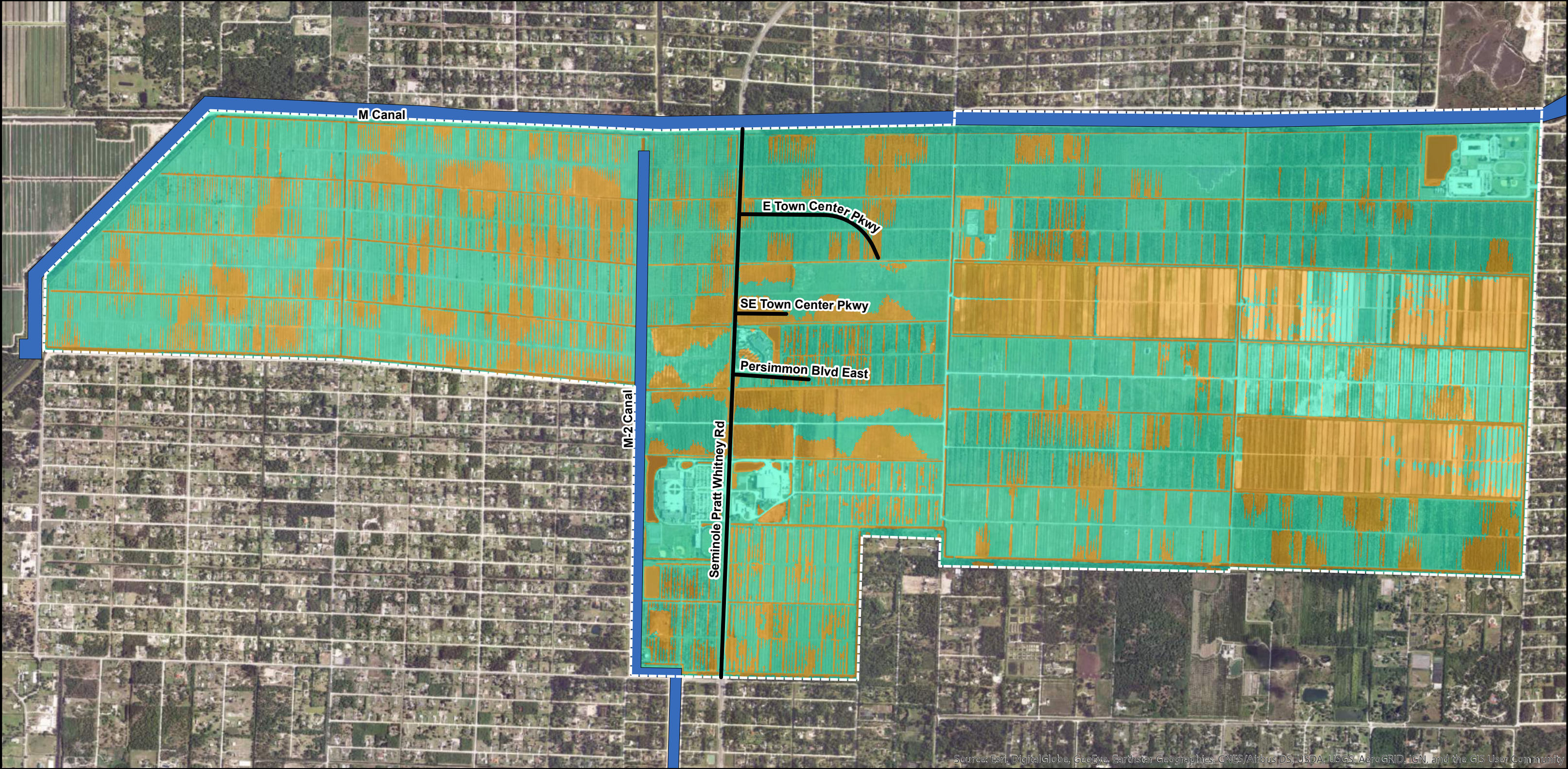
Revision Date: March 12, 2018



Source: U.S. Department of Agriculture, Natural Resources Conservation Service, 2013

**FLU Map 2.3: Mineral and Soils Map**





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**FLOODPLAIN MAP**

- Zone AE
- Zone X

**OTHER**

- Roads
- Major Canal and ROW
- City Boundary

Note: The City maintains the GIS data used to create this map. Data available upon request.

**City of Westlake  
Comprehensive Plan**

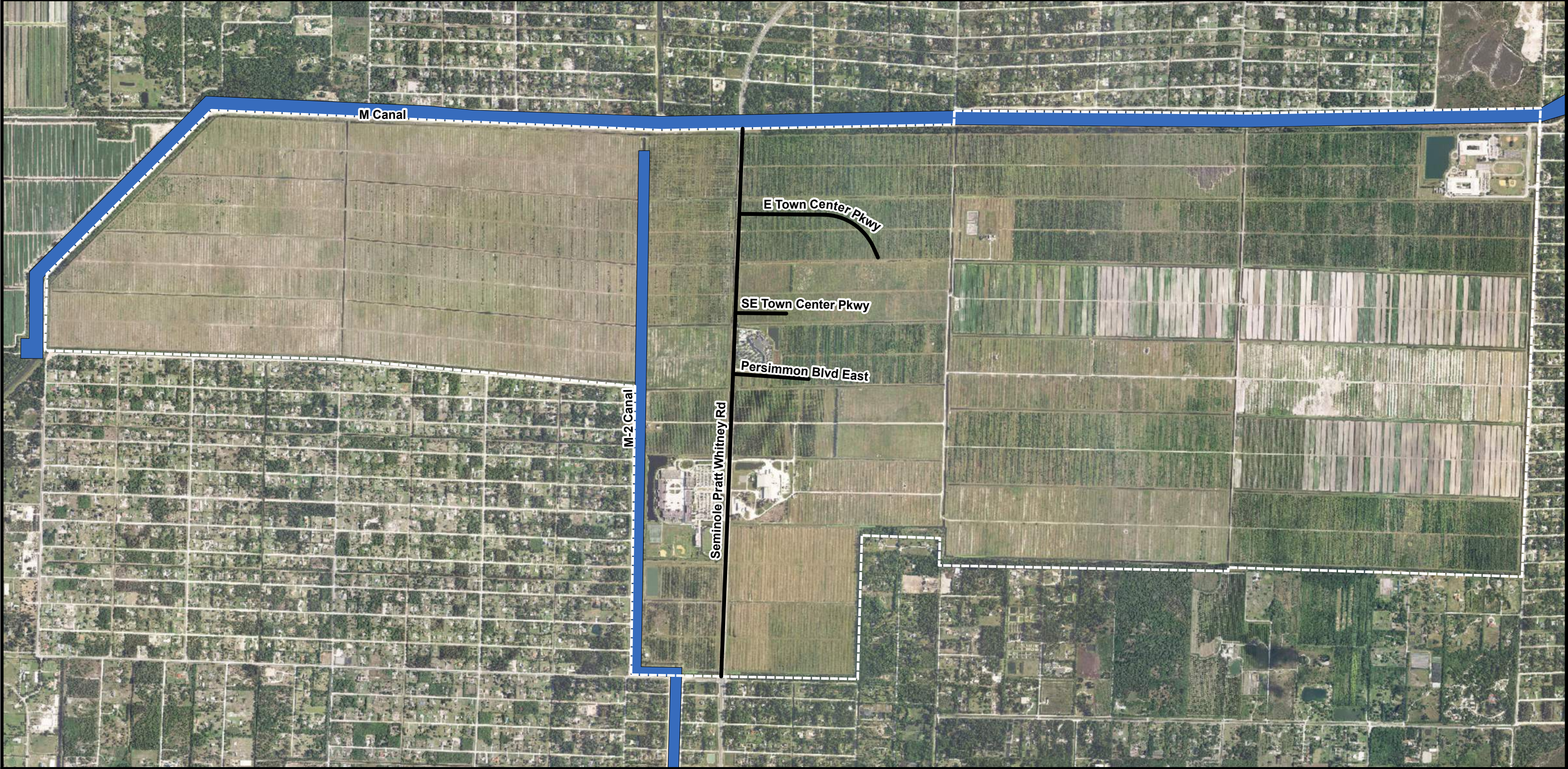
Revision Date: March 12, 2018



Source: Flood Insurance Rate Map, effective October 5, 2017

**FLU Map 2.4: Floodplain Map**





- Roads
- Major Canal and ROW
- - - City Boundary

Note 1: There are currently no existing or planned potable waterwells, cones of influence, or wellhead protection areas within the City.

Note 2: The M Canal is part of the West Palm Beach public water supply system.

Note 3: The City maintains the GIS data used to create this map. Data available upon request.

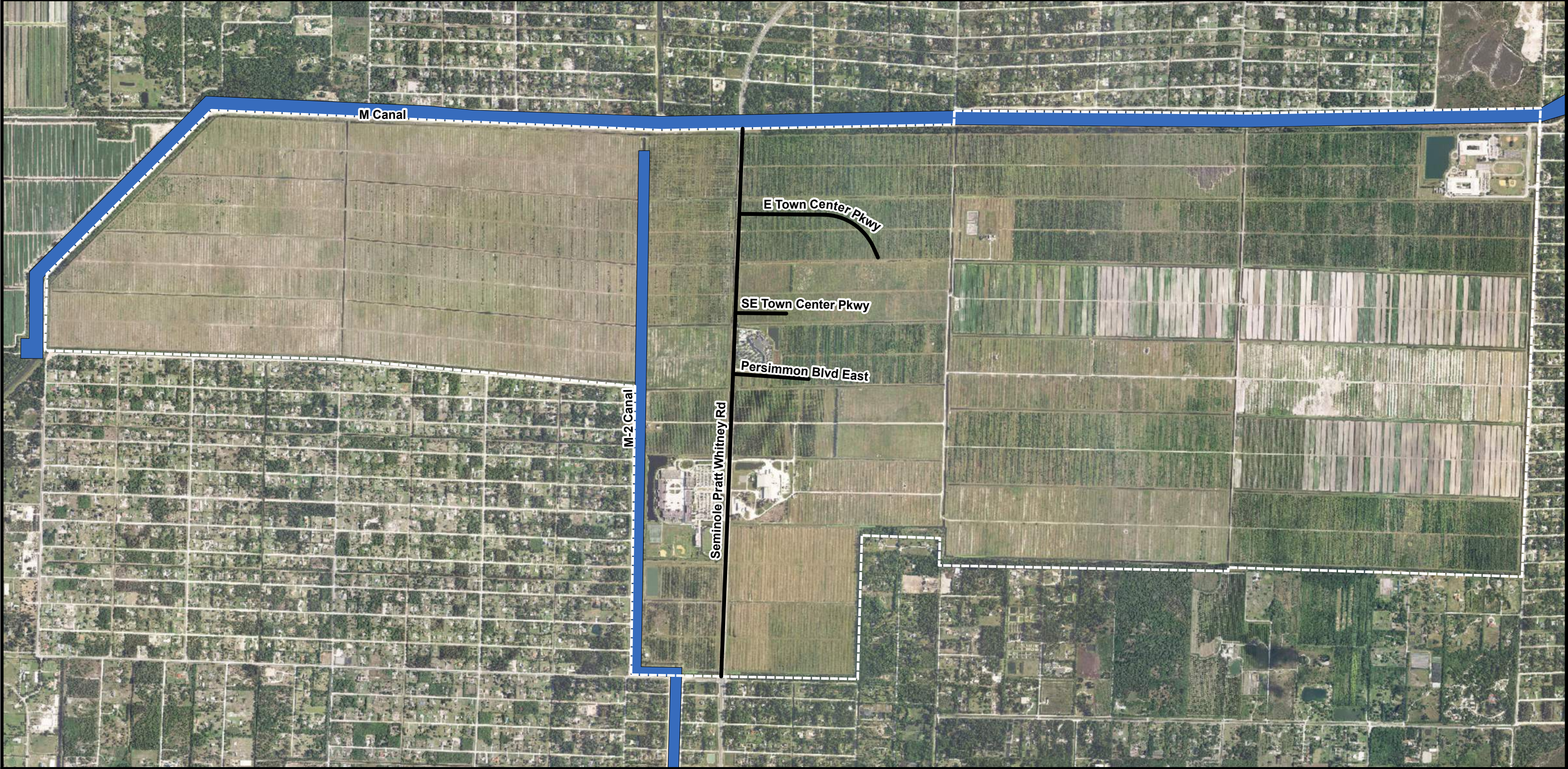
**City of Westlake  
Comprehensive Plan**

Revision Date: March 12, 2018



**FLU Map 2.5: Existing and Planned Public Potable Waterwells,  
Cones of Influence and Wellhead Protection Areas Map**





- Roads
- Major Canal and ROW
- - - City Boundary

Note 1: The City of Westlake does not have any wetlands.

Note 2: The City maintains the GIS data used to create this map. Data available upon request.

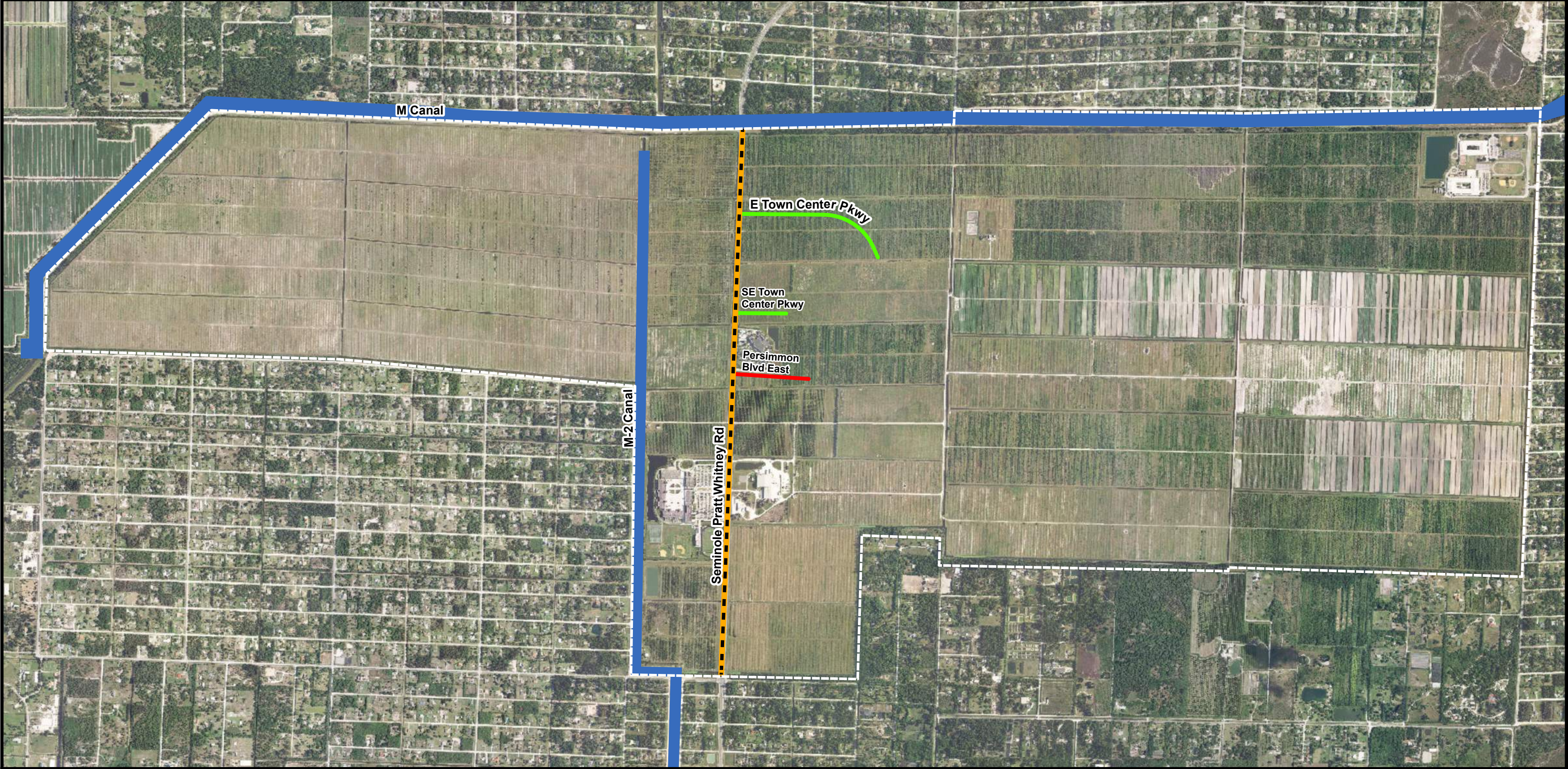
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Revision Date: March 12, 2018



# FLU Map 2.6: Wetlands Map





**ROADS - CITY**

- Major Collector - Two Lane
- Major Collector - Four Lane Divided

**ROADS - COUNTY**

- - - Minor Arterial - Four Lane Divided

**OTHER**

- Major Canal and ROW
- - - City Boundary

Note: The City maintains the GIS data used to create this map.  
Data available upon request.

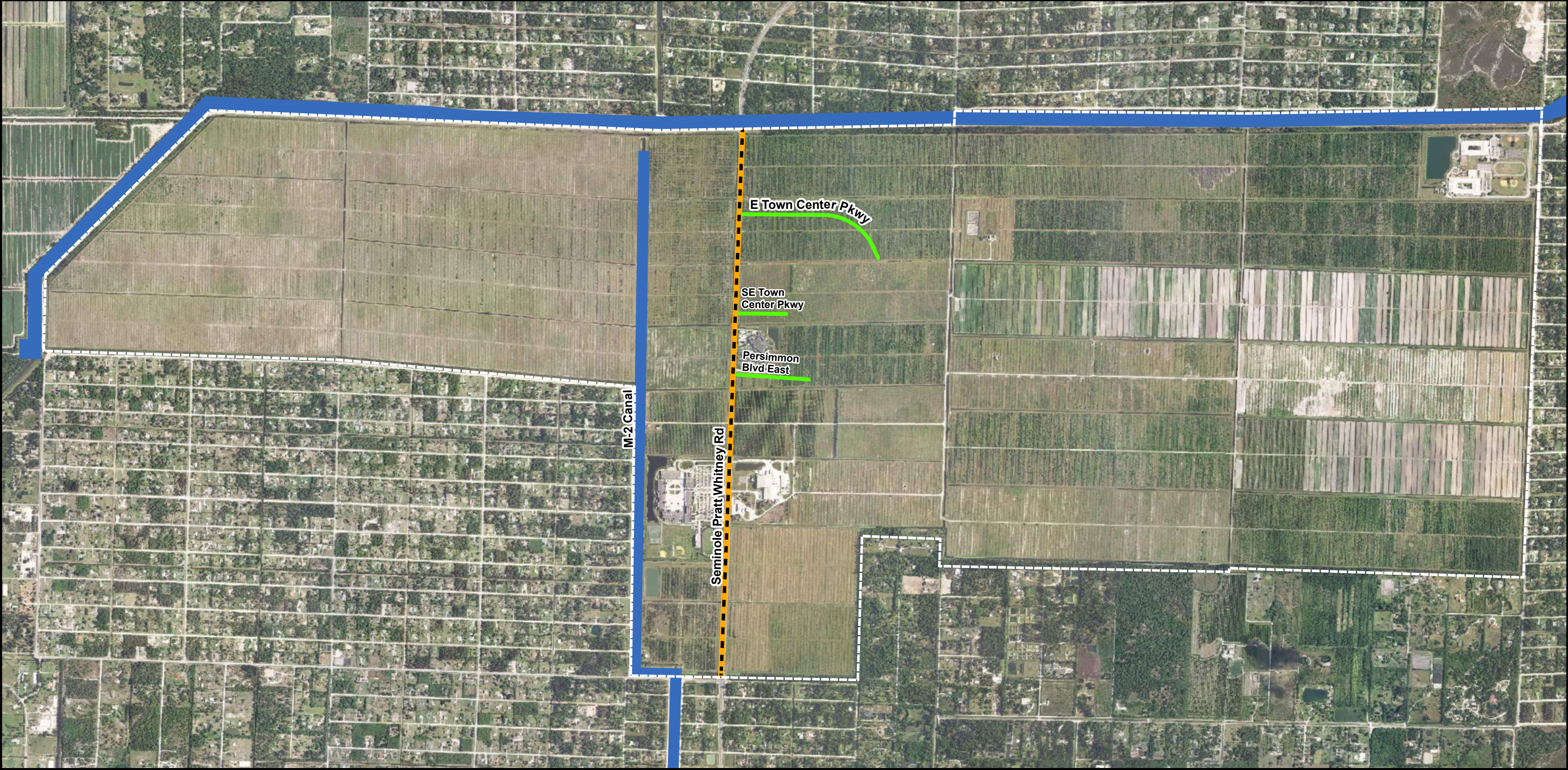
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Revision Date: March 12, 2018





**TE Map 3.1: Existing Traffic Circulation, Functional Classification, and Road Network Jurisdiction Map**







**EXISTING ROAD LEVEL OF SERVICE**

-  C
-  D or Better\*

\*The precise level of service for roads indicated as level "D or Better" is not available because the roads have not been in service long enough to property analyze them under normal traffic conditions.

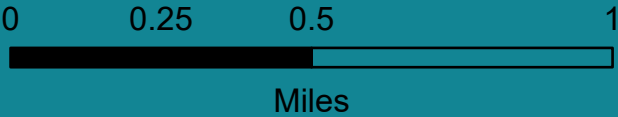
**OTHER**

-  Major Canal and ROW
-  City Boundary

**City of Westlake  
Comprehensive Plan**

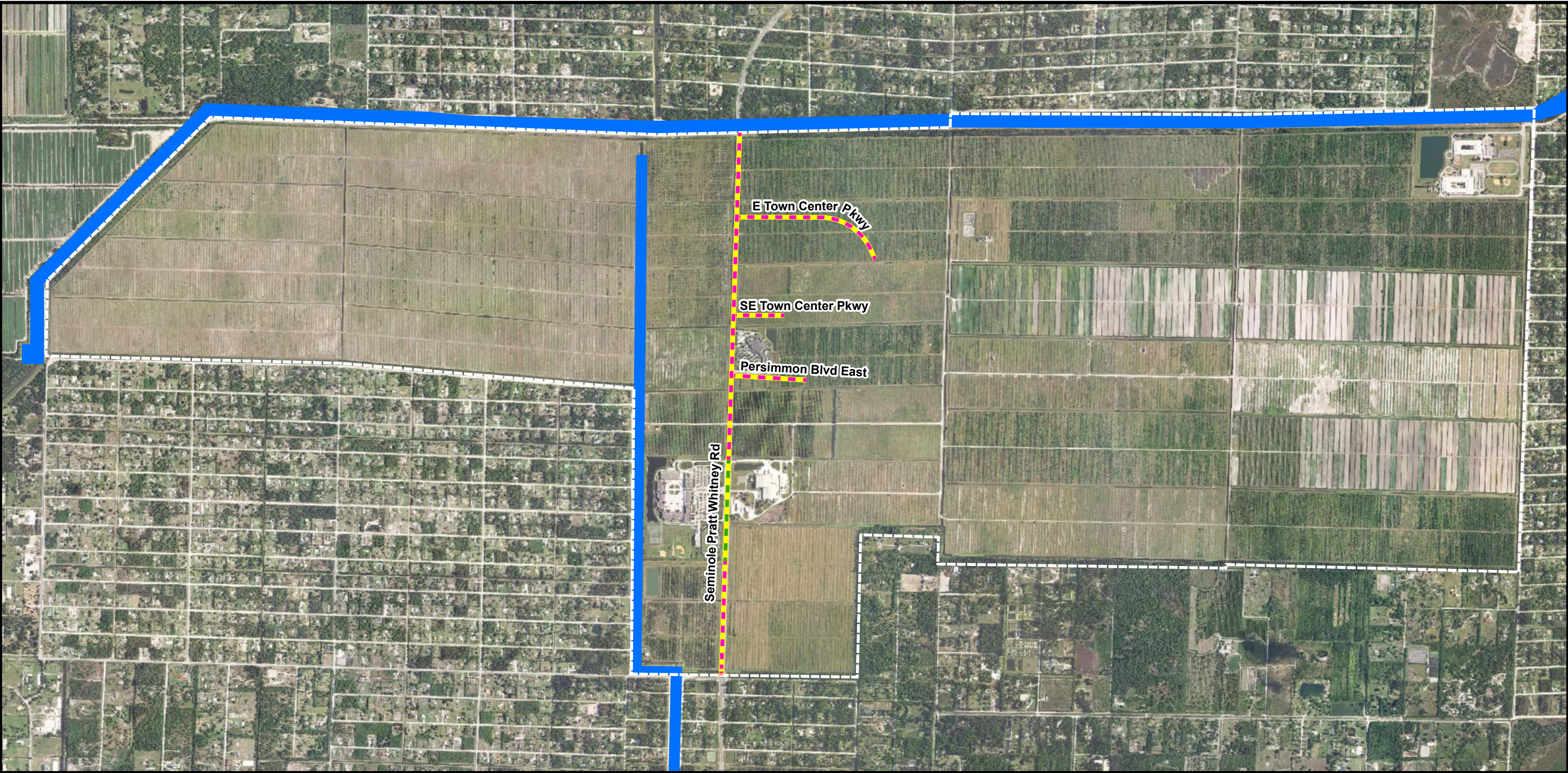
Note: The City maintains the GIS data used to create this map.  
Data available upon request.

Revision Date: March 12, 2018



**TE Map 3.2: Existing Road Level of Service Map**





**SHARED USE PATHS, SIDEWALKS,  
AND BICYCLE LANES**

- Shared Use Paths and Bicycle Lanes
- Sidewalks and Bicycle Lanes

**OTHER**

- Major Canal and ROW
- City Boundary

**City of Westlake  
Comprehensive Plan**

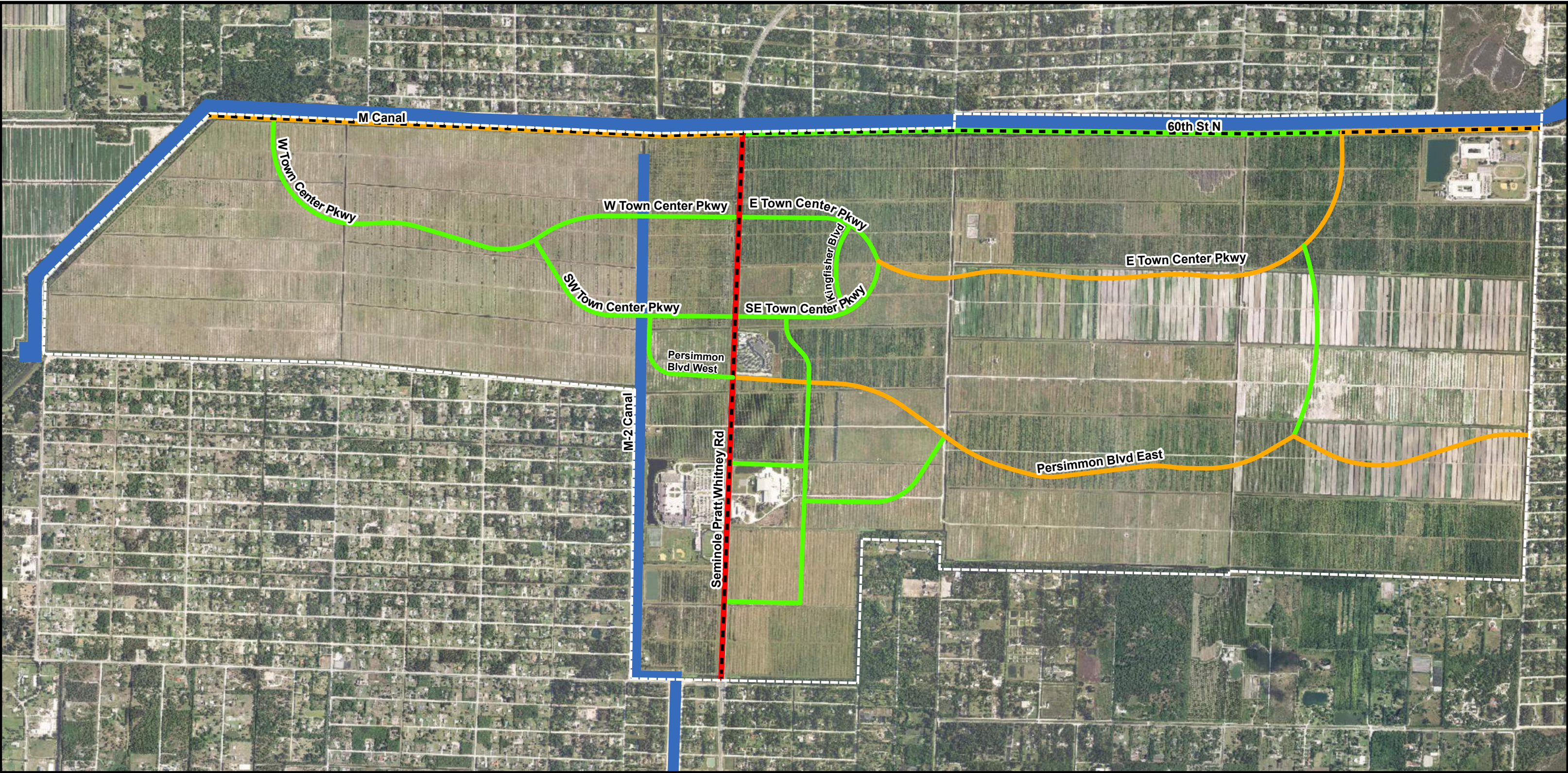
Note: The City maintains the GIS data used to create this map.  
Data available upon request.

Revision Date: March 12, 2018



**TE Map 3.3: Existing Shared Use Paths,  
Sidewalks, and Bicycle Lanes Map**





**FUTURE ROADS - CITY**

- Two Lane
- Four Lane Divided

**FUTURE ROADS - COUNTY**

- Two Lane
- Four Lane Divided
- Six Lane Divided

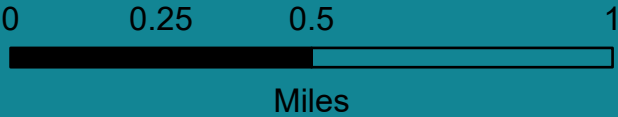
**OTHER**

- Major Canal and ROW
- City Boundary

Note 1: The illustration of future roads shows preliminary alignments and anticipated road lanes.  
Note 2: The City maintains the GIS data used to create this map. Data available upon request.

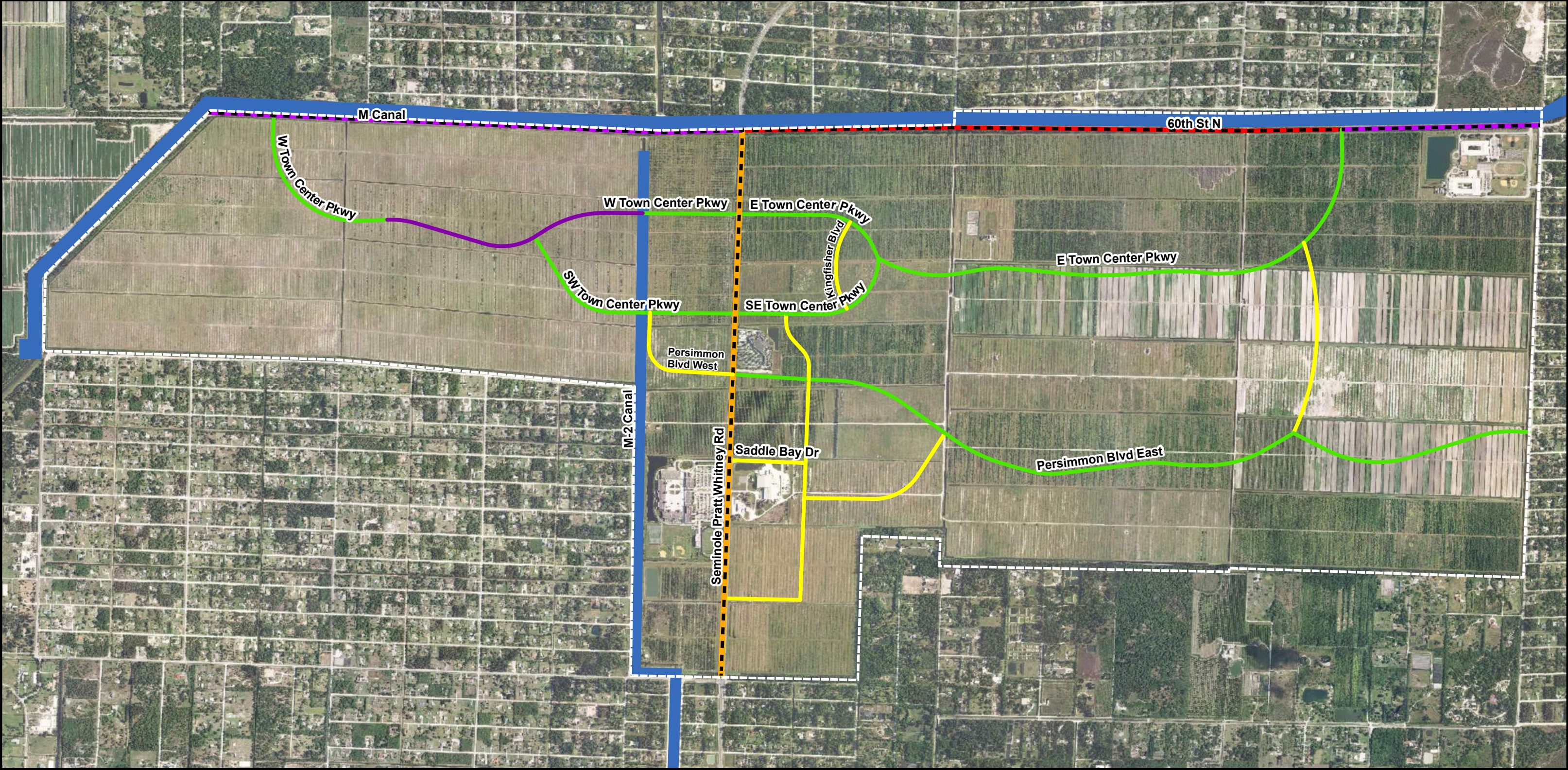
**City of Westlake  
Comprehensive Plan**

Revision Date: March 12, 2018



**TE Map 3.4: 2038 Future Traffic Circulation Map**





**FUTURE ROADS - CITY**

- Major Collector, 100 Foot Right of Way
- Major Collector, 80 Foot Right of Way
- Minor Collector, 80 Foot Right of Way

**FUTURE ROADS - COUNTY**

- Minor Arterial, 120 Foot Right of Way
- Major Collector, 100 Foot Right of Way
- Minor Collector, 100 Foot Right of Way

**OTHER**

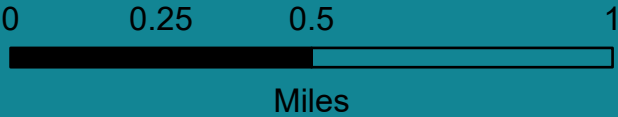
- Major Canal and ROW
- City Boundary

Note 1: The illustration of future roads shows preliminary alignments and anticipated road ROW widths.

Note 2: The City maintains the GIS data used to create this map. Data available upon request.

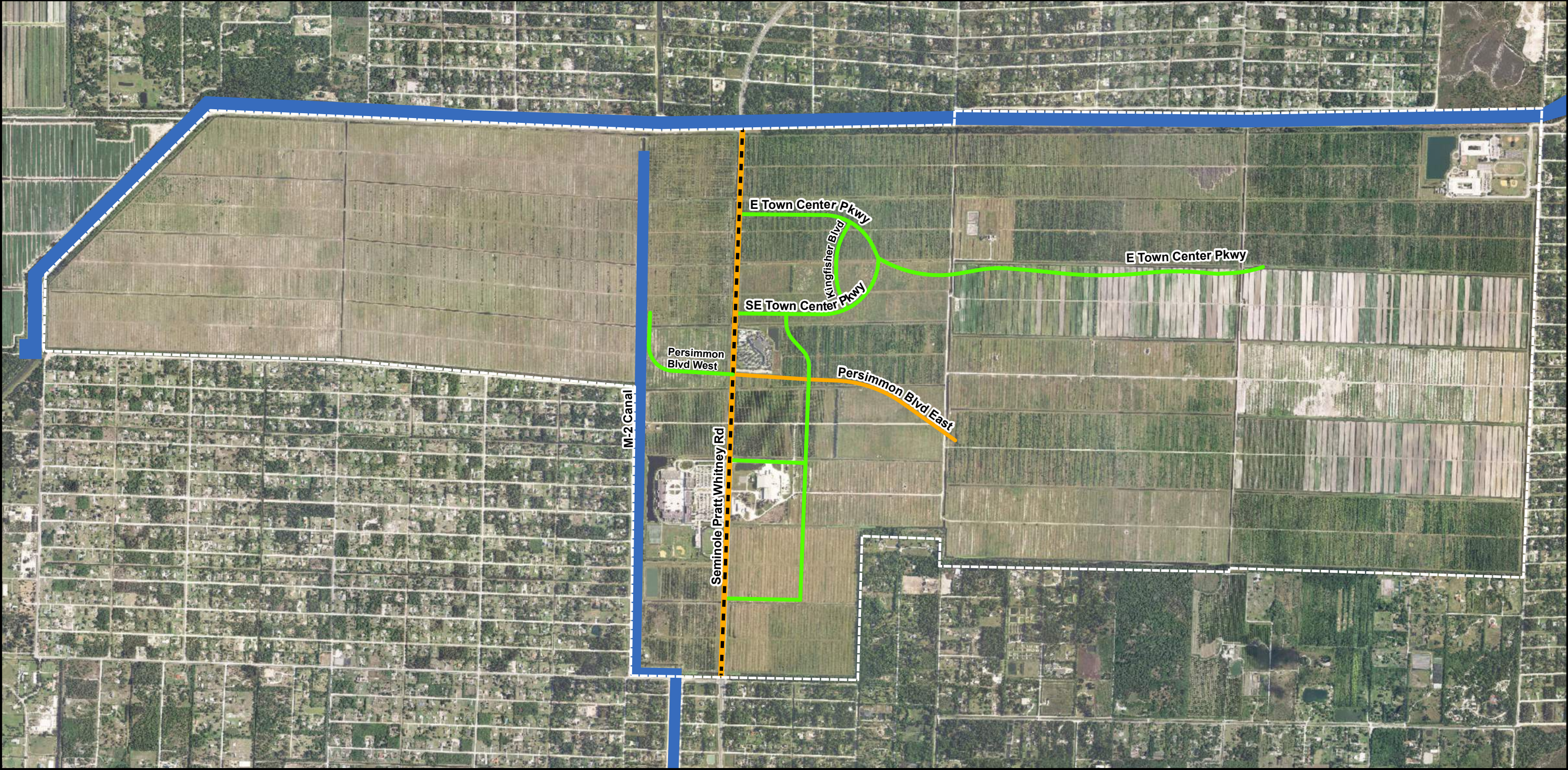
**City of Westlake  
Comprehensive Plan**

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**TE Map 3.5: 2038 Future Functional  
Classification Map**





**FUTURE ROADS - CITY**

- Two Lane
- Four Lane Divided

**FUTURE ROADS - COUNTY**

- Four Lane Divided

**OTHER**

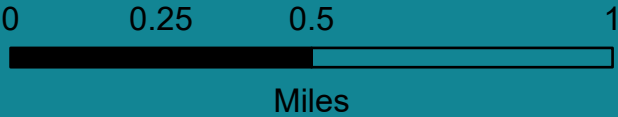
- Major Canal and ROW
- City Boundary

Note 1: The illustration of future roads shows preliminary alignments and anticipated road lanes.

Note 2: The City maintains the GIS data used to create this map. Data available upon request.

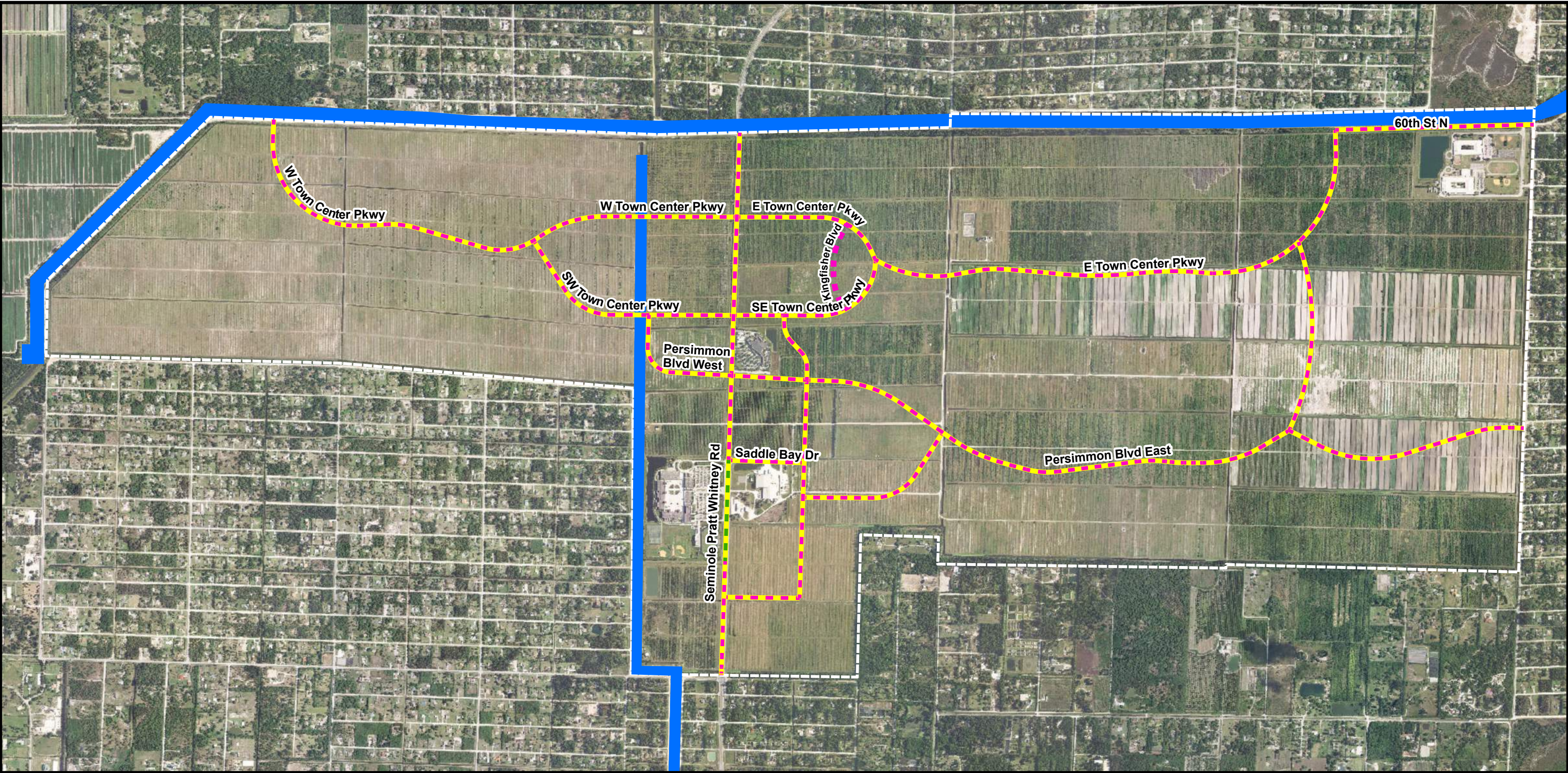
**City of Westlake  
Comprehensive Plan**

Revision Date: March 12, 2018



**TE Map 3.6: 2023 Future Traffic Circulation Map**





**FUTURE SHARED USE PATHS,  
SIDEWALKS, AND BICYCLE LANES**

- Shared Use Paths and Bicycle Lanes
- Sidewalks and Bicycle Lanes
- Shared Use Paths

**OTHER**

- Major Canal and ROW
- City Boundary

Note 1: The illustration of future facilities shows preliminary alignments.  
Note 2: The City maintains the GIS data used to create this map.  
Data available upon request.

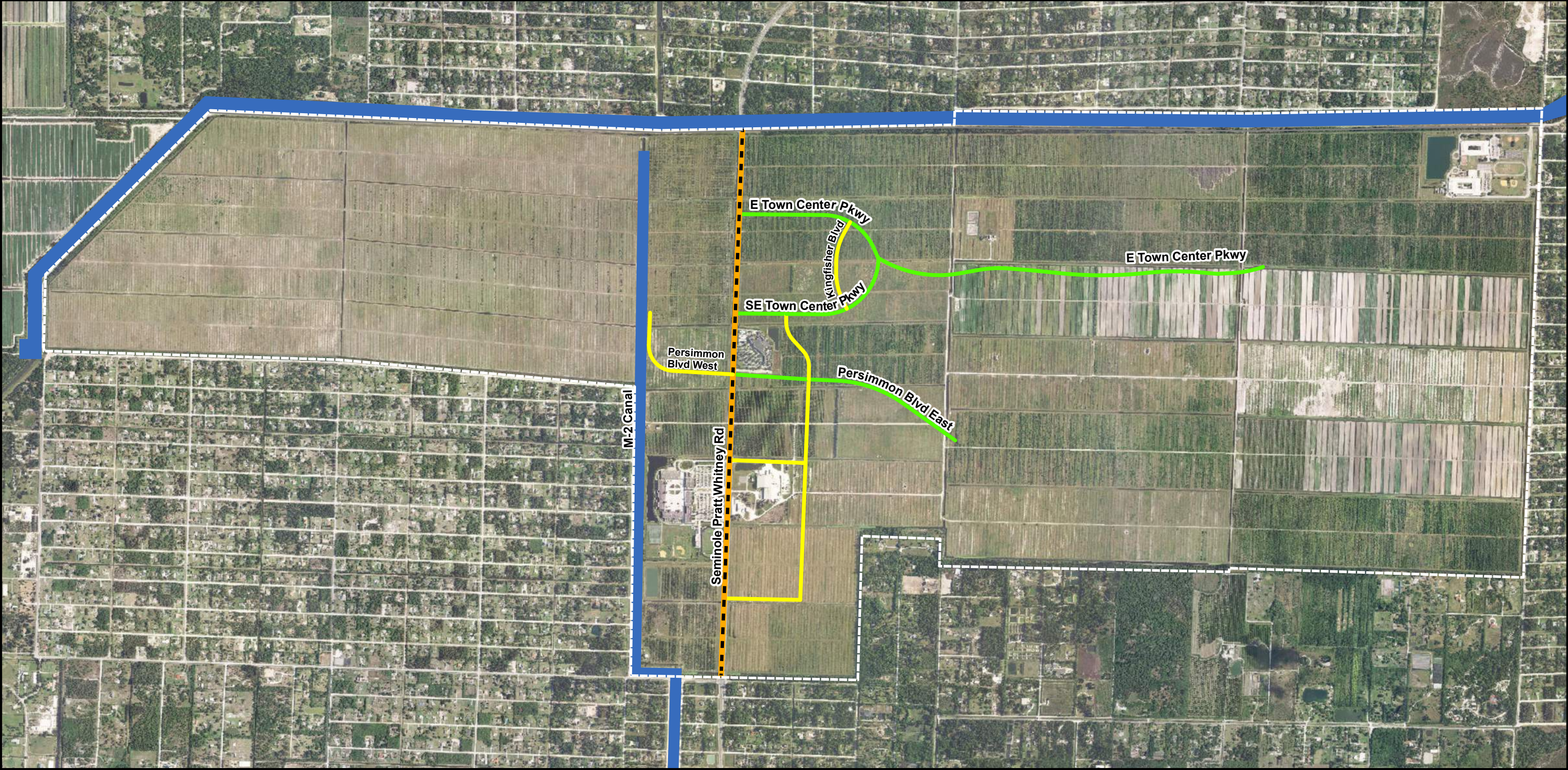
**City of Westlake  
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Revision Date: March 12, 2018



**TE Map 3.7: 2038 Future Shared Use Paths,  
Sidewalks, and Bicycle Lanes Map**





**FUTURE ROADS - CITY**

- Major Collector, 80 Foot Right of Way
- Minor Collector, 80 Foot Right of Way

**FUTURE ROADS - COUNTY**

- Minor Arterial, 120 Foot Right of Way

**OTHER**

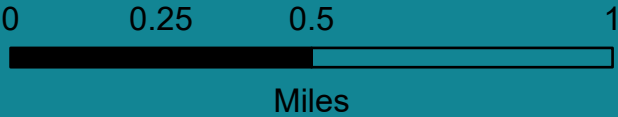
- Major Canal and ROW
- City Boundary

Note 1: The illustration of future roads shows preliminary alignments and anticipated road ROW widths.

Note 2: The City maintains the GIS data used to create this map. Data available upon request.

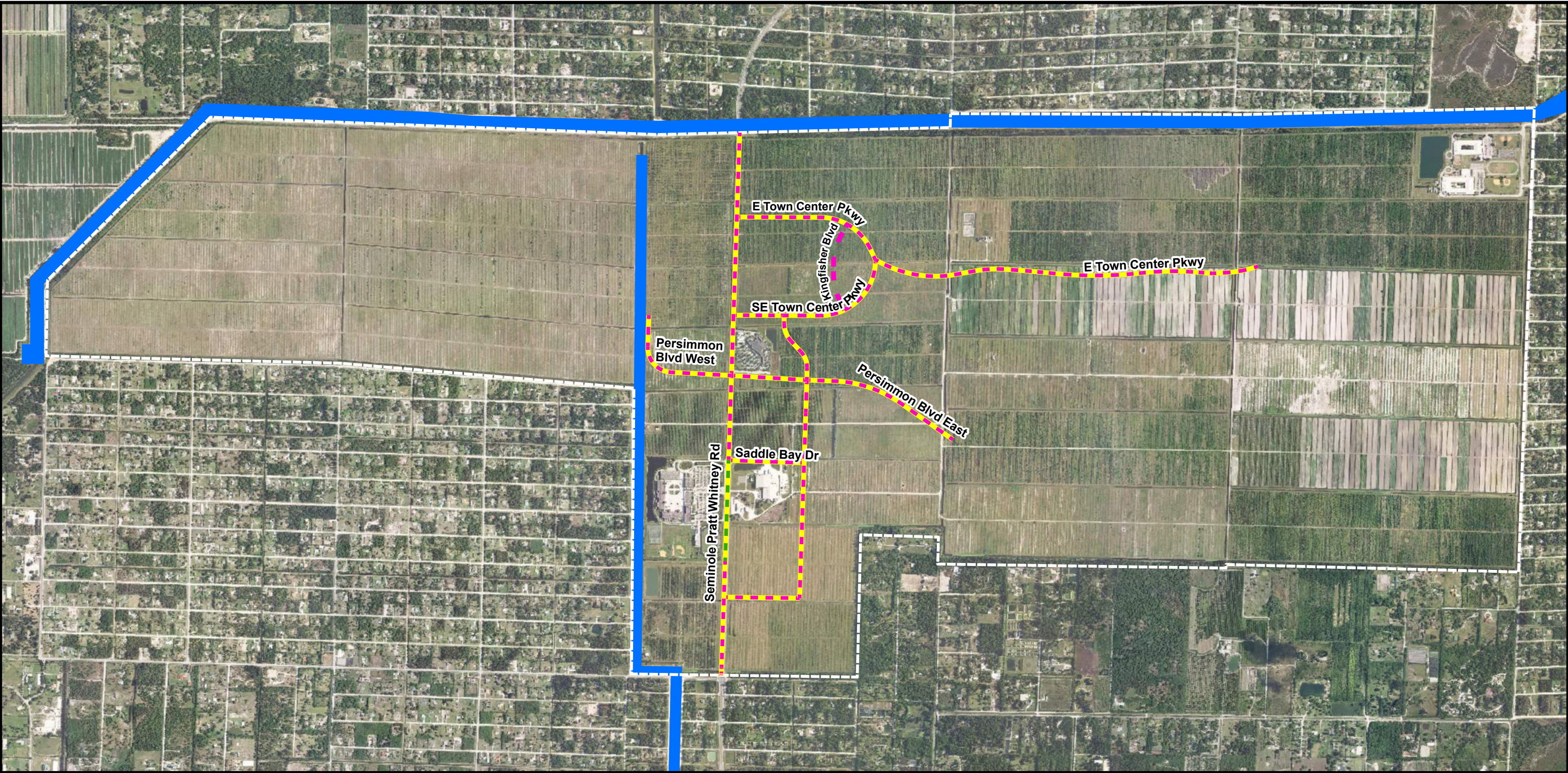
**City of Westlake  
Comprehensive Plan**

Revision Date: March 12, 2018



**TE Map 3.8: 2023 Future Functional Classification Map**





**FUTURE SHARED USE PATHS,  
SIDEWALKS, AND BICYCLE LANES**

- Shared Use Paths and Bicycle Lanes
- Sidewalks and Bicycle Lanes
- Shared Use Paths

**OTHER**

- Major Canal and ROW
- City Boundary

Note 1: The illustration of future facilities shows preliminary alignments.  
Note 2: The City maintains the GIS data used to create this map.  
Data available upon request.

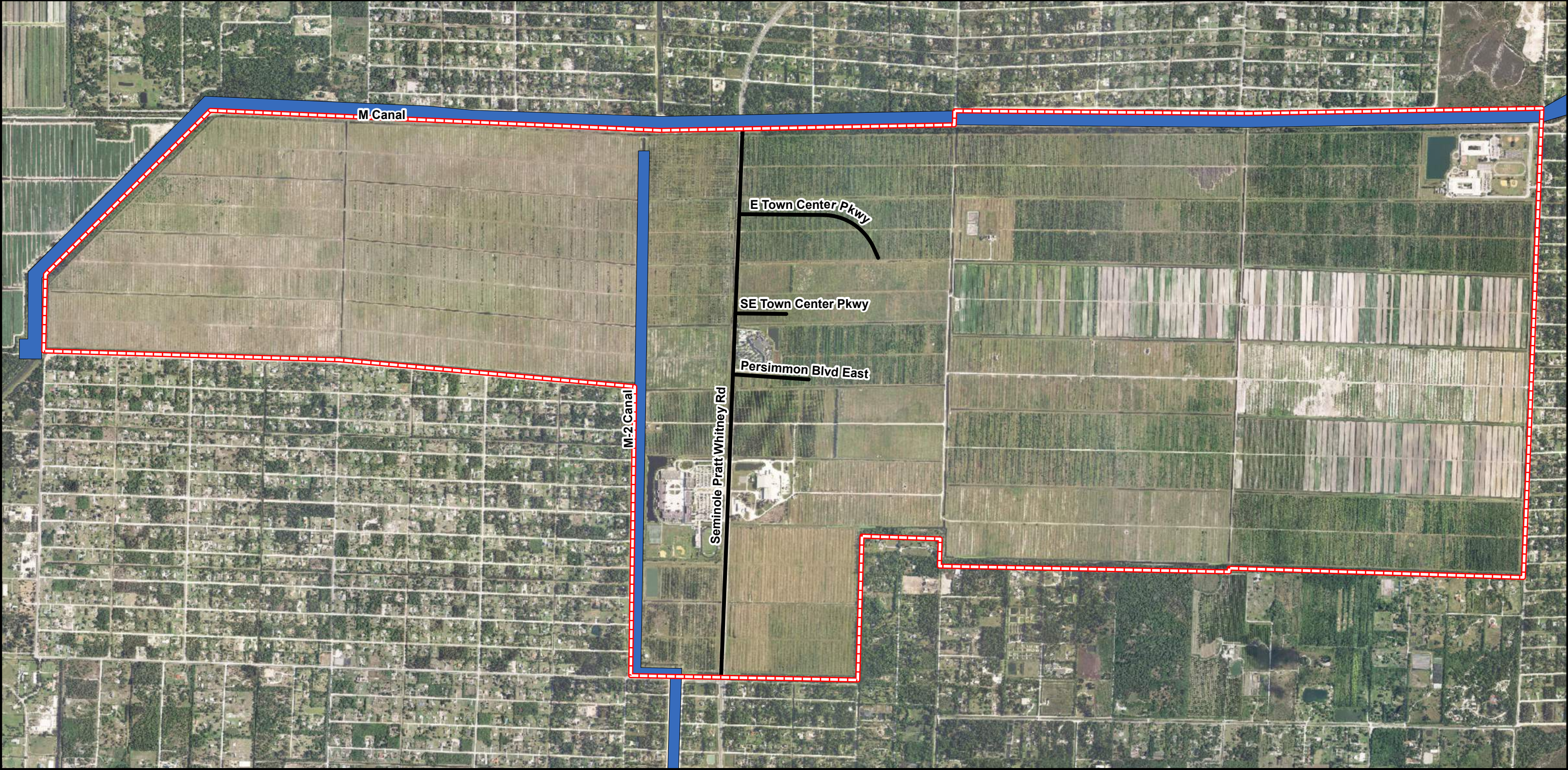
**City of Westlake  
Comprehensive Plan**

Revision Date: March 12, 2018



**TE Map 3.9: 2023 Future Shared Use Paths,  
Sidewalks, and Bicycle Lanes Map**





Utility Service Area

City Boundary

OTHER

Major Canal and ROW

Note: The City maintains the GIS data used to create this map. Data available upon request.

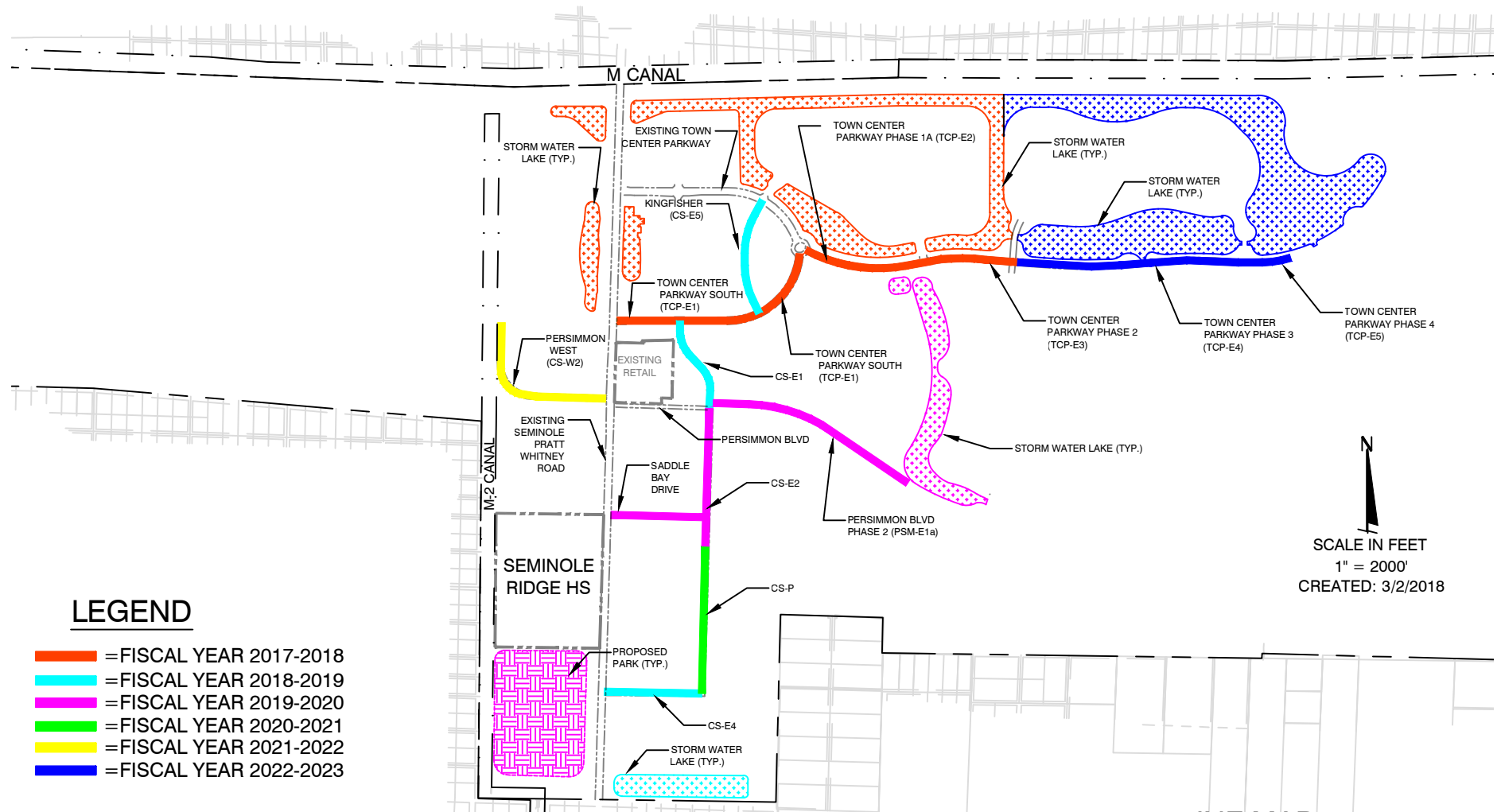
City of Westlake  
Comprehensive Plan

Revision Date: March 12, 2018



INF Map 4.1: Utility Service Area Map





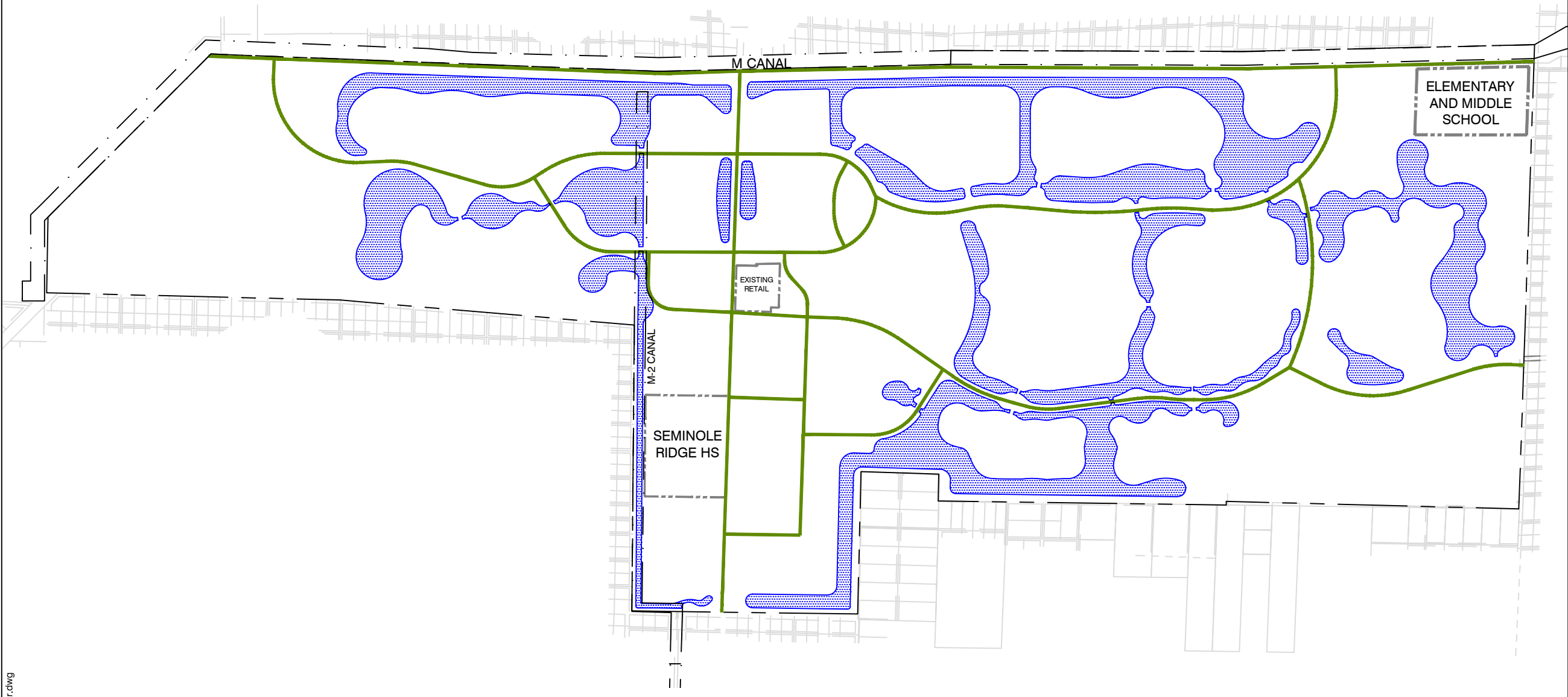
## LEGEND

- = FISCAL YEAR 2017-2018
- = FISCAL YEAR 2018-2019
- = FISCAL YEAR 2019-2020
- = FISCAL YEAR 2020-2021
- = FISCAL YEAR 2021-2022
- = FISCAL YEAR 2022-2023



NOTE: 1. ROAD SEGMENT CONSTRUCTION INCLUDES THE INSTALLATION OF TRANSPORTATION, POTABLE WATER, WASTEWATER, AND REUSE WATER INFRASTRUCTURE AND FACILITIES AS APPROPRIATE.  
 2. THE ILLUSTRATION OF FUTURE ROADS SHOWS PRELIMINARY ALIGNMENTS AND ANTICIPATED ROW WIDTHS.  
 3. THE CITY MAINTAINS THE GIS DATA USED TO CREATE THIS MAP DATA AVAILABLE UPON REQUEST.

S:\PALM BEACH\SID\10) COMP PLAN\EXHIBITS\COMP PLAN-2038 year.dwg

NOTE: 1. WITH THE EXCEPTION OF 60TH STREET NORTH, ROAD SEGMENT CONSTRUCTION INCLUDES THE INSTALLATION OF TRANSPORTATION, POTABLE WATER, WASTEWATER, AND REUSE WATER INFRASTRUCTURE AND FACILITIES AS APPROPRIATE.  
2. THE ILLUSTRATION OF FUTURE ROADS SHOWS PRELIMINARY ALIGNMENTS AND ANTICIPATE D ROW WIDTHS.  
3. THE CITY MAINTAINS THE GIS DATA USED TO CREATE THIS MAP DATA AVAILABLE UPON REQUEST.



LEGEND

-  =STORMWATER LAKES TO BE CONSTRUCTED
-  =ROADWAY SEGMENTS



INF MAP 4.3  
2038-YEAR CAPITAL IMPROVEMENT SCHEDULE  
CONSTRUCTION MAP FOR ROAD SEGMENTS,  
STORMWATER DRAINAGE

CREATED: 3/2/2018



## Water Supply Plan

**City of Westlake**  
**WATER SUPPLY FACILITIES WORK PLAN**

**DATE**  
**February, 2018**

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## **1.0 INTRODUCTION**

The purpose of the City of Westlake's Water Supply Facilities Work Plan (Work Plan) is to identify and plan for the water supply sources and facilities needed to serve existing and new development within the City's jurisdiction. Chapter 163, Part II, Florida Statutes (F.S.), requires local governments to prepare and adopt Work Plans into their comprehensive plans within 18 months after the South Florida Water Management District (District) approves a regional water supply plan or its update. *The 2013 Lower East Coast Water Supply Plan Update* was approved by the District's Governing Board in 2013.

Residents of the City of Westlake obtain their water from the Seminole Improvement District, which is responsible for ensuring enough capacity is available for existing and future customers.

The Work Plan will reference the initiatives already identified to ensure adequate water supply for the City of Westlake. According to state guidelines, the Work Plan and the City of Westlake's Comprehensive Plan must address the development of traditional and alternative water supplies, service delivery and conservation and reuse programs necessary to serve existing and new development for at least a 10-year planning period. The Work Plan will have a planning time schedule consistent with the City's Comprehensive Plan and the *2013 Lower East Coast Water Supply Plan Update*.

The Work Plan is divided into five sections:

Section 1 – Introduction

Section 2 – Background Information

Section 3 – Data and Analysis

Section 4 – Work Plan Projects/Capital Improvement Element/Schedule

Section 5 – Goals, Objectives, and Policies

### **1.1 Statutory History**

The Florida Legislature enacted bills in the 2002, 2004, 2005, and 2011 sessions to address the state's water supply needs. These bills, in particular Senate Bills 360 and 444 (2005 legislative session), significantly changed Chapters 163 and 373, F.S. by strengthening the statutory links between the regional water supply plans prepared by the water management districts and the comprehensive plans prepared by local governments. In addition, these bills established the basis for improving coordination between local land use planning and water supply planning.



## 1.2 Statutory Requirements

The City of Westlake has considered the following statutory provisions when preparing this Water Supply Facilities Work Plan (Work Plan):

1. Coordinate appropriate aspects of its Comprehensive Plan with the *2013 Lower East Coast Water Supply Plan Update* [163.3177(4) (a), F.S.].
2. Ensure the Future Land Use Element is based upon availability of adequate water supplies and public facilities and services [s.163.3177 (6) (a), F.S.]. Data and analysis demonstrating that adequate water supplies and associated public facilities will be available to meet projected growth demands must accompany all proposed Future Land Use Map amendments submitted for review.
3. Ensure that adequate water supplies and potable water facilities are available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent and consult with the applicable water supplier to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy [s.163.3180 (2), F.S.].
4. For local governments subject to a regional water supply plan, revise the General Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element (the "Infrastructure Element"), within 18 months after the water management district approves an updated regional water supply plan, to:
  - a. Identify and incorporate the alternative water supply project(s) selected by the local government from projects identified in the *2013 Lower East Coast Water Supply Plan Update*, or alternative project(s) proposed by the local government under s. 373.709(8)(b), F.S. [s. 163.3177(6)(c), F.S.];
  - b. Identify the traditional and alternative water supply projects and the conservation and reuse programs necessary to meet water needs identified in the *2013 Lower East Coast Water Supply Plan Update* [s. 163.3177(6)(c)3, F.S.]; and
  - c. Update the Work Plan for at least a 10-year planning period for constructing the public, private, and regional water supply facilities identified in the element as necessary to serve existing and new development [s. 163.3177(6)(c)3, F.S.].
5. Revise the Five-Year Schedule of Capital Improvements to include water supply, reuse, and conservation projects and programs to be implemented during the five-year period [s. 163.3177(3)(a)4, F.S.].
6. To the extent necessary to maintain internal consistency after making changes described in Paragraph 1 through 5 above, revise the Conservation Element to assess projected water needs and sources for at least a 10-year planning period, considering the *2013 Lower East Coast Water Supply Plan Update*, as well as applicable consumptive use permit(s) [s.163.3177 (6) (d), F.S.]. The plan must address the water supply sources necessary to meet and achieve the existing

and projected water use demand for the established planning period, considering the applicable regional water supply plan [s.163.3167(9), F.S.].

7. To the extent necessary to maintain internal consistency after making changes described in Paragraphs 1 through 5 above, revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with the *2013 Lower East Coast Water Supply Plan Update* [s.163.3177 (6) (h) 1., F.S.].
8. While an Evaluation and Appraisal Report is not required, local governments are encouraged to comprehensively evaluate, and as necessary, update comprehensive plans to reflect changes in local conditions. The evaluation could address the extent to which the local government has implemented the need to update their Work Plan, including the development of alternative water supplies, and determine whether the identified alternative water supply projects, traditional water supply projects, and conservation and reuse programs are meeting local water use demands [s.163.3191 (3), F.S.].

## **2.0 BACKGROUND INFORMATION**

Included in this section is a brief overview of the City of Westlake, including information on land use and population.

### **2.1 Overview**

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 4,142 acres of land.

SID is empowered to construct and maintain a number of public works and utilities including water, sewer, drainage, irrigation, water management, parks, recreation facilities, roads and/or related activities. The majority of the property located within the SID boundary is comprised 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 utility site and a packing plant. The boundary also includes a separate agricultural area known as Silverlake, a utility site and a packing plant. In addition, three school sites and a small shopping center site lie within the SID boundary.

In 2016, the City of Westlake was incorporated pursuant to Section 165.0615, Florida Statutes.

### **2.2 Relevant Regional Issues**

The South Florida Water Management District (SFWMD) prepared the *2013 Lower East Coast Water Supply Plan Update* (2013 LEC Plan Update). The 2013 LEC Plan is one of four long-term comprehensive regional water supply plan updates the SFWMD undertakes approximately every five years. Previous water supply plans for the Lower East Coast Planning Area include

the *1998 Interim Plan for Lower East Coast Regional Water Supply*, which provided recommendations to improve water resource management and benefit water users until the long-term regional water supply plan was completed; the *2000 Lower East Coast Regional Water Supply Plan* (2000 LEC Plan), which was completed in May 2000; and the 2005-2006 LEC Plan Update. The planning horizon for the 2000 LEC Plan was 2020, the planning horizon for the 2005-2006 LEC Plan Update was 2025, and the planning horizon for the 2013 LEC Plan Update is 2030. The 2013 LEC Plan Update consists of a single-volume planning document, a secondary volume of appendices and an additional support document. These documents provide a common set of data, such as current and future water demands, assumptions and potential water source options.

The 2013 LEC Plan Update is used by local governments, water users and utilities to modify and update their local comprehensive plans, ordinances, and individual or utility plans. SFWMD will consider updating portions of this plan update more frequently, including the update of water supply project lists, population projections, etc., as circumstances require.

The 2013 LEC Plan Update states the following Goal and Objectives:

The goal for this water supply plan update is to identify sufficient water supply sources and future projects to meet existing and future reasonable-beneficial uses during a 1-in-10 year drought condition through 2030 while sustaining water resources and related natural systems. The following objectives provide an overall framework for this planning process:

- Water Supply – Identify sufficient water resource and water supply development options to meet projected 2030 water demands during a 1-in-10 year drought event.
- Water Conservation and Alternative Source Development – Increase levels of conservation, the efficiency of water use, and the development of alternative water sources to meet projected demand.
- Natural Systems – Protect and enhance the environment, including the Everglades and other federal, state, and locally identified natural resource areas.
- Linkage with Local Governments – Provide information to support local government comprehensive plans.
- Compatibility and Linkage with Other Efforts – Achieve compatibility and integration with the following:
  - Comprehensive Everglades Restoration Plan (CERP) and other environmental restoration projects

The City, in coordination with the SID, will work to conserve water consumption by implementing Comprehensive Plan policies detailed later in this Plan, which support conservation of potable water and implementation of reuse water.

### **3.0 DATA AND ANALYSIS**

The intent of the data and analysis section of the Work Plan is to describe information the City needs shall provide to state planning and regulatory agencies as part of future proposed comprehensive plan amendments, particularly those changing the Future Land Use Map (FLUM) to increase density and intensity.

#### **3.1 Population Information**

This section excerpts the population information population projections from the Future Land Use Element data and analysis supporting the City's comprehensive plan and the Seminole Improvement District.

Chapter 163.3177(1)(f)3, F.S., requires local government comprehensive plans to be based upon permanent and seasonal population estimates and projections, which shall either be those published by the Office of Economic and Demographic Research (OEDR) or generated by the local government based upon a professionally acceptable methodology. The OEDR issues the projections generated by the Bureau of Economic and Business Research (BEBR.) BEBR makes permanent population projections for counties, but not for municipalities or unincorporated areas. Neither OEDR nor BEBR make seasonal population projections.

Palm Beach County uses the BEBR medium permanent population projection to compute a projection for the unincorporated county. The total county BEBR projection is geographically divided and allocated to small geographic areas called Traffic Analysis Zones (TAZs). There are over 1,700 TAZs in Palm Beach County. The TAZs in each municipality and in the unincorporated area are then combined to make projections for each municipality and the unincorporated area. The allocation of population to each TAZ is based upon projections of dwelling units in each TAZ as well as other demographic factors such as vacancy and seasonal rates. The latest population projection and allocation for Palm Beach County was conducted in 2015 prior to the incorporation of the City (2015 Palm Beach County Population Allocation Model (2015-PBC-PAM).)

Palm Beach County's population grew from 1,131,184 in 2000 to 1,320,134 in 2010 (U.S. Census 2000 DP-1 and 2010 DP-1). The population change during this decade was very uneven, reflecting both population booms and busts due to both local and national economic conditions. BEBR's latest population estimate for 2017 is 1,414,246, representing an increase of 94,010 persons since 2010 which included an estimated increase of about 22,400 persons from 2016 to 2017. The county's population has grown each year since 2010. The County is projected to increase its population by



345,856 persons between 2017 and 2040, a 24.5% increase (BEBR FPS 180). Table 2.1 shows the latest BEBR projections through 2040 as well as the projections used in the 2015-PBC-PAM. The latest BEBR medium projections published in 2018 for the year 2035 is 25,000 persons higher than the previous BEBR medium projections relied upon by Palm Beach County in the 2015-PBC-PAM. The 2018 BEBR medium population projection is higher for every five year increment from 2020 to 2045 than the previous year's BEBR projection. This substantially higher medium projection increases the projected demand for housing units in Palm Beach County over the course of the Westlake long term planning period.

**Table 2.1: Palm Beach County Population Projections**

	<b>2010 Census</b>	<b>2017</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
BEBR FPS-180	1,320,134	1,414,144	1,473,000	1,559,600	1,636,400	1,703,700	1,760,000
2015-PBC-PAM Projections			1,463,900	1,543,200	1,615,100	1,678,700	Not Available

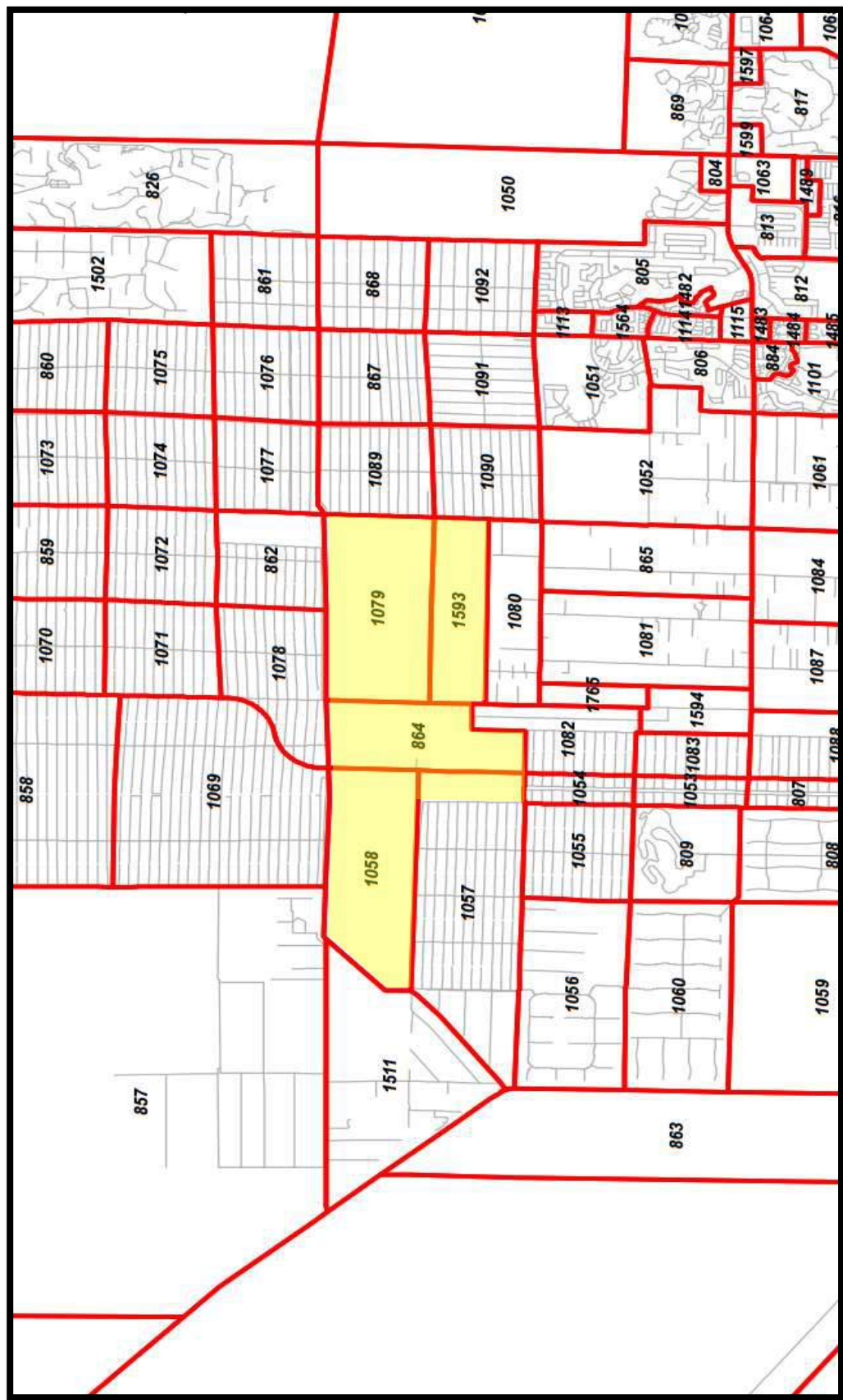
*Source: University of Florida Bureau of Economic and Business Research, Population Projections (FPS 177), U.S. Census Bureau, 2010 Decennial Census, DP-1, 2015-PBC-PAM*

The TAZs associated with the City and the surrounding area are shown in Figure 2.1. The 2015-PBC-PAM allocated 4,546 dwelling units associated with the Minto West plan amendment to four TAZs (#1593, #864, #1058, and #1079) for year 2030. As these dwelling units were associated with a specific development approval, no dwelling units were allocated to those portions of the City that are outside of the Minto West development area. The areas within the City that received no allocation of dwelling units include the 119-acre Silverlake property, the 10-acre Grove Marketplace, and the 27-acre packing plant parcel. The Plan allows residential development to occur in each of these areas. The larger geographic area where residential development may now occur, the longer extended planning timeframe to 2038 instead of 2030, and the increased 2018 BEBR medium county population projections, which shows 25,000 more persons than assumed in the 2015-PBC-PAM, supports additional development opportunities for dwelling units and associated population. Therefore, the City projects 6,500 units by the year 2038, which corresponds to the long term planning period. This reflects a generally steady growth rate and considers growth trends in nearby cities. The densities established in the Future Land Use Element will accommodate the increase in dwelling units.

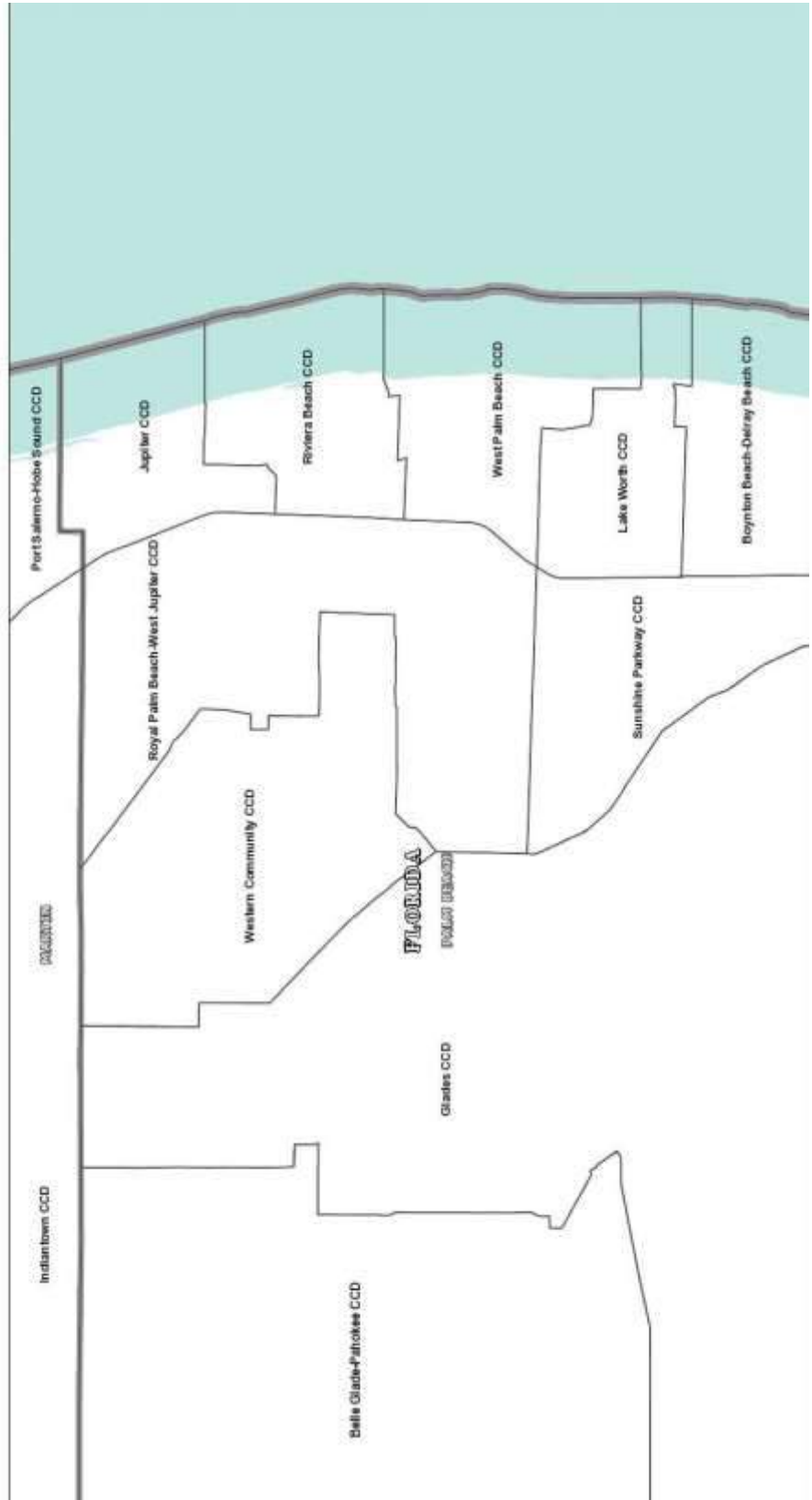
The 6,500 dwelling units are converted to permanent household population as follows. First, the total number of housing units is converted to an estimate of occupied housing units by subtracting units anticipated to be vacant or used for seasonal residents. Second, occupied housing units are converted to household population by applying an average population per household rate (PPH). PPH, vacancy rates, and seasonal

housing rates are based upon the surrounding Census County Divisions (CCDs) which have population characteristics expected to be more comparable to the City than the county as a whole. These CCDs are located in the central portion of Palm Beach County between the eastern coastal communities and the western areas. Specifically, the City PPH, vacancy rate and seasonal rate are averages derived from the Royal Palm Beach-West Jupiter, Western Community, and Sunshine Parkway CCDs from the 2010 US Census. Figure 2.2 shows the boundaries of the CCDs. The vacancy rate used for the City is 7.45 percent. The seasonal rate is 5.85 percent. The PPH is 2.65. These rates are kept constant for the planning periods.

Figure 2.1: Traffic Analysis Zones Map



## Palm Beach County Subdivisions





In addition to the permanent household population, some persons may live in group quarters (e.g. nursing homes.) The percent of permanent population expected to live in group quarters is zero in year 2023. However, a group quarters population is projected for 2038 by using the average group quarters rate from the same surrounding CCDs. The average group quarters rate is 0.642% which equates to 96 persons in 2038.

The permanent population estimate for 2018 and projections for years 2023 and 2038 are provided in Table 2.2A based on the anticipated development of housing units and assumptions for group quarters populations.

**Table**

**2.2A: City Permanent Population Projections**

Year	Total Housing Units	Permanent Population	Group Quarters Population	Population
2018	150	298	0	298
2023	1,575	3,619	0	3,619
2038	6,500	14,934	96	15,030

The of 5.85% estimate seasonal

seasonal population projection is based on the seasonal housing rate of projected housing units as well as the plan for a 150-room hotel. An of 2 persons per seasonal house or hotel room is assumed. The projection is shown in Table 2.2B below.

**Table**

**2.2B: City Seasonal Population Projections**

Year	Housing Population	Hotel Population	Total Seasonal
2018	0	0	0
2023	184	300	484
2038	761	300	1,061

The total residents

population projection, consisting of both permanent and seasonal is shown in Table 2.3.

**Table 2.3:**

**City Total Population Projection**

Year	Permanent Population	Seasonal Population	Total Population
2018	298	0	298
2023	3,619	484	4,103
2038	15,030	1061	16,091

### **3.2 Maps of Current and Future Areas Served**

See attached INF Map 4.1, Utility Service Area Map, depicting current and future City boundaries served by SID.

### **3.3 Potable Water Level of Service Standard Population and Potable Water Demand Projections**

SID is the retail provider of potable water within the City. The relationship between the City and SID for provision of those services and facilities is detailed in the Interlocal Agreement between the City of Westlake and the Seminole Improvement District Regarding the Provision of Certain Services, Infrastructure, and Public Facilities in the City of Westlake and for Assurance of Non-Duplication of Services dated March 2018 (“SID-Westlake Interlocal”). There is an Interlocal Agreement between SID and Palm Beach County, dated April 18, 2006, which provides that SID can purchase bulk water from the County at a rate of up to 5.0 MGD for the next thirty (30) years with provisions to extend the agreement for 50 or more years. SID and Palm Beach County have invested in significant infrastructure in the City’s area to provide potable water service. The development of the City will not require additional capacity to provide potable water to the City; rather it utilizes existing excess capacity from existing infrastructure. SID maintains water distribution facilities for service within the City and will expand internal potable water distribution lines concurrent with development within the City.

The City’s level of service standard for potable water is 110 gallons per capita per day (gpd) for residential uses and 150 gallons per 1,000 sq. ft. per day for non-residential uses with the following exceptions. Schools have a level of service standard of 18 gpd per student. Hotels have a level of service standard of 100 gpd per room. Parks have a level of service standard of 10 gpd per visitor. The per-capita level of service standard will be applied to dwelling units using a 2.65 average population per household (PPH) unless it can be demonstrated that a different PPH is applicable. The City will continue to coordinate with SID to monitor and evaluate future operating demands as the City increases utility users and to adjust the level of service standard if needed through the planning periods.

The table below provides an analysis of potable water demand over the short and long-term planning periods. The first section identifies the level of service standards used for the planning analysis. The second section identifies existing and projected population and uses that require potable water. Existing non-residential square footages include the Grove Market commercial area and the packing house parcel which includes industrial and office uses. Square footage numbers are from the Palm Beach County property appraiser parcel database. Existing student numbers are based on school capacity numbers from the Palm Beach County School District 2016/17 Work Plan and anticipated students from a potential new school. New development square footage, hotel rooms, and college students are based on the existing development within the City. Projections of recreation and park day time visitors are based on averages derived from the National Recreation and Park Association 2016 study of park usage entitled “NRPA

Americans' Engagement with Parks Survey.” The third section computes the current and projected demand for the 2023 and 2038 planning periods.

The anticipated facilities needed for the 2023 and 2038 planning periods are identified in Table 4.1 and are also depicted on attached INF. Map 4.2 and INF. Map 4.3.

**Table 4.1: Potable Water Analysis**

Potable Water Level of Service			
	Gallons Per Da		
Per Person	110		
Per square foot for Commercial, Civic, and Industrial	0.15		
Per Student	18		
Per Hotel Room	100		
Per visitor of park and recreation facilities	10		
Demand Generators			
	2018	2023	2038
Population (excluding hotel population)	298	3,803	15,791
Existing Commercial, Civic, and Industrial S.F.	180,581	180,581	180,581
New Commercial, Civic, and Industrial S.F.	75,000	650,000	2,200,000
Total Commercial, Civic, and Industrial S.F.	255,581	830,581	2,380,581
K-12 Students	4,463	4,463	5,433
College Students	0	0	3,000
Total Students	4,463	4,463	8,433
Hotel Rooms	0	150	150
Recreation and Park Daytime Visitors	0	650	2,600
Demand Projections			
	2018	2023	2038
Population (excluding hotel population)	32,780	418,330	1,737,010
Total Commercial, Civic, and Industrial	38,337	124,587	357,087
Total Students	80,334	80,334	151,794
Hotel Rooms	0	15,000	15,000
Recreation and Park Day Time Visitors	0	6,500	26,000
Total Demand (Gallons Per Day)	151,451	644,751	2,286,891

### 3.4 Water Supply Provided by Local Government

The City does not own or maintain any water supply facilities. SID purchases potable and reuse water from Palm Beach County, and will distribute that potable and reuse water as the exclusive retail provider of potable and reuse water within the City.

### 3.5 Conservation

Neither the County nor the *2013 Lower East Coast Water Supply Plan Update* identify specific programs within the City. However, as detailed below, the City will include conservation measures in its comprehensive plan and land development regulations to support the goals and address the issues identified in the LECWSP.

### **3.5.1 Local Government Specific Actions, Programs, Regulations, or Opportunities**

The City's Comprehensive Plan includes a number of policies, as detailed later in the Plan, that encourage conservation measures and the use of reuse water within the City. The City shall implement these policies through its Land Development Regulations and other programs in coordination with SID.

#### Restrictions in Permitted Water Use

- The City shall implement the Mandatory Year-Round Irrigation Conservation Measures as detailed in 40E-24 Florida Administrative Code.
- The City's Code of Ordinances shall include requirements for restrictions on water use during times an "emergency situation" is declared by SFWMD or when the City Commission determines a reduction in water consumption is necessary to alleviate a local water shortage within the City's water system. Water restrictions may include reduction of hours and days allowed for irrigation, washing of vehicles, washing of outdoor surfaces, operation of ornamental fountains, operation of air conditioning without a recirculation system, limitations on filling and use of swimming pools, limitations on escapement of water through defective plumbing, restrictions on hotels and restaurants as to the minimum amount of water necessary to conduct operations and other restrictions as necessary.

#### Use of Florida-Friendly Landscape Principles

- The City's Land Development Code shall recommend the use of Florida-friendly landscaping materials including the minimum percent of required pervious area that must follow the principles of Florida Friendly Landscape provisions as set forth in *the South Florida Water Management District's Xeriscape Plant Guide II*. The City shall coordinate with the County to develop a model landscape/water efficiency ordinance and guidelines for adoption and application throughout the City.

#### Requirement of Ultra-Low Volume Plumbing in New Construction

- The City has adopted the Florida Building Code (FBC) which contains plumbing flow restriction requirements. The County Code prohibits a City within its jurisdiction from enacting standards less stringent from the FBC. The City's Building and Inspection Services Division also includes in their procedures provisions for new construction to have water conservation control devices installed per the Florida Plumbing Code, as a condition for granting certificates of occupancy.

#### Water Conservation Based Rate Structure



- SID has a conservation-based water rate structure, which includes an increasing rate with increasing use, as a means of reducing demand.

#### Meter Replacement Program

- Unaccounted for water summaries shall be submitted to the District annually, within one year of adoption of this Work Plan.

### Rain Sensor Overrides for New Lawn Sprinkler System

- The City shall adopt the FBC, which requires the installation of rain sensors on new irrigation systems. Additionally, the City shall include provisions regarding rain sensors on automatic lawn sprinkler systems in its Land Development Code.

### Public Information Program

- The City shall coordinate with SID to develop a program to provide water conservation information and practices to the City's residents and SID customers through the City and SID webpages and an annual Water Quality Report.
- The City will coordinate future water conservation efforts with SID and the SFWMD. In addition, City will continue to support and expand existing goals, objectives and policies in the comprehensive plan promoting water conservation in a cost-effective and environmentally sensitive manner. City will continue to actively support the SFWMD and its water supplier(s) in the implementation of new regulations or programs designed to conserve water during the dry season.

### **3.5.2 Identify any Local Financial Responsibilities as Detailed in the CIE or CIS**

The City does not have any local financial responsibilities.

## **3.6 Reuse**

State law supports reuse efforts. Florida's utilities, local governments, and water management districts have led the nation in the quantity of reclaimed water reused and public acceptance of reuse programs. Section 373.250(1) F.S. provides "the encouragement and promotion of water conservation and reuse of reclaimed water, as defined by the department, are state objectives and considered to be in the public interest." In addition, Section 403.064(1), F.S., states "reuse is a critical component of meeting the state's existing and future water supply needs while sustaining natural systems."

### **3.6.1 Local Government Specific Actions, Programs, Regulations, or Opportunities**

The City supports water reuse initiatives under consideration by both the SFWMD and Palm Beach County and the implementation of new regulations or programs designed to increase the volume of reclaimed water used and public acceptance of reclaimed water. The City's comprehensive plan encourages both conservation of water and use of alternative water supplies, such as reclaimed water for irrigation.

### **3.6.2 Identify any Local Financial Responsibilities as Detailed in the CIE or CIS**

The City does not have any local financial responsibilities.

## **4.0 CAPITAL IMPROVEMENTS**

This section provides a brief description of the City's Capital Improvements Program and Policies for Water Supply.

#### **4.1 Work Plan Projects**

Based on the population projections and a capacity analysis for the short-term planning period there is adequate facility capacity to maintain the adopted level of service standard for potable water supply as provided through interlocal agreements between SID and Palm Beach County. SID plans on expanding distribution lines for potable water and beginning the interconnection process of water with the County's lines within the 2023 planning period. SID's planned improvements for potable water are listed in the Capital Improvement Schedule and are shown on attached INF Maps 4.2 and 4.6. Pursuant to the Westlake/SID Interlocal, these improvements have and will continue to be provided in order to ensure the achievement and maintenance of the adopted level of service standards for potable water and wastewater. SID is constructing facilities and otherwise facilitating these improvements using non-ad valorem assessments, developer contributions, and other sources of revenue.

## 4.2 Capital Improvements Element/Schedule regarding Potable Water

City of Westlake Capital Improvements Schedule, Fiscal Years 2017-18 – 2022-23

5-Year Capital Improvements Schedule: Potable Water Component									
Project Description	Priority	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Total Funding Amount	Funding Source*
Town Center Parkway Phase 1A (TCP-E2)	High	\$135,781.00						\$135,781.00	Developer / Bonds
Town Center Parkway Phase 2 (TCP-E3)	High	\$130,149.26						\$130,149.26	Developer / Bonds
Town Center Parkway South (TCP-E1)	High	\$111,501.21						\$111,501.21	Developer / Bonds
CS-E1	High		\$108,160.00					\$108,160.00	Developer / Bonds
Kingfisher (CS-E5)	High		\$92,404.19					\$92,404.19	Developer / Bonds
CS-E4	High		\$91,127.20					\$91,127.20	Developer / Bonds
Persimmon Phase 2 (PSM - E1a)	High			\$125,317.80				\$125,317.80	Developer / Bonds
Saddle Bay Drive	High			\$91,000.00				\$91,000.00	Developer / Bonds
CS-E2	High			\$162,009.25				\$162,009.25	Developer / Bonds
CS-P	High				\$524,899.15			\$524,899.15	Developer / Bonds
Persimmon West (CS-W2)	High					\$191,214.00		\$191,214.00	Developer / Bonds
Town Center Parkway (E-4, E-5)	High						\$238,758.84	\$238,758.84	Developer / Bonds



## 5.0 GOALS, OBJECTIVES AND POLICIES

The following comprehensive plan goals, objectives, and policies (GOPs) have been reviewed for consistency with the Work Plan and have been adopted to implement the Plan:

### Chapter 4 – Infrastructure Element

**Objective INF 1.1** In coordination with SID, provide potable water facilities that are cost effective, adequate, and maintain the adopted level of service (LOS) standard.

**Policy INF 1.1.1** Coordinate with SID, on an annual basis to evaluate the capacity, operation, and maintenance of the water distribution system to maintain adopted LOS standards and to determine the need for the extension of facilities to meet future needs while maximizing the use of existing potable water facilities. The SID utility service area is shown in INF Map 4.1. SID purchases potable water from Palm Beach County for distribution within the City and will be the exclusive provider of potable water within the City.

**Policy INF 1.1.2** In coordination with SID, use the potable water LOS standards identified in Policies INF 1.1.3 and INF 1.1.4 to evaluate capacity for issuance of development orders.

**Policy INF 1.1.3** The potable water LOS standard for residential uses shall be 110 gallons per capita per day.

**Policy INF 1.1.4** The potable water LOS standards for non-residential uses shall be 150 gallons per 1,000 sq. ft. per day with the following exceptions: schools shall have a LOS standard of 18 gpd per student; hotels shall have a LOS standard of 100 gpd per room; and parks shall have a LOS standard of 10 gpd per visitor.

**Policy INF 1.1.5** Potable water facilities shall be available to serve development. New developments and redevelopments will be required to connect to the centralized water facilities.

**Policy INF 1.1.6** Adequate water supplies and potable water facilities shall be in place and available to serve new development no later than the issuance by the City of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the City shall consult with SID to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the City of a certificate occupancy or its functional equivalent.

**Policy INF 1.1.7** To the extent it has jurisdiction, the City will not permit domestic self-supply potable water wells within the City.

**Objective INF 1.2** Provide adequate, efficient and safe water distribution to accommodate existing and future demand.

**Policy INF 1.2.1** The City hereby adopts by reference the City of Westlake Water Supply Facilities Work Plan (Work Plan), dated February 2018, for a planning period of not less than 10 years. The Work Plan addresses issues that pertain to water supply facilities and requirements needed to serve current and future development within the City's water service area. The City shall review and update the Work Plan at least every five (5) years within 18 months after the governing board of the South Florida Water Management District (SFWMD) approves an updated Lower East Coast Water Supply Plan. Any changes affecting the Work Plan shall be included in the annual Capital Improvements Plan update to ensure consistency between with Work Plan and the Capital Improvements Element..

**Policy INF 1.2.2** Comply with the adopted Work Plan to ensure that adequate water supply and potable water facilities are available to serve the demands of City residents.

**Policy INF 1.2.3** Coordinate with the SFWMD to continue to protect and conserve ground and surface waters.

**Policy INF 1.2.4** Designate minimum fire flow and related water pressure requirements in the Land Development Regulations.

**Policy INF 1.2.5** The anticipated infrastructure for potable water for the short term planning period is shown on INF Map 4.2. The anticipated infrastructure for potable water for the long term planning period is shown on INF Map 4.3.

**Objective INF 1.4** In coordination with SID, provide reuse water to accommodate existing and future demand.

**Policy INF 1.4.1** Coordinate with SID to provide reuse water for landscape irrigation. Where reuse water is unavailable, surface water may be used as a source of irrigation water. To the extent it has jurisdiction, the City will not permit domestic self-supply wells to supply water for irrigation within the City.

**Policy INF 1.4.2** New developments and redevelopment will be required to connect to the centralized reuse water facilities where reuse water is

available. The City shall coordinate with SID to maximize the use of existing reuse facilities for the provision of reuse water.

**Policy INF 1.4.3**

The anticipated infrastructure for reuse water for the short term planning period is shown on INF Map 4.2. The anticipated infrastructure for the reuse and irrigation facilities for the long term planning period are shown on INF Map 4.3. SID purchases reuse water from Palm Beach County for distribution within the City and will be the exclusive provider of reuse water within the City.

**Objective INF 1.7**

Provide adequate and effective protection of water resources, including the surficial aquifer, within the City.

**Policy INF 1.7.1**

Coordinate with SFWMD to implement applicable regional water resource projects, which may reduce losses of excess stormwater to tide, recharge the surficial aquifer, protect the functions of natural groundwater recharge areas and natural drainage features (to the extent they exist), and provide water to preserve areas for additional surface water storage.

**Policy INF 1.7.2**

Support the SFWMD 2013 Lower East Coast Regional Water Supply Plan Update and coordinate with SFWMD on its implementation.

**Policy INF 1.7.3**

Coordinate with SFWMD to develop public information and education programs that promote water conservation.

## **Chapter 5 – Conservation Element**

**Objective CON 1.3**

Preserve and protect the quantity and quality of ground and surface waters.

**Policy CON 1.3.1**

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

**Policy CON 1.3.2**

For all amendments to this Plan, evaluate the presence of wetlands on the parcel of land at issue, and direct land uses on such parcels that are incompatible with the protection and conservation of wetlands and wetland functions away from such wetlands, or require appropriate mitigation to compensate for loss of wetlands. The type, intensity or density, extent, distribution, and location of allowable land uses and the types, values, functions, sizes, conditions, and locations of wetlands are land use factors that shall be considered when directing incompatible land uses away from wetlands.

<b>Policy CON 1.3.3</b>	Coordinate with SID during the development order approval process concerning the impacts of development orders on stormwater runoff and water quality to ensure compliance with applicable requirements of SID and the state, and other governmental entities with jurisdiction.
<b>Policy CON 1.3.4</b>	Coordinate with SID to protect water resources within the City from activities and land uses that adversely impact water quality and quantity. Protection can include appropriate mitigation and best management practices.
<b>Policy CON 1.3.5</b>	Comply with Palm Beach County Wellfield Protection Ordinance.
<b>Policy CON 1.3.6</b>	Require new development and redevelopment to use reuse water for irrigation where it is available.
<b>Policy CON 1.3.7</b>	Ensure development complies with applicable state and federal criteria for the protection of wetlands.
<b>Policy CON 1.3.8</b>	Ensure development orders are only approved in special flood hazard areas in accordance with established Florida Building Codes and Federal Emergency Management Agency (FEMA) standards.
<b>Policy CON 1.3.9</b>	Require emergency conservation of water resources in accordance with the SFWMD plans.
<b>Policy CON 1.3.10</b>	Encourage the use of water-conserving fixtures in all new construction and redevelopment projects consistent with the Florida Building Code.
<b>Policy CON 1.3.11</b>	Coordinate with SFWMD and SID to provide information resources regarding water conservation.
<b>Policy CON 1.3.12</b>	Promote water efficient landscapes by coordinating with the SFWMD and Palm Beach County Extension Office of the University of Florida Institute of Food and Agriculture Services (Palm Beach County IFAS Extension) on their Florida Friendly Landscaping programs.
<b>Policy CON 1.3.13</b>	Prohibit vertical development 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 feet to the south of the M Canal right of way. This does not prohibit vertical development in M Canal right of way related to the operation and maintenance of the M Canal.

## Chapter 8 – Capital Improvement Element



## **Objective CIE 1.1**

Plan for adequate public facilities including transportation, potable water, wastewater, reuse water, drainage, and recreation in coordination with SID to serve existing and future populations.

### **Policy CIE 1.1.1**

Adopt and maintain a 5-Year Schedule of Capital Improvements, set forth below in Table 8.1, which will be reviewed and updated on an annual basis. Capital improvements shall be included in the 5-Year Schedule of Capital Improvements based on the criteria below. Projects necessary to ensure the achievement and maintenance of adopted level of service (LOS) standards shall be prioritized for funding based on the following criteria.

- a) The elimination of public health and safety hazards;
- b) The correction of capacity deficiencies in order to achieve the adopted LOS standards;
- c) The need for capital improvements to accommodate new or approved projects or additional growth in order to achieve and maintain the adopted LOS standards.
- d) The extent to which costs associated with the capital improvement can be funded from existing revenues;
- e) The extent to which the capital improvement will meet the Goals, Objectives and Policies of the Plan;
- f) The extent to which the capital improvement will generate revenues or otherwise produce positive benefits for the City;
- g) Financial feasibility;
- h) Consideration of the plans of local, county and state agencies providing public facilities; and
- i) The need for the renewal of and replacement of existing public facilities.

### **Policy CIE 1.1.2**

Implement the Interlocal Agreement between the City of Westlake and the Seminole Improvement District Regarding the Provision of Certain Services, Infrastructure, and Public Facilities in the City of Westlake and for Assurance of Non-Duplication of Services dated March 2018 ("SID-Westlake Interlocal") to 1) provide for coordination regarding the entity responsible for funding and constructing required capital improvement projects identified in the

5-Year Schedule of Capital Improvements and 2) coordinate with SID to ensure funding and construction of the public facilities enumerated 5-Year Schedule of Capital Improvements where SID is responsible for providing those facilities.

- Policy CIE 1.1.3**

Coordinate with SID and other local governments on funding sources for capital improvement projects. A variety of funding sources may be used to provide capital improvements. These may include developer assessments or contributions, ad valorem taxes, general revenues, other assessments, tax increment funds, grants, and private funds.
- Policy CIE 1.1.4**

In coordination with SID, pursue state and federal grant opportunities to fund projects in the 5-Year Schedule of Capital Improvements. The City shall provide a status report regarding any grants that have been applied for or received for projects within the Capital Improvement Element.
- Policy CIE 1.1.5**

A new fifth year will be added to the 5-Year Schedule of Capital Improvements annually.
- Policy CIE 1.1.6**

Include in its annual update of its 5-Year Schedule of Capital Improvements any necessary improvement or projects identified in the City’s ten-year Water Supply Facility Work Plan.

**Policy CIE 1.1.8** Review and update, on an annual basis, the Capital Improvements Element of the Plan. This review shall also ensure consistency between the Future Land Use, Transportation, Infrastructure Elements and the Capital Improvements Element.

**Objective CIE 1.2** Achieve and maintain adopted level of service standards.

**Policy CIE 1.2.1** Utilize level of service standards identified in the Plan as set forth in Table 8.2 to evaluate public facility's needs.

**Table 8.2: Level of Service Standards**

Service	Level of Service Standard
Potable Water	<ul style="list-style-type: none"> <li>• 110 gallons per capita per day (residential)</li> <li>• 150 gallons of wastewater per 1,000 sq. ft. per day (non-residential), except that:               <ul style="list-style-type: none"> <li>○ schools shall have a level of service standard of 18 gpd per student;</li> <li>○ hotels shall have a level of service standard of 100 gpd per room; and</li> </ul> </li> </ul> <p>parks shall have a level of service standard of 10 gpd per visitor</p>

**Policy CIE 1.2.2** The Land Development Regulations shall provide for the timely completion and maintenance of the capital improvements required by the Plan.

**Objective CIE 1.3** Demonstrate the City's ability to provide the needed improvements identified in this Plan and to manage the land development process so that public facility needs created by development orders do not exceed the ability of the City to fund or require these facilities.

**Policy CIE 1.3.1** In coordination with SID, ensure that new development bears a proportionate cost for public facility improvements by utilizing a variety of mechanisms to assess and collect impact fees, mobility fees, dedications and/or contributions from private development.

**Policy CIE 1.3.2** Maintain and improve, as part of the Land Development Regulations, a concurrency management system for wastewater, solid waste, drainage, and potable water. The concurrency management system shall require that:

- a) A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary public facilities and services are in place and available to serve the new development; or

- b) At the time the development order or permit is issued, the necessary facilities, services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220-3243, Florida Statutes, to be in place and available to serve the new development at the time of the issuance of a certificate of occupancy or its functional equivalent; or
- c) At the time of the issuance of a certificate of occupancy or its functional equivalent the necessary facilities, services and supply shall be in place and available to serve the new development.

**Policy CIE 1.3.4** Require developers to provide public facilities such as roads, water and wastewater lines, that are not otherwise being provided by SID. These facilities shall be designed and constructed according to City and SID standards.

**Policy CIE 1.3.5** In coordination with SID, periodically evaluate the fees, assessments, and exactions necessary to balance the capital improvements needs and available revenue sources.

## **6.0 REGIONAL ISSUES IDENTIFIED IN REGIONAL WATER SUPPLY PLANS**

A summary of the issues for the 2013 Lower East Coast Water Supply Plan can be found below. More detailed information can be found in the applicable Regional Water Supply Plan; a web link has been included for additional information.

### **6.1**

#### **Lower East Coast Water Supply Plan**

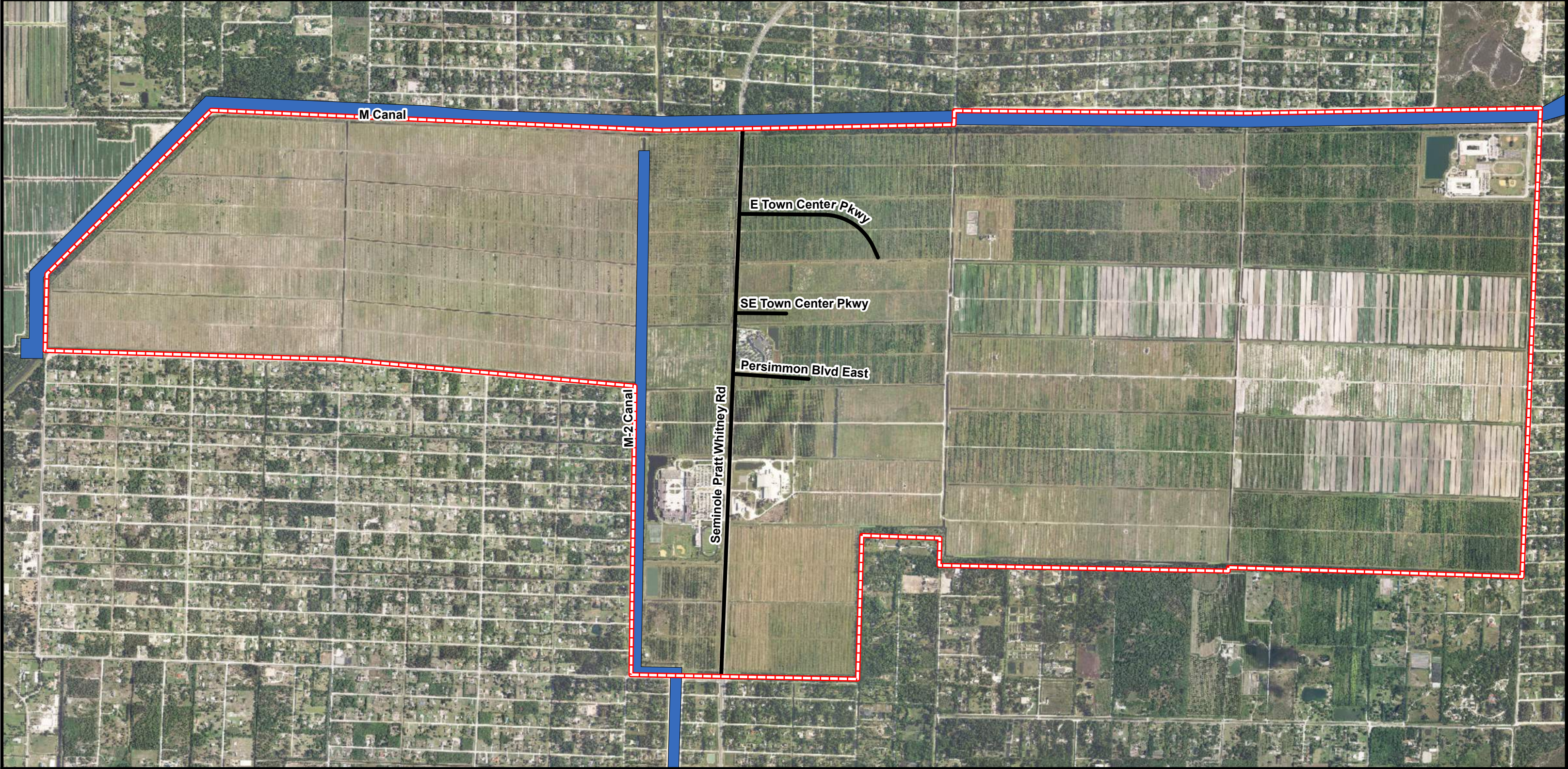
Detailed information on the regional issues can be found in Chapter 5, Evaluation of Water Source Options, in the Lower East Coast Water Supply Plan. The information can be accessed at:


<http://www.sfwmd.gov/portal/page/portal/xweb%20-%20release%203%20water%20supply/lower%20east%20coast%20plan#wspdocs>

Briefly, the issues are:


1. Increased withdrawals from both the Surficial Aquifer System and surface water from Lake Okeechobee are limited
2. Conservation continues to be relied upon to reduce per capita use and a means to potentially delay or perhaps avoid adding capacity
3. Use of reclaimed water continues to be important alternative source in the region and helps to meet requirements of the 2008 Leah G. Schad Ocean Outfall Program








Utility Service Area



City Boundary

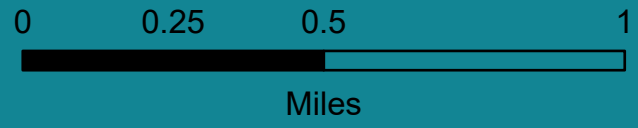


**OTHER**  
Major Canal and ROW

Note: The City maintains the GIS data used to create this map. Data available upon request.

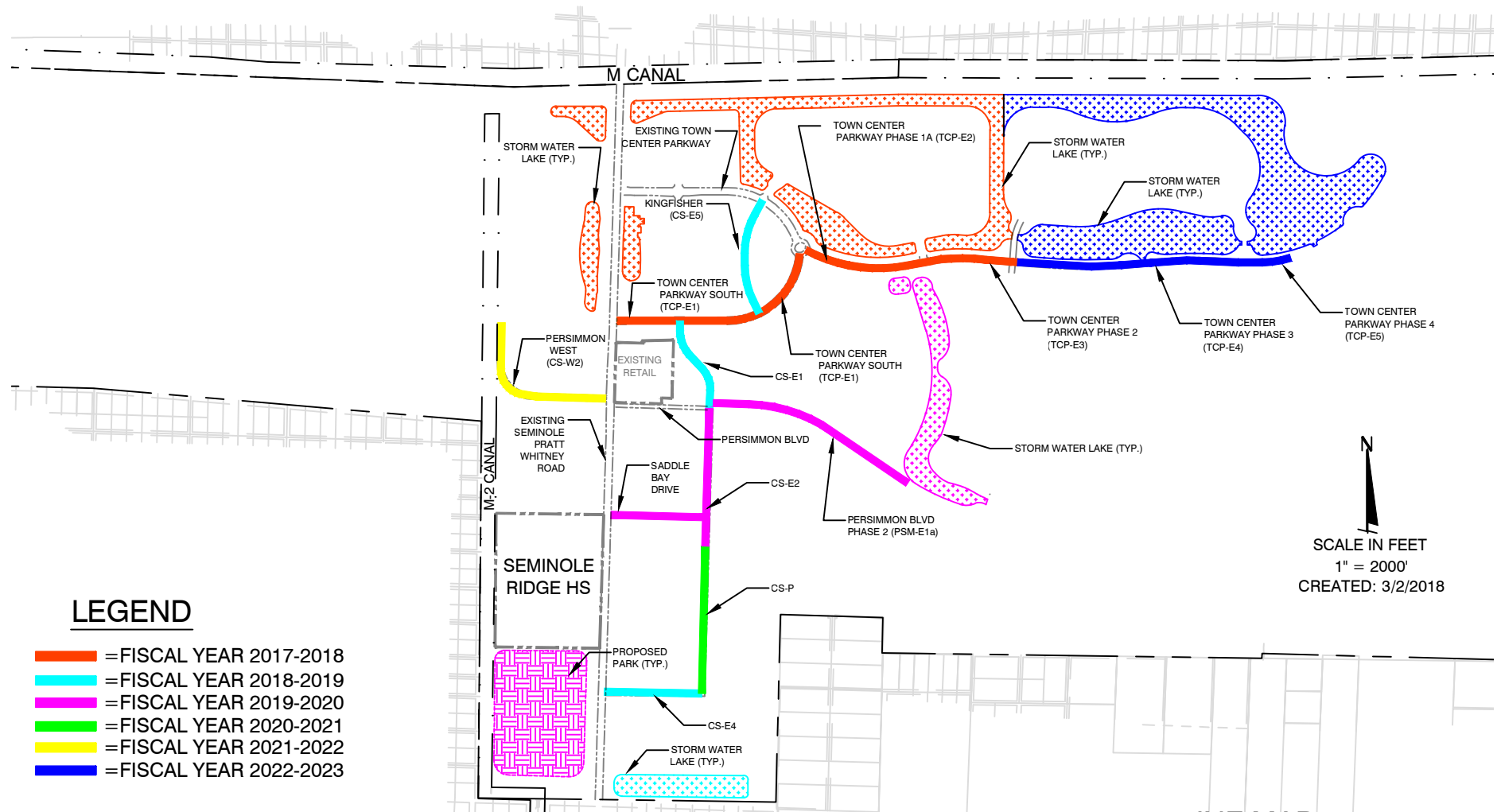
**City of Westlake  
Comprehensive Plan**

Revision Date: March 12, 2018



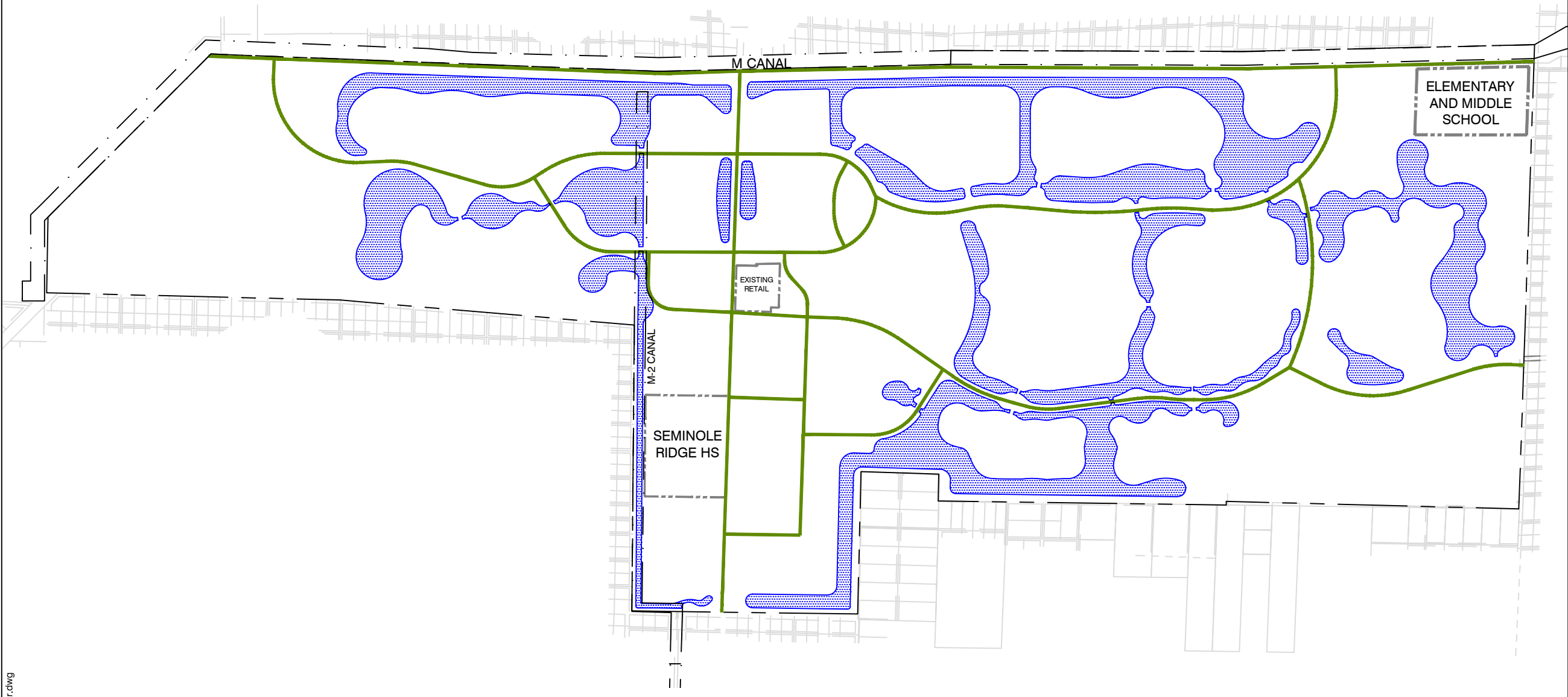
# INF Map 4.1: Utility Service Area Map







S:\PALM BEACH\SID\10) COMP PLAN\EXHIBITS\COMP PLAN-2038 year.dwg

NOTE: 1. WITH THE EXCEPTION OF 60TH STREET NORTH, ROAD SEGMENT CONSTRUCTION INCLUDES THE INSTALLATION OF TRANSPORTATION, POTABLE WATER, WASTEWATER, AND REUSE WATER INFRASTRUCTURE AND FACILITIES AS APPROPRIATE.  
2. THE ILLUSTRATION OF FUTURE ROADS SHOWS PRELIMINARY ALIGNMENTS AND ANTICIPATE D ROW WIDTHS.  
3. THE CITY MAINTAINS THE GIS DATA USED TO CREATE THIS MAP DATA AVAILABLE UPON REQUEST.



LEGEND

-  =STORMWATER LAKES TO BE CONSTRUCTED
-  =ROADWAY SEGMENTS



INF MAP 4.3  
2038-YEAR CAPITAL IMPROVEMENT SCHEDULE  
CONSTRUCTION MAP FOR ROAD SEGMENTS,  
STORMWATER DRAINAGE

CREATED: 3/2/2018



# REDLINED COPY

Showing changes since  
transmittal



# CITY OF WESTLAKE



## POLICY DOCUMENT

Goals, Objectives,  
& Policies

# ADMINISTRATIVE

2018



## CHAPTER 1. ADMINISTRATIVE ELEMENT GOALS, OBJECTIVES, & POLICIES

### GOAL ADM 1

~~THE CITY OF WESTLAKE WILL~~ USE THE ~~PROVISIONS~~ GOALS, OBJECTIVES, AND POLICIES OF THIS ELEMENT TO IMPLEMENT, UPDATE, AND INTERPRET THE COMPREHENSIVE PLAN IN A CONSISTENT MANNER.



## Objective ADM 1.1

~~Review and~~ Use the following evaluation and monitoring procedures to periodically review and update the Plan as required by Florida Statutes and as necessary to address changed conditions.

### Policy ADM 1.1.1

Every two years, the City Council shall require a review of the Plan's data and analysis and adopted provisions. The review shall assess changeding conditions, new legal requirements, the achievement and maintenance of adopted level of service standards and progress toward achievement or implementation of the Plan's goals, objectives and policies. The Council shall use the review to evaluate and consider whether any updates or revisions are required and pursue new or revised Land Development Regulations or plan amendments as needed.~~Review and update the capital improvements element on an annual basis.~~

### Policy ADM 1.1.2

Review the Plan every seven years to determine whether amendments are needed to reflect changes in ~~S~~state requirements and changing conditions. This shall include evaluations of the amount and types of actual development that has occurred during the previous seven years; population projections for the adopted planning period; and the achievement of goals, objectives and policies including those establishing level of service standards for all infrastructure.

### Policy ADM 1.1.3

~~P~~Following the review and evaluation described in Policy ADM 1.1.2, ~~p~~prepare and adopt an Evaluation and Appraisal Report, and notify the ~~s~~State ~~of Florida and planning agency~~ as to whether amendments are necessary to reflect changes in State requirements, ~~and w~~Within one year of the review and evaluation ~~and appraisal~~ of the Plan, prepare, ~~and~~ transmit, ~~and adopt~~ any identified amendments ~~to the State for review~~ necessary to address changes in state requirements as well as amendments determined necessary due to changeding conditions and to ensure that all compliance requirements of the state are met.

### Policy ADM 1.1.4

Adopt all amendments to the ~~e~~is Plan in compliance with Chapter 163, Florida Statutes, as amended. Public participation will follow the requirements outlined in Section 163.3181, Florida Statutes, as detailed in the adopted ~~City of Westlake~~ Land Development Regulations.



**Policy ADM 1.1.5** Maintain the GIS data used to create official copies of all maps referenced in that are adopted as part of this Plan in electronic format, and make such data available upon request. These electronic copies shall be considered the only official copies of the maps adopted in the Plan. The GIS data shall be used to determine precise locations of map features and boundary lines.

**Policy ADM 1.1.6** The Plan shall provide 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 beginning in 2018 and ending in 2038. However, for the purposes of the Capital Improvements Element, which must be updated annually, the fiscal year, rather than the calendar year, is used.

**Policy ADM 1.1.7** The Plan is comprised of the following nine elements, a Map Series, and the 5-Year Schedule of Capital Improvements.

- 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 Goals, Objectives and Policies (GOPs) within each element, the Map Series, and the 5-year Schedule of Capital Improvements are adopted as part of the Plan. Maps within the Map Series are identified by the element, chapter number and the map number (i.e. FLU Map 2.1). The Data and Analysis summarized for each element is in a separate volume and is not formally adopted, but supports the GOPs, the 5-Year Schedule of Capital Improvements, and the maps in the Map Series. Additional data and analysis sources are available at the City or through other public sources.

## Objective ADM 1.2

Interpret the Plan in a consistent manner.

**Policy ADM 1.2.1** Unless otherwise provided in this Plan, words shall be given the meaning provided in Chapter 163, Florida Statutes, or their plain and ordinary meaning.

**Policy ADM 1.2.2** The following terms shall have the following meanings in this Plan and shall apply to both the single and plural forms of the words:





**ACCESSORY DWELLING UNIT:** A dwelling unit located on the same parcel of land~~lot~~ as a principal single family dwelling. An accessory dwelling is a complete, independent living facility equipped with a kitchen and bathroom.

**ACCESSORY SOLAR FACILITY:** A solar energy system which utilizes roof space or other space on the parcel of land to provide electricity or heat for use on the parcel of land. ~~It is a use which is subordinate to the principal use.~~ Export of electricity to the electrical grid is incidental and subordinate to the purpose of supplying electricity to the primary use of the parcel of land.

**ACCESSORY USES:** A use incidental and subordinate to the principal use, ~~which includes including~~ accessory dwelling units, and accessory solar facilities.

**AGRICULTURAL USES:** The use of land for aquaculture, horticulture, floriculture, viticulture, forestry, dairy, livestock, poultry, bees, plant crops, and any other forms of farm products and farm production. Land areas include croplands, pasture lands, orchards, vineyards, nurseries, horticulture areas, groves, and specialty farms. Buildings, support facilities, dwelling units ~~residences~~ for farm operators and farmworkers, machinery, and other appurtenances used in the production of agricultural products are included. Agricultural uses do not include concentrated and/or confined animal feeding operations.

**AMENITY CENTER:** A facility that provides opportunities for ~~convenience-limited~~ retail and/or space for social activities, such as parties, receptions, banquets, meetings, recreation, exercise, and neighborhood gatherings.

**ARTERIAL ROAD:** ~~Arterial road is defined as a~~ road providing service ~~which that~~ is relatively continuous and of relatively high traffic volume, long average trip length, and high operating speed. In addition, every United States numbered highway is an arterial road.

**ASSISTED LIVING FACILITY:** Residential care facilities that provide housing, meals, personal care and supportive services to older persons and disabled adults who are unable to live independently.

**AVERAGE DAILY TRAFFIC (ADT):** The total traffic volume during a given 24-hour time period for all allowable directions on a given road.

**BERM:** A landscaped earthen mound in excess of two feet in vertical height designed to provide visual interest, or serve as a buffer.

**BUFFER:** The use of vegetation, walls, fences, berms, setbacks, less intense development, and/or less dense development to mitigate the impacts of ~~more intensive development on less intensive development~~ unsightly views, lights, noises, odors, and/or dust.

**CARETAKERS QUARTERS:** ~~A dwelling unit occupied by a resident guard or resident caretaker of a residential, agricultural, commercial or industrial site. The "resident" is responsible for the security, operation and/or maintenance of the facilities or grounds.~~

**CIVIC USES:** Structures or facilities that provide cultural, social, or governmental services and/or functions. These include community centers; cultural centers; museums; libraries; government administration,



operations, and services; judicial facilities; post offices, public arenas and auditoriums; and other publicly owned and operated uses.

**COLLECTOR ROAD:** ~~Collector road is defined as a~~ road providing service ~~which that~~ is of relatively moderate average traffic volume, moderately average trip length, and moderately average operating speed. Such a road also collects and distributes traffic between local roads and arterial roads.

**COMMERCIAL RECREATION:** ~~Commercial recreational u~~Uses that typically charge a fee or have other requirements for participation or attendance as a spectator. Uses include, but are not limited to, outdoor and indoor recreational facilities such as tennis clubs; jai alai frontons; amusement and sport centers; outdoor amphitheaters; hunting and gun clubs; marinas; vehicular and non-vehicular race tracks; outdoor zoos and wildlife attractions; fairs; parks and recreation exhibitions, entertainment, and/or other amusements; private sports and recreation clubs; golf courses; and sports stadiums and venues. Uses may include accessory facilities uses and activities that are ~~an integral part and~~ supportive of the activity including shops and restaurants.

**COMMERCIAL USES:** Activities within land areas ~~which that~~ are predominantly connected with the sale, rental and distribution of products or the performance of services, including ~~Commercial Recreation Uses and offices~~ and medical facilities.

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

**COMPLETE STREETS:** Roads including adjacent sidewalks and shared use paths that are designed and operated to enable safe access and travel for all users, which may include ~~ing~~ pedestrians, bicyclists, transit riders, and motorists, ~~freight handlers, and transit riders of all ages and abilities~~. Complete Streets incorporate different elements based on the different role, function, and characteristic of the facility.

**CONSERVATION USES:** The use or condition of land areas designated for conserving or protecting natural resources or environmental quality, including areas designated for flood control and floodplain management; the protection of the quality or quantity of ground or surface water; commercial or recreational fish and shellfish habitat; and/or vegetative communities or wildlife habitats.

**CONTINUING CARE FACILITIES:** A variety of housing options and services designed to meet the changing needs of its residents who require varying levels of care. Housing options typically include independent living units, assisted living facilities, and/or nursing homes.

**DENSITY:** The number of dwelling units per gross acre.

**DWELLING UNIT:** A house, apartment, condominium unit, mobile or manufactured home, group of rooms, or a single room intended for occupancy as a separate living quarter with complete kitchen and bathroom facilities, and with direct access from the outside of the building or through a common hall for use by its occupants.



**EDUCATIONAL USES:** Activities and facilities for public or private primary or secondary schools; vocational and technical schools; and colleges and universities including all campus buildings, residence halls and dormitories, fraternity and sorority housing, and recreational facilities.

**ESSENTIAL FACILITIES AND SERVICES:** Essential facilities and services include road ~~ways~~; bicycle lanes; shared use paths; ~~bikeways~~; sidewalks; bridges; transmission lines for electricity, cable, water, sewer, and gas that serve local area demands; electricity sub-stations; stormwater and drainage facilities and systems; electric car generation ports/stations; transit facilities; and accessory solar facilities. Essential facilities and services do not include wireless communication facilities.

**FLOOR AREA RATIO (FAR):** A means of measuring building intensities for nonresidential land. FAR is the ratio of total floor area of all buildings on the parcel to the gross acreage. FAR does not regulate the building height or site coverage. It does not include the area within structures used for parking and vehicular circulation or open outdoor storage or display areas.

**FOSTER CARE FACILITY:** A facility which houses foster residents, and provides a family living environment for the residents, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents.

**GROSS ACREAGE:** The total area of a parcel of land measured in acres including developed and undeveloped land, agricultural areas, open space, road ~~ways~~, rights-of-way, easements, and environmental features such as lakes, floodplains, and wetlands.

**GROUP HOME:** A facility which provides living quarters for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional, and social needs of the residents. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

**INSTITUTIONAL USES:** Activities and facilities that include juvenile facilities, nursing homes/skilled-nursing facilities, mental (psychiatric) hospitals, in-patient hospice facilities, residential schools for people with disabilities, residential treatment centers for adults, and City jails/confinement facilities (excludes residential group homes for juveniles, correctional residential facilities such as halfway houses, federal detention centers, and federal and state prisons).

**INTENSITY:** The amount of non-residential development as measured by the Floor Area Ratio.

**LEGAL NON-CONFORMING STRUCTURE:** A structure that was lawfully established before the adoption of the Plan and Land Development Regulations that does not conform to the ~~property Land d~~Development ~~Regulations~~ for the zoning district in which ~~the parcel of land~~ is located.

**LEGAL NON-CONFORMING USE:** A use that was lawfully established before the adoption of the Plan and Land Development Regulations, which does not conform with the ~~permitted-allowed~~ uses ~~of-by~~ the Comprehensive Plan Future Land Use Category or of the zoning district in which it is located.



**LEVEL OF SERVICE (LOS):**—An indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. ~~Level of service~~ LOS shall indicate the capacity per unit of demand for each public facility or performance measures for road~~way~~ traffic or stormwater facilities.

**LIGHT INDUSTRIAL USES:** Land uses that include construction operation and storage facilities, manufacturing, assembly, processing or storage of products when such activities have minimal and inoffensive external impacts such as smoke, noise, dust, soot, dirt, vibration, stench, or adverse visual impacts on the surrounding neighborhood. Light industrial uses may include research and development; technology centers including server farms; medical and dental laboratories; warehouse and/or distribution centers; and recycling centers. Light industrial uses shall not include mining and extraction industries, electrical generation plants, ~~and or~~ regional sewer treatment plants.

**LOCAL ROAD:** ~~A Local~~ roads ~~that~~ carries low volumes and provides service for local traffic between land uses and ~~C~~collector roads, with direct property access as the primary purpose. Any road that is not an ~~A~~arterial or ~~C~~collector road and is under the jurisdiction of the City is a ~~L~~ocal ~~R~~oad.

**MAJOR CANALS: the M Canal and M-2 Canal.**

**MANUFACTURED HOME:** A dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the site, bearing a label certifying that it is built in compliance with the federal manufactured housing construction and safety standards, or inspected by an approved inspection agency conforming to the requirements of HUD, and bearing an insignia of approval.

**MULTI-FAMILY DWELLING:** multiple separate dwelling units contained within one building or several buildings excluding single family attached dwellings.

**MULTI-MODAL TRANSPORTATION SYSTEM:** The system which provides safe and efficient movement of people, goods, and services by more than one mode of transportation.

**NEIGHBORHOOD CENTER:** ~~Neighborhood Centers are compact areas located within Residential Future Land Use Categories that allow opportunities for neighborhood serving a mix of commercial uses that serve neighborhoods such as retail (goods and services); restaurants; offices and clubhouses; schools; religious uses; small scale public/civic uses; and amenity centers which may mix together any of these uses.~~

**NEIGHBORHOOD PARK:** A park ~~that which~~ serves the residents of a neighborhood and is accessible ~~to~~by bicycl~~ists~~es and/or pedestrians. It is designed to serve the population of a neighborhood in a radius of up to one-half mile. ~~The term "neighborhood parks" includes any related recreational facilities, and can be publically or privately owned.~~

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





~~Trails; parkway vegetated borders; vegetative buffers; areas that provide stormwater management; plazas, squares, and courtyards; and areas that are partly or completely covered with grass, trees, shrubs, or other vegetation. Open spaces have little to no vertical structures and can be publicly or privately owned.~~

**PARK:** A site that provides ~~the public an opportunity~~ to partake in ~~a variety of~~ active or passive recreational activities, including structures associated with a park's recreational activities.

**PEAK HOUR PEAK DIRECTION CAPACITY:** The maximum number of vehicles that can pass a given point in one direction on a road under given traffic and road conditions per the FDOT Quality/Level of Service Handbook in one hour.

**PRIMARY SOLAR FACILITY:** A solar energy system which primarily functions to provide electricity for off-site use. ~~Uses allowed~~ This term includes the structures, equipment, infrastructure, and support systems necessary for the collection, storage, and distribution of solar energy. ~~Uses shall allow for along with~~ all functions necessary to develop and operate a primary solar facility including construction, management, administration, maintenance, security, and safety.

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

**RESIDENT:** A person who makes his or her home in a particular place for most of the year or for a portion of the year, including a seasonal resident.

**RESIDENTIAL USES:** Land uses consisting of dwelling units, including mobile and manufactured homes. Residential uses include assisted living facilities and group homes.

**RIGHT-OF-WAY:** Land dedicated or required for a transportation or utility use that a government entity owns in fee simple or over which it has an easement.

**SEMINOLE IMPROVEMENT DISTRICT (SID):** Independent special purpose government established in 1970 pursuant to Chapter 70-854, Laws of Florida, codified pursuant to Chapter 2000-431, Laws of Florida, formerly known as the Seminole Water Control District. ~~The Seminole Improvement District, or "SID,"~~ is coextensive with the boundaries of the City of Westlake and consists of approximately 4,1 ~~427~~ acres of land. SID is empowered to construct and maintain a number of public works and utilities including water, sewer, drainage, irrigation, water management, parks, recreation facilities, road ~~ways~~ and ~~/or~~ related activities.

**SENIOR HOUSING:** Age-restricted dwelling units for older adults, aged 55+, who are able to care for themselves.

**SHARED USE PATH:** A paved facility for use by pedestrians, bicyclists, and/or other users that is separated from vehicular traffic. Golf carts may be used on shared use paths in certain areas, under certain circumstances.



**SINGLE FAMILY ATTACHED DWELLING:** A single dwelling unit physically attached to other buildings, dwelling units, or structures through one or more shared walls.

**SINGLE FAMILY DETACHED DWELLING:** A single dwelling unit not physically attached to other buildings, dwelling units, or structures.

**SOLAR ENERGY OVERLAY:** An area designated on the Future Land Use Map ([FLU Map 2.1](#)) that allows Primary Solar Facilities in addition to uses allowed by the underlying [future](#) land use category.

**SUSTAINABLE COMMUNITY:** 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~~[quality](#) educational system; and a unique identity.

~~**TRAILS:** Linear corridors and adjacent support parcels of land or water that provide public access for pedestrians and authorized alternative modes of transportation.~~

**TRANSIT:** Passenger transportation services such as commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, autonomous vehicles, and local fixed route bus provided by public, private, or non-profit entities. [The terms “transit” and “mass transit” are used interchangeably in the Plan.](#)

**UTILITIES:** Seminole Improvement District water, wastewater or reuse water facilities.

**VEGETATED BUFFER:** A natural or planted vegetated area used to mitigate potential impacts of unsightly views, lights, noises, and/or dust.

[\*\*WORK PLAN:\*\* City of Westlake Water Supply Facilities Work Plan dated March 2018.](#)

**Policy ADM 1.2.3** The following acronyms shall have the following meanings in this Plan:

ADA	Americans with Disabilities Act
ADT	Average Daily Traffic
BEER	Bureau of Economic and Business Research
BFE	Base Flood Elevation
CCDs	The Census County Divisions
CJG	Callery-Judge Groves property
EPA	U.S. Environmental Protection Agency
FAR	<del>F</del> loor <del>A</del> rea <del>R</del> atio
FDEP	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
FEMA	Federal Emergency Management Agency



FIRM	Flood Insurance Rate Map
<u>GIS</u>	<u>Geographic Information System</u>
GPD	Gallons Per Day
HUD	U.S. Department of Housing and Urban Development
IPARC	Intergovernmental Plan Amendment Review Committee
ITID	Indian Trail Improvement District
LEC	Lower East Coast
LOS	Level of Service
MGD	Million Gallons per Day
MPO	Metropolitan Planning Organization
NAVD 88	North American Vertical Datum of 1988
NRPA	National Recreation and Park Association
<u>OEDR</u>	<u>Office of Economic and Demographic Research</u>
PBC-PAM	2015 Palm Beach County Allocation Model
PD	Planned Development <u>Zoning</u> District
PM	particulate matter
PPH	Population Per Household
SERPM	Southeast Florida Regional Planning Model
SFWMD	South Florida Water Management District
SID	Seminole Improvement District
SIS	Strategic Intermodal System
SRPP	The Strategic Regional Policy Plan
SWA	Solid Waste Authority
TAZ	Traffic Analysis Zone
TCRPC	Treasure Coast Regional Planning Council
<u>TDM</u>	<u>Transportation Demand Management</u>
TDP	Transit Development Plan
<u>TPA</u>	<u>Palm Beach Transportation Planning Agency</u>
<u>TPS</u>	<u>Traffic Performance Standards</u>
<u>TSM</u>	<u>Transportation Systems Management</u>
<u>ULDC</u>	<u>Unified Land Development Code</u>
USDA	U.S. Department of Agriculture

**Policy ADM 1-.2.4**

Unless otherwise clearly implied by context, the term “City” shall refer to the City of Westlake and the term “Plan” shall refer to this City of Westlake Comprehensive Plan.

# CITY OF WESTLAKE



## POLICY DOCUMENT

Goals, Objectives,  
& Policies

# FUTURE LAND USE

2018





## CHAPTER 2. FUTURE LAND USE ELEMENT GOALS, OBJECTIVES, & POLICIES

### GOAL FLU 1

PROVIDE A MIX OF RESIDENTIAL, COMMERCIAL, ~~EMPLOYMENT~~, CIVIC, AND RECREATIONAL USE OPPORTUNITIES WITHIN THE CITY TO PROMOTE A SUSTAINABLE COMMUNITY AND CONTRIBUTE TO BALANCING LAND USES IN CENTRAL PALM BEACH COUNTY.

#### Objective FLU 1.1

Establish future land use categories, and for each category, ~~define the types of uses~~, ~~permitted~~ allowed, ~~provide location criteria for each use~~, and establish densities and intensities for each use. The City shall designate all property with a future land use category on the Future Land Use Map (FLU MAP 2.1).

##### Policy FLU 1.1.1

All future development orders shall be consistent with the Plan.

##### Policy FLU 1.1.2

Amendments to the Plan including the Future Land Use Map (FLU Map 2.1) shall be ~~made~~ consistent with all Florida Statute ~~ory~~ requirements.

##### Policy FLU 1.1.3

Existing land uses are shown on FLU Map 2.2.

##### Policy FLU 1.1.4

Essential ~~F~~acilities and ~~S~~ervices shall be ~~permitted~~ allowed within every future land use category.

##### Policy FLU 1.1.5

Utilities, excluding wastewater treatment plants, shall be ~~permitted~~ allowed within every future land use category subject to appropriate buffering to mitigate adverse visual impacts, noise impacts, and stench upon neighboring residential properties.

##### Policy FLU 1.1.6

Primary ~~S~~solar ~~F~~acilities and ~~A~~ccessory ~~S~~solar ~~F~~acilities shall be ~~permitted~~ allowed subject to the following limitations:

- Primary ~~S~~solar ~~F~~acilities shall only be ~~permitted~~ allowed within the ~~S~~solar ~~E~~nergy ~~O~~verlay designated on the Future Land Use Map (FLU Map 2.1).
- Appropriate ~~siting and~~ buffering shall be required to ~~ensure screening of~~ mitigate adverse visual impacts of ~~P~~primary ~~S~~solar ~~F~~acilities to adjacent properties.



- c) Accessory ~~Ssolar F~~facilities shall be ~~allowedpermitted~~ within every land use category.

**Policy FLU 1.1.7**

The maximum number of dwelling units allowed on a parcel of land is based on the maximum gross density established by the applicable future land use category multiplied by the ~~gGross aA~~creage of the parcel of land. The number of allowable dwelling units is not affected by the amount of non-residential development allowed on the parcel. Additional dwelling units may be allowed based upon applicable bonus densities or as accessory dwelling units.

**~~Policy FLU 1.1.8~~**

~~Accessory dwelling units shall not be included in the density calculation for entitlement purposes.~~

**Policy FLU 1.1.89**

The maximum amount of non-residential development allowed on a parcel of land is based on the maximum intensity as measured by the floor area ratio (FAR) established by the applicable future land use category. The maximum amount of non-residential development allowed is not affected by the amount of residential development on the parcel.

**Policy FLU 1.1.910**

Where a mix of non-residential and residential uses is allow~~abled~~, as within the Downtown Mixed--Use future land use cCategory, both density and intensity shall be calculated based upon the ~~gGross aA~~creage. The maximum amount of allowed non--residential development is not affected by the amount of allowed residential development on the parcel of land; the maximum amount of allowed residential development is not affected by the amount of allowed non-residential development on the parcel of land.

**Policy FLU 1.1.101**

When a parcel of land contains two or more future land use categories:

- a) ~~T~~he ~~distinct~~ types of uses allowed in each of the future land use categories may only be developed within the boundaries of the future land use category that allows those types of uses~~s types~~.
- b) ~~T~~he maximum number of dwelling units and the maximum amount of non-residential development allowed permitted shall be calculated by applying the density and intensity allowedpermitted by each future land use category by the gross acreage of the parcel within that category. The sum total resulting dwelling units and non-residential development may be applied across the entire parcel notwithstanding the actual boundaries of the future land use categories within the parcel.
- c) ~~D~~evelopment at a density or intensity proposed in the portion of the parcel that would not otherwise be allowed shall meet the compatibility requirements in the compatibility matrix of Policy FLU 1.6.5.



- d) A ~~N~~neighborhood ~~C~~center that contains both Residential-1 and Residential-2 future land use categories shall have a maximum non-residential intensity of 0.30 FAR and a maximum size of 12.5 acres.

### **Policy FLU 1.1.1~~12~~** **Future Land Use Categories**

The future land use categories described below shall be delineated on the Future Land Use Map (FLU Map 2.1) and shall determine the maximum density and intensity of development ~~allowed~~ ~~permitted~~ on land with ~~in~~ the City.

### **Policy FLU 1.1.1~~23~~** **Residential-1 Future Land Use Category**

The Residential-1 future land use category provides areas for a mix of single family attached dwellings, single family detached dwellings and accessory uses. Uses that complement and support residential activities are also allowed.

Neighborhood Centers are ~~allowed~~ ~~permitted~~ within the Residential-1 ~~future land use C~~category, subject to the criteria below, in order to provide small scale commercial to serve neighborhood needs.

#### **a) Allowable Uses:**

##### **Residential Uses may include:**

- Single family attached dwellings
- Single family detached dwellings
- ~~Mobile homes and manufactured homes~~
- ~~Accessory Dwelling Units~~
- Religious uses
- Educational uses
- Neighborhood ~~C~~centers (per intensity, size, and location criteria below)
- ~~R~~Parks and recreational uses
- ~~Agricultural uses~~
- ~~Mobile homes~~
- Conservation uses
- Accessory ~~U~~ses

#### **b) Density:**

- The maximum gross density is 5 dwelling units per gross acre.
- Bonus densities may be granted up to an additional 4 dwelling units per gross acre for the provision of senior, affordable, and ~~/or~~ workforce housing consistent with Policy FLU 1.2.4.



c) **Non Residential Standards/Neighborhood Centers:**

Intensity and Size: Non-residential uses shall not exceed a maximum of 0.25 ~~Floor Area Ratio~~. Neighborhood ~~C~~centers shall not exceed 10 acres.

Location Criteria: Neighborhood ~~C~~centers must front onto a ~~c~~Collector or ~~a~~Arterial ~~r~~Roadway and must be located at least one half mile from the Downtown Mixed-Use future land use ~~C~~category and any other ~~N~~neighborhood ~~C~~centers.

**Policy FLU 1.1.1~~34~~ Residential-2 Future Land Use Category**

The Residential-2 future land use category provides areas for a mix of single family attached dwellings, single family detached dwellings, multi-family dwellings and accessory uses. Uses that complement and support residential neighborhood activities are also allowed.

Neighborhood ~~C~~centers are ~~allowed~~permitted, subject to the criteria below, within the Residential-2 future land use ~~C~~category in order to provide small scale commercial to serve neighborhood needs.

a) **Allowable Uses:**

• Residential ~~U~~ses may include:

- Single family attached dwellings
- Single family detached dwellings
- Multi-family dwellings
- Assisted living facilities
- Foster care facilities and group homes
- Accessory ~~D~~dwellling units
- Continuing care facilities and nursing homes
- ~~Foster care facilities and group homes~~
- Religious uses
- Educational uses
- Neighborhood ~~C~~centers (per intensity, size, and location criteria below)
- ~~R~~Parks and ~~r~~recreational uses
- ~~Agricultural uses~~
- Conservation uses
- Accessory ~~U~~ses

b) **Density:**





- The maximum gross density is 12 dwelling units per gross acre.
- Bonus densities may be granted up to ~~an 8~~ additional ~~8~~ units per gross acre for senior, affordable, and /or workforce housing consistent with Policy FLU 1.2.4.

**c) Non Residential Standards/Neighborhood Centers:**

Intensity and Size: Non-residential uses shall not exceed a maximum of 0.35 ~~Floor Area Ratio~~. Neighborhood ~~C~~centers shall not exceed 15 acres.

Location Criteria: The ~~N~~neighborhood ~~C~~centers must front onto a ~~c~~Collector or ~~a~~Arterial ~~r~~Road and must be located at least one half mile from the Downtown Mixed-Use future land use ~~c~~Category and any other ~~n~~Neighborhood ~~c~~Centers.

**Policy FLU 1.1.1~~45~~ Civic Future Land Use Category**

The Civic future land use category will provide areas for the uses provided for below. The Civic future land use ~~C~~category may be applied to publicly or privately owned lands.

**a) Allowable Uses:**

- Civic uses
- Religious uses
- ~~Clubs, lodges, Meeting~~ halls, exhibition and conference centers, and fairgrounds
- Educational uses
- Recreational uses
- Conservation uses
- Accessory uses

**b) Non Residential Intensity:**

- A maximum of a 1.5 ~~Floor Area Ratio~~

**Policy FLU 1.1.1~~56~~ Downtown Mixed-Use Future Land Use Category**

The Downtown Mixed-Use future land use category accommodates an active, pedestrian-friendly area of commercial, residential, ~~office~~, and civic



uses that provide substantial opportunities for employment, shopping, civic, and recreation activities accessible by mass transit.

a) **Allowable Uses:**

- Commercial uses
- Residential Uses may include:
  - Single family attached dwellings
  - Multi-family dwellings
  - Accessory Dwelling Units
- Light industrial uses
- Institutional uses
- Assisted living facilities
- Continuing care facilities
- ~~Medical facilities~~
- All uses allowed permitted in the Civic future land use category
- Accessory Uses
- Commercial recreation uses

b) **Residential Density:**

- The minimum gross density is 4 units per gross acre, and the maximum gross density is 16 dwelling units per gross acre.
- Bonus densities may be granted up to 8 additional units per acre for senior, workforce, and /or affordable housing consistent with Policy FLU 1.2.4.

c) **Non Residential Intensity:**

- Maximum of a 3.0 ~~Floor Area Ratio.~~

d) **Mix of Uses:**

The table below identifies the mix of uses applied to the total area of the Downtown Mixed-Use future land use cCategory within the City. The mix of uses is not required on a parcel -by-parcel basis. Not all of the land uses have to be developed at the same time, nor is one land use a prerequisite to another land use.

<u>Allowed Land Uses</u>	Minimum %	Maximum %
<del>Residential (including single family attached dwellings, multi-family dwellings, and assisted living facilities)</del>	5%	25%



## City of Westlake Comprehensive Plan

<b>Commercial <u>and</u> <u>commercial</u> <u>recreation</u>(including <u>medical facilities</u>)</b>	10%	70%
<b>Civic</b>	2%	30%
<b>Light <u>i</u>ndustrial</b>	5%	25%
<b>Institutional (including<u>and</u> continuing care facilities)</b>	0%	10%



## Policy FLU 1.1.1~~67~~<sup>78</sup> Open Space and Recreation Future Land Use Category

The Open Space and Recreation future land use category is intended to provide areas within the community for resource conservation and/or passive or active recreation, including pasture.

a) Allowable Uses:

- ~~R~~Parks and recreational uses
- Commercial recreation uses
- Conservation uses
- Agricultural uses

b) Residential Density:

Not Applicable.

c) Non Residential Intensity:

- Maximum of a 0.25 ~~Floor Area Ratio~~

**Policy FLU 1.1.1~~78~~<sup>79</sup>** Clustering of residential units shall be ~~permitted~~ allowed to encourage open space and to reduce surface water run-off.

**Policy FLU 1.1.1~~89~~<sup>89</sup>** The proposed development of the City as provided in th~~e~~is Plan seeks to support the comprehensive plans of adjacent municipalities, Palm Beach County, and the region by providing a mix of uses that reduces the land use imbalance and sprawl pattern of development that currently exists in central ~~western~~ Palm Beach County.

## Objective FLU 1.2

Adopt and M~~m~~aintain L~~d~~and D~~d~~evelopment ~~R~~regulations to manage future growth and development in a manner that provides needed facilities and services and encourages economic development while protecting natural and historical resources.

**Policy FLU 1.2.1** Adopt and maintain L~~d~~and D~~d~~evelopment ~~R~~regulations to implement the ~~adopted~~ Plan, which shall at a minimum:

- a) Regulate the subdivision of land;
- b) Regulate the use of land and water consistent with this Plan;
- c) Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;





- d) Regulate signage;
- e) Provide that public facilities and services meet or exceed the standards established in the ~~e~~Capital ~~i~~Improvements ~~e~~Element and are available when needed;
- f) Provide standards for development within each future land use category;
- g) Encourage a complementary mix of residential and non-residential uses at sufficient densities and intensities to promote internal capture of trips within the City.
- h) Ensure safe and convenient onsite traffic flow, considering needed vehicle parking; and
- i) Provide for the protection of natural and historical resources.

#### Policy FLU 1.2.2

Adopt ~~L~~and ~~D~~evelopment ~~R~~egulations to allow for ~~interim~~the continuation of existing agricultural ~~activities prior to the conversion to other~~ uses. These regulations shall, at a minimum:

- a) Allow for the conversion of agricultural uses ~~and activities~~ in all future land use categories;
- b) Provide adequate buffering to reduce impacts between agricultural uses and surrounding residential land uses;
- c) Provide for legal non-conforming agricultural uses consistent with the ~~is~~ Plan and the Right-to-Farm Act; and
- d) Implement the Agricultural Acknowledgement Act.

#### Policy FLU 1.2.3

~~Maintain~~ ~~Adopt~~ ~~L~~and ~~D~~evelopment ~~R~~egulations ~~that which~~ provide for a Planned Development Zoning District (PD). The intent of a ~~Planned Development District (PD)~~ is to ~~permit~~ allow a large area to be developed under a common plan of development. one Master Plan that may include different land use types at different levels of density and intensity, consistent with the Plan and the list of permitted, conditional, and accessory uses set forth in the City's Land Development Regulations. Collector roads and neighborhoods are shown as part of the Master Plan. Supporting documentation is also required which describes the development densities and intensities assigned to each development pod and any restrictions in use



~~or site design requirements. The pods are then developed as individual site plans. Although a variety of~~ The land use types and densities and intensities ~~may be approved as part of a residential PD, the overall density and intensity must be consistent with the underlying future land use category designation of the parcel.~~

#### Policy FLU 1.2.4

~~Maintain Adopt L~~and ~~D~~evelopment ~~R~~egulations which include procedures ~~and~~ standards for providing residential density bonuses above the maximum density established by the applicable ~~consistent with the~~ future land use category ~~in exchange for the construction of~~ for workforce, affordable, ~~and/or~~ senior housing. These standards and procedures shall include:

- a) Requirements that adequate public infrastructure, transportation facilities, and parks shall be available to meet the projected demands associated with the requested additional density.
- b) Requirements for the design and orientation of development which ensure compatibility with the surrounding land uses.
- c) Standards and criteria for the evaluation and implementation of a density bonus program for senior, affordable, and workforce housing units.
- d) Guidelines that allow for the consistent implementation of the density bonus programs to encourage the development of senior, affordable, and workforce housing units.

### Objective FLU 1.3

~~Elimination of~~ non-conforming uses, which are land uses that do not conform with the Plan~~City's~~ Future Land Use Element and Map (FLU Map 2.1).

#### Policy FLU 1.3.1

Adopt and maintain Land Development Regulations ~~that which~~ protect the rights of property owners to continue legal non-conforming uses, but which, at a minimum, provide for the termination of such rights upon the abandonment of ~~thea~~ legal non-conforming use.

#### Policy FLU 1.3.2

~~Existing~~Legal non-conforming structures that exist as of the date of adoption of the Plan may remain. If the legal non-conforming structure is damaged, destroyed or redeveloped so as to require substantial reconstruction, it may be rebuilt at the same density and intensity, provided that the development is brought into compliance with the all other provisions of the ~~City's~~ Land Development Regulations and all other applicable ~~City~~ codes and regulations.



## Objective FLU 1.4

Effectively manage and monitor development and redevelopment to assure that facilities and services meet adopted levels of service as set forth in the Capital Improvements Element of the Plan.

### Policy FLU 1.4.1

Ensure the availability of suitable land for public facilities and services necessary to support proposed developments.

### Policy FLU 1.4.2

Evaluate all applications for development orders to ensure that necessary public facilities and services to serve new development are provided consistent with the requirements of the Plan.

### Policy FLU 1.4.3

FLU Map 2.5 shows existing and planned public potable water-wells, cones of influence, and wellhead protection areas within the City.

## Objective FLU 1.5

Include opportunities for the development of public and private schools.

### Policy FLU 1.5.1

Allow public and private schools in all future land use categories except the Open Space and Recreation future land use category.

### Policy FLU 1.5.2

Coordinate the location of future public schools with the Palm Beach County School District.

### Policy FLU 1.5.3

Support the collocation of school sites with public facilities such as parks, recreational areas, libraries, and community centers.

## Objective FLU 1.6

Ensure compatibility among various future land uses while promoting mixed use, economic development and multi-modal transportation.

### Policy FLU 1.6.1

Establish land use patterns that promote walking, biking, and mass transit to access goods, services, education, employment, and recreation, thereby reducing automobile dependency, vehicle miles traveled, and vehicle emissions.

### Policy FLU 1.6.2

All allowable uses within a future land use category are deemed compatible with one another for purposes of the Plan and the City's Land Development Regulations.



**Policy FLU 1.6.3**

~~Require d~~Development within the Downtown Mixed-Use future land use ~~c~~Category immediately adjacent to the Town of Loxahatchee Groves ~~must ensure there is to provide~~ a 50-foot buffer between the development and the city limits of the Town of Loxahatchee Groves.

**Policy FLU 1.6.4**

To ensure ~~compatible~~ development is compatible with existing neighborhoods outside of the City, multi-family dwellings shall be prohibited within 400 feet of the southern boundary of the City from its eastern boundary to the eastern edge of the Downtown Mixed-Use future land use ~~c~~Category on the Future Land Use Map (FLU Map 2.1). Only single family attached and single family detached dwellings shall be ~~permitted~~ allowed in this area.

**Policy FLU 1.6.5**

Development abutting a different future land use category shall comply with the following minimum compatibility requirements. The City may adopt additional buffer requirements in the Land Development Regulations.





### Compatibility Matrix

Proposed Development	Minimum Compatibility Requirement for Adjacent Existing Vacant Lands	Minimum Compatibility Requirement for Adjacent Existing Residentially Developed Land	Minimum Compatibility Requirement for Adjacent Existing Non-Residentially Developed Land
Single family detached residential, density $\leq$ than 200 percent of maximum density allowed by adjacent land use category	No Buffer Required	No Buffer Required	No Buffer Required
Single family detached residential, density $>$ than 200 percent of maximum density allowed by adjacent land use category	Visual screen consisting of an 8' height privacy fence or 10' wide vegetated buffer	Visual screen consisting of an 8' height privacy fence or 10' wide vegetated buffer	No Buffer Required
Single family attached residential, density $\leq$ than 100 percent of maximum density allowed by adjacent land use category	No Buffer Required	No Buffer Required	No Buffer Required
Single family attached residential, density $>$ than 100 percent of maximum density allowed by adjacent land use category	Visual screen consisting of an 8' height privacy fence or 10' wide vegetated buffer	Visual screen consisting of an 8' height privacy fence or 10' wide vegetated buffer	No Buffer Required
Multi-family residential ( $>2$ du/structure), density $\leq$ 100 percent of maximum density allowed by adjacent land use category	No Buffer Required	No Buffer Required	No Buffer Required
Multi-family residential ( $>2$ du/structure), density $>$ 100 percent of maximum density allowed by adjacent land use category	Visual screen consisting of an 8' height privacy fence and 10' wide vegetated buffer	Visual screen consisting of an 8' height privacy fence and 10' wide vegetated buffer	No Buffer Required
Multi-family residential ( $>2$ du/structure), density $>$ 200 percent of maximum density allowed by adjacent land use category	Visual screen consisting of an 8' height privacy fence and 25' wide vegetated buffer	Visual screen consisting of an 8' height privacy fence and 25' wide vegetated buffer	No Buffer Required
Non-residential, intensity $\leq$ the maximum FAR allowed in the adjacent category	No Buffer Required	No Buffer Required	No Buffer Required
Non-residential, intensity $>$ 100 percent of the maximum FAR allowed in the adjacent category	Visual screen consisting of an 8' height privacy fence and 10' wide vegetated buffer	Visual screen consisting of an 8' height privacy fence and 10' wide vegetated buffer	No Buffer Required
Non-residential, intensity $>$ 200 percent of the maximum FAR allowed in the adjacent category	Visual screen consisting of an 8' height privacy fence and 25' wide vegetated buffer	Visual screen consisting of an 8' height privacy fence and 25' wide vegetated buffer	No Buffer Required



Development of any type, density, or intensity adjacent to the Downtown Mixed-Use or Civic categories.	No Buffer Required	No Buffer Required	No Buffer Required
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**Policy FLU 1.6.6**

Multi-family residential adjacent to the Open Space and Recreation category shall require a ~~visual screen buffer~~ consisting of an 8-foot' high privacy fence and ~~/or~~ a 25-foot' wide vegetated buffer.

**Policy FLU 1.6.7**

A public road ~~way, trail, shared use path,~~ or water feature at least 30 feet wide can be designated in lieu of a buffer.

**Policy FLU 1.6.8**

Alternative compatibility techniques, including but not limited to one or a combination of the following: architectural features, building placement, setbacks, berms, and landscaping, that have the same effect as a buffer and promote mixed use and walkability, may be used in lieu of the compatibility requirements in Policies 1.6.5, 1.6.6 and 1.6.7.

**Objective FLU 1.7**

Protect cultural, historical and natural resources within the City.

**Policy FLU 1.7.1**

Applications for development orders within the City shall be required to identify the presence of cultural, historical, and natural resources on the ~~development~~ parcel of land proposed for development.

**Policy FLU 1.7.2**

Coordinate with the State Historic Preservation Office on the appropriate treatment of cultural and historical resources where identified.

**Policy FLU 1.7.3**

~~Natural resources shall be p~~Protected and conserved natural resources consistent with the Conservation Element of the ~~is~~ Plan.

**Policy FLU 1.7.4**

Analyze proposed new development to ensure compatibility with topography and existing soils.

**Policy FLU 1.7.5**

FLU Map 2.3 shows minerals and soils within the City.

**Policy FLU 1.7.6**

FLU Map 2.6 shows wetlands within the City.

**Policy FLU 1.7.7**

FLU Map 2.4 shows floodplains within the City.

**Policy FLU 1.7.8**

Prohibit vertical development 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 feet to the south of the M Canal right of way. This does not



prohibit vertical development in M Canal right of way related to the operation and maintenance of the M Canal.

# CITY OF WESTLAKE



## POLICY DOCUMENT

Goals, Objectives,  
& Policies

# TRANSPORTATION

2018



## CHAPTER 3. TRANSPORTATION ELEMENT GOALS, OBJECTIVES, & POLICIES

### GOAL TE 1

PROVIDE A SAFE AND CONVENIENT MULTI-MODAL TRANSPORTATION SYSTEM IN THE CITY OF WESTLAKE THAT IS COORDINATED WITH THE FUTURE LAND USE MAP (FLU MAP 2.1) AND SUPPORTIVE OF THE PLAN, FOR THE LONG AND SHORT TERM PLANNING PERIODS.

### TRAFFIC CIRCULATION

#### Objective TE 1.1

Provide a ~~t~~Traffic ~~c~~Circulation ~~Network system~~ that is coordinated with and adequately serves the anticipated and planned ~~growth represented in development of~~ the Future Land Use Map (FLU Map 2.1) ~~and based on~~ growth projections for the short and long term planning periods.

##### Policy TE 1.1.1

TE Map 3.1 is the City's Existing Traffic Circulation ~~Map, Existing~~ Functional Classification ~~Map,~~ and ~~Existing~~ Roadway Network Jurisdiction Map.

##### Policy TE 1.1.2

TE Map 3.4 is the City's 2038 Future Traffic Circulation Map.

##### Policy TE 1.1.3

TE Map 3.5 is the City's 2038 Future Functional Classification ~~and 2038~~ ~~Future Right of Way~~ Map, ~~which also~~ and depicts the right-of-way anticipated to implement the future traffic circulation system for the City.

##### Policy TE 1.1.4

Coordinate ~~future roadway classifications~~ the City's traffic circulation system as shown in TE Maps 3.4, 3.5, 3.6, 3.7, 3.8 and 3.9 with the Future Land Use Map (FLU Map 2.1), ~~and provide for a traffic circulation system that serves future land uses for the short and long term planning periods.~~

##### Policy TE 1.1.5

Transportation facilities for the short term planning period are shown in TE Map 3.6 ~~2023 (Five Year)~~ Future Traffic Circulation Map. TE Map 3.8 is the City's 2023 Future Functional Classification ~~and 2023 Future Right of Way~~ Map, ~~that which also~~ depicts the right-of-way anticipated to implement the 2023 traffic circulation system for the City.





**Policy TE 1.1.6** Recognizing the growing need for regional connectivity, the City shall coordinate with appropriate agencies, including Palm Beach County, Palm Beach TPA and FDOT, to support policies and programs that encourage local traffic to use alternatives to the SIS.

**Policy TE 1.1.7** The City shall coordinate with Palm Beach County, Palm Beach TPA, FDOT, and other appropriate agencies regarding the implementation of Transportation Systems Management (TSM) strategies that include optimization of traffic signal systems and other innovative transportation system management activities.

**Objective TE 1.2** Maintain mobility and provide a safe transportation system ~~within the City.~~

**Policy TE 1.2.1** TE Map 3.2 is the City's Existing Road ~~way~~ Levels of Service Map. The adopted road ~~way~~ Level of ~~S~~service ("LOS") standard for Seminole Pratt Whitney Road within the City shall be "D." The adopted road ~~way~~ LOS standard for all other functionally classified road ~~ways~~ shall be "D." Road ~~way~~ LOS will be based on the peak hour, peak direction traffic volumes. The road ~~way~~ levels of service standards are adopted for planning purposes only.

**Policy TE 1.2.2** Establish a process in the Land Development Regulations for monitoring and reporting road ~~way~~ LOS for all arterial and collector ~~roadways~~ roads.

**Policy TE 1.2.3** Recognize and comply with the provisions of the Palm Beach County Traffic Performance Standards Ordinance, Article 12 ULDC, as they apply.

**Policy TE 1.2.4** Adopt Land Development Regulations that establish a mobility system, which shall ensure that the LOS standards ~~s are~~ are achieved and maintained ~~within the City.~~

**Policy TE 1.2.54** All functionally classified road ~~ways~~ ~~within the City~~, with the exception of Seminole Pratt Whitney Road and the future extension of 60th Street North, shall be maintained by the City or SID.

**Policy TE 1.2.6** ~~5~~ — Adopt access management standards within the Land Development Regulations to govern ~~connection spacing and site access on~~ the spacing and number of connections and site access points onto public road ~~ways~~, for the



purpose of preserving ~~the~~ adequate and safe ~~operation of roadways within the City.~~

**Policy TE 1.2.76**

To ensure that road~~way~~ LOS standards are maintained, while providing for flexibility in the development of the community, the Land Development Regulations may establish a land use equivalency process, through which exchanges of different land uses consistent with the Future Land Use Map (FLU Map 2.1) may be accomplished so long as the proposed development does not result in additional transportation impacts. Exchanged land uses shall be consistent with the ~~f~~uture ~~L~~and ~~u~~se ~~C~~ategory for the given parcel of land or collective parcels under a single development plan.

**Policy TE 1.2.87**

Ensure that privately-constructed road~~ways~~ conform to all design standards of the City before the City accepts responsibility for the road ~~ways~~ as a public facility.

**Policy TE 1.2.98**

~~Encourage connectivity of roadways, bicycle, and pedestrian facilities in the City to reduce congestion on arterial and collector roads.~~Evaluate and consider the establishment of a connectivity index in the Land Development Regulations.

**Policy TE 1.2.10**

Implement block size requirements in the Land Development Regulations for the Downtown Mixed Use future land use category to promote connectivity and walkability.

**Policy TE 1.2.11**

Adopt Land Development Regulations to maintain standards for:

- a) Location and design of driveway access and on-site circulation;
- b) Width and location of curb cuts;
- c) Street lighting standards, particularly at intersections;
- d) Traffic impact analysis; and
- e) Cross-access standards.

## EVACUATION ROUTES

**Objective TE 1.3**

Maintain adopted LOS on arterial road~~ways~~ ~~that~~which connect to designated evacuation routes.



**Policy TE 1.3.1**

Coordinate with Palm Beach County to ensure the adopted LOS standard is maintained on Seminole Pratt Whitney Road, which serves as the City's primary connection to a designated evacuation route.

## NON-MOTORIZED TRANSPORTATION

**Objective TE 1.4**

Provide safe and accessible alternatives to motorized transportation through bicycle lanes, shared use paths, and sidewalks ~~and pedestrian facilities~~.

**Policy TE 1.4.1**

TE Map 3.3 is the City's Existing Shared Use Paths, Sidewalks, and Bicycle ~~and Pedestrian Facilities~~ Lanes Map; TE Map 3.9 is the City's 2023 Future Shared Use Paths, Sidewalks, and Bicycle ~~Lanes and Pedestrian Network~~ Map; and TE Map 3.7 is the City's 2038 Future Shared Use Paths, Sidewalks, and Bicycle ~~Lanes and Pedestrian Network~~ Map, which illustrates the City's future corridors for alternative modes of transportation.

**Policy TE 1.4.2**

Accommodate bicycle transportation either within or adjacent to the dedicated right-of-way for all roads functionally classified as cCollector or aArterial rRoads.

**Policy TE 1.4.3**

Coordinate with the Palm Beach MPO Transportation Planning Agency (Palm Beach TPA) concerning improvements to road way within the City based upon the Master Comprehensive Bicycle Transportation Plan (March 2011) and other appropriate MPO-Palm Beach TPA bicycle initiatives.

**Policy TE 1.4.4**

Adopt Land Development Regulations that require pedestrian and bicycle facilities ~~sidewalks~~ within residential subdivisions.

**Policy TE 1.4.5**

Adopt road way cross-section guidelines within the Land Development Regulations that emphasize mobility for all users, both motorized and non-motorized, for all non-State and non-County public ~~City and SID~~ roads.

**Policy TE 1.4.6**

Ensure that the future roadway network ~~traffic circulation system~~ is designed to provide safe non-motorized vehicle and pedestrian ~~bicycle and pedestrian~~ crossings.

**Policy TE 1.4.7**

Incorporate safe routes to school programs into its ~~its~~ transportation planning and design, where feasible, to enhance the safety of school children who walk and bike to school.



- Policy TE 1.4.8** ~~Adopt Land Development Regulations that require designated parkways within the City to include pedestrian and multi-modal paths and establish design requirements for such parkways~~Promote connectivity by requiring shared use paths and/or sidewalks on all roads except 60th Street North.
- Policy TE 1.4.9** Coordinate TE Map 3.4 and TE Map 3.7 with the Palm Beach ~~County~~MPO~~TPA~~ Long Range Transportation Plan to ensure identification and provision of future needs for all transportation modes.
- Policy TE 1.4.10** ~~Evaluate the 2014 Complete Streets Policy adopted by the Florida Department of Transportation and coordinate with SID concerning the applicability and incorporation of appropriate concepts therein into Land Development Regulations for the design and construction of road projects~~Incorporate elements of the Palm Beach TPA Complete Streets Design Guidelines, dated September 2017, into the Land Development Regulations to require that the traffic circulation system is designed and constructed to provide safe and convenient mobility for all types of transportation users, including pedestrians, bicyclists, mass transit riders, and motorists.
- Policy TE 1.4.11** Establish guidelines in the Land Development Regulations to require all new development to connect to the City's sidewalks and/or shared use paths.
- Policy TE 1.4.12** Establish urban design requirements in the Land Development Regulations that promote walkability and pedestrian-friendly environments and that encourage mass transit use.

## COORDINATION OF TRANSPORTATION PLANNING

**Objective TE 1.5** Ensure efficiency in transportation planning and implementation through coordination with other agencies and jurisdictions in Palm Beach County.

**Policy TE 1.5.1** Regularly analyze the transportation plans and programs of the Florida Department of Transportation (FDOT) (including the Florida Transportation Plan), Palm Beach County, and the ~~Palm Beach Metropolitan Planning Organization (MPO)~~Palm Beach TPA to determine consistency and compatibility of transportation systems.

**Policy TE 1.5.2** Connect the City's ~~roadway~~traffic circulation system to the regional roadway network in order to provide access to aviation, rail, seaport facilities, and intermodal terminals outside the City.



## MASS TRANSIT

### Objective TE 1.6

Plan for the provision of mass ~~-~~transit options as such options become available.

#### Policy TE 1.6.1

Coordinate with PalmTran regarding the extension of transit service into the City as the City develops.

#### Policy TE 1.6.2

~~Encourage density concentrations sufficient to support use of mass transit for trips on the regional roadway network and reduce vehicle miles traveled. Encourage population densities sufficient to support mass transit.~~

#### Policy TE 1.6.3

Address the location ~~of~~ mass transit facilities in new developments in the Land Development Regulations.

#### Policy TE 1.6.4

~~Evaluate~~ Establish parking requirements for new developments in the Land Development Regulations to encourage alternative modes of travel.

#### Policy TE 1.6.5

~~Coordinate with Palm Tran, and other transit-providing agencies, relating to the locations and amenities provided at bus stops along Seminole Pratt-Whitney Road.~~

#### Policy TE 1.6.6

~~Locate future transit stops along roads in areas with densities that are supportive of mass transit.~~

#### Policy TE 1.6.7

~~Follow FDOT's Accessing Transit-Design Handbook for Florida Bus Passenger Facilities, Version III, dated 2013, and Palm Tran's Transit Design Manual, dated August 2004, as guidelines for the design of transit stops. Transit stops should promote a pedestrian-friendly environment.~~

## ENERGY EFFICIENCY AND GREENHOUSE GAS REDUCTION STRATEGIES

### Objective TE 1.7

Promote energy efficiency and greenhouse gas reduction strategies.

#### Policy TE 1.7.1

Promote the extension and use of mass ~~-~~transit within ~~its~~ the City ~~limits~~.

#### Policy TE 1.7.2

~~Provide for significant bicycle and pedestrian pathways in support of non-~~ Encourage use of the City's bicycle lanes, shared use paths, and sidewalks as alternatives to motorized transportation.





**Policy TE 1.7.3** Transportation demand management strategies shall be incorporated into the transportation planning and development approval processes for the City to provide transportation commute choices other than the single occupant vehicle. A range of techniques and appropriate trip reduction strategies will be considered. The City will identify and work with other service providers, as appropriate, to implement selected strategies.

# CITY OF WESTLAKE



## POLICY DOCUMENT

Goals, Objectives,  
& Policies

# INFRASTRUCTURE

2018



## CHAPTER 4. INFRASTRUCTURE ELEMENT GOALS, OBJECTIVES, & POLICIES

### GOAL INF 1

PROVIDE AND MAINTAIN THE NECESSARY PUBLIC INFRASTRUCTURE FOR POTABLE WATER, WASTEWATER, REUSE WATER, DRAINAGE, SOLID WASTE, AND AQUIFER RECHARGE IN A MANNER THAT WILL ENCOURAGE A SUSTAINABLE COMMUNITY.

#### POTABLE WATER

##### Objective INF 1.1

In coordination with SID, provide potable water facilities that are cost effective, adequate, and maintain the adopted level of service (LOS) standard.

##### Policy INF 1.1.1

In coordination with SID, on an annual basis to evaluate the capacity, operation, and maintenance of the water distribution system on an annual basis to maintain adopted level of service LOS standards, and to determine the need for the extension of facilities to meet future needs while and to maximize the use of existing potable water facilities. The SID utility service area is shown in INF Map 4.1. SID purchases potable water from Palm Beach County for distribution within the City and will be the exclusive provider of potable water within the City.

##### Policy INF 1.1.2

In coordination with SID, use the potable water level of service LOS standards identified in Policies INF 1.1.3 and INF 1.1.4 to evaluate capacity for issuance of development orders.

##### Policy INF 1.1.3

The potable water level of service LOS standard for residential uses shall be 110 gallons per capita per day.

##### Policy INF 1.1.4

The potable water level of service LOS standards for non-residential uses shall be 150 gallons per 1,000 sq. ft. per day with the following exceptions: schools shall have a level of service LOS standard of 18 gpd per student; hotels shall have a level of service LOS standard of 100 gpd per room; and parks shall have a level of service LOS standard of 10 gpd per visitor.



**Policy INF 1.1.5** Potable water facilities shall be available to serve development. New developments and redevelopments will be required to connect to ~~the~~ centralized water facilities ~~when such facilities become available~~.

**Policy INF 1.1.6** Adequate water supplies and potable water facilities shall be in place and available to serve new development no later than the issuance by the City of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the City shall consult with SID to determine whether adequate water supplies ~~exists~~ to serve the new development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or its functional equivalent.

**Policy INF 1.1.7** To the extent it has jurisdiction, the City will not allow new domestic self-supply potable water wells within the City.

**Policy INF 1.1.8** Coordinate the availability of potable water facilities to accommodate the land uses on the Future Land Use Map (FLU Map 2.1) and the projected future population of the City.

**Objective INF 1.2** Provide adequate, efficient and safe water distribution to accommodate existing and future demand.

**Policy INF 1.2.1** The City's ~~Water Supply Facilities Work Plan, is~~ hereby incorporated ~~into this Plan~~ adopts by reference the City of Westlake Water Supply Facilities Work Plan (Work Plan), dated March 2018, for a planning period of not less than 10 years. The Work Plan addresses issues that pertain to water supply facilities and requirements needed to serve current and future development within the City's water service area. The City shall review and update the Work Plan at least every five (5) years within 18 months after the governing board of the South Florida Water Management District (SFWMD) approves an updated Lower East Coast Water Supply Plan. Any changes affecting the Work Plan shall be included in the annual Capital Improvements Plan update to ensure consistency between with Work Plan and the Capital Improvements Element.

**Policy INF 1.2.2** Comply with the adopted ~~Water Supply Facilities~~ Work Plan to ensure that adequate water supply and potable water facilities are available to serve the demands of City residents.



**Policy INF 1.2.3** ~~Coordinate the availability of potable water supply and water supply facilities with the land uses shown development of on the Future Land Use Map (FLU Map 2.1) based on growth projections for the long and short term planning periods.~~

**Policy INF 1.2.34** Coordinate with the ~~South Florida Water Management District~~ SFWMD to continue to protect and conserve ground and surface waters.

**Policy INF 1.2.45** Designate minimum fire flow and related water pressure requirements in the Land Development Regulations.

**Policy INF 1.2.56** The anticipated infrastructure for potable water for the short term planning period is shown on INF Map 4.2. The anticipated infrastructure for potable water for the long term planning period is shown on INF Map 4.~~36~~.

## WASTEWATER AND REUSE WATER

**Objective INF 1.3** Provide wastewater facilities that are cost effective, adequate, and maintain the adopted ~~level of service~~ LOS standard.

**Policy INF 1.3.1** ~~In e~~Coordination with SID ~~on an annual basis to~~, evaluate wastewater system facilities ~~on an annual basis~~ to ensure the system effectively maintains adopted ~~level of service~~ LOS standards, and ~~to determine the need for the extension of facilities to meet future needs while maximizing~~ the use of existing wastewater facilities. SID purchases wastewater capacity from Palm Beach County for the City and will be the exclusive provider of wastewater service within the City.

**Policy INF 1.3.2** In coordination with SID, use the wastewater ~~level of service~~ LOS standards identified in Policies INF 1.3.3 and INF 1.3.4 to evaluate wastewater facility capacity for issuance of development ~~permits~~ orders.

**Policy INF 1.3.3** The wastewater ~~level of service~~ LOS standard for residential uses shall be 100 gallons of wastewater per capita per day.





**Policy INF 1.3.4**

The wastewater ~~level of service~~LOS standard for non-residential uses shall be 150 gallons of wastewater per 1,000 sq. ft. per day with the following exceptions: schools shall have a ~~level of service~~LOS standard of 18 gpd per student; hotels shall have a ~~level of service~~LOS standard of 100 gpd per room; and parks have a ~~level of service~~LOS standard of 10 gpd per visitor.

**Policy INF 1.3.5**

Wastewater service and facilities shall be available to serve new development. New developments and redevelopment will be required to connect to the centralized wastewater facilities ~~if such facilities are available at the time of development or redevelopment.~~

**Policy INF 1.3.6**

Adequate wastewater facilities shall be in place and available to serve new development no later than the issuance by the City of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the City shall consult with SID to determine whether adequate wastewater facilities ~~exist~~ to serve the new development will be available no later than the anticipated date of issuance by the City of a certificate occupancy or its functional equivalent.

~~**Policy INF 1.3.7**~~

~~Coordinate the availability of wastewater facilities to accommodate the land uses on the Future Land Use Map (FLU Map 2.1) and the projected future population of the City.~~

**Policy INF. 1.3.7~~8~~**

The anticipated infrastructure for wastewater for the short term planning period is shown on INF Map 4.2. The anticipated infrastructure for wastewater for the long term planning period is shown on INF Map. 4.~~35~~.

**Objective INF 1.4**

In coordination with SID, provide reuse water to accommodate existing and future demand.

**Policy INF 1.4.1**

Coordinate with SID to provide reuse water for landscape irrigation. Where reuse water is unavailable, surface water may be used as a source of irrigation water. To the extent it has jurisdiction, the City will not allow domestic self-supply wells to supply water for irrigation within the City.

**Policy INF 1.4.2**

New developments and redevelopment will be required to connect to the centralized reuse water facilities where reuse water is available.



The City shall coordinate with SID to maximize the use of existing reuse facilities for the provision of reuse water.

**Policy INF 1.4.3**

The anticipated infrastructure for reuse water for the short term planning period is shown on INF Map 4.2. The anticipated infrastructure for the reuse and irrigation facilities for the long term planning period are shown on INF Map 4. 34. ~~SID purchases reuse water from Palm Beach County for distribution within the City and will be the exclusive provider of reuse water within the City.~~

## SOLID WASTE

**Objective INF 1.5**

Ensure that adequate and efficient solid waste collection is available ~~for within~~ the City.

**Policy INF 1.5.1**

Ensure maintenance of the adopted solid waste ~~level of service~~LOS standard by coordinating with the Solid Waste Authority of Palm Beach County (SWA) to determine that there is sufficient disposal capacity available to accommodate solid waste generation from the City for the coming year and through the short and long term planning ~~periods~~.

**Policy INF 1.5.2**

The solid waste ~~level of service~~LOS standard shall be 7.02 pounds of solid waste per person per day.

**Policy INF 1.5.3**

Use the solid waste ~~level of service~~LOS standard identified in Policies INF 1.5.2 to evaluate facility capacity and for issuance of development ~~permits~~orders.

**Policy INF 1.5.4**

Coordinate the disposal of residential household hazardous waste with the ~~Solid Waste Authority of Palm Beach County~~SWA.

**Policy INF 1.5.5**

Encourage public conservation efforts by providing:

- a. Public incentives for reducing, recycling, and reusing natural resources and waste products.
- b. Information on reducing waste and minimizing energy use.

**Policy INF 1.5.6**

Participate in ~~Palm Beach County~~SWA's recycling program.



**Policy INF 1.5.7** Solid waste facilities shall be available to serve existing and new development.

**Policy INF 1.5.8** Adequate solid waste disposal capacity shall be available to serve new development no later than the issuance by the City of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the City shall consult with ~~the Solid Waste Authority of Palm Beach County~~ SWA to determine whether adequate solid waste disposal capacity will be available to serve the new development no later than the anticipated date of issuance by the City of a certificate of occupancy or its functional equivalent.

~~**Policy INF 1.5.9** Coordinate the availability of solid waste disposal capacity to accommodate the land uses on the Future Land Use Map (FLU Map 2.1) and the projected future population of the City.~~

## DRAINAGE

**Objective INF 1.6** Coordinate with SID to implement a drainage system for the City to address flood risks to public and private property, to maintain adopted ~~level of service~~ LOS standards, and to maximize the use of existing facilities.

**Policy INF 1.6.1** Stormwater management facilities shall be designed in accordance with ~~South Florida Water Management District (SFWMD)~~ criteria.

**Policy INF 1.6.2** All residential and nonresidential development and redevelopment shall adequately accommodate runoff to meet all federal, state and local requirements.

**Policy INF 1.6.3** Coordinate with SID on an annual basis to provide stormwater management facilities consistent with SFWMD regulations, and to determine the need for the extension or creation of facilities to meet future needs while maximizing the use of existing facilities.

**Policy INF 1.6.4** The drainage ~~level of service~~ LOS shall be standards are established in the tables below. Facilities listed in Table 1 below shall accommodate the stormwater produced by the identified storm event and rainfall intensity. Facilities listed in Table 2 below shall be built to the minimum elevation shown.



**Drainage Level of Service Standards – Table 1**

Storm Event	Intensity of Rainfall (in.)	<b><u>Drainage Level of ServiceDevelopment, Roads, and Drainage Facilities</u></b>
10 year-1 day	7.4	Local Roads and Parking Lots
25 year-3 day	12	Arterial Roads, <u>Collector Roads</u> , Perimeter Berm and Peak Discharge
100 year-3 day, zero discharge	14	Finished Floors

Source: Isohyetel Graphs SFWMD's Environmental Resource Permit Applicant's Handbook Volume II

\*Perimeter Berm and Peak Discharge are referring to master SID stormwater management system.

**Drainage Level of Service Standard – Table 2**

<b><u>Minimum</u></b> Elevation (NAVD 88)	<b><u>Drainage Level of ServiceDevelopment, Roads, and Drainage Facilities</u></b>
18.23	Local Road Crown
18.23	Parking Lots
19.23	Arterial <u>and Collector</u> Road Crown
19.83	Finished Floors

Source: SFWMD Conceptual Permit 50-0021-S

**Policy INF 1.6.5**

Adequate drainage facilities shall be in place and available to serve new development no later than the issuance by the City of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the City shall consult with SID to determine whether adequate ~~water supply~~ drainage facilities



~~exists~~ to serve the new development will be available no later than the anticipated date of issuance by the City of a certificate occupancy or its functional equivalent.

**Policy INF 1.6.6**

The City shall coordinate with SID to maximize the use of existing drainage facilities.

**Policy INF 1.6.7**

The anticipated infrastructure for earthwork and stormwater improvements for the short term planning period is shown on INF Map 4.~~23~~. The anticipated infrastructure for earthwork and stormwater improvements for the long term planning period is shown on INF Map 4.~~37~~.

**Policy INF 1.3.7**

~~Coordinate the availability of drainage facilities to accommodate the land uses on the Future Land Use Map (FLU Map 2.1) and the projected future population of the City.~~

## GROUNDWATER RECHARGE

**Objective INF 1.7**

Provide adequate and effective protection of water resources, including the surficial aquifer, within the City.

**Policy INF 1.7.1**

Coordinate with SFWMD to implement applicable regional water resource projects, which may reduce losses of excess stormwater to tide, recharge the surficial aquifer, protect the functions of natural groundwater recharge areas and natural drainage features (to the extent they exist), and provide water to preserve areas for additional surface water storage.

**Policy INF 1.7.2**

Support the SFWMD 2013 Lower East Coast Regional Water Supply Plan Update and coordinate with SFWMD on its implementation.

**Policy INF 1.7.3**

Coordinate with SFWMD to develop public information and education programs that promote water conservation.



# CITY OF WESTLAKE



## POLICY DOCUMENT

Goals, Objectives,  
& Policies

# CONSERVATION

2018



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

### GOAL CON 1

**CONSERVE AND PROTECT NATURAL RESOURCES FOR CURRENT AND FUTURE RESIDENTS.**

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

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

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

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

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

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

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

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

**Policy CON 1.3.2** For all amendments to this Plan, evaluate the presence of wetlands on the parcel of land at issue, and direct land uses on such parcels that are incompatible with the protection and conservation of wetlands and wetland functions away from such wetlands, or require appropriate mitigation to compensate for loss of wetlands. The type, intensity or density, extent, distribution, and location of allowable land uses and the types, values,



functions, sizes, conditions, and locations of wetlands are land use factors that shall be considered when directing incompatible land uses away from wetlands.

**Policy CON 1.3.3** Coordinate with SID during the development order approval process concerning the impacts of development orders on stormwater runoff and water quality to ensure compliance with applicable requirements of SID, ~~and the state~~, and other governmental entities with jurisdiction.

**Policy CON 1.3.4** Coordinate with SID to protect water resources within the City from activities and land uses that adversely impact water quality and quantity. Protection can include appropriate mitigation and best management practices.

**Policy CON 1.3.5** Comply with Palm Beach County Wellfield Protection Ordinance.

**Policy CON 1.3.6** Require new development and redevelopment to use reuse water for irrigation where it is available ~~(INF Map 4.2 shows potable water, wastewater, and reuse water pipelines infrastructure through the 2023 short term planning period)~~.

**Policy CON 1.3.7** Ensure development complies with applicable state and federal criteria for the protection of wetlands.

**Policy CON 1.3.8** Ensure development orders are only approved in special flood hazard areas in accordance with established Florida Building Codes and Federal Emergency Management Agency (FEMA) standards.

**Policy CON 1.3.9** Require emergency conservation of water resources in accordance with the SFWMD plans.

**Policy CON 1.3.10** Encourage the use of water-conserving fixtures in all new construction and redevelopment projects consistent with the Florida Building Code.

**Policy CON 1.3.11** Coordinate with SFWMD and SID to provide information resources regarding water conservation.

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



**Policy CON 1.3.13** Prohibit vertical development 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 feet to the south of the M Canal right of way. This does not prohibit vertical development in M Canal right of way related to the operation and maintenance of the M Canal.

## Objective CON 1.4

Maintain and enforce procedures to reduce soil erosion and sedimentation into water bodies.

### Policy CON 1.4.1

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

## Objective CON 1.5

Conserve and protect native and protected wildlife and their habitat should they exist within the City.

### Policy CON 1.5.1

Ensure development complies with applicable state and federal criteria for the protection of endangered and threatened listed species.

### Policy CON 1.5.2

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

### Policy CON 1.5.3

Manage hazardous waste in a manner that protects natural resources, and cooperate with Palm Beach County and ~~Palm Beach County Southern Waste Authority~~ SWA on hazardous waste programs.

### Policy CON 1.5.4

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

# CITY OF WESTLAKE



## POLICY DOCUMENT

Goals, Objectives,  
& Policies

# RECREATION AND OPEN SPACE

2018





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

### GOAL REC 1

PROVIDE RECREATION USES AND OPEN SPACE ACCESSIBLE TO ~~ALL CITY OF WESTLAKE~~ RESIDENTS OFFERING ACTIVE AND PASSIVE RECREATION OPPORTUNITIES.

#### Objective REC 1.1

Provide ~~C~~community and ~~n~~Neighborhood ~~p~~Parks in a financially responsible manner. Provide parks based on projected growth and development.

##### Policy REC 1.1.1

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

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

##### Policy REC 1.1.2

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

##### Policy REC 1.1.3

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

##### Policy REC 1.1.4

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

##### Policy REC 1.1.5

Ensure neighborhood parks are provided to serve residential development.



## Objective REC 1.2

Promote walkable and bikeable communities by encouraging interconnections between recreational areas and developed areas to meet the needs and interests of City residents.

### Policy REC 1.2.1

Maintain a map identifying existing ~~trails~~ sidewalks, bicycle lanes, and shared use paths, and opportunities for new sidewalks, bicycle lanes, and shared use path ~~trail~~ connections that will enhance pedestrian and bicycle opportunities throughout the City.

### Policy REC 1.2.2

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

### Policy REC 1.2.3

Use landscaping and signs to visually identify ~~pedestrian and~~ bicycle ~~crossings~~ lanes, sidewalks, and shared use path ~~and trail~~ access points.

## Objective REC 1.3

Encourage development of open space within the City.

### Policy REC 1.3.1

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

### Policy REC 1.3.2

Coordinate with SID to provide for the maintenance, control, and monitoring of SID-owned open space.

# CITY OF WESTLAKE



## POLICY DOCUMENT

Goals, Objectives,  
& Policies

# HOUSING

2018



## CHAPTER 7. HOUSING ELEMENT GOALS, OBJECTIVES, AND POLICIES

### GOAL HE 1

ESTABLISH AND EXECUTE PLANS, POLICIES, AND PROGRAMS TO ADDRESS THE HOUSING NEEDS OF ALL CURRENT AND FUTURE RESIDENTS.

#### Objective HE 1.1

Provide adequate sites for a diversity of housing types and affordability levels to accommodate the current and future housing needs of all City residents.

##### Policy HE 1.1.1

Designate sufficient land areas for residential development to accommodate the projected population for the short and long ~~range~~ term planning periods.

##### Policy HE 1.1.2

Establish future land use categories with density ranges that will allow for varied housing types and sizes including:

- a) Single-family and multi-family;
- b) Ownership and rental;
- c) Permanent and seasonal;
- d) Affordable workforce housing as defined in section 380.0651(3)(h) F.S.; and
- e) Affordable housing for very low-income, low-income and moderate-income housing as defined in section 420.0004(3) F.S.

##### Policy HE 1.1.3

Allow for a range of densities and a variety of housing types that enable residential areas to serve a variety of income levels, thereby avoiding the concentration of affordable housing.

##### Policy HE 1.1.4

Require adequate infrastructure and public facilities to support future housing, including affordable and workforce housing, housing for low-income, very low-income, and moderate-income families; mobile homes; and group home ~~facilities~~ and foster care facilities.

##### Policy HE 1.1.5

Allow group home facilities and foster care facilities as required by Florida Statutes.



**Policy HE 1.1.6**

Allow ~~Mm~~mobile homes and manufactured homes ~~shall be allowed~~ as required by Florida Statutes.

**Objective HE 1.2**

Support the development and maintenance of affordable and workforce housing, and stable neighborhoods.

**Policy HE 1.2.1**

Allow for and support commercial and light industrial development, which will provide employment opportunities within the City to enable the purchase or rent of affordable housing.

**Policy HE 1.2.2**

Allow alternatives to traditional housing such as accessory dwelling units, ~~caretaker quarters~~, and assisted living facilities.

**Policy HE 1.2.3**

Establish streamlined permitting procedures and reduce application fees for workforce and affordable housing to minimize regulatory costs and delays associated with the development of housing.

**Policy HE 1.2.4**

Coordinate strategies to fund and develop affordable and workforce housing initiatives with local, regional, and state non-profit and public organizations by implementing one or more of the following:

- a) Development contributions~~;~~
- b) State Housing Initiatives Partnership (SHIP) funds~~;~~
- c) Grants~~;~~
- d) Job creation and job training programs~~;~~
- e) Community Development Block Grant (CDBG) funds~~;~~
- f) Community Contribution Tax Credit Program~~;~~
- g) HUD Home Investments Partnership Program (HOME)~~;~~
- h) An inter-local agreement with Palm Beach County~~;~~ and
- i) Partnerships with non-profit organizations.

**Policy HE 1.2.5**

The Future Land Use Element shall establish a density bonus to encourage the development of workforce, affordable, and senior housing units.

**Policy HE 1.2.6**

Coordinate with local, regional, and state public and non-profit organizations to address housing for special needs populations taking into consideration:

- a) Foster care~~;~~
- b) Displaced persons (Section 421.55 F.S.)~~;~~
- c) Mental health care~~;~~





- d) Physical disability care<sup>7.1</sup>
- e) Replacement housing<sup>7.1</sup> and
- f) Senior assistance<sup>7.1</sup>

**Policy HE 1.2.7**

Support the long-term stability of neighborhoods by providing and maintaining adequate facilities and services, and through code enforcement.

**Policy HE 1.2.8**

In the event of future economic downturns, the City will coordinate with local, regional, state, and federal agencies to minimize foreclosures and/or the abandonment of otherwise stable housing including available federal or state grant programs.

**Policy HE 1.2.9**

Provide information resources and consider creating programs to assist applicants applying for housing assistance with local, regional, state, and federal programs, including but not limited to the following Florida Housing Finance Corporation programs:

- a) First Time Homebuyer Program<sup>7.1</sup>
- b) Predevelopment Loan Program, including the identification of potential sites to encourage development<sup>7.1</sup>
- c) Low Income Housing Tax Credits<sup>7.1</sup>
- d) State Apartment Incentive Loan (SAIL) Program<sup>1.7</sup> and
- e) Multifamily Mortgage Revenue Bond Program.

**Policy HE 1.2.10**

Coordinate with Palm Beach County to provide opportunities for workforce housing and affordable housing within the City, and participate in task forces or workshops to develop appropriate strategies and/or initiatives.

**Objective HE 1.3**

Require housing to be constructed to applicable building code standards, and encourage housing to be energy efficient and use renewable energy resources.

**Policy HE 1.3.1**

Encourage residential construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or other state or nationally recognized, high-performance green building rating system.



## City of Westlake Comprehensive Plan

- Policy HE 1.3.2** Provide information resources on home energy reduction strategies and energy saving measures available through other governmental or private sector programs.
- Policy HE 1.3.3** Allow the appropriate placement of accessory solar facilities.
- Policy HE 1.3.4** All housing shall comply with applicable building codes.

# CITY OF WESTLAKE



## POLICY DOCUMENT

Goals, Objectives,  
& Policies

# CAPITAL IMPROVEMENTS

2018



## CHAPTER 8. CAPITAL IMPROVEMENTS ELEMENT

### GOALS, OBJECTIVES, & POLICIES

#### GOAL CIE 1

ENSURE THE TIMELY AND EFFICIENT PROVISION OF ADEQUATE PUBLIC FACILITIES FOR EXISTING AND FUTURE ~~POPULATIONS~~RESIDENTS.

##### Objective CIE 1.1

Plan for adequate public facilities including transportation, potable water, wastewater, reuse water, drainage, and recreation, in coordination with SID, to serve existing and future populations.

##### Policy CIE 1.1.1

Adopt and maintain a 5-Year Schedule of Capital Improvements, set forth below in Table 8.1, which will be reviewed and updated on an annual basis. Capital improvements shall be included in the 5-Year Schedule of Capital Improvements based on the criteria below. Projects necessary to ensure the achievement and maintenance of adopted level of service (LOS) standards shall be prioritized for funding based on the ~~se~~ following criteria:

- a) The elimination of public health and safety hazards;
- b) The correction of capacity deficiencies in order to achieve the adopted ~~level of service~~LOS standards;
- c) The need for capital improvements to accommodate new or approved projects or additional growth in order to achieve and maintain the adopted ~~level of service~~LOS standards.
- d) The extent to which costs associated with the capital improvement can be funded from existing revenues;
- e) The extent to which the capital improvement will meet the Goals, Objectives and Policies of the ~~City~~ Plan;
- f) The extent to which the capital improvement will generate revenues or otherwise produce positive benefits for the City;
- g) Financial feasibility;
- h) Consideration of the plans of local, county and state agencies providing public facilities; and
- i) The need for the renewal of and replacement of existing public facilities.



- Policy CIE 1.1.2** ~~Execute an~~ Implement the Interlocal Agreement between the City of Westlake and the Seminole Improvement District Regarding the Provision of Certain Services, Infrastructure, and Public Facilities in the City of Westlake and for Assurance of Non-Duplication of Services dated March 2018 (“SID-Westlake Interlocal”) ~~interlocal agreement with SID to~~ 1) provide for coordination regarding the entity responsible for funding and constructing required capital improvement projects identified in the 5-Year Schedule of Capital Improvements and 2) ~~require coordinate with~~ SID to ~~ensure~~ funding and construction ~~all~~ of the public facilities enumerated 5-Year Schedule of Capital Improvements where ~~it~~ SID is responsible for providing those facilities.
- ~~Policy CIE 1.1.3~~ ~~Evaluate, on an annual basis, the plan to adequately provide facilities and services for the future land uses on the Future Land Use Map (FLU Map 2.1).~~
- Policy CIE 1.1.34** Coordinate with SID and other local governments on funding sources for capital improvement projects. A variety of funding sources may be used to provide capital improvements. These may include developer assessments or contributions, ad valorem taxes, general revenues, other assessments, tax increment funds, grants, and private funds.
- Policy CIE 1.1.54** In coordination with SID, pursue state and federal grant opportunities to fund projects in the 5-Year Schedule of Capital Improvements. The City shall provide a status report regarding any grants that have been applied for or received for projects within the Capital Improvement Element.
- Policy CIE 1.1.65** ~~As fiscal years progress, a~~ A new fifth year will be added to the 5-Year Schedule of Capital Improvements ~~annually schedule~~.
- Policy CIE 1.1.67** Include in its annual update of its 5-Year Schedule of Capital Improvements any necessary improvement or projects identified in the City’s ten-year Water Supply Facility Work Plan.
- Policy CIE 1.1.78** Include in its annual update of its 5-Year Schedule of Capital Improvements any transportation improvements adopted in the MPO-Palm Beach County Transportation Planning Agency (Palm Beach TPA) Transportation Improvement Program adopted pursuant to s. 339.175(8) F.S. ~~that are relied upon to ensure concurrency and financial feasibility.~~
- Policy CIE 1.1.89** Review and update, on an annual basis, the Capital Improvements Element of the Plan. This review shall also ensure consistency between the Future Land Use, Transportation, Infrastructure, Element and ~~the~~ Capital Improvements Elements.





**Objective CIE 1.2**

Achieve and maintain adopted ~~level of service~~LOS standards.

**Policy CIE 1.2.1**

Utilize ~~level of service~~LOS standards identified in the Plan as set forth in Table 8.2 to evaluate public facilities'~~y's~~ needs.



**Table 8.2: Level of Service Standards**

Service	Level of Service Standard												
Transportation	Arterials – D <del>Minor Arterial – D</del> Collector – D Local - D												
Potable Water	<ul style="list-style-type: none"><li>110 gallons per capita per day (residential)</li><li>150 gallons <del>of wastewater</del> per 1,000 sq. ft. per day (non-residential), except that:<ul style="list-style-type: none"><li>schools shall have a level of service standard of 18 gpd per student;</li><li>hotels shall have a level of service standard of 100 gpd per room; and</li><li>parks shall have a level of service standard of 10 gpd per visitor</li></ul></li></ul>												
Wastewater	<ul style="list-style-type: none"><li>100 gallons <del>of wastewater</del> per capita per day (residential)</li><li>150 gallons <del>of wastewater</del> per 1,000 sq. ft. per day (non-residential), except that:<ul style="list-style-type: none"><li>schools shall have a level of service standard of 18 gpd per student;</li><li>hotels shall have a level of service standard of 100 gpd per room; and</li><li>parks have a level of service standard of 10 gpd per visitor</li></ul></li></ul>												
Solid Waste	7.02 lbs. per capita per day												
Stormwater (drainage)	<p>Stormwater treatment standards shall be consistent with the applicable requirements included in Chapter 62, F.A.C.</p> <p><b><u>Drainage Level of Service Standards – Table 1:</u></b></p> <table><tr><th>Storm Event</th><th>Intensity of Rainfall (in.)</th><th><del>Development, Roads, and Drainage Facilities</del> <b>Drainage Level of Service</b></th></tr><tr><td>10 year-1 day</td><td>7.4</td><td>Local Roads and Parking Lots</td></tr><tr><td>25 year-3 day</td><td>12</td><td>Arterial Roads, <del>Collector Roads</del>, Perimeter Berm and Peak Discharge</td></tr><tr><td>100 year-3 day, zero discharge</td><td>14</td><td>Finished Floors</td></tr></table>	Storm Event	Intensity of Rainfall (in.)	<del>Development, Roads, and Drainage Facilities</del> <b>Drainage Level of Service</b>	10 year-1 day	7.4	Local Roads and Parking Lots	25 year-3 day	12	Arterial Roads, <del>Collector Roads</del> , Perimeter Berm and Peak Discharge	100 year-3 day, zero discharge	14	Finished Floors
Storm Event	Intensity of Rainfall (in.)	<del>Development, Roads, and Drainage Facilities</del> <b>Drainage Level of Service</b>											
10 year-1 day	7.4	Local Roads and Parking Lots											
25 year-3 day	12	Arterial Roads, <del>Collector Roads</del> , Perimeter Berm and Peak Discharge											
100 year-3 day, zero discharge	14	Finished Floors											



Service	Level of Service Standard	
	<u>Minimum Elevation (NAVD 88)</u>	<u>Drainage Level of Service Development, Roads, and Drainage Facilities</u>
	18.23	Local Road Crown
	18.23	Parking Lots
	19.23	Arterial <u>and Collector</u> Road Crown
	19.83	Finished Floors

**Policy CIE 1.2.2**

The ~~City's~~ Land Development Regulations shall provide ~~provisions~~ for the timely completion and maintenance of the capital improvements required by the Plan.

**Policy CIE 1.2.3**

Amend the Plan and Land Development Regulations as needed to maintain consistency between accepted methods of measuring the ~~Level of Service~~ LOS on SIS or County thoroughfare roads and the most current methods adopted by the FDOT or County, respectively.

**Objective CIE 1.3**

Demonstrate the City's ability to provide the needed improvements identified in this Plan and to manage the land development process so that public facility needs created by development orders do not exceed the ability of the City to fund or require these ~~improvements~~ facilities.

**Policy CIE 1.3.1**

In coordination with SID, ensure that new development bears a proportionate cost for public facility improvements by utilizing a variety of mechanisms to assess and collect impact fees, mobility fees, dedications and/or contributions from private development.

**Policy CIE 1.3.2**

Maintain and improve, as part of the Land Development Regulations, a concurrency management system for wastewater, solid waste, drainage, and potable water. The concurrency management system shall require that:

- a) A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary public facilities and services are in place and available to serve the new development; or
- b) At the time the development order or permit is issued, the necessary facilities, services are guaranteed in an enforceable development



agreement, pursuant to Section 163.3220-3243, Florida Statutes, to be in place and available to serve the new development at the time of the issuance of a certificate of occupancy or its functional equivalent; or

- c) At the time of the issuance of a certificate of occupancy or its functional equivalent the necessary facilities, services and supply shall be in place and available to serve the new development.

### Policy CIE 1.3.3

Develop and implement a mobility system, which may include mobility fees, proportionate share contributions, impact fees, concurrency or other techniques to ensure that public traffic transportation facilities are available within the City to meet established levels of service LOS standards for all new development. Coordinate with SID as to how ~~these~~ revenue sources may be assessed, collected, shared, applied, and spent.

### Policy CIE 1.3.4

Require developers to provide public facilities such as roads, water and wastewater lines, ~~and~~ that are not otherwise being provided by SID. These facilities shall be designed and constructed according to City and SID standards.

### Policy CIE 1.3.5

In coordination with SID, periodically evaluate the fees, assessments, and exactions necessary to balance the capital improvements needs and available revenue sources.



## City of Westlake Comprehensive Plan

**Table 8.1: ~~City Capital~~5-Year Schedule of Capital Improvements ~~Schedule~~, Fiscal Years 2018-19 – 2022-23**

For the 5-Year Capital Improvements Schedule below:

- Road costs include costs of landscaping and the construction of bicycle lanes, sidewalks, and shared use paths.
- This table should be read in conjunction with the 5-Year Capital Improvement Schedule Construction Map for Road Segments, Stormwater Drainage Features, and Park.

PROJECT	FISCAL YEAR 2017-18	FISCAL YEAR 2018-19	FISCAL YEAR 2019-20	FISCAL YEAR 2020-21	FISCAL YEAR 2021-22	FISCAL YEAR 2022-23
<b>Potable Water</b>						
Extend water lines	ADD \$	\$600,000*	\$600,000*	\$600,000*	\$600,000*	\$600,000*
Water interconnections with Palm Beach County lines.	\$100,000	\$100,000				
<b>Wastewater</b>						
Extend wastewater lines	\$600,000*	\$600,000*	\$600,000*	\$600,000*	\$600,000*	\$600,000*
Install new lift stations	\$200,000*	\$200,000*	\$400,000*	\$400,000*	\$200,000*	\$200,000*
Install reuse lines	\$100,000*	\$100,000*	\$100,000*	\$100,000*	\$100,000*	\$100,000*
Wastewater interconnections with Palm Beach County lines.				\$50,000	\$50,000	\$50,000
<b>Drainage</b>						
Construct Phase 1 of stormwater management system	\$500,000*	\$500,000*	\$500,000*	\$500,000*	\$500,000*	\$500,000*
<b>Transportation</b>						
Construct 2 lane undivided collector	\$1,000,000*	\$1,000,000*	\$1,000,000*	\$1,000,000*	\$1,000,000*	\$1,000,000*
Construct 2 lane divided collector	\$1,500,000*	\$1,500,000*	\$2,000,000*	\$2,000,000*	\$1,000,000*	\$1,000,000*
<b>TOTAL</b>						
	\$4,000,000	\$4,000,000	\$5,200,000	\$5,250,000	\$4,050,000	\$4,050,000

\*Partially funded through developer contributions







5-Year Capital Improvements Schedule: Summary of Total Project Costs By Year									
Project Description	Priority	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Total Funding Amount	Funding Source*
Town Center Parkway Phase 1A (TCP-E2)	High	<u>\$1,808,668.19</u>	-	-	-	-	-	<u>\$1,808,668.19</u>	Developer / Bonds
Town Center Parkway Phase 2 (TCP-E3)	High	<u>\$1,598,871.00</u>	-	-	-	-	-	<u>\$1,598,871.00</u>	Developer / Bonds
Town Center Parkway South (TCP-E1)	High	<u>\$1,515,919.33</u>	-	-	-	-	-	<u>\$1,515,919.33</u>	Developer / Bonds
CS-E1	High	-	<u>\$744,996.14</u>	-	-	-	-	<u>\$744,996.14</u>	Developer / Bonds
Kingfisher (CS-E5)	High	-	<u>\$757,641.03</u>	-	-	-	-	<u>\$757,641.03</u>	Developer / Bonds
CS-E4	High	-	<u>\$762,430.31</u>	-	-	-	-	<u>\$762,430.31</u>	Developer / Bonds
Persimmon Phase 2 (PSM - E1a)	High	-	-	<u>\$1,671,350.56</u>	-	-	-	<u>\$1,671,350.56</u>	Developer / Bonds
Saddle Bay Drive	High	-	-	<u>\$710,000.00</u>	-	-	-	<u>\$710,000.00</u>	Developer / Bonds
CS-E2	High	-	-	<u>\$1,190,314.74</u>	-	-	-	<u>\$1,190,314.74</u>	Developer / Bonds
CS-P	High	-	-	-	<u>\$3,901,962.45</u>	-	-	<u>\$3,901,962.45</u>	Developer / Bonds
Persimmon West (CS-W2)	High	-	-	-	-	<u>\$1,277,449.85</u>	-	<u>\$1,277,449.85</u>	Developer / Bonds
Community Park	High	-	<u>\$200,000.00</u>	<u>\$3,300,000.00</u>	-	-	-	<u>\$3,500,000.00</u>	Developer / Bonds
Town Center Parkway (E-4, E-5)	High	-	-	-	-	-	<u>\$3,175,573.38</u>	<u>\$3,175,573.38</u>	Developer / Bonds
<b>TOTAL</b>		<u><b>\$4,923,458.52</b></u>	<u><b>\$2,465,067.48</b></u>	<u><b>\$6,871,665.30</b></u>	<u><b>\$3,901,962.45</b></u>	<u><b>\$1,277,449.85</b></u>	<u><b>\$3,175,573.38</b></u>	<u><b>\$22,615,176.98</b></u>	Developer / Bonds



-City of Westlake Comprehensive Plan

5-Year Capital Improvements Schedule: Potable Water Component									
Project Description	Priority	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Total Funding Amount	Funding Source*
<u>Town Center Parkway Phase 1A (TCP-E2)</u>	<u>High</u>	<u>\$135,781.00</u>	-	-	-	-	-	<u>\$135,781.00</u>	<u>Developer / Bonds</u>
<u>Town Center Parkway Phase 2 (TCP-E3)</u>	<u>High</u>	<u>\$130,149.26</u>	-	-	-	-	-	<u>\$130,149.26</u>	<u>Developer / Bonds</u>
<u>Town Center Parkway South (TCP-E1)</u>	<u>High</u>	<u>\$111,501.21</u>	-	-	-	-	-	<u>\$111,501.21</u>	<u>Developer / Bonds</u>
<u>CS-E1</u>	<u>High</u>	-	<u>\$108,160.00</u>	-	-	-	-	<u>\$108,160.00</u>	<u>Developer / Bonds</u>
<u>Kingfisher (CS-E5)</u>	<u>High</u>	-	<u>\$92,404.19</u>	-	-	-	-	<u>\$92,404.19</u>	<u>Developer / Bonds</u>
<u>CS-E4</u>	<u>High</u>	-	<u>\$91,127.20</u>	-	-	-	-	<u>\$91,127.20</u>	<u>Developer / Bonds</u>
<u>Persimmon Phase 2 (PSM - E1a)</u>	<u>High</u>	-	-	<u>\$125,317.80</u>	-	-	-	<u>\$125,317.80</u>	<u>Developer / Bonds</u>
<u>Saddle Bay Drive</u>	<u>High</u>	-	-	<u>\$91,000.00</u>	-	-	-	<u>\$91,000.00</u>	<u>Developer / Bonds</u>
<u>CS-E2</u>	<u>High</u>	-	-	<u>\$162,009.25</u>	-	-	-	<u>\$162,009.25</u>	<u>Developer / Bonds</u>
<u>CS-P</u>	<u>High</u>	-	-	-	<u>\$524,899.15</u>	-	-	<u>\$524,899.15</u>	<u>Developer / Bonds</u>
<u>Persimmon West (CS-W2)</u>	<u>High</u>	-	-	-	-	<u>\$191,214.00</u>	-	<u>\$191,214.00</u>	<u>Developer / Bonds</u>
<u>Town Center Parkway (E-4, E-5)</u>	<u>High</u>	-	-	-	-	-	<u>\$238,758.84</u>	<u>\$238,758.84</u>	<u>Developer / Bonds</u>



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<b>5-Year Capital Improvements Schedule: Wastewater Component</b>									
<b>Project Description</b>	<b>Priority</b>	<b>FY 2017-18</b>	<b>FY 2018-19</b>	<b>FY 2019-20</b>	<b>FY 2020-21</b>	<b>FY 2021-22</b>	<b>FY 2022-23</b>	<b>Total Funding Amount</b>	<b>Funding Source*</b>
<u>Town Center Parkway Phase 1A (TCP-E2)</u>	<u>High</u>	<u>\$95,925.00</u>	-	-	-	-	-	<u>\$95,925.00</u>	<u>Developer / Bonds</u>
<u>Town Center Parkway Phase 2 (TCP-E3)</u>	<u>High</u>	<u>\$91,954.48</u>	-	-	-	-	-	<u>\$91,954.48</u>	<u>Developer / Bonds</u>
<u>Town Center Parkway South (TCP-E1)</u>	<u>High</u>	<u>\$75,778.66</u>	-	-	-	-	-	<u>\$75,778.66</u>	<u>Developer / Bonds</u>
<u>CS-E1</u>	<u>High</u>	-	<u>\$41,344.00</u>	-	-	-	-	<u>\$41,344.00</u>	<u>Developer / Bonds</u>
<u>Kingfisher (CS-E5)</u>	<u>High</u>	-	<u>\$0.00</u>	-	-	-	-	<u>\$0.00</u>	<u>Developer / Bonds</u>
<u>CS-E4</u>	<u>High</u>	-	<u>\$64,943.67</u>	-	-	-	-	<u>\$64,943.67</u>	<u>Developer / Bonds</u>
<u>Persimmon Phase 2 (PSM - E1a)</u>	<u>High</u>	-	-	<u>\$65,242.04</u>	-	-	-	<u>\$65,242.04</u>	<u>Developer / Bonds</u>
<u>Saddle Bay Drive</u>	<u>High</u>	-	-	<u>\$64,500.00</u>	-	-	-	<u>\$64,500.00</u>	<u>Developer / Bonds</u>
<u>CS-E2</u>	<u>High</u>	-	-	<u>\$136,582.53</u>	-	-	-	<u>\$136,582.53</u>	<u>Developer / Bonds</u>
<u>CS-P</u>	<u>High</u>	-	-	-	<u>\$370,824.00</u>	-	-	<u>\$370,824.00</u>	<u>Developer / Bonds</u>
<u>Persimmon West (CS-W2)</u>	<u>High</u>	-	-	-	-	<u>\$0.00</u>	-	<u>\$0.00</u>	<u>Developer / Bonds</u>
<u>Town Center Parkway (E-4, E-5)</u>	<u>High</u>	-	-	-	-	-	<u>\$157,508.38</u>	<u>\$157,508.38</u>	<u>Developer / Bonds</u>



-City of Westlake Comprehensive Plan

<b>5-Year Capital Improvements Schedule: Stormwater/Drainage Component</b>									
<b>Project Description</b>	<b>Priority</b>	<b>FY 2017-18</b>	<b>FY 2018-19</b>	<b>FY 2019-20</b>	<b>FY 2020-21</b>	<b>FY 2021-22</b>	<b>FY 2022-23</b>	<b>Total Funding Amount</b>	<b>Funding Source*</b>
<u>Town Center Parkway Phase 1A (TCP-E2)</u>	<u>High</u>	<u>\$240,003.00</u>	-	-	-	-	-	<u>\$240,003.00</u>	<u>Developer / Bonds</u>
<u>Town Center Parkway Phase 2 (TCP-E3)</u>	<u>High</u>	<u>\$230,077.24</u>	-	-	-	-	-	<u>\$230,077.24</u>	<u>Developer / Bonds</u>
<u>Town Center Parkway South (TCP-E1)</u>	<u>High</u>	<u>\$189,612.33</u>	-	-	-	-	-	<u>\$189,612.33</u>	<u>Developer / Bonds</u>
<u>CS-E1</u>	<u>High</u>	-	<u>\$183,930.00</u>	-	-	-	-	<u>\$183,930.00</u>	<u>Developer / Bonds</u>
<u>Kingfisher (CS-E5)</u>	<u>High</u>	-	<u>\$207,910.00</u>	-	-	-	-	<u>\$207,910.00</u>	<u>Developer / Bonds</u>
<u>CS-E4</u>	<u>High</u>	-	<u>\$162,508.46</u>	-	-	-	-	<u>\$162,508.46</u>	<u>Developer / Bonds</u>
<u>Persimmon Phase 2 (PSM - E1a)</u>	<u>High</u>	-	-	<u>\$213,108.01</u>	-	-	-	<u>\$213,108.01</u>	<u>Developer / Bonds</u>
<u>Saddle Bay Drive</u>	<u>High</u>	-	-	<u>\$155,000.00</u>	-	-	-	<u>\$155,000.00</u>	<u>Developer / Bonds</u>
<u>CS-E2</u>	<u>High</u>	-	-	<u>\$275,503.30</u>	-	-	-	<u>\$275,503.30</u>	<u>Developer / Bonds</u>
<u>CS-P</u>	<u>High</u>	-	-	-	<u>\$927,914.20</u>	-	-	<u>\$927,914.20</u>	<u>Developer / Bonds</u>
<u>Persimmon West (CS-W2)</u>	<u>High</u>	-	-	-	-	<u>\$325,167.29</u>	-	<u>\$325,167.29</u>	<u>Developer / Bonds</u>
<u>Town Center Parkway (E-4, E-5)</u>	<u>High</u>	-	-	-	-	-	<u>\$394,115.30</u>	<u>\$394,115.30</u>	<u>Developer / Bonds</u>





-City of Westlake Comprehensive Plan

<b>5-Year Capital Improvements Schedule: Road Component</b>									
<b>Project Description</b>	<b>Priority</b>	<b>FY 2017-18</b>	<b>FY 2018-19</b>	<b>FY 2019-20</b>	<b>FY 2020-21</b>	<b>FY 2021-22</b>	<b>FY 2022-23</b>	<b>Total Funding Amount</b>	<b>Funding Source*</b>
<u>Town Center Parkway Phase 1A (TCP-E2)</u>	<u>High</u>	<u>\$938,202.19</u>	-	-	-	-	-	<u>\$938,202.19</u>	<u>Developer / Bonds</u>
<u>Town Center Parkway Phase 2 (TCP-E3)</u>	<u>High</u>	<u>\$713,617.60</u>	-	-	-	-	-	<u>\$713,617.60</u>	<u>Developer / Bonds</u>
<u>Town Center Parkway South (TCP-E1)</u>	<u>High</u>	<u>\$780,998.55</u>	-	-	-	-	-	<u>\$780,998.55</u>	<u>Developer / Bonds</u>
<u>CS-E1</u>	<u>High</u>	-	<u>\$296,071.37</u>	-	-	-	-	<u>\$296,071.37</u>	<u>Developer / Bonds</u>
<u>Kingfisher (CS-E5)</u>	<u>High</u>	-	<u>\$328,868.46</u>	-	-	-	-	<u>\$328,868.46</u>	<u>Developer / Bonds</u>
<u>CS-E4</u>	<u>High</u>	-	<u>\$325,550.97</u>	-	-	-	-	<u>\$325,550.97</u>	<u>Developer / Bonds</u>
<u>Persimmon Phase 2 (PSM - E1a)</u>	<u>High</u>	-	-	<u>\$1,020,717.00</u>	-	-	-	<u>\$1,020,717.00</u>	<u>Developer / Bonds</u>
<u>Saddle Bay Drive</u>	<u>High</u>	-	-	<u>\$282,600.00</u>	-	-	-	<u>\$282,600.00</u>	<u>Developer / Bonds</u>
<u>CS-E2</u>	<u>High</u>	-	-	<u>\$444,599.64</u>	-	-	-	<u>\$444,599.64</u>	<u>Developer / Bonds</u>
<u>CS-P</u>	<u>High</u>	-	-	-	<u>\$1,328,556.50</u>	-	-	<u>\$1,328,556.50</u>	<u>Developer / Bonds</u>
<u>Persimmon West (CS-W2)</u>	<u>High</u>	-	-	-	-	<u>\$392,522.79</u>	-	<u>\$392,522.79</u>	<u>Developer / Bonds</u>
<u>Town Center Parkway (E-4, E-5)</u>	<u>High</u>	-	-	-	-	-	<u>\$1,641,291.44</u>	<u>\$1,641,291.44</u>	<u>Developer / Bonds</u>



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5-Year Capital Improvements Schedule: Reuse Component									
Project Description	Priority	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Total Funding Amount	Funding Source*
<u>Town Center Parkway Phase 1A (TCP-E2)</u>	<u>High</u>	<u>\$98,757.00</u>	-	-	-	-	-	<u>\$98,757.00</u>	<u>Developer / Bonds</u>
<u>Town Center Parkway Phase 2 (TCP-E3)</u>	<u>High</u>	<u>\$192,727.42</u>	-	-	-	-	-	<u>\$192,727.42</u>	<u>Developer / Bonds</u>
<u>Town Center Parkway South (TCP-E1)</u>	<u>High</u>	<u>\$158,831.42</u>	-	-	-	-	-	<u>\$158,831.42</u>	<u>Developer / Bonds</u>
<u>CS-E1</u>	<u>High</u>	-	<u>\$58,797.61</u>	-	-	-	-	<u>\$58,797.61</u>	<u>Developer / Bonds</u>
<u>Kingfisher (CS-E5)</u>	<u>High</u>	-	<u>\$66,463.18</u>	-	-	-	-	<u>\$66,463.18</u>	<u>Developer / Bonds</u>
<u>CS-E4</u>	<u>High</u>	-	<u>\$66,861.01</u>	-	-	-	-	<u>\$66,861.01</u>	<u>Developer / Bonds</u>
<u>Persimmon Phase 2 (PSM - E1a)</u>	<u>High</u>	-	-	<u>\$178,512.90</u>	-	-	-	<u>\$178,512.90</u>	<u>Developer / Bonds</u>
<u>Saddle Bay Drive</u>	<u>High</u>	-	-	<u>\$65,900.00</u>	-	-	-	<u>\$65,900.00</u>	<u>Developer / Bonds</u>
<u>CS-E2</u>	<u>High</u>	-	-	<u>\$88,070.89</u>	-	-	-	<u>\$88,070.89</u>	<u>Developer / Bonds</u>
<u>CS-P</u>	<u>High</u>	-	-	-	<u>\$381,722.60</u>	-	-	<u>\$381,722.60</u>	<u>Developer / Bonds</u>
<u>Persimmon West (CS-W2)</u>	<u>High</u>	-	-	-	-	<u>\$161,203.77</u>	-	<u>\$161,203.77</u>	<u>Developer / Bonds</u>
<u>Town Center Parkway (E-4, E-5)</u>	<u>High</u>	-	-	-	-	-	<u>\$330,136.20</u>	<u>\$330,136.20</u>	<u>Developer / Bonds</u>



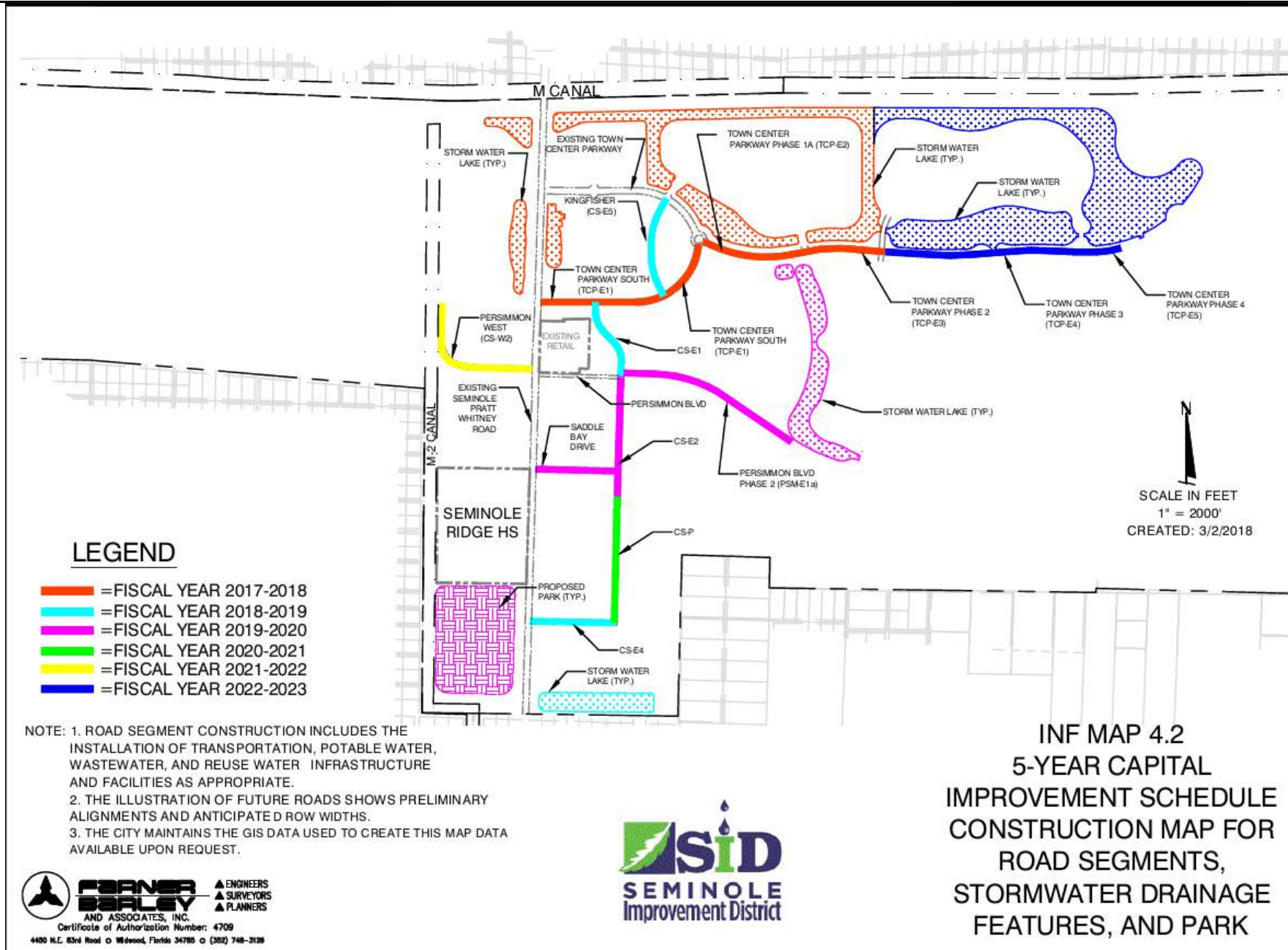
-City of Westlake Comprehensive Plan

<b>5-Year Capital Improvements Schedule: Design and Permitting</b>									
<b>Project Description</b>	<b>Priority</b>	<b>FY 2017-18</b>	<b>FY 2018-19</b>	<b>FY 2019-20</b>	<b>FY 2020-21</b>	<b>FY 2021-22</b>	<b>FY 2022-23</b>	<b>Total Funding Amount</b>	<b>Funding Source*</b>
<u>Town Center Parkway Phase 1A (TCP-E2)</u>	<u>High</u>	<u>\$300,000.00</u>	-	-	-	-	-	<u>\$300,000.00</u>	<u>Developer / Bonds</u>
<u>Town Center Parkway Phase 2 (TCP-E3)</u>	<u>High</u>	<u>\$240,345.00</u>	-	-	-	-	-	<u>\$240,345.00</u>	<u>Developer / Bonds</u>
<u>Town Center Parkway South (TCP-E1)</u>	<u>High</u>	<u>\$199,197.16</u>	-	-	-	-	-	<u>\$199,197.16</u>	<u>Developer / Bonds</u>
<u>CS-E1</u>	<u>High</u>	-	<u>\$56,693.16</u>	-	-	-	-	<u>\$56,693.16</u>	<u>Developer / Bonds</u>
<u>Kingfisher (CS-E5)</u>	<u>High</u>	-	<u>\$61,995.20</u>	-	-	-	-	<u>\$61,995.20</u>	<u>Developer / Bonds</u>
<u>CS-E4</u>	<u>High</u>	-	<u>\$51,439.00</u>	-	-	-	-	<u>\$51,439.00</u>	<u>Developer / Bonds</u>
<u>Persimmon Phase 2 (PSM - E1a)</u>	<u>High</u>	-	-	<u>\$68,452.81</u>	-	-	-	<u>\$68,452.81</u>	<u>Developer / Bonds</u>
<u>Saddle Bay Drive</u>	<u>High</u>	-	-	<u>\$51,000.00</u>	-	-	-	<u>\$51,000.00</u>	<u>Developer / Bonds</u>
<u>CS-E2</u>	<u>High</u>	-	-	<u>\$83,549.13</u>	-	-	-	<u>\$83,549.13</u>	<u>Developer / Bonds</u>
<u>CS-P</u>	<u>High</u>	-	-	-	<u>\$368,046.00</u>	-	-	<u>\$368,046.00</u>	<u>Developer / Bonds</u>
<u>Persimmon West (CS-W2)</u>	<u>High</u>	-	-	-	-	<u>\$207,342.00</u>	-	<u>\$207,342.00</u>	<u>Developer / Bonds</u>
<u>Town Center Parkway (E-4, E-5)</u>	<u>High</u>	-	-	-	-	-	<u>\$413,763.22</u>	<u>\$413,763.22</u>	<u>Developer / Bonds</u>
<u>Community Park</u>	<u>High</u>	-	<u>\$200,000</u>	-	-	-	-	<u>\$200,000</u>	<u>Developer / Bonds</u>



5-Year Capital Improvements Schedule: Community Park									
<u>Project Description</u>	<u>Priority</u>	<u>FY 2017-18</u>	<u>FY 2018-19</u>	<u>FY 2019-20</u>	<u>FY 2020-21</u>	<u>FY 2021-22</u>	<u>FY 2022-23</u>	<u>Total Funding Amount</u>	<u>Funding Source*</u>
<u>Community Park</u>	-	-	-	<u>\$3,300,000.00</u>	-	-	-	<u>\$3,300,000.00</u>	<u>Developer / Bonds</u>

\*SID will provide infrastructure through financing, special assessments, or developer contributions; which may include developer constructing the improvements and turning the same over to SID or the City, as appropriate





# CITY OF WESTLAKE



## POLICY DOCUMENT

Goals, Objectives,  
& Policies

# INTERGOVERNMENTAL COORDINATION

2018



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

### GOAL ICE 1

#### PROVIDE EFFECTIVE INTERGOVERNMENTAL COORDINATION.

##### Objective ICE 1.1

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

##### Policy ICE 1.1.1

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

##### Policy ICE 1.1.2

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

##### Policy ICE 1.1.3

Participate in the ~~Treasure Coast Regional Planning Council~~TCRPC's dispute resolution process to bring intergovernmental disputes to closure in a timely manner.

##### Policy ICE 1.1.4

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

##### Policy ICE 1.1.5

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



**Policy ICE 1.1.6**

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

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

**Policy ICE 1.1.7**

Coordinate with federal, state, and local governments and agencies regarding storm preparedness and emergency management for safe and timely evacuation and appropriate sheltering.

**Policy ICE 1.1.8**

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

**Policy ICE 1.1.9**

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

**Objective ICE 1.2**

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

**Policy ICE 1.2.1**

Share data and analysis regarding the City's population projections with the School Board and other units of local government on an annual basis. Monitor population projections prepared by the School Board, SID, and other units of local government to determine consistencies and differences with the City's



population projections and work with these entities on population projections.

### Policy ICE 1.2.2

Participate in the ~~Interlocal Agreement for Coordinated Planning~~Comprehensive Palm Amendment Coordinated Review Interlocal Agreement dated October, 1993, as it has been or may be amended from time to time, and the Multi-Jurisdictional Issues Coordination Forum Interlocal Agreement dated October, 1993, as it has been or may be amended from time to time, to ensure adequate school facilities are available to meet the needs of the City's ~~population~~residents.

## Objective ICE 1.3

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

### Policy ICE 1.3.1

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

### Policy ICE 1.3.2

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

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



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

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



## MAPS

## Water Supply Plan

**City of Westlake**  
**WATER SUPPLY FACILITIES WORK PLAN**  
**TEMPLATE**

**DATE**  
~~October~~February, 2018~~7~~

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- 3.2 Maps of Current and Future Areas Served
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- 3.4 Water Supply Provided by Local Government
- 3.5 Conservation
  - 3.5.1 Local Government Specific Actions, Programs, Regulations, or Opportunities
  - 3.5.2 Identify any Local Financial Responsibilities as Detailed in the CIE or CIS
- 3.6 Reuse
  - 3.6.1 Local Government Specific Actions, Programs, Regulations, or Opportunities
  - 3.6.2 Identify any Local Financial Responsibilities as Detailed in the CIE or CIS

### 4.0 CAPITAL IMPROVEMENTS

- 4.1 Work Plan Projects
- 4.2 Capital Improvements Element/Schedule

### 5.0 GOALS, OBJECTIVES AND POLICIES

### 6.0 REGIONAL ISSUES IDENTIFIED IN REGIONAL WATER SUPPLY PLANS

- 6.1 Upper East Coast Water Supply Plan
- 6.2 Lower West Coast Water Supply Plan
- 6.3 Lower East Coast Water Supply Plan
- 6.4 Lower Kissimmee Basin Water Supply Plan
- 6.5 Upper Kissimmee Basin Water Supply Plan

## 1.0 INTRODUCTION

The purpose of the City of Westlake's Water Supply Facilities Work Plan (Work Plan) is to identify and plan for the water supply sources and facilities needed to serve existing and new development within the City's jurisdiction. Chapter 163, Part II, Florida Statutes (F.S.), requires local governments to prepare and adopt Work Plans into their comprehensive plans within 18 months after the South Florida Water Management District (District) approves a regional water supply plan or its update. *The 2013 Lower East Coast Water Supply Plan Update* was approved by the District's Governing Board in 2013.

Residents of the City of Westlake obtain their water from the Seminole Improvement District, which is responsible for ensuring enough capacity is available for existing and future customers.

The Work Plan will reference the initiatives already identified to ensure adequate water supply for the City of Westlake. According to state guidelines, the Work Plan and the City of Westlake's Comprehensive Plan must address the development of traditional and alternative water supplies, service delivery and conservation and reuse programs necessary to serve existing and new development for at least a 10-year planning period. The Work Plan will have a planning time schedule consistent with the City's Comprehensive Plan and the *2013 Lower East Coast Water Supply Plan Update*.

The Work Plan is divided into five sections:

Section 1 – Introduction

Section 2 – Background Information

Section 3 – Data and Analysis

Section 4 – Work Plan Projects/Capital Improvement Element/Schedule

Section 5 – Goals, Objectives, and Policies

### 1.1 Statutory History

The Florida Legislature enacted bills in the 2002, 2004, 2005, and 2011 sessions to address the state's water supply needs. These bills, in particular Senate Bills 360 and 444 (2005 legislative session), significantly changed Chapters 163 and 373, F.S. by strengthening the statutory links between the regional water supply plans prepared by the water management districts and the comprehensive plans prepared by local governments. In addition, these bills established the basis for improving coordination between local land use planning and water supply planning.



## 1.2 Statutory Requirements

The City of Westlake has considered the following statutory provisions when preparing this Water Supply Facilities Work Plan (Work Plan):

1. Coordinate appropriate aspects of its Comprehensive Plan with the *2013 Lower East Coast Water Supply Plan Update* [163.3177(4) (a), F.S.].
2. Ensure the Future Land Use Element is based upon availability of adequate water supplies and public facilities and services [s.163.3177 (6) (a), F.S.]. Data and analysis demonstrating that adequate water supplies and associated public facilities will be available to meet projected growth demands must accompany all proposed Future Land Use Map amendments submitted for review.
3. Ensure that adequate water supplies and potable water facilities are available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent and consult with the applicable water supplier to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy [s.163.3180 (2), F.S.].
4. For local governments subject to a regional water supply plan, revise the General Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element (the "Infrastructure Element"), within 18 months after the water management district approves an updated regional water supply plan, to:
  - a. Identify and incorporate the alternative water supply project(s) selected by the local government from projects identified in the *2013 Lower East Coast Water Supply Plan Update*, or alternative project(s) proposed by the local government under s. 373.709(8)(b), F.S. [s. 163.3177(6)(c), F.S.];
  - b. Identify the traditional and alternative water supply projects and the conservation and reuse programs necessary to meet water needs identified in the *2013 Lower East Coast Water Supply Plan Update* [s. 163.3177(6)(c)3, F.S.]; and
  - c. Update the Work Plan for at least a 10-year planning period for constructing the public, private, and regional water supply facilities identified in the element as necessary to serve existing and new development [s. 163.3177(6)(c)3, F.S.].
5. Revise the Five-Year Schedule of Capital Improvements to include water supply, reuse, and conservation projects and programs to be implemented during the five-year period [s. 163.3177(3)(a)4, F.S.].
6. To the extent necessary to maintain internal consistency after making changes described in Paragraph 1 through 5 above, revise the Conservation Element to assess projected water needs and sources for at least a 10-year planning period, considering the *2013 Lower East Coast Water Supply Plan Update*, as well as applicable consumptive use permit(s) [s.163.3177 (6) (d), F.S.]. The plan must address the water supply sources necessary to meet and achieve the existing

and projected water use demand for the established planning period, considering the applicable regional water supply plan [s.163.3167(9), F.S.].

7. To the extent necessary to maintain internal consistency after making changes described in Paragraphs 1 through 5 above, revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with the *2013 Lower East Coast Water Supply Plan Update* [s.163.3177 (6) (h) 1., F.S.].
8. While an Evaluation and Appraisal Report is not required, local governments are encouraged to comprehensively evaluate, and as necessary, update comprehensive plans to reflect changes in local conditions. The evaluation could address the extent to which the local government has implemented the need to update their Work Plan, including the development of alternative water supplies, and determine whether the identified alternative water supply projects, traditional water supply projects, and conservation and reuse programs are meeting local water use demands [s.163.3191 (3), F.S.].

## 2.0 BACKGROUND INFORMATION

Included in this section is a brief overview of the City of Westlake, including information on land use and population.

### 2.1 Overview

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 4,142.27 acres of land.

SID is empowered to construct and maintain a number of public works and utilities including water, sewer, drainage, irrigation, water management, parks, recreation facilities, roads and/or related activities. The majority of the property located within the SID boundary is comprised 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 utility site and a packing plant. The boundary also includes a separate agricultural area known as Silverlake, 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 CJG property to permit a mixed use development including 4,546 residential units, 2.1 million square feet of non-residential, a 3,000 student college/university and a 150 room hotel.~~

In 2016, the City of Westlake was incorporated pursuant to Section 165.0615, Florida Statutes.

### 2.2 Relevant Regional Issues

The South Florida Water Management District (SFWMD) prepared the *2013 Lower East Coast Water Supply Plan Update* (2013 LEC Plan Update). The 2013 LEC Plan is one of four long-term comprehensive regional water supply plan updates the SFWMD undertakes approximately every five years. Previous water supply plans for the Lower East Coast Planning Area include the *1998 Interim Plan for Lower East Coast Regional Water Supply*, which provided recommendations to improve water resource management and benefit water users until the long-term regional water supply plan was completed; the *2000 Lower East Coast Regional Water Supply Plan* (2000 LEC Plan), which was completed in May 2000; and the 2005-2006 LEC Plan Update. The planning horizon for the 2000 LEC Plan was 2020, the planning horizon for the 2005-2006 LEC Plan Update was 2025, and the planning horizon for the 2013 LEC Plan Update is 2030. The 2013 LEC Plan Update consists of a single-volume planning document, a secondary volume of appendices and an additional support document. These documents provide a common set of data, such as current and future water demands, assumptions and potential water source options.

The 2013 LEC Plan Update is used by local governments, water users and utilities to modify and update their local comprehensive plans, ordinances, and individual or utility plans. SFWMD will consider updating portions of this plan update more frequently, including the update of water supply project lists, population projections, etc., as circumstances require.

The 2013 LEC Plan Update states the following Goal and Objectives:

The goal for this water supply plan update is to identify sufficient water supply sources and future projects to meet existing and future reasonable-beneficial uses during a 1-in-10 year drought condition through 2030 while sustaining water resources and related natural systems. The following objectives provide an overall framework for this planning process:

- Water Supply – Identify sufficient water resource and water supply development options to meet projected 2030 water demands during a 1-in-10 year drought event.
- Water Conservation and Alternative Source Development – Increase levels of conservation, the efficiency of water use, and the development of alternative water sources to meet projected demand.
- Natural Systems – Protect and enhance the environment, including the Everglades and other federal, state, and locally identified natural resource areas.
- Linkage with Local Governments – Provide information to support local government comprehensive plans.
- Compatibility and Linkage with Other Efforts – Achieve compatibility and integration with the following:
  - Comprehensive Everglades Restoration Plan (CERP) and other environmental restoration projects

The City, in coordination with the SID, will work to conserve water consumption by implementing Comprehensive Plan policies detailed later in this Plan, which support conservation of potable water and implementation of reuse water.

### **3.0 DATA AND ANALYSIS**

The intent of the data and analysis section of the Work Plan is to describe information the City needs shall provide to state planning and regulatory agencies as part of future proposed comprehensive plan amendments, particularly those changing the Future Land Use Map (FLUM) to increase density and intensity.

#### **3.1 Population Information**

This section excerpts the population information population projections from the Future Land Use Element data and analysis supporting the City's comprehensive plan and the Seminole Improvement District.

Chapter 163.3177(1)(f)3, F.S., requires local government comprehensive plans to be based upon permanent and seasonal population estimates and projections, which shall either be those published by the Office of Economic and Demographic Research (OEDR) or generated by the local government based upon a professionally acceptable methodology. The OEDR issues the projections generated by the Bureau of Economic and Business Research (BEBR.) BEBR makes permanent population projections for counties, but not for municipalities or unincorporated areas. Neither OEDR nor BEBR make seasonal population projections.

Palm Beach County uses the BEBR medium permanent population projection to compute a projection for the unincorporated county. The total county BEBR projection is geographically divided and allocated to small geographic areas called Traffic Analysis Zones (TAZs). There are over 1,700 TAZs in Palm Beach County. The TAZs in each municipality and in the unincorporated area are then combined to make projections for each municipality and the unincorporated area. The allocation of population to each TAZ is based upon projections of dwelling units in each TAZ as well as other demographic factors such as vacancy and seasonal rates. The latest population projection and allocation for Palm Beach County was conducted in 2015 prior to the incorporation of the City (2015 Palm Beach County Population Allocation Model (2015-PBC-PAM).)

Palm Beach County's population grew from 1,131,184 in 2000 to 1,320,134 in 2010 (U.S. Census 2000 DP-1 and 2010 DP-1). The population change during this decade was very uneven, reflecting both population booms and busts due to both local and national economic conditions. BEBR's latest population estimate for 2017 is 1,414,246, representing an increase of 94,010 persons since 2010 which included an estimated increase of about 22,400 persons from 2016 to 2017. The county's population has grown each year since 2010. The County is projected to increase its population by 345,856 persons between 2017 and 2040, a 24.5% increase (BEBR FPS 180). Table

2.1 shows the latest BEBR projections through 2040 as well as the projections used in the 2015-PBC-PAM. The latest BEBR medium projections published in 2018 for the year 2035 is 25,000 persons higher than the previous BEBR medium projections relied upon by Palm Beach County in the 2015-PBC-PAM. The 2018 BEBR medium population projection is higher for every five year increment from 2020 to 2045 than the previous year's BEBR projection. This substantially higher medium projection increases the projected demand for housing units in Palm Beach County over the course of the Westlake long term planning period. Palm Beach County's population grew from 1,131,184 in 2000 to 1,320,134 in 2010 (U.S. Census 2000 DP-1 and 2010 DP-1). During this decade, the County population grew by 16.7%, averaging 18,895 people each year. Unincorporated Palm Beach County grew 12.7% averaging 6,600 people each year (BEBR Census Summary 2010.) BEBR's latest population estimate for 2016 is 1,391,741, representing an increase of 71,607 persons since 2010. The County is projected to increase its population by 343,359 persons between 2016 and 2040, a 25% increase (BEBR FPS 177.) Table 2.1 shows the latest BEBR projections through 2040 as well as the projections used in the 2015-PBC-PAM. The latest BEBR medium projections published in 2017 are 1,000+ persons higher than the previous BEBR medium projections relied upon by Palm Beach County in 2015.

**Table 2.1: Palm Beach County Population Projections**

	<u>2010 Census</u>	<u>2017</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>	<u>2040</u>
<u>BEBR FPS- 180</u>	<u>1,320,134</u>	<u>1,414,144</u>	<u>1,473,000</u>	<u>1,559,600</u>	<u>1,636,400</u>	<u>1,703,700</u>	<u>1,760,000</u>
<u>2015-PBC- PAM Projections</u>			<u>1,463,900</u>	<u>1,543,200</u>	<u>1,615,100</u>	<u>1,678,700</u>	<u>Not Available</u>

**Table 2.1: Palm Beach County Population Projections**

	<b>2010 Census</b>	<b>2016</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
BEBR FPS- 177	1,320,134	1,391,741	1,465,900	1,550,600	1,619,100	1,679,700	1,735,100
Annual Increase		11,935	18,540	16,940	13,700	12,120	11,080
2015-PBC- PAM Projections			1,463,900	1,543,200	1,615,100	1,678,700	Not Available

Source: University of Florida Bureau of Economic and Business Research, Population Projections (FPS 177), U.S. Census Bureau, 2010 Decennial Census, DP-1, 2015-PBC-PAM



The TAZs associated with the City and the surrounding area are shown in Figure 2.1. The 2015-PBC-PAM allocated 4,546 dwelling units associated with the Minto West plan amendment to four TAZs (#1593, #864, #1058, and #1079) for year 2030. As these dwelling units were associated with a specific development approval, no dwelling units were allocated to those portions of the City that are outside of the Minto West development area. The areas within the City that received no allocation of dwelling units include the 119-acre Silverlake property, the 10-acre Grove Marketplace, and the 27-acre packing plant parcel. The Plan allows residential development to occur in each of these areas. The larger geographic area where residential development may now occur, the longer extended planning timeframe to 2038 instead of 2030, and the increased 2018 BEBR medium county population projections, which shows 25,000 more persons than assumed in the 2015-PBC-PAM, supports additional development opportunities for dwelling units and associated population. Therefore, the City projects 6,500 units by the year 2038, which corresponds to the long term planning period. This reflects a generally steady growth rate and considers growth trends in nearby cities. The densities established in the Future Land Use Element will accommodate the increase in dwelling units.

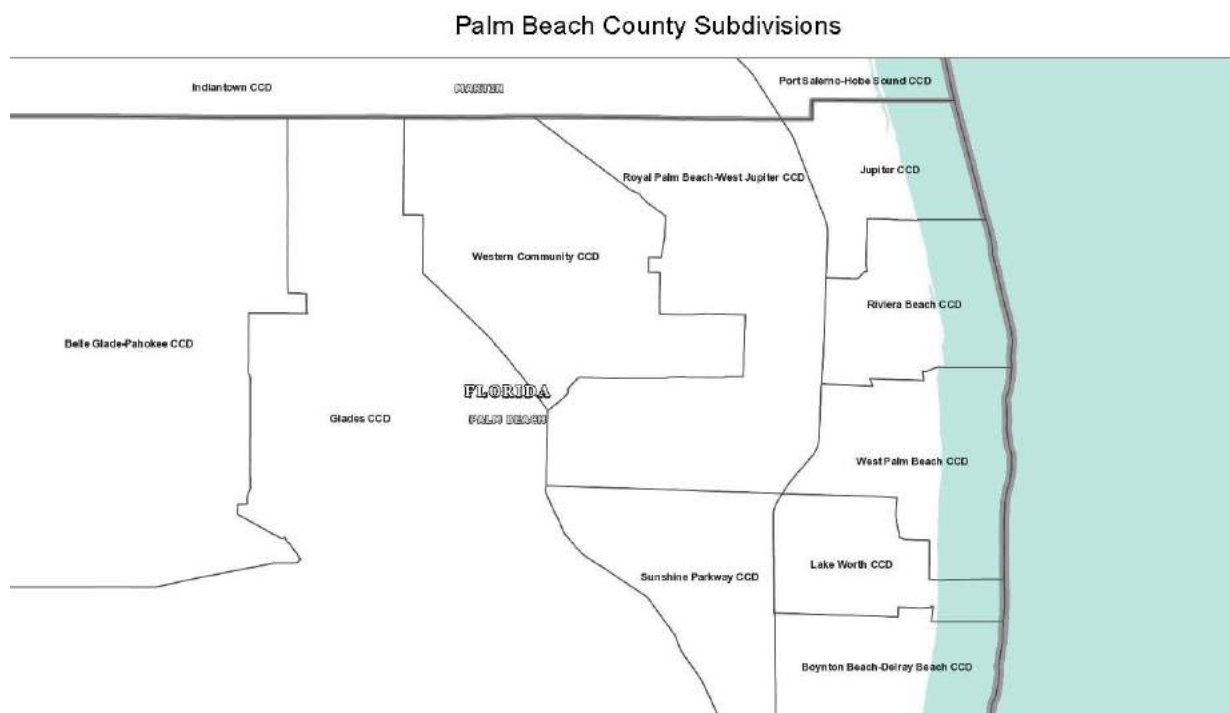
The 6,500 dwelling units are converted to permanent household population as follows. First, the total number of housing units is converted to an estimate of occupied housing units by subtracting units anticipated to be vacant or used for seasonal residents. Second, occupied housing units are converted to household population by applying an average population per household rate (PPH). PPH, vacancy rates, and seasonal housing rates are based upon the surrounding Census County Divisions (CCDs) which have population characteristics expected to be more comparable to the City than the county as a whole. These CCDs are located in the central portion of Palm Beach County between the eastern coastal communities and the western areas. Specifically, the City PPH, vacancy rate and seasonal rate are averages derived from the Royal Palm Beach-West Jupiter, Western Community, and Sunshine Parkway CCDs from the 2010 US Census. Figure 2.2 shows the boundaries of the CCDs. The vacancy rate used for the City is 7.45 percent. The seasonal rate is 5.85 percent. The PPH is 2.65. These rates are kept constant for the planning periods.

The TAZs associated with the City and the surrounding area are shown in Figure 2.1. The 2015-PBC-PAM allocated 4,546 dwelling units associated with the Minto West plan amendment to four TAZs (#1593, #864, #1058, and #1079) for year 2030. As these dwelling units were associated with a specific development approval, no dwelling units were allocated to those portions of the City which are outside of the Minto West development area. The areas within the City which received no allocation of dwelling units include the 119-acre Silverlake property, the 10-acre Grove Marketplace, and the 27-acre packing plant parcel. The Plan allows residential development to occur in each of these areas. The larger geographic area where residential development may now occur, the longer extended planning timeframe to 2038 instead of 2030, and the increased BEBR population projection supports additional development opportunities for dwelling units and associated population. Therefore, the City projects 6,500 units by the year 2038, which corresponds to the long term planning period. The densities established in the Future Land Use Element will accommodate the increase in dwelling units.

The 6,500 dwelling units are converted to permanent household population as follows. First, the total number of housing units is converted to an estimate of occupied housing units by subtracting units anticipated to be vacant or used for seasonal residents. Second, occupied housing units are converted to household population by applying an average population per household rate (PPH). PPH, vacancy rates, and seasonal housing rates are based upon the surrounding Census County Divisions (CCDs) which have population characteristics expected to be more comparable to the City than the county as a whole. These CCDs are located in the central portion of Palm Beach County between the eastern coastal communities and the western areas. Specifically, the City PPH, vacancy rate and seasonal rate are averages derived from the Royal Palm Beach-West Jupiter, Western Community, and Sunshine Parkway CCDs from the 2010 US Census. Figure 2.2 shows the boundaries of the CCDs. The vacancy rate used for the City is 7.45 percent. The seasonal rate is 5.85 percent. The PPH is 2.65. These rates are kept constant for the planning periods.



**Figure 2.2: 2010 Census County Divisions (CCDs)**



In addition to the permanent household population, some persons may live in group quarters (e.g. nursing homes.) The percent of permanent population expected to live in group quarters is zero in year 2023. However, a group quarters population is projected for 2038 by using the average group quarters rate from the same surrounding CCDs. The average group quarters rate is 0.642% which equates to 96 persons in 2038.

The permanent population estimate for 2018 and projections for years 2023 and 2038 are provided in Table 2.2A based on the anticipated development of housing units and assumptions for group quarters populations.

**Table 2.2A: City Permanent Population Projections**

Year	Total Housing Units	Permanent Population	Group Quarters Population	Population
2018	150	298	0	298
2023	1,575	3,619	0	3,619
2038	6,500	14,934	96	15,030

The seasonal population projection is based on the seasonal housing rate of 5.85% of projected housing units as well as the plan for a 150-room hotel. An estimate of 2 persons per seasonal house or hotel room is assumed. The seasonal projection is shown in Table 2.2B below.

**Table 2.2B: City Seasonal Population Projections**

Year	Housing Population	Hotel Population	Total Seasonal
2018	0	0	0
2023	184	300	484
2038	761	300	1,061

The total population projection, consisting of both permanent and seasonal residents is shown in Table 2.3.

**Table 2.3: City Total Population Projection**

Year	Permanent Population	Seasonal Population	Total Population
2018	298	0	298
2023	3,619	484	4,103
2038	15,030	1,061	16,091



### 3.2 Maps of Current and Future Areas Served

See attached INF Map 4.1, Utility Service Area Map, depicting current and future City boundaries served by SID.

### 3.3 Potable Water Level of Service Standard Population and Potable Water Demand Projections

SID is the retail provider of potable water within the City. The relationship between the City and SID for provision of those services and facilities is detailed in the Interlocal Agreement between the City of Westlake and the Seminole Improvement District Regarding the Provision of Certain Services, Infrastructure, and Public Facilities in the City of Westlake and for Assurance of Non-Duplication of Services dated March 2018 ("SID-Westlake Interlocal"). There is an Interlocal Agreement between SID and Palm Beach County, dated April 18, 2006, which provides that SID can purchase bulk water from the County at a rate of up to 5.0 MGD for the next thirty (30) years with provisions to extend the agreement for 50 or more years. SID and Palm Beach County have invested in significant infrastructure in the City's area to provide potable water service. The development of the City will not require additional capacity to provide potable water to the City; rather it utilizes existing excess capacity from existing infrastructure. SID maintains water distribution facilities for service within the City and will expand internal potable water distribution lines concurrent with development within the City.

The City's level of service standard for potable water is 110 gallons per capita per day (gpd) for residential uses and 150 gallons per 1,000 sq. ft. per day for non-residential uses with the following exceptions. Schools have a level of service standard of 18 gpd per student. Hotels have a level of service standard of 100 gpd per room. Parks have a level of service standard of 10 gpd per visitor. The per-capita level of service standard will be applied to dwelling units using a 2.65 average population per household (PPH) unless it can be demonstrated that a different PPH is applicable. The City will continue to coordinate with SID to monitor and evaluate future operating demands as the City increases utility users and to adjust the level of service standard if needed through the planning periods.

The table below provides an analysis of potable water demand over the short and long-term planning periods. The first section identifies the level of service standards used for the planning analysis. The second section identifies existing and projected population and uses that require potable water. Existing non-residential square footages include the Grove Market commercial area and the packing house parcel which includes industrial and office uses. Square footage numbers are from the Palm Beach County property appraiser parcel database. Existing student numbers are based on school capacity numbers from the Palm Beach County School District 2016/17 Work Plan and anticipated students from a potential new school. New development square footage, hotel rooms, and college students are based on the Minto West development order existing development within the City. Projections of recreation and park day time visitors are based on averages derived from the National Recreation and Park Association 2016 study of park usage entitled "NRPA Americans' Engagement with

Parks Survey.” The third section computes the current and projected demand for the 2023 and 2038 planning periods.

The anticipated facilities needed for the 2023 and 2038 planning periods are identified in Table 4.1 and are also depicted on attached INF. Map 4.2 and INF. Map 4.63.

**Table 4.1: Potable Water Analysis**

<b>Potable Water Level of Service</b>			
	Gallons Per Da		
Per Person	110		
Per square foot for Commercial, Civic, and Industrial	0.15		
Per Student	18		
Per Hotel Room	100		
Per visitor of park and recreation facilities	10		
<b>Demand Generators</b>			
	2018	2023	2038
Population (excluding hotel population)	298	3,803	15,791
Existing Commercial, Civic, and Industrial S.F.	180,581	180,581	180,581
New Commercial, Civic, and Industrial S.F.	75,000	650,000	2,200,000
Total Commercial, Civic, and Industrial S.F.	255,581	830,581	2,380,581
K-12 Students	4,463	4,463	5,433
College Students	0	0	3,000
Total Students	4,463	4,463	8,433
Hotel Rooms	0	150	150
Recreation and Park Daytime Visitors	0	650	2,600
<b>Demand Projections</b>			
	2018	2023	2038
Population (excluding hotel population)	32,780	418,330	1,737,010
Total Commercial, Civic, and Industrial	38,337	124,587	357,087
Total Students	80,334	80,334	151,794
Hotel Rooms	0	15,000	15,000
Recreation and Park Day Time Visitors	0	6,500	26,000
Total Demand (Gallons Per Day)	151,451	644,751	2,286,891

Field CodeChanged

Potable Water Level of Service				
	Gallons Per Da			
Per Person	110			
Per square foot for Commercial, Civic, and Industrial	0.15			
Per Student	18			
Per Hotel Room	100			
facilities	10			
Demand Generators				
	2018	2023	2038	
population)	298	3,803	15,791	
Industrial S.F.	180,581	180,581	180,581	
S.F.	75,000	650,000	2,200,000	
S.F.	255,581	830,581	2,380,581	
K-12 Students	4,463	4,463	5,433	
College Students	0	0	3,000	
Total Students	4,463	4,463	8,433	
Hotel Rooms	0	150	150	
Recreation and Park Daytime Visitors	0	650	2,600	
Demand Projections				
	2018	2023	2038	
population)	32,780	418,330	1,737,010	
Total Commercial, Civic, and Industrial	38,337	124,587	357,087	
Total Students	80,334	80,334	151,794	
Hotel Rooms	0	15,000	15,000	
Recreation and Park Day Time Visitors	0	6,500	26,000	
Total Demand (Gallons Per Day)	151,451	644,751	2,286,891	

### 3.4 Water Supply Provided by Local Government

The City does not own or maintain any water supply facilities. SID purchases potable and reuse water from Palm Beach County, and will distribute that potable and reuse water as be the exclusive retail provider of potable and reuse water within the City.

### 3.5 Conservation

Neither the County nor the 2013 Lower East Coast Water Supply Plan Update identify specific programs within the City. However, as detailed below, the City will include conservation measures in its comprehensive plan and land development regulations to support the goals and address the issues identified in the LECWSP.

#### 3.5.1 Local Government Specific Actions, Programs, Regulations, or Opportunities

The City's Comprehensive Plan includes a number of policies, as detailed later in the Plan, that encourage conservation measures and the use of reuse water within the City. The City shall implement these policies through its Land Development Regulations and other programs in coordination with SID.

#### Restrictions in Permitted Water Use

- The City shall implement the Mandatory Year-Round Irrigation Conservation Measures as detailed in 40E-24 Florida Administrative Code.
- The City's Code of Ordinances shall include requirements for restrictions on water use during times an "emergency situation" is declared by SFWMD or when the City Commission determines a reduction in water consumption is necessary to alleviate a local water shortage within the City's water system. Water restrictions may include reduction of hours and days allowed for irrigation, washing of vehicles, washing of outdoor surfaces, operation of ornamental fountains, operation of air conditioning without a recirculation system, limitations on filling and use of swimming pools, limitations on escapement of water through defective plumbing, restrictions on hotels and restaurants as to the minimum amount of water necessary to conduct operations and other restrictions as necessary.

#### Use of Florida-Friendly Landscape Principles

- The City's Land Development Code shall recommend the use of Florida-friendly landscaping materials including the minimum percent of required pervious area that must follow the principles of Florida Friendly Landscape provisions as set forth in the *South Florida Water Management District's Xeriscape Plant Guide II*. The City shall coordinate with the County to develop a model landscape/water efficiency ordinance and guidelines for adoption and application throughout the City.

#### Requirement of Ultra-Low Volume Plumbing in New Construction

- The City has adopted the Florida Building Code (FBC) which contains plumbing flow restriction requirements. The County Code prohibits a City within its jurisdiction from enacting standards less stringent from the FBC. The City's Building and Inspection Services Division also includes in their procedures provisions for new construction to have water conservation control devices installed per the Florida Plumbing Code, as a condition for granting certificates of occupancy.

#### Water Conservation Based Rate Structure

- SID has a conservation-based water rate structure, which includes an increasing rate with increasing use, as a means of reducing demand.

#### Meter Replacement Program

- Unaccounted for water summaries shall be submitted to the District annually, within one year of adoption of this Work Plan.



#### Rain Sensor Overrides for New Lawn Sprinkler System

- The City shall adopt the FBC, which requires the installation of rain sensors on new irrigation systems. Additionally, the City shall include provisions regarding rain sensors on automatic lawn sprinkler systems in its Land Development Code.

#### Public Information Program

- The City shall coordinate with SID to develop a program to provide water conservation information and practices to the City's residents and SID customers through the City and SID webpages and an annual Water Quality Report.
- The City will coordinate future water conservation efforts with SID and the SFWMD. In addition, City will continue to support and expand existing goals, objectives and policies in the comprehensive plan promoting water conservation in a cost-effective and environmentally sensitive manner. City will continue to actively support the SFWMD and its water supplier(s) in the implementation of new regulations or programs designed to conserve water during the dry season.

### **3.5.2 Identify any Local Financial Responsibilities as Detailed in the CIE or CIS**

The City does not have any local financial responsibilities.

## **3.6 Reuse**

State law supports reuse efforts. Florida's utilities, local governments, and water management districts have led the nation in the quantity of reclaimed water reused and public acceptance of reuse programs. Section 373.250(1) F.S. provides "the encouragement and promotion of water conservation and reuse of reclaimed water, as defined by the department, are state objectives and considered to be in the public interest." In addition, Section 403.064(1), F.S., states "reuse is a critical component of meeting the state's existing and future water supply needs while sustaining natural systems."

### **3.6.1 Local Government Specific Actions, Programs, Regulations, or Opportunities**

The City supports water reuse initiatives under consideration by both the SFWMD and Palm Beach County and the implementation of new regulations or programs designed to increase the volume of reclaimed water used and public acceptance of reclaimed water. The City's comprehensive plan encourages both conservation of water and use of alternative water supplies, such as reclaimed water for irrigation.

### **3.6.2 Identify any Local Financial Responsibilities as Detailed in the CIE or CIS**

The City does not have any local financial responsibilities.

## **4.0 CAPITAL IMPROVEMENTS**

This section provides a brief description of the City's Capital Improvements Program and Policies for Water Supply.

#### 4.1 Work Plan Projects

Based on the population projections and a capacity analysis for the short-term planning period there is adequate facility capacity to maintain the adopted level of service standard for potable water supply as provided through interlocal agreements between SID and Palm Beach County. SID plans on expanding distribution lines for potable water and beginning the interconnection process of water with the County's lines within the 2023 planning period. SID's planned improvements for potable water are listed in the Capital Improvement Schedule and are shown on attached INF Maps 4.2 and 4.6. Pursuant to the ~~Interlocal Agreement between the City and SID~~ the Westlake/SID Interlocal, these improvements have and will continue to be provided in order to ensure the achievement and maintenance of the adopted level of service standards for potable water and wastewater. SID is constructing facilities and otherwise facilitating these improvements using non-ad valorem assessments, developer contributions, and other sources of revenue.

#### 4.2 Capital Improvements Element/Schedule regarding Potable Water

City of Westlake Capital Improvements Schedule, Fiscal Years 2017-18 – 2022-23

<b>5-Year Capital Improvements Schedule: Potable Water Component</b>									
<b><u>Project Description</u></b>	<b><u>Priority</u></b>	<b><u>FY 2017-18</u></b>	<b><u>FY 2018-19</u></b>	<b><u>FY 2019-20</u></b>	<b><u>FY 2020-21</u></b>	<b><u>FY 2021-22</u></b>	<b><u>FY 2022-23</u></b>	<b><u>Total Funding Amount</u></b>	<b><u>Funding Source*</u></b>
<u>Town Center Parkway Phase 1A (TCP-E2)</u>	<u>High</u>	<u>\$135,781.00</u>	-	-	-	-	-	<u>\$135,781.00</u>	<u>Developer / Bonds</u>
<u>Town Center Parkway Phase 2 (TCP-E3)</u>	<u>High</u>	<u>\$130,149.26</u>	-	-	-	-	-	<u>\$130,149.26</u>	<u>Developer / Bonds</u>
<u>Town Center Parkway South (TCP-E1)</u>	<u>High</u>	<u>\$111,501.21</u>	-	-	-	-	-	<u>\$111,501.21</u>	<u>Developer / Bonds</u>
<u>CS-E1</u>	<u>High</u>	-	<u>\$108,160.00</u>	-	-	-	-	<u>\$108,160.00</u>	<u>Developer / Bonds</u>
<u>Kingfisher (CS-E5)</u>	<u>High</u>	-	<u>\$92,404.19</u>	-	-	-	-	<u>\$92,404.19</u>	<u>Developer / Bonds</u>
<u>CS-E4</u>	<u>High</u>	-	<u>\$91,127.20</u>	-	-	-	-	<u>\$91,127.20</u>	<u>Developer / Bonds</u>
<u>Persimmon Phase 2 (PSM - E1a)</u>	<u>High</u>	-	-	<u>\$125,317.80</u>	-	-	-	<u>\$125,317.80</u>	<u>Developer / Bonds</u>
<u>Saddle Bay Drive</u>	<u>High</u>	-	-	<u>\$91,000.00</u>	-	-	-	<u>\$91,000.00</u>	<u>Developer / Bonds</u>
<u>CS-E2</u>	<u>High</u>	-	-	<u>\$162,009.25</u>	-	-	-	<u>\$162,009.25</u>	<u>Developer / Bonds</u>
<u>CS-P</u>	<u>High</u>	-	-	-	<u>\$524,899.15</u>	-	-	<u>\$524,899.15</u>	<u>Developer / Bonds</u>
<u>Persimmon West (CS-W2)</u>	<u>High</u>	-	-	-	-	<u>\$191,214.00</u>	-	<u>\$191,214.00</u>	<u>Developer / Bonds</u>
<u>Town Center Parkway (E-4, E-5)</u>	<u>High</u>	-	-	-	-	-	<u>\$238,758.84</u>	<u>\$238,758.84</u>	<u>Developer / Bonds</u>

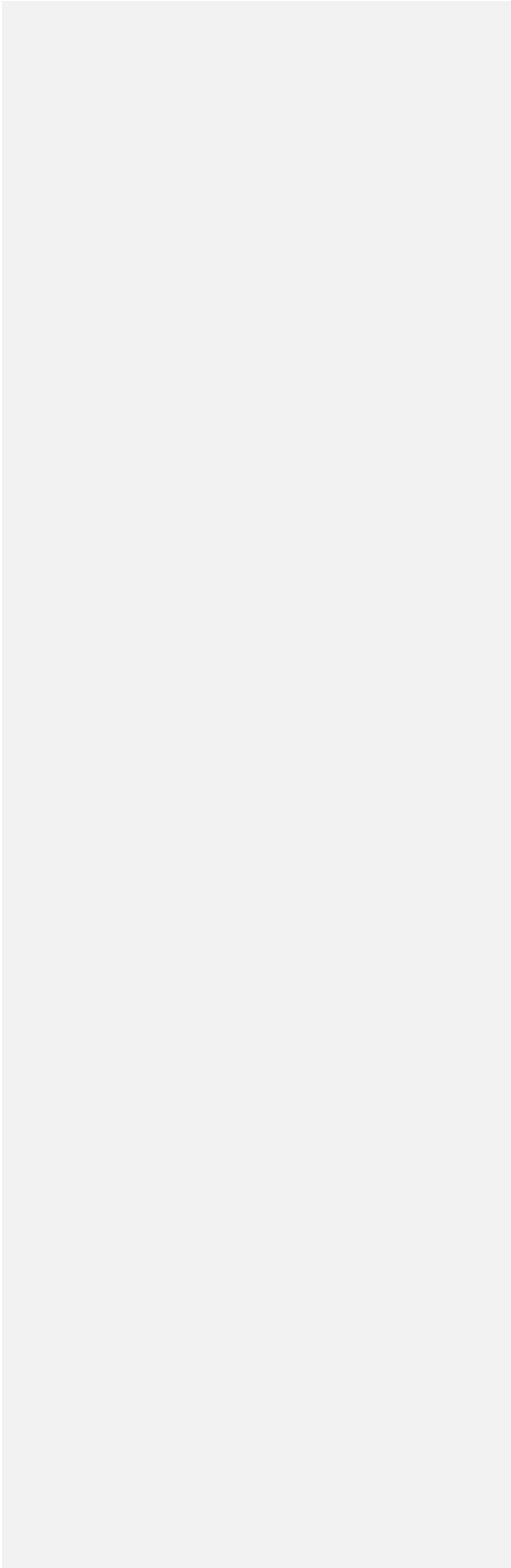
	Project	Fiscal Year 2017-18	Fiscal Year 2018-19	Fiscal Year 2019-20	Fiscal Year 2020-21	Fiscal Year 2021-22	Fiscal Year 2022-23
	<b>Potable Water</b>						
Extend water lines		\$325,000*	\$290,000*	\$1,020,000*	\$350,000*	\$550,000*	\$550,000*
Water interconnections with Palm Beach County lines.		\$250,000*	\$150,000*	\$150,000*	-	-	-
	<b>Reuse Water</b>						
Install reuse lines		\$220,000*	\$197,000*	\$370,000*	\$128,000*	\$200,000*	\$200,000*
	<b>Wastewater</b>						
Extend wastewater lines		\$250,000*	\$225,000*	\$425,000*	\$150,000*	\$300,000*	\$100,000*
Wastewater interconnections with Palm Beach County lines.		\$75,000*	\$100,000*	\$100,000*	-	-	-
	<b>Drainage</b>						
Construct water management system		\$4,800,000*	\$1,800,000*	\$1,650,000*	\$1,650,000*	-	-
	<b>Transportation</b>						
Construct 2 lane collector		\$1,300,000*	\$2,200,000*	\$1,320,000*	\$450,000*	\$500,000*	\$550,000*
	<b>TOTAL</b>						
	-	\$7,220,000	\$4,962,000	\$5,035,000	\$2,728,000	\$1,550,000	\$1,400,000

~~Source: Seminole Improvement District (2016)~~

~~\*Funded through Seminole Improvement District contributions~~



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## 5.0 GOALS, OBJECTIVES AND POLICIES

The following comprehensive plan goals, objectives, and policies (GOPs) have been reviewed for consistency with the Work Plan and have been adopted to implement the Plan:

### Chapter 4 – Infrastructure Element

<b>Objective INF 1.1</b>	<u>In coordination with SID, provide</u> potable water facilities that are cost effective, adequate, and maintain the adopted level of service <u>(LOS)</u> standard.
<b>Policy INF 1.1.1</b>	<del>In coordination with SID, on an annual basis to</del> evaluate the capacity, operation, and maintenance of the water distribution system <del>on an annual basis to</del> maintain adopted <del>level of service</del> LOS standards and to <del>determine the need for the extension of facilities to meet future needs while</del> maximizing the use of existing potable water facilities. The SID utility service area is shown in INF Map 4.1. <u>SID purchases potable water from Palm Beach County for distribution within the City and will be the exclusive provider of potable water within the City.</u>
<b>Policy INF 1.1.2</b>	In coordination with SID, use the potable water <del>level of service</del> LOS standards identified in Policies INF 1.1.3 and INF 1.1.4 to evaluate capacity for issuance of development orders.
<b>Policy INF 1.1.3</b>	The potable water <del>level of service</del> LOS standard for residential uses shall be 110 gallons per capita per day.
<b>Policy INF 1.1.4</b>	The potable water <del>level of service</del> LOS standards for non-residential uses shall be 150 gallons per 1,000 sq. ft. per day with the following exceptions: schools shall have a <del>level of service</del> LOS standard of 18 gpd per student; hotels shall have a <del>level of service</del> LOS standard of 100 gpd per room; and parks shall have a <del>level of service</del> LOS standard of 10 gpd per visitor.
<b>Policy INF 1.1.5</b>	Potable water facilities shall be available to serve development. New developments and redevelopments will be required to connect to the centralized water facilities <del>when such facilities become available.</del>
<b>Policy INF 1.1.6</b>	Adequate water supplies and potable water facilities shall be in place and available to serve new development no later than the issuance by the City of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the City shall consult with SID to determine whether adequate water supplies <del>exists</del> to serve the new development <u>will be available</u> no later than the anticipated

date of issuance by the City of a certificate occupancy or its functional equivalent.

**Policy INF 1.1.7** ~~To the extent it has jurisdiction, the City will not permit domestic self-supply potable water wells within the City.~~

## Objective INF 1.2

Provide adequate, efficient and safe water distribution to accommodate existing and future demand.

**Policy INF 1.2.1** ~~The City hereby adopts by reference the City of Westlake Water Supply Facilities Work Plan (Work Plan), dated February 2018, for a planning period of not less than 10 years. The Work Plan addresses issues that pertain to water supply facilities and requirements needed to serve current and future development within the City's water service area. The City shall review and update the Work Plan at least every five (5) years within 18 months after the governing board of the South Florida Water Management District (SFWMD) approves an updated Lower East Coast Water Supply Plan. Any changes affecting the Work Plan shall be included in the annual Capital Improvements Plan update to ensure consistency between with Work Plan and the Capital Improvements Element. The City's Water Supply Facilities Work Plan is hereby incorporated into this Plan by reference.~~

**Policy INF 1.2.2** Comply with the adopted ~~Water Supply Facilities~~ Work Plan to ensure that adequate water supply and potable water facilities are available to serve the demands of City residents.

**Policy INF 1.2.3** ~~Coordinate the availability of potable water supply and water supply facilities with the land uses shown on the Future Land Use Map (FLU Map 2.1).~~

**Policy INF 1.2.34** Coordinate with the ~~South Florida Water Management District SFWMD~~ to continue to protect and conserve ground and surface waters.

**Policy INF 1.2.45** Designate minimum fire flow and related water pressure requirements in the Land Development Regulations.

**Policy INF 1.2.56** The anticipated infrastructure for potable water for the short term planning period is shown on INF Map 4.2. The anticipated infrastructure for potable water for the long term planning period is shown on INF Map 4.~~36~~.

## Objective INF 1.4

In coordination with SID, provide reuse water to accommodate existing and future demand.

**Policy INF 1.4.1** Coordinate with SID to provide reuse water for landscape irrigation. Where reuse water is unavailable, surface water may be used as a source of irrigation water. To the extent it has jurisdiction, the City will not permit domestic self-supply wells to supply water for irrigation within the City.

**Policy INF 1.4.2** New developments and redevelopment will be required to connect to the centralized reuse water facilities where reuse water is available. The City shall coordinate with SID to maximize the use of existing reuse facilities for the provision of reuse water.

**Policy INF 1.4.3** The anticipated infrastructure for reuse water for the short term planning period is shown on INF Map 4.2. The anticipated infrastructure for the reuse and irrigation facilities for the long term planning period are shown on INF Map 4. 3.4. SID purchases reuse water from Palm Beach County for distribution within the City and will be the exclusive provider of reuse water within the City.

**Objective INF 1.7** Provide adequate and effective protection of water resources, including the surficial aquifer, within the City.

**Policy INF 1.7.1** Coordinate with SFWMD to implement applicable regional water resource projects, which may reduce losses of excess stormwater to tide, recharge the surficial aquifer, protect the functions of natural groundwater recharge areas and natural drainage features (to the extent they exist), and provide water to preserve areas for additional surface water storage.

**Policy INF 1.7.2** Support the SFWMD 2013 Lower East Coast Regional Water Supply Plan Update and coordinate with SFWMD on its implementation.

**Policy INF 1.7.3** Coordinate with SFWMD to develop public information and education programs that promote water conservation.

## Chapter 5 – Conservation Element

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

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

**Policy CON 1.3.2** For all amendments to this Plan, evaluate the presence of wetlands on the parcel of land at issue, and direct land uses on such parcels that are incompatible with the protection and conservation of wetlands and wetland functions away from such wetlands, or

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

**Policy CON 1.3.3** Coordinate with SID during the development order approval process concerning the impacts of development orders on stormwater runoff and water quality to ensure compliance with applicable requirements of SID and the state, and other governmental entities with jurisdiction.

**Policy CON 1.3.4** Coordinate with SID to protect water resources within the City from activities and land uses that adversely impact water quality and quantity. Protection can include appropriate mitigation and best management practices.

**Policy CON 1.3.5** Comply with Palm Beach County Wellfield Protection Ordinance.

**Policy CON 1.3.6** Require new development and redevelopment to use reuse water for irrigation where it is available ~~(INF Map 4.2 shows potable water, wastewater, and reuse water pipelines through the 2023 planning period).~~

**Policy CON 1.3.7** Ensure development complies with applicable state and federal criteria for the protection of wetlands.

**Policy CON 1.3.8** Ensure development orders are only approved in special flood hazard areas in accordance with established Florida Building Codes and Federal Emergency Management Agency (FEMA) standards.

**Policy CON 1.3.9** Require emergency conservation of water resources in accordance with the SFWMD plans.

**Policy CON 1.3.10** Encourage the use of water-conserving fixtures in all new construction and redevelopment projects consistent with the Florida Building Code.

**Policy CON 1.3.11** Coordinate with SFWMD and SID to provide information resources regarding water conservation.

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

**Policy CON 1.3.13** Prohibit vertical development 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 feet to the south of the M Canal right of way. This does not prohibit vertical development in M Canal right of way related to the operation and maintenance of the M Canal.

## Chapter 8 – Capital Improvement Element

### Objective CIE 1.1

Plan for adequate public facilities including transportation, potable water, wastewater, reuse water, drainage, and recreation in coordination with SID to serve existing and future populations.

#### Policy CIE 1.1.1

Adopt and maintain a 5-Year Schedule of Capital Improvements, set forth below in Table 8.1, which will be reviewed and updated on an annual basis. Capital improvements shall be included in the 5-Year Schedule of Capital Improvements based on the criteria below. Projects necessary to ensure the achievement and maintenance of adopted level of service (LOS) standards shall be prioritized for funding based on ~~these~~ the following criteria.

- a) The elimination of public health and safety hazards;
- b) The correction of capacity deficiencies in order to achieve the adopted ~~level of service~~ LOS standards;
- c) The need for capital improvements to accommodate new or approved projects or additional growth in order to achieve and maintain the adopted ~~level of service~~ LOS standards.
- d) The extent to which costs associated with the capital improvement can be funded from existing revenues;
- e) The extent to which the capital improvement will meet the Goals, Objectives and Policies of the ~~is~~ Plan;
- f) The extent to which the capital improvement will generate revenues or otherwise produce positive benefits for the City;
- g) Financial feasibility;
- h) Consideration of the plans of local, county and state agencies providing public facilities; and
- i) The need for the renewal of and replacement of existing public facilities.

- Policy CIE 1.1.2** Implement the Interlocal Agreement between the City of Westlake and the Seminole Improvement District Regarding the Provision of Certain Services, Infrastructure, and Public Facilities in the City of Westlake and for Assurance of Non-Duplication of Services dated March 2018 ("SID-Westlake Interlocal")~~Execute an interlocal agreement with SID to~~ 1) provide for coordination regarding the entity responsible for funding and constructing required capital improvement projects identified in the 5-Year Schedule of Capital Improvements and 2) coordinate with~~require~~ SID ~~to ensure~~ funding and construction on all of the public facilities enumerated 5-Year Schedule of Capital Improvements where ~~it~~ SID is responsible for providing those facilities.
- ~~**Policy CIE 1.1.3** Evaluate, on an annual basis, the plan to adequately provide facilities and services for the land uses on the Future Land Use Map (FLU Map 2.1).~~
- Policy CIE 1.1.34** Coordinate with SID and other local governments on funding sources for capital improvement projects. A variety of funding sources may be used to provide capital improvements. These may include developer assessments or contributions, ad valorem taxes, general revenues, other assessments, tax increment funds, grants, and private funds.
- Policy CIE 1.1.45** In coordination with SID, pursue state and federal grant opportunities to fund projects in the 5-Year Schedule of Capital Improvements. The City shall provide a status report regarding any grants that have been applied for or received for projects within the Capital Improvement Element.
- Policy CIE 1.1.56** ~~As fiscal years progress, a~~ new fifth year will be added to the %-Year Schedule of Capital Improvements ~~schedule annually.~~
- Policy CIE 1.1.67** Include in its annual update of its 5-Year Schedule of Capital Improvements any necessary improvement or projects identified in the City's ten-year Water Supply Facility Work Plan.

**Policy CIE 1.1.89**

Review and update, on an annual basis, the Capital Improvements Element of the Plan. This review shall also ensure consistency between the Future Land Use, Transportation, Infrastructure Elements and the Capital Improvements Element.

**Objective CIE 1.2**

Achieve and maintain adopted level of service standards.

**Policy CIE 1.2.1**

Utilize level of service standards identified in the Plan as set forth in Table 8.2 to evaluate public facility's needs.

**Table 8.2: Level of Service Standards**

Service	Level of Service Standard
<del>Potable Water Transportation</del>	<ul style="list-style-type: none"><li>• 110 gallons per capita per day (residential)</li><li>• 150 gallons of wastewater per 1,000 sq. ft. per day (non-residential), except that:<ul style="list-style-type: none"><li>○ schools shall have a level of service standard of 18 gpd per student;</li><li>○ hotels shall have a level of service standard of 100 gpd per room; and</li><li>○ parks shall have a level of service standard of 10 gpd per visitor.</li></ul></li></ul> <del>Arterials – D Minor Arterial – D Collector – D Local – D</del>
<del>Potable Water</del>	<ul style="list-style-type: none"><li>• 110 gallons per capita per day (residential)</li><li>• 150 gallons of wastewater per 1,000 sq. ft. per day (non-residential), except that:<ul style="list-style-type: none"><li>○ schools shall have a level of service standard of 18 gpd per student;</li><li>○ hotels shall have a level of service standard of 100 gpd per room; and</li><li>○ parks shall have a level of service standard of 10 gpd per visitor.</li></ul></li></ul>
<del>Wastewater</del>	<ul style="list-style-type: none"><li>• 100 gallons of wastewater per capita per day (residential)</li><li>• 150 gallons of wastewater per 1,000 sq. ft. per day (non-residential), except that:<ul style="list-style-type: none"><li>○ schools shall have a level of service standard of 18 gpd per student;</li><li>○ hotels shall have a level of service standard of 100 gpd per room; and</li><li>○ parks have a level of service standard of 10 gpd per visitor.</li></ul></li></ul>
<del>Solid Waste</del>	<del>7.02 lbs. per capita per day</del>
<del>Stormwater (drainage)</del>	<del>Stormwater treatment standards shall be consistent with the applicable requirements included in Chapter 62, F.A.C.</del> <b>Level of Service Standards:</b>

Service	Level of Service Standard		
	Storm Event	Intensity of Rainfall (in.)	Drainage Level of Service
	10-year 1 day	7.4	Local Roads and Parking Lots
	25-year 3 day	12	Arterial Roads, Perimeter Berm and Peak Discharge
	100-year 3-day, zero discharge	14	Finished Floors
	Elevation (NAVD 88)		Drainage Level of Service
	18.23		Local Road Crown
	18.23		Parking Lots
	19.23		Arterial Road Crown
	19.83		Finished Floors

**Policy CIE 1.2.2** The ~~City's~~ Land Development Regulations shall provide ~~provisions~~ for the timely completion and maintenance of the capital improvements required by the Plan.

~~**Policy CIE 1.2.3** Amend the Plan and Land Development Regulations as needed to maintain consistency between accepted methods of measuring the Level of Service on SIS or County thoroughfare roads and the most current methods adopted by the FDOT or County, respectively.~~

**Objective CIE 1.3** Demonstrate the City's ability to provide the needed improvements identified in this Plan and to manage the land development process so that public facility needs created by development orders do not exceed the ability of the City to fund or require these ~~improvements~~ facilities.

**Policy CIE 1.3.1** In coordination with SID, ensure that new development bears a proportionate cost for public facility improvements by utilizing a variety of mechanisms to assess and collect impact fees, mobility fees, dedications and/or contributions from private development.

**Policy CIE 1.3.2** Maintain and improve, as part of the Land Development Regulations, a concurrency management system for wastewater, solid waste, drainage, and potable water. The concurrency management system shall require that:

- a) A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary public facilities and services are in place and available to serve the new development; or

- b) At the time the development order or permit is issued, the necessary facilities, services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220-3243, Florida Statutes, to be in place and available to serve the new development at the time of the issuance of a certificate of occupancy or its functional equivalent; or
- c) At the time of the issuance of a certificate of occupancy or its functional equivalent the necessary facilities, services and supply shall be in place and available to serve the new development.

**Policy CIE 1.3.4**

Require developers to provide public facilities such as roads, water and wastewater lines, ~~and~~ that are not otherwise being provided by SID. These facilities shall be designed and constructed according to City ~~and SID~~ standards.

**Policy CIE 1.3.5**

In coordination with SID, periodically evaluate the fees, assessments, and exactions necessary to balance the capital improvements needs and available revenue sources.

## 6.0 REGIONAL ISSUES IDENTIFIED IN REGIONAL WATER SUPPLY PLANS

A summary of the issues for ~~each Region~~ the 2013 Lower East Coast Water Supply Plan can be found below. More detailed information can be found in the applicable Regional Water Supply Plan; a web link has been included for additional information. ~~As of April 11, 2014, the current round of plan updates have not been approved for the Lower Kissimmee Basin and Upper Kissimmee Basin Water Supply regions; as plans are approved in these regions, this document will be updated to include the major issues.~~

### ~~6.1 UPPER EAST COAST WATER SUPPLY PLAN~~

~~Detailed information on the regional issues can be found in Chapter 3, Issues and Evaluations, in the Upper East Coast Water Supply Plan. The information can be accessed~~

~~at:~~  
~~<http://www.sfwmd.gov/portal/page/portal/xrepository/sfwmdrepositorypdf/2011uecwspupdateplanningdoc.pdf>~~

~~Briefly, the issues are:~~

~~Increased withdrawals from the Surficial Aquifer System are limited  
C-23, C-24, and C-25 Canal Surface Water Availability is insufficient  
Freshwater discharges to coastal resources are problematic~~

### ~~6.2 Lower West Coast Water Supply Plan~~

~~Detailed information on the regional issues can be found in Chapter 3, Issues and Evaluations, in the Lower West Coast Water Supply Plan. The information can be accessed~~

~~at:~~  
~~<http://www.sfwmd.gov/portal/page/portal/xrepository/sfwmdrepositorypdf/lwcplanningdoc2012.pdf>~~



Briefly, the issues are:

~~Increased withdrawals from the Surficial Aquifer and Intermediate Aquifer Systems are limited~~

~~Lake Okeechobee Service Area Restricted Allocation Area criteria~~

~~Freshwater discharges to the Caloosahatchee Estuary~~

### **6.3 — Lower East Coast Water Supply Plan**

Detailed information on the regional issues can be found in Chapter 5, Evaluation of Water Source Options, in the Lower East Coast Water Supply Plan. The information can be accessed at:

<http://www.sfwmd.gov/portal/page/portal/xweb%20-%20release%203%20water%20supply/low%20er%20east%20coast%20plan#wspdocs>

Briefly, the issues are:

1. Increased withdrawals from both the Surficial Aquifer System and surface water from Lake Okeechobee are limited
2. Conservation continues to be relied upon to reduce per capita use and a means to potentially delay or perhaps avoid adding capacity
3. Use of reclaimed water continues to be important alternative source in the region and helps to meet requirements of the 2008 Leah G. Schad Ocean Outfall Program

### **6.4 — Lower Kissimmee Basin Water Supply Plan**

~~Detailed information on the regional issues can be found in Chapter 3, Water Resource analyses — Current and Future Conditions, in the Lower Kissimmee Water Supply Plan. The information can be accessed at:~~

~~<http://www.sfwmd.gov/portal/page/portal/xweb%20-%20release%203%20water%20supply/kissimmee%20basin%20plan>~~

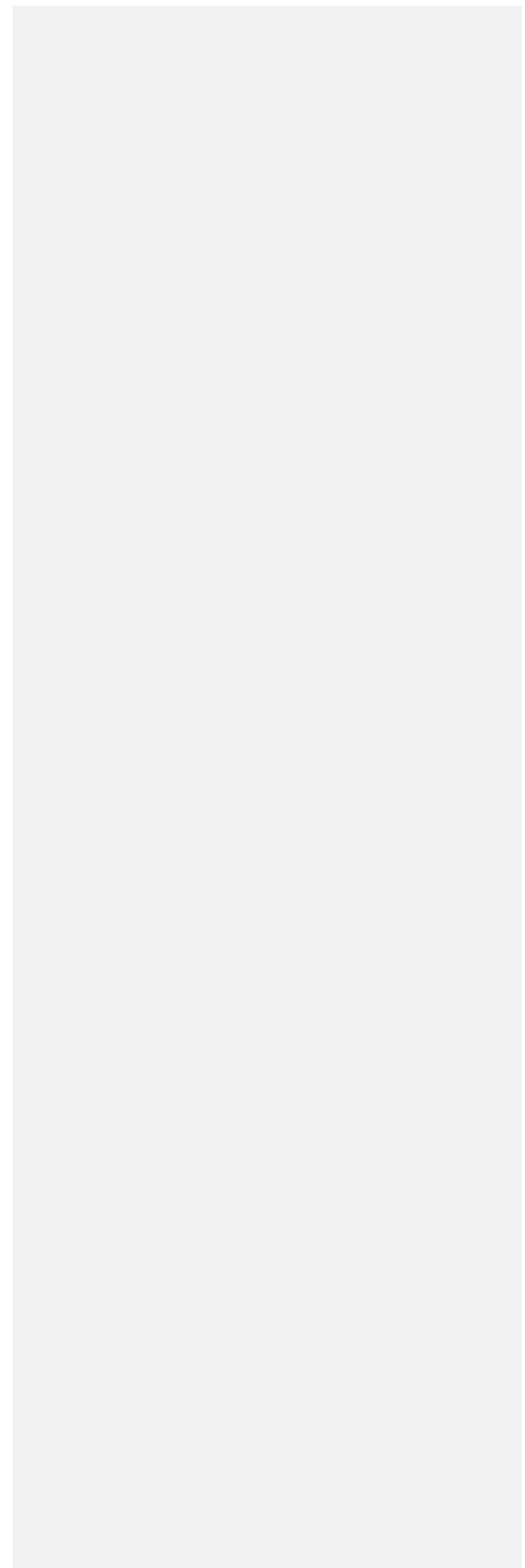
~~Briefly, the issues are:~~

- ~~1. Regulatory limitations on surface waters from Lake Istokpega and Lake Okeechobee~~
- ~~2. Future water needs of the Kissimmee River Restoration Project~~
- ~~3. The effects of groundwater withdrawals on Lake Wales Ridge water bodies~~

### **6.5 — Upper Kissimmee Basin Water Supply Plan**

~~For information on the Upper Kissimmee Basin Water Supply Plan and available draft documents, please go to:~~

~~<http://www.sfwmd.gov/portal/page/portal/xweb%20-%20release%203%20water%20supply/upper%20kissimmee%20basin%20plan>~~



Maps have been inserted into the clean version of the  
Water Supply Plan

## Comprehensive Plan Data and Analysis



# CITY OF WESTLAKE

## COMPREHENSIVE PLAN



LIVE



WORK



PLAY

2018



# CITY OF WESTLAKE



TECHNICAL  
DOCUMENT

Data & Analysis

# ADMINISTRATIVE

2018



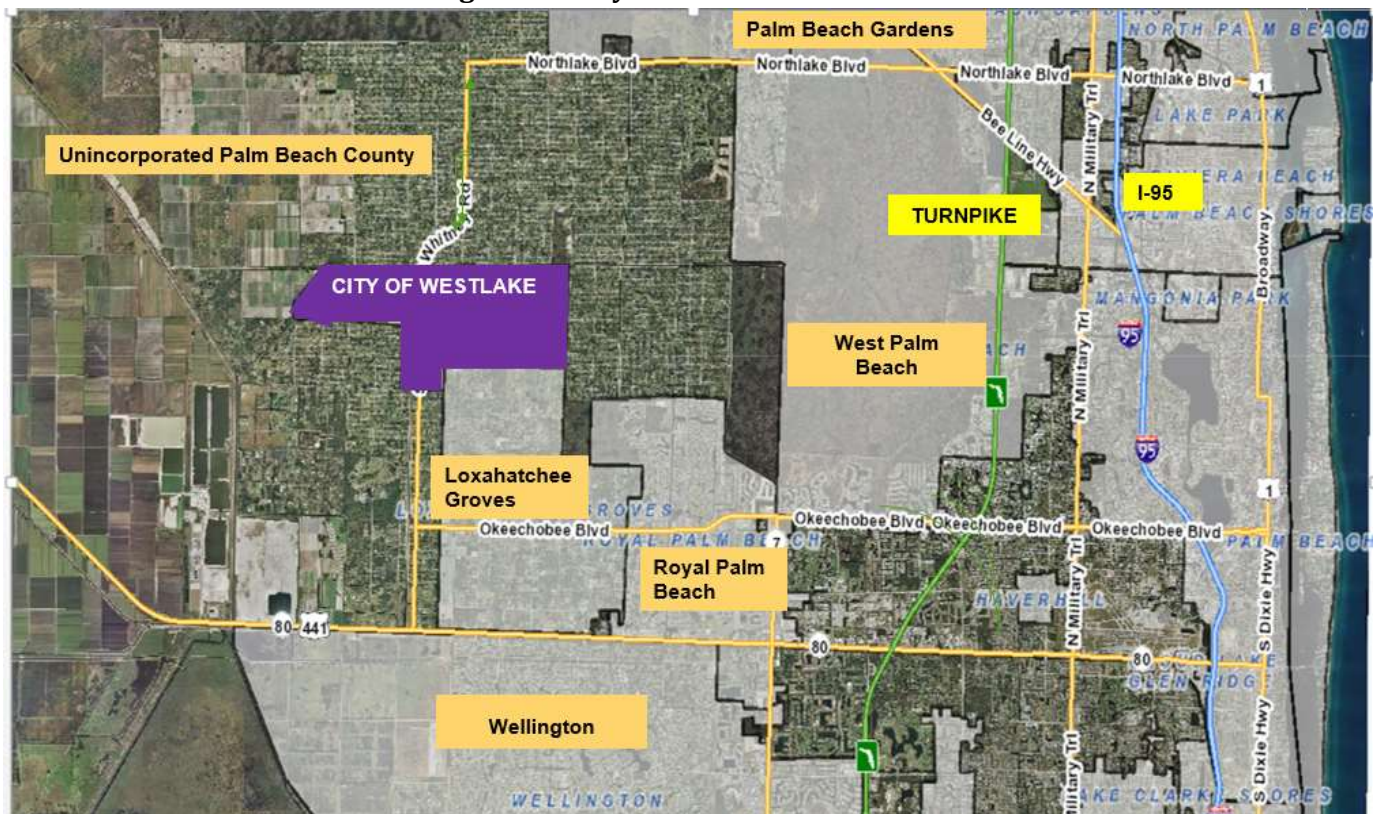
## CHAPTER 1. ADMINISTRATIVE ELEMENT DATA AND ANALYSIS

### INTRODUCTION

#### Location

The City of Westlake (the “City”) is located in central 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. Some of the land to the west of the City has recently been approved for low-density development by Palm Beach County, including Indian Trails Grove. The land comprising the City has been described as the “hole in the donut” in as much as it is a large, undeveloped parcel surrounded by a sprawling development pattern. Figure 1.1 below illustrates the City’s location.

**Figure 1.1 City of Westlake Location**





## History of Incorporation

The City is coextensive with 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, and consists of approximately 4,142 acres of land.

SID is empowered to construct and maintain a number of public works and utilities including water, sewer, drainage, irrigation, water management, parks, recreation facilities, roads and/or related activities. The majority of the property located within the SID boundary is comprised 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 Silverlake, a utility site and a packing plant. In addition, three school sites and a small shopping center site lie within the SID boundary.

In 2016, the City was incorporated pursuant to Section 165.0615, Florida Statutes.

## Legal Authority and Purpose

This Plan was developed in compliance with Florida's Community Planning Act, Chapter 163, Florida Statutes, which provides legal standards and guidance to local governments on comprehensive planning. The Land Development Regulations and all development orders shall be consistent with the Plan.

The 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 Regulations. The Land Development Regulations that will be adopted within one year of the adoption of this Plan will contain more specific regulations and requirements to implement the Plan and control land development within the City. The statute requires that the Plan guide growth to the directed ends while also recognizing private property rights and allowing the operation of real estate markets to provide adequate choices.

The Plan is used to address specific growth management issues. Importantly, however, the Plan is not only a regulatory tool to guide growth, but is a means to achieve community goals. The overall purpose of this Plan is to guide the City in achieving a desirable vision of the future.

## Content and Structure of the Plan

The Comprehensive Plan, or "Plan," is a tool for directing growth and development within the City. The comprehensive plan addresses various aspects of future development through a coordinated group of plan elements. These elements address nine subjects: Administration, Future Land Use, Transportation, Infrastructure, Capital Improvements, Housing, Conservation, Recreation and Open Space, and Intergovernmental Coordination. The goals, objectives, and policies of the Future Land Use Element, along with the Future Land Use Map (FLU Map 2.1), describe the types of land uses, the related densities and intensities, and direct the location of development in the City. The Future Land Use Element is both enabled and restricted by the other elements of the Plan, which address transportation, infrastructure, conservation, recreation and open space, and housing planning goals. The Plan also includes a Capital Improvements



Element to plan for the provision of public facilities necessary to serve development anticipated in the short and long term planning periods pursuant to the Future Land Use Map (FLU Map 2.1). The Intergovernmental Coordination Element addresses coordination with local, regional, and state entities. All elements of the Plan were developed in consideration of existing development, the availability of adequate facilities and services, and the character of the land and water resources on and surrounding the jurisdiction.

## PLANNING PERIODS

The 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 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).

## RELATED PLANS AND PROGRAMS

### Palm Beach County Comprehensive Plan

The land area located within the City has been the subject of several planning efforts in Palm Beach County over many decades. These studies were focused on addressing the long-standing land use imbalance of central Palm Beach County, which is dominated by low density, poorly planned, single family residential development.

Palm Beach County designated much of the Acreage surrounding the City with a future land use designation of 2.5 units per acre, even though the Acreage consists almost exclusively of previously subdivided 1.25 acre lots. Accordingly, the actual land use pattern in the area designated by Palm Beach County's Managed Growth Tier System as "Exurban" is twice as dense as the Tier designation would indicate. Land to the west of the City, known as Indian Trails Grove, has recently been approved for residential development by Palm Beach County.

Several studies conducted by Palm Beach County over the years identified development of the former CJG property, which the City occupies today, for much needed non-residential uses to balance land uses in the region.

In 2014, Palm Beach County approved the development of a large mixed-use project on approximately 3,788 acres within the City. Commercial and residential development is currently underway pursuant to these approvals, which are now under the City's jurisdiction.

### Loxahatchee Groves Comprehensive Plan

The Town of Loxahatchee Groves became a municipality on November 1, 2006. The Town is the 38th municipality in Palm Beach County.

The Town aspires to be a rural community in the "midst of an urbanizing region" as stated in the "Vision for the Future of the Community" in the "Strategic Vision & Plan," July, 2008. The Town's Comprehensive Plan



Future Land Use Element provides for a predominantly rural residential setting with the Rural Residential 5 future land use (1 dwelling unit per 5 acres) covering the majority of the Town. Future commercial development is limited to the southern perimeter of the Town along the Southern Boulevard corridor, which further supports the need for a commercial center in the City to balance the regional land use pattern.

### **Seminole Improvement District**

The City is coextensive with the jurisdiction of the Seminole Improvement District (SID.) Pursuant to the City charter, the City may not duplicate services provided by SID. The cooperative relationship between the City and SID for provision of those services and facilities is detailed in the Interlocal Agreement between the City of Westlake and the Seminole Improvement District Regarding the Provision of Certain Services, Infrastructure, and Public Facilities in the City of Westlake and for Assurance of Non-Duplication of Services dated March 2018 ("SID-Westlake Interlocal"). SID's specific plans for facilities construction, maintenance, and expansion are contained in its Water Control Plan, Seventh Amended, dated October 13, 2015 and its Water, Wastewater and Reuse Utilities Master Plan dated April 29, 2015.

### **Indian Trail Improvement District**

The Indian Trail Improvement District (ITID) is an Independent Special District with jurisdiction over most of the Acreage lying north, south, and east of certain portions of the City. ITID is empowered to, among other things, construct, operate, and maintain works for drainage, water control purposes, and irrigation, and to construct and maintain roads, natural gas facilities, recreation facilities, and related infrastructure.

### **Palm Beach County School District**

Three Palm Beach County Public Schools – Golden Grove Elementary School, Western Pines Middle School, and Seminole Ridge High School – lie within the boundaries of the City. Two additional schools – Osceola Creek Middle School and Frontier Elementary School – are north of the City. Loxahatchee Grove Elementary School lies to the south. Currently, students from the City are zoned to attend Gold Grove Elementary and Seminole Ridge High School within the City's boundaries. At the time of adoption of this Plan, students are zoned for Osceola Creek Middle School, not Western Pines Middle School.

### **Intergovernmental Plan Amendment Review Committee (IPARC)**

The Intergovernmental Plan Amendment Review Committee, or "IPARC" was formed to establish a comprehensive plan amendment coordinated review process in Palm Beach County. A procedure for the coordination of proposed plan amendments was also adopted, including cooperation between affected local governments and service providers. Service providers include some special districts that provide infrastructure services and the School District of Palm Beach County. This process provides opportunities to prevent and resolve potential disputes with minimum overlap or duplication of other existing processes within each participating entity, and aims for an expedited and simplified resolution.





## PLAN VISION AND GUIDING PRINCIPLES

The Plan addresses the need to balance the urban sprawl of the surrounding area with the provision of adequate non-residential uses, 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 providing that adequate resources are available for future generations.

The Vision and Guiding Principles of the 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 quality educational system; and a unique identity.* The City's sustainable community concept serves as an umbrella under which all the elements of the Plan are developed.

The 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.





### Vision for the City

The City will be a 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 City's Guiding Principles

#### 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 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. Neighborhood 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 City 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 supports multiple modes of transportation including walking, biking, mass 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, and between neighborhoods.

## ADOPTED PROVISIONS

The Plan is comprised of the following nine elements, a Map Series, and a 5-Year Schedule of Capital Improvements.

- 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 Goals, Objectives and Policies (GOPs) within each element, the Map Series, and the 5-Year Schedule of Capital Improvements are adopted as part of the Plan. Maps within the Map Series are identified by the element, chapter number and the map number (i.e. FLU Map 2.1). The Data and Analysis summarized for each element in a separate volume is not formally adopted, but supports the GOPs, 5-Year Schedule of Capital Improvements, and the maps in the Map Series. Additional data and analysis documentation is available at the City.

# CITY OF WESTLAKE



TECHNICAL  
DOCUMENT

Data & Analysis

## FUTURE LAND USE

2018



## CHAPTER 2. FUTURE LAND USE ELEMENT DATA AND ANALYSIS

### INTRODUCTION

The purpose of the Future Land Use Element and Future Land Use Map is to guide the future growth and development of the City. The Future Land Use Map (FLU Map 2.1) designates the distribution, general location, extent, density, and intensity of land uses. The Future Land Use Element includes adopted Goals, Objectives, and Policies that govern the development of land depicted on the Future Land Use Map consistent with the City's Vision, Guiding Principles and the other elements of the Plan.

### POPULATION PROJECTIONS

Chapter 163.3177(1)(f)3, F.S., requires local government comprehensive plans to be based upon permanent and seasonal population estimates and projections, which shall either be those published by the Office of Economic and Demographic Research (OEDR) or generated by the local government based upon a professionally acceptable methodology. The OEDR issues the projections generated by the Bureau of Economic and Business Research (BEBR). BEBR makes permanent population projections for counties, but not for municipalities or unincorporated areas. Neither OEDR nor BEBR make seasonal population projections.

Projections are provided for the short term and long term planning periods. Projections are used to plan for the impacts of development, envision how Westlake will develop over the course of these planning periods, and develop the plan to achieve planning goals and objectives. The plan does not dictate the exact timing of development and population projections do require development to occur at a certain amount or rate. Further, the rate of development may speed up or slow down depending on economic conditions.

Projections are an important part of planning but are not the sole determining factor for the development of a Plan. Projections should not be misused to unnecessarily constrain operation of the plan or preclude the achievement of important planning goals. Also, the Community Planning Act in Florida Statutes states that: "The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and may not be limited solely by the projected population."

The development of Westlake will occur over the course of many years. A likely scenario is that development will proceed at an uneven rate, some years faster and some years slower. Thus, projections for multi-year planning periods are useful for planning purposes. The purpose of Land Development Regulations is to manage the variability of the amount and rate of development to assure consistency with the comprehensive plan and the timely provision of adequate infrastructure.





The implementation of the plan and the development process are monitored. From time to time, projections, as well as plan policies, will require revision. This is a normal and expected aspect of the planning process. The Westlake Plan establishes policies for this monitoring, evaluation, and amendment process.

Palm Beach County uses the BEBR medium permanent population projection to compute a projection for the unincorporated county. The total county BEBR projection is geographically divided and allocated to small geographic areas called Traffic Analysis Zones (TAZs). There are over 1,700 TAZs in Palm Beach County. The TAZs in each municipality and in the unincorporated area are then combined to make projections for each municipality and the unincorporated area. The allocation of population to each TAZ is based upon the projection of dwelling units in each TAZ as well as other demographic factors such as vacancy and seasonal rates. The latest population projection and allocation for Palm Beach County was conducted in 2015, prior to the incorporation of the City (2015 Palm Beach County Population Allocation Model (2015-PBC-PAM).)

Palm Beach County's population grew from 1,131,184 in 2000 to 1,320,134 in 2010 (U.S. Census 2000 DP-1 and 2010 DP-1). The population change during this decade was very uneven, reflecting both population booms and busts due to both local and national economic conditions. BEBR's latest population estimate for 2017 is 1,414,246, representing an increase of 94,010 persons since 2010 which included an estimated increase of about 22,400 persons from 2016 to 2017. The county's population has grown each year since 2010. The County is projected to increase its population by 345,856 persons between 2017 and 2040, a 24.5% increase (BEBR FPS 180). Table 2.1 shows the latest BEBR projections through 2040 as well as the projections used in the 2015-PBC-PAM. The latest BEBR medium projections published in 2018 for the year 2035 is 25,000 persons higher than the previous BEBR medium projections relied upon by Palm Beach County in the 2015-PBC-PAM. The 2018 BEBR medium population projection is higher for every five year increment from 2020 to 2045 than the previous year's BEBR projection. This substantially higher medium projection increases the projected demand for housing units in Palm Beach County over the course of the Westlake long term planning period.



**Table 2.1: Palm Beach County Population Projections**

	<b>2010 Census</b>	<b>2017</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
BEBR FPS-180	1,320,134	1,414,144	1,473,000	1,559,600	1,636,400	1,703,700	1,760,000
2015-PBC-PAM Projections			1,463,900	1,543,200	1,615,100	1,678,700	Not Available

*Source: University of Florida Bureau of Economic and Business Research, Population Projections (FPS 180), U.S. Census Bureau, 2010 Decennial Census, DP-1, 2015-PBC-PAM*

The TAZs associated with the City and the surrounding area are shown in Figure 2.1. The 2015-PBC-PAM allocated 4,546 dwelling units associated with the Minto West plan amendment to four TAZs (#1593, #864, #1058, and #1079) for year 2030. As these dwelling units were associated with a specific development approval, no dwelling units were allocated to those portions of the City that are outside of the Minto West development area. The areas within the City that received no allocation of dwelling units include the 119-acre Silverlake property, the 10-acre Grove Marketplace, and the 27-acre packing plant parcel. The Plan allows residential development to occur in each of these areas. The larger geographic area where residential development may now occur, the longer extended planning timeframe to 2038 instead of 2030, and the increased 2018 BEBR medium county population projections, which shows 25,000 more persons than assumed in the 2015-PBC-PAM, supports additional development opportunities for dwelling units and associated population. Therefore, the City projects 6,500 units by the year 2038, which corresponds to the long term planning period. This reflects a generally steady growth rate and considers growth trends in nearby cities. The densities established in the Future Land Use Element will accommodate the increase in dwelling units.

The 6,500 dwelling units are converted to permanent household population as follows. First, the total number of housing units is converted to an estimate of occupied housing units by subtracting units anticipated to be vacant or used for seasonal residents. Second, occupied housing units are converted to household population by applying an average population per household rate (PPH). PPH, vacancy rates, and seasonal housing rates are based upon the surrounding Census County Divisions (CCDs) which have population characteristics expected to be more comparable to the City than the county as a whole. These CCDs are located in the central portion of Palm Beach County between the eastern coastal communities and the western areas. Specifically, the City PPH, vacancy rate and seasonal rate are averages derived from the Royal Palm Beach-West Jupiter, Western Community, and Sunshine Parkway CCDs from the 2010 US Census. Figure 2.2 shows the boundaries of the CCDs. The vacancy rate used for the City is 7.45 percent. The seasonal rate is 5.85 percent. The PPH is 2.65. These rates are kept constant for the planning periods.



Figure 2.1: Traffic Analysis Zones Map

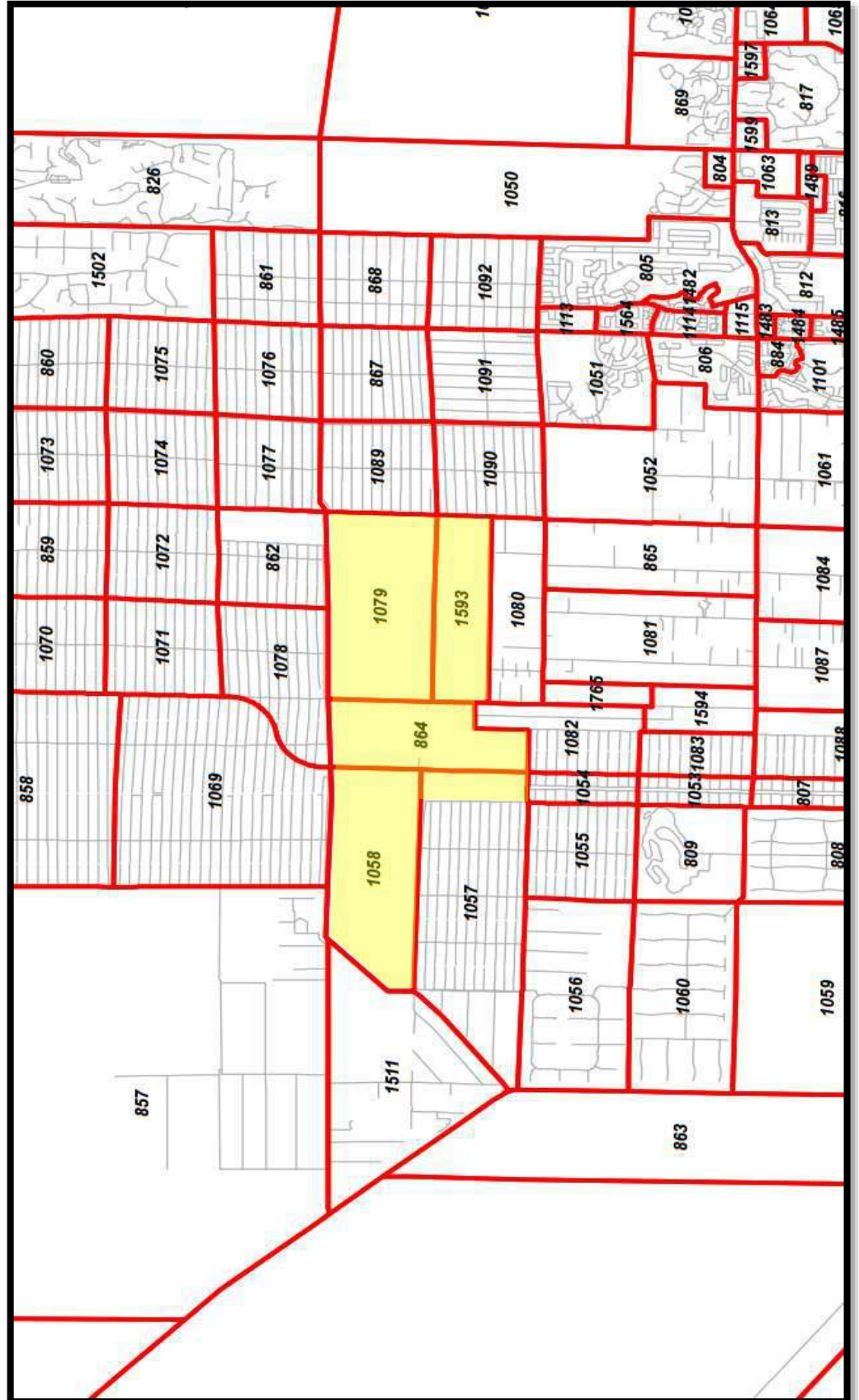
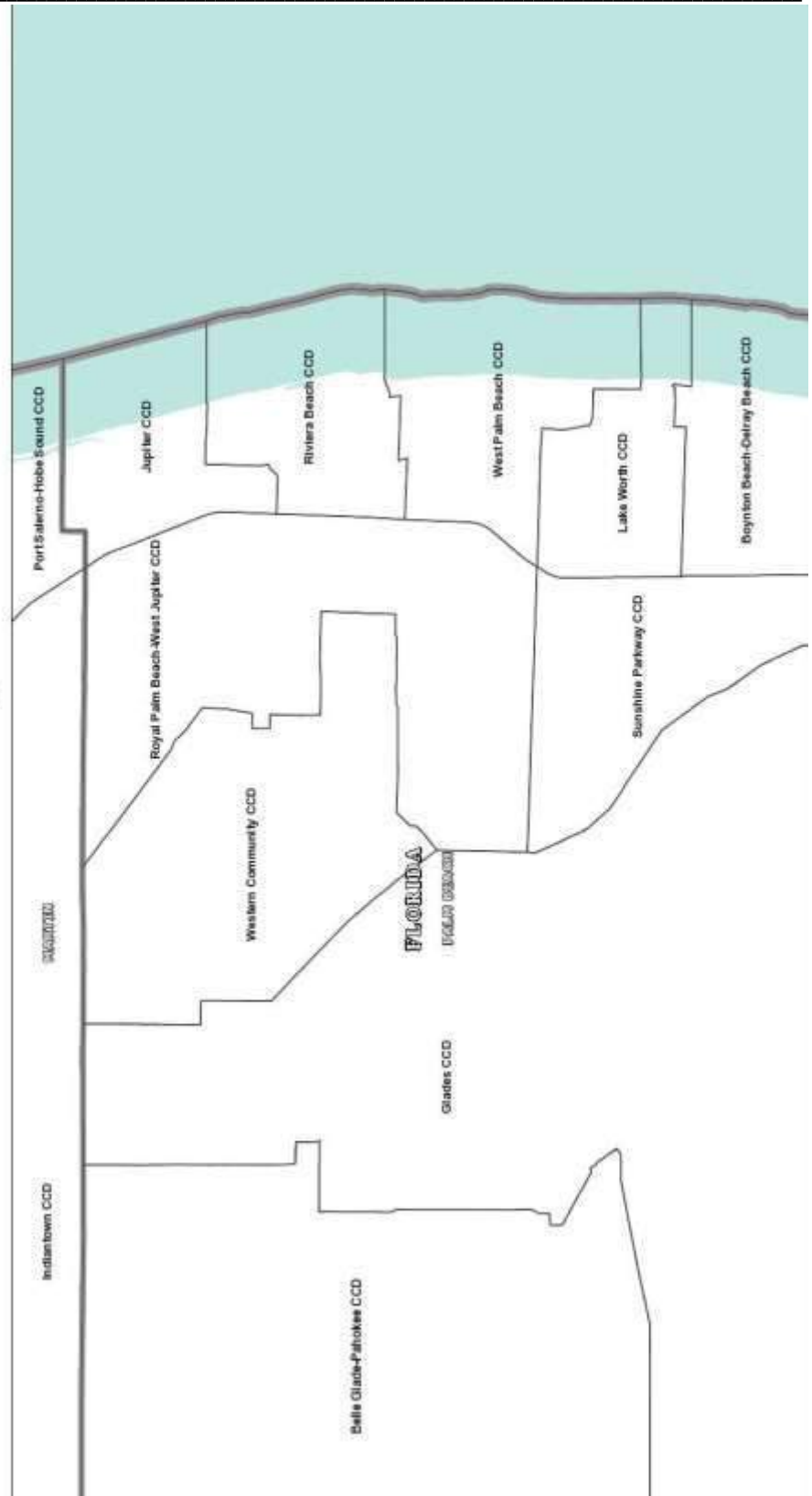






Figure 2.2: 2010 Census County Divisions (CCDs)

Palm Beach County Subdivisions







## City of Westlake Comprehensive Plan

In addition to the permanent household population, some persons may live in group quarters (e.g. nursing homes.) The percent of permanent population expected to live in group quarters is zero in year 2023. However, a group quarters population is projected for 2038 by using the average group quarters rate from the same surrounding CCDs. The average group quarters rate is 0.642% which equates to 96 persons in 2038.

The permanent population estimate for 2018 and projections for years 2023 and 2038 are provided in Table 2.2A based on the anticipated development of housing units and assumptions for group quarters populations.

**Table 2.2A: City Permanent Population Projections**

Year	Total Housing Units	Permanent Population	Group Quarters Population	Population
2018	150	298	0	298
2023	1,575	3,619	0	3,619
2038	6,500	14,934	96	15,030

The seasonal population projection is based on the seasonal housing rate of 5.85% of projected housing units as well as the plan for a 150-room hotel. An estimate of 2 persons per seasonal house or hotel room is assumed. The seasonal projection is shown in Table 2.2B below.

**Table 2.2B: City Seasonal Population Projections**

Year	Housing Population	Hotel Population	Total Seasonal
2018	0	0	0
2023	184	300	484
2038	761	300	1,061

The total population projection, consisting of both permanent and seasonal residents is shown in Table 2.3. These numbers were used for purposes of analyzing public infrastructure needs in the short and long term planning periods.

**Table 2.3: City Total Population Projection**

Year	Permanent Population	Seasonal Population	Total Population
2018	298	0	298
2023	3,619	484	4,103
2038	15,030	1061	16,091



## ANALYSIS OF LAND NEEDED TO ACCOMMODATE THE PROJECTED POPULATION

### Residential Analysis

Table 2.4 shows the estimated acreage for each of the land use categories.

**Table 2.4: Future Land Uses**

<b>Future Land Use</b>	<b>Total Acreage</b>	<b>Acreage Excluding ROW</b>	<b>% of Total Area (based on Acreage Excluding ROW)</b>
Residential-1	1,920	1,875	46.9%
Residential-2	1,363	1,301	32.5%
Downtown Mixed-Use	593	563	14.1%
Civic	187	185	4.6%
Open Space and Recreation*	79	77	1.9%
<b>Total</b>	<b>4142**</b>	<b>4,001**</b>	<b>100%**</b>

\*A portion of the residential area will be allocated for open space and recreation.

\*\*Approximately 141 acres in the City, which is approximately 3% of the City, consists of existing ROW.

The land underlying the existing ROW cannot be developed.

NOTE: The acreage numbers reflected in the table have been rounded to the nearest whole number.

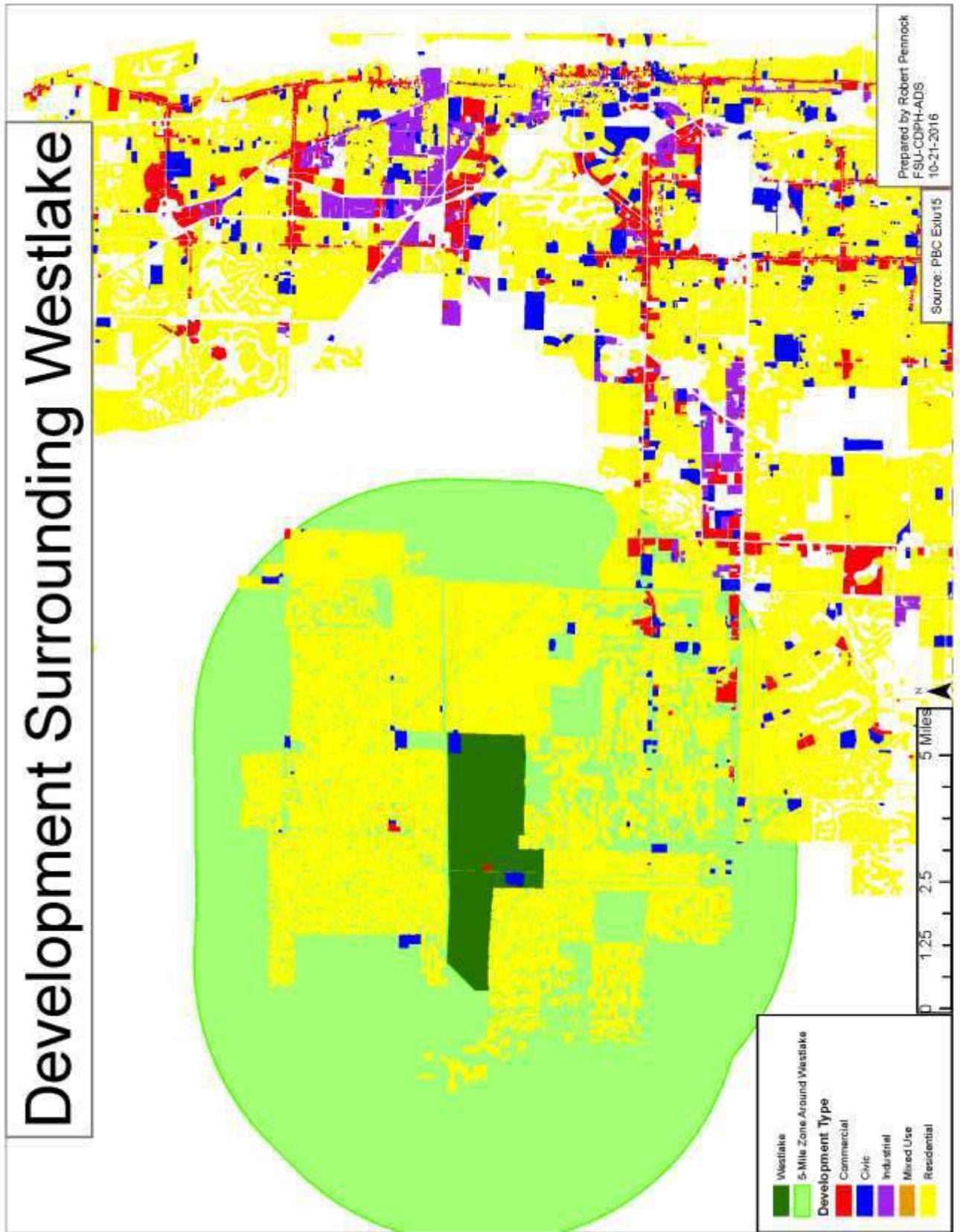
The density provided for in the Residential (1 & 2) categories established by policy in this Element and shown on the Future Land Use Map (FLU Map 2.1) will more than accommodate the projected population. In addition, the density provided in Residential categories will permit development of a variety of types of housing to accommodate all affordability levels in balance with requirements in the Plan that necessary infrastructure be provided to serve development.

### Non-Residential Analysis

Within the central area of the County surrounding the City, there is an extensive area of residential development, limited amount of commercial uses, and virtually no existing industrial or employment uses. Currently, existing and approved non-residential uses, which total approximately 389,000 square feet, can be found at the intersection of Seminole-Pratt Whitney Road and Orange Boulevards, the Grove Market on Seminole-Pratt Boulevard, and throughout Loxahatchee Groves. Figure 2.3 shows the scant amount of nonresidential development in a five-mile zone surrounding the City and illustrates the imbalance of residential and nonresidential land uses surrounding the City. Additionally, the Loxahatchee Groves Plan directs all future commercial development to the Southern Boulevard corridor which is the farthest removed from the City.



Figure 2.3: Development Surrounding the City.



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The imbalance of residential and nonresidential land uses in the surrounding area and how Westlake may serve to mitigate that imbalance may be examined through the use of hypothetical development scenarios. The scenarios consider how much nonresidential use is needed and potentially feasible to serve residential. This is done by calculating non-residential land use demand based on the ratio of number of square feet of non-residential use per capita. In the absence of data for the City planning jurisdiction, average ratios for Palm Beach County were calculated based on actual 2015 data for Palm Beach County and were then applied to the projected population of the City for the long term planning period.

The City of Westlake Comprehensive Plan provides for increased amounts of non-residential, which will serve the City and which will also contribute to balancing the deficit in the surrounding area as shown in Table 2.4. The development scenario described in Table 2.4 is not the plan's projection of non-residential uses for the long term planning period. For those purposes, in addition to existing nonresidential uses, the City estimates 2.2 million square feet of nonresidential 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 nonresidential uses and a hotel will develop. As indicated in Table 2.4, there is sufficient land for nonresidential uses to serve the projected population through the long term planning period.

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.

An analysis of existing and potential commercial development in the five-mile area surrounding the City shows a substantial deficit of square footage of non-residential uses to serve the projected population for the surrounding region in 2038, as shown in Figure 2.3. Since 2015, Palm Beach County has adopted other land use changes in the general area including Indian Trails Grove, which includes low-density residential and small amounts of commercial which further contribute to the imbalance of land uses in the area. Indian Trail Grove does not provide for industrial or employment development. This regional deficit can be substantially offset by potential development in the City as shown in the Tables 2.4 and 2.5 below.

Importantly, the nonresidential development amounts are hypothetical and merely shown 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 can be provided, including transportation facilities.



**Table 2.5: Non-Residential Demand and Potential Surplus Supply Scenario**

Land Use	City Demand for Long Term Planning Period		Downtown Mixed-Use Supply Scenario			
	Average County Square Feet Per Capita	Square Footage Demand Based on Average County Square Feet Per Capita	Percent of Downtown Mixed-Use Acreage*	Average FAR*	Square Footage Supply In Downtown Mixed-Use*	Surplus Square Footage Available in Downtown Mixed-Use to Serve Deficit in Surrounding Area
Commercial*	120.9	1,816,479	40%	1.0	7,232,702	5,427,826
Industrial	39.4	591,853	15%	1.0	2,712,263	2,124,191
Civic*	49.1	737,319	16%	1.0	2,893,081	2,160,471

\*Notes:

Civic includes education.

Commercial includes office, hotels, and medical facilities.

The maximum FAR in Downtown Mixed-Use is 3.0. These calculation assumes an average FAR of 1.0 and the mid-point of allowable acreage percentages and after netting out 30% for road and canal right of way and other non-developable areas. The square footage supply in downtown mixed use is based upon a set of assumptions regarding demand for nonresidential and potential development of nonresidential. However, as indicated in the text, the amounts of nonresidential development provided in this scenario is contingent upon the operation of the plan as a whole, including the provision of adequate infrastructure and transportation to serve such uses.

Data Sources: 2015 Palm Beach County Exlu GIS, 2015 Palm Beach County Population Allocation Model, City of Westlake Comprehensive Plan, Palm Beach County Comprehensive Plan.





**Table 2.6: Demand for Commercial in 5-Mile Area Surrounding the City for 2038 (Excluding the City)**

Land Use	Average County Sq. Ft. per Capita	Sq. Ft. Demand Based on Avg. County Sq. ft. per Capita	Existing and Potential Future Sq. Ft. w/in 5-mi Perimeter	Deficit w/in 5-mi Perimeter	City Downtown Mixed-Use Sq. Ft. Available in Downtown Mixed-Use to serve Deficit in Surrounding Area	% of Commercial Demand Deficit of Surrounding 5-mile Area Served by the City
Commercial	120.9	16,180,195	6,687,881	9,492,315	5,416,224	57%
Project Population for Area is:		133,879				

*Data Sources: 2015 Palm Beach County Exlu GIS, 2015 Palm Beach County Population Allocation Model, Palm Beach County Comprehensive Plan and Loxahatchee and Royal Palm Beach Comprehensive Plans.*

## JOB CREATION, CAPITAL INVESTMENT, AND ECONOMIC DEVELOPMENT

By providing for significant development of commercial, civic, educational, and light industrial uses, the Future Land Use Element of the Plan provides opportunities for job creation, capital investment, and economic development. The non-residential development envisioned and encouraged by the Plan will serve to remediate the existing urban sprawl pattern and the current scarcity of non-residential uses throughout the central communities of Palm Beach County.

## EXISTING AND FUTURE LAND USE CONDITIONS

### Existing Land Use

The majority of the lands located within the City are agricultural fields (improved pasture, row crops, active citrus groves, tree nurseries and fallow or vacant crop land), which include an extensive system of agricultural irrigation ditches and surface water conveyances. Existing development within the City includes a shopping center, elementary school, middle school, high school, agricultural packing plant, and some small commercial and civic uses near the packing plant. Table 2.7 provides acreage estimates for the existing land uses. FLU Map 2.2 shows the existing uses.

**Table 2.7 Existing Land Uses**

Existing Land Use	Acreage	% of Total Area
Agricultural	3,974	95.9%
Residential in Development*	109	2.6%
Commercial in Development*	75	1.8%
Recreation in Development*	18	0.4%



## City of Westlake Comprehensive Plan

Civic	7	0.2%
Commercial	13	0.3%
Educational	124	3.0%
Industrial	23	0.6%
Utility	1	0.0%
Total	4,142	100.0%

\*Note: The areas noted as “in Development” are included in the Agricultural Land Use total and thus not included in the Total calculation.

### Future Land Use

The Future Land Use Element identifies land use designations and allowed development density and intensity coordinated with the topography and soil characteristics; the location of natural, cultural and historic resources; and the availability of public facilities and services within the City. The Future Land Use Element includes a Future Land Use Map (FLU Map 2.1) depicting the location of uses within the City’s jurisdictional limits.

### Future Land Use Categories

The future land use categories in the Future Land Use Element define the amount, type, density and intensity of future development that is allowed in a given location within the City. Each of the Plan land use categories shall be implemented by corresponding zoning districts in the Land Development Regulations. The Land Development Regulations will implement the Plan through more specific regulations governing allowed and conditional uses, site development standards, and performance criteria.

Each of the residential land use categories includes a range of allowable density. The maximum density defines the maximum number of dwelling units per gross acre that can occur within the specific land use category.

Building intensity for nonresidential land uses are measured by floor area ratio (FAR). FAR is the ratio of total net floor area of a building to the total lot area. Where a mix of uses is required, as within the Downtown Mixed-Use, density and intensity shall be calculated using a combination of FAR and density. Residential density calculations will be based on the gross acreage and the non-residential portions will be based on FAR.

The future land use categories within the City are listed in Table 2.4 above.

### Solar Energy Overlay

The Plan includes a Solar Energy Overlay in the southwestern area of the City to allow the development of Primary Solar Facilities. The City may, if feasible, establish incentives to encourage the development of Primary Solar Facilities to promote a sustainable community.



### Redevelopment

At the time of that this Plan was prepared, the majority of the lands are either vacant and/or in agricultural use. The existing developed areas may require evaluation for their potential redevelopment in the future.

## Land Cover, Natural Resources and Cultural and Historic Resources

The lands located within the City limits have a long and consistent history of agricultural use, which has resulted in the elimination of all native and natural habitat features. There are no environmentally sensitive lands identified within the City. FLU Map 2.2 depicts existing land uses within the City. Minerals and soils within the City are depicted on FLU Map 2.3. Floodplain designations within the City are depicted on FLU Map 2.4. FLU Map 2.5 shows that there are no existing or planned public potable wellfields, cones of influence, or wellhead protection areas within the City. Similarly, FLU Map 2.6 shows that there are currently no wetlands within the City. Additional analyses regarding land cover and natural resources within the City are found in the Conservation Element data and analyses.

There are no known cultural or historic resources located within the boundaries of the City as determined by the Division of Historical Resources in its letter dated June 25, 2015, from the State Historic Preservation Officer. Should cultural or historic resources be identified in the future, appropriate policies will be applied.

## Facilities Analysis

### Traffic Circulation

The current traffic circulation network within the City is illustrated in T.E. Map 3.1. A full analysis of the existing traffic circulation system is provided in the Transportation Element data and analysis. Existing land uses are adequately served by the existing traffic circulation system, and all roads are functioning within the adopted level of service standards. Therefore, there are no traffic circulation system road improvements required to meet existing land use needs.

The future traffic circulation network will provide adequate capacity on roads located within the City. Seminole Pratt Whitney Road is maintained by Palm Beach County and currently functions as a minor arterial road. Minor arterial roads provide service for trips of moderate length, serve geographic areas that are smaller than their higher arterial counterparts (interstates, freeways, and principal arterials), and offer connectivity to the higher arterial system. In an urban context, they interconnect and augment the higher arterial system, provide intra-community continuity and carry local bus routes. Through both the 2023 and 2038 planning periods, Seminole Pratt Whitney Road will continue to serve as an minor arterial at its adopted level of service.

A system of major collector roads, including Persimmon Boulevard and Town Center Parkway, will connect to Seminole Pratt Whitney Road, and will provide access into and through the City. Roads functionally classified as major collector roads are intended to distribute and channel trips between local roads and arterials, usually over a distance of greater than three-quarters of a mile. These major collector roads will



be connected to future land uses by a network of minor collector and local roads, which network will be determined as the City develops. Any road that is not an arterial or collector road is by definition a local road. Except for Seminole Pratt Whitney Road and the future extension of 60th Street North, the City has jurisdiction over all roads located within the City boundaries. Through both the 2023 and 2038 planning periods, the City's collector and local roads will operated at their adopted levels of service.

A detailed analysis of future road conditions, needs, and plans for future transportation facilities is provided in the data and analysis for the Transportation and Capital Improvement Elements.

### **Hurricane Evacuation Routes**

There are no designated hurricane evacuation routes within the City. Seminole Pratt-Whitney Road provides access from the City to the designated hurricane evacuation route at US 441.

Future designation of evacuation routes within the City is not anticipated. However, it is essential to monitor routes connecting the City to designated evacuation routes in order to ensure safe evacuation of residents if necessary. Maintaining capacity on Seminole Pratt Whitney Road at an acceptable level of service will facilitate the evacuation of City residents if necessary.

### **Mass Transit**

Mass transit service in Palm Beach County is provided by Palm Tran. There is currently no fixed-route transit service within the City.

As the City population grows, the viability of expanding transit service will increase, especially as commercial and other non-residential uses develop along Seminole Pratt Whitney Road. The City will regularly coordinate with Palm Tran, especially during updates of the Palm Tran Transit Development Plan (TDP), to ensure that transit needs of City residents are evaluated and appropriately serviced as the community develops.

### **Wastewater**

SID will be the retail provider of wastewater service to the City pursuant to the Interlocal Agreement between the City of Westlake and the Seminole Improvement District Regarding the Provision of Certain Services, Infrastructure, and Public Facilities in the City of Westlake and for Assurance of Non-Duplication of Services dated March 2018 ("SID-Westlake Interlocal"). Adequate wastewater capacity exists to serve the projected population through the 2023 and 2038 planning periods. SID will plan and construct wastewater lines and liftstations to connect new development with the county's wastewater treatment plan. A detailed analysis and projections for wastewater are provided in the data and analyses for the Infrastructure and Capital Improvement Elements.

### **Solid Waste**

The Solid Waste Authority of Palm Beach County (SWA) is the agency responsible for managing the solid waste disposal and recycling programs within Palm Beach County, including the City. The SWA integrated solid waste management system includes 334 acre landfill, a 2,000 ton per day waste energy facility, a recovered materials processing facility, a biosolid pelletization facility, a vegetative waste processing



operation, household hazardous collection facilities and six transfer facilities. The SWA's 2017 Landfill Depletion Model projects sufficient landfill capacity through the 2038 planning period with the current lifespan of the facility projected to extend from 2038 to 2051 depending upon various demand and operational assumptions. This projection is based upon countywide growth projections. Based on the average solid waste generation rate for the county as a whole, the City is establishing a solid waste level of service standard of 7.02 pounds per capita per day, which can be maintained through both the 2023 and 2038 planning periods. Further details and analysis of the solid waste service is provided in the Infrastructure Element data and analysis.

### Drainage

SID provides and maintains drainage facilities for the City pursuant to the SID-Westlake Interlocal. SID's adopted work plan provides for the drainage system to be developed in phases as development occurs within the City. SID's specific plans for facilities construction, maintenance, and expansion are contained in its Water Control Plan dated October 13, 2015 and its Water, Wastewater and Reuse Utilities Master Plan dated April 29, 2015. As currently planned, the drainage system will consist of an extensive system of lakes to be constructed in phases to accept runoff from common areas, collector roads, residential and non-residential development areas. FLU Map 2.4 shows the Federal Emergency Management Agency flood designations within the City. The master water management system will continue to discharge into the M-2 Canal. Drainage for the City can be maintained through the 2023 and 2038 planning periods. The City is located within the SFWMD C-51 Basin and is subject to the SFWMD C-51 Basin Rules (found in Part III, Ch. 40E-41, Rules 40E-41.220 through 40E-41.265, Florida Administrative Code) in addition to other stormwater regulations. The data and analyses for the Infrastructure and Capital Improvement Elements provide further details on stormwater facilities including the established level of service standards.

### Potable Water

SID will be the retail provider of potable water within the City pursuant to the SID-Westlake Interlocal. This ensures adequate potable water is available to serve the projected population through the 2023 and 2038 planning periods. Detailed analysis and projections related to potable water facilities and services is provided in the data and analysis for the Infrastructure and Capital Improvement Elements.

### Reuse Water

SID will be the retail provider of reuse water within the City pursuant to the SID-Westlake Interlocal. A separate interlocal agreement between SID and Palm Beach County for the purchase of bulk reuse water, dated April 20, 2010, gives SID a "prior reserve capacity" of reuse water to be provided by the county. SID will not produce its own reuse water, but will receive reuse water pursuant to this agreement with the county. At this time, a re-pump and storage facility and some transmission pipes are connected and in operation. Further expansion of the distribution system within the City will occur as the City develops. Additional analysis on reuse water supply and demand projections is provided in the data and analyses for the Infrastructure and Capital Improvement Elements.





### Parks and Recreation

There are no existing parks within the City. A community park is planned within the City to serve future residents. The park is indicated on the Future Land Use Map (FLU Map 2.1) on the west side of Seminole Pratt Whitney Road, immediately south of the Seminole Ridge Community High School and is comprised of approximately 50 acres.

As development of the City occurs, a range of parks including tot-lots, neighborhood parks, and community parks, will be distributed within or near neighborhoods. Shared use paths, sidewalks, and bicycle lanes will be provided throughout the City.

The City is currently serviced by the following Palm Beach County regional and district parks and beaches: Okeethee North Park (regional), Phil Foster Park (beach) and Seminole Palms Park (district).

Additional analysis of parks and open space facilities serving the City is included in the Recreation and Open Space Element data and analysis.

### Public Schools

Three public schools exist within the City boundaries: Golden Grove Elementary School, Western Pines Middle School, and Seminole Ridge High School. The City lies within the district boundaries of Golden Grove Elementary and Seminole Ridge High. In 2017, the School District adopted a new district for Western Pines Middle School, which excludes students from the City. Therefore, students within the City will be served by Osceola Creek Middle School, which is located to the northwest of the City. There is sufficient capacity at schools within and adjacent to the City to serve the City's student population through the 2023 planning period. The City will coordinate with the School District to ensure capacity exists to serve the City's population through the 2038 planning period.

# CITY OF WESTLAKE



TECHNICAL  
DOCUMENT

Data & Analysis

# TRANSPORTATION

2018



## CHAPTER 3. TRANSPORTATION ELEMENT DATA AND ANALYSIS

### INTRODUCTION

The purpose of the Transportation Element is to plan for a safe, convenient multi-modal transportation system that is coordinated with the Future Land Use Map (FLU Map 2.1) and Map Series and designed to support all elements of the Plan for the short and long term planning periods. This element addresses the transportation facilities which are to be provided within the City. These include:

- Roads
- Shared Use Paths, Bicycle Lanes, and Sidewalks
- Mass Transit

Each of these facility types are analyzed below separately. The City of Westlake Comprehensive Plan – Transportation Element Data and Analysis document prepared by Pinder Troutman Consulting, Inc. dated September 18, 2017, revised February 26, 2018, attached as Appendix A, is expressly incorporated by reference as if fully set forth herein.

Consistent with Florida Statutes Section 163.3177(6)(b), which requires that the transportation element of the Plan be consistent with the plans and programs of the Palm Beach TPA and FDOT, the City utilized the TPA's 2040 model to analyze the impacts to roads from anticipated development over the long term planning period.

As used in the "Lanes" columns of the tables below, the following terms have the following meanings:

- 2LU means 2 lane undivided.
- 2LD means 2 lane divided.
- 4LU means 4 lane undivided.
- 4LD means 4 lane divided.
- 6LD means 6 lane divided.

### Background Information

As part of the review of any development within the City, impacts to the regional road network will be reviewed by Palm Beach County pursuant to its Traffic Performance Standards Ordinance, Article 12 of the Palm Beach County Unified Land Development Code (TPS). As with other municipalities within the County, as part of the City's review process, applicants will be required to demonstrate compliance with the Palm Beach County Traffic Performance Standards Ordinance. If required by TPS, development applications will be submitted to Palm Beach County for review of their impacts to the regional road network. Any level of service deficiencies identified would need to be mitigated



through means such as construction of improvements or execution of a proportionate share agreement with the County.

The majority of property within the City is subject to a set of development orders issued to Minto PBLH, LLC, by Palm Beach County prior to the City's incorporation. The development orders permit Minto to construct 4,546 residential units, a college, hotel and 2.2 million square feet of other nonresidential uses. By operation of law, after the City's incorporation, the development orders remain in effect, except that they are now administered by the City. In conjunction with its receipt of that development order, Minto PBLH, LLC (Minto), was required to demonstrate compliance with the County's TPS. As part of this process, Minto was required to enter into a proportionate share agreement with Palm Beach County, committing it to pay approximately fifty (50) million dollars towards road improvements throughout the region. Seminole Pratt Whitney Road is already being expanded within the City pursuant to that proportionate share agreement. Minto's obligations under the proportionate share agreement remain notwithstanding the City's incorporation because Palm Beach County retains jurisdiction over impacts to the regional thoroughfare system, which includes state roads and roads identified as part of Florida's Strategic Intermodal System (SIS). Any increase in the density and intensity of Minto's development orders that generates additional peak hour directional traffic impacts above the approved development would be subject to review by Palm Beach County for approval pursuant to TPS.

## TRAFFIC CIRCULATION NETWORK

### Connectivity

Connectivity is promoted or discouraged by the design of the transportation network and the arrangement of development. Thus, connectivity relates not just to single trips, but to the totality of all trips within an area.

A 'connectivity index' can be used to measure the degree of connectivity. The street connectivity index is the ratio of the number of street links to the number of intersections. Road ends such as cul-de-sacs and corners may also be added to the number of intersections. The number of links (which may match up with smaller development blocks) compared to the number of intersections provides for greater connectivity. Finally, access to bicycle lanes, sidewalks, and shared use paths further enhance connectivity.

### Existing Traffic Circulation

The current traffic circulation network is illustrated in TE Map 3.1. The existing functional classification of the road network is also illustrated in TE Map 3.1, as is the existing road network jurisdiction. Palm Beach County has jurisdiction over county roads, including Seminole Pratt Whitney Road, which bisects the City. The existing level of service on Seminole Pratt Whitney Road was determined using the FDOT generalized level of service tables for peak hour and peak direction. The existing road levels of service are illustrated in TE Map 3.2. The precise level of service for roads indicated to be "Level D or Better" is not available because the roads have not been in service long



enough for them to be properly analyzed under normal traffic conditions. The existing road characteristics are summarized in Table 3.1 below.



**Table 3.1: Existing (2016) Peak Hour Peak Direction LOS**

Road Name	From	To	Lanes	Adopted LOS**	Road Classification	Peak Hour Peak Direction Capacity*	2016 Peak Hour Peak Direction Volume*	Current LOS
Seminole Pratt Whitney Road	N. of Sycamore Drive West	Seminole Ridge Community High School north entrance	4LD	D	Minor Arterial	2,000	999	C
Seminole Pratt Whitney Road	Seminole Ridge Community High School north entrance	S. of 60 <sup>th</sup> Street North	4LD	D	Minor Arterial	2,000	999	C

*\*Source: FDOT Generalized Service Volume Tables (12/18/12) and FDOT Transportation Statistics Office*

*\*\* A description of the various level of service standards, including "D," can be found in FDOT's Highway Capacity Manual, December 2010.*

As shown in Table 3.1, existing land uses are adequately served by the existing traffic circulation system, and all roads are operating within the adopted level of service standards. Therefore, there are no existing transportation deficiencies.

## Future Traffic Circulation

Through the 2023 and 2038 planning periods, it is estimated that the permanent population will grow to 3,619 and 15,030 people, respectively. Residential uses will be located throughout the City, with single-family detached housing located further east and west of Seminole Pratt Whitney Road, and higher density housing located closer to and within the Downtown Mixed-Use area planned along Seminole Pratt Whitney Road.

It is also anticipated that, in addition to existing non-residential uses, there will be additional non-residential uses constructed during the 2023 and 2038 planning periods, including commercial, industrial, recreational, and civic uses. Non-residential uses will be located primarily within the Downtown Mixed-Use Future Land Use Category located along either side of Seminole Pratt Whitney Road.



The future traffic circulation network will provide adequate capacity on roads located within the City to meet the projected population and residential and nonresidential development for the long and short term planning periods. Seminole Pratt Whitney Road is a county maintained road that currently functions as a minor arterial road. Minor arterial roads provide service for trips of moderate length, serve geographic areas that are smaller than their higher arterial counterparts (interstates, freeways, and principal arterials), and offer connectivity to the higher arterial system. In an urban context, they interconnect and augment the higher arterial system, provide intra-community continuity and carry local bus routes. Through the long and short term planning periods, Seminole Pratt Whitney Road will continue to serve as a minor arterial.

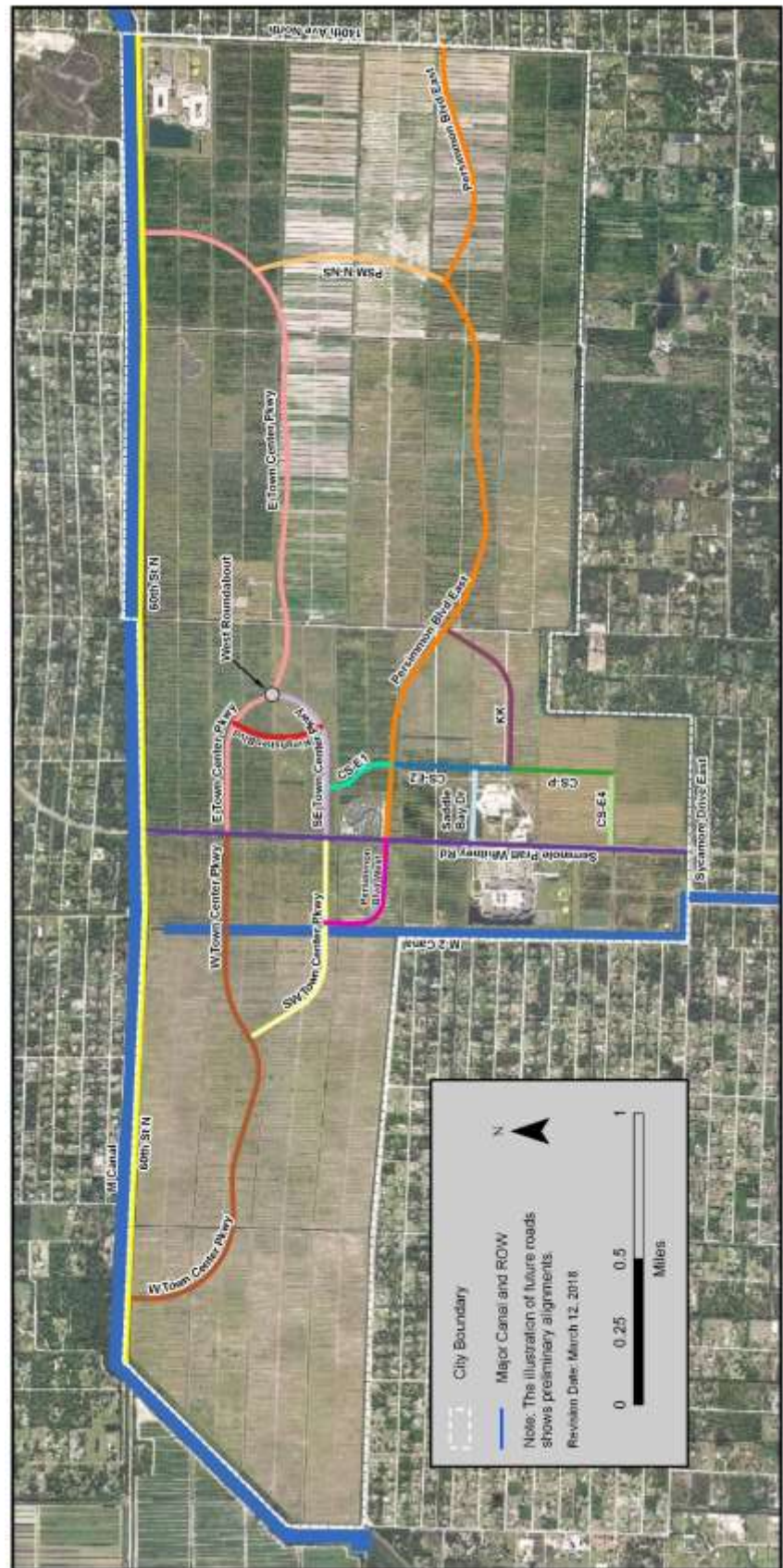
A system of major collector roads, including Persimmon Boulevard and Town Center Parkway, will connect to Seminole Pratt Whitney Road and will provide access into and through the City. Roads functionally classified as major collector roads are intended to distribute and channel trips between local roads and arterials, usually over a distance of greater than three-quarters of a mile.

These major collector roads will be connected to future land uses by a network of minor collector and local roads, which network will be determined as the City develops. Any road that is not an arterial or collector road is by definition a local road. Except for Seminole Pratt Whitney Road and the future extension of 60th Street North, the City has jurisdiction over all roads located within the City boundaries.

TE Map 3.4 illustrates the 2038 Future Traffic Circulation network, which will accommodate traffic circulation through the 2038 planning period. TE Map 3.5 depicts the 2038 Future Functional Classification of the City's roads. Anticipated future right-of-way for the Future Traffic Circulation Network is also illustrated on TE Map 3.5. Table 3.2, below, summarizes the road characteristics and road levels of service for the future functionally classified road system. Figure 3.1 below illustrates the location of each road segment identified in Table 3.2 and Table 3.3.



Figure 3.1: Road Segment Identification





**Table 3.2: Year 2038 Peak Hour Peak Direction LOS**

Road Name	From	To	Lanes	Adopted LOS	Road Classification	Peak Hour Peak Direction Capacity*	2038 Peak Hour Peak Direction Volume	2038 LOS
Seminole Pratt Whitney Road	N. of Sycamore Drive West	Persimmon Boulevard	6LD	D	Minor Arterial	3,020	2,393	C
Seminole Pratt Whitney Road	Persimmon Boulevard	S. of 60 <sup>th</sup> Street North	6LD	D	Minor Arterial	3,020	2,060	C
East Town Center Parkway	Seminole Pratt Whitney Road	West Roundabout	2LU	D	Major Collector	675	570	D
East Town Center Parkway	West Roundabout	PSM-N-N2	4LD	D	Major Collector	1,800	864	C
East Town Center Parkway	PSM-N-N2	60 <sup>th</sup> Street N	4LD	D	Major Collector	1,800	580	C
Southeast Town Center Parkway	Seminole Pratt Whitney Road	West Roundabout	2LU	D	Major Collector	675	448	D
Southwest Town Center Parkway	West Town Center Parkway	Seminole Pratt Whitney Road	2LU	D	Major Collector	675	223	C
West Town Center Parkway	Western Terminus	Southwest Town Center Parkway	2LU	D	Major Collector	675	95	C
West Town Center Parkway	Southwest Town Center Parkway	Seminole Pratt Whitney Road	2LU	D	Major Collector	675	340	D
Persimmon Boulevard East	Seminole Pratt Whitney Road	PSM-N-N2	4LD	D	Major Collector	1,800	1,014	C
Persimmon Boulevard East	PSM-N-N2	140 <sup>th</sup> Avenue	4LD	D	Major Collector	1,800	683	C
PSM-N-N2	Persimmon Boulevard East	East Town Center Parkway	2LD	D	Minor Collector	709	423	D
Persimmon Boulevard West	Southwest Town Center Parkway	Seminole Pratt	2LU	D	Minor Collector	675	203	C



## City of Westlake Comprehensive Plan

Road Name	From	To	Lanes	Adopted LOS	Road Classification	Peak Hour Peak Direction Capacity*	2038 Peak Hour Peak Direction Volume	2038 LOS
		Whitney Road						
KK	CSP	Persimmon Blvd East	2LU	D	Minor Collector	675	341	D
CS-E4	Seminole Pratt Whitney Road	CSP	2LU	D	Minor Collector	675	329	C
CSP	CS-E4	KK	2LU	D	Minor Collector	675	425	D
CSP	KK	Saddle Bay Drive	2LU	D	Minor Collector	675	199	C
CS-E2	Saddle Bay Drive	Persimmon Blvd East	2LU	D	Minor Collector	675	199	C
CS-E1	Persimmon Blvd East	Southeast Town Center Parkway	2LU	D	Minor Collector	675	417	D
Kingfisher Blvd (CS-E5)	Southeast Town Center Parkway	East Town Center Parkway	2LU	D	Minor Collector	675	71	C
Saddle Bay Drive	Seminole Pratt Whitney Road	CSP	2LU	D	Minor Collector	675	149	C
60th Street North	Western Terminus	West Town Center Parkway	4LD	D	Major Collector	1,800	1133	C
60th Street North	West Town Center Parkway	Seminole Pratt Whitney Road	4LD	D	Major Collector	1800	843	C
60 <sup>th</sup> Street North	Seminole Pratt Whitney Road	East Town Center Parkway	2LU	D	Minor Collector	675	106	C
60 <sup>th</sup> Street North	East Town Center Parkway	140 <sup>th</sup> Avenue	4LD	D	Major Collector	1,800	686	C

\*Source: FDOT Generalized Service Volume Tables (12/18/12)





The City's future traffic circulation network will be developed in coordination with the plans of the Florida Department of Transportation (FDOT), Palm Beach County, and the Palm Beach Transportation Planning Agency (TPA). The Palm Beach TPA was formerly known as the Palm Beach Metropolitan Planning Organization (MPO).

Within the short term planning period (through 2023), it is anticipated that there will be some residential development in areas east of Seminole Pratt Whitney Road. A portion of the future road network will be required to support this development. TE Map 3.6 illustrates the required future traffic circulation network through the short term planning period. TE Map 3.8 depicts the 2023 Future Functional Classification and anticipated right-of-way for the 2023 Future traffic circulation network. The road characteristics and level of service for Year 2023 are summarized below in Table 3.3.

**Table 3.3: Year 2023 Peak Hour Peak Direction LOS**

Road Name	From	To	Lanes	Adopted LOS	Road Classification	Peak Hour Peak Direction Capacity*	2023 Peak Hour Peak Direction Volume	2023 LOS
Seminole Pratt Whitney Road	N. of Sycamore Drive West	Persimmon Blvd	4LD	D	Minor Arterial	2,000	1,735	C
Seminole Pratt Whitney Road	Persimmon Blvd	East Town Center Parkway	4LD	D	Minor Arterial	2,000	1,673	C
Seminole Pratt Whitney Road	East Town Center Parkway	60 <sup>th</sup> Street	4LD	D	Minor Arterial	2,000	1,737	C
East Town Center Parkway	Seminole Pratt Whitney Road	West Round-about	2LU	D	Major Collector	675	424	D
East Town Center Parkway	West Round-about	Eastern Terminus	2LU	D	Major Collector	792	183	C
Persimmon Boulevard East	Seminole Pratt	Eastern Terminus	4LD	D	Major Collector	1,800	96	C



Road Name	From	To	Lanes	Adopted LOS	Road Classification	Peak Hour Peak Direction Capacity*	2023 Peak Hour Peak Direction Volume	2023 LOS
	Whitney Road							
Southeast Town Center Parkway	Seminole Pratt Whitney Road	West Round-about	2LU	D	Major Collector	675	241	C
Persimmon Boulevard West	Western Terminus	Seminole Pratt Whitney Road	2LU	D	Minor Collector	675	29	C
Saddle Bay Drive	Seminole Pratt Whitney Road	CSP	2LU	D	Minor Collector	675	39	C
CS-E4	Seminole Pratt Whitney Road	CSP	2LU	D	Minor Collector	675	135	C

\*Source: FDOT Generalize Service Volume Tables (12/18/12)

Note: The projected development for the short term planning period did not have a significant impact on all links. The links that were not significantly impacted have been excluded from this table. See Exhibits 3B and 3C of Appendix A.

While the traffic circulation network is expected to meet adopted level of service standards in both the 2023 and 2038 planning periods given the planned future development of the City, changes to planned developments could occur over time that, if not monitored, result in transportation deficiencies. For this reason, the City will implement a Mobility System to review proposed development projects with respect to transportation standards. The Mobility System will be implemented through the Land Development Regulations that will specify development review procedures and transportation mitigation options, including proportionate share agreements for new development and will integrate review by of impacts to regional roads by Palm Beach County pursuant to TPS. The Mobility System will also provide for regular and periodic monitoring of transportation facilities by the City to ensure that adopted transportation standards are maintained.

Finally, to provide for flexibility in development and to respond to long-term changes in the needs of the City's residents, the Land Development Regulations may provide for a land use equivalency process, through which exchanges of different land uses, consistent with the Future Land Use Map (FLU Map 2.1), may be accomplished so long as the proposed development does not result in additional transportation impacts.



## EVACUATION ROUTES

There are no existing designated evacuation routes within the City. However, Seminole Pratt Whitney Road provides access to the designated evacuation route at US 441.

Future designation of evacuation routes within the City is not anticipated. However, it is essential to ensure the safe evacuation of residents within the City, if required, by monitoring routes connecting the City to designated evacuation routes. Maintaining capacity on Seminole Pratt Whitney Road at an acceptable level of service will facilitate the evacuation of City residents if necessary.

## MASS TRANSIT

Mass transit service in Palm Beach County is provided by Palm Tran. There is currently no fixed-route service within the City.

Americans with Disabilities Act (ADA) paratransit services are provided through Palm Tran Connection. This service is provided within 3/4 miles of a Palm Tran fixed-route bus service. Since no part of the City is currently within 3/4 mile of a Palm Tran fixed-route, Palm Tran Connection ADA paratransit services are not currently available within the City.

Transportation Disadvantaged services in Palm Beach County are also provided by Palm Tran Connection. Service is available to anywhere within Palm Beach County, including the City, for qualifying individuals.

As the City population grows, the viability of expanding transit service will increase, especially as commercial and other non-residential uses develop along Seminole Pratt Whitney Road. The City will regularly coordinate with Palm Tran, especially during updates of the Palm Tran Transit Development Plan (TDP), to ensure that transit needs of City residents are evaluated and appropriately serviced as the community grows.

## AVIATION

No airports, aviation facilities or other aviation-related developments currently exist or are proposed within the City. The closest airstrip is approximately 6.03 miles to the south in a fly-in fly-out residential neighborhood called the Wellington Aero Club. Palm Beach International Airport is approximately 11.3 miles southeast of the City and North Palm Beach County Airport is approximately 6.27 miles to the Northeast. The William P. Gwinn Airport, a private airport, is approximately 9.9 miles north of the City. A site plan has been approved for an additional airstrip approximately 8 miles from the City on Flying Cow Ranch Road. These measurements are based on the City border closest to the respective airports. Therefore, no airports are within or immediately adjacent to the City, and there are no issues concerning land use compatibility with airports.



## PORTS

The City does not contain and is not adjacent to any coastal areas or natural water bodies. The Port of Palm Beach is approximately 13.13 miles to the east of the City.

## SHARED USE PATH, BICYCLE LANES, AND SIDEWALKS

A shared use path has been constructed along both sides of Seminole Pratt Whitney Road and Town Center Parkway East. The shared use path runs almost the entire length of Seminole Pratt Whitney Road, and in the areas where there is not a shared use path, there is a sidewalk. There are also existing bicycle lanes along Seminole Pratt Whitney Road and Town Center Parkway East. Existing bicycle lanes, sidewalks, and shared use paths are depicted on TE Map 3.3.

The City envisions a multi-modal transportation system that appropriately utilizes a combination of roads, mass transit facilities, shared use paths, bicycle lanes, and sidewalks, and other elements of complete streets to serve its residents and visitors to the City. As part of the City's overall vision, non-motorized transportation will continue to be accommodated and encouraged to reduce the need for motorized transportation within the City, especially between residential and non-residential uses. The shared use paths, bicycle lanes, and sidewalks planned through the 2023 planning period are depicted on TE Map 3.9. TE Map 3.7 illustrates the future shared use paths, sidewalks, and bicycle lanes along collector and arterial roads through the 2038 planning period.

As part of the recreational amenities with the City, shared use paths may be established in non-developed or other open space areas. The City will take steps to ensure that where shared use paths, sidewalks, or bicycle lanes are co-located with other transportation facilities, appropriate design measures are taken to facilitate the safety of all travelers. This will also apply where shared use paths, sidewalks, or bicycle lanes cross other transportation facilities.

**CITY OF WESTLAKE  
COMPREHENSIVE PLAN - TRANSPORTATION ELEMENT  
DATA AND ANALYSIS**

**Prepared by**

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**#PTC15-074  
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**CITY OF WESTLAKE**  
**COMPREHENSIVE PLAN – TRANSPORTATION ELEMENT**  
**DATA AND ANALYSIS**

**INTRODUCTION**

The purpose of this analysis is to develop the transportation network for the City of Westlake that meets the adopted level of service standards. This analysis includes an examination of traffic conditions in five years (Year 2023) and long range (Year 2038) timeframes. The City boundaries are located on the east and west sides of Seminole Pratt-Whitney Road, south of 60<sup>th</sup> Street and north of Sycamore Drive as shown on Exhibit 1.

**LAND USE DATA**

The Minto West project that is included within the boundaries of the City of Westlake received approvals for residential and non-residential uses. The non-residential uses included in the Year 2038 analysis are based on the current approvals and the residential uses are based on population projections. For this analysis, the following land use scenarios were examined:

<u>Land Use</u>	<u>Year 2023</u>	<u>Year 2038</u>
Single Family Residential Units	1,213 DUs	4,977 DUs
Multi-family Residential Units	362 DUs	1,523 DUs
Professional Office	146,250 SF	450,000 SF
Research & Development	195,000 SF	600,000 SF
Retail	146,250 SF	500,000 SF
Light Industrial	162,500 SF	450,000 SF
Government Office		50,000 SF
Hotel	150 Rooms	150 Rooms
Community College		3000 Students
Elementary School		970 Students
Civic Uses	Varies *	Varies *

\* Includes parks, community center, day care, fire station and sheriff's substation.



## **LEVEL OF SERVICE (LOS) STANDARD**

The LOS Standard for the roadways within the City of Westlake is proposed to be LOS D for all roadways. The LOS D service volumes were obtained from the 2012 FDOT Quality / Level of Service Handbook. Adjustment factors for Non-State Signalized Roadways and exclusive left turn lanes were applied as appropriate.

## **FIVE YEAR ANALYSIS (YEAR 2023)**

### **Trip Generation**

Palm Beach County and the Institute of Transportation Engineers (ITE), *Trip Generation, 9<sup>th</sup> Edition*, were the sources of trip generation data utilized in this study. The first phase of development is mixed use which allows for internalization of trips. Daily trips generated by the Five Year development are shown on Exhibit 2A. Exhibits 2B and 2C provide the AM and PM peak hour trip generation data for the Five Year development. Internalization matrices are included in Appendix A.

### **Trip Distribution and Assignment**

In order to determine the impact of the proposed development's traffic on the surrounding roadway network, a directional distribution was developed based upon a review of approved projects in the area and the Five Year roadway network. Exhibit 3A provides the project traffic distribution for the City of Westlake surrounding roadway network. Exhibits 3B and 3C provide the project traffic assignment to these roadways.

### **Existing Traffic Conditions**

Existing (2016/2017) peak season daily and peak hour traffic volumes obtained from the Palm Beach County Traffic Division were reviewed. Traffic count data is provided in Appendix B.

### **Roadway Improvements**

Seminole Pratt-Whitney Road from Persimmon Boulevard to 60<sup>th</sup> Street is currently under construction to be widened to four lanes.

## **Background Growth**

Historic growth trends and committed development traffic must be analyzed in the projection of future background traffic volumes. Historic growth data was reviewed for the last 10 years as included in Appendix B. The overall trend for the last 10 years is negative with the most recent 5 years having positive growth. Historic growth data for the last 5 years is provided on Exhibit 4 for the surrounding roadway links and was used in this analysis.

Committed development data, compiled by Palm Beach County, was reviewed. Numerous projects were considered in the projection of background traffic. Committed development data is provided in Appendix C. Total traffic includes existing traffic, committed development traffic, background growth and Project traffic. The higher of the historic growth or the committed development traffic plus 1% growth was used for background growth.

## **Capacity Analysis**

Exhibits 5A and 5B show future AM and PM peak hour directional traffic conditions for the Five Year analysis, Year 2023, for the City of Westlake roadway links. All roadway links are projected to meet the adopted standards.

## **LONG RANGE ANALYSIS (YEAR 2038)**

### **Transportation Model**

Consistent with Florida Statutes Section 163.3177(6)(b), which requires that the transportation element of the Plan be consistent with plans and programs of the Palm Beach Transportation Planning Agency (TPA) and FDOT, the City utilized the TPA's 2040 model to analyze the impacts to roads from anticipated development over the long range planning period. For this Long Range analysis, the Palm Beach TPA's latest model, SERPM Version 7.062, was obtained.

This model analyzes Year 2040 conditions; therefore, it provides a conservative analysis for the Year 2038 analysis. The SERPM Version 7.062 was updated by the Palm Beach TPA to include the approved Minto West and Avenir projects. The model inputs were updated to include the City of Westlake anticipated additional population growth from 4,546 to 6,500 residential dwelling units.

In addition to incorporating the City of Westlake projected population growth, two (2) other large proposed developments in the area were added to the model. These projects include Indian Trails Grove and Central Park of Commerce. The land use inputs are provided below and are also included in Appendix D. The non-residential square footage was converted to employment data per SERPM guidelines with the results provided in Appendix D.

#### **Indian Trails Grove**

<u>TAZ</u>	<u>Residential Uses</u>	<u>Non-Residential Uses</u>
857	3,543 Single Family DUs 400 Multi-family DUs	300,000 SF Retail 20,000 SF Industrial 30,000 SF Professional Office 2000 Student High School

#### **Central Park of Commerce**

<u>TAZ</u>	<u>Residential Uses</u>	<u>Non-Residential Uses</u>
863		120,000 SF Industrial 680,000 SF Warehouse 420 Employee Data Center 20,000 SF Office

#### **Capacity Analysis**

The model run plots are provided in Appendix D. Population data is also included in the Appendix. In the model, the northern east/west roadway within Westlake represents both 60<sup>th</sup> Street and Town Center Parkway. A selected link analysis was completed to determine traffic volumes that would only utilize 60<sup>th</sup> Street. This analysis is also included in Appendix D. Adjustments to the Seminole Pratt-Whitney Road model volumes were made based upon comparison between the 2010 model and 2010 FDOT counts as provided on Exhibit D-1 in Appendix D.

The daily model volumes were then assigned to the internal roadway network on a pod by pod basis as shown on Exhibit D-2 in Appendix D. Thru volumes for Persimmon Boulevard were estimated from a selected link analysis as provided in Appendix D. These daily volumes were then converted to peak hour directional volumes based on a K factor of 0.09, which is the Standard K factor for

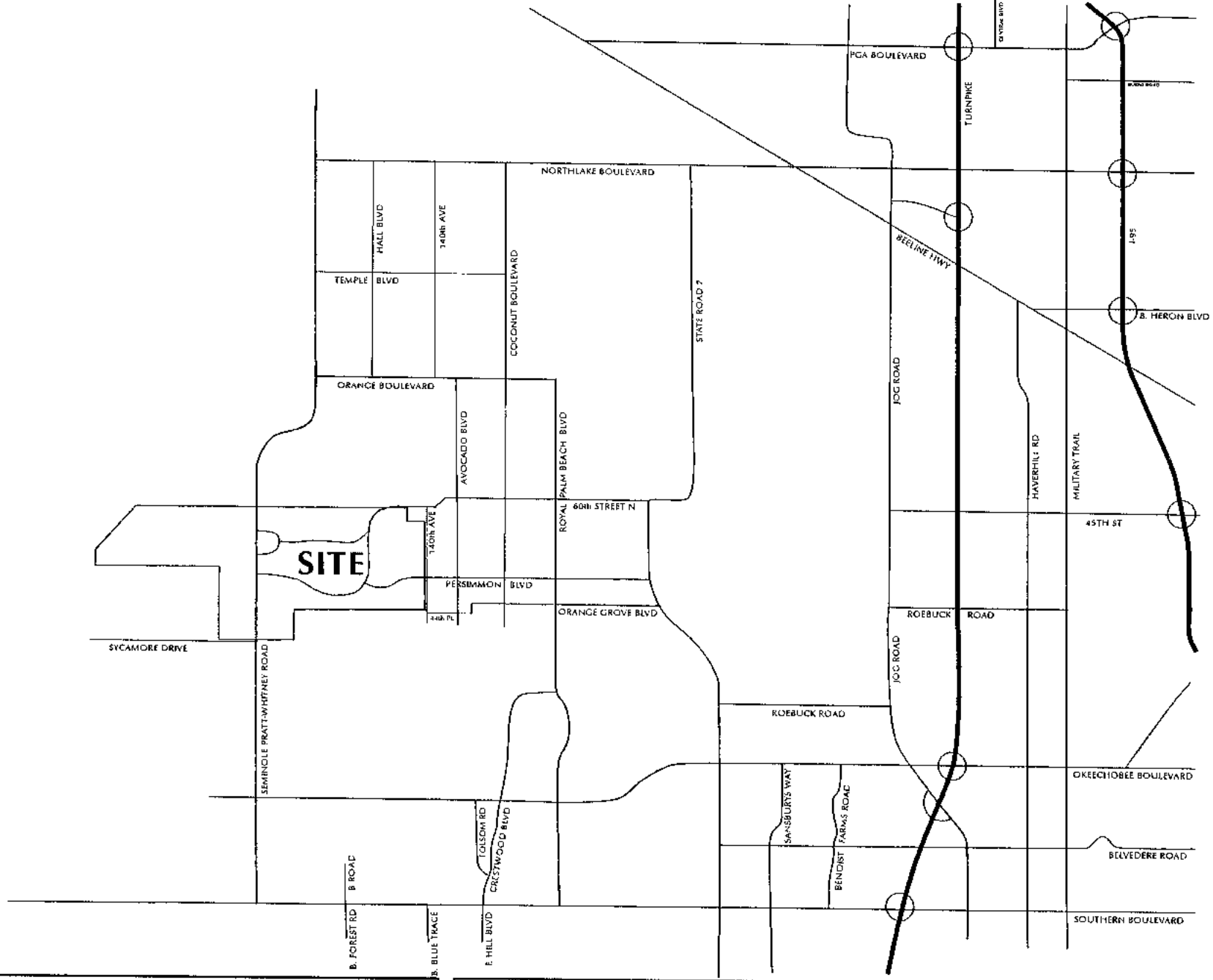
arterial roadways, and a D factor of 0.604 based on the nearest FDOT count station on Seminole Pratt-Whitney Road.

Exhibit 6 provides the Year 2038 peak hour directional traffic conditions for the City of Westlake roadway links. The roadway links are projected to meet the adopted standards.

## **CONCLUSIONS**

This analysis shows that the proposed Five Year and Long Range roadway network can accommodate the anticipated development for the City of Westlake while providing operation at the adopted levels of service.

## EXHIBITS



CITY OF WESTLAKE

EXHIBIT 1  
PROJECT LOCATION

3/1/16  
15-074





**Exhibit 2A**  
**City of Westlake**  
**Daily Trip Generation - Five Year Analysis**

**East Side**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Internal Trips (2)		External Trips	Pass-by Trips (1)		New Trips
Residential - SF	210	1,213 DUs	10 /DU	12,130	1,034	8.5%	11,096	-	0%	11,096
Residential - MF Condos.	230	362 DUs	6.65 /DU	2,407	301	12.5%	2,106	-	0%	2,106
Hotel	310	150 Rooms	8.92 /Room	1,338	462	34.5%	876	88	10%	788
General Office	710	146,250 SF	$\ln(T) = 0.77\ln(X) + 3.65$	1,788	256	14.3%	1,532	153	10%	1,379
Research & Devel.	760	195,000 SF	$\ln(T) = 0.83\ln(X) + 3.09$ (3)	1,749	250	14.3%	1,499	150	10%	1,349
Light Industrial	110	162,500 SF	6.97 /1000 SF	1,133	162	14.3%	971	97	10%	874
Retail	820	146,250 SF	$\ln(T) = 0.65\ln(X) + 5.83$	8,695	870	10.0%	7,825	2,880	36.8%	4,945
Civic Uses			(3)	338	-	0.0%	338	0	0%	338
<b>TOTALS</b>				29,578	3,335	11.3%	26,243	3,368		22,875

(1) Source: Palm Beach County ULDC Article 13, unless otherwise noted.

(2) Utilized average of individual AM and PM peak hour internalization rates. Retail reduced to 10 %. See Appendix A for internalization matrices.

(3) Source: Includes 17 acre park, fire station and sheriff's substation. See Appendix A for trip calculations.

**Exhibit 2B****City of Westlake****AM Peak Hour Trip Generation - Five Year Analysis****East Side**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips (2)		External Trips			Pass-by Trips (3)		New Trips		
				In	Out	Total			In	Out	Total			In	Out	Total
Residential - SF (F,L,P,Q)	210	1,213 DUs	0.75 /DU (25/75)	228	682	910	41	4.5%	222	647	869	-	0%	222	647	869
Residential - MF Condos.	230	362 DUs	$\ln(T) = 0.80\ln(x) + 0.26$ (17/83)	25	120	145	7	4.5%	24	114	138	-	0%	24	114	138
Hotel	310	150 Rooms	0.53 /Room (59/41)	47	33	80	24	30.0%	45	11	56	6	10%	41	9	50
General Office	710	146,250 SF	$\ln(T) = 0.80\ln(x) + 1.57$ (88/12)	228	31	259	37	14.2%	201	21	222	22	10%	181	19	200
Research & Devel.	760	195,000 SF	$\ln(T) = 0.87\ln(x) + 0.86$ (83/17)	193	39	232	33	14.2%	171	28	199	20	10%	154	25	179
Light Industrial	110	162,500 SF	0.92 /1000 SF (88/12)	132	18	150	21	14.2%	117	12	129	13	10%	105	11	116
Retail	820	146,250 SF	0.96 /1000 SF (62/38)	87	53	140	57	40.7%	50	33	83	31	36.8%	32	20	52
Civic Uses			(4)	20	3	23	-	0.0%	20	3	23	0	0%	20	3	23
<b>TOTALS</b>				960	979	1,939	220	11.3%	850	869	1,719	92		779	848	1,627

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

(2) Internalization matrices are included in Appendix A.

(3) Source: Palm Beach County U/LDC Article 13.

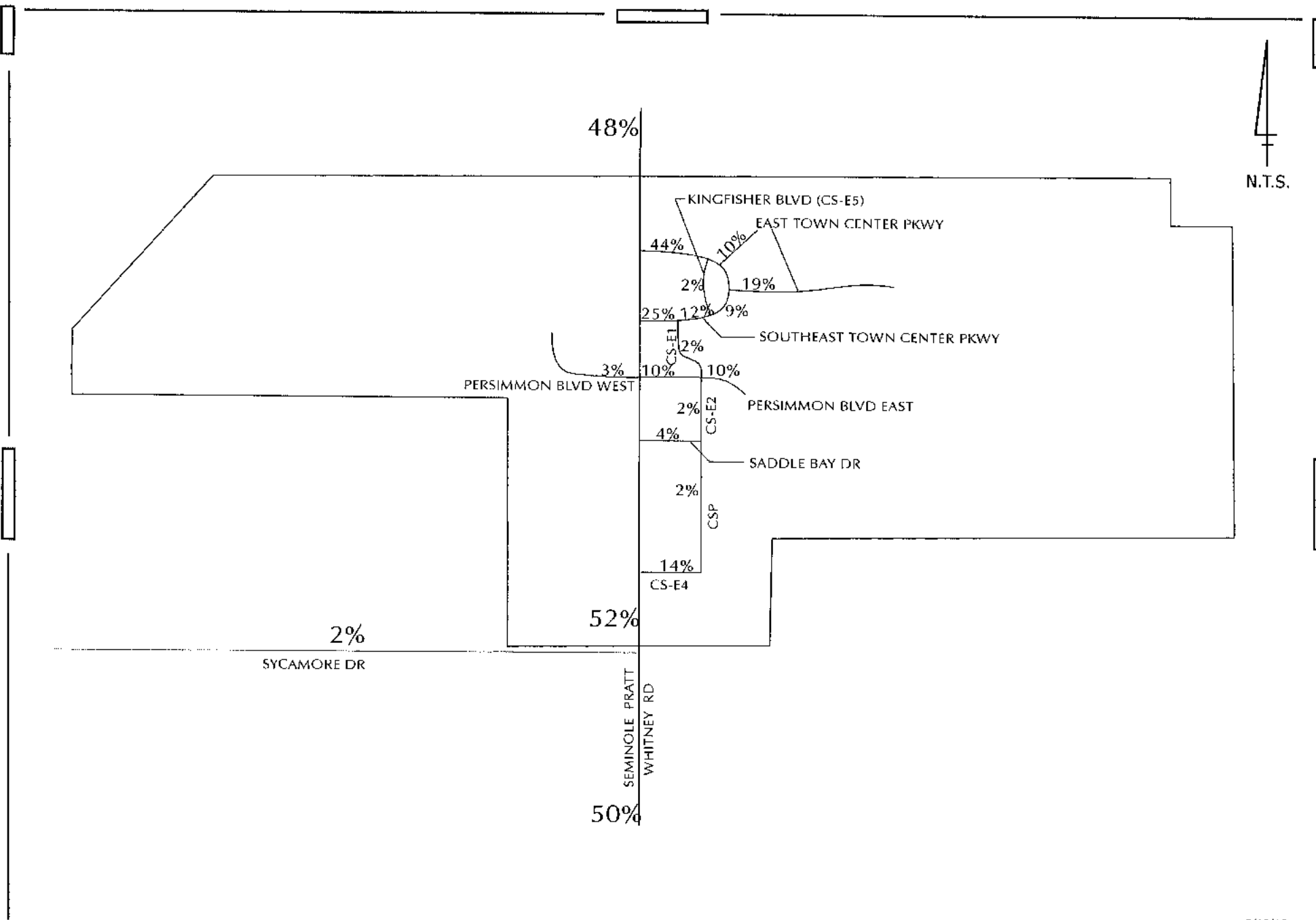
(4) Source: Includes 17 acre park, fire station and sheriff's substation. See Appendix A for trip calculations.

**Exhibit 2C**  
**City of Westlake**  
**PM Peak Hour Trip Generation - Five Year Analysis**

**East Side**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips (2)		External Trips			Pass-by Trips (3)		New Trips		
				In	Out	Total	In	Out	In	Out	Total	In	Out	In	Out	Total
Residential - SF (F,L,P,Q)	210	1,213 DUs	$\ln(T) = 0.90\ln(x)+0.51$ (63/37)	626	367	993	204	20.5%	484	305	789	-	0%	484	305	789
Residential - MF Condos.	230	362 DUs	$\ln(T) = 0.82\ln(x)+0.32$ (67/33)	116	57	173	35	20.5%	90	48	138	-	0%	90	48	138
Hotel	310	150 Room	0.6 /Room (51/49)	46	44	90	35	38.9%	24	31	55	6	10%	22	27	49
General Office	710	146,250 SF	1.49 /1000 SF (17/83)	37	181	218	31	14.4%	26	161	187	19	10%	23	145	168
Research & Devel.	760	195,000 SF	$\ln(T) = 0.83\ln(X)+1.06$ (15/85)	35	195	230	33	14.4%	25	172	197	20	10%	23	154	177
Light Industrial	110	162,500 SF	0.97 /1000 SF (12/88)	19	139	158	23	14.4%	14	121	135	14	10%	13	108	121
Retail	820	146,250 SF	$\ln(T) = 0.67\ln(X)+3.31$ (48/52)	371	402	773	249	32.2%	282	242	524	193	36.8%	178	153	331
Civic Uses			(4)	10	23	33	-	0.0%	10	23	33	-	0%	10	23	33
<b>TOTALS</b>				<b>1,260</b>	<b>1,408</b>	<b>2,668</b>	<b>610</b>	<b>22.9%</b>	<b>955</b>	<b>1,103</b>	<b>2,058</b>	<b>252</b>		<b>843</b>	<b>963</b>	<b>1,806</b>

- (1) Source: Institute of Transportation Engineers, Trip Generation, 9th Edition, unless otherwise noted.  
(2) Internalization matrices are included in Appendix B.  
(3) Source: Palm Beach County ULDC Article 13.  
(4) Source: Includes 17 acre park, fire station and sheriff's substation. See Appendix A for trip calculations.



CITY OF WESTLAKE

EXHIBIT 3A  
FIVE YEAR PROJECT DISTRIBUTION

**Exhibit 3B**  
**City of Westlake**  
**Project Traffic Assignment - Five Year Significance AM Peak Hour**

Roadway	Link	Lanes	Class	Dir	LOS D Service Volume (2)	Project Traffic		Total Project Impact	Sig- nificant Impact?
						% Dist	Pk Hour Trips		
East Town Center Parkway	Seminole Pratt Whitney to Roundabout	2LU	II	EB	675	44%	343	50.81%	YES
				WB			373	55.26%	YES
	Roundabout to East Terminus	2LU	I	EB	792	19%	148	18.69%	YES
				WB			161	20.33%	YES
Persimmon Boulevard East	Seminole Pratt Whitney to East Terminus	4LD	I	EB	1800	10%	78	4.33%	YES
				WB			85	4.72%	YES
Seminole Pratt Whitney Rd	Sycamore Dr to Persimmon Blvd	4LD	I	NB	2000	52%	405	20.25%	YES
				SB			441	22.05%	YES
	Persimmon Blvd to East Town Center Parkway (3)	4LD	I	NB	2000	(1)	343	17.15%	YES
				SB			341	17.05%	YES
	East Town Center Parkway to 60th Street (3)	4LD	I	NB	2000	48%	407	20.35%	YES
				SB			374	18.70%	YES
Southeast Town Center Pkwy	Seminole Pratt Whitney to East Town Center Pkwy	2LU	II	EB	675	25%	195	28.89%	YES
				WB			212	31.41%	YES
Persimmon Boulevard West	West Terminus to Seminole Pratt Whitney	2LU	II	EB	675	3%	25	3.70%	YES
				WB			23	3.41%	YES
Kingfisher Blvd	SE Town Center Pkwy to East Town Center Pkwy	2LU	II	NB	675	2%	17	2.52%	No
				SB			16	2.37%	No
Saddle Bay Dr	Seminole Pratt Whitney to CSP	2LU	II	EB	675	4%	31	4.59%	YES
				WB			34	5.04%	YES
CS-E1	Persimmon Blvd East to SE Town Center Parkway	2LU	II	NB	675	2%	17	2.52%	No
				SB			16	2.37%	No
CS-E2	Saddle Bay Dr to Persimmon Blvd East	2LU	II	EB	675	2%	17	2.52%	No
				WB			16	2.37%	No
CSP	CS-E4 to Saddle Bay Dr	2LU	II	EB	675	2%	17	2.52%	No
				WB			16	2.37%	No
CS-E4	Seminole Pratt Whitney to CSP	2LU	II	EB	675	14%	109	16.15%	YES
				WB			119	17.63%	YES

(1) NB: 19% In and 23% Out; SB: 10% In and 31% Out.

(2) Utilized 2012 FDOT Quality/LOS Handbook Tables. Service volumes for City roads adjusted using FDOT factors for Non-State Signalized Roadway (-10%) and Exclusive Left Turn Lanes (+5% for 2-lane facility).

(3) 4LD improvement is under construction.

**Exhibit 3C**  
**City of Westlake**  
**Project Traffic Assignment - Five Year Significance PM Peak Hour**

Roadway	Link	Lanes	Class	Dir	LOS D Service Volume (2)	Project Traffic		Total Project Impact	Sig- nificant Impact?
						% Dist	Pk Hour Trips		
East Town Center Parkway	Seminole Pratt Whitney to Roundabout	2LU	II	EB	675	44%	371	54.96%	YES
				WB			424	62.81%	YES
	Roundabout to East Terminus	2LU	I	EB	792	19%	160	20.20%	YES
Persimmon Boulevard East				WB			183	23.11%	YES
	Seminole Pratt Whitney to East Terminus	4LD	I	EB	1800	10%	84	4.67%	YES
				WB			96	5.33%	YES
Seminole Pratt Whitney Rd	Sycamore Dr to Persimmon Blvd	4LD	I	NB	2000	52%	438	21.90%	YES
				SB			501	25.05%	YES
	Persimmon Blvd to East Town Center Parkway (3)	4LD	I	NB	2000	(1)	382	19.10%	YES
				SB			383	19.15%	YES
	East Town Center Parkway to 60th Street (3)	4LD	I	NB	2000	48%	462	23.10%	YES
				SB			405	20.25%	YES
Southeast Town Center Pkwy	Seminole Pratt Whitney to East Town Center Pkwy	2LU	II	EB	675	25%	211	31.26%	YES
				WB			241	35.70%	YES
Persimmon Boulevard West	West Terminus to Seminole Pratt Whitney	2LU	II	EB	675	3%	29	4.30%	YES
				WB			25	3.70%	YES
Kingfisher Blvd	SE Town Center Pkwy to East Town Center Pkwy	2LU	II	NB	675	2%	19	2.81%	No
				SB			17	2.52%	No
Saddle Bay Dr	Seminole Pratt Whitney to CSP	2LU	II	EB	675	4%	34	5.04%	YES
				WB			39	5.78%	YES
CS-E1	Persimmon Blvd East to SE Town Center Parkway	2LU	II	NB	675	2%	19	2.81%	No
				SB			17	2.52%	No
CS-E2	Saddle Bay Dr to Persimmon Blvd East	2LU	II	EB	675	2%	19	2.81%	No
				WB			17	2.52%	No
CSP	CS-E4 to Saddle Bay Dr	2LU	II	EB	675	2%	19	2.81%	No
				WB			17	2.52%	No
CS-E4	Seminole Pratt Whitney to CSP	2LU	II	EB	675	14%	118	17.48%	YES
				WB			135	20.00%	YES

(1) NB: 19% In and 23% Out; SB: 10% In and 31% Out.

(2) Utilized 2012 FDOT Quality/LOS Handbook Tables. Service volumes for City roads adjusted using FDOT factors for Non-State Signalized Roadway (-10%) and Exclusive Left Turn Lanes (+5% for 2-lane facility).

(3) 4LD improvement is under construction.



**Exhibit 4**  
**City of Westlake**  
**Historic Growth - Year 2023 Analysis**

Roadway	Link	Peak Season Daily Traffic Volumes		Growth Rate
		2012	2017	
Seminole Pratt Whitney Rd	Okeechobee Blvd to Sycamore Dr	N/A	20,942	N/A /Year
	Sycamore Dr to 60th St N (1)	16,094	19,259	3.66% /Year
	60th St N to Orange Blvd	12,152	16,514	6.33% /Year
	Orange Blvd to Northlake Blvd	10,118	13,655	6.18% /Year

(1) Utilized available 5 year growth calculation from 2011 to 2016.

**Exhibit 5A**  
**City of Westlake**  
**Five Year Link Analysis (Year 2023) - AM Peak Hour**

Roadway	Link	Lanes	Adopted LOS	Road Class	Dir	AM PEAK HOUR									
						Existing (2016) (1)	Committed Dev. Analysis (2)			Growth (2023)		Project	Total (2023)	Service Volume (4)	Meets Std?
							Projects	Growth	Total	Volume	%/Year				
East Town Center Parkway	Seminole Pratt Whitney to Roundabout	2LU	D	II	EB	-	-	-	-	-	-	343	343	675	Yes
	Seminole Pratt Whitney to Roundabout	2LU	D	II	WB	-	-	-	-	-	-	373	373	675	Yes
	Roundabout to East Terminus	2LU	D	I	EB	-	-	-	-	-	-	148	148	792	Yes
	Roundabout to East Terminus	2LU	D	I	WB	-	-	-	-	-	-	161	161	792	Yes
Persimmon Boulevard	Seminole Pratt Whitney to East Terminus	4LD	D	I	EB	-	-	-	-	-	-	78	78	1,800	Yes
	Seminole Pratt Whitney to East Terminus	4LD	D	I	WB	-	-	-	-	-	-	85	85	1,800	Yes
Seminole Pratt Whitney Rd	Sycamore Dr to Persimmon Blvd	4LD	D	I	NB	970	290	70	360	278	3.66%	405	1,735	2,000	Yes
	Sycamore Dr to Persimmon Blvd	4LD	D	I	SB	999	218	72	290	286	3.66%	441	1,730	2,000	Yes
	Persimmon Blvd to E. Town Center Pkwy (3)	4LD	D	I	NB	970	290	70	360	278	3.66%	343	1,673	2,000	Yes
	Persimmon Blvd to E. Town Center Pkwy (3)	4LD	D	I	SB	999	218	72	290	286	3.66%	341	1,630	2,000	Yes
	East Town Center Pkwy to 60th Street (3)	4LD	D	I	NB	970	290	70	360	278	3.66%	407	1,737	2,000	Yes
	East Town Center Pkwy to 60th Street (3)	4LD	D	I	SB	999	218	72	290	286	3.66%	374	1,663	2,000	Yes
Southeast Town Center Pkwy	Seminole Pratt Whitney to East TCP	2LU	D	II	EB	-	-	-	-	-	-	195	195	675	Yes
	Seminole Pratt Whitney to East TCP	2LU	D	II	WB	-	-	-	-	-	-	212	212	675	Yes
Persimmon Blvd West	West Terminus to Seminole Pratt Whitney	2LU	D	II	EB	-	-	-	-	-	-	25	25	675	Yes
	West Terminus to Seminole Pratt Whitney	2LU	D	II	WB	-	-	-	-	-	-	23	23	675	Yes
Saddle Bay Dr	Seminole Pratt Whitney to CSP	2LU	D	II	EB	-	-	-	-	-	-	31	31	675	Yes
	Seminole Pratt Whitney to CSP	2LU	D	II	WB	-	-	-	-	-	-	34	34	675	Yes
CS-E4	Seminole Pratt Whitney to CSP	2LU	D	II	EB	-	-	-	-	-	-	109	109	675	Yes
	Seminole Pratt Whitney to CSP	2LU	D	II	WB	-	-	-	-	-	-	119	119	675	Yes

(1) Count data from Palm Beach County. See Appendix B. Year 2017 count data unavailable for this link of Seminole Pratt-Whitney Road.

(2) Committed development data from Palm Beach County. See Appendix C.

(3) 4LD improvement is under construction.

(4) Utilized 2012 FDOT Quality/LOS Handbook Tables. Service volumes for City roads adjusted using FDOT factors for Non-State Signalized Roadway (-10%) and Exclusive Left Turn Lanes (+5% for 2-lane facility).

**Exhibit 5B**  
**City of Westlake**  
**Five Year Link Analysis (Year 2023) - PM Peak Hour**

Roadway	Link	Lanes	Adopted LOS	Road Class	Dir	PM PEAK HOUR									Meets Std?
						Existing (2016) (1)	Committed Dev. Analysis (2)			Growth (2023)		Project	Total (2023)	Service Volume (4)	
							Projects	Growth	Total	Volume	%/Year				
Fast Town Center Parkway	Seminole Pratt Whitney to Roundabout	2LU	D	II	EB	-	-	-	-	-	-	371	371	675	Yes
	Seminole Pratt Whitney to Roundabout	2LU	D	II	WB	-	-	-	-	-	-	424	424	675	Yes
	Roundabout to East Terminus	2LU	D	I	EB	-	-	-	-	-	-	160	160	792	Yes
	Roundabout to East Terminus	2LU	D	I	WB	-	-	-	-	-	-	183	183	792	Yes
Persimmon Boulevard	Seminole Pratt Whitney to East Terminus	4LD	D	I	EB	-	-	-	-	-	-	84	84	1,800	Yes
	Seminole Pratt Whitney to East Terminus	4LD	D	I	WB	-	-	-	-	-	-	96	96	1,800	Yes
Seminole Pratt Whitney Rd	Sycamore Dr to Persimmon Blvd	4LD	D	I	NB	865	330	62	392	247	3.66%	438	1,695	2,000	Yes
	Sycamore Dr to Persimmon Blvd	4LD	D	I	SB	837	332	60	392	239	3.66%	501	1,730	2,000	Yes
	Persimmon Blvd to E. Town Center Pkwy (3)	4LD	D	I	NB	865	330	62	392	247	3.66%	382	1,639	2,000	Yes
	Persimmon Blvd to E. Town Center Pkwy (3)	4LD	D	I	SB	837	332	60	392	239	3.66%	383	1,612	2,000	Yes
	East Town Center Pkwy to 60th Street (3)	4LD	D	I	NB	865	330	62	392	247	3.66%	462	1,719	2,000	Yes
	East Town Center Pkwy to 60th Street (3)	4LD	D	I	SB	837	332	60	392	239	3.66%	405	1,634	2,000	Yes
Southeast Town Center Pkwy	Seminole Pratt Whitney to East TCP	2LU	D	II	EB	-	-	-	-	-	-	211	211	675	Yes
	Seminole Pratt Whitney to East TCP	2LU	D	II	WB	-	-	-	-	-	-	241	241	675	Yes
Persimmon Blvd West	West Terminus to Seminole Pratt Whitney	2LU	D	II	EB	-	-	-	-	-	-	29	29	675	Yes
	West Terminus to Seminole Pratt Whitney	2LU	D	II	WB	-	-	-	-	-	-	25	25	675	Yes
Saddle Bay Dr	Seminole Pratt Whitney to CSP	2LU	D	II	EB	-	-	-	-	-	-	34	34	675	Yes
	Seminole Pratt Whitney to CSP	2LU	D	II	WB	-	-	-	-	-	-	39	39	675	Yes
CS-E4	Seminole Pratt Whitney to CSP	2LU	D	II	EB	-	-	-	-	-	-	118	118	675	Yes
	Seminole Pratt Whitney to CSP	2LU	D	II	WB	-	-	-	-	-	-	135	135	675	Yes

(1) Count data from Palm Beach County. See Appendix B. Year 2017 count data unavailable for this link of Seminole Pratt-Whitney Road.

(2) Committed development data from Palm Beach County. See Appendix C.

(3) 4LD improvement is under construction.

(4) Utilized 2012 FDOT Quality/LOS Handbook Tables. Service volumes for City roads adjusted using FDOT factors for Non-State Signalized Roadway (-10%) and Exclusive Left Turn Lanes (+5% for 2-lane facility).

**Exhibit 6****City of Westlake (6,500 DUs)****Long Range Link Analysis (Year 2038)**

Roadway	Link	Lanes	Adopted LOS	Road Class	Functional Classification	Peak Hour Directional Serv. Vol. (1)	Model Volumes Daily (2)		Hourly Volume		Meets Std?
									2-Way	Peak Direction	
Seminole Pratt Whitney Rd	Sycamore Dr to Persimmon Blvd	6LD	D	I	Minor Arterial	3,020	44,023	(3)	3,962	2,393	Yes
Seminole Pratt Whitney Rd	Persimmon Blvd to 60th Street	6LD	D	I	Minor Arterial	3,020	37,892	(3)	3,410	2,060	Yes
East Town Center Parkway	Seminole Pratt Whitney Rd to West Roundabout	2LU	D	II	Major Collector	675	10,473	(4)	943	570	Yes
East Town Center Parkway	West Roundabout to PSM-N-N2	4LD	D	I	Major Collector	1,800	15,893	(4)	1,430	864	Yes
East Town Center Parkway	PSM-N-N2 to 60th Street N.	4LD	D	I	Major Collector	1,800	10,675	(4)	961	580	Yes
Southeast Town Center Parkway	Seminole Pratt Whitney Rd to West Roundabout	2LU	D	II	Major Collector	675	8,234	(4)	741	448	Yes
Southwest Town Center Parkway	West Town Center Pkwy to Seminole Pratt Whitney Rd	2LU	D	II	Major Collector	675	4,111	(4)	370	223	Yes
West Town Center Parkway	Western Terminus to Southwest Town Center Parkway	2LU	D	II	Major Collector	675	1,748	(4)	157	95	Yes
West Town Center Parkway	Southwest Town Center Parkway to Seminole Pratt Whitney Rd	2LU	D	II	Major Collector	675	6,254	(4)	563	340	Yes
Persimmon Boulevard East	Seminole Pratt Whitney Rd to PSM-N-N2	4LD	D	I	Major Collector	1,800	18,650	(5)	1,679	1,014	Yes
Persimmon Boulevard East	PSM-N-N2 to 140th Ave	4LD	D	I	Major Collector	1,800	12,566	(5)	1,131	683	Yes
PSM-N-N2	Persimmon Blvd to East Town Center Parkway	2LD	D	II	Minor Collector	709	7,778	(4)	700	423	Yes
Persimmon Boulevard West (CS-W2)	SW Town Center Pkwy to Seminole Pratt Whitney Rd	2LU	D	II	Minor Collector	675	3,729	(4)	336	203	Yes
KK	CSP to Persimmon Blvd East	2LU	D	II	Minor Collector	675	6,281	(4)	565	341	Yes
CS-E4	Seminole Pratt Whitney Rd to CSP	2LU	D	II	Minor Collector	675	6,057	(4)	545	329	Yes
CSP	CS-E4 to KK	2LU	D	II	Minor Collector	675	7,822	(4)	704	425	Yes
CSP	KK to Saddle Bay Dr	2LU	D	II	Minor Collector	675	3,665	(4)	330	199	Yes
CS-E2	Saddle Bay Dr to Persimmon Blvd East	2LU	D	II	Minor Collector	675	3,665	(4)	330	199	Yes
CS-E1	Persimmon Blvd East to Southeast Town Center Pkwy	2LU	D	II	Minor Collector	675	7,681	(4)	691	417	Yes

**Exhibit 6****City of Westlake (6,500 DUs)****Long Range Link Analysis (Year 2038)**

Roadway	Link	Lanes	Adopted LOS	Road Class	Functional Classification	Peak Hour Directional Serv. Vol. (1)	Model Volumes Daily (2)		Hourly Volume		Meets Std?
									2-Way	Peak Direction	
Kingfisher Blvd	SE Town Center Pkwy to East Town Center Pkwy	2LU	D	II	Minor Collector	675	1,313	(4)	118	71	Yes
Saddle Bay Dr	Seminole Pratt Whitney Rd to CSP	2LU	D	II	Minor Collector	675	2,728	(4)	246	149	Yes
60th Street N	Western Terminus to West Town Center Parkway	4LD	D	I	Major Collector	1,800	20,830	(6)	1,875	1,133	Yes
60th Street N	West Town Center Pkwy to Seminole Pratt Whitney Rd	4LD	D	I	Major Collector	1,800	15,500	(6)	1,395	843	Yes
60th Street N	Seminole Pratt Whitney Rd to East Town Center Pkwy	2LU	D	II	Minor Collector	675	1,940	(7)	175	106	Yes
60th Street N	East Town Center Pkwy to 140th Street	4LD	D	I	Major Collector	1,800	12,615	(8)	1,135	686	Yes

(1) Utilized 2012 FDOT Quality/LOS Handbook Tables, adjusted using FDOT factors for Non-State Signalized Roadway (-10%) and Exclusive Left Turn Lanes (+5% for 2-lane divided facility). No factors were applied to Seminole Pratt Whitney Road.

(2) Based on 2040 long range model projections as provided in Appendix D; therefore, represents a conservative analysis for Year 2038.

(3) Model volumes adjusted based on 2010 model volume comparison with 2010 counts. See Appendix D - Exhibit D-1.

(4) Includes pod by pod assignment for the internal roadways which is also included in Appendix D - Exhibit D-2.

(5) Same as footnote 4 with 1,840 daily thru volumes added. See Appendix D for selected link analysis.

(6) Extracted West Town Center Parkway volumes from 60th Street North model volumes.

(7) See Appendix D for selected link analysis.

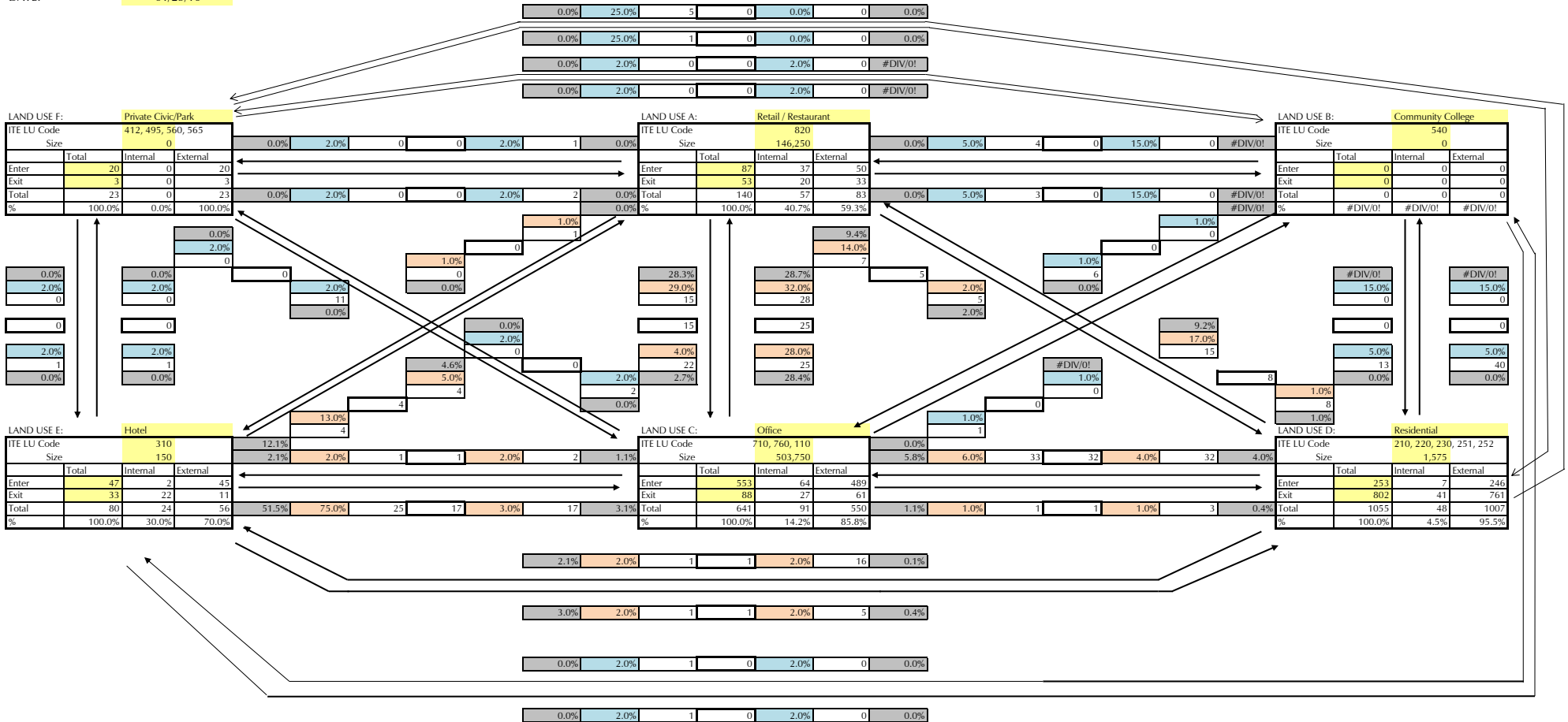
(8) Combined 60th Street North and East Town Center Parkway volumes.

## APPENDIX A



# INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - East Side  
TIME PERIOD: AM Peak Hour Traffic  
DATE: 01/25/16



	Net External Trips for Multi-Use Development						
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	L.U. F	TOTAL
Enter	50	0	489	246	45	20	850
Exit	33	0	61	761	11	3	869
Total	83	0	550	1007	56	23	1719
Single-Use Trip Gen. Estimate	140	0	641	1055	80	23	1939

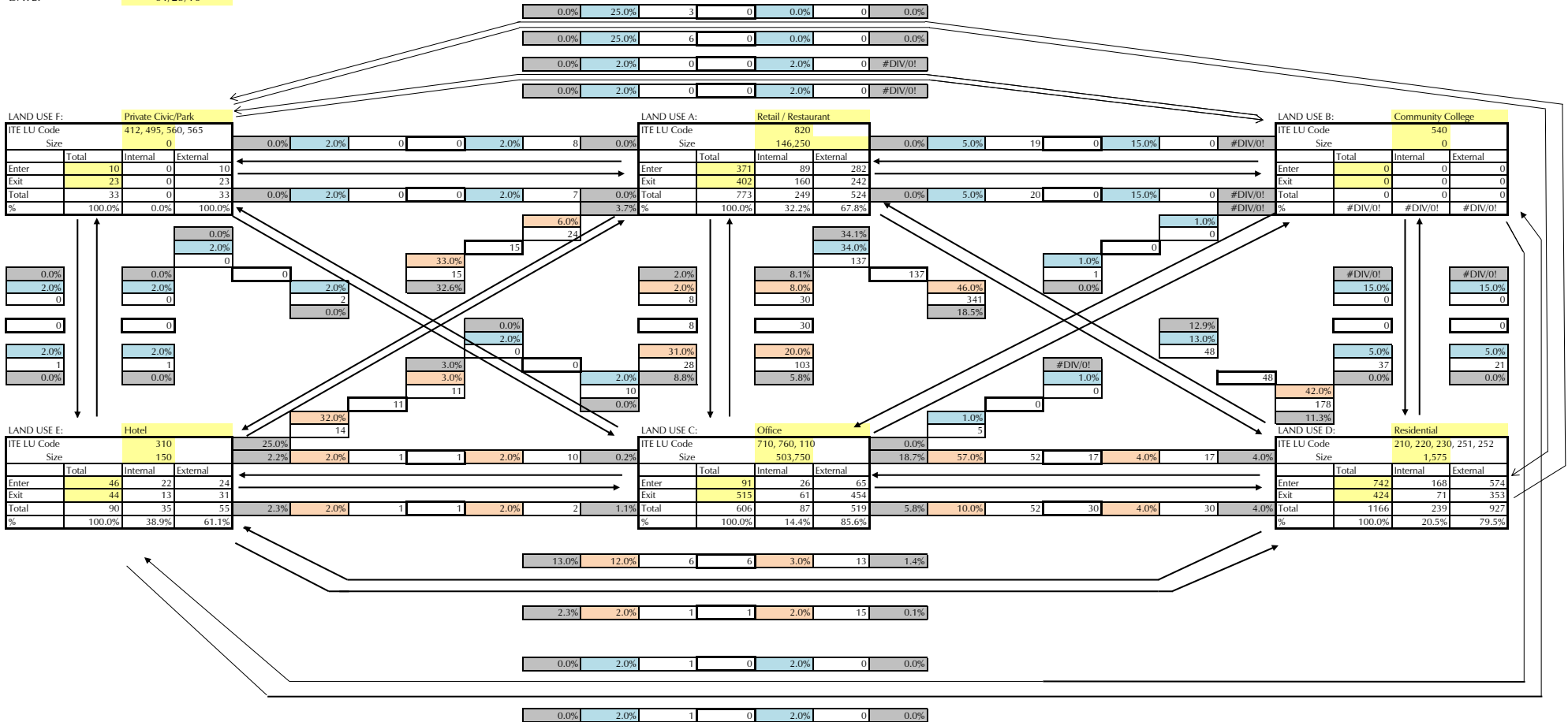
INTERNAL CAPTURE

## LEGEND

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

# INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - East Side  
TIME PERIOD: PM Peak Hour Traffic  
DATE: 01/25/16



	Net External Trips for Multi-Use Development						
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	L.U. F	TOTAL
Enter	282	0	65	574	24	10	955
Exit	242	0	454	353	31	23	1103
Total	524	0	519	927	55	33	2058
Single-Use Trip Gen. Estimate	773	0	606	1166	90	33	2668

INTERNAL CAPTURE

## LEGEND

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

**City of Westlake**  
**Trip Generation - Civic Uses - Phase 1**

**Daily**

Land Use	Intensity	Trip Generation Rate	Total Trips
Fire Station	1 Station	107 /Station (1)	107
Sheriff's Substation	1 Station	192 /Station (2)	192
Park	17 Acres	2.28 /Acre (3)	39
Total			338

**AM Peak Hour**

Land Use	Intensity	Trip Generation Rate	Total Trips		
			In	Out	Total
Fire Station	1 Station	7.9% of Daily (89/11) (4)	7	1	8
Sheriff's Substation	1 Station	7.9% of Daily (89/11) (4)	13	2	15
Park	17 Acres	0.02 /Acre (61/39) (3)	-	-	-
Total			20	3	23

**PM Peak Hour**

Land Use	Intensity	Trip Generation Rate	Total Trips		
			In	Out	Total
Fire Station	1 Station	10.2% of Daily (31/69) (4)	3	8	11
Sheriff's Substation	1 Station	10.2% of Daily (31/69) (4)	6	14	20
Park	17 Acres	0.09 /Acre (61/39) (3)	1	1	2
Total			10	23	33

(1) Source: Palm Beach County approved rate. Based on operational data for battalion headquarters.

(2) Source: Palm Beach County approved rate. Based on employees for PBSO Substations.

(3) Source: ITE, Trip Generation, 9th Edition - ITE Code 412.

(4) Estimated based on peak hour to daily ratio for Government Office Complex, ITE 733, from ITE, Trip Generation, 9th Edition.

## APPENDIX B

# 2017 COUNT DATA

STN#	ROAD	FROM	TO	LANES	PK HR LOS	DAILY TRAFFIC VOLUMES					2017 DAILY		16-17 GR	3YR GR	2017 AM PEAK HOUR			2017 PM PEAK HOUR		
						2012	2013	2014	2015	2016	DATE	VOL			2-WAY	NB/EB	SB/WB	2-WAY	NB/EB	SB/WB
3681	ROEBUCK RD	Haverhill Rd	Military Trail	2	810	9305	9334	9390	9916	9454	2/1/2017	9998	5.75%	2.11%	916	504	423	925	419	506
3107	ROEBUCK RD	Jog Rd	Haverhill Rd	2	880	18395	18295	18539	19457	20463	2/1/2017	22244	8.70%	6.26%	1966	1129	837	2217	866	1362
3426	ROYAL PALM BEACH BL	60th St	Persimmon Bl	4D	1960	14297	14621	14030	13868	13516	2/1/2017	15053	11.37%	2.37%	1132	482	659	1391	699	703
2402	ROYAL PALM BEACH BL	Orange Blvd	M Canal	2	880	15740	16300	15932	15664		2/1/2017	17556		3.29%	1354	542	856	1600	926	701
3454	SANSBURY'S WAY	Okeechobee Bl	Belvedere Rd	2	880	10427	6287	6835	6607	7270	2/6/2017	7283	0.18%	2.14%	763	352	432	739	448	293
3414	SANSBURY'S WAY	Belvedere Rd	Southern Blvd	2	880	6280	10945	11970	11057	12961	4/19/2017	14006	8.06%	5.38%	1049	610	456	1249	645	610
5800	SEACREST BLVD	Boynton Beach Blvd	Woolbright Rd	5	1960	12263	12680	11793	12985	13234	1/17/2017	13453	1.65%	4.49%	954	413	556	1241	693	554
4806	SEACREST BLVD	Hypoluxo Rd	Gateway Blvd	5	1960	12101	11543	11046	11738	13461	2/13/2017	13611	1.11%	7.21%	807	469	444	1199	691	519
5302	SEACREST BLVD	Gateway Blvd	Boynton Beach Blvd	5	1960	11566	11621	11423	13215	13466	1/17/2017	13782	2.35%	6.46%	953	381	573	1320	832	505
5802	SEACREST BLVD	Woolbright Rd	23rd Ave	4	1860	20933	19995	20566	21450	21630	1/17/2017	21735	0.49%	1.86%	1742	668	1074	1787	964	857
2406	SEMINOLE PRATT-WHITE	Northlake Blvd	Orange Bl	2	1140	10118	11479	10460	11577	12585	2/13/2017	13655	8.50%	9.29%	1003	567	533	1255	625	630
2408	SEMINOLE PRATT-WHITE	Orange Bl	60th St N	4D	1960	12152	12959		13600	14873	2/12/2017	16514	11.03%		1289	849	590	1467	722	752
3420	SEMINOLE PRATT-WHITE	Okeechobee Blvd	Southern Blvd	4D	1960		14444	13400	14153	15965	2/1/2017	17000	6.48%	8.26%	1347	423	929	1492	929	576
3424	SEMINOLE PRATT-WHITE	Sycamore Dr E	Okeechobee Blvd	4D	3320				18026	18997	4/17/2017	20942	10.24%		1896	741	1273	1713	1068	648
4200	SHERWOOD FOREST BL	Forest Hill Blvd	Cresthaven Blvd	2	880	6431		6751	7078	7360	3/1/2017	7652	3.97%	4.26%	576	269	312	684	262	428
4644	SHERWOOD FOREST BL	10th Ave N	Lake Worth Rd	2	880	6461	7391	7699	7925	7883	2/8/2017	8213	4.19%	2.18%	564	155	418	728	387	349
4654	SHERWOOD FOREST BL	Cresthaven Blvd	10th Ave N	2	810	7909	8145	8622	8499	9108	2/21/2017	10064	10.50%	5.29%	946	418	528	870	454	421
2807	SILVER BEACH RD	Old Dixie Hwy	US-1	2	880	10996	10795	11939	12264	12967	4/3/2017	13754	6.07%	4.83%	975	491	500	1137	567	576
2615	SILVER BEACH RD	Congress Ave	Old Dixie Hwy	2	880	12250	11598	13490	13765	14485	3/6/2017	15103	4.27%	3.84%	1055	548	533	1329	648	690

Monday, July 03, 2017

# 2005-2010 COUNT DATA

STA	ROAD	FROM	TO	LANES	DAILY TRAFFIC VOLUMES					2010 DAILY			2010 AM PEAK HOUR*			2010 PM PEAK HOUR*		
					2005	2006	2007	2008	2009	DATE	VOL	GR	2-WAY	NB/EB	SB/WB	2-WAY	NB/EB	SB/WB
3420	SEMINOLE PRATT-WHITE	Southern Blvd	Okeechobee Blvd	2	18769	16222	15492	14222	12632	3/23/2010	14351	-2.52%	1188	352	866	1227	817	418
3424	SEMINOLE PRATT-WHITE	Okeechobee Blvd	Sycamore Dr E	2	22377	22406	21273	18706	18051	3/24/2010	17383	-6.51%	1387	527	922	1480	968	515
3442	SEMINOLE PRATT-WHITE	Sycamore Dr E	60TH ST N	2	18742	18991	17100	15809	19149	3/23/2010	16620	-0.94%	1516	847	763	1375	803	573
2408	SEMINOLE PRATT-WHITE	60TH ST N	Orange Bl	2	14646	16992	14310	14727	15620	1/11/2010	14772	1.06%	1311	809	648	1267	690	596
2406	SEMINOLE PRATT-WHITE	Orange Bl	Northlake Blvd	2	15781	13274	11563	11199	11736	3/24/2010	11076	-1.42%	921	455	497	930	471	459
6904	SHERATON WAY	Glades Rd	NW 19 ST	2	8538	9446	4693	4286	3712	2/17/2010	3991	-5.26%	277			384		
4644	SHERWOOD FOREST BL	Lake Worth Rd	10th Ave N	2	7677	7706	7095	6790	6950	3/17/2010	5767	-6.67%	340	96	252	482	252	258
4654	SHERWOOD FOREST BL	10th Ave N	Cresthaven Blvd	2	9095	8655	9129	8073	7971	3/17/2010	7736	-5.37%	511	193	331	672	369	324
4200	SHERWOOD FOREST BL	Cresthaven Blvd	Forest Hill Blvd	2	7434	7723	7323	7354	6447	1/5/2010	6348	-4.65%	399	197	202	643	261	391
2615	SILVER BEACH RD	Congress Ave	Old Dixie Hwy	2		12004	13197	14235	14048	3/16/2010	13508	0.78%	907	459	460	1164	575	589
2807	SILVER BEACH RD	Old Dixie Hwy	US-1	2	13451	14402	13166	12823	12265	1/12/2010	11591	-4.16%	917	500	435	1011	486	532
3418	SKEES RD	Okeechobee Bl	Belvedere Rd	2	5651	6736	5398	5102	4858	1/5/2010	4956	-2.81%	388	228	171	421	246	180
3446	SOUTH SHORE DR	Lake Worth Rd	Greenview Shores Bl	2	18874	18100	16746	16711	14176	1/19/2010	16271	-0.95%	1240	524	756	1363	829	584
3429	SOUTH SHORE DR	Greenview Shores Bl	Big Blue Trace	4D	20318	21978	19744	19087	18028	1/19/2010	18470	-2.20%	1518	587	990	1530	904	651
3421	SOUTH SHORE DR	Big Blue Trace	Forest Hill Blvd	4D	26822	24190	26556	25227	22287	1/19/2010	23838	-3.54%	1612	1016	610	2132	1060	1072
3101	SOUTHERN BLVD	CR 880	Lion Country Safari	4D	17567	18085	17190	16198	16585	3/15/2010	19702	4.65%	1482	643	903	1709	1106	651
3467	SOUTHERN BLVD	Lion Country Safari	Seminole Pratt Whitney Rd	4D			23814	21535	23112	3/15/2010	22490	-1.89%	1823	650	1333	2125	1455	690
3443	SOUTHERN BLVD	Seminole Pratt Whitney Rd	Binks Forest Drive	4D	37182	35612	29807	28605	32183	3/15/2010	28630	-1.33%	2237	1211	1160	2616	1516	1167
3431	SOUTHERN BLVD	Binks Forest Drive	Big Blue Trace	4D	35256	33195	32664	30997	32120	3/9/2010	35305	2.63%	2928	1544	1564	2974	1553	1473
3413	SOUTHERN BLVD	Big Blue Trace	Forest Hill/Crestwood	4D	45385	44364	44382	42116	43777	3/9/2010	46881	1.84%	3607	2032	1605	3877	1961	2038
3417	SOUTHERN BLVD	Forest Hill/Crestwood	Cypress Head	6D	42335	43100	46087	48632	52215	3/9/2010	54303	5.62%	4131	2773	1440	4522	1919	2648
3437	SOUTHERN BLVD	Cypress Head	Royal Palm Beach Blvd	6D	45352	43747	46826	46769	51088	3/3/2010	53158	4.32%	4122	2806	1368	4501	1966	2639

Thursday, June 10, 2010

\*Note: Where no peak hour volumes are shown, the 2009 daily volume was estimated based on previous count data or collected without peak hour data.



# 2011-2016 COUNT DATA

STA	ROAD	FROM	TO	LANES	LOS	DAILY TRAFFIC VOLUMES					2016 DAILY			2016 AM PEAK HOUR			2016 PM PEAK HOUR		
						2011	2012	2013	2014	2015	DATE	VOL	GR	2-WAY	NB/EB	SB/WB	2-WAY	NB/EB	SB/WB
3420	SEMINOLE PRATT-WHIT	Southern Blvd	Okeechobee Blvd	4D	1960	13133		14444	13400	14153	1/13/2016	15965	3.39%	1357	437	920	1427	893	554
3424	SEMINOLE PRATT-WHIT	Okeechobee Blvd	Sycamore Dr E	4D	3320					18026	1/13/2016	18997		1670	660	1047	1709	1064	663
3442	SEMINOLE PRATT-WHIT	Sycamore Dr E	60TH ST N	4D	1960	16094	15382	16344		16772	1/11/2016	19259	5.62%	1850	970	999	1702	865	837
2408	SEMINOLE PRATT-WHIT	60TH ST N	Orange Bl	4D	1960	12224	12152	12959		13600	1/11/2016	14873	4.70%	1334	733	616	1386	670	723
2406	SEMINOLE PRATT-WHIT	Orange Bl	Northlake Blvd	2	1140	10411	10118	11479	10460	11577	1/11/2016	12585	3.11%	1085	550	535	1084	555	532
4644	SHERWOOD FOREST BL	Lake Worth Rd	10th Ave N	2	880	6068	6461	7391	7699	7925	2/24/2016	7883	2.17%	545	153	399	680	369	311
4654	SHERWOOD FOREST BL	10th Ave N	Cresthaven Blvd	2	810	7794	7909	8145	8622	8499	2/24/2016	9108	3.80%	769	323	459	811	437	374
4200	SHERWOOD FOREST BL	Cresthaven Blvd	Forest Hill Blvd	2	880	6576	6431		6751	7078	2/24/2016	7360		538	245	293	675	279	407
2615	SILVER BEACH RD	Congress Ave	Old Dixie Hwy	2	880	12629	12250	11598	13490	13765	3/7/2016	14485	7.69%	1061	553	542	1246	603	648
2807	SILVER BEACH RD	Old Dixie Hwy	US-1	2	880	12068	10996	10795	11939	12264	3/7/2016	12967	6.30%	923	474	449	1097	611	507
3418	SKFES RD	Okeechobee Bl	Belvedere Rd	2	880	4436	4743	4673	4663	4644	2/3/2016	5411	5.01%	467	244	228	482	267	230
3446	SOUTH SHORE DR	Lake Worth Rd	Greenview Shores Bl	2	880			15592	16739	17402	2/10/2016	18111	5.12%	1438	633	852	1495	831	673
3429	SOUTH SHORE DR	Greenview Shores Bl	Big Blue Trace	4D	1960	19147	19657	20364	21697	22634	2/10/2016	22744	3.75%	1824	710	1218	1910	1200	712
3421	SOUTH SHORE DR	Big Blue Trace	Forest Hill Blvd	4D	1960	25586	25823	24709	26986	25965	2/10/2016	27365	3.46%	1825	1105	778	2306	1238	1084
3101	SOUTHERN BLVD	CR 880	Lion Country Safari	4D	3320	15140	13813	15476	15321	16177	3/2/2016	18794	6.69%	1632	541	1166	1472	880	589
3467	SOUTHERN BLVD	Lion Country Safari	Seminole Pratt White	4D	3320	18663	16681	19744	20081	21463	1/13/2016	21367	2.67%	1713	747	1012	1819	1141	678
3443	SOUTHERN BLVD	Seminole Pratt Whitney	Binks Forest Drive	4D	1960	27143	25048	28400	29957	30197	1/13/2016	31426	3.43%	2464	1336	1198	2683	1403	1285
3431	SOUTHERN BLVD	Binks Forest Drive	Big Blue Trace	4D	1960	31051	33763	32256	33674	31648	1/13/2016	34827	2.59%	2865	1687	1288	2963	1496	1467
3413	SOUTHERN BLVD	Big Blue Trace	Forest Hill/Crestwood	4D	1770	43698	42972	37398	46540	46151	1/13/2016	45756	6.95%	3653	2047	1633	3558	1671	1921
3417	SOUTHERN BLVD	Forest Hill/Crestwood	Cypress Head	6D	2940	54813	53757	56449	55493	57424	3/7/2016	61162	2.71%	4882	3097	1815	4825	2075	2757
3437	SOUTHERN BLVD	Cypress Head	Royal Palm Beach Bl	6D	2940	55124	52734	54435	59036	55995	2/29/2016	60598	3.64%	4955	3042	1920	4545	2096	2449

## APPENDIX C

Input Data  
ROAD NAME: Seminole Pratt Whitney Rd  
CURRENT YEAR: 2016  
ANALYSIS YEAR: 2023  
GROWTH RATE: 5.62%

STATION: 3442  
FROM: Sycamore Dr  
TO: Persimmon Blvd  
COUNT DATE: 1/11/2016  
PSF: 1

Report Created  
8/7/2017

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1850	970	999	1702	865	837
Peak Volume	1850	970	999	1702	865	837
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1850	970	999	1702	865	837

Committed Developments							Type	% Complete
Arden PUD	270	184	86	289	117	172	Res	0%
Seminole Orange Plaza	38	21	17	104	50	55	NR	30%
City of Westlake							NR	0%
Loxahatchee Groves Commons	40	19	20	84	43	42	NR	25%
Avenir	129	67	63	170	96	74	Res	0%
Central Park of Commerce	58	9	49	64	53	11	NR	0%
Total Committed Developments	535	300	235	711	359	354		
Total Committed Residential	399	251	149	459	213	246		
Total Committed Non-Residential	136	49	86	252	146	108		
Double Count Reduction	27	10	17	50	29	22		
Total Discounted Committed Developments	508	290	218	661	330	332		

Input Data  
ROAD NAME: Seminole Pratt Whitney Rd  
CURRENT YEAR: 2016  
ANALYSIS YEAR: 2023  
GROWTH RATE: 5.62%

STATION: 3442  
FROM: Persimmon Blvd  
TO: 60th St N  
COUNT DATE: 1/11/2016  
PSF: 1

Report Created:  
8/7/2017

Link Analysis

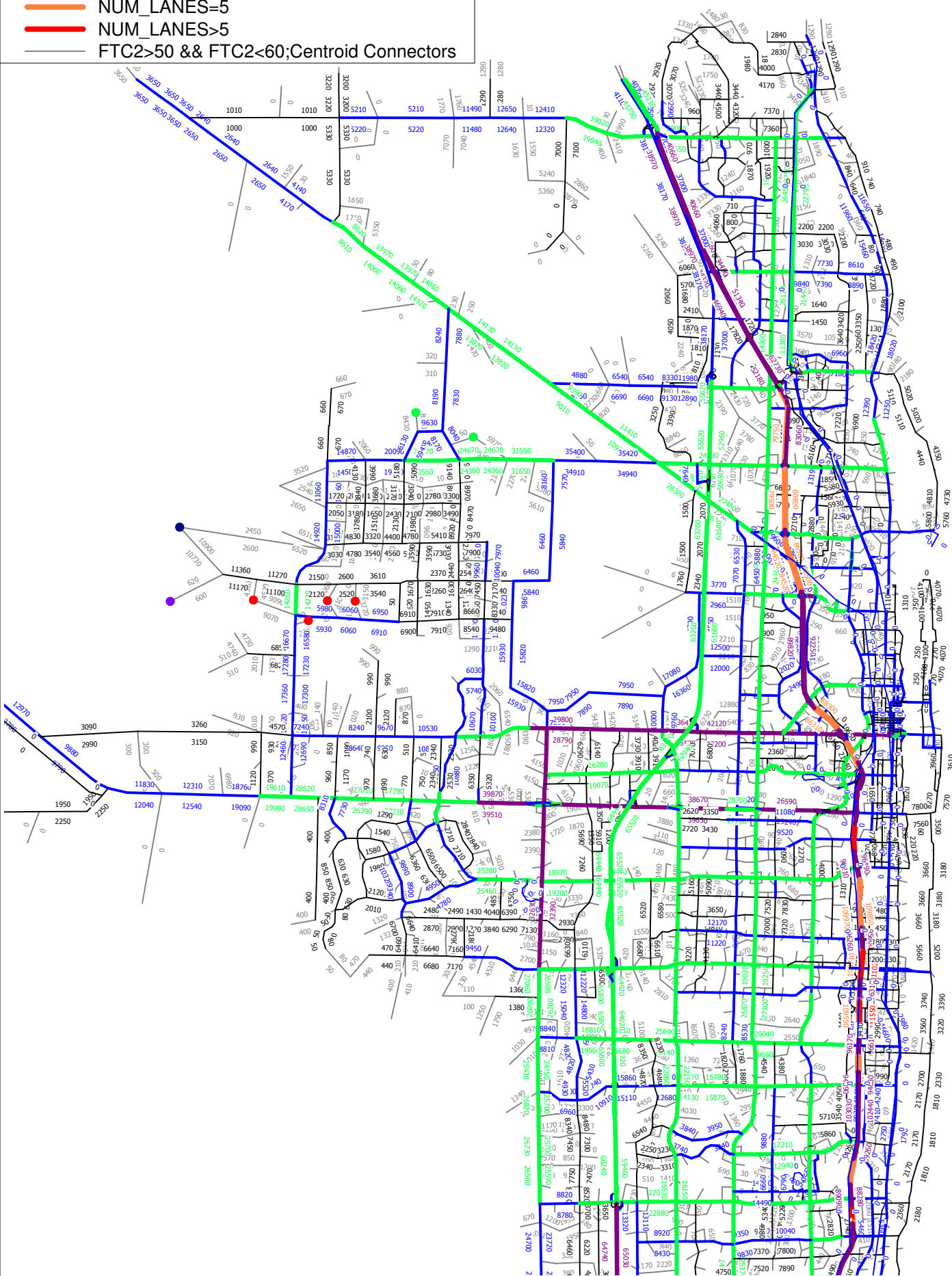
Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1850	970	999	1702	865	837
Peak Volume	1850	970	999	1702	865	837
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1850	970	999	1702	865	837

Committed Developments							Type	% Complete
Arden PUD	270	184	86	289	117	172	Res	0%
Seminole Orange Plaza	38	21	17	104	50	55	NR	30%
City of Westlake							NR	0%
Loxahatchee Groves Commons	40	19	20	84	43	42	NR	25%
Avenir	129	67	63	170	96	74	Res	0%
Central Park of Commerce	58	9	49	64	53	11	NR	0%
Total Committed Developments	535	300	235	711	359	354		
Total Committed Residential	399	251	149	459	213	246		
Total Committed Non-Residential	136	49	86	252	146	108		
Double Count Reduction	27	10	17	50	29	22		
Total Discounted Committed Developments	508	290	218	661	330	332		

## APPENDIX D

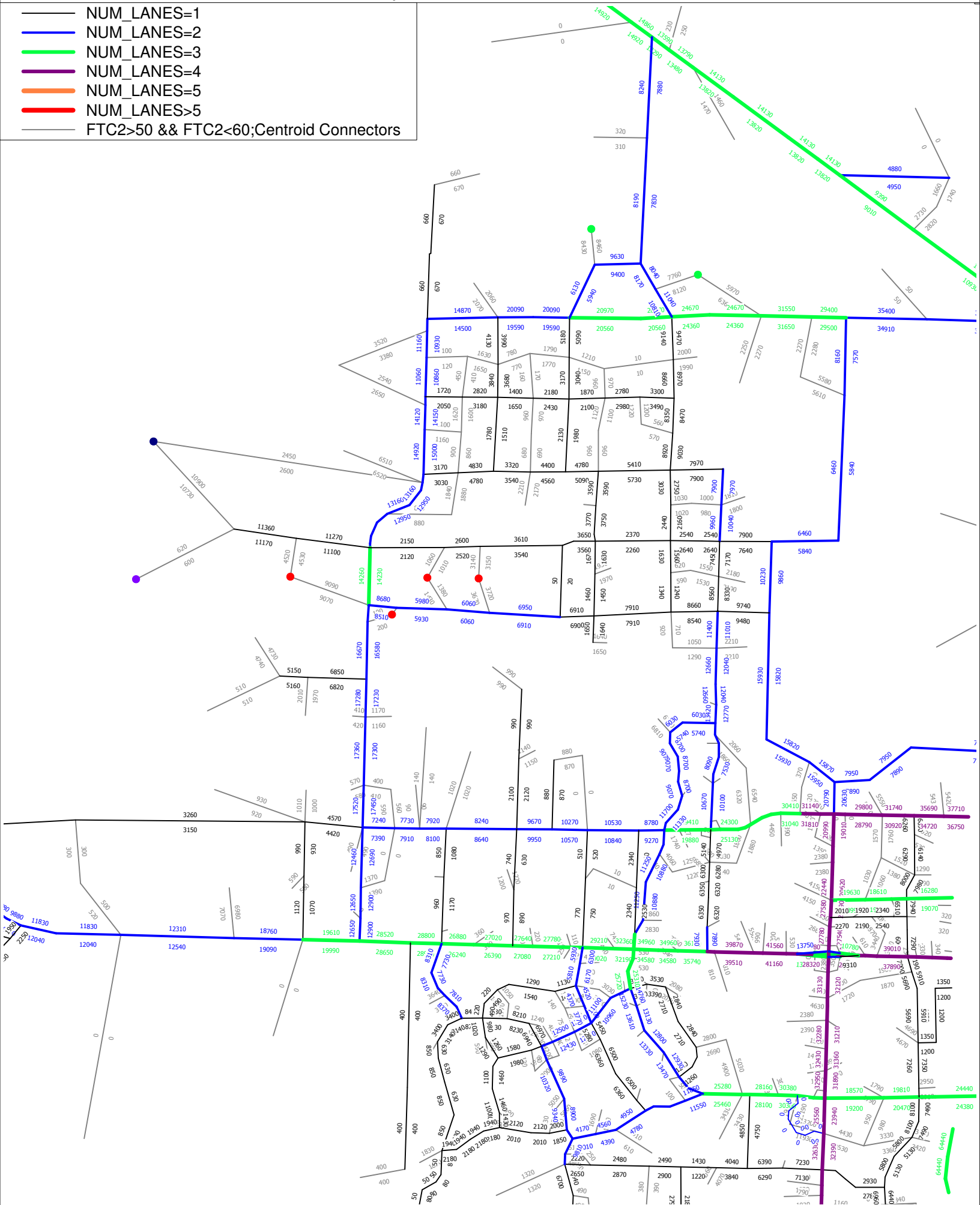
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- NUM\_LANES=3
- NUM\_LANES=4
- NUM\_LANES=5
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- FTC2>50 && FTC2<60;Centroid Connectors



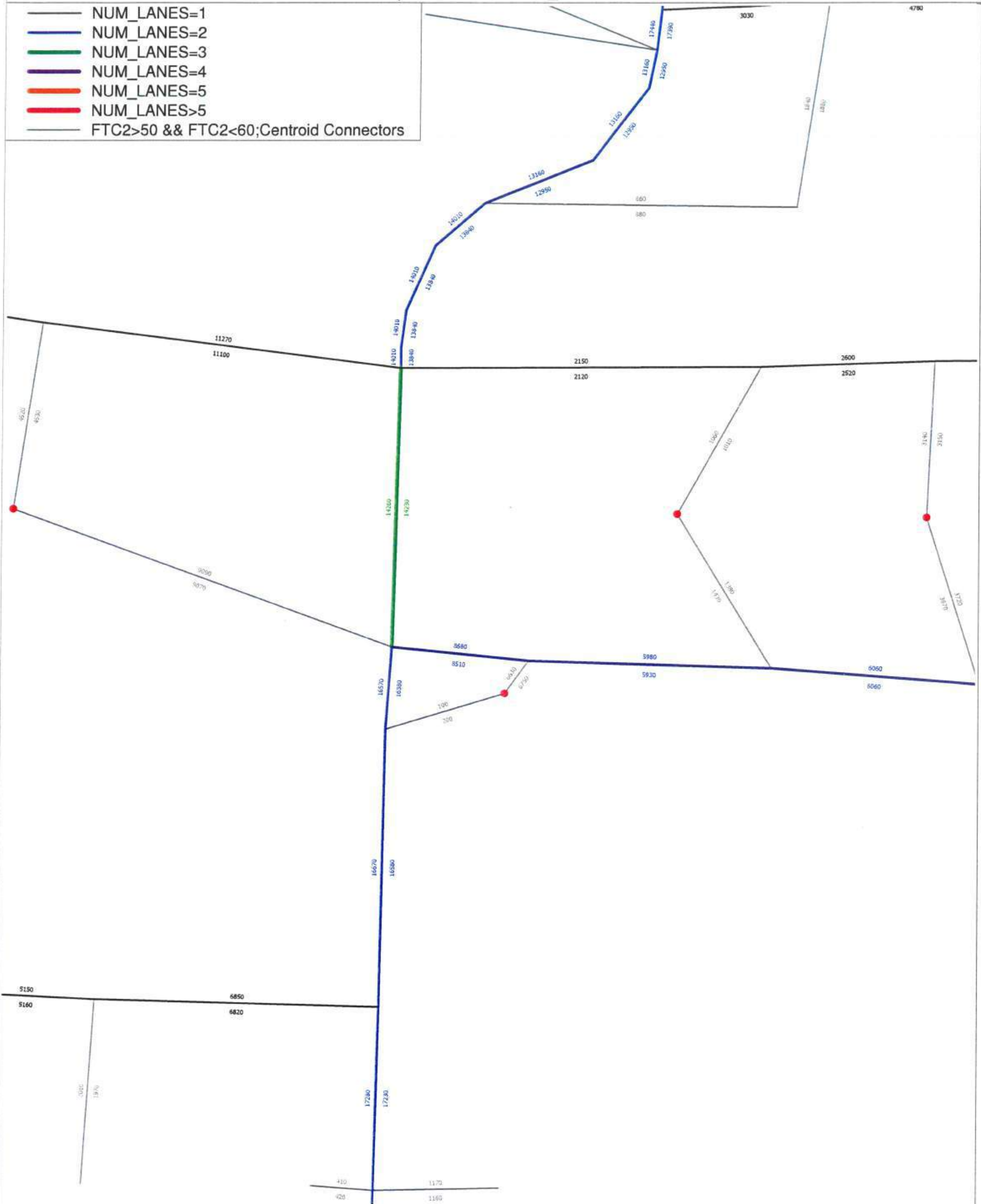
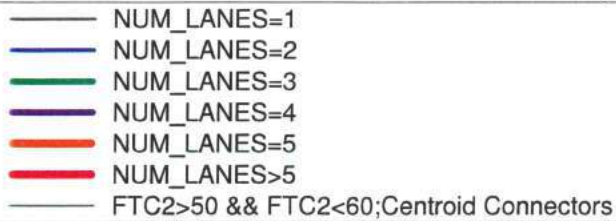
# SERPM 2040CF Daily Loaded Volume \_ 6500 DUs for Westlake

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- NUM\_LANES=2
- NUM\_LANES=3
- NUM\_LANES=4
- NUM\_LANES=5
- NUM\_LANES>5
- FTC2>50 && FTC2<60;Centroid Connectors



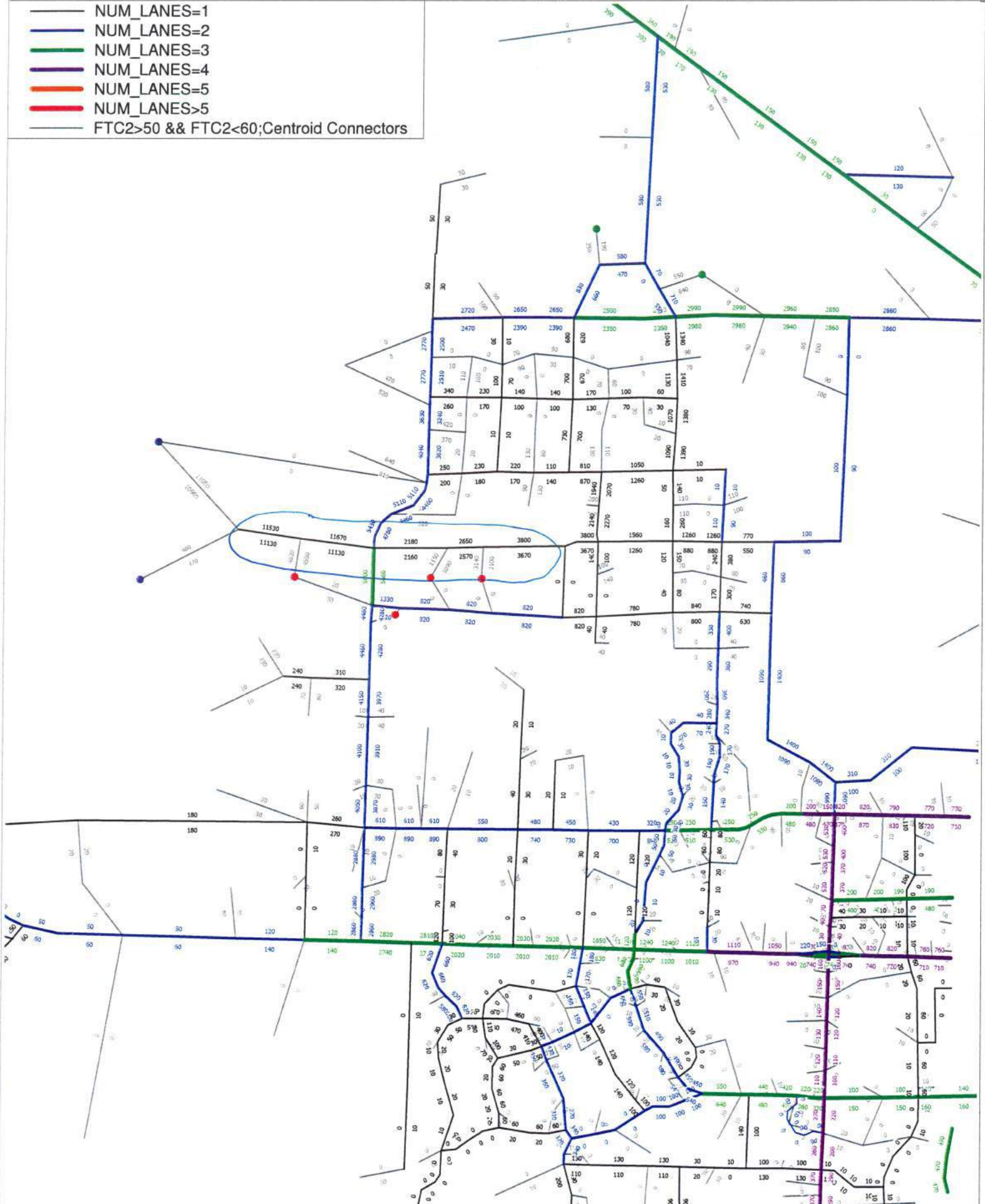


## SERPM 2040CF Daily Loaded Volume \_ 6500 DUs for Westlake



# SERPM Daily \_ 6500 DUs Westlake \_ Select Link \_ County Town Center Parkway and 60th Street

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- NUM\_LANES=2
- NUM\_LANES=3
- NUM\_LANES=4
- NUM\_LANES=5
- NUM\_LANES>5
- FTC2>50 && FTC2<60;Centroid Connectors



[illegible]
$$\begin{array}{r} 11130 \\ + 11130 \\ \hline 22260 \end{array}$$
  
$$\begin{array}{r} 1670 \\ + 11130 \\ \hline 22800 \end{array}$$
  
$$\begin{array}{r} 1830 \\ + 11130 \\ \hline 22960 \end{array}$$
  
$$\begin{array}{r} 15500 \\ + 11130 \\ \hline 26630 \end{array}$$
$$\begin{array}{r} 2100 \\ + 2100 \\ \hline 4200 \end{array}$$
$$\begin{array}{r} 2650 \\ + 2570 \\ \hline 5220 \end{array}$$
$$\begin{array}{r} 3800 \\ + 3670 \\ \hline 7470 \\ \boxed{5780} \\ 1690 \end{array}$$

**Exhibit D-1**  
**City of Westlake (6,500 DUs)**  
**Seminole Pratt-Whitney Road Adjustments**

<b>Roadway</b>	<b>Link</b>	<b>2010 Model Volumes</b>	<b>2010 FDOT AADT</b>	<b>Adjustment Factor</b>
Seminole Pratt Whitney Rd	Okeechobee Blvd to Sycamore Dr	16,053	16,400	1.02
Seminole Pratt Whitney Rd	Sycamore Dr to 60th St	11,315	15,000	1.33
Seminole Pratt Whitney Rd	60th St to Orange Blvd	11,560	14,600	1.26
Seminole Pratt Whitney Rd	Orange Blvd to Northlake Blvd	8,105	9,900	1.22
	<b>TOTAL</b>	<b>47,033</b>	<b>55,900</b>	<b>1.19</b>

<b>Roadway</b>	<b>Link</b>	<b>2040 Model Volumes</b>	<b>Adjustment Factor</b>	<b>Adjusted 2040 Volume</b>
Seminole Pratt Whitney Rd	Sycamore Dr to Persimmon Blvd	33,100	1.33	44,023
Seminole Pratt Whitney Rd	Persimmon Blvd to 60th St	28,490	1.33	37,892



## Exhibit D-2

### Westlake

### Internal Roadway Volumes

Roadway	Link	% Assign	Daily Model * 59450
West Town Center Pkwy	B/C Driveway to SW Town Center Pkwy	3%	1,748
	SW Town Center Pkwy to CS-W2 (pka G Rd)	3%	1,543
	CS-W2 (pka G Rd) to W Parallel Rd	7%	4,308
	W Parallel Rd to SPW Rd	11%	6,254
East Town Center Pkwy	SPW Rd to E Parallel Rd	17%	10,395
	E Parallel Rd to F/L Driveway	17%	10,395
	F/L Rd to Kingfisher Blvd (pka PC1 Rd)	18%	10,473
	Kingfisher Blvd (pka PC1 Rd) to Roundabout	17%	10,179
	Roundabout to Q/P Driveway	27%	15,893
	Q/P Driveway to R/S Driveway	22%	12,985
	R/S Driveway to Roundabout	19%	11,455
	Roundabout to V Driveway	18%	10,675
	V Driveway to 60th Street N	18%	10,675
SW Town Center Pkwy	West Town Center Pkwy to C Driveway	2%	1,246
	C Driveway to CS-W2 (pka G Rd)	2%	1,298
	CS-W2 (pka G Rd) to W Parallel Rd	3%	1,674
	W Parallel Rd to SPW Rd	7%	4,111
SE Town Center Pkwy	SPW Rd to E Parallel Rd	13%	7,857
	E Parallel Rd to CS-E1 (pka JINK Rd)	13%	7,857
	CS-E1 (pka JINK Rd) to Kingfisher Blvd (PC1 Rd)	14%	8,234
	Kingfisher Blvd (pka PC1 Rd) to Roundabout	14%	8,090
CS-W2 (pka Persimmon Blvd)	G/H Driveway to W Parallel Rd	6%	3,658
	W Parallel Rd to SPW Rd	6%	3,729
Persimmon Blvd East	SPW Rd to CS-E2 (pka JINK Rd)	12%	6,951
	CS-E2 (pka JINK Rd) to KK (pka NO Rd)	20%	11,818
	KK (pka NO Rd) to O/P Driveway	28%	16,810
	O/P Driveway to S/T Driveway	24%	14,177
	S/T Driveway to PSM-N-N2 (pka Roundabout)	21%	12,322
	PSM-N-N2 (pka Roundabout) to U Driveway	18%	10,726
	U Driveway to Persimmon East	17%	10,064
KK (pka NO Rd)	CSP (pka JINK Rd) to N Driveway	11%	6,281
	N Driveway to Persimmon Blvd East	11%	6,281
CS-E4 (pka I Rd)	SPW Rd to I/J Driveway	10%	6,057
	I/J Driveway to CSP (pka JINK Rd)	10%	6,057
CS-W2 (pka G Rd)	G/H Driveway to SW Town Center Pkwy	2%	1,438
	SW Town Center Pkwy to W Town Center Pkwy	2%	1,050
CSP (pka JINK Rd)	CS-E4 (pka I Rd) to KK (pka NO Rd)	13%	7,822
	KK to Saddle Bay Dr (pka K/N Driveway)	6%	3,665
CS-E2 (pka JINK Rd)	Saddle Bay Dr (pka K/N Driveway) to Persimmon Blvd East	6%	3,665
CS-E1 (pka JINK Rd)	Persimmon Blvd East to SE Town Center Pkwy	13%	7,681
Kingfisher Blvd (pka PC1 Rd)	SE Town Center Pkwy to East Town Center Pkwy	2%	1,313
PSM-N-N2 (pka Persimmon/TCP Connector)	Persimmon Blvd East to S/U Driveway	13%	7,778
	S/U Driveway to E Town Center Pkwy	13%	7,778
Saddle Bay Dr (pka K/N Driveway)	SPW Rd to CSP	5%	2,728

\* Volume from all 4 Westlake TAZs



TTD PHASING TABLE											
PHASE	PANCEL	ACRES	%	CUMULATIVE ACRES	DWELLING UNITS	%	CUMULATIVE DU	NON RES. ACRES	%	CUMULATIVE ACRES	NON RES. ACRES
1	F.P.Q.	13,09.12	35%	13,09.12	1,315	29%	1,315	61.71	15%	61.71	61.71
2	R	198.61	5%	15,06.73	250	5%	1,565	32.2	0%	93.91	93.91
3	J.M	191.22	5%	17,28.95	600	13%	2,165	121.16	10%	217.06	217.06
4	G.M.O	40.21	11%	21,30.16	435	10%	2,600	69.38	37%	286.44	286.44
5		110.27	3%	22,40.43			3,939		21%	295.41	295.41
6	B.S.T	590.35	15%	28,29.78	1,399	31%	5,299		0%	295.41	295.41
7	U.V	593.46	16%	34,03.23	207	3%	5,506		0%	295.41	295.41
8	E	69.26	1%	34,72.49	150	3%	5,656		0%	295.41	295.41
9	C	310.74	8%	37,83.23		0%	5,656		0%	295.41	295.41
10	H	448.38	11%	42,31.60		0%	5,656		13%	329.38	329.38
TOTAL		3788.00	100%	3788.00	4,546	100%	4,546	329.38	100%	329.38	329.38

[illegible][illegible]

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Landscape & Planning  
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Jupiter, Florida 33456  
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www.colteurhearing.com  
Lic. LC-C-0000239



# SAMPLE MANUAL POD BY POD ASSIGNMENT

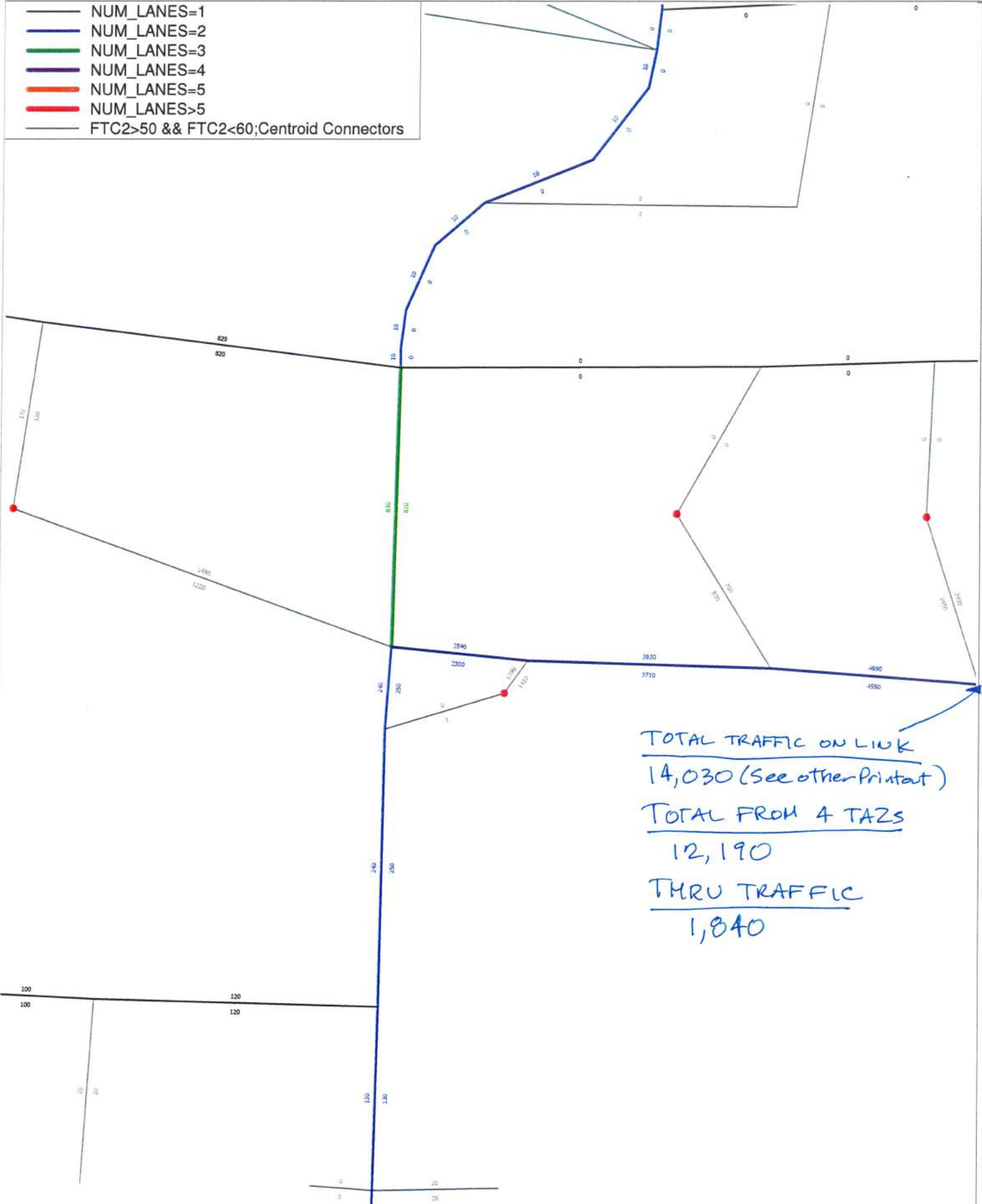
Internal Roadways 13-013 10-23-14  
8/30/2017

Exhibit  
Minto West  
Internal Roadway Volumes

Roadway	Link	Daily Volumes											Required Lanes
		Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7	Phase 8	Phase 9	Phase 10	Total	
West Town Center Pkwy	B/C Driveway to SW Town Center Pkwy	200	-	10	400	10	1,400	-	-	116	100	2,236	2L
	SW Town Center Pkwy to G Rd	200	-	10	400	10	1,173	-	-	116	65	1,974	2L
	G Rd to W Parallel Rd	597	100	40	2,660	50	1,000	133	814	107	10	5,511	2L
	W Parallel Rd to SPW Rd	797	100	40	5,320	50	640	133	814	107	-	8,001	2L
East Town Center Pkwy	SPW Rd to E Parallel Rd	6,920	660	1,326	1,330	-	1,440	1,350	229	43	-	13,298	2L
	E Parallel Rd to F/L Driveway	6,920	660	1,326	1,330	-	1,440	1,350	229	43	-	13,298	2L
	F/L Rd to PC1 Rd	6,920	760	1,326	1,330	-	1,440	1,350	229	43	-	13,398	2L
	PC1 Rd to Roundabout	6,470	760	1,010	1,330	100	1,540	1,540	229	43	-	13,022	2L
	Roundabout to Q/P Driveway	9,082	1,595	1,788	2,710	300	2,623	1,917	229	43	45	20,332	4LD
	Q/P Driveway to R/S Driveway	5,642	1,595	1,738	2,680	100	2,623	1,917	229	43	45	16,612	4LD
	R/S Driveway to Roundabout	5,642	906	1,738	2,680	20	1,415	1,937	229	43	45	14,655	4LD
	Roundabout to V Driveway	4,062	374	1,268	3,906	1,124	1,529	888	118	43	345	13,657	2L
	V Driveway to 60th Street N	4,062	374	1,268	3,906	1,124	1,529	888	118	43	345	13,657	2L
	West Town Center Pkwy to C Driveway	321	-	-	408	10	590	-	-	100	165	1,594	2L
SW Town Center Pkwy	C Driveway to G Rd	321	-	17	408	10	590	-	-	100	165	1,661	2L
	G Rd to W Parallel Rd	321	50	17	1,073	100	400	100	-	80	-	2,141	2L
	W Parallel Rd to SPW Rd	321	50	17	4,380	150	161	100	-	80	-	5,259	2L
	SPW Rd to E Parallel Rd	5,582	450	1,521	1,344	-	810	300	-	-	45	10,052	2L
SE Town Center Pkwy	E Parallel Rd to JINK Rd	5,582	450	1,521	1,344	-	810	300	-	-	45	10,052	2L
	JINK Rd to PC1 Rd	3,440	835	2,792	1,490	500	1,082	350	-	-	45	10,534	2L
	PC1 Rd to Roundabout	3,440	835	2,788	1,410	400	1,082	350	-	-	45	10,350	2L
	C/H Driveway to W Parallel Rd	362	-	36	2,712	100	400	100	-	70	900	4,680	2L
Persimmon Blvd	W Parallel Rd to SPW Rd	362	-	36	2,712	100	490	100	-	70	900	4,770	2L
	SPW Rd to JINK Rd	3,744	274	958	4,274	200	1,210	1,057	-	40	626	12,383	2L
	JINK Rd to NO Rd	5,550	114	442	4,350	100	2,410	1,487	-	40	626	15,119	4LD
	NO Rd to O/P Driveway	5,528	174	939	5,738	2,586	3,454	2,420	-	40	626	21,505	4LD
	O/P Driveway to S/T Driveway	3,108	174	939	4,976	2,400	3,454	2,420	-	40	626	18,137	4LD
	S/T Driveway to Roundabout	3,108	174	786	4,976	2,236	1,398	2,420	-	40	626	15,764	4LD
	Roundabout to U Driveway	3,794	353	1,196	3,690	1,082	1,444	1,686	111	40	326	13,722	2L
	U Driveway to Persimmon East	3,794	353	1,196	3,690	1,082	1,444	839	111	40	326	12,875	2L
	JINK Rd to N Driveway	500	60	716	2,052	2,731	1,044	933	-	-	-	8,036	2L
	N Driveway to Persimmon Blvd	500	60	716	2,052	2,731	1,044	933	-	-	-	8,036	2L
I Road	SPW Rd to I/J Driveway	680	60	600	2,224	2,486	876	823	-	-	-	7,749	2L
	I/J Driveway to JINK Rd	680	60	600	2,224	2,486	876	823	-	-	-	7,749	2L
G Rd	C/H Driveway to SW Town Center Pkwy	362	-	10	1,000	10	173	-	50	70	165	1,840	2L
	SW Town Center Pkwy to W Town Center Pkwy	100	-	-	1,000	10	173	-	50	-	10	1,343	2L
JINK Rd	I Rd to NO Rd	680	60	1,044	2,304	4,002	1,044	873	-	-	-	10,007	2L
	NO Rd to K/N Driveway	1,006	100	318	1,944	1,271	-	50	-	-	-	4,689	2L
	K/N Driveway to Persimmon Blvd	1,006	100	318	1,944	1,271	-	50	-	-	-	4,689	2L
	Persimmon Blvd to SE Town Center Pkwy	5,997	335	1,710	354	900	200	330	-	-	-	9,826	2L
PC1 Rd	SE Town Center Pkwy to East Town Center Pkwy	1,084	-	456	40	100	-	-	-	-	-	1,680	2L
	Persimmon Blvd to S/U Driveway	1,648	532	1,028	1,256	1,134	1,202	2,740	111	-	300	9,951	2L
SU Rd	S/U Driveway to E Town Center Pkwy	1,648	532	1,028	1,256	1,134	1,202	2,740	111	-	300	9,951	2L

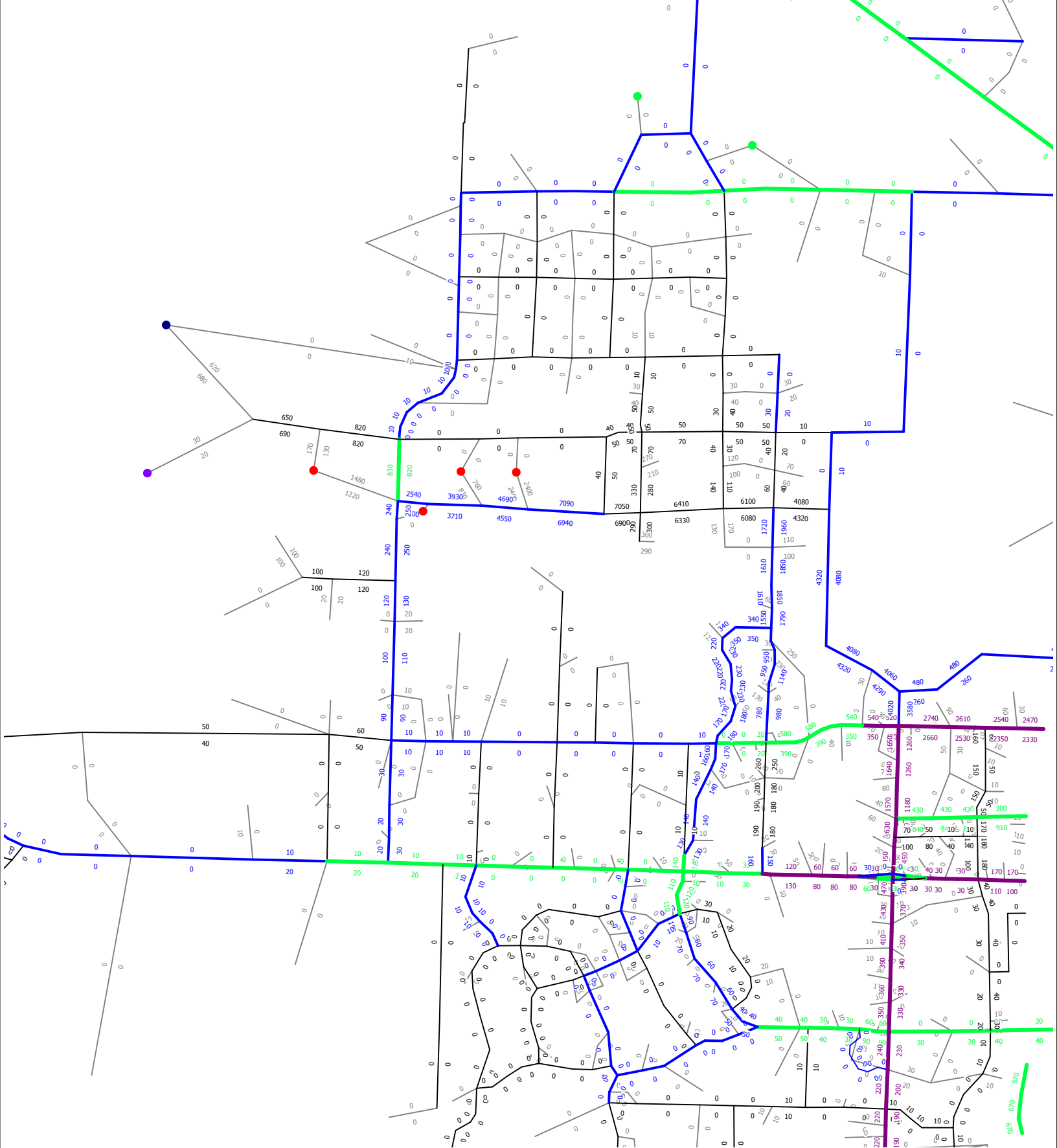
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- NUM\_LANES=2
- NUM\_LANES=3
- NUM\_LANES=4
- NUM\_LANES=5
- NUM\_LANES>5
- FTC2>50 && FTC2<60;Centroid Connectors



# SERPM Daily \_ 6500 DUs Westlake \_ Select Link \_ Persimmon Blvd

- NUM\_LANES=1
- NUM\_LANES=2
- NUM\_LANES=3
- NUM\_LANES=4
- NUM\_LANES=5
- NUM\_LANES>5
- FTC2>50 && FTC2<60;Centroid Connectors



From serpm 7.062 model 2040 Land use data

Westlake

mgra	TAZ	hh (household)	pop (population)	employee_total	HotelRoomTotal	Student
8563	864	940	2321	3070	150	3970
8561	1058	3204	8322	3000	0	0
8562	1079	1474	3645	184	0	2380
9387	1593	751	1853	0	0	0

Indian Trails Grove

mgra	TAZ	hh (household)	pop (population)	employee_total	HotelRoomTotal	Student
8289	857	3790	13368	988	0	2287

Avenir

mgra	TAZ	hh (household)	pop (population)	employee_total	HotelRoomTotal	Student
8480	825	1402	3444	8160	150	0
8481	854	2225	5655	89	150	600
8461	855	144	304	0	0	0

Central Park of Commerce

mgra	TAZ	hh (household)	pop (population)	employee_total	HotelRoomTotal	Student
8572	863	0	0	1552	0	0

# CITY OF WESTLAKE



TECHNICAL  
DOCUMENT

Data & Analysis

# INFRASTRUCTURE

2018



## CHAPTER 4. INFRASTRUCTURE ELEMENT DATA AND ANALYSIS

### INTRODUCTION

The purpose of the Infrastructure Element is to identify and describe the necessary public facilities and services needed to accommodate the City's population through the 2023 and 2038 planning periods. This element addresses the public facilities provided within the City which include:

- Potable Water
- Wastewater
- Solid Waste
- Drainage
- Ground Water Recharge

The Seminole Improvement District (SID) is the exclusive retail provider of potable water, reuse water, and wastewater facilities in the City, and is empowered to construct and maintain the facilities related to those services and drainage. SID's service area is limited to the City's municipal boundaries, and therefore, SID's capacity will be used only within the City. Pursuant to the City Charter, the City may not duplicate services provided by SID. The relationship between the City and SID for provision of those services and facilities is detailed in the Interlocal Agreement between the City of Westlake and the Seminole Improvement District Regarding the Provision of Certain Services, Infrastructure, and Public Facilities in the City of Westlake and for Assurance of Non-Duplication of Services dated March 2018 ("SID-Westlake Interlocal"). SID's specific plans for facilities construction, maintenance, and expansion are contained in its Water Control Plan dated October 13, 2015 and its Water, Wastewater and Reuse Utilities Master Plan dated April 29, 2015. The SID utility service area is depicted on INF Map 4.1. The anticipated infrastructure facilities needed for the 2023 and 2038 planning periods depicted on INF. Map 4.2 and INF. Map 4.3.

SID operates pursuant to a number of permits from the South Florida Water Management District (SFWMD), the United States Army Corps of Engineers, and other agencies. These permits, which serve as data and analysis for the Plan, are available upon request.

### POTABLE WATER

SID is the retail provider of potable water within the City. There is an Interlocal Agreement between Palm Beach County and the Seminole Improvement District Regarding the Sale of Bulk Water and Wastewater Service and Establishment of Water, Wastewater, and Reclaimed Water Service Areas and Settling Certain Disputes and Lawsuits Between the Parties, dated April 18, 2006, which provides that SID can purchase bulk water from the County at a rate of up to 5.0 MGD for the next thirty (30) years with provisions to extend the





agreement for 50 or more years. SID and Palm Beach County have invested in significant infrastructure in the City's area to provide potable water service. The development of the City will not require additional capacity to provide potable water to the City; rather it utilizes existing excess capacity from existing infrastructure. SID maintains water distribution facilities for service within the City and will expand internal potable water distribution lines concurrent with development within the City.

The City's level of service standard for potable water is 110 gallons per capita per day for residential uses and 150 gallons per 1,000 sq. ft. per day for non-residential uses with the following exceptions. Schools have a level of service standard of 18 gpd per student. Hotels have a level of service standard of 100 gpd per room. Parks have a level of service standard of 10 gpd per visitor. The per capita level of service standard will be applied to dwelling units using a 2.65 average population per household (PPH) unless it can be demonstrated that a different PPH is applicable. The City will continue to coordinate with SID to monitor and evaluate future operating demands as the City increases utility users and to adjust the level of service standard, if needed, through the planning periods.

The table below provides an analysis of potable water demand over the short and long term planning periods. The first section identifies the level of service standards used for the planning analysis. The second section identifies existing and projected population and uses that require potable water. Existing non-residential square footages include the Grove Market commercial area and the packing house parcel which includes industrial and office uses. Square footage numbers are from the Palm Beach County property appraiser parcel database. Existing student numbers are based on school capacity numbers from the Palm Beach County School District 2016/17 Work Plan and anticipated students from a potential new school. New development square footage, hotel rooms, and college students are based on the existing development orders within the City. Projections of recreation and park day time visitors are based on averages derived from the National Recreation and Park Association 2016 study of park usage entitled "NRPA Americans' Engagement with Parks Survey." The third section computes the current and projected demand for the 2023 and 2038 planning periods.

The anticipated facilities needed for the 2023 and 2038 planning periods are identified in Table 4.1 and are also depicted on INF. Map 4.2 and INF. Map 4.3.



**Table 4.1: Potable Water Analysis**

Potable Water Level of Service			
	Gallons Per Day		
Per Person	110		
Per square foot for Commercial, Civic, and Industrial	0.15		
Per Student	18		
Per Hotel Room	100		
Per visitor of park and recreation facilities	10		
Demand Generators			
	2018	2023	2038
Population (excluding hotel population)	298	3,803	15,791
Existing Commercial, Civic, and Industrial S.F.	180,581	180,581	180,581
New Commercial, Civic, and Industrial S.F.	75,000	650,000	2,200,000
Total Commercial, Civic, and Industrial S.F.	255,581	830,581	2,380,581
K-12 Students	4,463	4,463	5,433
College Students	0	0	3,000
Total Students	4,463	4,463	8,433
Hotel Rooms	0	150	150
Recreation and Park Daytime Visitors	0	650	2,600
Demand Projections			
	2018	2023	2038
Population (excluding hotel population)	32,780	418,330	1,737,010
Total Commercial, Civic, and Industrial	38,337	124,587	357,087
Total Students	80,334	80,334	151,794
Hotel Rooms	0	15,000	15,000
Recreation and Park Day Time Visitors	0	6,500	26,000
Total Demand (Gallons Per Day)	151,451	644,751	2,286,891

The City will adopt a Water Supply Facilities Work Plan for the City that will identify water resource development and water supply development options consistent with the 2013 Lower East Coast Regional Water Supply Plan Update. The City is required to update the Infrastructure Element within 18 months of any update to the 2013 Lower East Coast Regional Water Supply Plan Update by SFWMD.

The M Canal runs along the northern boundary of the City, west of Seminole Pratt Whitney Road, and within the City boundary east of Seminole Pratt Whitney Road. The City of Westlake does not use the M Canal as a public water supply; however, the City of West Palm Beach does use the M Canal as a public water supply. The City's stormwater management and drainage, which is under SID's jurisdiction, is separate from and unconnected from the M Canal. The M-2 canal serves as the City's drainage canal, which carries water to the C-51 Basin.

## WASTEWATER

SID is the retail provider of wastewater services to the City. SID has an Interlocal Agreement with Palm Beach County (the same 2006 interlocal agreement that addresses potable water) to purchase wastewater capacity at a rate up to 4.0 MGD. SID and Palm Beach County have invested in significant infrastructure in the Westlake area to provide wastewater service. The development of the City will not require additional capacity to provide wastewater service to the City; rather, it will utilize existing excess capacity, thereby discouraging



urban sprawl. SID has decommissioned its wastewater treatment facility but maintains pump stations, force mains, collection facilities and interconnects to the County system for wastewater service within the City. The City will coordinate with SID to expand internal wastewater distribution lines concurrent with development within the City.

The City's level of service standard for wastewater is 100 gallons per capita per day (gpd) for residential uses and 150 gallons per 1,000 sq. ft. per day for non-residential uses with the following exceptions: schools have a level of service standard of 18 gpd per student; hotels have a level of service standard of 100 gpd per room. Parks have a level of service standard of 10 gpd per visitor. The per-capita level of service standard will be applied to dwelling units using a 2.65 average PPH unless it can be demonstrated that a different PPH is applicable. The City will continue to coordinate with SID to monitor and evaluate future operating demands as the City increases utility users and to adjust the level of service standard if needed through the planning periods.

The table below provides an analysis of wastewater demand over the 2023 and 2038 planning periods. The first section identifies the level of service standards used for the planning analysis. The second section identifies existing and projected population and uses that require wastewater service. Existing non-residential square footages include the Grove Market commercial area and the packing house parcel which includes industrial and office uses. Square footage numbers are from the Palm Beach County property appraiser parcel database. Student numbers are based on school capacity numbers from the Palm Beach County School District 2016/17 Work Plan and anticipated students from a potential new school. New development square footage, hotel rooms, and college students are based on the existing development orders within the City. Projections of recreation and park daytime visitors are based on averages derived from the National Recreation and Park Association 2016 study of park usage entitled "NRPA Americans' Engagement with Parks Survey." The third section computes the current and projected demand for the 2023 and 2038 planning periods. The anticipated infrastructure facilities needed for the 2023 and 2038 planning periods are identified in Table 4.1 and also depicted on INF Map 4.2 and INF Map 4.3.



Table 4.2: Wastewater Analysis

Wastewater Level of Service Standard			
	Gallons Per Day		
Per Person	100		
Per square foot for Commercial, Civic, and Industrial	0.15		
Per Student	18		
Per Hotel Room	100		
Per visitor of park and recreation facilities	10		
Demand Generators			
	2018	2023	2038
Population (excluding hotel population)	298	3,803	15,791
Existing Commercial, Civic, and Industrial	180,581	180,581	180,581
New Commercial, Civic, and Industrial S.F.	75,000	650,000	2,200,000
Total Commercial, Civic, and Industrial S.F.	255,581	830,581	2,380,581
K-12 Students	4,463	4,463	5,433
College Students	0	0	3,000
Total Students	4,463	4,463	8,433
Hotel Rooms	0	150	150
Recreation and Park Daytime Visitors	0	650	2,600
Demand Projections			
	2018	2023	2038
Population (excluding hotel population)	29,800	380,300	1,579,100
Total Commercial, Civic, and Industrial	38,337	124,587	357,087
Total Students	80,334	80,334	151,794
Hotel Rooms	0	15,000	15,000
Recreation and Park Day Time Visitors	0	6,500	26,000
Total Demand (Gallons Per Day)	148,471	606,721	2,128,981

## REUSE WATER

Pursuant to the SID-Westlake Interlocal, SID will be the exclusive retail provider of reuse water within the City and will provide development within the City reuse water for irrigation. If reuse is not available from the County, irrigation may be supplemented by canal water as allowed by permit with the South Florida Water Management District.



An Interlocal Agreement for the Purchase and Sale of Bulk Reclaimed Water between SID and Palm Beach County for the purchase of bulk reuse water dated April 20, 2010 gives SID a “prior reserve capacity” of reuse water to be provided by the county. The amount of reuse water is contingent upon the amount needed by Florida Power and Light. The agreement calls for the county to make available 2.85 MGD of reuse water in 2017, which is scheduled to increase to 3.85 MGD by 2025. SID will not produce its own reuse water, but will receive reuse water pursuant to this agreement with Palm Beach County. At this time, a re-pump and storage facility and some transmission pipes are connected and in operation. Further expansion of the distribution system within the City will occur as the City develops.

The anticipated infrastructure facilities for the 2023 and 2038 planning periods are depicted on INF Map 4.2 and INF Map 4.3.

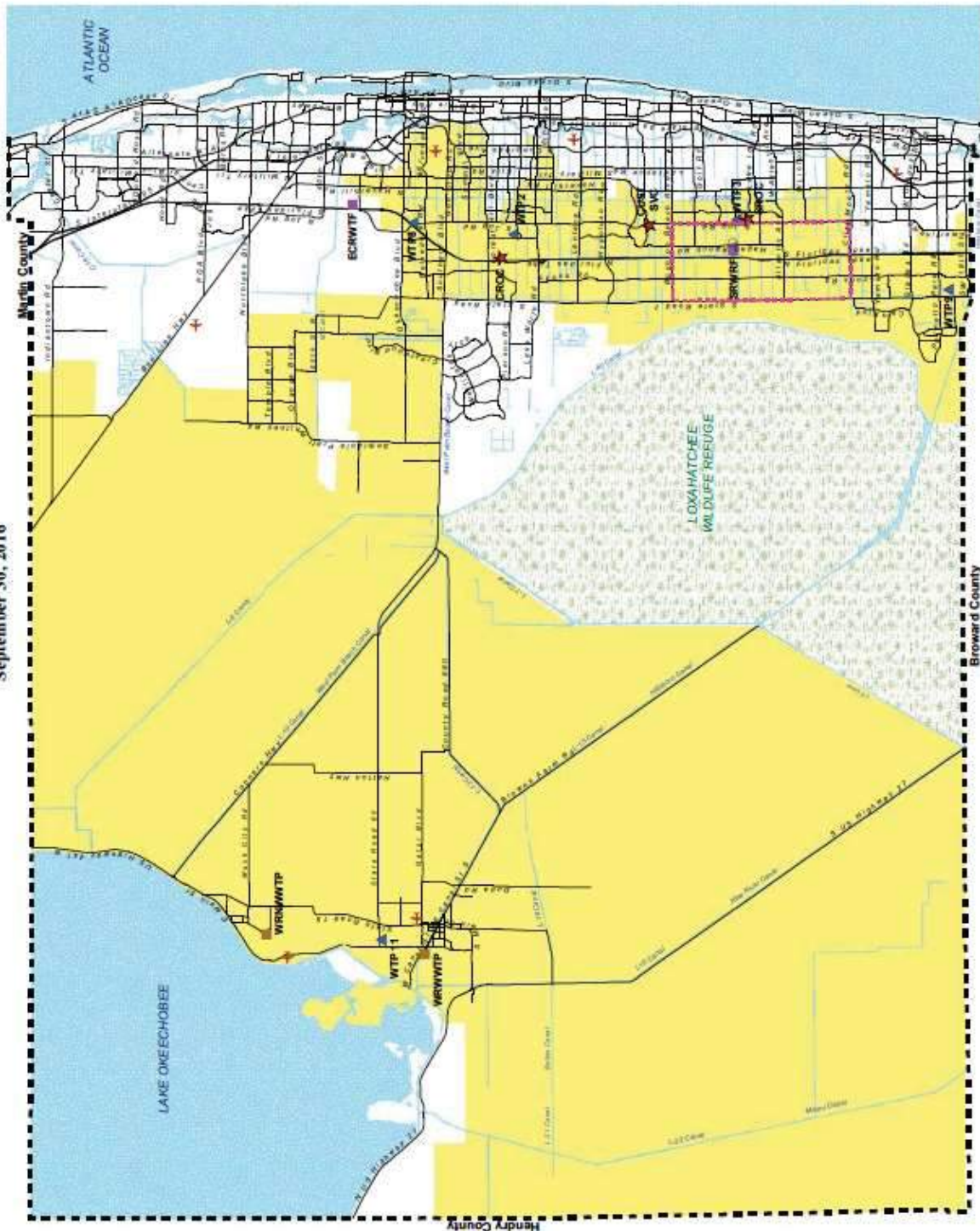
Figure 4.1 below shows the service area and major facilities of the Palm Beach County Water Utilities Department as depicted in its Comprehensive Annual Financial Report Fiscal years Ended September 30, 2016 and 2015.





### Figure 4.1

**PALM BEACH COUNTY, FLORIDA**  
**WATER UTILITIES DEPARTMENT**  
**SERVICE AREA (SA) AND MAJOR FACILITIES**  
**September 30, 2016**







### SOLID WASTE

The Solid Waste Authority (SWA) of Palm Beach County is a dependent special district responsible for managing solid waste disposal and recycling programs within Palm Beach County pursuant to a Special Act of the Florida Legislature in 2001. The SWA integrated solid waste management system includes a 334 acre landfill, a 2,000 ton per day waste to energy facility, a 3,000 ton per day mass burn waste-to-energy plant, a recovered materials processing facility, a biosolid pelletization facility, a vegetative waste processing operation, household hazardous collection facilities and 6 transfer facilities.

The SWA's 2017 Landfill Depletion Model projects sufficient landfill capacity through the 2038 planning period with the current lifespan of the facility projected to extend from 2038 to 2051 depending upon various demand and operational assumptions. This projection is based upon countywide growth projections. Based on the average solid waste generation rate for the county as a whole, the City is establishing a solid waste level of service standard of 7.02 pounds per capita per day, which can be maintained through both the 2023 and 2038 planning periods.

### DRAINAGE

SID manages drainage throughout the City. The land area of the City is currently drained through the M-2 Canal. The ultimate discharge point for the area is the South Florida Water Management District C-51 Canal. There are numerous agricultural ditches and canals currently running through the City. The system was created for citrus agricultural use and provided both irrigation water supply and flood control within the area. Permits for peak discharge up to 2-inches in 24 hours via M-2 Canal to C-51 Canal are in place for SID, which can accommodate the City's future land uses shown Future Land Use Map (FLU Map 2.1).

SID will continue to provide drainage for the City. SID's master drainage management plan currently provides for a drainage system which will consist of an extensive lake system to be constructed in phases to accept runoff from common areas, collector roads, and residential and non-residential development areas. The water management system will continue to discharge into the M-2 Canal.

Drainage for the City can be maintained through the 2023 and 2038 planning periods. The anticipated infrastructure facilities needed for the 2023 and 2038 planning periods is depicted on INF Map 4.2 and INF Map 4.3.

The City is located within the SFWMD C-51 Basin and is subject to the SFWMD C-51 Basin Rule, (found in Part III, Ch. 40E-41, Rules 40E-41.220 through 40E-41.265, Florida Administrative Code), in addition to other stormwater regulations. The proposed minimum building floors will be designed at or above the higher of the peak stage in the 100-year, 3-day, zero discharge design storm or the SFWMD's C- 51 Basin 100-year stage. As set forth in Table 4.3A below, flood protection within the City will be provided for various storm events based on the rainfall depths provided by the isoheytal graphs in the SFWMD's Environmental Resource Permit Applicant's Handbook Volume II. The SID drainage infrastructure is designed to



accommodate the City as a whole, therefore the perimeter berm and peak discharge criteria applies to the overall SID stormwater management system, rather than individual development within the City.

**Table 4.3A Drainage Level of Service Standards**

<b>Storm Event</b>	<b>Intensity of Rainfall Depth (in.)</b>	<b>Development, Roads, and Drainage Facilities</b>
10 year-1 day	7.4	Local Roads and Parking Lots
25 year-3 day	12	Arterial Roads, Collector Roads, Perimeter Berm, and Peak Discharge
100 year-3 day, zero discharge	14	Finished Floors

*Source: Isohyetel Graphs SFWMD's Environmental Resource Permit Applicant's Handbook Volume II*

*\*Perimeter Berm and Peak Discharge are referring to master SID stormwater management system.*

SFWMD maintains and implements design elevation guidelines for buildings and road construction that address possible flooding, as illustrated in the Table 4.3B below.



**Table 4.3B Drainage Level of Service Standards**

Elevation (NAVD 88)	Development, Roads, and Drainage Facilities
18.23	Local Road Crown
18.23	Parking Lots
19.23	Arterial and Collector Road Crown
19.83	Finished Floors

*Source: SFWMD Conceptual Permit 50-0021-S*

## GROUND WATER RECHARGE

The City is located within the jurisdiction of the SFWMD, and more specifically, within the SFWMD Lower East Coast (LEC) Planning Area. The principal ground water resource for the LEC Planning Area is the Surficial Aquifer System. The extensive water management and lake system within the City will provide for recharge of the local surficial aquifer consistent with the requirements of the SFWMD.

# CITY OF WESTLAKE



TECHNICAL  
DOCUMENT

Data & Analysis

# CONSERVATION

2018



## CHAPTER 5. CONSERVATION ELEMENT DATA AND ANALYSIS

### INTRODUCTION

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

### NATURAL RESOURCES

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

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

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

### Climate

The climate of an area affects the amount and type of development, including building practices and structural and design features. Use of climate-appropriate practices supports the efficient use of energy sources, greenhouse gas reduction, and overall resource conservation. The U.S. Department of Energy has designated Building America climate regions based on the International Energy Conservation Code (IECC). Palm Beach County is in the Hot-Humid climate region. (Building America Best Practice Series, Volume 7.3, "[Guide to Determining Climate Regions by County](#)," U.S. Department of Energy, August 2015).

Normal temperature and precipitation variables for the City are not currently available. However, the National Climate Data Center provides the normal weather variables for temperature and precipitation for Palm Beach County International Airport. These normal variable are shown in Table 5.1 and Figures 5.1 and 5.2 below. It should be noted that there is some evidence that the summer season may slowly become hotter and longer due to global warming. ("A brief update: Sea Level Rise and Climatic Trends," SFWMD Palm Beach County Water Resources Task Force, April 16, 2015).



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

Month	Precipitation (Inches)	Minimum Temperature (°F)	Average Temperature (°F)	High Temperature (°F)
January	3.13	56.8	65.7	74.6
February	2.82	59.1	67.8	76.5
March	4.59	62.2	70.5	78.7
April	3.66	65.8	73.8	81.7
May	4.51	71	78.4	85.7
June	8.3	74.3	81.4	88.4
July	5.76	75.5	82.7	89.9
August	7.95	75.9	83	90.1
September	8.35	75.2	81.8	88.3
October	5.13	71.7	78.3	84.9
November	4.75	65.5	72.8	80.1
December	3.38	60	68.1	76.2

Source: National Climate Data Center

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

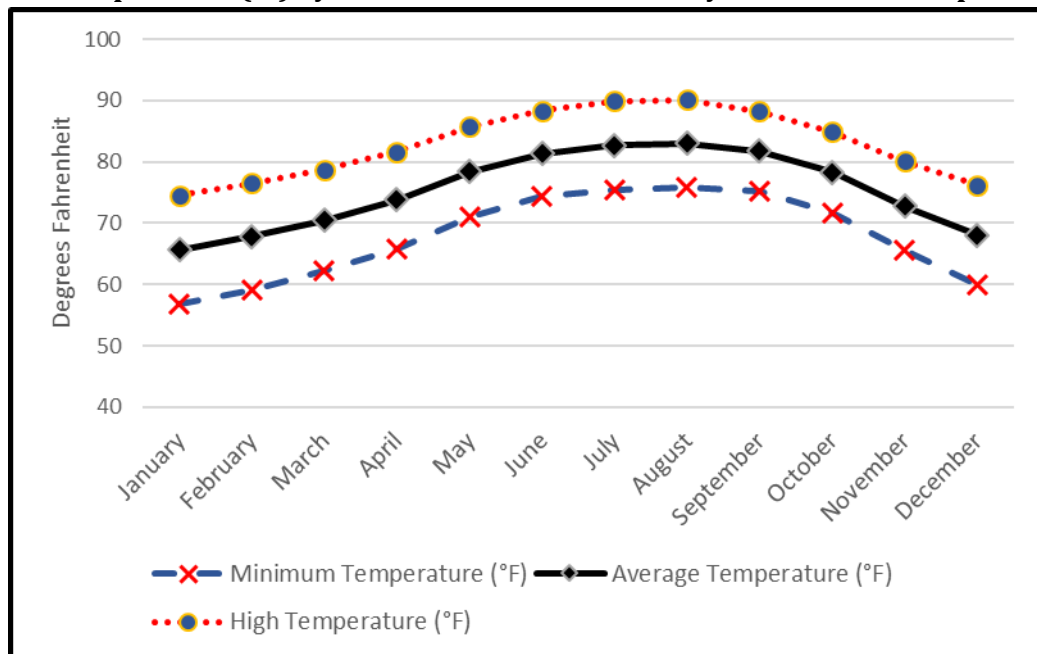
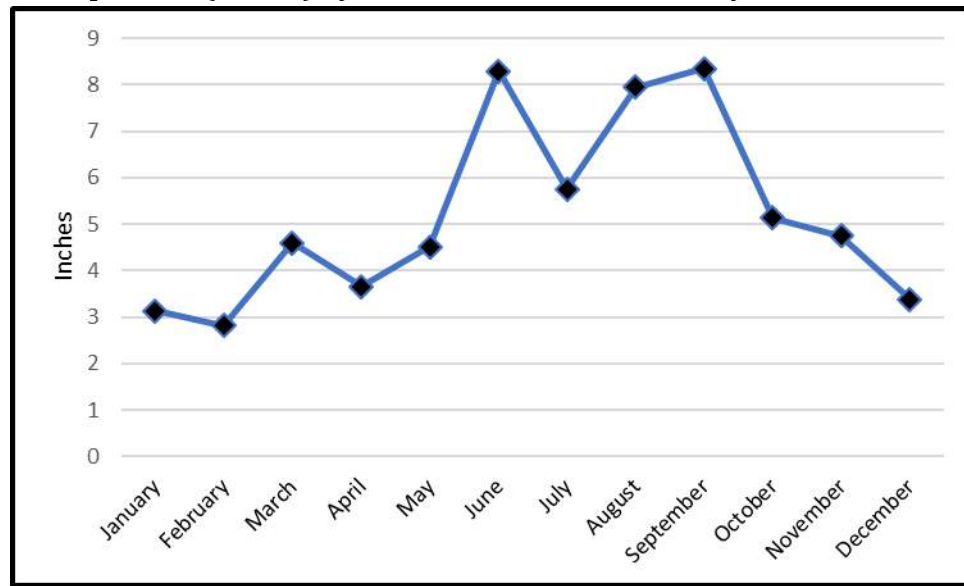






Figure 5.1: Precipitation (Inches) by Month at Palm Beach County International Airport



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

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

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

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

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



The Florida Climate Center, Office of the State Climatologist at Florida State University provides data on heating and cooling degree days for the Palm Beach International Airport. These are shown in Table 5.3 below.

**Table 5.3: 1981-2010 Degree Days for Palm Beach County International Airport**

	Heating Degree Days	Cooling Degree Days
January	86	108
February	48	127
March	24	193
April	4	267
May	0.5	414
June	0	490
July	0	549
August	0	558
September	0	502
October	1	413
November	11	245
December	59	155

*Source: Florida Climate Center*

People, buildings, and infrastructure are also affected by severe weather conditions. Palm Beach County has been affected by several hurricanes, flooding events, and severe wind events in recent years. Hurricane events include Irma in 2017, Wilma in 2005, and Jeanne and Frances in 2004. Flooding conditions like those that occurred in January of 2014 are due to unusual convergences of rain producing conditions. ([https://www.weather.gov/mfl/palm\\_beach\\_flood\\_010914](https://www.weather.gov/mfl/palm_beach_flood_010914)). High wind events such as tornadoes are relatively rare, but do occur ([https://www.weather.gov/mfl/pb\\_tornado](https://www.weather.gov/mfl/pb_tornado)).

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

Fortunately for the City, Palm Beach County is in relatively better condition than other counties in southeast Florida due to its topography and the existence of fewer waterways west of the Intercoastal Waterway. (Sources include “Vulnerability Analysis for Southeast Florida to Sea Level Rise,” “Climate Change and Sea Level Rise Planning and Adaptation Strategies,” SFWMD. 2010; and “A brief update: Sea Level Rise and Climatic Trends,” SFWMD Palm Beach County Water Resources Task Force. April 16, 2015). Due to the City’s location west of the coastal area, it is less likely to experience the direct inundation from sea level rise that may occur in the coastal communities, especially along waterways. (“Analysis of the Vulnerability of Southeast Florida to Sea Level Rise,” Southeast Florida Regional Compact Climate Change). Several resources



are available regarding this issue and may be found at [www.flseagrant.org/climate-change/sea-level-rise/](http://www.flseagrant.org/climate-change/sea-level-rise/) and <https://coast.noaa.gov/digitalcoast/stories/slr.html>.

### Soils and Minerals

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

The survey identifies the following soil series in the City: Arents-Urban Land Complex (0 To 5 % Slopes), Arents-Urban Land Complex (Organic Substratum), Boca Fine Sand, Chobee Fine Sandy Loam, Floridana Fine Sand, Hallandale Fine Sand, Okeelanta Muck, Pineda Fine Sand, Pinellas Fine Sand, Riviera Fine Sand, Riviera Fine Sand (Depressional), Tequesta Muck, Wabasso Fine Sand and Water. The USDA describes these soils as follows:

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

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

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

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

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

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



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

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

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

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

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

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

## Air

Air quality within the City is generally good. Based upon ambient air quality monitoring conducted by the Florida Department of Environmental Protection (FDEP) and documented in the 2012 Florida Air Monitoring Report, Palm Beach County is an attainment area for five of the six major air contaminants: carbon monoxide (CO), lead (Pb), nitrogen dioxide (NO<sub>2</sub>), particulate matter (PM), and sulfur dioxide (SO<sub>2</sub>). The attainment area designation indicates that the concentrations of major pollutants are within the acceptable limits set by the FDEP and the U.S. Environmental Protection Agency (EPA).

Palm Beach County is classified as an attainment/maintenance area for the pollutant ozone (O<sub>3</sub>). A maintenance area is an area previously classified as non-attainment that has successfully reduced air pollutant concentrations to below the standard, but must maintain some of the non-attainment area plans to stay in compliance with the standards. However, the U.S. Environmental Protection Agency (EPA) reports that “the 8-hour Ozone (1997) standard was revoked on April 6, 2015 and the 1-hour Ozone (1979) standard was revoked on June 15, 2005.” (<https://www3.epa.gov/airquality/greenbook/ancl.html>).

Therefore, although the most recent data available from FDEP indicates a level of ozone comparable to the level in 2012, the previous standards no longer exist.



(see [http://www.dep.state.fl.us/air/air\\_quality/techrpt/quick/Quicklook-2015-q1-q3.pdf](http://www.dep.state.fl.us/air/air_quality/techrpt/quick/Quicklook-2015-q1-q3.pdf)).

Palm Beach County is no longer classified as a nonattainment area for any of these air pollutants, i.e. it is an attainment area for classified pollutants. The Palm Beach County Health Department monitors ambient air quality and regulates mobile and stationary sources of air pollution. It also administers the asbestos and open burning regulations and implements Pollution Prevention (P2) programs.

### Floodplains

A floodplain is a strip of relatively flat land bordering a stream channel that is inundated at times of high water. ([https://water.usgs.gov/water-basics\\_glossary.html](https://water.usgs.gov/water-basics_glossary.html)). In undeveloped areas, typically adjacent to natural water bodies, flooding may occur with such frequency so as to create and support floodplain ecosystems. However, in the City, such natural flow regimes have been replaced by a drainage system managed by SID that regulates water levels and flows. Natural floodplains do not exist in the City.

In developed and developing areas like the City, flooding may occur from rainfall events. Areas that may be inundated by a 100-year storm event have been delineated by the Federal Emergency Management Agency as part of the National Flood Insurance Program. These areas are designated as Special Flood Hazard Areas (FLU Map 2.4) on the Flood Insurance Rate Map (FIRM). The FIRM (dated October 5, 2017) shows that portions of the City are within the AE special flood hazard area which is subject to inundation by the 1% annual chance flood. There is a 1 percent chance of the 100-year flood (also known as the base flood) being equaled or exceeded in any given year. The AE area designation means that a base flood elevation (BFE) has been determined. The BFE is the computed elevation to which floodwater is anticipated to rise during the base flood (100-year flood). The BFE is used in conjunction with the federal flood insurance program. The BFE for the AE area in the City is 18.5 feet (referenced to the North American Vertical Datum of 1988). The City has adopted minimum development elevations as part of its stormwater level of service standards. These elevations exceed the BFE in order to protect development from flooding events.

The areas designated AE by FEMA include the man-made swales, ditches, and canals used for agricultural irrigation and surface water management. In addition, some farm fields at lower lying elevations and some stormwater retention/detention areas are designated AE. As development of the City proceeds, these lower lying areas will likely be filled or transformed into an urban stormwater management system of connected lakes. Thus, the current AE designations will have less relevance to future flooding concerns.

### Water Resources

There are no natural rivers, bays, or lakes in the City. All surface waters in the City are manmade and consist of ditches, swales, canals, and retention/detention ponds in association with either the previous agricultural operations or existing development. These existing features are anticipated to be substantially replaced and/or modified as urban development replaces the existing agricultural uses.

The City is bisected by the M-2 Canal to the west. The existing drainage facilities, constructed and maintained by SID, consist of a perimeter canal, numerous primary and lateral canals, internal culverts, and control



structures. The proposed stormwater management system for the City will consist of a network of inlets, culverts, lakes, created shallow vegetated areas, and outfall structures. Water quality treatment will be provided on-site in the lakes and shallow vegetated areas. Discharges will be directed to the M-2 Canal, which flows into the C-51 Canal. The stormwater management system is permitted by the SFWMD and will be designed to meet the requirements of the SFWMD C-51 Basin Rule found in Part III, Ch. 40E-41, Rules 40E-41.220 through 40E-41.265, Florida Administrative Code).

The M Canal runs along the northern boundary of the City west of Seminole Pratt Whitney Road, and within the City boundary east of Seminole Pratt Whitney Road. Westlake does not use the M Canal as a public water supply; however, the City of West Palm Beach does use the M Canal as a public water supply. The City's stormwater management and drainage, which is under SID's jurisdiction, is separate from and unconnected to the M Canal. The M-2 canal serves as the City's drainage canal, which carries water to the C-51 Basin.

There are no natural springs or potable water wells within the City. As agricultural uses are converted to urban development, water demand will diminish, as residential and commercial uses demand less water than agriculture.

### Ground Water Recharge

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

### Water Conservation and Reuse Water

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

## LAND COVER

### Natural Habitats

The historical agricultural use of land that now comprises the City resulted in the elimination of all native and natural habitat features. The entire City has been altered for agricultural use, originally for citrus production. The clearing, ditching, and crop activities of the past 50+ years have erased any natural systems that would have occurred historically on the site. The more recent conversions to varied agricultural uses in





the City have continued this condition. As a result, there is less than one acre of native habitat or natural features within the City.

### **Wetlands**

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

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

### **Uplands**

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

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

## **WILDLIFE**

### **Protected Species**

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

### **Invasive Species**

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



### **Invasive Plants**

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

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

### **Invasive Animal Species**

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

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

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

## **ENVIRONMENTALLY SENSITIVE LANDS**

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

# CITY OF WESTLAKE



TECHNICAL  
DOCUMENT

Data & Analysis

## RECREATION AND OPEN SPACE

2018



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

### INTRODUCTION

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



Example of a passive park gathering space

Recreation areas and open spaces provide opportunities for social interaction, enable healthy and active lifestyles, and contribute to the overall urban form. The City will have a community park in addition to neighborhood parks. The parks will consist of active and passive recreation opportunities.

### CITY PARKS

#### Neighborhood Parks

The neighborhood park is a "walk to" park generally located along streets where people can walk or bicycle without encountering heavy traffic. Because the service areas of a neighborhood park and an elementary school often coincide, it is desirable for the neighborhood park to physically join an elementary school when feasible. Both park and school serve the same basic population, share compatible land uses, and maintain recreation facilities that are of mutual benefit.

#### Community Parks

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



## OPEN SPACE

Open space may serve several purposes including the provision of or access to outdoor recreation; shaping and enhancing urban form including the provision of plazas, courtyards, squares, attractive landscapes, transportation corridor parkways, and vegetated buffers; and management of water resources. Open spaces may assist in providing for land use compatibility, accessibility to recreational opportunities, and stormwater management.

## PALM BEACH COUNTY FACILITIES

### Palm Beach County School District Lands

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

### Palm Beach County Regional and District Parks

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

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



Okeeheelee Park



Seminole Palms Park



Phil Foster Park



# CITY OF WESTLAKE



TECHNICAL  
DOCUMENT

Data & Analysis

## HOUSING

2018



## CHAPTER 7. HOUSING ELEMENT DATA AND ANALYSIS

### INTRODUCTION

At the time of incorporation in 2016, the City had a population of only six persons residing in four housing units. A windshield survey showed that those existing units are structurally sound, contain plumbing and kitchen facilities, and have electrical and utility services. Those existing housing units do not represent the anticipated housing development of the City over the short and long term planning periods.

It is anticipated that by the end of 2018, there will be approximately 150 housing units built within the City of Westlake. By 2023, 1,575 housing units are projected and by 2038, 6,500 housing units are projected. This Housing Element focuses on the provision of adequate and affordable housing for anticipated future residents of the City.

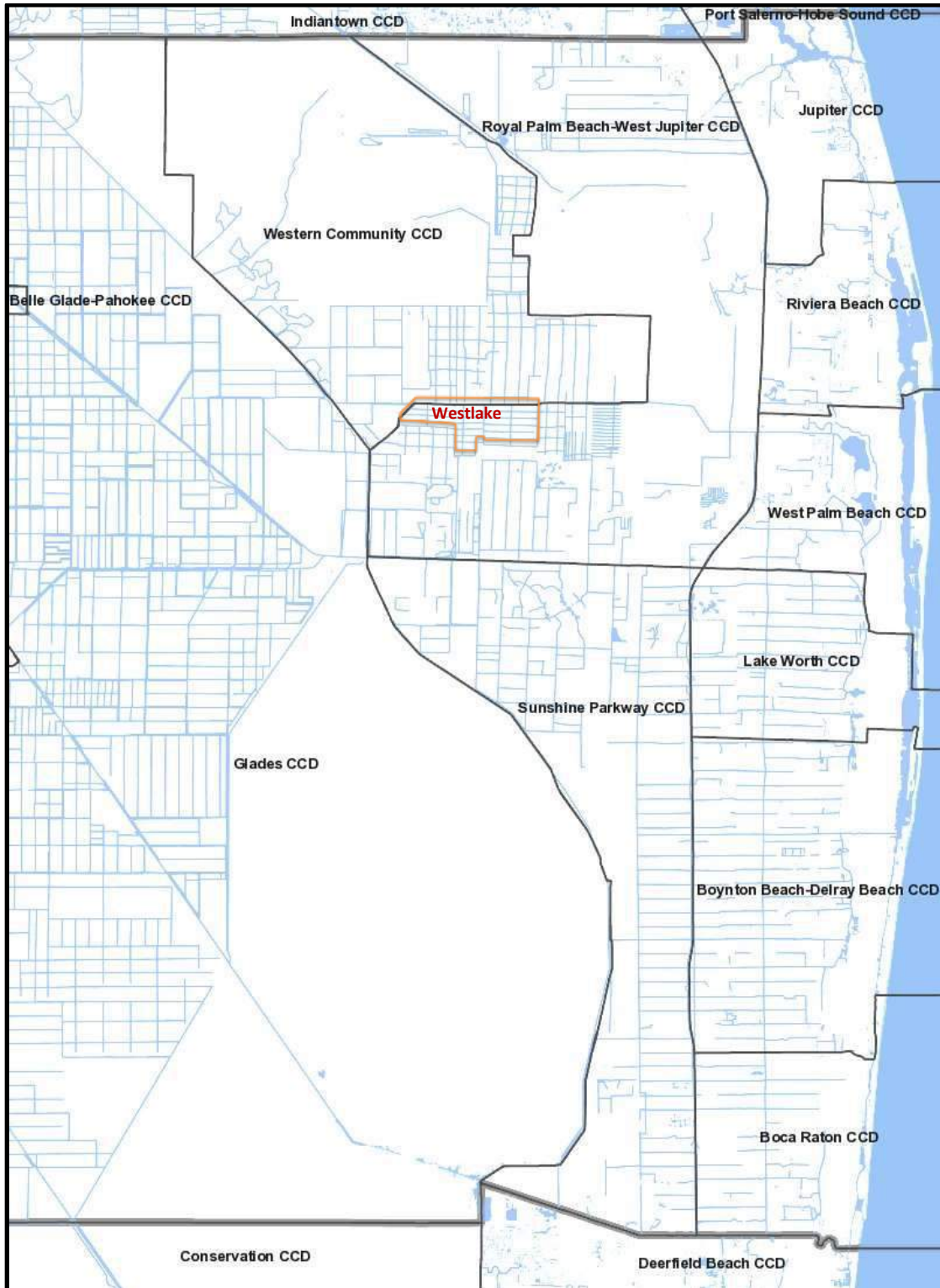
The City of Westlake is planned to serve unmet land use and development needs in the vicinity which is characterized by low-density residential uses. The future population and housing conditions in the City will be distinct from the nearby area and will complement the development profile of the central county area. Therefore, it shall be assumed that the City will contain housing more similar to the broader housing conditions in the surrounding Census County Divisions (CCDs), than housing conditions in the immediately surrounding communities of the Acreage (a Census Designated Place, or a "CDP") with an estimated 2017 population of about 38,000 persons; the Town of Loxahatchee Groves with an estimated 2017 population of about 3,300; or Palm Beach County as a whole.

The City of Westlake is located within the Royal Palm Beach-West Jupiter CCD, as are the two closest municipalities of Loxahatchee Groves and Royal Palm Beach. The Acreage is located along the northern, eastern and southwestern borders of the City. The Western Community CCD is located to the north and the Sunshine Parkway CCD is located to the south. Figure 7.1 shows these CCDs. These three CCDs exclude the older communities in the eastern portion of the county, including the higher density housing near the coast, which do not reflect the type and style of housing expected in the City. The three CCDs also exclude the communities located near Lake Okeechobee.

Housing data and analysis for these three CCDs will be combined and used as temporary substitute measures for future City housing conditions. The use of the combined CCDs serves to moderate the differences in housing and household characteristics that exist within the CCDs. The data which follows will illustrate the significant variation among some of the sub-areas included within the three CCDs. Figure 7.2 shows these Census areas and incorporated places surrounding the City.



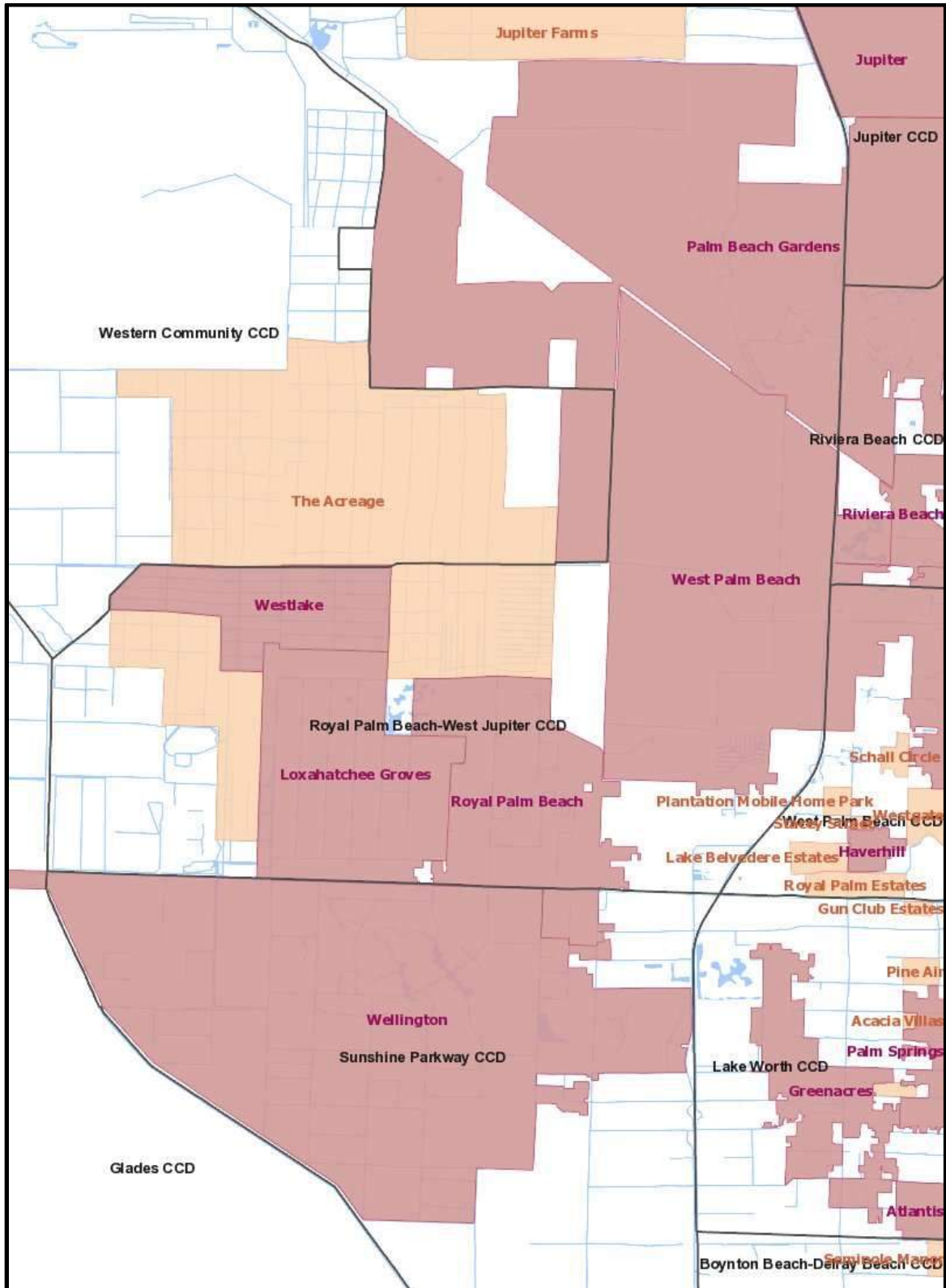
**Figure 7.1: Census County Divisions in Palm Beach County**



Source: <https://tigerweb.geo.census.gov/tigerweb/>



**Figure 7.2: Census County Divisions, Census Designated Places, and Incorporated Places Surrounding the City of Westlake**



Source: <https://tigerweb.geo.census.gov/tigerweb/>



Florida Housing Data Clearinghouse information has not been compiled by the Shimberg Center for Housing Studies for the City of Westlake. The City will update the data and analysis in the future when the Shimberg Center for Housing Studies has provided the data. Also, once substantial housing development occurs within the City, this data and analysis section will be updated to use City-specific data. At this time, however, the best available data is provided by the 2010 Decennial Census and the 2015 5-Year American Community Survey (ACS). The 2010 Census is an actual count whereas the ACS is based on a sample survey. All data presented here from the ACS has statistically calculated margins of error. Both data sources are used. The 2010 Census generally has more accurate information with regard to people, housing, and households, but does not include other data, e.g. income and housing costs, which is only available from the ACS. Since the data are not City data, but are used to represent future City conditions, descriptive statistics, such as averages or percentages are more useful than actual numbers. For example, the number of occupied housing units in the three CCDs is not relevant whereas the percentage of housing units that are occupied can be useful for planning purposes.

## EXISTING HOUSING CONDITIONS

### Housing Characteristics – Type of Housing

Within the surrounding CCDs, as shown in Table 7.1, single-family houses (one-unit, detached and attached) constitute 77 percent of the total number of housing units, which is higher than the countywide percentage of 56 percent. The surrounding CCDs have the highest percentage of single family houses of all CCDs in the county. However, there is also considerable variation of housing type within the surrounding CCDs. For example, the adjacent communities of Loxahatchee Grove and the Acreage have much higher percentages of single-family houses – with 93 percent and 99 percent of their housing stock in single-family houses, respectively – than Royal Palm Beach and Wellington, which have 78 percent and 81 percent of their housing stock in single-family houses, respectively. Conversely, the Glades and West Palm Beach CCDs have the lowest percentages of single family houses in the county, at 22 and 38 percent, respectively. Thus, while the percentage of single-family houses in the surrounding CCDs is higher than the county as a whole, it is much lower than the percentage in the nearest communities. Figure 7.3 is a column chart that compares the single-family house percentages in the proximate geographic areas.



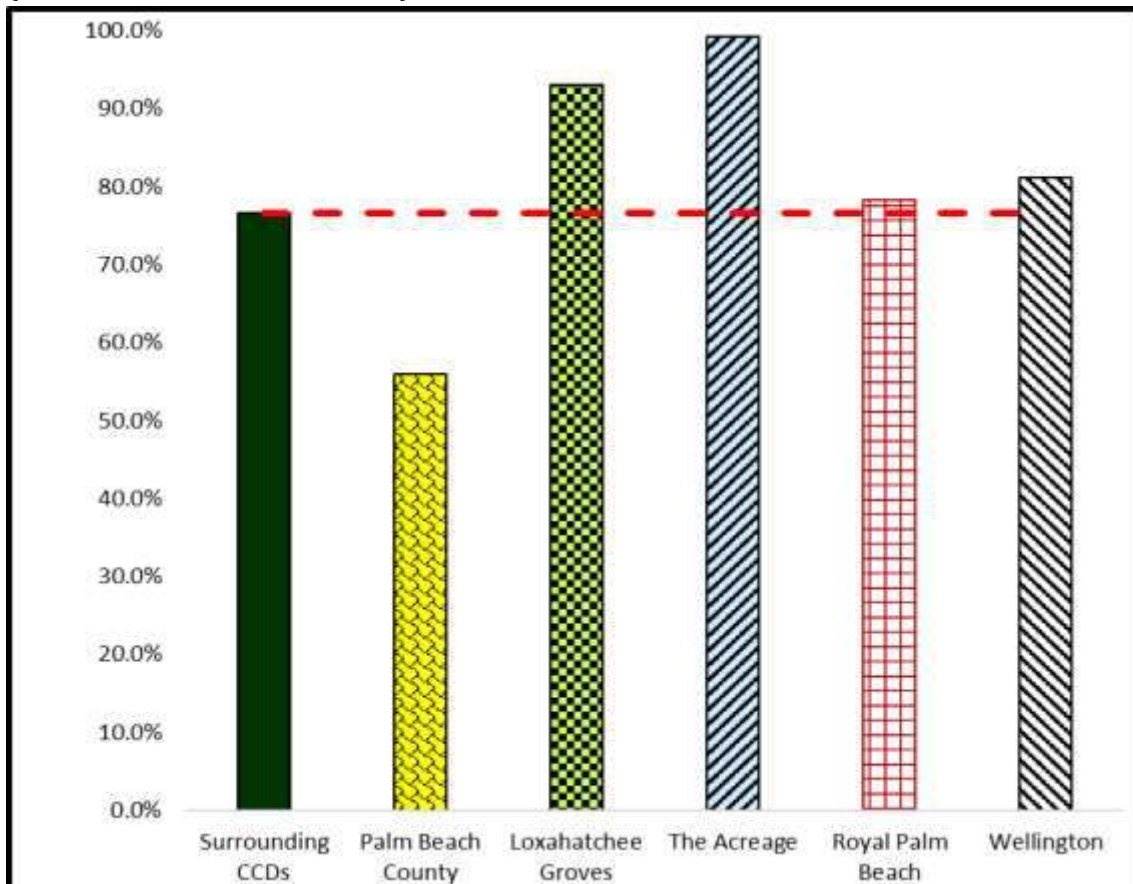


**Table 7.1: Type of Housing Including the Percentage of Total Housing Units by Number of Units in Structure**

	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage	Royal Palm Beach	Wellington
Type of Unit / Units in Structure						
One-Unit Detached	66.5%	45.9%	92.6%	99.1%	70.8%	73.0%
One-Unit Attached	10.1%	10.1%	0.5%	0.2%	7.4%	8.2%
Two-Units	1.3%	3.1%	0.0%	0.0%	1.3%	3.1%
Three or Four	4.6%	7.2%	0.0%	0.0%	4.1%	5.1%
Five to Nine	4.8%	6.2%	0.6%	0.0%	6.0%	3.8%
Ten to Nineteen	4.0%	6.2%	0.0%	0.0%	7.3%	2.7%
Twenty or more	7.3%	18.5%	0.0%	0.1%	2.3%	3.0%
Mobile Home	1.4%	2.8%	6.1%	0.6%	0.7%	0.8%
Other (Boat, RV, Van, etc.)	0.0%	0.0%	0.4%	0.0%	0.0%	0.1%

Source: U.S. Census, ACS\_15\_5yr\_DP04 Selected Housing Characteristics

**Figure 7.3: Percentage of Total Housing Units in One-Unit Structures (Both Detached and Attached)**

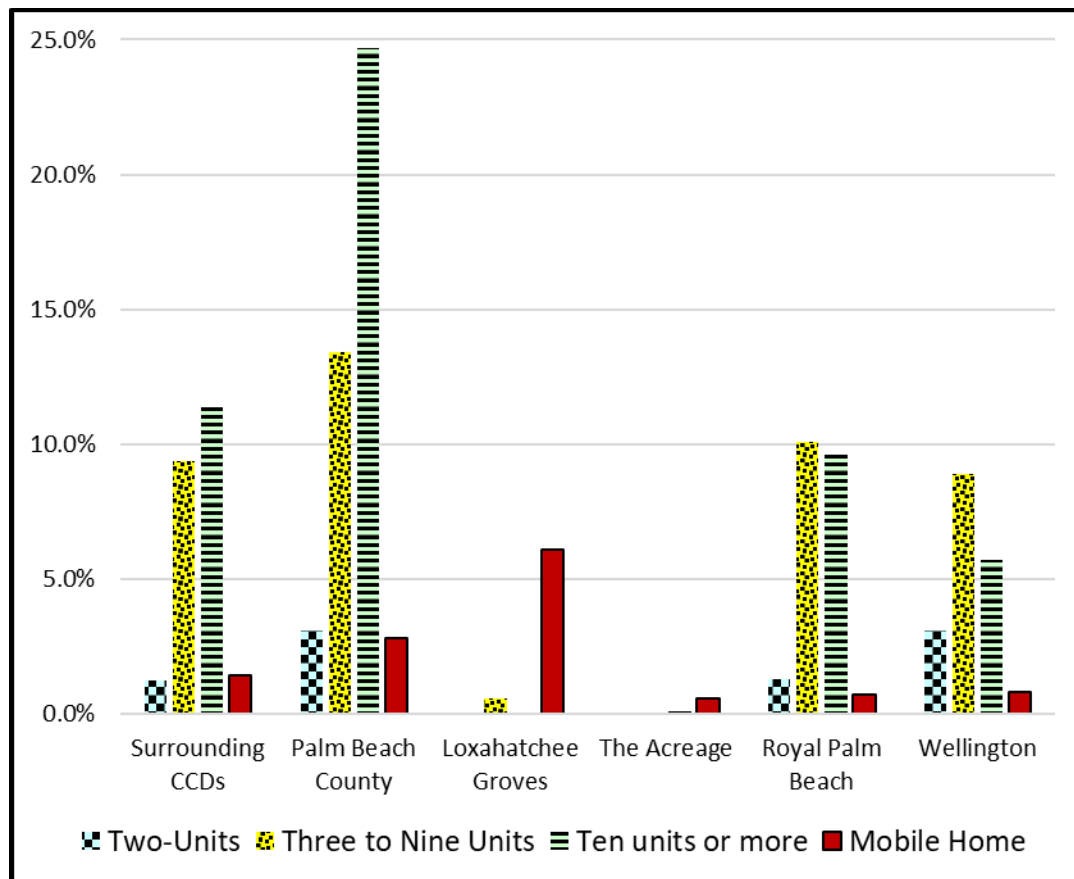






About 22 percent of housing units in the surrounding CCDs are multi-family. This is also higher than the corresponding percentages in the Acreage, Loxahatchee, Royal Palm Beach and Wellington. Mobile homes constitute 1.4 percent, which is a higher percentage than the Acreage, Royal Palm Beach, and Wellington. Figure 7.4 is a column chart that compares multi-family and mobile home housing unit percentages in the various geographic areas. The chart clearly shows the scarcity of multi-family housing in the two adjacent communities of the Acreage and Loxahatchee Groves.

**Figure 7.4: Percent of Total Housing Units in Multi-Unit Structures and Mobile Homes**



## Housing Characteristics – Age of Housing

The age of the housing stock in the surrounding CCDs are presented in Table 7.2. This data shows that housing in the three surrounding CCDs is newer than housing in the county as a whole. About 64 percent of housing in Palm Beach County was built after 1989, whereas about 85 percent of housing in the surrounding CCDs was built after 1989. Figure 7.5 charts the age of housing. The housing in the City will be newly built, and will conform to the latest Florida Building Code, and therefore is likely to remain in good condition for the duration of the long term planning period.

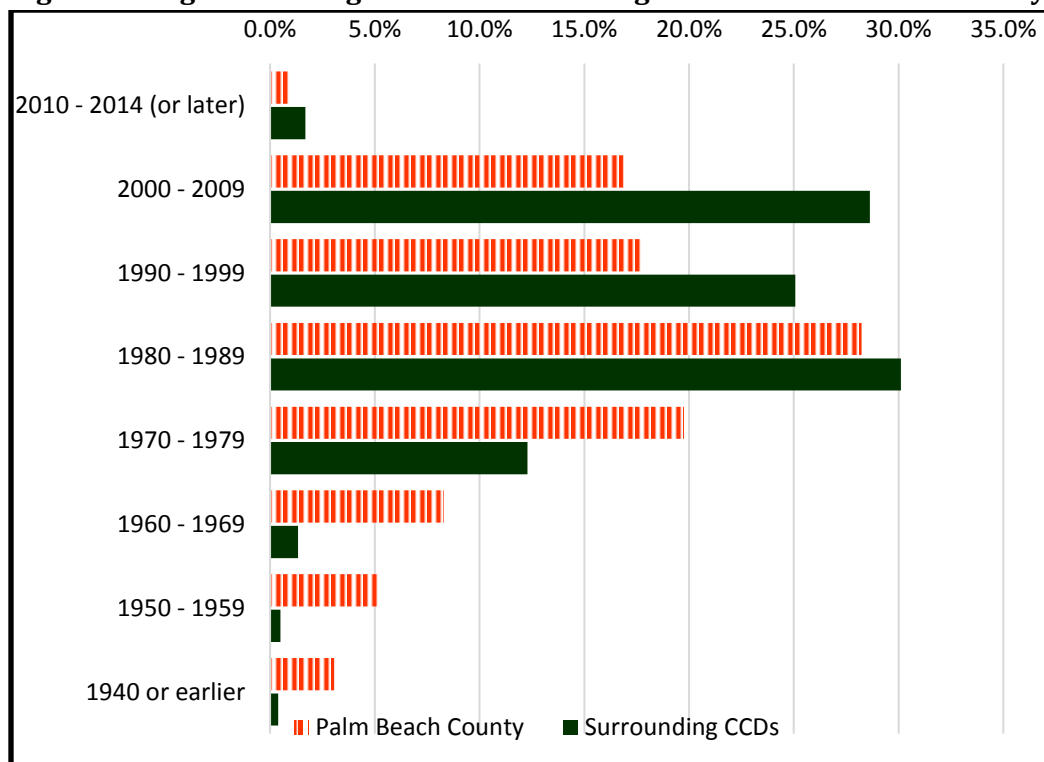


**Table 7.2: Age of Housing Units**

Year Structure Built	Surrounding CCDs	Palm Beach County
Built 2014 or later	0.2%	0.1%
2010 - 2013	1.5%	0.8%
2000 - 2009	28.6%	16.9%
1990 - 1999	25.1%	17.7%
1980 - 1989	30.1%	28.2%
1970 - 1979	12.3%	19.8%
1960 - 1969	1.3%	8.3%
1950 - 1959	0.5%	5.1%
1940 - 1949	0.1%	1.3%
1939 or earlier	0.3%	1.7%

Source: U.S. Census, ACS\_15\_5YR\_B25034

**Figure 7.5: Age of Housing Units in Surrounding CCDs and Palm Beach County**



## Housing Characteristics: Average Household Size

The 2010 Census defines a household as all the people who occupy a housing unit such as a house or apartment as their usual place of residence. A household may be a family household or a non-family household, which may include someone living alone or two or more non-related persons, e.g., roommates, living together. Average household size (also referred to as Population Per Household or PPH) is presented



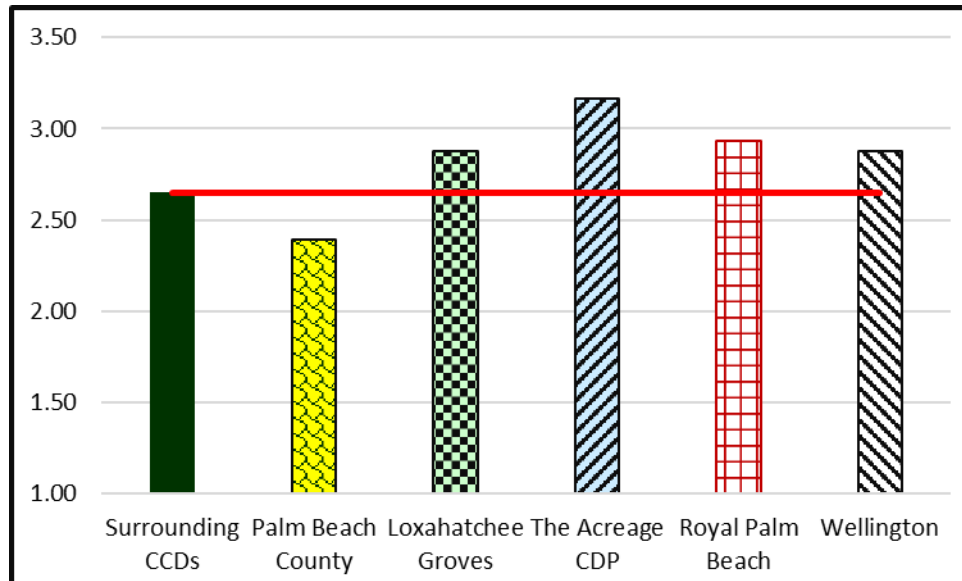
for the three surrounding CCDs as well as Palm Beach County and other nearby areas in Table 7.3. The 2.65 PPH for the surrounding CCDs is lower than all of the surrounding communities, but higher than the county's PPH. Figure 7.6 charts the PPHs for easy comparison. Table 7.3 also shows average household size based on tenure, i.e. owner and renter housing, which is addressed in the next section.

**Table 7.3: Average Household Size -Population Per Household (PPH)**

	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage CDP	Royal Palm Beach	Wellington
<b>All Occupied Housing Units</b>	2.65	2.39	2.88	3.17	2.93	2.87
<b>Owner Occupied Housing Units</b>	2.63	2.34	2.87	3.15	2.87	2.85
<b>Renter Occupied Housing Units</b>	2.75	2.5	2.92	3.39	3.25	2.97

Source: U.S. Census: DEC\_10\_DP1

**Figure 7.6: Average Household Size – Average Population Per Household (PPH)**





## Housing Characteristics - Tenure

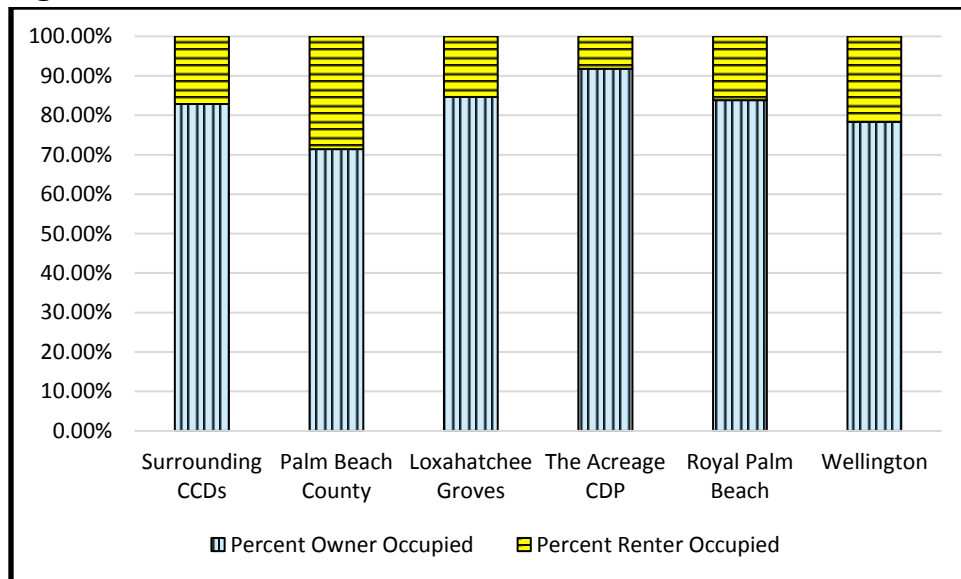
Tenure “refers to the distinction between owner-occupied and renter-occupied housing units.” (U.S. Census). Table 7.4 shows a significant difference in the percent of renter households for the county as a whole compared to the central county area (the surrounding CCDs). In particular, the percentages of rental housing in the Acreage, Loxahatchee Groves, and Royal Palm Beach are much lower than the county as a whole. These differences are charted in Figure 7.7. It is frequently observed that owning a house is an aspiration of most Americans – part of the “American Dream.” However, for many, renting is a much more affordable option. Rental housing (e.g., apartments) are clearly a necessary part of the affordable housing market and are specifically allowed under the Plan.

**Table 7.4: Household Characteristics –Tenure, Percent Owned and Rented**

	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage CDP	Royal Palm Beach	Wellington
Percent Owner Occupied	82.88%	71.38%	84.62%	91.80%	83.80%	78.31%
Percent Renter Occupied	17.12%	28.62%	15.38%	8.20%	16.20%	21.69%

Source: US Census DEC\_10\_SF1\_SF1DP1

**Figure 7.7: Tenure – Percent Owned and Rented**





## Housing Characteristics – Occupancy and Vacancy

Household occupancy and vacancy rates are shown in Table 7.5 and charted in Figure 7.8. The occupancy rate is about 87 percent for the surrounding CCDs. The total vacancy rate, of about 13 percent for the surrounding CCDs, includes vacancies for rent; rented but not occupied; for sale only; sold but not occupied; for seasonal, recreational, or occasional use; and vacancies for other reasons. The seasonal vacancy rate of almost 6 percent for the surrounding CCDs is a part of the total vacancy rate and has also been listed separately in order to project the seasonal population living in housing units. The number of occupied housing units equals the number of households. The occupancy rate for the three surrounding CCDs as well as for Loxahatchee Groves, the Acreage, and Royal Palm Beach is higher than the county as a whole. The corresponding vacancy rates are lower, especially for the nearest residential areas. This reflects a tighter residential real estate market for this part of the county relative to the county as a whole. In other words, demand for housing is higher relative to available supply compared to the rest of the county.

**Table 7.5: Occupancy and Vacancy Rates**

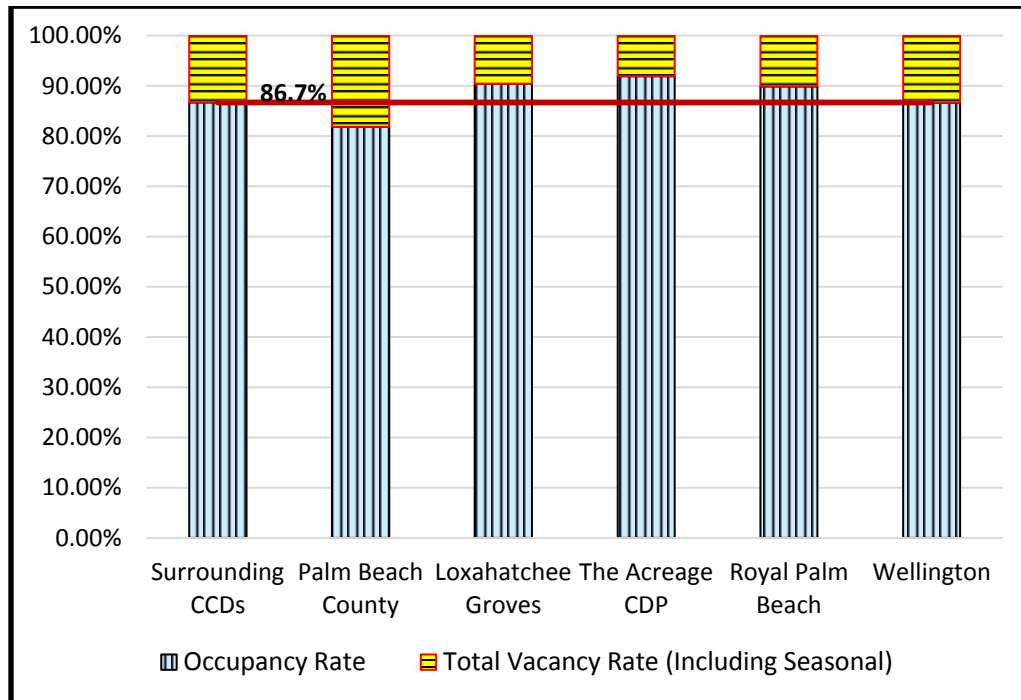
	<b>Surrounding CCDs</b>	<b>Palm Beach County</b>	<b>Loxahatchee Groves</b>	<b>The Acreage CDP</b>	<b>Royal Palm Beach</b>	<b>Wellington</b>
<b>All Housing Units</b>						
Occupancy Rate	86.70%	81.89%	90.43%	91.91%	89.90%	86.66%
Total Vacancy Rate*	13.30%	18.11%	9.57%	8.09%	10.10%	13.34%
Vacancy Rate Excluding Seasonal	7.45%	9.06%	8.02%	7.39%	7.86%	6.69%
<b>Owner Housing</b>						
Homeowner Vacancy Rate*	2.77%	3.37%	1.68%	2.62%	2.64%	2.43%
<b>Renter Housing</b>						
Rental Vacancy Rate*	10.91%	12.28%	6.08%	5.24%	10.81%	11.32%

*\* The homeowner vacancy rate is based on units for sale only and does not count other vacancies. The rental vacancy rate is based on units for rent and does not count other vacancies.*

*Source: US Census DEC\_10\_SF1\_SF1DP1*



**Figure 7.8: Household Occupancy and Vacancy Rates**



## Housing Costs

Gross rent is defined by the US Census as:

[T]he amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renter (or paid for the renter by someone else). Gross rent is intended to eliminate differentials which result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

Table 7.6 lists the percentage of rental households by gross rent ranges. While each geographic area has a unique gross rent distribution, the data show that a higher percentage of rental households in the Acreage, Royal Palm Beach, and Wellington pay gross rent above \$1,000 per month than do rental households in the three CCDs. The gross rent distribution in the three surrounding CCDs depicts a more normal distribution curve than the other communities, indicating a more diverse rental housing profile than any of the other areas, which all have higher gross rent peaks, albeit in different gross rent ranges. The median gross rent for the three CCDs falls in-between the median value for Royal Palm Beach and Wellington. See Figure 7.9 for charted values.



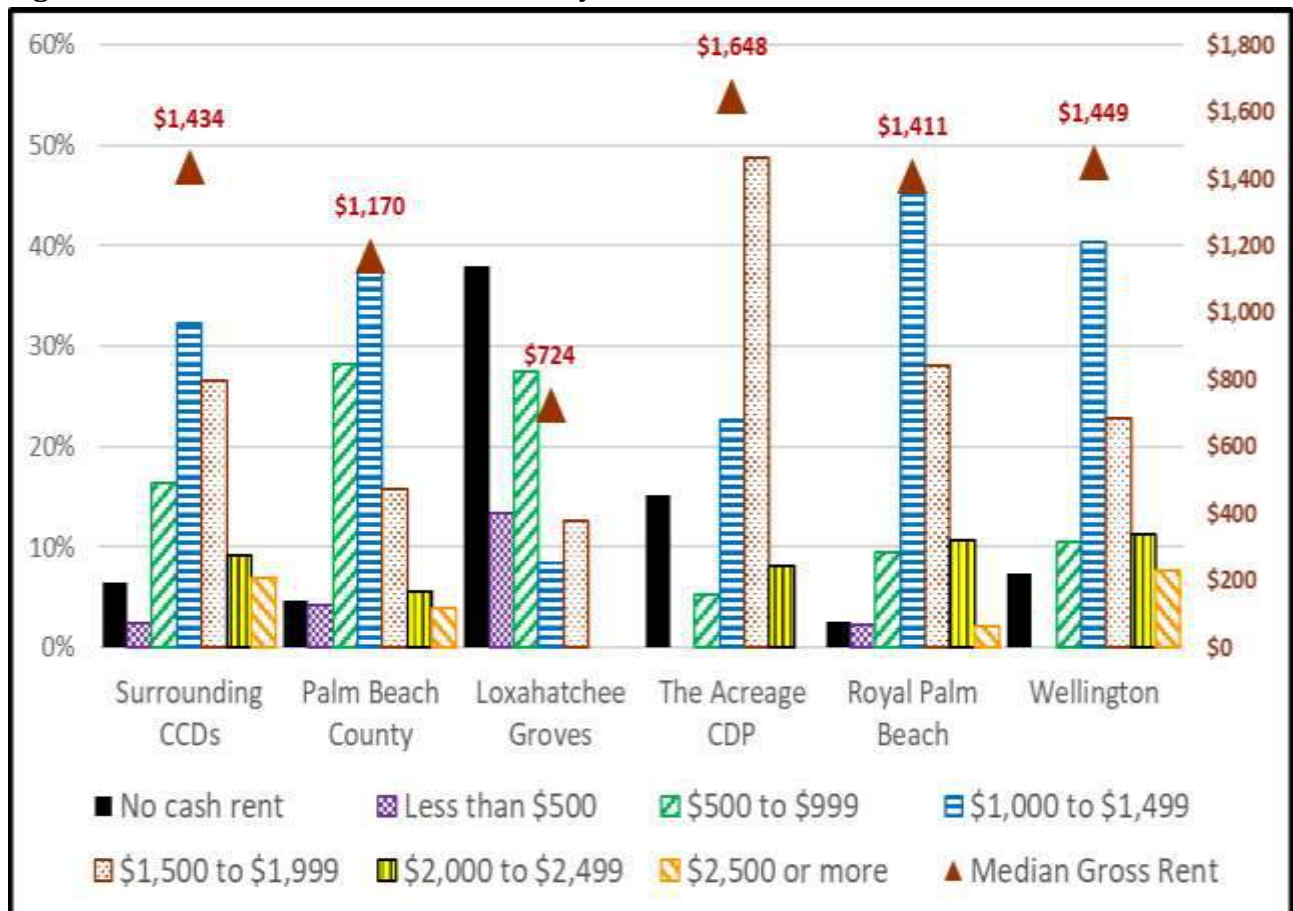
**Table 7.6: Percent of Rental Households By Gross Rent and Median Rent**

Monthly Gross Rent	Surrounding CCDs	Beach County	Loxahatchee Groves	Acreage CDP	Royal Palm Beach	Wellington
No cash rent	6.4%	4.6%	38.0%	15.1%	2.6%	7.4%
Less than \$500	2.5%	4.3%	13.4%	0.0%	2.2%	0.0%
\$500 to \$999	16.3%	28.3%	27.5%	5.2%	9.4%	10.5%
\$1,000 to \$1,499	32.2%	37.6%	8.5%	22.7%	45.0%	40.3%
\$1,500 to \$1,999	26.5%	15.7%	12.7%	48.7%	28.0%	22.8%
\$2,000 to \$2,499	9.2%	5.6%	0.0%	8.2%	10.7%	11.3%
\$2,500 or more	6.9%	3.9%	0.0%	0.0%	2.0%	7.7%
Median Gross Rent	\$1,433	\$1,170	\$724	\$1,648	\$1,411	\$1,449

Source: U.S. Census, ACS\_15\_5YR\_B25063 and ACS\_15\_5yr\_DP04

Notes: Percentages include units that paid no rent. Median gross rent excludes units for which no rent was paid.

Median gross rent for surrounding CCDs calculated from data using linear interpolation.

**Figure 7.9: Percent of Rental Households by Gross Rent and Median Rent**

Housing value data for Palm Beach County and the surrounding CCDs are presented in Table 7.7. The median value of owner-occupied units of the surrounding CCDs in the 2015 5-Year Estimate was \$257,942, as



compared to \$204,700 for Palm Beach County. The median value of the three CCDs is lower than Loxahatchee Groves and Wellington, but higher than Royal Palm Beach and the Acreage. Figure 7.10 charts the data.

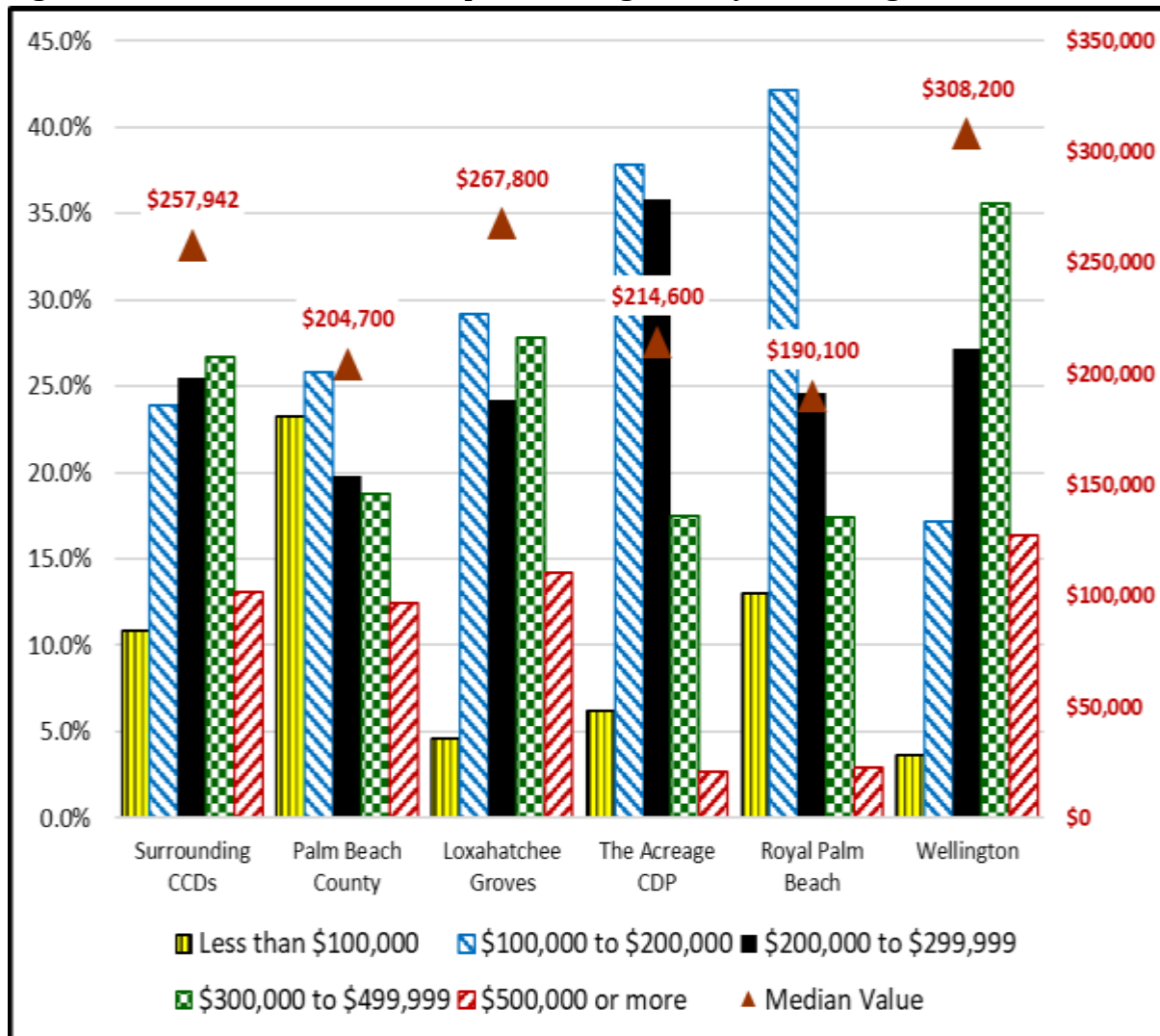
**Table 7.7: Percent of Owner Occupied Housing Units by Value Range and Median Value**

Value Range	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage CDP	Royal Palm Beach	Wellington
Less than \$50,000	4.4%	9.1%	2.5%	1.8%	3.5%	1.9%
\$50,000 to \$99,999	6.4%	14.2%	2.1%	4.4%	9.5%	1.7%
\$100,000 to \$149,999	9.9%	12.9%	12.2%	12.5%	17.8%	6.1%
\$150,000 to \$199,999	14.0%	12.9%	17.0%	25.3%	24.4%	11.0%
\$200,000 to \$299,999	25.5%	19.8%	24.2%	35.8%	24.6%	27.2%
\$300,000 to \$499,999	26.7%	18.8%	27.8%	17.5%	17.4%	35.6%
\$500,000 to \$999,999	11.2%	8.8%	13.4%	2.6%	2.1%	13.5%
\$1,000,000 or more	2.0%	3.6%	0.8%	0.1%	0.7%	2.9%
Median Value	\$257,942	\$204,700	\$267,800	\$214,600	\$190,100	\$308,200

*Source: U.S. Census, ACS\_15\_5yr\_DP04 Selected Housing Characteristics and B25075  
Median value for surrounding CCDs calculated from data using linear interpolation.*



**Figure 7.10: Percent of Owner Occupied Housing Units By Value Range and Median Value**



Comparative monthly owner cost data for Palm Beach County is presented Tables 7.8 and 7.9. According to the US Census, “selected monthly owner costs (SMOC) are calculated from the sum of payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees.” Selected monthly owner costs (SMOC) are divided into housing units with a mortgage and housing units without a mortgage. Countywide, 56.6 percent of owner-occupied housing units have mortgages. Within the three CCDs, that percentage rises to 66.1 percent. Over 71 percent of owner occupied housing in the surrounding municipalities and the Acreage have mortgages. In other words, more owner-occupied houses are still paying off mortgages in the central portion of Palm Beach County compared to the county as a whole.

The median SMOC for houses with a mortgage in the three CCDs is \$1,976, which is higher than the overall county, Royal Palm Beach and the surrounding Acreage community, but it is lower than Loxahatchee Groves and Wellington. The median SMOC for houses without a mortgage in the three CCDs is \$671, which is higher than the nearby communities, except for Wellington, which has a median SMOC for houses without of mortgage of \$766.



**Table 7.8: Percent of Owner Occupied Units with a Mortgage Within Selected Monthly Owner Costs (SMOC) and Median SMOC**

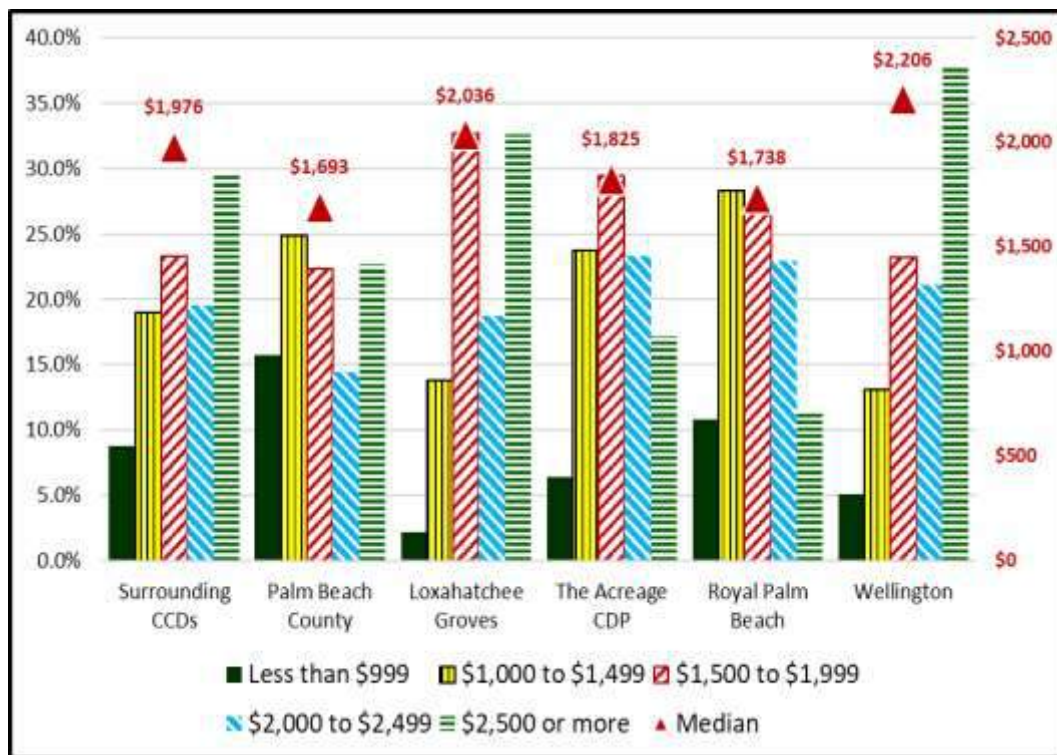
Percent of Units within SMOC Range, and Median SMOC	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage CDP	Royal Palm Beach	Wellington
Less than \$500	0.9%	1.4%	0.5%	0.2%	0.9%	0.9%
\$500 to \$999	7.9%	14.3%	1.7%	6.2%	9.9%	4.2%
\$1,000 to \$1,499	19.0%	24.9%	13.8%	23.7%	28.3%	13.1%
\$1,500 to \$1,999	23.3%	22.3%	32.7%	29.4%	26.7%	23.2%
\$2,000 to \$2,499	19.5%	14.4%	18.7%	23.3%	22.9%	21.1%
\$2,500 to \$2,999	11.6%	8.7%	15.2%	8.8%	6.8%	14.5%
\$3,000 or more	17.8%	14.0%	17.4%	8.3%	4.4%	23.2%
Median (dollars)	\$1,976	\$1,693	\$2,036	\$1,825	\$1,738	\$2,206

Source: U.S. Census, ACS\_15\_5yr\_DP04 Selected Housing Characteristics.

Median SMOC for surrounding CCDs calculated from data using linear interpolation.

Figure 7.11 graphically compares the surrounding CCDs with the county and nearby communities.

**Figure 7.11: Percent of Owner Occupied Units with a Mortgage Within Selected Monthly Owner Costs (SMOC) and Median SMOC**



**Table 7.9: Percent of Owner Occupied Units without a Mortgage Within Selected Monthly Owner Costs (SMOC) and Median SMOC**

within SMOC Range, and Median SMOC	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage CDP	Royal Palm Beach	Wellington
Less than \$250	4.9%	7.3%	6.2%	6.3%	13.8%	2.4%
\$250 to \$399	10.6%	14.3%	14.1%	14.4%	17.6%	6.9%
\$400 to \$599	24.0%	26.8%	17.6%	36.6%	34.6%	15.3%
\$600 to \$799	26.8%	20.2%	37.9%	21.2%	23.4%	30.3%
\$800 to \$999	13.4%	10.8%	15.4%	14.4%	6.5%	16.7%
\$1,000 or more	20.3%	20.6%	8.8%	7.0%	4.0%	28.5%
Median (dollars)	\$671	\$615	\$654	\$561	\$497	\$766

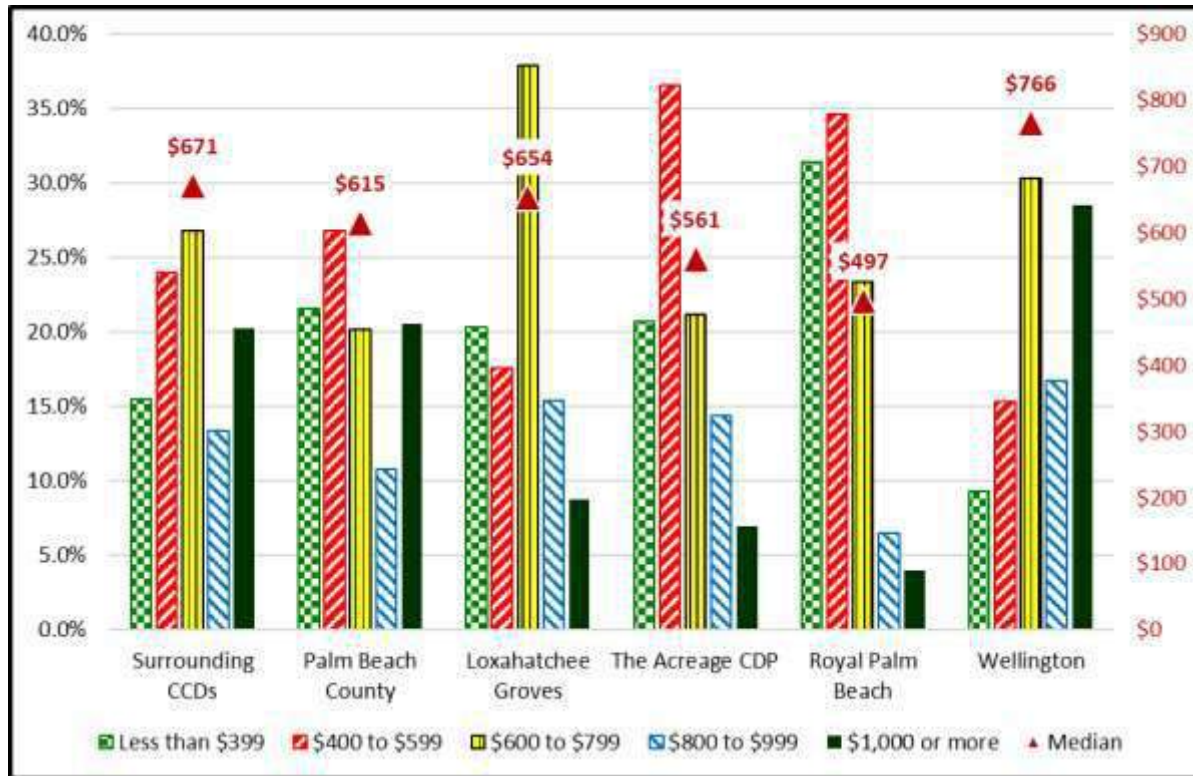
*Source: U.S. Census, ACS\_15\_5yr\_DP04 Selected Housing Characteristics.*

*Median SMOC for surrounding CCDs calculated from data using linear interpolation.*

Figure 7.12 graphically compares the surrounding CCDs with the county and nearby communities.

**Figure 7.12: Percent of Owner Occupied Units with a Without a Mortgage Within Selected Monthly Owner Costs (SMOC) and Median SMOC**





## EXISTING HOUSEHOLD CHARACTERISTICS

### Household Size

In a previous section the average household size or person per household (PPH) was described and enumerated in Table 7.3. Table 7.10 below provides the distribution of households based on the number of persons in each household. About 21 percent of households have only one person in the surrounding CCDs compared to about 30 percent countywide. In other words, there is a smaller percentage of single person households in the three CCDs than in the county as a whole. The surrounding CCDs have a larger percentage of households with three or more persons. Almost 44 percent of households in the surrounding CCDs have three or more persons compared to about 34 percent countywide. Households are larger in the surrounding CCDs than in the county as a whole. Households may be defined as family households (persons related to the head of the household [householder] by birth, marriage, or adoption) or as non-family households. About 74 percent of all households in the surrounding CCDs are family households compared with about 63 percent countywide.



**Table 7.10: Household Size**

Persons in Household	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage CDP	Royal Palm Beach	Wellington
1	20.8%	30.1%	20.5%	11.1%	16.9%	15.9%
2	35.7%	36.3%	31.9%	28.8%	29.1%	32.1%
3	17.1%	13.8%	16.7%	21.4%	20.6%	19.7%
4	16.0%	11.1%	14.2%	21.6%	19.2%	19.6%
5	6.8%	5.1%	9.1%	10.0%	9.0%	8.5%
6	2.4%	2.1%	4.8%	4.4%	3.3%	3.0%
7 or more	1.2%	1.6%	2.7%	2.6%	1.9%	1.2%

Source: U.S. Census: DEC\_10\_SF1\_H13

## Household Income

Household income varies significantly across the county. The estimated annual household income in the surrounding CCDs is \$72,620 compared to a countywide median of only \$53,363. The median income in all of the nearby communities is higher than the countywide average. Table 7.11 shows household income ranges. Figure 7.13 compares the median incomes of these communities and the county.

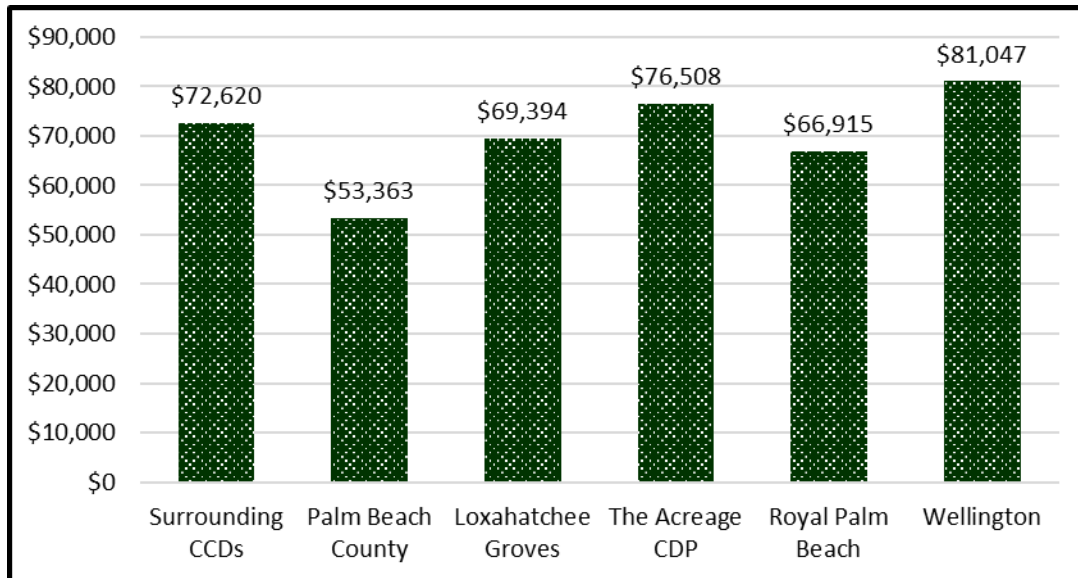
**Table 7.11: Annual Household Income**

Household Income Range	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage CDP	Royal Palm Beach	Wellington
Less than \$10,000	3.9%	6.5%	5.9%	3.1%	3.8%	3.7%
\$10,000 to \$14,999	3.1%	5.1%	1.8%	1.5%	2.2%	2.3%
\$15,000 to \$24,999	7.8%	11.1%	10.2%	5.1%	9.9%	6.3%
\$25,000 to \$34,999	7.7%	10.7%	8.6%	6.4%	8.2%	6.4%
\$35,000 to \$49,999	11.7%	13.7%	6.0%	13.7%	10.4%	11.2%
\$50,000 to \$74,999	17.0%	17.3%	20.7%	19.0%	21.0%	15.3%
\$75,000 to \$99,999	14.2%	11.2%	16.0%	20.1%	16.0%	15.9%
\$100,000 to \$149,999	17.6%	12.6%	17.4%	19.7%	18.5%	20.2%
\$150,000 to \$199,999	8.1%	5.2%	6.8%	6.9%	5.7%	9.1%
\$200,000 or more	8.8%	6.6%	6.7%	4.6%	4.2%	9.5%
Median household income (dollars)	\$72,620	\$53,363	\$69,394	\$76,508	\$66,915	\$81,047
Mean household income (dollars)	\$99,648	\$82,436	\$93,063	\$88,115	\$84,002	\$103,779

Source: ACS\_15\_5YR\_DP03 and B19001. Mean and medians calculated from data.



**Figure 7.13: Annual Household Median Income**



## Household Age

Household age is based on the age of the head of household who is called the householder. An examination of household age is different from an examination of the age structure of all persons in a place. Table 7.12 below provides the household age profile for the surrounding CCDs and nearby communities. The household age profile is also provided for owner occupied households and renter occupied households.



**Table 7.12: Age of Householder**

<b>Householder Age Range</b>	<b>Surrounding CCDs</b>	<b>Palm Beach County</b>	<b>Loxahatchee Groves</b>	<b>The Acreage CDP</b>	<b>Royal Palm Beach</b>	<b>Wellington</b>
<b>Owner occupied:</b>						
15 to 24 years	0.6%	0.7%	0.7%	0.9%	0.7%	0.7%
25 to 34 years	5.7%	6.0%	4.4%	6.6%	9.1%	5.8%
35 to 44 years	17.0%	13.5%	15.0%	23.9%	21.7%	19.7%
45 to 54 years	25.1%	19.8%	29.8%	36.8%	28.1%	30.1%
55 to 59 years	10.8%	9.5%	15.6%	12.3%	11.7%	12.9%
60 to 64 years	10.1%	9.8%	11.1%	8.1%	8.1%	10.5%
65 to 74 years	15.2%	17.6%	16.5%	8.3%	10.8%	12.2%
75 to 84 years	10.6%	15.8%	5.7%	2.7%	6.9%	6.2%
85 years and over	4.8%	7.2%	1.2%	0.4%	2.9%	1.8%
<b>Renter occupied:</b>						
15 to 24 years	5.7%	8.1%	5.9%	6.1%	5.6%	4.9%
25 to 34 years	22.3%	23.9%	24.7%	23.2%	25.1%	22.6%
35 to 44 years	25.6%	21.0%	15.9%	28.4%	29.9%	30.5%
45 to 54 years	20.6%	18.7%	29.4%	24.7%	21.3%	24.7%
55 to 59 years	6.7%	6.7%	9.4%	6.7%	5.9%	6.6%
60 to 64 years	4.9%	5.2%	5.9%	4.2%	4.0%	3.8%
65 to 74 years	6.2%	6.5%	5.9%	3.9%	4.1%	3.9%
75 to 84 years	4.6%	5.1%	2.4%	2.5%	2.7%	2.0%
85 years and over	3.5%	4.7%	0.6%	0.4%	1.5%	1.1%
<b>All Households (Owner and Renter)</b>						
15 to 24 years	1.5%	2.8%	1.5%	1.3%	1.5%	1.6%
25 to 34 years	8.6%	11.1%	7.5%	8.0%	11.7%	9.5%
35 to 44 years	18.5%	15.7%	15.1%	24.3%	23.0%	22.1%
45 to 54 years	24.3%	19.5%	29.8%	35.8%	27.0%	28.9%
55 to 59 years	10.1%	8.7%	14.7%	11.8%	10.8%	11.6%
60 to 64 years	9.2%	8.5%	10.3%	7.8%	7.4%	9.1%
65 to 74 years	13.6%	14.4%	14.8%	7.9%	9.7%	10.4%
75 to 84 years	9.6%	12.8%	5.2%	2.7%	6.2%	5.3%
85 years and over	4.6%	6.5%	1.1%	0.4%	2.7%	1.7%

Source: U.S. Census: DEC\_10\_H17



## Housing Affordability

The Shimberg Center for Housing Studies at the University of Florida (Shimberg Center) analyzes housing affordability in terms of cost burden which is based on the “[p]ercentage of household income spent for mortgage costs or gross rent. According to the Shimberg Center and U.S. Department of Housing and Urban Development (HUD) assistance programs, households spending more than 30 percent of income for these housing costs are considered to be “cost-burdened.” Households spending more than 50 percent are considered to be “severely cost-burdened.” Housing is generally considered to be affordable if the household pays less than 30 percent of income.” An analysis of community housing affordability utilizes an Area Median Income (AMI) measure and this measure is computed by the Shimberg Center and applied to each community. Such an analysis is not available for the City and there is no significant population or housing yet to conduct such an analysis. In lieu of the Shimberg Center analysis, this Housing Element has examined averages for the surrounding CCDs as a means to generally estimate housing conditions and affordability for the future.

Gross rent as a percentage of income (GRAPI) provides a measure of housing affordability for rental units from which cost burden may be examined. GRAPI is a computed ratio of monthly gross rent to monthly household income (U.S. Census). Table 7.13 provides the GRAPI for the three surrounding CCDs, county, and surrounding communities. About 57 percent of renters pay more than 30 percent of their household income for gross rent and those households would be considered cost burdened, i.e. those households would not have affordable housing. Since those households are unavoidably paying more for housing, they are paying less for other necessities of life. These high percentages are not unique to the surrounding CCDs. Palm Beach County as a whole has a higher percentage of renters that are cost burdened, at about 60 percent.

**Table 7.13: Percent of Occupied Rental Units within GRAPI Ranges**

Percent of Household Income	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage, CDP	Royal Palm Beach	Wellington
Less than 15.0%	8.2%	8.1%	5.7%	13.6%	8.4%	3.6%
15.0% to 19.9%	10.6%	9.6%	21.6%	8.9%	18.3%	10.5%
20.0% to 24.9%	12.5%	11.4%	11.4%	11.8%	10.5%	17.2%
25.0% to 29.9%	11.8%	10.6%	3.4%	10.2%	12.4%	10.6%
30.0% to 34.9%	9.4%	8.8%	14.8%	4.6%	9.6%	8.3%
35.0% or more	47.4%	51.6%	43.2%	51.0%	40.7%	49.8%

Source: U.S. Census, ACS\_15\_5yr\_DP04 Selected Housing Characteristics

Selected monthly owner costs as a percentage of income (SMOCAP) provides a measure of housing affordability for owner occupied housing. SMOCAP is a computed ratio of selected monthly owner costs to monthly household income (U.S. Census). Tables 7.14 and 7.15 provides the SMOCAP for the three surrounding CCDs. About 42 percent of housing units with a mortgage are cost burdened. About 19 percent of housing units without a mortgage are cost burdened. Once again, housing affordability is a widespread



problem. Palm Beach County and the nearby communities have higher or comparable percentages as can be seen in the tables below.

**Table 7.14: Percent of Owner Occupied Housing Units with a Mortgage within SMOCAPI Ranges within the three surrounding CCDs**

Percent of Household Income	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage, CDP	Royal Palm Beach	Wellington
Less than 20.0%	30.7%	30.6%	27.8%	28.4%	34.6%	30.6%
20.0% to 24.9%	16.0%	14.5%	15.3%	18.2%	17.6%	16.4%
25.0% to 29.9%	11.4%	10.8%	8.5%	11.2%	8.7%	13.1%
30.0% to 34.9%	8.3%	8.3%	5.8%	10.0%	9.6%	7.5%
35.0% or More	33.5%	35.8%	42.5%	32.2%	29.5%	32.4%

Source: U.S. Census, ACS\_15\_5yr\_DP04 Selected Housing Characteristics

**Table 7.15: Percent of Owner Occupied Housing Units without a Mortgage within SMOCAPI Ranges within the three surrounding CCDs**

Percent of Household Income	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage, CDP	Royal Palm Beach	Wellington
Less than 10.0%	35.5%	31.9%	44.4%	39.9%	40.4%	37.6%
10.0% to 14.9%	19.7%	18.2%	10.3%	15.8%	19.4%	17.8%
15.0% to 19.9%	11.6%	12.3%	6.7%	12.7%	9.4%	10.0%
20.0% to 24.9%	7.9%	8.4%	13.0%	8.9%	8.3%	6.4%
25.0% to 29.9%	6.1%	6.3%	9.4%	6.7%	6.4%	6.1%
30.0% to 34.9%	4.2%	4.3%	0.9%	1.3%	2.5%	6.1%
35% or more	14.9%	18.6%	15.2%	14.8%	13.7%	16.0%

Source: U.S. Census, ACS\_15\_5yr\_DP04 Selected Housing Characteristics

Although housing cost burden numbers linked to the AMI are not available for the City, the numbers are available for the county and nearby communities. In Palm Beach County, about 20 percent of owners and about 24 percent of renters were cost burdened in 2015. Further, an additional 20 percent of owners and about 32 percent of renters were severely cost burdened. (<http://flhousingdata.shimberg.ufl.edu/a/profiles?action=results&nid=5000>).

**Table 7.16: 2015 Palm Beach County Household Income and Cost Burden**

Household Income as Percentage of Area Median	Amount of Income Paid for Housing					
	0-30%		30-50%		50% or More	
	Units	Percent	Units	Percent	Units	Percent
<=30% AMI	6,307	8.6%	7,686	10.4%	59,655	81.0%
30.01-50% AMI	14,173	19.6%	22,400	31.0%	35,627	49.3%
50.01-80% AMI	38,899	39.8%	35,259	36.1%	23,520	24.1%
80.01+% AMI	258,340	78.0%	57,623	17.4%	15,201	4.6%
<b>Total</b>	<b>317,719</b>	<b>55.3%</b>	<b>122,968</b>	<b>21.4%</b>	<b>134,003</b>	<b>23.3%</b>

Source: Florida Housing Data Clearinghouse, 2015

**Table 7.17: 2015 Number and Percent of Households By Amount of Income Paid for Housing in Palm Beach County by Tenure**

Tenure	Amount of Income Paid for Housing		
	0-30%	30-50%	50% or more
Owner	246,122 (59.7%)	84,201 (20.4%)	81,827 (19.9%)
Renter	71,597 (44.0%)	38,767 (23.9%)	52,176 (32.1%)

Source: Shimberg Center for Housing Studies, 2015

## HOUSEHOLD CHARACTERISTICS AND DEMAND PROJECTIONS

### Housing Demand

Future housing demand is frequently projected based on historical trends. In the case of the City, this approach is not possible. However, housing projections may be made based on the same assumptions used to project the permanent resident population through the use of reasonable factors such as household age, income, and size. Table 7.18 provides projections based on the surrounding CCD data.





**Table 18: Household Projections**

<b>Projection Year</b>		<b>2023</b>	<b>2038</b>
Housing Units		1,575	6,500
Vacancy Rate		7.45%	7.45%
Seasonal Rate		5.85%	5.85%
Households		1,366	5,636
PPH		2.65	2.65
Household Population		3,619	14,934
<b>Households by Age of Householder</b>			
15 to 24 years	1.5%	20	84
25 to 34 years	8.6%	117	483
35 to 44 years	18.5%	253	1,042
45 to 54 years	24.3%	332	1,370
55 to 59 years	10.1%	138	571
60 to 64 years	9.2%	126	518
65 to 74 years	13.6%	186	769
75 to 84 years	9.6%	131	539
85 years and over	4.6%	63	260
<b>Households by Income Range</b>			
Less than \$10,000	3.9%	54	221
\$10,000 to \$14,999	3.1%	42	174
\$15,000 to \$24,999	7.8%	107	441
\$25,000 to \$34,999	7.7%	106	436
\$35,000 to \$49,999	11.7%	160	662
\$50,000 to \$74,999	17.0%	233	961
\$75,000 to \$99,999	14.2%	194	800
\$100,000 to \$149,999	17.6%	240	991
\$150,000 to \$199,999	8.1%	110	455
\$200,000 or more	8.8%	120	496
<b>Households by Size</b>			
1	20.8%	285	1,175
2	35.7%	488	2,012
3	17.1%	233	961
4	16.0%	218	901
5	6.8%	93	384
6	2.4%	33	137
7 or more	1.2%	16	65



## Additional Housing Data and Analysis

### Subsidized Housing

There are no rental housing developments within the City using federal, state, or local subsidy programs.

### Conventional Rental Housing

There are no conventional rental housing communities within the City.

### Group Facilities Homes

There are no group living facilities and homes within the City.

### Mobile Home and Recreational Vehicle Parks

There are no mobile home park communities located within the City; however, there are two mobile home units.

### Historic Resources

There are no known historically significant housing resources, including homes listed on the State Master Site File within the City of Westlake.

### Farmworker Housing

There are no farmworker housing developments within the City.

## Addressing Housing Needs

### City of Westlake

The City is a new city and has very few existing housing units. As the City develops, there will be several measures available to evaluate housing stock and living conditions within the City, including: demographic, economic, social, and structural measures.

The City is offering a unique opportunity for new residents to live, work, and play within one community. The City will contain a multitude of housing types and styles at a variety of price points to satisfy the needs of a diverse community. Residential development of the City is expected to start with single family housing while multi-family housing is anticipated to be built as the Downtown Mixed Use area builds out.

### County Housing Programs

As the City grows, the City will evaluate the applicability of housing and community development programs available through county, state, and federal programs.



## Housing Delivery Process

Housing stock within the City will be constructed by the private sector and is expected to accommodate projected population growth through the short and long term planning periods.

## Affordable Housing Assessment

Housing within the City can be more attainable and more affordable for a number of reasons. Because services and infrastructure can be provided more efficiently, the cost of units should be less. Smaller average lot sizes can translate to lower maintenance costs. But most importantly, reduced transportation costs free up financial resources that can be allocated to housing that would not be available in a completely automobile dependent pattern of development.

### City Housing Incentive Programs

The City is committed to creating affordable and safe housing that meets the needs of residents. Safe and appropriate affordable housing benefits the entire community – socially, economically and environmentally. Housing goals, objectives, and policies are tailored to encourage the development of a variety of housing types to accommodate demand generated by population growth, including the accommodation of accessory apartments and mobile homes. In addition, policies to incorporate small-scale special needs and senior facilities are also included.

As the City develops, it should prepare an affordable housing assessment, to include Shimberg Center data, at the time of the initial Evaluation and Appraisal Report. This will allow a more direct comparison of the City's housing stock, by price-range, to the ability of households to afford related housing costs.

### Workforce and Affordable Housing

The City is committed to the provision of workforce and affordable housing based on statewide guidelines. These guidelines delineate the basic components of an affordable workforce housing program and applicable income standards. Affordable housing for lower income families follows the state guidelines for affordability found in Chapter 420.0004(3), Florida Statutes.

The City will coordinate with the County, where appropriate, regarding countywide affordable housing programs. Additionally, the City is providing the opportunity for workforce and affordable housing by offering a variety of housing types. An adequate supply of land and density flexibility is designated on the Future Land Use Map (FLU Map 2.1) to accommodate a variety of housing types to provide opportunities for varying income levels. The City's housing alternatives will meet the diverse needs of the community.

Through the adoption of City Ordinance 2017-6, the City has established a housing assistance purchase program which receives funding from development within the City. The purpose of the program is to provide down payment, closing cost, and rental assistance for the purchase or rental of single family and multi-family units within the City. The program has received in excess of three hundred thousand dollars for initial implementation and applications are being received and evaluated for assistance. The program has not received state and/or federal funding, but state and federal guidelines provided on an annual basis from the United States Department of Housing and Urban Development on funding assistance are being utilized.

# CITY OF WESTLAKE



TECHNICAL  
DOCUMENT

Data & Analysis

## CAPITAL IMPROVEMENTS

2018



## CHAPTER 8. CAPITAL IMPROVEMENTS ELEMENT

### DATA AND ANALYSIS

#### INTRODUCTION

The purpose of the Capital Improvements Element is to plan for public facility needs as identified in other Plan elements and to ensure that capital improvements are provided to accommodate growth, correct deficiencies, and replace obsolete or damaged facilities when required.

The City was incorporated through a statutory process that allowed the electors in the Seminole Improvement District (SID), an Independent Special District empowered by special act (Chapter 2000-431, House Bill No. 1559), to convert SID into the City of Westlake. SID continues to exist as an independent special district, but will eventually transition into a dependent special district. SID continues to provide infrastructure and facilities within its boundaries, which are coterminous with the boundaries of the City. SID is the exclusive retail provider of potable water, reuse water, and wastewater facilities in the City, and is empowered to construct and maintain the facilities related to those services. SID is also empowered to construct and maintain drainage (stormwater) facilities (including, e.g., canals, levees, lakes, ponds, and other works for water management and control); transportation facilities (including, e.g., roads, bridges, shared use paths, transit, landscaping, and other related transportation facilities); and parks and facilities for indoor and outdoor recreation.

SID is also empowered to levy ad valorem taxes, non-ad valorem assessments and collect other fees to recover the cost of providing the forenamed facilities and services. Pursuant to the City Charter, the City may not exercise any function or duplicate services provided by SID until such time as SID is transitioned to a dependent special district. This restriction does not impair the ability of the City to contract for fire rescue or law enforcement. The relationship between the City and SID for provision of capital improvements is detailed in the Interlocal Agreement between the City of Westlake and the Seminole Improvement District Regarding the Provision of Certain Services, Infrastructure, and Public Facilities in the City of Westlake and for Assurance of Non-Duplication of Services dated March 2018 ("SID-Westlake Interlocal"), while SID's specific plans for facilities construction, maintenance, and expansion are contained in its Water Control Plan dated October 13, 2015. The SID-Westlake Interlocal is attached to the Intergovernmental Coordination Element as Appendix A. As a result of the cooperative relationship between SID and the City, the 5-Year Schedule of Capital Improvements and the Capital Improvements Element includes facilities to be constructed, financed, and maintained by SID.

#### CAPITAL IMPROVEMENT NEEDS

##### Potable Water and Wastewater

Based on the population projections and a capacity analysis for the short term planning period there is adequate facility capacity to maintain the adopted level of service standard for potable water supply and wastewater treatment as provided through interlocal agreements between SID and Palm Beach County. SID



plans on expanding distribution lines for potable water, and installing collection lines and additional lift stations for wastewater, and beginning the interconnection process of both water and wastewater with the County's lines within the short term planning period. SID's planned improvements for both potable water and wastewater are listed in the 5-Year Schedule of Capital Improvements and are shown on INF Maps 4.2 and 4.3. Pursuant to the SID-Westlake Interlocal, these improvements have and will continue to be provided in order to ensure the achievement and maintenance of the adopted level of service standards for potable water and wastewater. SID is constructing facilities and otherwise facilitating these improvements using non-ad valorem assessments, developer contributions, and other sources of revenue. Additional details and analyses are provided in the Infrastructure Element.

### Transportation

The expansion of Seminole Pratt Whitney Road to a four-lane divided highway will be close to completion as of the adoption date of this Plan. The expansion is being funded by SID pursuant to a funding contract with developer Minto PBLH, LLC, ("Minto"). Construction of collector roads connecting the first phase of the development to Seminole Pratt Whitney Road is also complete. Other work has begun and will continue throughout the short term planning period to provide necessary collector roads as well as local roads, for development. The arterial and collector roads planned for the next five years, as well as for the long term planning period are shown in the TE Maps 3.4-3.6 and 3.8. Additionally, related facilities, such as sidewalks, bicycle lanes, and shared use paths are also being constructed in conjunction with the roads. These are shown on TE Maps 3.7 and 3.9.

These transportation facilities are being funded by a combination of non-ad valorem assessments and developer contributions. In some instances, the developer is constructing the facilities directly. All work is being conducted in coordination with SID.

The City will coordinate with SID to sufficiently plan for roads associated with future growth during the short term planning period. The anticipated planned improvements for roads are listed in the 5-Year Schedule of Capital Improvements.

Prior to the incorporation of the City, Palm Beach County approved the development of 4,546 dwelling units and 2.2 million square feet of non-residential, and other uses. As part of the approval of this development, a proportionate share agreement was executed between Minto and the county. That agreement remains effective

### Stormwater

Prior to the incorporation of the City, the previous county plan amendment and South Florida Water Management District (SFWMD) Environmental Resource Permits addressed stormwater and drainage facilities. SID and in conjunction with the developer, have begun construction of a new stormwater management system, including extensive surface waters. The development of this stormwater management system will continue on pace with the anticipated expansion of the previously approved development in order to meet the SFWMD permit requirements as well as the adopted level of service standards.





The City will coordinate with SID to plan for the stormwater management system to serve the City during the short term and long term planning periods. SID's planned improvements for stormwater are listed in the 5-Year Schedule of Capital Improvements and are also depicted on INF Maps 4.2 and 4.3.

### Recreation Facilities

The City will coordinate with SID to sufficiently plan for recreational facilities to serve the City that will be associated with future growth during the short term planning period. A community park is planned within the short term planning period. The level of service standard for parks is for planning purposes and is not a concurrency requirement.

### Reuse Water

SID also plans to supply reuse water for landscape irrigation via an interlocal agreement with Palm Beach County. The reuse distribution pipes will be constructed and put into service in tandem with the water and wastewater distribution and collection pipes. Additional details are provided in the Infrastructure Element. Reuse water does not have an associated level of service standard and is not regulated via concurrency.

### Solid Waste

The City will contract with a solid waste provider to collect and appropriately dispose of solid waste including hazardous wastes. The City will not construct or host within its boundaries any solid waste or hazardous waste disposal sites or facilities. As indicated in the Infrastructure Element, the Palm Beach County Solid Waste Authority has projected adequate capacity for solid waste disposal through the long term planning period.





**Table 8.1: 5-Year Schedule of Capital Improvements, Fiscal Years 2017-18 – 2022-23**

For the 5-Year Capital Improvements Schedule below:

- Road costs include costs of landscaping and the construction of bicycle lanes, sidewalks, and shared use paths.
- This table should be read in conjunction with the 5-Year Capital Improvement Schedule Construction Map for Road Segments, Stormwater Drainage Features, and Park.

<b>5-Year Capital Improvements Schedule: Summary of Total Project Costs By Year</b>									
<b>Project Description</b>	<b>Priority</b>	<b>FY 2017-18</b>	<b>FY 2018-19</b>	<b>FY 2019-20</b>	<b>FY 2020-21</b>	<b>FY 2021-22</b>	<b>FY 2022-23</b>	<b>Total Funding Amount</b>	<b>Funding Source*</b>
Town Center Parkway Phase 1A (TCP-E2)	High	\$1,808,668.19						\$1,808,668.19	Developer / Bonds
Town Center Parkway Phase 2 (TCP-E3)	High	\$1,598,871.00						\$1,598,871.00	Developer / Bonds
Town Center Parkway South (TCP-E1)	High	\$1,515,919.33						\$1,515,919.33	Developer / Bonds
CS-E1	High		\$744,996.14					\$744,996.14	Developer / Bonds
Kingfisher (CS-E5)	High		\$757,641.03					\$757,641.03	Developer / Bonds
CS-E4	High		\$762,430.31					\$762,430.31	Developer / Bonds
Persimmon Phase 2 (PSM - E1a)	High			\$1,671,350.56				\$1,671,350.56	Developer / Bonds
Saddle Bay Drive	High			\$710,000.00				\$710,000.00	Developer / Bonds
CS-E2	High			\$1,190,314.74				\$1,190,314.74	Developer / Bonds
CS-P	High				\$3,901,962.45			\$3,901,962.45	Developer / Bonds
Persimmon West (CS-W2)	High					\$1,277,449.85		\$1,277,449.85	Developer / Bonds
Community Park	High		\$200,000.00	\$3,300,000.00				\$3,500,000.00	Developer / Bonds
Town Center Parkway (E-4, E-5)	High						\$3,175,573.38	\$3,175,573.38	Developer / Bonds
<b>TOTAL</b>		<b>\$4,923,458.52</b>	<b>\$2,465,067.48</b>	<b>\$6,871,665.30</b>	<b>\$3,901,962.45</b>	<b>\$1,277,449.85</b>	<b>\$3,175,573.38</b>	<b>\$22,615,176.98</b>	Developer / Bonds



5-Year Capital Improvements Schedule: Potable Water Component									
Project Description	Priority	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Total Funding Amount	Funding Source*
Town Center Parkway Phase 1A (TCP-E2)	High	\$135,781.00						\$135,781.00	Developer / Bonds
Town Center Parkway Phase 2 (TCP-E3)	High	\$130,149.26						\$130,149.26	Developer / Bonds
Town Center Parkway South (TCP-E1)	High	\$111,501.21						\$111,501.21	Developer / Bonds
CS-E1	High		\$108,160.00					\$108,160.00	Developer / Bonds
Kingfisher (CS-E5)	High		\$92,404.19					\$92,404.19	Developer / Bonds
CS-E4	High		\$91,127.20					\$91,127.20	Developer / Bonds
Persimmon Phase 2 (PSM - E1a)	High			\$125,317.80				\$125,317.80	Developer / Bonds
Saddle Bay Drive	High			\$91,000.00				\$91,000.00	Developer / Bonds
CS-E2	High			\$162,009.25				\$162,009.25	Developer / Bonds
CS-P	High				\$524,899.15			\$524,899.15	Developer / Bonds
Persimmon West (CS-W2)	High					\$191,214.00		\$191,214.00	Developer / Bonds
Town Center Parkway (E-4, E-5)	High						\$238,758.84	\$238,758.84	Developer / Bonds



5-Year Capital Improvements Schedule: Wastewater Component									
Project Description	Priority	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Total Funding Amount	Funding Source*
Town Center Parkway Phase 1A (TCP-E2)	High	\$95,925.00						\$95,925.00	Developer / Bonds
Town Center Parkway Phase 2 (TCP-E3)	High	\$91,954.48						\$91,954.48	Developer / Bonds
Town Center Parkway South (TCP-E1)	High	\$75,778.66						\$75,778.66	Developer / Bonds
CS-E1	High		\$41,344.00					\$41,344.00	Developer / Bonds
Kingfisher (CS-E5)	High		\$0.00					\$0.00	Developer / Bonds
CS-E4	High		\$64,943.67					\$64,943.67	Developer / Bonds
Persimmon Phase 2 (PSM - E1a)	High			\$65,242.04				\$65,242.04	Developer / Bonds
Saddle Bay Drive	High			\$64,500.00				\$64,500.00	Developer / Bonds
CS-E2	High			\$136,582.53				\$136,582.53	Developer / Bonds
CS-P	High				\$370,824.00			\$370,824.00	Developer / Bonds
Persimmon West (CS-W2)	High					\$0.00		\$0.00	Developer / Bonds
Town Center Parkway (E-4, E-5)	High						\$157,508.38	\$157,508.38	Developer / Bonds



5-Year Capital Improvements Schedule: Stormwater/Drainage Component									
Project Description	Priority	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Total Funding Amount	Funding Source*
Town Center Parkway Phase 1A (TCP-E2)	High	\$240,003.00						\$240,003.00	Developer / Bonds
Town Center Parkway Phase 2 (TCP-E3)	High	\$230,077.24						\$230,077.24	Developer / Bonds
Town Center Parkway South (TCP-E1)	High	\$189,612.33						\$189,612.33	Developer / Bonds
CS-E1	High		\$183,930.00					\$183,930.00	Developer / Bonds
Kingfisher (CS-E5)	High		\$207,910.00					\$207,910.00	Developer / Bonds
CS-E4	High		\$162,508.46					\$162,508.46	Developer / Bonds
Persimmon Phase 2 (PSM - E1a)	High			\$213,108.01				\$213,108.01	Developer / Bonds
Saddle Bay Drive	High			\$155,000.00				\$155,000.00	Developer / Bonds
CS-E2	High			\$275,503.30				\$275,503.30	Developer / Bonds
CS-P	High				\$927,914.20			\$927,914.20	Developer / Bonds
Persimmon West (CS-W2)	High					\$325,167.29		\$325,167.29	Developer / Bonds
Town Center Parkway (E-4, E-5)	High						\$394,115.30	\$394,115.30	Developer / Bonds





5-Year Capital Improvements Schedule: Road Component									
Project Description	Priority	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Total Funding Amount	Funding Source*
Town Center Parkway Phase 1A (TCP-E2)	High	\$938,202.19						\$938,202.19	Developer / Bonds
Town Center Parkway Phase 2 (TCP-E3)	High	\$713,617.60						\$713,617.60	Developer / Bonds
Town Center Parkway South (TCP-E1)	High	\$780,998.55						\$780,998.55	Developer / Bonds
CS-E1	High		\$296,071.37					\$296,071.37	Developer / Bonds
Kingfisher (CS-E5)	High		\$328,868.46					\$328,868.46	Developer / Bonds
CS-E4	High		\$325,550.97					\$325,550.97	Developer / Bonds
Persimmon Phase 2 (PSM - E1a)	High			\$1,020,717.00				\$1,020,717.00	Developer / Bonds
Saddle Bay Drive	High			\$282,600.00				\$282,600.00	Developer / Bonds
CS-E2	High			\$444,599.64				\$444,599.64	Developer / Bonds
CS-P	High				\$1,328,556.50			\$1,328,556.50	Developer / Bonds
Persimmon West (CS-W2)	High					\$392,522.79		\$392,522.79	Developer / Bonds
Town Center Parkway (E-4, E-5)	High						\$1,641,291.44	\$1,641,291.44	Developer / Bonds



5-Year Capital Improvements Schedule: Reuse Component									
Project Description	Priority	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Total Funding Amount	Funding Source*
Town Center Parkway Phase 1A (TCP-E2)	High	\$98,757.00						\$98,757.00	Developer / Bonds
Town Center Parkway Phase 2 (TCP-E3)	High	\$192,727.42						\$192,727.42	Developer / Bonds
Town Center Parkway South (TCP-E1)	High	\$158,831.42						\$158,831.42	Developer / Bonds
CS-E1	High		\$58,797.61					\$58,797.61	Developer / Bonds
Kingfisher (CS-E5)	High		\$66,463.18					\$66,463.18	Developer / Bonds
CS-E4	High		\$66,861.01					\$66,861.01	Developer / Bonds
Persimmon Phase 2 (PSM - E1a)	High			\$178,512.90				\$178,512.90	Developer / Bonds
Saddle Bay Drive	High			\$65,900.00				\$65,900.00	Developer / Bonds
CS-E2	High			\$88,070.89				\$88,070.89	Developer / Bonds
CS-P	High				\$381,722.60			\$381,722.60	Developer / Bonds
Persimmon West (CS-W2)	High					\$161,203.77		\$161,203.77	Developer / Bonds
Town Center Parkway (E-4, E-5)	High						\$330,136.20	\$330,136.20	Developer / Bonds

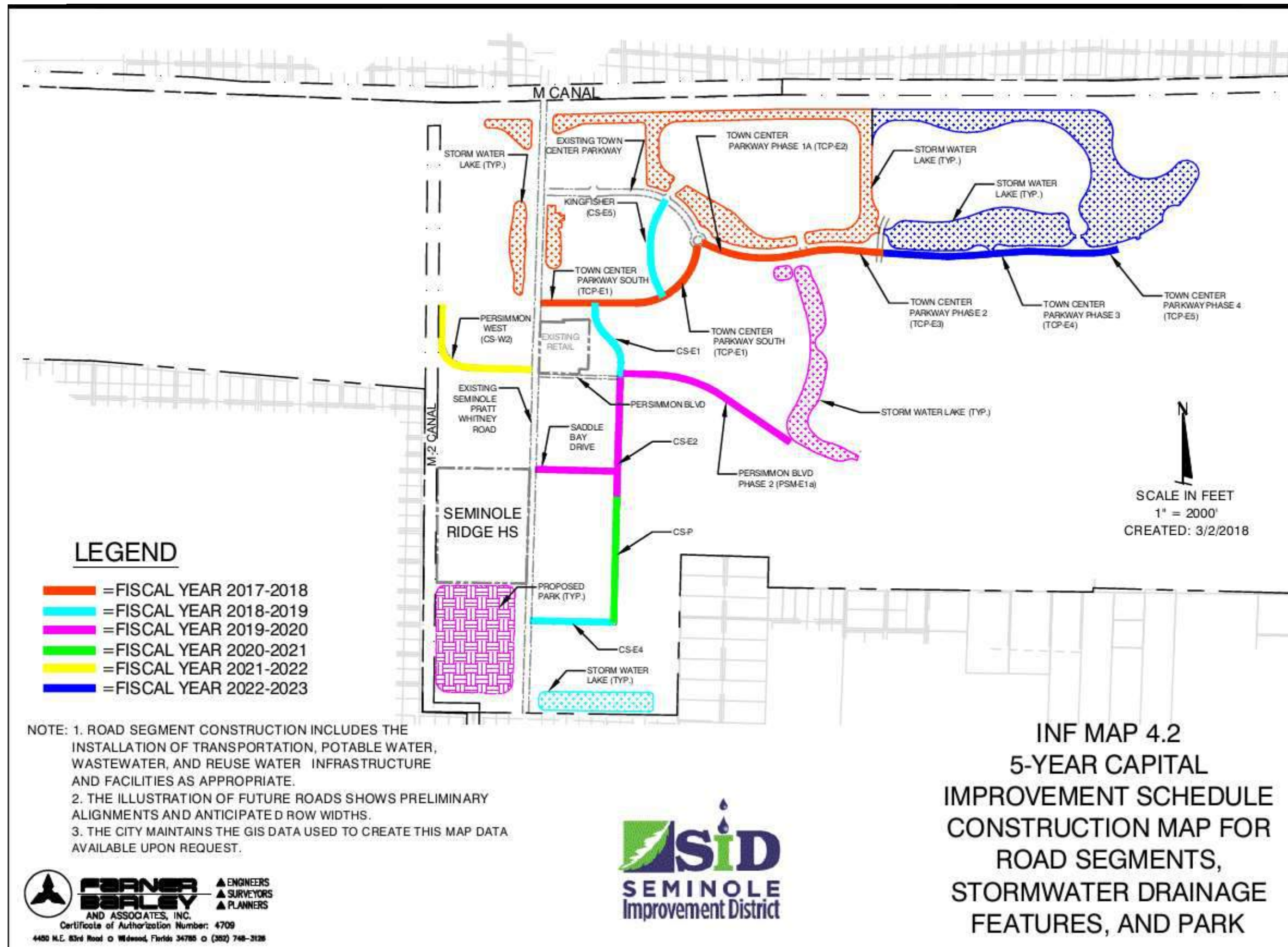


5-Year Capital Improvements Schedule: Design and Permitting									
Project Description	Priority	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Total Funding Amount	Funding Source*
Town Center Parkway Phase 1A (TCP-E2)	High	\$300,000.00						\$300,000.00	Developer / Bonds
Town Center Parkway Phase 2 (TCP-E3)	High	\$240,345.00						\$240,345.00	Developer / Bonds
Town Center Parkway South (TCP-E1)	High	\$199,197.16						\$199,197.16	Developer / Bonds
CS-E1	High		\$56,693.16					\$56,693.16	Developer / Bonds
Kingfisher (CS-E5)	High		\$61,995.20					\$61,995.20	Developer / Bonds
CS-E4	High		\$51,439.00					\$51,439.00	Developer / Bonds
Persimmon Phase 2 (PSM - E1a)	High			\$68,452.81				\$68,452.81	Developer / Bonds
Saddle Bay Drive	High			\$51,000.00				\$51,000.00	Developer / Bonds
CS-E2	High			\$83,549.13				\$83,549.13	Developer / Bonds
CS-P	High				\$368,046.00			\$368,046.00	Developer / Bonds
Persimmon West (CS-W2)	High					\$207,342.00		\$207,342.00	Developer / Bonds
Town Center Parkway (E-4, E-5)	High	-	-	-	-	-	\$413,763.22	\$413,763.22	Developer / Bonds
Community Park	High		\$200,000					\$200,000	Developer / Bonds



5-Year Capital Improvements Schedule: Community Park									
Project Description	Priority	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Total Funding Amount	Funding Source*
Community Park				\$3,300,000.00				\$3,300,000.00	Developer / Bonds

\*SID will provide infrastructure through financing, special assessments, or developer contributions; which may include developer constructing the improvements and turning the same over to SID or the City, as appropriate









## REVENUES AND FUNDING SOURCES

SID will be the primary entity, in conjunction with the majority landowner and primary developer, to levy, collect, and apply revenue to the construction and maintenance of capital facilities. The City will not collect revenue for building any infrastructure in the short term planning period; SID will provide infrastructure through financing, special assessments, or developer contributions. Developer contributions may include the developer constructing the improvements and turning those improvements over to SID or the City. SID has no existing debt and sufficient bonding capacity to finance the capital improvement projects through FY 2022-23, and the City has a deficit funding agreement with Minto.

Although it will not use them in the short term planning period, the City has the ability to utilize a variety of revenue sources to finance capital improvement projects. The City's primary revenue sources include ad valorem taxes, electric utility tax, electric franchise fee, permit and other fees and communication tax. These sources are not, however, exhaustive of all resources that the City can consider or utilize should alternatives be found advantageous. The City also has the ability to utilize a variety other revenue sources such as bonds, impact fees, mobility fees and proportionate fair share mitigation and developer contributions. While capital project financing is not limited solely to the sources that are inventoried in this section, these major financial resources provide a basis for assessing the City's capacity to finance capital improvements.

## Projected Revenues and Expenditures

Table 8.2a and Table 8.2b projects revenue and expenditures for the short term planning period.

**Table 8.2a: Five-Year Projected Revenues**

Revenue Source	Fiscal Year 2017-18	Fiscal Year 2018-19 Projected	Fiscal Year 2019-20 Projected	Fiscal Year 2020-21 Projected	Fiscal Year 2021-22 Projected	Fiscal Year 2022-23 Projected
Ad Valorem Taxes	\$140,304	\$168,365	\$202,038	\$242,445	\$290,934	\$349,120
Communications Service Tax	\$4,000	\$8,000	\$10,000	\$12,000	\$22,000	\$56,000
Public Service Tax	\$5,000	\$15,000	\$20,000	\$40,000	\$103,000	\$174,000
FPL Franchise Fee			\$9,000	\$25,000	\$64,000	\$109,000
State Revenue Sharing	\$673	\$2,500	\$10,000	\$15,000	\$170,000	\$176,000



## City of Westlake Comprehensive Plan

Half Cent Sales Tax	\$408	\$675	\$1200	\$4,000	\$10,000	\$26,000
Developer Contributions and Fees	\$1,580,967	\$5,739,135	\$6,491,762	\$6,923,555	\$5,427,066	\$5,134,880
<b>Total</b>						
	\$1,731,352	\$5,933,000	\$6,744,000	\$7,262,000	\$6,087,000	\$6,025,000

*Seminole Improvement District Proposed Elector-Initiated Combined Conversion and Incorporation Plan (April 2016).*

**Data and Analysis Table 8.2b: Five-Year Projected Expenditures**

Description	Fiscal Year 2017-18	Fiscal Year 2018-19 Projected	Fiscal Year 2019-20 Projected	Fiscal Year 2020-21 Projected	Fiscal Year 2021-22 Projected	Fiscal Year 2022-23 Projected
Legislative	\$34,000	\$204,000	\$204,000	\$204,000	\$175,000	\$73,000
Other Legislative	\$4,000	\$28,000	\$28,000	\$29,000	\$30,000	\$31,000
Executive	\$31,000	\$191,000	\$197,000	\$369,000	\$380,000	\$391,000
Financial and Administrative	\$5,000	\$32,000	\$33,000	\$34,000	\$35,000	\$36,000
Legal	\$13,000	\$82,000	\$84,000	\$87,000	\$89,000	\$92,000
Planning and Zoning	\$25,000	\$156,000	\$161,000	\$165,000	\$170,000	\$176,000
Building/Code Enforcement			\$70,000	\$72,000	\$74,000	\$76,000
Law Enforcement	\$16,000	\$101,000	\$104,000	\$107,000	\$110,000	\$113,000
Other Expenditures	\$150,000	\$4,775,000	\$5,483,000	\$5,791,000	\$4,600,000	\$4,609,000
<b>Total</b>						
	\$431,000	\$5,933,000	\$6,744,000	\$7,262,000	\$6,087,000	\$6,025,000

*Seminole Improvement District Proposed Elector-Initiated Combined Conversion and Incorporation Plan (April, 2016) and Water, Wastewater and Reuse Utilities Master Plan (April, 2015).*



## **TIMING AND PRIORITY OF CAPITAL IMPROVEMENT NEEDS**

The Plan identifies capital improvements by type, location, cost, timing, and priority of capital improvement needs. The City Council and staff will incorporate the needed improvements within the 5-Year Schedule of Capital Improvements as planning proceeds.

## **MONITORING AND EVALUATION**

The Capital Improvements Element requires yearly updates per Chapter 163 of the Florida Statutes. The yearly update will allow the City to assess public facility needs based upon the extent, rate, and projection of development.

The review will also determine if adequate revenues are available to meet the needs. The data regarding the listed improvements will be updated and revised as needed in order to meet the listed capital improvements.

After the review is completed, a summary along with any recommended modifications will be presented to the City Council at an advertised public hearing for adoption and implementation. This will occur when the City is in the process of developing the budget for the next fiscal year. The action of the City Council will be to direct staff implementation of the changes based on the recommended modifications.

# CITY OF WESTLAKE



TECHNICAL  
DOCUMENT

Data & Analysis

# INTERGOVERNMENTAL COORDINATION

2018



## CHAPTER 9. INTERGOVERNMENTAL COORDINATION ELEMENT DATA AND ANALYSIS

### INTRODUCTION

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

### INTERGOVERNMENTAL COORDINATION

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

**Table 9.1: Coordinating Agencies**

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



## City of Westlake Comprehensive Plan

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





## City of Westlake Comprehensive Plan

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

### Interjurisdictional Coordination

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

The City coordinates with neighboring municipalities, special districts, Palm Beach County, and other governmental agencies that provide storm water management, fire and police protection, utilities, and road maintenance services. The most important intergovernmental coordination efforts are with the Seminole Improvement District (SID). The City Charter requires the City to coordinate efforts with SID. Coordination between the City and SID is governed by the Interlocal Agreement between the City of Westlake and the Seminole Improvement District Regarding the Provision of Certain Services, Infrastructure, and Public Facilities in the City of Westlake and for Assurance of Non-Duplication of Services dated March, 2018 (SID-Westlake Interlocal). A copy of the SID-Westlake Interlocal is attached hereto as Appendix A. The SID-



Westlake Interlocal provides that SID is responsible for providing potable water, wastewater, and reclaimed (reuse), water but does not infringe on the City's police power to provide police, fire, and emergency medical services. SID may construct or require developers to construct roads and transportation infrastructure, but the City may own the roads. SID will be responsible for surface water management and drainage as well as road maintenance services. The SID-Westlake Interlocal also requires that SID and the City consult at least twice a year on current and future projects, and that during the formal consultations the 5-Year Schedule of Capital Improvements be discussed. It also provides for assistance in emergencies, mutual aid, and grants permission for use of rights-of-way.

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

### Comparison with Regional Policy Plan

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

### Palm Beach County Intergovernmental Coordination Program

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

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

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

### Treasure Coast Dispute Resolution Program

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

### The School District of Palm Beach County

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



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

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

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

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

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

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

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

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

TAB A

**INTERLOCAL AGREEMENT BETWEEN  
THE CITY OF WESTLAKE  
AND THE  
SEMINOLE IMPROVEMENT DISTRICT**

**REGARDING THE PROVISION OF CERTAIN SERVICES, INFRASTRUCTURE, AND  
PUBLIC FACILITIES IN THE CITY OF WESTLAKE AND  
FOR ASSURANCE OF NON-DUPLICATION OF SERVICES**

**February, 2018**

**INTERLOCAL AGREEMENT BETWEEN THE CITY OF WESTLAKE AND THE  
SEMINOLE IMPROVEMENT DISTRICT REGARDING THE PROVISION OF  
CERTAIN SERVICES, INFRASTRUCTURE, AND PUBLIC FACILITIES IN THE CITY  
OF WESTLAKE AND FOR ASSURANCE OF NON-DUPLICATION OF SERVICES**

**THIS INTERLOCAL AGREEMENT** ("Agreement") is made and entered into as of the 14 day of Feb, 2018, by and between the City of Westlake, a political subdivision of the State of Florida whose address is 4001 Seminole Pratt Whitney Road, Westlake, FL 33470 ("Westlake") and the Seminole Improvement District, a Florida Independent Special Taxing District, whose address is 4001 Seminole Pratt Whitney Road, Westlake, Florida 33470 ("SID"). In this Agreement, Westlake and SID may be referred to individually as "Party" and collectively as "Parties."

**RECITALS**

WHEREAS, Section 163.01, Florida Statutes, known as the "Florida Interlocal Cooperation Act of 1969" (the "Act") authorizes local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities that will harmonize geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, the City of Westlake was incorporated June 20, 2016 through an elector-initiated incorporation and is possessed of full home rule powers pursuant to Article VIII, Section 2 of the Florida Constitution; Chapter 166, Florida Statutes; and the City of Westlake Municipal Charter ("Charter"); and

WHEREAS, SID exists as an independent special taxing district and political subdivision created by Special Act of the Florida Legislature, Chapter 2000-431, Laws of Florida ("Enabling Act"), a copy of which is attached hereto and incorporated herein as Exhibit A, and possesses certain powers enumerated thereunder and pursuant to Chapters 189 and 298, Florida Statutes; and

WHEREAS, SID possess certain powers pursuant to the Enabling Act and Florida Statutes, including the powers to construct, own, and maintain a number of types of public works and facilities and provide services including but not limited to infrastructure and services related to water, sewer, drainage, irrigation, water management, parks, recreation, facilities, roadways and others more particularly described in the Enabling Act; and

WHEREAS, the geographic boundaries of SID are coextensive with the geographic boundaries of Westlake; and



WHEREAS, the Parties agree that SID currently provides all services and facilities, and exercises all powers permitted by the Enabling Act and Florida Statutes that are currently necessary within the SID boundaries; and

WHEREAS, pursuant to the elector-initiated incorporation, SID will become a dependent special district on a certain date ("Transition Date") at which point in time all SID assets, facilities, and infrastructure will transfer to the City of Westlake as a matter of law; and

WHEREAS, SID has an adopted Water Control Plan ("Plan") governing certain enumerated facilities and services; and

WHEREAS, SID has entered into an interlocal agreement with Palm Beach County Regarding Sale of Bulk Water and Wastewater Service and Establishment of Water, Wastewater, and Reclaimed Water Service Areas, dated April 18, 2006, a copy of which is attached hereto as Exhibit B; and

WHEREAS, SID has entered into an interlocal agreement with Palm Beach County for Purchase and Sale of Bulk Reclaimed Water dated April 20, 2010, a copy of which is attached hereto as Exhibit C; and

WHEREAS, SID has existing permits for the entire Service Area including a water use permit from the South Florida Water Management District ("SFWMD"), an environmental resource permit from SFWMD, and a Section 404 Clean Water permit from the U.S. Army Corps of Engineers; and

WHEREAS, SID and Westlake have determined on the basis of mutual advantage and in accordance with geographic, economic, population and other factors influencing the needs and development of properties within the coextensive SID and Westlake boundaries which of the entities may be in the better position to provide the services, facilities and infrastructure discussed in this Agreement; and

WHEREAS, SID and Westlake agree that the procedures and understanding contained in this Agreement are intended to reduce the costs to the Parties, avoid unnecessary duplication of facilities and services, provide for the efficient delivery of services and facilities; increase transparency; provide for accountability; and improve the quality of life for residents; and

WHEREAS, the Charter, a copy of which is attached hereto as Exhibit D, provides in Section 13(F) that Westlake "shall not exercise any function or provide any service being performed by or provided by Seminole Improvement District at any time prior to the Transition Date. This provision does not impair the ability of [Westlake] to contract for fire rescue or law enforcement services;" and

WHEREAS, Westlake and SID are entering into this Agreement pursuant to the Act and in furtherance of the Charter and the Plan; and

WHEREAS, by entering into this Agreement, the Parties have coordinated the efficient planning of services and infrastructure and intend to ensure that public facilities will be available as needed through the term of this Agreement; and

WHEREAS, the Parties wish to memorialize in this Agreement their understandings and intentions as to the provision of services and construction of facilities and to agree to a process for the planning, design, and permitting of such facilities and services; and

WHEREAS, the Parties find that the benefits of this Agreement will accrue to both Parties;

**NOW THEREFORE**, in consideration of the mutual covenants and conditions contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Parties, the Parties covenant and agree as follows:

1. **Incorporation.** The recitals above are true and correct and are hereby incorporated herein as if fully set forth.

2. **Effective Date.** This agreement shall become effective on the date the Agreement is filed with the Clerk of the Circuit Court for Palm Beach County.

3. **Definitions.** Words not defined in this Agreement shall have the meaning found in the definitions Section of Chapter 163, Florida Statutes; or, if not defined by this Agreement or the definitions Section of Chapter 163, Florida Statutes, shall be interpreted using their ordinary dictionary definition. In this Agreement, the following words have the following meanings:

- a. "Emergency" means an interruption of water, wastewater, sewer, reclaimed water, or other critical services caused by power failures, acts of God or the public enemy, war, national emergency, allocation or other governmental restrictions upon the use or availability of labor or materials, rationing, civil insurrection, riot, disorder or demonstration, terrorism, strike, embargo, flood, tidal wave, fire, explosion, bomb detonation, nuclear fallout, windstorm, hurricane, earthquake, or other casualty, disaster or catastrophe. This definition of "emergency" does not apply to the phrases "emergency medical services," "emergency meeting," or any other reading of the word that does not logically follow the context.
- b. "Exclusive Provider" means the only entity authorized to provide the relevant service or facility and to charge fees, costs or other monies for such service or facility. The term "Exclusive Provider" shall not be construed to require the entity to generate the service or facility and specifically permits the entity to provide such service or facility after it has purchased the service or facility from another entity,

nor does it prohibit one entity from collecting fees on behalf of another entity under such terms as the Parties may agree

- c. "Governing Body" means the SID Board of Supervisors or the Westlake City Council, in accordance with the most reasonable reading of the word in the context of this Agreement.
- d. "Initiating Party" means a Party who wishes to undertake a project or take an action that falls within the categories listed in Paragraph 16(c) that was not discussed at the Semi-Annual Consultation, who sends a written request to the other Party ("Responsive Party") regarding project consultation under Paragraph 16(b) of this Agreement.
- e. "Manager" means the SID District Manager or the Westlake City Manager in accordance with the most reasonable reading of the word in the context of this Agreement.
- f. "Plan" shall have the same meaning as "Water Control Plan."
- g. "Resident" means any person, business, for-profit or not for profit corporation, government, or other entity that owns or uses property within the Service Area and uses the services or facilities of SID.
- h. "Requesting Party" means the Party desiring the other Party to exercise that other Party's powers or take an action that reasonably falls within the other Party's responsibilities, obligations, or powers under this Agreement.
- i. "Responsible Party" means the Party that is responsible for taking an action pursuant to this Agreement.
- j. "Responsive Party" means the Party who receives the written request for project consultation from the Initiating Party.
- k. "Service Area" means the geographic region of land within the coextensive boundaries of SID and Westlake, as illustrated in Exhibit E.
- l. "Water Control Plan" means the Seminole Improvement District Water Control Plan dated October 13, 2015, as the same may be amended from time to time.

**4. Interpretation of Section, Subsection, and Paragraph.** For purposes of this Agreement, the terms "section," "subsection," and "paragraph" shall be understood to refer to the material within each part as illustrated below. For this example, "1" shall refer to any Arabic numeral, "a" shall refer to any letter, and "i" shall refer to any Roman numeral. The terms above shall be understood as follows:

1 Section

a. Subsection

i. Paragraph

5. **Scope.** This Agreement shall apply to all parcels within the Service Area. In the event of a conflict between the terms of this Agreement and any other source concerning the topics herein, the terms of this Agreement shall control.
6. **No Limitation on Powers.** Nothing in this Agreement shall be construed so as to in any way limit SID's lawful exercise of any powers pursuant to the Enabling Act or other applicable law, ordinance, rule, regulation, or code, including but not limited to SID's ability to enter into agreements with any person, firm, corporation or entity for the furnishing by such person, firm, corporation, or entity of any facilities or services SID is authorized to provide, acquire, maintain, or otherwise put into effect. Nothing in this Agreement prohibits or prevents SID from agreeing to allow a developer or contractor to construct or install potable water, wastewater, reclaimed water, irrigation, roadway, drainage, transportation, park, or other infrastructure or facilities and transfer such infrastructure or facilities to SID's ownership and control.

Nothing in this Agreement shall be construed to restrict Westlake's home rule powers, police powers, or Westlake's authority to amend its Comprehensive Plan and make planning, zoning, or other land use decisions.

7. **No Effect on Existing Agreements.** Nothing in this Agreement shall be construed so as to limit, inhibit, cancel, modify, or otherwise affect any existing contracts or agreements between either Party and any other entity or entities that may exist as of the Effective Date of this Agreement.
8. **Water Control Plan Controlling.** The Water Control Plan is hereby incorporated herein by reference as if fully set forth. SID shall have exclusive power concerning any items, projects, plans, intentions, undertakings, or actions provided for in the Water Control Plan, unless otherwise agreed to by the Parties in writing by amendment to this Agreement.
9. **Parks.** SID and Westlake may each plan for the provision of public parks and recreational facilities. SID and Westlake will coordinate the best methods and sources of funding for the planning, acquisition, development, operation, and maintenance of park facilities within Westlake. Westlake shall be responsible for acquisition, development, planning, and designing of park facilities. Westlake may enter into an interlocal agreement with SID for the operation and maintenance of park facilities. Westlake shall evaluate and address funding for operation and maintenance costs in the planning and design phases of park and recreational facilities development in coordination with SID.
10. **Police.** Westlake shall have the sole responsibility to engage, contract for, employ, or otherwise provide all personnel, facilities, assets, funding, equipment, and related items for provision of law enforcement services within the Service Area. Nothing in this Agreement shall be construed to limit or otherwise inhibit Westlake's ability to contract for such

services with any other entity. Nothing in this agreement shall be construed to limit SID's ability to provide public safety measures, including security, guardhouses, fences, gates, electronic intrusion detection systems, patrols, or other measures as provided for in the Enabling Act. Notwithstanding the foregoing, 1) nothing in this Agreement permits SID to exercise police power, and 2) nothing in this Agreement shall be construed so as to require SID to provide the aforementioned public safety measures.

**11. Fire and Emergency Medical Services.** Westlake shall have the sole responsibility to engage, contract for, employ, or otherwise provide all personnel, facilities, assets, funding, equipment, and related items to fire prevention and control, and emergency medical services. Westlake may require SID to install and provide water for water mains, plugs, and hydrants in a manner consistent with any applicable law, ordinance, rule, regulation or code. SID and Westlake shall coordinate to ensure that adequate water for fire protection services is available prior to the issuance of any certificate of occupancy or equivalent authorization for any new development or redevelopment. Nothing in this Agreement shall be construed to limit or otherwise inhibit Westlake's ability to contract for fire prevention and control and emergency medical services with any other entity.

**12. Provision of Potable Water, Wastewater, and Reclaimed Water Utility Services and Facilities**

- a. SID shall be the exclusive provider of potable water, wastewater, and reclaimed water services and facilities within the Service Area. The Parties agree that any additional potable water, wastewater, and reclaimed water capacity required to meet the needs of SID, Westlake, or the properties within the Service Area that is greater than the existing SID capacity as of the Effective Date shall be provided exclusively by SID except in an Emergency, as provided for in Section 23, to which SID is unable to respond. Westlake will not authorize any connection to SID facilities until a permit from SID has been obtained. To the extent it has jurisdiction, Westlake will not permit any new private utilities, septic tanks, or wells to be constructed within the Service Area.
- b. Nothing in this Agreement prevents SID from expanding the facilities and services described in this section within the Service Area as SID, in its sole discretion, deems necessary to provide potable water, wastewater, and reclaimed water services within the Service Area.
- c. SID shall have the exclusive power and responsibility to own, acquire, construct, finance, operate, and maintain systems to produce, purify, store, and distribute potable water for consumption in the Service Area.
- d. SID shall have the exclusive power and responsibility to own, acquire, construct, finance, operate, and maintain systems for the collection, transport, treatment, and disposal of wastewater in the Service Area.

- e. SID shall have the exclusive power and responsibility to own, acquire, construct, finance, operate, and maintain systems for the delivery, storage, and distribution of reclaimed water or stormwater used for irrigation purposes in the Service Area.
- f. SID shall retain the ability to discontinue service and assess reasonable penalties, including attorneys' fees, against any user or property for such rates, fees, rentals, fares, or other charges that become delinquent and require collection after such proceedings as may be required by statute, law, the Enabling Act, ordinance, rule, regulation or code.
- g. SID shall retain the power and responsibility to fund or finance any service or facility provided for in this section as provided by law or the Enabling Act. SID may participate with Westlake or any other party in the financing or implementation of any project or facility for the provision of water, wastewater, or reclaimed water services upon such terms as may be agreed.
- h. SID and Westlake shall coordinate to ensure that adequate potable water and wastewater capacity and facilities are available and owned by SID prior to the issuance of any certificate of occupancy or equivalent authorization for any new development or redevelopment. Westlake shall not issue a certificate of occupancy or equivalent authorization until such capacity and facilities are available and owned by SID. All facilities shall be designed and constructed in compliance with any applicable law, ordinance, rule, regulation or code.
- i. SID shall not reduce the capacity to provide services described in this section below a level that will prevent the City from meeting level of service standards within a 5-year period or in a manner inconsistent with the 5-year capital improvements schedule found in the Capital Improvements Element of the City of Westlake Comprehensive Plan. Westlake will ensure that no development orders are issued that will compromise SID's ability to meet applicable level of service standards.

### **13. Provision of Irrigation Water Service**

- a. SID shall be the exclusive provider of water to be used for irrigation purposes within the Service Area. SID shall have the exclusive power to own, construct, operate, and maintain irrigation works, machinery, piping, and plants in the Service Area.

### **14. Roadways and Transportation Infrastructure**

- a. SID shall have the ability, within the Service Area, to construct, improve, pave, and maintain roads necessary and convenient for the exercise of the powers or duties of SID as provided for in the Water Control Plan; and to include as a component of roads, parkways, bridges, landscaping, irrigation, bicycle and jogging paths, street lighting, traffic signals, road striping, and all other customary elements of modern



road systems. Westlake may own any roads within the Service Area and SID may transfer ownership of roads within the Service Area to Westlake.

- b. SID shall have the ability to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for providing transportation throughout the Service Area, including private or contract carriers, buses, vehicles, railroads, and other transportation facilities, to meet the transportation requirements of SID or Westlake for activities conducted within the Service Area. This subsection does not prohibit the City from developing and implementing a mobility fee funding system.
- c. SID shall cooperate with Westlake to title in Westlake such elements of the roadway or transportation network as is necessary to qualify Westlake for fuel tax revenue sharing pursuant to Chapter 206, Florida Statutes. Westlake shall designate in its budget an amount equal to that portion of its budget revenue originating from fuel tax that must be used solely for transportation purposes as required by law to be transferrable to SID for use in transportation projects under the same terms, conditions, and restrictions that would apply to Westlake if Westlake were to use such funds. Notwithstanding title to roadway or transportation network assets, SID shall operate and maintain such roadways or assets.
- d. Any funding provided by Westlake to SID that originated as funds collected from any fuel tax shall be so designated and shall only be used for construction and maintenance of transportation infrastructure in compliance with the uses provided by law for such funding. SID shall not, under any circumstances, use such funding for any purpose not contemplated by law or ordinance and shall take all measures necessary to ensure compliance with this Agreement and all applicable laws, ordinances, rules, regulations, and codes concerning such funding. SID shall be required to refund to Westlake any such funds not used in accordance of the limitations in this Agreement. SID shall provide to Westlake, on an annual basis, an accounting and report demonstrating that such funds were used in compliance with statutory requirements.
- e. As between SID and Westlake, Westlake shall have the sole power and responsibility to set and enforce speed limits and other traffic laws within the Service Area, including regulations concerning required signage related to traffic laws and traffic safety.

#### **15. Surface Water Management and Drainage.**

- a. SID shall have the exclusive power to construct, operate, and maintain canals, ditches, drains, levees, lakes, ponds, and other works for surface water management and control purposes, including drainage within the Service Area.

- b. SID shall have the exclusive power to acquire, purchase, operate, and maintain pumps, plants, and pumping systems for surface water management and control purposes within the Service Area.
- c. Westlake will ensure that no canals, lakes, or other stormwater management facilities owned or maintained by SID are designated as recreational areas, and shall not authorize fishing, swimming, or other recreational activities in such facilities. This subsection does not prohibit SID from authorizing fishing, swimming, or other recreational activities in its own facilities.

**16. Requirement for Consultation.** In order to effectuate the intent of this Agreement, the Parties have agreed to the consultation procedures outlined in this Section.

- a. **Semi-Annual Consultation.** The Parties shall consult at least twice annually ("Semi-Annual Consultation") to discuss projects or actions that either Party wishes to undertake in the foreseeable future that fall within the categories listed in Sections 9 and 12-15, above, and subsection 16(c). The purpose of the Semi-Annual Consultation is to determine which Party is best equipped to undertake such projects or take such actions.
  - i. The Semi-Annual Consultation shall take place at a properly noticed public meeting. Both Parties shall be responsible for ensuring the Semi-Annual Consultation is noticed as required by law.
  - ii. During the Semi-Annual Consultation, the Parties must discuss the 5-year capital improvements schedule found in the Capital Improvements Element of the City of Westlake Comprehensive Plan and the individual items described in that 5-year schedule.
  - iii. At least 30 days prior to the Semi-Annual Consultation meeting, each Party shall submit to the other Party a list of projects or actions ("Project List") that it expects, desires, or plans to undertake within one year of the Semi-Annual Consultation meeting that fall within the categories listed in subsection 16(c).
  - iv. At the Semi-Annual Consultation, the Parties shall use their best efforts to allocate the projects or activities on the Project Lists to the Party best equipped to undertake the Project or Activity and desirous of undertaking the project or activity. The Parties may agree to more than one Semi-Annual Consultation or to continue a Semi-Annual Consultation to a subsequent meeting.
  - v. In the event both Parties wish to undertake the same or a substantially similar project or activity, SID shall be given the right to undertake that project or activity; provided, however, that SID must commence substantial

work on that project or activity within 18 months of the Semi-Annual Consultation meeting where the item was discussed, or within such other time as agreed to by the Parties. Alternatively, the Parties may agree to jointly undertake a project or activity so long as the execution of the project or activity does not violate the law, the Charter, the Enabling Act, or this Agreement.

b. **Project Consultation.** No Party may expend funds or resources towards any project or action that falls within the categories listed in subsection 16(c) without first notifying the other Party in writing and requesting consultation on that item. After an Initiating Party notifies Responsive Party in writing of the project or action concerned:

- i. If both Parties agree in writing that the Initiating Party may undertake the project or action, then no further action is required and the Initiating Party may commence with the project or action immediately. If both Parties agree in writing that Responsive Party is the best Party to undertake the action, and the Responsive Party desires to undertake the action, then the Responsive Party may undertake the action or project; provided however, that the Responsive Party must commence substantial work on the action or project within 18 months or such other time as agreed to by the Parties. If such work is not commenced, the Initiating Party may issue a Request to Exercise Authority as provided for in Section 23 of this Agreement.
- ii. If the Parties both desire to undertake the project or action and disagree as to which party is best able to undertake the Project, SID shall be given the right to undertake that project or activity; provided, however, that SID must commence substantial work on that project or activity within 18 months of the Project Consultation meeting where the item was discussed or within or such other time as agreed to by the Parties. \
- iii. If the Responsive Party does not respond within 45 days to the written notice by the Initiating Party, the Responsive Party will be deemed to have consented to Initiating Party undertaking the project or action described in the notice.

c. **Consultation Items.** The Parties agree that consultation is required prior to any undertakings, including but not limited to planning, expending funds, issuing procurement documents, and similar actions, for the following categories to the extent not addressed in Sections 9 and 12-15, above:

- i. Parking
- ii. Parks or Recreational Facilities

- iii. Mosquito or Arthropod Control
- iv. Conservation Areas, Mitigation Areas, or Wildlife Habitat
- v. Transportation or Transportation Infrastructure
- vi. Tangible or physical infrastructure, including but not limited to roads, pipes, underground utilities, water, cable or internet lines, fiber optic lines, gas lines, telephone lines, electrical lines and housing, solar power or renewable energy facilities, or any other infrastructure that may be used in providing municipal facilities or services.
- vii. All other items, actions, or projects that are provided for in the Enabling Act.

- d. **Consultation Prior to Water Control Plan Amendment.** SID shall provide notice as required by law for any Water Control Plan adoption or amendment. Westlake shall respond in writing within the time permitted in Section 298.301, Florida Statutes, identifying any suggestions, objectives, concerns, or the lack thereof, under Chapter 298, Florida Statutes or this Agreement regarding the proposed water control plan or water control plan amendments. SID shall not amend the Water Control Plan to include projects or activities already planned or being undertaken by Westlake without the express written consent of Westlake. SID shall not amend the Water Control Plan in any way that will decrease services that are provided for the in 5-year plan in the Capital Improvements Element of the City of Westlake Comprehensive Plan, and shall not make any changes to the Water Control Plan that are inconsistent with the 5-year plan in the Capital Improvements Element of the City of Westlake Comprehensive Plan.

**17. No Limitation on Staff.** Nothing in this Agreement shall be read to prohibit or impede the staff of Westlake and the staff of SID from meeting, collaborating, planning, consulting, or communicating except as otherwise prohibited or governed by Florida law. Specifically, the SID Manager and the City Manager, the SID Attorney and City Attorney, and the SID Engineer and the City Engineer are specifically authorized to meet and formulate plans and recommendations to present to their respective Governing Bodies concerning efficient provision of facilities and services and implementation and compliance with this Agreement. It is an express purpose of this Agreement to facilitate information sharing and exchange between the Parties.

**18. Permitting and Plan Review.** The Parties hereby agree to the following process for the review and issuance of plats and development orders within the Service Area.

- a. The Parties will develop a common form of application(s) for development orders, as that term is as defined in Sections 380.04 and 163.3164(15), Florida Statutes. The form will require sufficient information for each Party to determine whether it may or desires to approve the requested action within the Party's area of responsibility as outlined below. Each Party will use the common form to document its own land development activities.
- b. SID shall have the exclusive authority to set requirements and standards for, review, approve, and issue permits for the facilities: 1) depicted in its Water Control Plan, and 2) addressed in Sections 9 and 12-15, above. Applicants applying for permits under SID's authority described above shall apply directly to SID for such permit. SID shall provide notice to Westlake of each final permit issued by SID, including amendments thereto, and of each and close-out of such permits.
- c. Westlake has the exclusive authority to set requirements and standards for, approve, and issue permits or authorizations for all comprehensive planning, zoning and land development activities not falling within SID's area of authority as set forth above. Applicants applying for permits or authorizations under Westlake's authority shall apply directly to Westlake for such permit or authorization. Westlake shall provide to SID notice of permits for projects at which utility meters will need to be installed prior to being issued a certificate of occupancy. Westlake shall not approve any action which would violate any SFWMD water use permit, SFWMD environmental resource permit, or United States Army Corps of Engineers Clean Water Act permits issued to SID.
- d. Each Party shall provide the other with copies of all land use or development order applications within five (5) days of the receipt of any application or preliminary plans associated with an application. Each Party shall have ten (10) working days after the receipt of such copies to provide any comments on the application regarding any matters within that Party's authority. SID shall review each application for its effects upon SID works, services, facilities and infrastructure. Westlake shall not issue development orders until SID has confirmed that SID has the existing or planned capacity and facilities to meet the level of service standard applicable to the project described in the application, or that the developer will construct and convey to SID the facilities or infrastructure required to meet the applicable level of service standard prior to the issuance of a certificate of occupancy or equivalent authorization. SID may require the applicant to provide funds for the infrastructure required to support the project.
- e. If a development order will authorize development or a project that will require facilities or infrastructure that is not planned for in the 5-year capital improvements schedule found in the Capital Improvements Element of the City of Westlake Comprehensive Plan, the Parties shall require as a condition of the development order that the developer to construct the required facilities or infrastructure and then

transfer ownership of such facilities or infrastructure to SID prior to the issuance of a certificate of occupancy or equivalent authorization. SID will only accept facilities and infrastructure that meets all applicable laws, ordinances, rules, regulations, and codes.

- f. Each Party shall only review those items or matters over which it has jurisdiction, and no party shall deny a permit or authorization on grounds over which it has no jurisdiction.

**19. Enforcement.** If either Party has a grievance that arises from matters discussed in this Agreement or believes the other Party has breached this Agreement, that Party shall notify the other Party in writing as provided for in subsection 32(d) of this Agreement. The Parties shall then meet to discuss the issues identified in the notice and attempt in good faith to resolve the issue, dispute or conflict prior to either Party initiating the intergovernmental conflict resolution process provided in by Chapter 164, Florida Statutes.

**20. Joint Undertakings.** Nothing in this Agreement shall prevent the Parties from undertaking projects or actions jointly when the Parties so desire. Westlake may contribute financing to the provision of the services and facilities described herein under such terms and conditions as agreed to by the Parties.

**21. No Partnership.** Nothing in this Agreement shall be deemed or construed as creating a partnership, joint venture, agency, or employee relationship between the Parties.

**22. Permission to use Right of Way.** Each Party agrees to grant the other the necessary easements to effectuate each Party's provision of services and facilities as described in this Agreement. Such easements may be reflected on plat as the land is developed. The Parties agree to enter into and execute any legal agreement necessary to effectuate this provision and agree that any such legal document may be recorded in the public records of Palm Beach County for such purposes. Westlake shall not permit any action or the installation of any item that will impede or prevent SID from use of the rights of way without advance written consent from SID. SID shall not permit any action or the installation of any item that will impede or prevent Westlake from use of the rights of way without advance written consent from Westlake. When roads are dedicated to the City, the City shall provide SID with an exclusive easement in the right of way for utilities' infrastructure, construction, and maintenance.

**23. Emergency.** In the event of an Emergency to which SID is unable to respond, Westlake may take any measures necessary to protect the health, safety, and welfare of any Residents, including pumping water and making connection to other such infrastructure, facilities, or systems that may be available for the duration of the Emergency or until the threat to health, safety, and welfare of Residents is alleviated.

**24. Fees.**



- a. **Service, Facility, and Connection Fees.** SID shall have the sole authority to prescribe, fix, establish, and collect rates, fees, rentals, fares or other charges, and revise the same from time to time, for the facilities and services furnished or to be furnished by SID and to recover the cost of making connection to any SID facility, system, or other physical, electronic, or other infrastructure.
- b. **Impact Fees.** This Agreement shall not be construed so as to impact SID's ability to enter into impact fee credit arrangements for matters contained in or outside the scope of this Agreement.
- c. **Waiver.** Westlake and SID hereby agree to waive review and permit fees for all projects or activities undertaken by the other Party. This waiver does not apply to projects undertaken by third parties, even if the resulting facilities or infrastructure will be turned over to SID or Westlake.

**25. Financing.** This Agreement shall have no effect on SID and Westlake's ability to enter into other interlocal agreements concerning the financing of the services and facilities described herein.

**26. Request for Exercise of Authority**

- a. In the event either Party desires for the other Party to exercise the powers to take an action that reasonably falls within the other Party's responsibilities, obligations, or powers under this Agreement, the Requesting Party may notify the Responsible Party of its request at any time according to the following procedure:
  - i. The Requesting Party shall place an item on its own agenda for deliberation by the Governing Body of the Requesting Party. By passage of a motion, the Governing Body of the Requesting Party may authorize a written request to the Responsible Party to take action or may authorize its Manager to act on behalf of the Governing Body in presenting such a request to the Responsible Party and/or negotiating the terms and implementation of the request. The Responsible Party shall place the request on the agenda for its next regularly scheduled meeting of its Governing Body, or may call an emergency meeting of its Governing Body to respond to the request. The Responsible Party may, through passage of a motion, authorize its Manager to respond to or negotiate with the Requesting Party or the Manager of the Requesting Party for the implementation of the request.
  - ii. In the event the Governing Body of the non-requesting Party determines it is the Responsible Party and that it desires to take the requested action, it shall notify the Requesting Party of its decision in writing as provided for in subsection 32(d) of this Agreement as soon as is practicable.

- iii. In the event the Governing Body of the non-requesting Party determines that it is not the Responsible Party or does not desire to take the requested action, it shall notify the Requesting Party in writing as provided for in subsection 32(d) of this Agreement as soon as is practicable.
- iv. If no agreement can be reached between the Parties as to who is the Responsible Party, SID shall be given the right to undertake that project or activity; provided, however, that SID must commence substantial work on that project or activity within 18 months of the meeting where the item was discussed or within or such other time as agreed to by the Parties.

## **27. Request to Cease Actions**

- a. For purposes of this section, the term "Notifying Party" means the Party that believes that pursuant to this Agreement it is the only Party responsible, obligated, or empowered to perform an action and that desires for the other Party to cease performing such an action. The term "Acting Party" shall mean the Party performing the action that the Notifying Party believes it is solely empowered to perform.
- b. It is the intent of the Parties to avoid duplication of services by allocating responsibility pursuant to this Agreement.
- c. In the event one Party feels the other Party is performing a service that is outside of the other Party's scope of responsibilities pursuant to this Agreement, it shall notify that other party through the following procedure:
  - i. The Notifying Party shall place an item on its own agenda for deliberation by the Governing Body of the Notifying Party. By passage of a motion, the Governing Body of the Notifying Party may authorize a written request to the Acting Party to cease that action or may authorize its Manager to act on behalf of the Governing Body in presenting such a request to the Acting Party and/or negotiating the terms and implementation of the request. The Acting Party shall place the request on the agenda for its next regularly scheduled meeting of its Governing Body, or may call an emergency meeting of its Governing Body to respond to the request. The Acting Party may, through passage of a motion, authorize a response to or negotiations with the Notifying Party for the implementation of the request.
  - ii. In the event the Governing Body of the non-Notifying Party determines it properly responsible, obligated, or empowered to perform the action pursuant to the Agreement and that it desires to continue taking such action, it shall notify the Notifying Party of its decision in writing as provided for in subsection 32(d) of this Agreement as soon as is practicable.

- iii. In the event the Governing Body of the non-Notifying Party determines that it is not responsible, obligated, or empowered to continue the action and does not desire to continue taking that action, it shall notify the Notifying Party in writing as provided for in subsection 32(d) of this Agreement as soon as is practicable.
- iv. If no agreement can be reached between the Parties as to who is the proper party to take the action, SID shall be given the right to undertake that project or activity subject to other restrictions in this Agreement; provided, however, that SID must commence substantial work on that project or activity within 18 months of the meeting where the item was discussed or within or such other time as agreed to by the Parties.

**28. Compliance with Westlake Comprehensive Plan and Zoning.** This Agreement does not represent acquiescence on the part of Westlake to SID's provision of services or facilities inconsistent with the Westlake Comprehensive Plan or inconsistent with any development orders/approvals affecting the Service Area. Notwithstanding any other provision in this Agreement, Westlake reserves its legislative authority with respect to all planning and zoning decisions affecting SID, and nothing in this Agreement should be construed as guaranteeing SID any particular zoning or planning decision on the part of Westlake.

**29. Dispute Resolution.** In the event a dispute arises as to the terms or provisions of this Agreement, the Parties agree to participate in Conflict Resolution Procedures set out in Chapter 164, Florida Statutes.

**30. Transfer of Roads.** Pursuant to § 335.0415, Florida Statutes, the Parties agree that the jurisdiction of public roads will be transferred only through mutual agreement of both Parties and in accordance with all statutory requirements.

**31. Mutual Aid.** In the event of an Emergency or at such other time as the Parties deem necessary to protect from a threat, whether natural or manmade, to health, safety, or welfare within the service area, the Parties may provide mutual aid to one another and may donate manpower, supplies, facilities, services, or funds to alleviate such a threat and in furtherance of such mutual aid. No Party shall be liable to another Party for, or be considered in default or breach of this Agreement, for delay or failure to provide aid under this section. Each Party is encouraged to provide the other Party with an updated list each year listing emergency contact information for such Party.

**32. Miscellaneous**

- a. **SID Powers.** SID acknowledges that it does not have planning or zoning authority, home rule or general police powers, and nothing in this Agreement shall be read or interpreted to mean otherwise.
- b. **Interlocal Agreement.** This is an interlocal agreement entered into between the parties pursuant to Section 163.01, Florida Statutes. A true and correct copy of this Agreement and any amendments shall be filed with the Clerk of the Circuit Court in Palm Beach County.
- c. **Development Order.** This Agreement is not a development order, as that term is defined in Sections 380.04 and 163.3164, Florida Statutes. This Agreement does not grant or entitle SID to any development approvals or densities greater than those allowed under the density provisions of the Comprehensive Plan of the City of Westlake, nor to densities or development rights as may otherwise be limited by the City Council of the City of Westlake
- d. **Notice.** Any notice or other document required or allowed to be given pursuant to this Agreement shall be in writing and shall be delivered personally, or by recognized overnight courier or sent by certified mail, postage prepaid, return receipt requested. The use of electronic communication is not considered as providing proper Notice pursuant to this Agreement.

If to SID, such Notice shall be addressed to SID at:

District Manager  
Seminole Improvement District  
4001 Seminole Pratt Whitney Road  
Westlake, FL 33470

with a copy to:

District Counsel  
Robert P. Diffenderfer, Esquire  
Lewis, Longman & Walker, P.A.  
515 North Flagler Drive  
Suite 1500  
West Palm Beach, Florida 33401

or such other address as SID may provide in writing to Westlake.

If to Westlake, such notice shall be addressed to Westlake at:

City Manager  
City of Westlake

4001 Seminole Pratt-Whitney Road  
Westlake, FL 33470

with a copy to:

City Attorney  
City of Westlake  
4001 Seminole Pratt-Whitney Road  
Westlake, FL 33470

or such other address as Westlake may provide in writing to SID.

- e. **No Assignment.** This Agreement shall be binding upon and inure to the benefit of both Westlake and SID's successors and assigns. Neither Westlake nor SID may assign its rights under this Agreement.
- f. **Beneficiaries.** This Agreement is solely for the benefit of Westlake and SID and no other causes of action shall accrue upon or by reason hereof to or for the benefit of any third party, who or which is not a formal party to this Agreement. Nothing in the Agreement expressed or implied is intended or shall be construed to confer upon or give any person or entity other than the Parties any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereto.
- g. **Headings.** The headings used are for convenience only and shall be disregarded in the construction and interpretation of this Agreement.
- h. **Interpretation.** This Agreement shall be governed by, and construed and interpreted in accordance with, the laws of the State of Florida. The drafting of this Agreement constituted a joint effort of Westlake and SID and the Agreement's interpretation shall assume that neither had any more input or influence. In the event any term or provision of this Agreement is determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or be construed as deleted, as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.
- i. **Amendment.** This Agreement may be amended only if executed in writing and signed by Westlake and SID.
- j. **Integration.** This Agreement and any documents referred to herein, collectively embody the entire agreement and understandings between Westlake and SID and all other agreements or understandings, oral or written, with reference to this Agreement are merged into and superseded by this Agreement. This Agreement may be executed in one or more counterparts, each of which shall be considered an original.
- k. **Severability.** If any part of this Agreement is found invalid or unenforceable by any court, such invalidity or unenforceability shall not affect the other parts of the

Agreement if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can continue to be achieved. To that end, this Agreement is declared severable.

- l. **No Impact on Funding.** If any portion of this Agreement is determined to disqualify or otherwise impair either Party's ability to collect taxes, assessments, or other revenue as provided by statute, that portion shall be deemed deleted from this Agreement and the remainder of the Agreement shall remain in effect.
- m. **No Transfer of Powers.** Nothing contained in this Agreement shall be construed to constitute a transfer of powers in any way whatsoever. This Agreement is solely an agreement delineating the parties' responsibilities and understandings concerning coordination and non-duplication of services through cooperative measures, as authorized in Florida Statutes, Chapter 163. The governing bodies for Westlake and SID shall each maintain all legislative authority with regard to their respective political subdivision. All of the privileges and immunities from liability; exemption from laws, ordinances, and rules; and pensions and relief, disability, workers' compensation and other benefits which apply to the activity of officers, agents, or employees of any public agents or employees of any public agency when performing within the territorial limits for their respective agencies shall apply to the same degree and extend to the performance of such functions and duties of such officers, agents, or employees extra-territorially under the provisions of this Agreement.
- n. **Termination.** This Agreement shall terminate upon the Transition Date or upon earlier written agreement of the Parties.
- o. **Force Majeure.** In the event that the performance of this Agreement by either party to this Agreement is prevented or interrupted in consequence of any cause beyond the control of the other party, which may include, but is not limited to, acts of God or the public enemy, war, national emergency, allocation or other governmental restrictions upon the use or availability of labor or materials, rationing, civil insurrection, riot, disorder or demonstration, terrorism, strike, embargo, flood, tidal wave, fire, explosion, bomb detonation, nuclear fallout, windstorm, hurricane, earthquake, or other casualty, disaster or catastrophe of plant facilities or line breaks, neither party shall be liable for such non-performance.

**IN WITNESS WHEREOF,** Westlake and SID have executed or have caused this Agreement, with the named Exhibits attached, to be duly executed.

ATTEST:

**SEMINOLE IMPROVEMENT DISTRICT**

By: 

Secretary

By: 

Scott Massey, President



Dated: 2/14, 2018

DISTRICT ATTORNEY  
Approved as to form and legal sufficiency

By: 

Date: 2/14/18

ATTEST:

Clerk

**CITY OF WESTLAKE, FLORIDA**  
**BY ITS CITY COUNCIL**

By:   
Clerk, Sandra DeMarco

By: \_\_\_\_\_  
Roger Manning, Mayor

Printed Name: \_\_\_\_\_ Dated: \_\_\_\_\_, 2018

APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY:

By:   
City Attorney, Pam E. Booker

By:   
District Attorney, Robert P. Dillenderfer

APPROVED AS TO TERMS AND CONDITIONS

By:   
Ken Cassel, District Manager

By:   
Ken Cassel, City Manager

# REDLINED COPY

Showing changes since  
transmittal

# CITY OF WESTLAKE



TECHNICAL  
DOCUMENT

Data & Analysis

# ADMINISTRATIVE

2018



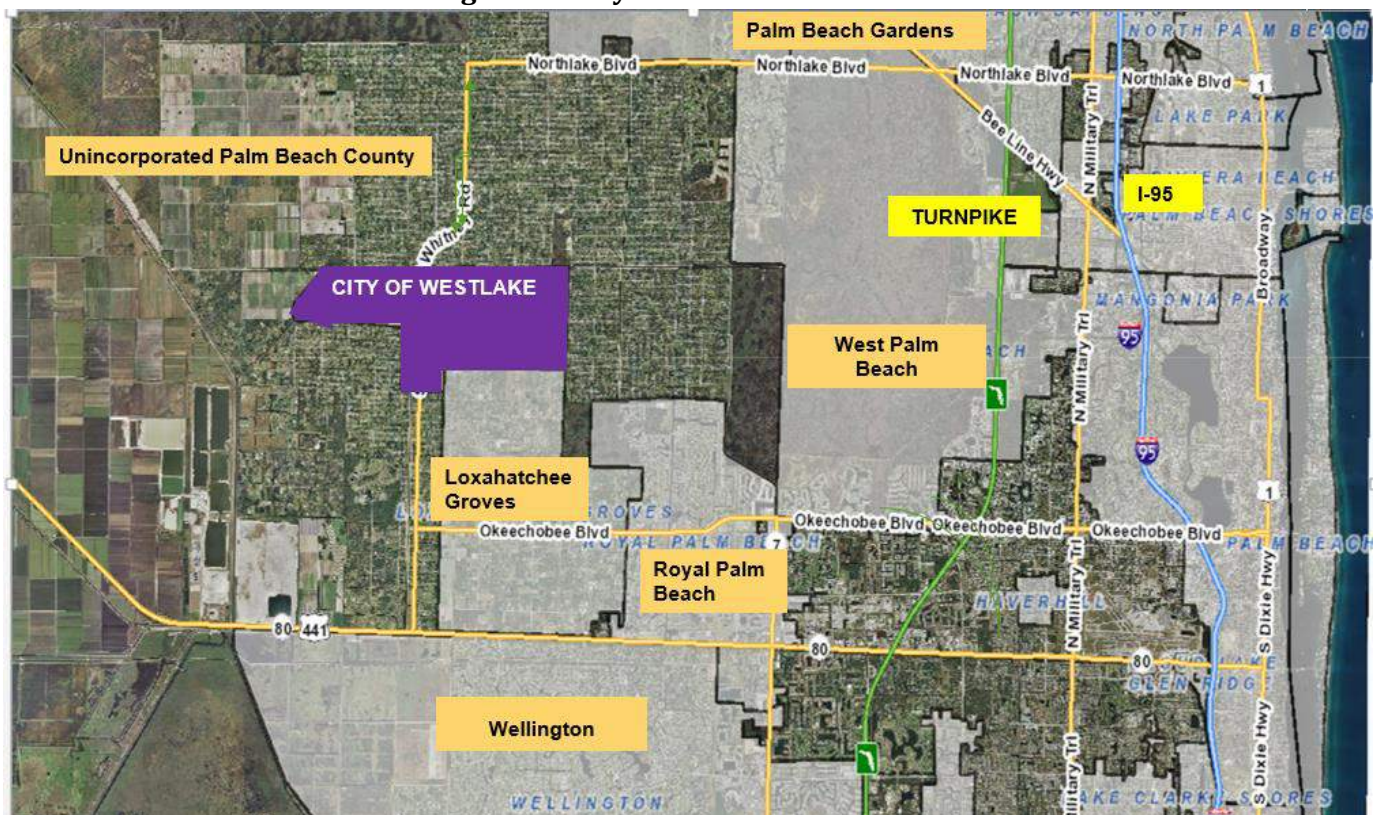
## CHAPTER 1. ADMINISTRATIVE ELEMENT DATA AND ANALYSIS

### INTRODUCTION

#### Location

The City of Westlake, ~~which is referred to throughout this Comprehensive Plan as~~ (the “City,”) is located in central 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. Some of the land to the west of the City has recently been approved for low-density development by Palm Beach County, including Indian Trails Grove. The land comprising the City has been described as the “hole in the donut” in as much as it is a large, undeveloped parcel surrounded by a sprawling development pattern. Figure 1.1 below illustrates the City’s location.

Figure 1.1 City of Westlake Location





## History of Incorporation

The City is coextensive with 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, and consists of approximately 4,142.7 acres of land.

SID is empowered to construct and maintain a number of public works and utilities including water, sewer, drainage, irrigation, water management, parks, recreation facilities, roadways and/or related activities. The majority of the property located within the SID boundary is comprised 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 2016, the City was incorporated pursuant to Section 165.0615, Florida Statutes.

## Legal Authority and Purpose

This Plan was developed in compliance with Florida's Community Planning Act, Chapter 163, Florida Statutes, which provides legal standards and guidance to local governments on comprehensive planning. The City's Land Development Regulations and all development orders shall be consistent with the Plan.

The 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 Regulations and use regulations. The Land Development Regulations that will be adopted within one year of the adoption of this Plan will contain more specific regulations and requirements to implement the Plan and control land development within the City. The statute requires that the Plan guide growth to the directed ends, but while also recognizing private property rights and allowing the operation of real estate markets to provide adequate choices.

The Plan is used to address specific growth management issues. Importantly, however, the Plan is not only a regulatory tool to guide growth, but it is a means to achieve community goals. The overall purpose of this Plan is to guide the City in achieving a desirable vision of the future.

## Content and Structure of the Plan

The Comprehensive Plan, or "Plan," is a tool for directing growth and development within the City. The comprehensive plan addresses various aspects of future development through a coordinated group of plan elements. These elements address nine subjects: Administration, Future Land Use, Transportation, Infrastructure, Capital Improvements, Housing, Conservation, Recreation and Open Space, and Intergovernmental Coordination. The goals, objectives, and policies of the Future Land Use Element, along with the Future Land Use Map (FLU Map 2.1), describe the types of land uses, the related densities and intensities, and direct the location of development in the City. The Future Land Use Element is both enabled and restricted by the other elements of the Plan, including the Transportation, Infrastructure, Housing,





~~Conservation and Open Space and Recreation Elements~~, which address transportation, infrastructure, conservation, recreation and open space, and housing planning goals., ~~among other things, necessary public facilities such as transportation and infrastructure, and development goals such as affordable housing and the discouragement of urban sprawl.~~ The Plan also includes a Capital Improvements Element to plan for the provision of public facilities necessary to serve development anticipated in the short and long term planning periods pursuant to the Future Land Use Map (FLU Map 2.1). ~~Finally,~~ The Intergovernmental Coordination Element addresses coordination with local, regional, and state entities. All elements of the Plan were developed in consideration of existing development, the availability of adequate facilities and services, and the character of the land and water resources on and surrounding the jurisdiction.

## PLANNING PERIODS

The 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 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).

## RELATED PLANS AND PROGRAMS

### Palm Beach County Comprehensive Plan

The land area located within the City has been the subject of several planning efforts in Palm Beach County over many decades. These studies were focused on addressing the long-standing land use imbalances of central ~~western~~ Palm Beach County, which is dominated by low density, poorly planned, single family residential development.

~~Some of the land to the west of the City has recently been approved for low-density development by Palm Beach County, including Indian Trails Grove. In its comprehensive plan,~~ Palm Beach County designated much of the Acreage surrounding the City with a future land use designation of 2.5 units per acre, even though the Acreage consists almost exclusively of previously subdivided 1.25 acre lots. Accordingly, the actual land use pattern in the area designated by Palm Beach County's Managed Growth Tier System as "Exurban" is twice as dense as the Tier designation would indicate. Land to the west of the City, known as Indian Trails Grove, has recently been approved for residential development by Palm Beach County

Several studies conducted by Palm Beach County over the years identified development of the former CJG property, which the City occupies today, for much needed non-residential uses to balance land uses in the region.

In 2014, Palm Beach County approved the development of a large mixed-use project on approximately 3,788 acres within the City. Commercial and residential development is currently underway pursuant to these approvals, which are now under the City's jurisdiction.





## Loxahatchee Groves Comprehensive Plan

The Town of Loxahatchee Groves became a municipality on November 1, 2006. The Town is the 38th municipality in Palm Beach County.

The Town aspires to be a rural community in the “midst of an urbanizing region” as stated in the “Vision for the Future of the Community” in the “Strategic Vision & Plan,” July, 2008. The Town’s Comprehensive Plan Future Land Use Element provides for a predominantly rural residential setting with the Rural Residential 5 future land use (1 dwelling unit per 5 acres) over-covering the majority of the Town. Future commercial development is limited to the southern perimeter of the Town along the Southern Boulevard corridor, which further supports the need for a commercial center in the City to balance the regional land use pattern.

## Seminole Improvement District

The City is coextensive with the jurisdiction of the Seminole Improvement District (SID.) Pursuant to the City charter, the City may not duplicate services provided by SID. The cooperative relationship between the City and SID for provision of those services and facilities is detailed in ~~thean~~ Interlocal Agreement ~~between the City of Westlake and the Seminole Improvement District Regarding the Provision of Certain Services, Infrastructure, and Public Facilities in the City of Westlake and for Assurance of Non-Duplication of Services dated March 2018 (“SID-Westlake Interlocal”),~~ while SID’s specific plans for facilities construction, maintenance, and expansion are contained in its Water Control Plan, Seventh Amended, dated October 13, 2015 and its Water, Wastewater and Reuse Utilities Master Plan dated April 29, 2015.

## Indian Trail Improvement District

The Indian Trail Improvement District (ITID) is an Independent Special District with jurisdiction over most of the Acreage of properties lying north, south, and east of certain portions of the City. ITID is empowered to, among other things, construct, operate, and maintain works for drainage, water control purposes, and irrigation, and to construct and maintain road ~~ways~~, natural gas facilities, recreation facilities, and related infrastructure.

## Palm Beach County School District

Three Palm Beach County Public Schools – Golden Grove Elementary School, Western Pines Middle School, and Seminole Ridge High School, ~~–~~ lie within the boundaries of the City. Two additional schools – Osceola Creek Middle School and Frontier Elementary School ~~–~~ are north of the City, ~~and~~ Loxahatchee Grove Elementary School lies to the south. Currently, students from the City are zoned to attend Gold Grove Elementary and Seminole Ridge High School within the City’s boundaries. At the time of adoption of this Plan, ~~no students within the City are zoned for Western Pines Middle School, but~~ students are zoned for Osceola Creek Middle School, not Western Pines Middle School.

## Intergovernmental Plan Amendment Review Committee (IPARC)

The Intergovernmental Plan Amendment Review Committee, or “IPARC” was formed to establish a comprehensive plan amendment coordinated review process in Palm Beach County. A procedure for the



coordination of proposed plan amendments was also adopted, including cooperation between affected local governments and service providers. Service providers include some special districts that provide infrastructure services and the School District of Palm Beach County. This process provides opportunities to prevent and resolve potential disputes with minimum overlap or duplication of other existing processes within each participating entity, and aims for an expedited and simplified resolution.

## PLAN VISION AND GUIDING PRINCIPLES

~~Developing a city at this location~~ The Plan 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 providing~~ that adequate resources are available for future generations.

The Vision and Guiding Principles of the 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~~ quality educational system; and a unique identity.* The City's sustainable community concept serves as an umbrella under which all the elements of the Plan are developed.

The 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.





### Vision for the City

The City will be a 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 City's Guiding Principles

#### 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 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 Neighborhood 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 City 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—supports~~ multiple modes of transportation including walking, biking, ~~public mass~~ 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, ~~and~~ between neighborhoods, ~~and along the gateway corridors.~~

### ADOPTED PROVISIONS

The Plan is comprised of the following nine elements, ~~and~~ a Map Series, ~~and a 5-Year Schedule of Capital Improvements.~~

- 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 Goals, Objectives and Policies (GOPs) within each element, ~~and~~ the Map Series, ~~and the 5-Year Schedule of Capital Improvements~~ are adopted as part of the Plan. Maps within the Map Series are identified by the element, chapter number and the map number (i.e. FLU Map 2.1). The Data and Analysis summarized for each element in a separate volume is not formally adopted, but supports the GOPs, ~~5-Year Schedule of Capital Improvements,~~ and the maps in the Map Series. Additional data and analysis documentation is available at the City.

# CITY OF WESTLAKE



TECHNICAL  
DOCUMENT

Data & Analysis

## FUTURE LAND USE

2018



## CHAPTER 2. FUTURE LAND USE ELEMENT DATA AND ANALYSIS

### INTRODUCTION

The purpose of the Future Land Use Element and Future Land Use Map is to guide the future growth and development of the City. The Future Land Use Map (FLU Map 2.1) designates the distribution, general location, extent, density, and intensity of land uses. The Future Land Use Element includes adopted Goals, Objectives, and Policies that govern the development of land depicted on the Future Land Use Map consistent with the City's Vision, Guiding Principles and the other elements of the ~~City~~ Plan.

### POPULATION PROJECTIONS

Chapter 163.3177(1)(f)3, F.S., requires local government comprehensive plans to be based upon permanent and seasonal population estimates and projections, which shall either be those published by the Office of Economic and Demographic Research (OEDR) or generated by the local government based upon a professionally acceptable methodology. The OEDR issues the projections generated by the Bureau of Economic and Business Research (BEBR). BEBR makes permanent population projections for counties, but not for municipalities or unincorporated areas. Neither OEDR nor BEBR make seasonal population projections.

Projections are provided for the short term and long term planning periods. Projections are used to plan for the impacts of development, envision how Westlake will develop over the course of these planning periods, and develop the plan to achieve planning goals and objectives. The plan does not dictate the exact timing of development and population projections do require development to occur at a certain amount or rate. Further, the rate of development may speed up or slow down depending on economic conditions.

Projections are an important part of planning but are not the sole determining factor for the development of a Plan. Projections should not be misused to unnecessarily constrain operation of the plan or preclude the achievement of important planning goals. Also, the Community Planning Act in Florida Statutes states that: "The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and may not be limited solely by the projected population."

The development of Westlake will occur over the course of many years. A likely scenario is that development will proceed at an uneven rate, some years faster and some years slower. Thus, projections for multi-year planning periods are useful for planning purposes. The purpose of Land Development Regulations is to manage the variability of the amount and rate of development to assure consistency with the comprehensive plan and the timely provision of adequate infrastructure.

The implementation of the plan and the development process are monitored. From time to time, projections,





## City of Westlake Comprehensive Plan

as well as plan policies, will require revision. This is a normal and expected aspect of the planning process. The Westlake Plan establishes policies for this monitoring, evaluation, and amendment process.

Palm Beach County uses the BEBR medium permanent population projection to compute a projection for the unincorporated county. The total county BEBR projection is geographically divided and allocated to small geographic areas called Traffic Analysis Zones (TAZs). There are over 1,700 TAZs in Palm Beach County. The TAZs in each municipality and in the unincorporated area are then combined to make projections for each municipality and the unincorporated area. The allocation of population to each TAZ is based upon the ~~projections~~ of dwelling units in each TAZ as well as other demographic factors such as vacancy and seasonal rates. The latest population projection and allocation for Palm Beach County was conducted in 2015, prior to the incorporation of the City (2015 Palm Beach County Population Allocation Model (2015-PBC-PAM).)

Palm Beach County's population grew from 1,131,184 in 2000 to 1,320,134 in 2010 (U.S. Census 2000 DP-1 and 2010 DP-1). ~~During this decade, the County population grew by 16.7%, averaging 18,895 people each year. The population change during this decade was very uneven, reflecting both population booms and busts due to both local and national economic conditions. Unincorporated Palm Beach County grew 12.7% averaging 6,600 people each year (BEBR Census Summary 2010).~~ BEBR's latest population estimate for ~~2016~~2017 is ~~1,414,246~~1,391,741, representing an increase of ~~71,607~~94,010 persons since 2010, which included an estimated increase of about 22,400 persons from 2016 to 2017. The county's population has grown each year since 2010. The County is projected to increase its population by ~~343,359~~345,856 persons between 201~~7~~6 and 2040, a ~~24.5~~25% increase (BEBR FPS ~~180~~77). Table 2.1 shows the latest BEBR projections through 2040 as well as the projections used in the 2015-PBC-PAM. The latest BEBR medium projections published in 201~~8~~7 for the year 2035 is ~~are~~ 25,000~~1,000+~~ persons higher than the previous BEBR medium projections relied upon by Palm Beach County in ~~the 2015-PBC-PAM. The 2018 BEBR medium population projection is higher for every five year increment from 2020 to 2045 than the previous year's BEBR projection. This substantially higher medium projection increases the projected demand for housing units in Palm Beach County over the course of the Westlake long term planning period.~~



**Table 2.1: Palm Beach County Population Projections**

	<u>2010 Census</u>	<u>201620 17</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>	<u>2040</u>
<u>BEBR FPS- 177180</u>	<u>1,320,134</u>	<u>1,391,74111</u> <u>.414.144</u>	<u>1,465,9001</u> <u>.473.000</u>	<u>1,550,6001</u> <u>.559.600</u>	<u>1,619,1001</u> <u>.636.400</u>	<u>1,679,7001</u> <u>.703.700</u>	<u>1,735,100</u> <u>.46760.00</u>
<u>2015-PBC- PAM Projections</u>			<u>1,463,900</u>	<u>1,543,200</u>	<u>1,615,100</u>	<u>1,678,700</u>	<u>Not Available</u>
	<b>2010 Census</b>	<b>2016</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
BEBR FPS- 177	1,320,134	1,391,741	1,465,900	1,550,600	1,619,100	1,679,700	1,735,100
Annual Increase		11,935	18,540	16,940	13,700	12,120	11,080
2015-PBC- PAM Projections			1,463,900	1,543,200	1,615,100	1,678,700	Not Available

Source: University of Florida Bureau of Economic and Business Research, Population Projections (FPS 1 ~~8077~~), U.S. Census Bureau, 2010 Decennial Census, DP-1, 2015-PBC-PAM

The TAZs associated with the City and the surrounding area are shown in Figure 2.1. The 2015-PBC-PAM allocated 4,546 dwelling units associated with the Minto West plan amendment to four TAZs (#1593, #864, #1058, and #1079) for year 2030. As these dwelling units were associated with a specific development approval, no dwelling units were allocated to those portions of the City ~~that which~~ are outside of the Minto West development area. The areas within the City ~~that which~~ received no allocation of dwelling units include the 119-acre Silverlake property, the 10-acre Grove Marketplace, and the 27-acre packing plant parcel. The Plan allows residential development to occur in each of these areas. The larger geographic area where residential development may now occur, the longer extended planning timeframe to 2038 instead of 2030, and the increased **2018** BEBR medium county population projections, which shows 25,000 more persons than assumed in the 2015-PBC-PAM, supports additional development opportunities for dwelling units and associated population. Therefore, the City projects 6,500 units by the year 2038, which corresponds to the long-term planning period. This reflects a generally steady growth rate and considers growth trends in nearby cities. The densities established in the Future Land Use Element will accommodate the increase in dwelling units.

The 6,500 dwelling units are converted to permanent household population as follows. First, the total number of housing units is converted to an estimate of occupied housing units by subtracting units anticipated to be vacant or used for seasonal residents. Second, occupied housing units are converted to household population by applying an average population per household rate (PPH). PPH, vacancy rates, and seasonal housing rates are based upon the surrounding Census County Divisions (CCDs) which have population characteristics expected to be more comparable to the City than the county as a whole. These CCDs are located in the central portion of Palm Beach County between the eastern coastal communities and



## City of Westlake Comprehensive Plan

the western areas. Specifically, the City PPH, vacancy rate and seasonal rate are averages derived from the Royal Palm Beach-West Jupiter, Western Community, and Sunshine Parkway CCDs from the 2010 US Census. Figure 2.2 shows the boundaries of the CCDs. The vacancy rate used for the City is 7.45 percent. The seasonal rate is 5.85 percent. The PPH is 2.65. These rates are kept constant for the planning periods.



Figure 2.1: Traffic Analysis Zones Map

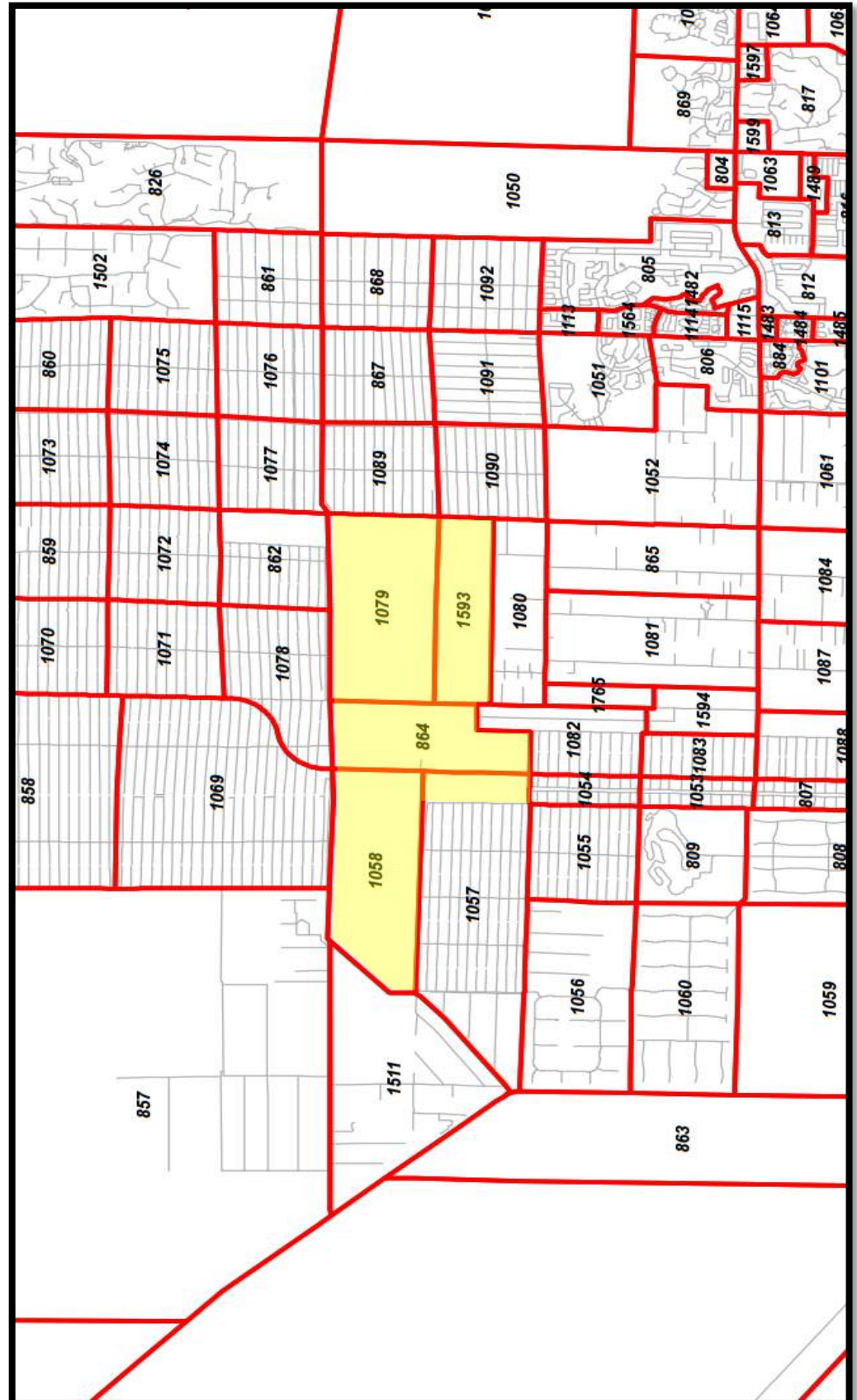
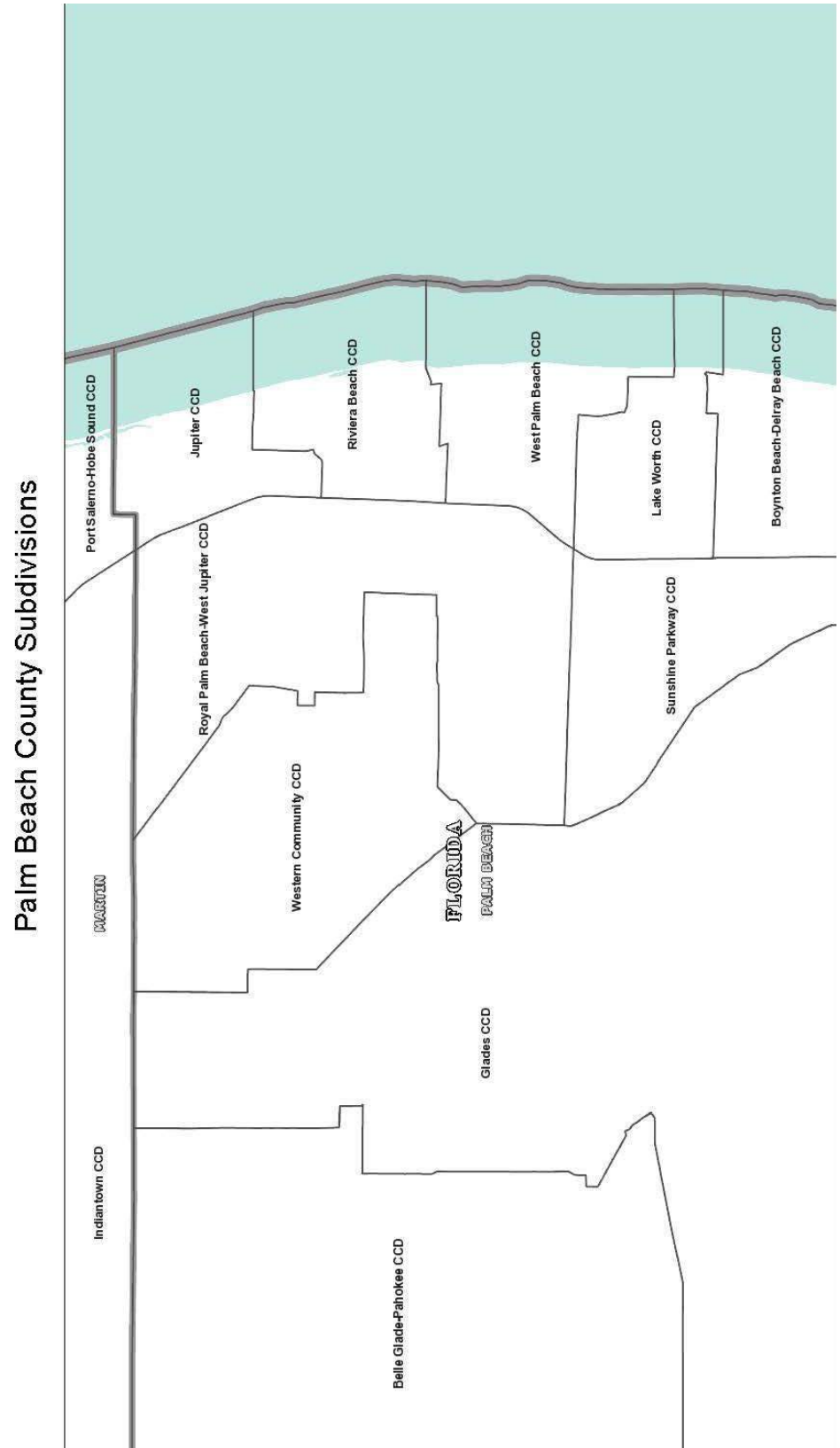




Figure 2.2: 2010 Census County Divisions (CCDs)





## City of Westlake Comprehensive Plan

In addition to the permanent household population, some persons may live in group quarters (e.g. nursing homes.) The percent of permanent population expected to live in group quarters is zero in year 2023. However, a group quarters population is projected for 2038 by using the average group quarters rate from the same surrounding CCDs. The average group quarters rate is 0.642% which equates to 96 persons in 2038.

The permanent population estimate for 2018 and projections for years 2023 and 2038 are provided in Table 2.2A based on the anticipated development of housing units and assumptions for group quarters populations.

**Table 2.2A: City Permanent Population Projections**

Year	Total Housing Units	Permanent Population	Group Quarters Population	Population
2018	150	298	0	298
2023	1,575	3,619	0	3,619
2038	6,500	14,934	96	15,030

The seasonal population projection is based on the seasonal housing rate of 5.85% of projected housing units as well as the plan for a 150-room hotel. An estimate of 2 persons per seasonal house or hotel room is assumed. The seasonal projection is shown in Table 2.2B below.

**Table 2.2B: City Seasonal Population Projections**

Year	Housing Population	Hotel Population	Total Seasonal
2018	0	0	0
2023	184	300	484
2038	761	300	1,061

The total population projection, consisting of both permanent and seasonal residents is shown in Table 2.3. These numbers were used for purposes of analyzing public infrastructure needs in the short and long term planning periods.

**Table 2.3: City Total Population Projection**

Year	Permanent Population	Seasonal Population	Total Population
2018	298	0	298
2023	3,619	484	4,103
2038	15,030	1061	16,091





## **ANALYSIS OF LAND NEEDED TO ACCOMMODATE THE PROJECTED POPULATION**

### **Residential Analysis**

Table 2.4 shows the estimated acreage for each of the land use categories.

**Table 2.4: Future Land Uses**

<b><u>Future Land Use</u></b>	<b><u>Total Acreage</u></b>	<b><u>Acreage Excluding ROW</u></b>	<b><u>% of Total Area (based on Acreage Excluding ROW)</u></b>
<u>Residential-1</u>	<u>1,920</u>	<u>1,875</u>	<u>46.9%</u>
<u>Residential-2</u>	<u>1,363</u>	<u>1,301</u>	<u>32.5%</u>
<u>Downtown Mixed-Use</u>	<u>593</u>	<u>563</u>	<u>14.1%</u>
<u>Civic</u>	<u>187</u>	<u>185</u>	<u>4.6%</u>
<u>Open Space and Recreation*</u>	<u>79</u>	<u>77</u>	<u>1.9%</u>
<u>Total</u>	<u>4,142**</u>	<u>4,001**</u>	<u>100%**</u>

\*A portion of the residential area will be allocated for open space and recreation.

\*\*Approximately 141 acres in the City, which is approximately 3% of the City, consists of existing ROW.

The land underlying the existing ROW cannot be developed.

NOTE: The acreage numbers reflected in the table have been rounded to the nearest whole number.

The density provided for in the Residential (1 & 2) categories established by policy in this Element and shown on the Future Land Use Map (FLU Map 2.1) will more than accommodate the projected population. In addition, the density provided in Residential categories will permit development of a variety of types of housing to accommodate all affordability levels in balance with requirements in the Plan that necessary infrastructure be provided to serve development.

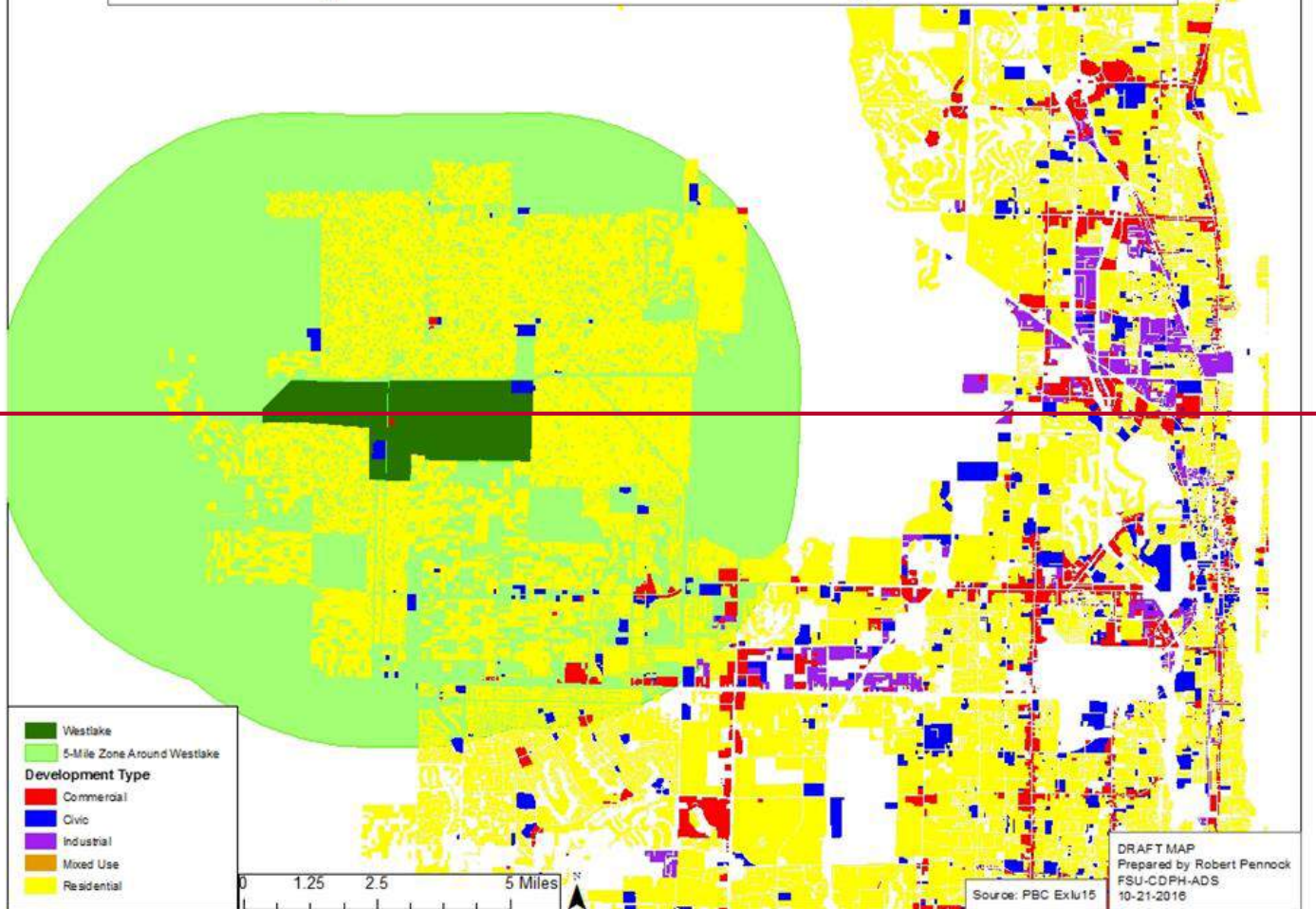
### **NON-RESIDENTIAL ANALYSIS****Non-Residential Analysis**

Within the central area of the County surrounding the City, there is an extensive area of residential development, limited amount of commercial (office and retail) uses, and virtually no existing industrial or employment uses. Currently, existing and approved non-residential uses, which total approximately 389,000 square feet, can be found at the intersection of Seminole-Pratt Whitney Road and Orange Boulevards, the Grove Market on Seminole-Pratt Boulevard, and throughout Loxahatchee Groves. Figure 2.3 shows the scant amount of non-residential development in a five-mile zone surrounding the City and illustrates the imbalance of residential and nonresidential land uses surrounding the City. Additionally, the Loxahatchee Groves Plan directs all future commercial development to the Southern Boulevard corridor which is the farthest removed from the City.

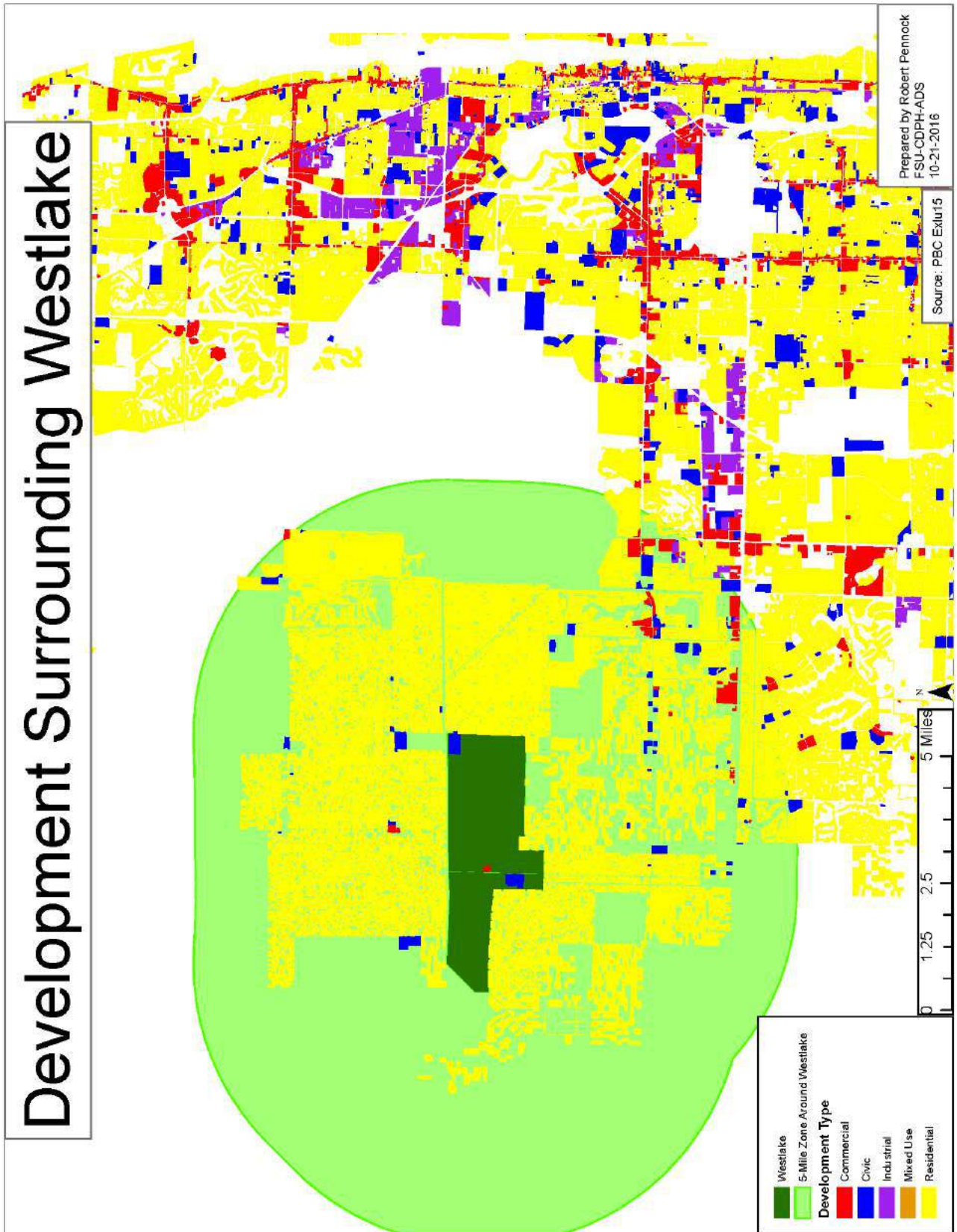
**Figure 2.3: Development Surrounding the City.**



## Development Surrounding Westlake



**Figure 2.3: Development Surrounding the City.**







The imbalance of residential and nonresidential land uses in the surrounding area and how Westlake may serve to mitigate that imbalance may be examined through the use of hypothetical development scenarios. The scenarios consider how much nonresidential use is needed and potentially feasible to serve residential. This is done by calculating nNon-residential land use demand is based on the ratio of number of square feet of non-residential use per capita. In the absence of data for the City planning jurisdiction, average ratios for Palm Beach County were calculated based on actual 2015 data for Palm Beach County and were then applied to the projected population of the City for the long term planning period.

The City of Westlake Comprehensive Plan provides for increased amounts of non-residential, which will serve the City and which will also contribute to balancing the deficit in the surrounding area as shown in Table 2.4. The development scenario described in Table 2.4 is not the plan's projection of non-residential uses for the long term planning period. For those purposes, in addition to existing nonresidential uses, the City estimates 2.2 million square feet of nonresidential 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 nonresidential uses and a hotel will develop. As indicated in Table 2.4, there is sufficient land for nonresidential uses to serve the projected population through the long term planning period.

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.

An analysis of existing and potential commercial development in the five-mile area surrounding the City shows a substantial deficit of square footage of non-residential uses to serve the projected population for the surrounding region in 2038, as shown in Figure 2.3. Since 2015, Palm Beach County has adopted other land use changes in the general area including Indian Trails Grove, which includes low-density residential and small amounts of commercial which further contribute to the imbalance of land uses in the area. Indian Trail Grove does not provide for industrial or employment development. This regional deficit can be substantially offset by potential development in the City as shown in the Tables 2.4 and 2.5 below.

Importantly, tThe nonresidential development amounts are hypothetical and merely shown 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 can be provided, including transportation facilities.



**Table 2.45: Non-Residential Demand and Potential Surplus Supply Scenario**

City Demand for Long Term Planning Period		Downtown Mixed-Use Supply Scenario				
Land Use	Average County Square Feet Per Capita	Square Footage Demand Based on Average County Square Feet Per Capita	Percent of Downtown Mixed-Use Acreage*	Average FAR*	Square Footage Supply In Downtown Mixed-Use*	Surplus Square Footage Available in Downtown Mixed-Use to Serve Deficit in Surrounding Area
Commercial*	120.9	<u>1,816,479</u> <u>1,804,876</u>	40%	1.0	<u>7,232,702</u> <u>6,683,846</u>	<u>5,427,826</u> <u>4,878,970</u>
Industrial	39.4	<u>591,853</u> <u>588,073</u>	15%	1.0	<u>2,712,263</u> <u>2,506,442</u>	<u>2,124,191</u> <u>1,918,370</u>
Civic*	49.1	<u>737,319</u> <u>732,610</u>	16%	1.0	<u>2,893,081</u> <u>2,673,539</u>	<u>2,160,471</u> <u>1,940,929</u>

\*Notes:

Civic includes education.

Commercial includes office, hotels, and medical facilities, ~~uses such as hospitals and medical offices~~

~~Data Sources: 2015 Palm Beach County Exlu GIS, 2015 Palm Beach County Population Allocation Model, City of Westlake Comprehensive Plan, Palm Beach County Comprehensive Plan.~~

The maximum FAR in Downtown Mixed-Use is 3.0. ~~This-These~~ calculation assumes an average FAR of 1.0 and the mid-point of allowable acreage percentages and after netting out 30% for road and canal right of way and other non-developable areas. The square footage supply in downtown mixed use is based upon a set of assumptions regarding demand for nonresidential and potential development of nonresidential. However, as indicated in the text, the amounts of nonresidential development provided in this scenario is contingent upon the operation of the plan as a whole, including the provision of adequate infrastructure and transportation to serve such uses.

~~Data Sources: 2015 Palm Beach County Exlu GIS, 2015 Palm Beach County Population Allocation Model, City of Westlake Comprehensive Plan, Palm Beach County Comprehensive Plan.~~

## **~~ANALYSIS OF LAND NEEDED TO ACCOMMODATE PROJECTED POPULATION~~**

~~The Residential (1 & 2) and Downtown Mixed-Use Future Land Use categories established by policy in this Element and shown on the Future Land Use Element Map (FLU Map 2.1) will accommodate the projected population. Table 2.5 shows the estimated acreage for each of the land use categories.~~



~~An analysis of existing and potential commercial development in the five-mile area surrounding the City shows a substantial deficit of square footage of non-residential uses to serve the projected population for the area in 2035, as shown in Figure 2.3. This deficit can be substantially offset by potential development in the City as shown in the table below:~~

**Table 2.6: Demand for Commercial in 5-Mile Area Surrounding the City for 203~~85~~ (Excluding the City)**

Land Use	Average County Sq. Ft. per Capita	Sq. Ft. Demand Based on Avg. County Sq. ft. per Capita	Existing and Potential Future Sq. Ft. w/in 5-mi Perimeter	Deficit w/in 5-mi Perimeter	City Downtown Mixed-Use Sq. Ft. Available in Downtown Mixed-Use to serve Deficit in Surrounding Area	% of Commercial Demand Deficit of Surrounding 5-mile Area Served by the City
Commercial	120.9	16,180,195	6,687,881	9,492,315	<del>5,416,224</del> <del>4,878,970</del>	<del>57</del> 1%
Project Population for Area is:		133,879				

Data Sources: 2015 Palm Beach County Exlu GIS, 2015 Palm Beach County Population Allocation Model, Palm Beach County Comprehensive Plan and Loxahatchee and Royal Palm Beach Comprehensive Plans.

~~Since 2015, Palm Beach County has adopted other land use changes in the general area including Indian Trails Grove, which includes low-density residential and small amounts of retail/office commercial which further contribute to the imbalance of land uses in the area. Indian Trail Grove does not provide for industrial or employment development. The City will help to mitigate this newly created imbalance.~~

## JOB CREATION, CAPITAL INVESTMENT, AND ECONOMIC DEVELOPMENT

~~The Future Land Use Element accommodates the previously approved Minto West development as well as allowing for additional future long-term development.~~ By providing for significant development of commercial, ~~office, medical~~, civic, educational, and light industrial uses, the Future Land Use Element of the Plan provides opportunities for job creation, capital investment, and economic development. The non-residential development envisioned and encouraged by the Plan will serve to remediate the existing urban sprawl pattern and the current scarcity of non-residential uses throughout the central ~~western~~ communities of Palm Beach County.

## EXISTING AND FUTURE LAND USE CONDITIONS

### Existing Land Use

~~The City is located approximately two miles north of Okeechobee Boulevard, west of 140th Avenue North, and south of 60th Street North in Palm Beach County. Seminole Pratt Whitney Road bisects the property located within the city limits. The City boundary is approximately two miles in its longest north-south dimension and five miles in its longest east-west dimension.~~





## City of Westlake Comprehensive Plan

The majority of the lands located within the City are agricultural fields (improved pasture, row crops, active citrus groves, tree nurseries and fallow or vacant crop land), which include an extensive system of agricultural irrigation ditches and surface water conveyances. ~~The M-Canal abuts the northwest and north boundary of the City, while the M-2 Canal runs north-to-south through the City.~~ Built parcels Existing development within the City includes a shopping center, elementary school, middle school, high school, agricultural packing plant, and some small commercial and civic uses near the packing plant. Table 2.7 provides acreage estimates for the existing land uses. ~~FLU Map 2.2 shows the existing uses: utility site, packing plant, shopping center, and three schools (an Elementary, Middle and High School).~~

**Table 2.7 Existing Land Uses**

<u>Existing Land Use</u>	<u>Acreage</u>	<u>% of Total Area</u>
<u>Agricultural</u>	<u>3,974</u>	<u>95.9%</u>
<u>Residential in Development*</u>	<u>109</u>	<u>2.6%</u>
<u>Commercial in Development*</u>	<u>75</u>	<u>1.8%</u>
<u>Recreation in Development*</u>	<u>18</u>	<u>0.4%</u>
<u>Civic</u>	<u>7</u>	<u>0.2%</u>
<u>Commercial</u>	<u>13</u>	<u>0.3%</u>
<u>Educational</u>	<u>124</u>	<u>3.0%</u>
<u>Industrial</u>	<u>23</u>	<u>0.6%</u>
<u>Utility</u>	<u>1</u>	<u>0.0%</u>
<u>Total</u>	<u>4,142</u>	<u>100.0%</u>

\*Note: The areas noted as “in Development” are included in the Agricultural Land Use total and thus not included in the Total calculation.

**Table 2.7: Existing Land Uses**

<u>Existing Land Use</u>	<u>Acreage</u>	<u>% of Total Area</u>
<u>Agriculture</u>	<u>3,900</u>	<u>94%</u>
<u>Commercial</u>	<u>49</u>	<u>1%</u>
<u>Educational</u>	<u>118</u>	<u>3%</u>
<u>Recreation / Open Space</u>	<u>0</u>	<u>0%</u>
<u>Residential Single Family</u>	<u>55</u>	<u>1%</u>
<u>Vacant</u>	<u>0</u>	<u>0%</u>
<u>Right-of-way</u>	<u>5141</u>	<u>1%</u>
<u>Total</u>	<u>4,1427</u>	<u>100%</u>

\*Note: A portion of the existing agricultural lands are in the process of being developed. The approximate acreage amounts show for these uses are part of the 3,900 total acreage for agriculture.



## Future Land Use

The Future Land Use Element identifies land use designations and ~~permitted~~allowed development density and intensity coordinated with the topography and soil characteristics; the location of natural, cultural and historic resources; and the availability of public facilities and services within the City. The Future Land Use Element includes a Future Land Use Map (FLU Map 2.1) depicting the location of uses within the City's jurisdictional limits.

### Future Land Use Categories

The future land use categories in the Future Land Use Element define the amount, type, density and intensity of future development that is allowed in a given location within the City. Each of the Plan land use categories shall be implemented by corresponding zoning districts in the Land Development Regulations. The Land Development Regulations will implement the Plan through more specific regulations governing ~~permitted~~allowed and conditional uses, site development standards, and performance criteria.

Each of the residential land use categories includes a range of allowable density. The maximum density defines the maximum number of dwelling units per gross acre that ~~development~~ can occur within the specific land use category.

Building intensity for nonresidential land uses are measured by floor area ratio (FAR). FAR is the ratio of total net floor area of a building to the total lot area. Where a mix of uses is required, as within the Downtown Mixed-Use, density and intensity shall be calculated using a combination of FAR and density. Residential density calculations will be based on the gross acreage and the non-residential portions will be based on FAR.

The future land use categories within the City ~~are follows:~~are listed in Table 2.4 above.

**Table 2.8: Future Land Uses**

<b>Future Land Use</b>	<b><u>Total Acreage</u></b>	<b><u>Acreage Excluding ROW</u></b>	<b><u>% of Total Area (based on Acreage Excluding ROW)</u></b>
<b>Residential-1</b>	<u>1,920</u>	<u>1,875</u>	<u>46.95%</u>
<b>Residential-2</b>	<u>1,363</u>	<u>1,301</u>	<u>32.512%</u>
<b>Downtown Mixed-Use</b>	<u>593</u>	<u>563</u>	<u>14.1%</u>
<b>Civic</b>	<u>187</u>	<u>185</u>	<u>4.64%</u>
<b>Open Space and Recreation*</b>	<u>79</u>	<u>77</u>	<u>1.92%</u>
<b>Total</b>	<u>4,142**</u>	<u>4,001</u> <u>127**</u>	<u>100%**</u>

~~\*A portion of the residential area will be allocated for open space and recreation.~~

~~\*\*An additional Approximately 14126 acres in the City, which is approximately 3% of the site City, consisting of existing ROW, is included in the overall property boundary, that is not accounted for within the Future Land Use designations acreage used for calculations, because tThe land underlying the existing ROW cannot be developed.~~

~~NOTE: The acreage numbers reflected in the table have been rounded to the nearest whole number.~~



### Solar Energy Overlay

The Plan includes a Solar Energy Overlay in the southwestern area of the City to allow the development of Primary Solar Facilities. The City may, if feasible, establish incentives to encourage the development of Primary Solar Facilities to promote a sustainable community.

### Redevelopment

At the time of ~~this that this~~ Plan ~~was preparation prepared~~, the majority of the lands are either vacant and/or in agricultural use. The existing developed areas may require evaluation for their potential redevelopment in the future.

### Land Cover, Natural Resources and Cultural and Historic Resources

The lands located within the City ~~L~~imits have a long and consistent history of agricultural use, which has resulted in the elimination of all native and natural habitat features. There are no environmentally sensitive lands identified within the City. FLU Map 2.2 depicts existing land uses within the City. Minerals and soils within the City are depicted on FLU Map 2.3. Floodplain designations within the City are depicted on FLU Map 2.4. FLU Map 2.5 shows that there are no existing or planned public potable wellfields, cones of influence, or wellhead protection areas within the City. Similarly, FLU Map 2.6 shows that there are currently no wetlands within the City. Additional analyses regarding land cover and natural resources within the City are found in the Conservation Element data and analyses.

There are no known cultural or historic resources located within the boundaries of the City as determined by the Division of Historical Resources in its letter dated June 25, 2015, from the State Historic Preservation Officer. Should cultural or historic resources be identified in the future, appropriate policies will be applied.



## Facilities Analysis

### Traffic Circulation

The current traffic circulation network within the City ~~consists of Seminole Pratt Whitney Road, from just north of Sycamore Drive West to just south of 60th Street North. The existing traffic circulation system is~~ illustrated in T.E. Map 3.1. A full analysis of the existing traffic circulation system is provided in the Transportation Element data and analysis. Existing land uses are adequately served by the existing traffic circulation system, and all roads are functioning within the adopted level of service standards. Therefore, there are no traffic circulation system road~~way~~ improvements required to meet existing land use needs.

The future traffic circulation network will provide adequate capacity on road~~ways~~ located within the City. Seminole Pratt Whitney Road is maintained by a Palm Beach County maintained road that and currently functions as an ~~n-urban~~ minor arterial road~~way~~. ~~Urban m~~Minor arterial road~~ways~~ provide service for trips of moderate length, serve geographic areas that are smaller than their higher arterial counterparts (~~i~~Interstates, ~~f~~Freeways, and ~~p~~Principal arterials), and offer connectivity to the higher arterial system. In an urban context, they interconnect and augment the higher arterial system, provide intra-community continuity and carry local bus routes. Through both the 2023 and 2038 planning periods, Seminole Pratt Whitney Road will continue to serve as an ~~urban~~ minor arterial at its adopted level of service.

A system of major collector roads, including Persimmon Boulevard and Town Center Parkway, will connect to Seminole Pratt Whitney Road, and will provide access into and through the City. Road~~ways~~ functionally classified as ~~urban~~ major collector roads are intended to distribute and channel trips between local roads and arterials, usually over a distance of greater than three-quarters of a mile. These ~~urban~~ major collector roads will be connected to future land uses by a network of minor collector and local roads, which network will be determined as the City develops. ~~These road are classified as local roads by default. That is, A~~any road that is not an arterial or collector road is by definition a local road. Except for Seminole Pratt Whitney Road and the future extension of 60th Street North, the City has jurisdiction over all ~~other~~ roads located within the City boundaries. Through both the 2023 and 2038 planning periods, the City's collector and local roads will operated at their adopted levels of service.

A detailed analysis of future road~~way~~ conditions, needs, and plans for future transportation facilities is provided in the data and analysis for the Transportation and Capital Improvement Elements.

### Hurricane Evacuation Routes

There are no designated hurricane evacuation routes within the City. Seminole Pratt -Whitney Road provides access from the City to the designated hurricane evacuation route at US 441.

Future designation of evacuation routes within the City is not anticipated. However, it is essential to to ensure the safe evacuation of residents within the City, if required, by monitoring routes connecting the City to designated evacuation routes in order to ensure safe evacuation of residents if necessary. Maintaining capacity on Seminole Pratt Whitney Road at an acceptable level of service will facilitate the evacuation of City residents if necessary.



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### Public Mass Transit

Public Mass transit service in Palm Beach County is provided by Palm Tran. There is currently no fixed -route transit service within the City.

As the City population grows, the viability of expanding transit service will increase, especially as commercial and other non-residential uses develop along Seminole Pratt Whitney Road. The City will regularly coordinate with Palm Tran, especially during updates of the Palm Tran Transit Development Plan (TDP), to ensure that transit needs of City residents are evaluated and appropriately serviced as the community develops.

### Wastewater

SID will be the retail provider of wastewater service to the City pursuant to ~~the an~~ Interlocal Agreement between the City of Westlake and the Seminole Improvement District Regarding the Provision of Certain Services, Infrastructure, and Public Facilities in the City of Westlake and for Assurance of Non-Duplication of Services dated March 2018 ("SID-Westlake Interlocal"). ~~two entities~~. Adequate wastewater capacity exists to serve the projected population through the 2023 and 2038 planning periods. SID will plan and construct wastewater lines and liftstations to connect new development with the county's wastewater treatment plan. A detailed analysis and projections for wastewater are is provided in the data and analysis is for the Infrastructure and Capital Improvement Elements.

### Solid Waste

The Solid Waste Authority of Palm Beach County (SWA) is the agency responsible for managing the solid waste disposal and recycling programs within Palm Beach County, including the City. The Solid Waste Authority SWA integrated solid waste management system includes 334 acre landfill, a 2,000 ton per day waste energy facility, a recovered materials processing facility, a biosolid pelletization facility, a vegetative waste processing operation, household hazardous collection facilities and six ~~6~~ transfer facilities. The SWA's 2017 Landfill Depletion Model projects sufficient landfill capacity through the 2038 planning period with the current lifespan of the facility projected to extend from 2038 to 2051 depending upon various demand and operational assumptions. This projection is based upon countywide growth projections. Based on the average solid waste generation rate for the county as a whole, the City is establishing a solid waste level of service standard of 7.02 pounds per capita per day, which can be maintained through both the 2023 and 2038 planning periods. Further details and analysis of the solid waste service is provided in the Infrastructure Element data and analysis.

### Drainage

SID provides and maintains drainage facilities for the City pursuant to ~~an Interlocal Agreement~~ the SID-Westlake Interlocal ~~between the two entities~~. SID's adopted work plan provides for the drainage system to be developed in phases as development occurs within the City. SID's specific plans for facilities construction, maintenance, and expansion are contained in its Water Control Plan dated October 13, 2015 and its Water, Wastewater and Reuse Utilities Master Plan dated April 29, 2015. As currently planned, the drainage system will consist of approximately 607 acres an extensive system of lakes and will to be constructed in phases to accept runoff from common areas, collector roads, ~~and~~ residential and non-residential development areas. FLU Map 2.4 shows the Federal Emergency Management Agency flood designations within the City. The



## City of Westlake Comprehensive Plan

master water management system will continue to discharge into the M-2 Canal. Drainage for the City can be maintained through the 2023 and 2038 planning periods. The City is located within the SFWMD C-51 Basin and is subject to the SFWMD C-51 Basin [Rules \(found in Part III, Ch. 40E-41, Rules 40E-41.220 through 40E-41.265, Florida Administrative Code\) Criteria](#) in addition to other stormwater regulations. The data and analysis is for the Infrastructure and Capital Improvement Elements, provides further details on stormwater facilities including the established level of service standards.

### Potable Water

SID will be the retail provider of potable water within the City pursuant to [the SID-Westlake an Interlocal Agreement between the two entities](#). This ensures adequate potable water is available to serve the projected population for through the 2023 and 2038 planning periods. Detailed analysis and projections related to potable water facilities and services is provided in the data and analysis for the Infrastructure and Capital Improvement Elements.

### Reuse Water

SID will be the retail provider of ~~potable-reuse~~ water within the City pursuant to ~~an the SID-Westlake Interlocal Agreement between the two entities~~. A separate interlocal agreement between SID and Palm Beach County for the purchase of bulk reuse water, dated April 20, 2010, gives SID a “prior reserve capacity” of reuse water to be provided by the county. ~~The amount of reuse water is contingent upon the amount needed by Florida Power and Light. The agreement calls for the county to make available 2.85 MGD of reuse water in 2017, which is scheduled to increase to 3.85 MGD by 2025.~~ SID will not produce its own reuse water, but will receive reuse water pursuant to this agreement with the county. At this time, a re-pump and storage facility and some transmission pipes are connected and in operation. Further expansion of the distribution system within the City will occur as the City develops. Additional analysis on reuse water supply and demand projections is provided in the data and analysis is for the Infrastructure and Capital Improvement Elements.

### Parks and Recreation

There are no existing parks within the City. A community park is planned within the City to serve future residents. The park is indicated on the Future Land Use Map (FLU Map 2.1) on the west side of Seminole Pratt Whitney Road, immediately south of the Seminole Ridge Community High School and is comprised of approximately 50 acres.

As development of the City occurs, a range of parks ~~from including~~ tot-lots, ~~and village greens, to~~ neighborhood parks, and ~~passive-community~~ parks, will be distributed within or near neighborhoods. ~~Pedestrian Shared use paths, sidewalks,~~ and bicycle ~~trails lanes~~ will be provided throughout the City.

The City is currently serviced by, the following Palm Beach County regional and district parks and beaches: Okeetchee North Park (regional), Phil Foster Park (beach) and Seminole Palms Park (district).





Additional analyses of parks and open space facilities serving the City is included in the Recreation and Open Space Element data and analysis.

### Public Schools

Three public schools exist within the City boundaries: ~~including~~ Golden Grove Elementary School, Western Pines Middle School, and Seminole Ridge High School. The City lies within the district boundaries of Golden Grove Elementary and Seminole Ridge High. In 2017, the School District adopted a new district for Western Pines Middle School, which excludes students from the City. Therefore, students within the City will be served by Osceola Creek Middle School, which is located to the northwest of the City. There is sufficient capacity at schools within and adjacent to the City to serve the City's student population through the 2023 planning period. The City will coordinate with the School District to ensure capacity exists to serve the City's population through the 2038 planning period.

# CITY OF WESTLAKE



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# TRANSPORTATION

2018



## CHAPTER 3. TRANSPORTATION ELEMENT DATA AND ANALYSIS

### INTRODUCTION

The purpose of the Transportation Element is to plan for a safe, convenient multi-modal transportation system that is, coordinated with the Future Land Use Map (FLU Map 2.1) and Map Series and designed to support all elements of the Plan for the short and long term planning periods. This element addresses the transportation facilities which are to be provided within the City. These include:

- Roads
- Shared Use Paths, Bicycle Lanes, and Sidewalks~~and Pedestrian Facilities~~
- Mass Transit

Each of these facility types are analyzed below separately. The City of Westlake Comprehensive Plan – Transportation Element Data and Analysis document prepared by Pinder Troutman Consulting, Inc. dated September 18, 2017, revised February 26, 2018, attached as Appendix A, is expressly incorporated by reference as if fully set forth herein.

Consistent with Florida Statutes Section 163.3177(6)(b), which requires that the transportation element of the Plan be consistent with the plans and programs of the Palm Beach TPA and FDOT, the City utilized the TPA’s 2040 model to analyze the impacts to roads from anticipated development over the long term planning period.

As used in the “Lanes” columns of the tables below, the following terms have the following meanings:

- 2LU means 2 lane undivided.
- 2LD means 2 lane divided.
- 4LU means 4 lane undivided.
- 4LD means 4 lane divided.
- —6LD means 6 lane divided.

### **Background Information**

As part of the review of any development within the City, impacts to the regional road network will be reviewed by Palm Beach County pursuant to its Traffic Performance Standards Ordinance, Article 12 of the Palm Beach County Unified Land Development Code (TPS). As with other municipalities within the County, as part of the City’s review process, applicants will be required to demonstrate compliance with the Palm Beach County Traffic Performance Standards Ordinance. If required by TPS, development applications will be submitted to Palm Beach County for review of their impacts to the regional road network. Any level of service deficiencies identified would need to be mitigated



through means such as construction of improvements or execution of a proportionate share agreement with the County.

The majority of property within the City is subject to a set of development orders issued to Minto PBLH, LLC, by Palm Beach County prior to the City's incorporation. The development orders permit Minto to construct 4,546 residential units, a college, hotel and 2.2 million square feet of other nonresidential uses. By operation of law, after the City's incorporation, the development orders remain in effect, except that they are now administered by the City. In conjunction with its receipt of that development order, Minto PBLH, LLC (Minto), was required to demonstrate compliance with the County's TPS. As part of this process, Minto was required to enter into a proportionate share agreement with Palm Beach County, committing it to pay approximately fifty (50) million dollars towards road improvements throughout the region. Seminole Pratt Whitney Road is already being expanded within the City pursuant to that proportionate share agreement. Minto's obligations under the proportionate share agreement remain notwithstanding the City's incorporation because Palm Beach County retains jurisdiction over impacts to the regional thoroughfare system, which includes state roads and roads identified as part of Florida's Strategic Intermodal System (SIS). Any increase in the density and intensity of Minto's development orders that generates additional peak hour directional traffic impacts above the approved development would be subject to review by Palm Beach County for approval pursuant to TPS.

## **TRAFFIC CIRCULATION NETWORK**

### **Connectivity**

Connectivity is promoted or discouraged by the design of the transportation network and the arrangement of development. Thus, connectivity relates not just to single trips, but to the totality of all trips within an area.

A 'connectivity index' can be used to measure the degree of connectivity. The street connectivity index is the ratio of the number of street links to the number of intersections. Road ends such as cul-de-sacs and corners may also be added to the number of intersections. The number of links (which may match up with smaller development blocks) compared to the number of intersections provides for greater connectivity. Finally, access to bicycle lanes, sidewalks, and shared use paths further enhance connectivity.



## Existing Traffic Circulation

~~There is limited existing development within the City's limits. Existing development is primarily located along Seminole Pratt Whitney Road. This development includes a high school, a community shopping center, and a produce packing plant. The middle and elementary schools located in the northeast corner of the City are served by 140th Avenue North and 60th Street North. Both 140th Avenue North and the existing sections of 60th Street North are located outside of the City. The remainder of the land within the City limits is currently in agricultural use with a small portion under development for residential units.~~

The current traffic circulation network ~~within the City consists of Seminole Pratt Whitney Road, from just north of Sycamore Drive West to just south of 60th Street North. This road link is currently under construction to be widened to a four lane divided facility. The existing traffic circulation system~~ is illustrated in TE Map 3.1. The existing functional classification of the road network is also illustrated in TE Map 3.1, as is the existing road network jurisdiction. Palm Beach County has jurisdiction over ~~c~~County roads, including Seminole Pratt Whitney Road, which bisects the City. The existing level of service on Seminole Pratt Whitney Road was determined using the FDOT generalized level of service tables for peak hour and peak direction. The existing road level~~s~~ of service ~~is~~are illustrated in TE Map 3.2. ~~The roads indicated to be "Level D or Better" became operational as of November 1, 2017; therefore, The~~ precise level of service for roads indicated to be "Level D or Better" ~~these roads~~ is not available because the roads have not been in service long enough for them to be properly analyzed under normal traffic conditions. The existing road characteristics are summarized in Table 3.1 below.



Table 3.1: Existing (2016) Peak Hour Peak Direction LOS

Road Name	From	To	Lanes	Adopted LOS**	Road Classification	Peak Hour Peak Direction Capacity*	2016 Peak Hour Peak Direction Volume*	Current LOS
Seminole Pratt- Whitney Road	N. of Sycamore Drive West	Seminole Ridge Community High School north entrance	4LD	D	<del>Urban</del> -Minor Arterial	2,000	999	C
Seminole Pratt- Whitney Road	Seminole Ridge Community High School north entrance	S. of 60 <sup>th</sup> Street North	4LD	D	<del>Urban</del> -Minor Arterial	2,000	999	C

\*Source: ~~LOS Generalized Service Volume~~ FDOT Tables (12/18/12) and FDOT Transportation Statistics Office

\*\* A description of the various level of service standards, including "D," can be found in FDOT's Highway Capacity Manual, December 2010.

As shown in Table 3.1, existing land uses are adequately served by the existing traffic circulation system, and all roads are operating within the adopted level of service standards. Therefore, there are no ~~existing transportation deficiencies, traffic circulation system road improvements required to meet existing land use needs.~~

## Future Traffic Circulation

Through the 2023 and 2038 planning periods, it is estimated that the ~~resident~~ permanent population will grow to 3,619 and 15,030 people, respectively. Residential uses will be located throughout the City, with single-family detached housing located further east and west of Seminole Pratt Whitney Road, and higher density housing located closer to and within the Downtown Mixed-Use area planned along Seminole Pratt Whitney Road.

It is also ~~estimated anticipated~~ that, in addition to existing non-residential uses ~~(two schools, a shopping center, and a produce packing plant)~~, there will be additional non-residential uses constructed during the 2023 and 2038 planning periods, including commercial, ~~office~~, industrial, recreational, and civic uses. Non-residential uses will be located primarily within the Downtown Mixed-Use Future Land Use Category located along either side of Seminole Pratt Whitney Road.





The future traffic circulation network will provide adequate capacity on roads located within the City to meet the projected population and residential and nonresidential development for the long and short term planning periods. Seminole Pratt Whitney Road is a ~~C~~county maintained road that currently functions as an ~~urban~~ minor arterial road. ~~Urban m~~Minor arterial roads provide service for trips of moderate length, serve geographic areas that are smaller than their higher arterial counterparts (~~i~~nterstates, ~~f~~reeways, and ~~p~~Principal arterials), and offer connectivity to the higher arterial system. In an urban context, they interconnect and augment the higher arterial system, provide intra-community continuity and carry local bus routes. Through the long and short term planning periods, Seminole Pratt Whitney Road will continue to serve as an ~~urban~~ minor arterial.

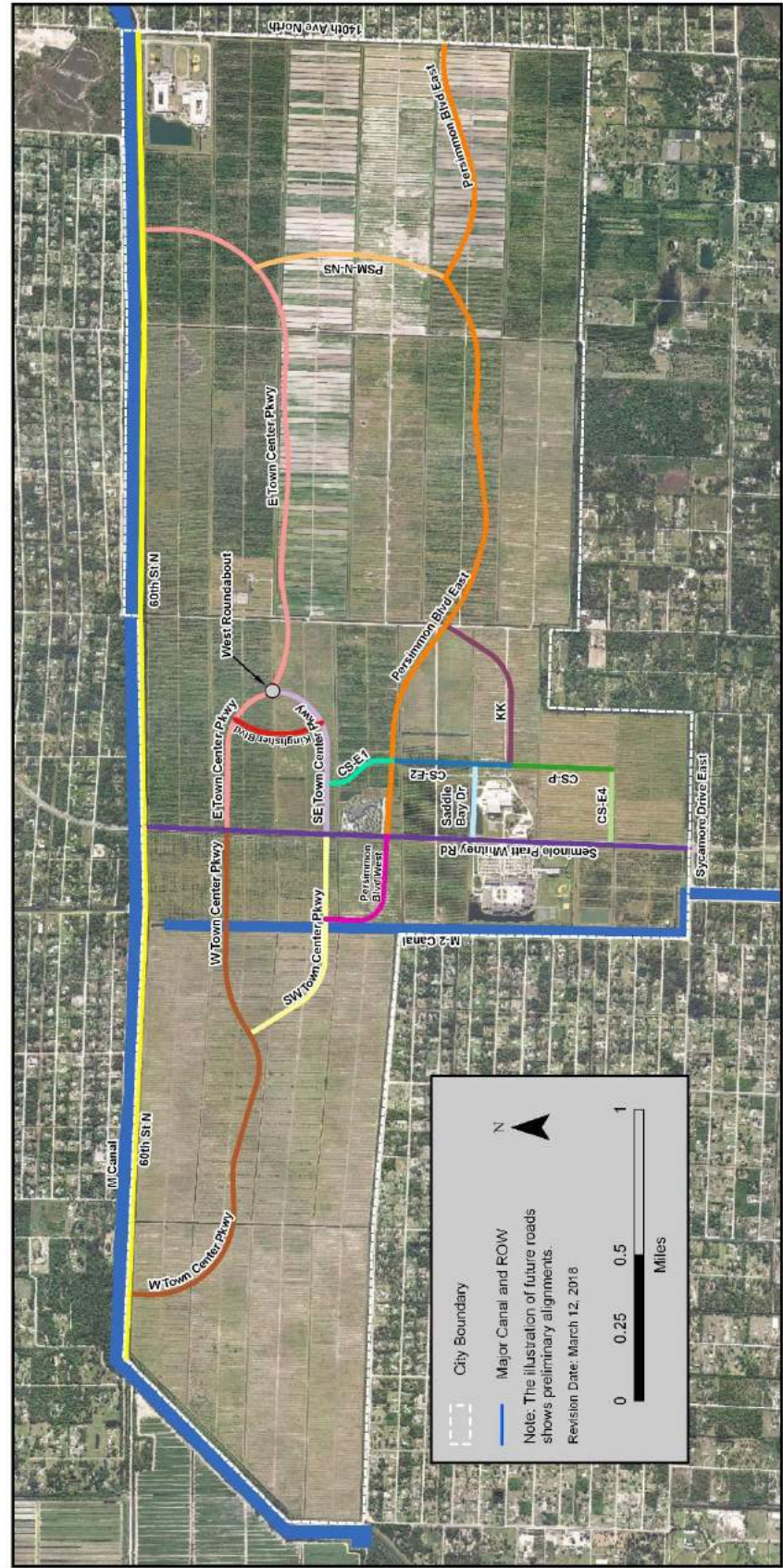
~~In addition to the existing urban minor arterial road, Seminole Pratt Whitney Road, a~~ system of major collector roads, including Persimmon Boulevard and Town Center Parkway, will connect to Seminole Pratt Whitney Road and will provide access into and through the City. Roads functionally classified as ~~urban~~ major collector roads are intended to distribute and channel trips between local roads and arterials, usually over a distance of greater than three-quarters of a mile.

These ~~urban~~ major collector roads will be connected to future land uses by a network of minor collector and local roads, which network will be determined as the City develops. ~~These roads are classified as local roads by default. That is, a~~Any road that is not an arterial or collector road is by definition a local road. Except for Seminole Pratt Whitney Road and the future extension of 60th Street North, the City has jurisdiction over all ~~other~~ roads located within the City boundaries.

TE Map 3.4 illustrates the 2038 Future Traffic Circulation ~~n~~Network, which will accommodate traffic circulation through the 2038 planning period. TE Map 3.5 depicts the 2038 Future Functional Classification of the City's roads. Estimated-Anticipated future right-of-way ~~required~~ for the Future Traffic Circulation Network ~~has been determined based on typical cross-sections, and~~ is also illustrated on TE Map 3.5. Table 3.2, below, summarizes the road characteristics and road levels of service for the future functionally classified road system. Figure 3.1 below illustrates the location of each road segment identified in Table 3.2 and Table 3.3.



**Figure 3.1: Road Segment Identification**





**Table 3.2: Year 2038 Peak Hour Peak Direction LOS**

Road Name	From	To	Lanes	Adopted LOS	Road Classification	Peak Hour Peak Direction Capacity*	2038 Peak Hour Peak Direction Volume	2038 LOS
Seminole Pratt - Whitney Road	N. of Sycamore Drive West	Persimmon Boulevard	6LD	D	<del>Urban</del> Minor Arterial	3,020	<del>2,141</del> 393	C
Seminole Pratt Whitney Road	Persimmon Boulevard	S. of 60 <sup>th</sup> Street North	<del>64</del> LD	D	<del>Urban</del> Minor Arterial	<del>2000</del> 3,020	<del>1,843</del> 2,060	C
East Town Center Parkway	Seminole Pratt Whitney Road	West Roundabout	2LU	D	<del>Urban</del> Major Collector	675	570	D
East Town Center Parkway	West Roundabout	<del>PSM-N-N2</del> 60 <sup>th</sup> Street N.	4LD	D	<del>Urban</del> Major Collector	1,800	864	C
<u>East Town Center Parkway</u>	<u>PSM-N-N2</u>	<u>60<sup>th</sup> Street N</u>	<u>4LD</u>	<u>D</u>	<u>Major Collector</u>	<u>1,800</u>	<u>580</u>	<u>C</u>
Southeast Town Center Parkway	Seminole Pratt Whitney Road	West Roundabout	2LU	D	<del>Urban</del> Major Collector	675	448	D
Southwest Town Center Parkway	West Town Center Parkway	Seminole Pratt Whitney Road	2LU	D	<del>Urban</del> Major Collector	675	223	C
West Town Center Parkway	Western Terminus	Southwest Town Center Parkway	2LU	D	<del>Urban</del> Major Collector	675	95	C
West Town Center Parkway	Southwest Town Center Parkway	Seminole Pratt Whitney Road	2LU	D	<del>Urban</del> Major Collector	675	340	D
Persimmon Boulevard <u>East</u>	Seminole Pratt Whitney Road	<del>Persimmon East</del> PSM-N-N2	4LD	D	<del>Urban</del> Major Collector	1,800	1,014	C
<u>Persimmon Boulevard East</u>	<u>PSM-N-N2</u>	<u>140<sup>th</sup> Avenue</u>	<u>4LD</u>	<u>D</u>	<u>Major Collector</u>	<u>1,800</u>	<u>683</u>	<u>C</u>
<del>PSM-N-N2</del> <u>Persimmon/ Town Center Connector</u>	Persimmon Boulevard <u>East</u>	East Town Center Parkway	2LD	D	<del>Urban</del> Major <u>Minor</u> Collector	709	423	D



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Road Name	From	To	Lanes	Adopted LOS	Road Classification	Peak Hour Peak Direction Capacity*	2038 Peak Hour Peak Direction Volume	2038 LOS
<u>Persimmon Boulevard West</u>	<u>Southwest Town Center Parkway</u>	<u>Seminole Pratt Whitney Road</u>	<u>2LU</u>	<u>D</u>	<u>Minor Collector</u>	<u>675</u>	<u>203</u>	<u>C</u>
<u>KK</u>	<u>CSP</u>	<u>Persimmon Blvd East</u>	<u>2LU</u>	<u>D</u>	<u>Minor Collector</u>	<u>675</u>	<u>341</u>	<u>D</u>
<u>CS-E4</u>	<u>Seminole Pratt Whitney Road</u>	<u>CSP</u>	<u>2LU</u>	<u>D</u>	<u>Minor Collector</u>	<u>675</u>	<u>329</u>	<u>C</u>
<u>CSP</u>	<u>CS-E4</u>	<u>KK</u>	<u>2LU</u>	<u>D</u>	<u>Minor Collector</u>	<u>675</u>	<u>425</u>	<u>D</u>
<u>CSP</u>	<u>KK</u>	<u>Saddle Bay Drive</u>	<u>2LU</u>	<u>D</u>	<u>Minor Collector</u>	<u>675</u>	<u>199</u>	<u>C</u>
<u>CS-E2</u>	<u>Saddle Bay Drive</u>	<u>Persimmon Blvd East</u>	<u>2LU</u>	<u>D</u>	<u>Minor Collector</u>	<u>675</u>	<u>199</u>	<u>C</u>
<u>CS-E1</u>	<u>Persimmon Blvd East</u>	<u>Southeast Town Center Parkway</u>	<u>2LU</u>	<u>D</u>	<u>Minor Collector</u>	<u>675</u>	<u>417</u>	<u>D</u>
<u>Kingfisher Blvd (CS-E5)</u>	<u>Southeast Town Center Parkway</u>	<u>East Town Center Parkway</u>	<u>2LU</u>	<u>D</u>	<u>Minor Collector</u>	<u>675</u>	<u>71</u>	<u>C</u>
<u>Saddle Bay Drive</u>	<u>Seminole Pratt Whitney Road</u>	<u>CSP</u>	<u>2LU</u>	<u>D</u>	<u>Minor Collector</u>	<u>675</u>	<u>149</u>	<u>C</u>
<u>60th Street North</u>	<u>Western Terminus</u>	<u>West Town Center Parkway</u>	<u>4LD</u>	<u>D</u>	<u>Major Collector</u>	<u>1,800</u>	<u>1133</u>	<u>C</u>
<u>60th Street North</u>	<u>West Town Center Parkway</u>	<u>Seminole Pratt Whitney Road</u>	<u>4LD</u>	<u>D</u>	<u>Major Collector</u>	<u>1800</u>	<u>843</u>	<u>C</u>
<u>60th Street North</u>	<u>Seminole Pratt Whitney Road</u>	<u>East Town Center Parkway</u>	<u>2LU</u>	<u>D</u>	<u>Minor Collector</u>	<u>675</u>	<u>106</u>	<u>C</u>
<u>60th Street North</u>	<u>East Town Center Parkway</u>	<u>140th Avenue</u>	<u>4LD</u>	<u>D</u>	<u>Major Collector</u>	<u>1,800</u>	<u>686</u>	<u>C</u>

\*Source: ~~FDOT~~ LOS Generalized Service Volume Tables (12/18/12)





The City's future traffic circulation network will be developed in coordination with the plans of the Florida Department of Transportation (FDOT), Palm Beach County, and the Palm Beach Transportation Planning Agency (TPA). The Palm Beach TPA was formerly known as the Palm Beach Metropolitan Planning Organization (MPO).

Within the next five years short term planning period (through 2023), it is anticipated that there will be some residential development in areas east of Seminole Pratt Whitney Road. A portion of the future major collector road network will be required to accommodate support this development. TE Map 3.6 illustrates the required future traffic circulation network through the 2023 short term planning period. TE Map 3.8 depicts the 2023 Future Functional Classification and anticipated Right-of-Way required for the 2023 Future Traffic Circulation Network. The road characteristics and level of service for Year 2023 is are summarized below in Table 3.3.

**Table 3.3: Year 2023 Peak Hour Peak Direction LOS**

Road Name	From	To	Lanes	Adopted LOS	Road Classification	Peak Hour Peak Direction Capacity*	2023 Peak Hour Peak Direction Volume	2023 LOS
Seminole Pratt Whitney Road	N. of Sycamore Drive West	Persimmon Blvd	4LD	D	<del>Urban</del> Minor Arterial	2,000	1,735	C
Seminole Pratt Whitney Road	Persimmon Blvd	East Town Center Parkway	4LD	D	<del>Urban</del> Minor Arterial	2,000	<del>1,716</del> 1,673	C
Seminole Pratt Whitney Road	East Town Center Parkway	60 <sup>th</sup> Street	4LD	D	<del>Urban</del> Minor Arterial	2,000	1,737	C
East Town Center Parkway	Seminole Pratt Whitney Road	<del>West Round-about</del> <u>Eastern Terminus</u>	2LU	D	<del>Urban</del> Major Collector	675	<del>578</del> 424	D
<u>East Town Center Parkway</u>	<u>West Round-about</u>	<u>Eastern Terminus</u>	<u>2LU</u>	<u>D</u>	<u>Major Collector</u>	<u>792</u>	<u>183</u>	<u>C</u>



Road Name	From	To	Lanes	Adopted LOS	Road Classification	Peak Hour Peak Direction Capacity*	2023 Peak Hour Peak Direction Volume	2023 LOS
<u>Persimmon Boulevard East</u>	<u>Seminole Pratt Whitney Road</u>	<u>Eastern Terminus</u>	<u>24LDU</u>	<u>D</u>	<u>Urban-Major Collector</u>	<u>8321,800</u>	<u>38596</u>	<u>C</u>
<u>Southeast Town Center Parkway</u>	<u>Seminole Pratt Whitney Road</u>	<u>West Round-about</u>	<u>2LU</u>	<u>D</u>	<u>Major Collector</u>	<u>675</u>	<u>241</u>	<u>C</u>
<u>Persimmon Boulevard West</u>	<u>Western Terminus</u>	<u>Seminole Pratt Whitney Road</u>	<u>2LU</u>	<u>D</u>	<u>Minor Collector</u>	<u>675</u>	<u>29</u>	<u>C</u>
<u>Saddle Bay Drive</u>	<u>Seminole Pratt Whitney Road</u>	<u>CSP</u>	<u>2LU</u>	<u>D</u>	<u>Minor Collector</u>	<u>675</u>	<u>39</u>	<u>C</u>
<u>CS-E4</u>	<u>Seminole Pratt Whitney Road</u>	<u>CSP</u>	<u>2LU</u>	<u>D</u>	<u>Minor Collector</u>	<u>675</u>	<u>135</u>	<u>C</u>

\*Source: FDOT LOS-Generalize Service Volume Tables (12/18/12)

Note: The projected development for the short term planning period did not have a significant impact on all links. The links that were not significantly impacted have been excluded from this table. See Exhibits 3B and 3C of Appendix A.

While the Traffic Circulation Network is expected to meet adopted level of service standards in both the 2023 and 2038 planning periods given the planned future development of the City, changes to planned developments could occur over time that, if not monitored, result in transportation deficiencies. For this reason, the City will implement a Mobility System to review proposed development projects with respect to transportation standards. The Mobility System will be implemented through the Land Development Regulations that will specify development review procedures and transportation mitigation options, including proportionate share agreements for new development and will integrate review by of impacts to regional roads by Palm Beach County pursuant to TPS. The Mobility System will also provide for regular and periodic monitoring of transportation facilities by the City to ensure that adopted transportation standards are maintained.

Finally, to provide for flexibility in development and to respond to long-term changes in the needs of the City's residents, the Land Development Regulations may provide for a land use equivalency process, through which exchanges of different land uses, consistent with the Future Land Use Map





([FLU Map 2.1](#)), may be accomplished so long as the proposed development does not result in additional transportation impacts.

## EVACUATION ROUTES

There are no existing designated evacuation routes within the City. However, Seminole Pratt Whitney Road provides access to the designated evacuation route at US 441.

Future designation of evacuation routes within the City is not anticipated. However, it is essential to ensure the safe evacuation of residents within the City, if required, by monitoring routes connecting the City to designated evacuation routes. Maintaining capacity on Seminole Pratt Whitney Road at an acceptable level of service will facilitate the evacuation of City residents if necessary.

## ~~PUBLIC~~ MASS TRANSIT

~~Public~~ Mass transit service in Palm Beach County is provided by Palm Tran. There is currently no fixed-route service within the City.

Americans with Disabilities Act (ADA) paratransit services are provided through Palm Tran Connection. This service is provided within 3/4 miles of a Palm Tran fixed-route bus service. Since no part of the City is currently within 3/4 mile of a Palm Tran fixed-route, Palm Tran Connection ADA paratransit services are not currently available within the City.

Transportation Disadvantaged services in Palm Beach County are also provided by Palm Tran Connection. Service is available to anywhere within Palm Beach County, including the City, for qualifying individuals.

As the City population grows, the viability of expanding transit service will increase, especially as commercial and other non-residential uses develop along Seminole Pratt Whitney Road. The City will regularly coordinate with Palm Tran, especially during updates of the Palm Tran Transit Development Plan (TDP), to ensure that transit needs of City residents are evaluated and appropriately serviced as the community grows.

## AVIATION

No airports, aviation facilities or other aviation-related developments currently exist or are proposed within the City. The closest airstrip is approximately 6.03 miles to the south in a fly-in fly-out residential neighborhood called the Wellington Aero Club. Palm Beach International Airport is approximately 11.3 miles southeast of the City and North Palm Beach County Airport is approximately 6.27 miles to the Northeast. The William P. Gwinn Airport, a private airport, is approximately 9.9 miles north of the City. A site plan has been approved for an additional airstrip approximately 8 [miles](#) from the City on Flying Cow Ranch Road. These measurements are based on the City border closest to the respective airports. Therefore, no airports are within or immediately adjacent to the City, and there are no issues concerning land use compatibility with airports.



## PORTS

The City does not contain and is not adjacent to any coastal areas or natural water bodies. The Port of Palm Beach is approximately 13.13 miles to the east of the City.

## SHARED USE PATH, BICYCLE LANES, AND PEDESTRIAN FACILITIES/SIDEWALKS

A ~~multi-modal~~ shared use path has been constructed along both sides of Seminole Pratt Whitney Road and Town Center Parkway East. ~~from the southern City boundary to the northern entrance of Seminole Ridge Community High School and from the northern entrance of Seminole Ridge Community High School to the northern City boundary, on the east side of Seminole Pratt Whitney Road. The shared use path runs almost the entire length of Seminole Pratt Whitney Road, and in the areas where there is not a shared use path, there is a sidewalk.~~ There are also existing ~~bike~~ bicycle lanes along Seminole Pratt Whitney Road and Town Center Parkway East. ~~in addition to a multi-modal shared use path in the parkway area along the road.~~ Existing bicycle lanes, sidewalks, and pedestrian facilities shared use paths are depicted on TE Map 3.3.

The City envisions a multi-modal transportation system that appropriately utilizes a combination of roads, public mass transit facilities, shared use paths, bicycle lanes, and pedestrian facilities sidewalks, and other elements of complete streets to serve its residents and visitors to the City. As part of the City's overall vision, non-motorized transportation will continue to be accommodated and encouraged to reduce the need for motorized transportation within the City, especially between residential and non-residential uses. ~~As the City develops, a robust bicycle/pedestrian network is planned to accommodate non-motorized uses along the future traffic circulation network. This network will include dedicated bicycle facilities, sidewalks, and multi-modal paths.~~ The pedestrian and bicycle facilities shared use paths, bicycle lanes, and sidewalks planned through the 2023 planning period are ~~is~~ depicted on TE Map 3.9. TE Map 3.7 illustrates the future shared use paths, sidewalks, and bicycle and pedestrian network lanes along collector and arterial roads through the 2038 planning period.

As part of the recreational amenities with the City, ~~trails and other facilities~~ shared use paths may be established ~~both along the road network and in non-developed or other~~ open space areas. The City will take steps to ensure that where trails shared use paths, sidewalks, or bicycle lanes are co-located with and other transportation facilities ~~are co-located~~, appropriate design measures are taken to facilitate the safety of all travelers. This will also apply where shared use paths, sidewalks, or bicycle lanes ~~trails~~ cross other transportation facilities.

# CITY OF WESTLAKE



TECHNICAL  
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# INFRASTRUCTURE

2018



## CHAPTER 4. INFRASTRUCTURE ELEMENT DATA AND ANALYSIS

### INTRODUCTION

The purpose of the Infrastructure Element is to identify and describe the necessary public facilities and services needed to accommodate the City's population through the 2023 and 2038 planning periods. This element addresses the public facilities provided within the City which include:

- Potable Water
- Wastewater
- Solid Waste
- Drainage
- Ground Water Recharge

The Seminole Improvement District (SID) is the exclusive retail provider of potable water, reuse water, and wastewater facilities in the City, and is empowered to construct and maintain the facilities related to those services and drainage. SID's service area is limited to the City's municipal boundaries, and therefore, SID's capacity will be used only within the City. Pursuant to the City Charter, the City may not duplicate services provided by SID. The relationship between the City and SID for provision of those services and facilities is detailed in the Interlocal Agreement between the City of Westlake and the Seminole Improvement District Regarding the Provision of Certain Services, Infrastructure, and Public Facilities in the City of Westlake and for Assurance of Non-Duplication of Services dated March 2018 ("SID-Westlake Interlocal"). ~~Interlocal Agreement,~~ while SID's specific plans for facilities construction, maintenance, and expansion are contained in its Water Control Plan dated October 13, 2015 and its Water, Wastewater and Reuse Utilities Master Plan dated April 29, 2015. The SID utility service area is depicted on INF Map 4.1. The anticipated infrastructure facilities needed for the 2023 and 2038 planning periods depicted on INF. Map 4.2 and INF. Map 4.3.

SID operates pursuant to a number of permits from the South Florida Water Management District (SFWMD), the United States Army Corps of Engineers, and other agencies. These permits, which serve as data and analysis for the Plan, are available upon request.

### POTABLE WATER

SID is the retail provider of potable water within the City. There is an Interlocal Agreement between Palm Beach County and the Seminole Improvement District Regarding the Sale of Bulk Water and Wastewater Service and Establishment of Water, Wastewater, and Reclaimed Water Service Areas and Settling Certain Disputes and Lawsuits Between the Parties ~~SID and Palm Beach County~~, dated April 18, 2006, which provides that SID can purchase bulk water from the County at a rate of up to 5.0 MGD for the next thirty (30) years



with provisions to extend the agreement for 50 or more years. SID and Palm Beach County have invested in significant infrastructure in the City's area to provide potable water service. The development of the City will not require additional capacity to provide potable water to the City; rather it utilizes existing excess capacity from existing infrastructure. SID maintains water distribution facilities for service within the City and will expand internal potable water distribution lines concurrent with development within the City.

The City's level of service standard for potable water is 110 gallons per capita per day ~~(gpd)~~ for residential uses and 150 gallons per 1,000 sq. ft. per day for non-residential uses with the following exceptions. Schools have a level of service standard of 18 gpd per student. Hotels have a level of service standard of 100 gpd per room. Parks have a level of service standard of 10 gpd per visitor. The per ~~-~~capita level of service standard will be applied to dwelling units using a 2.65 average population per household (PPH) unless it can be demonstrated that a different PPH is applicable. The City will continue to coordinate with SID to monitor and evaluate future operating demands as the City increases utility users and to adjust the level of service standard, if needed, through the planning periods.

The table below provides an analysis of potable water demand over the short and long ~~-~~term planning periods. The first section identifies the level of service standards used for the planning analysis. The second section identifies existing and projected population and uses that require potable water. Existing non-residential square footages include the Grove Market commercial area and the packing house parcel which includes industrial and office uses. Square footage numbers are from the Palm Beach County property appraiser parcel database. Existing student numbers are based on school capacity numbers from the Palm Beach County School District 2016/17 Work Plan and anticipated students from a potential new school. New development square footage, hotel rooms, and college students are based on the ~~Minto-West~~ existing development order s within the City. Projections of recreation and park day time visitors are based on averages derived from the National Recreation and Park Association 2016 study of park usage entitled "NRPA Americans' Engagement with Parks Survey." The third section computes the current and projected demand for the 2023 and 2038 planning periods.

The anticipated facilities needed for the 2023 and 2038 planning periods are identified in Table 4.1 and are also depicted on INF. Map 4.2 and INF. Map 4. 36.







**Table 4.1: Potable Water Analysis**

Potable Water Level of Service				
	Gallons Per Day			
Per Person	110			
Per square foot for Commercial, Civic, and Industrial	0.15			
Per Student	18			
Per Hotel Room	100			
Per visitor of park and recreation facilities	10			
Demand Generators				
	2018	2023	2038	
Population (excluding hotel population)	298	3,803	15,791	
Existing Commercial, Civic, and Industrial S.F.	180,581	180,581	180,581	
New Commercial, Civic, and Industrial S.F.	75,000	650,000	2,200,000	
Total Commercial, Civic, and Industrial S.F.	255,581	830,581	2,380,581	
K-12 Students	4,463	4,463	5,433	
College Students	0	0	3,000	
Total Students	4,463	4,463	8,433	
Hotel Rooms	0	150	150	
Recreation and Park Daytime Visitors	0	650	2,600	
Demand Projections				
	2018	2023	2038	
Population (excluding hotel population)	32,780	418,330	1,737,010	
Total Commercial, Civic, and Industrial	38,337	124,587	357,087	
Total Students	80,334	80,334	151,794	
Hotel Rooms	0	15,000	15,000	
Recreation and Park Day Time Visitors	0	6,500	26,000	
Total Demand (Gallons Per Day)	151,451	644,751	2,286,891	

The City will adopt a Water Supply Facilities Work Plan for the City that will identify water resource development and water supply development options consistent with the [2013 Lower East Coast Regional Water Supply Plan Update](#). The City is required to update the Infrastructure Element within 18 months of any update to the [2013 Lower East Coast Regional Water Supply Plan Update](#) by ~~the South Florida Water Management District (SFWMD)~~.

The M Canal runs along the northern boundary of the City, west of Seminole Pratt Whitney Road, and within the City boundary east of Seminole Pratt Whitney Road. The City of Westlake does not use the M Canal as a public water supply; however, the City of West Palm Beach does use the M Canal as a public water supply. The City's stormwater management and drainage, which is under SID's jurisdiction, is separate from and unconnected from the M Canal. The M-2 canal serves as the City's drainage canal, which carries water to the C-51 Basin.

## WASTEWATER

SID is the retail provider of wastewater services to the City. SID has an Interlocal Agreement with Palm Beach County (the same [2006](#) interlocal agreement that addresses potable water) to purchase wastewater capacity at a rate up to 4.0 MGD. SID and Palm Beach County have invested in significant infrastructure in the Westlake area to provide wastewater service. The development of the City will not require additional capacity to



provide wastewater service to the City; rather, it will utilize existing excess capacity, thereby discouraging urban sprawl. SID has decommissioned its wastewater treatment facility but maintains pump stations, force mains, collection facilities and interconnects to the County system for wastewater service within the City. The City will coordinate with SID to expand internal wastewater distribution lines concurrent with development within the City.

The City's level of service standard for wastewater is 100 gallons per capita per day (gpd) for residential uses and 150 gallons per 1,000 sq. ft. per day for non-residential uses with the following exceptions: Schools have a level of service standard of 18 gpd per student; Hotels have a level of service standard of 100 gpd per room. Parks have a level of service standard of 10 gpd per visitor. The per-capita level of service standard will be applied to dwelling units using a 2.65 average ~~population per household (PPH)~~ unless it can be demonstrated that a different PPH is applicable. The City will continue to coordinate with SID to monitor and evaluate future operating demands as the City increases utility users and to adjust the level of service standard if needed through the planning periods.

The table below provides an analysis of wastewater demand over the 2023 and 2038 planning periods. The first section identifies the level of service standards used for the planning analysis. The second section identifies existing and projected population and uses that require wastewater service. Existing non-residential square footages include the Grove Market commercial area and the packing house parcel which includes industrial and office uses. Square footage numbers are from the Palm Beach County property appraiser parcel database. Student numbers are based on school capacity numbers from the Palm Beach County School District 2016/17 Work Plan and anticipated students from a potential new school. New development square footage, hotel rooms, and college students are based on the existing development orders within the City. Projections of recreation and park day-time visitors are based on averages derived from the National Recreation and Park Association 2016 study of park usage entitled "NRPA Americans' Engagement with Parks Survey." The third section computes the current and projected demand for the 2023 and 2038 planning periods. The anticipated infrastructure facilities needed for the 2023 and 2038 planning periods are identified in Table 4.1 and also depicted on INF Map 4.2 and INF Map 4.35.



Table 4.2: Wastewater Analysis

Wastewater Level of Service Standard			
	Gallons Per Day		
Per Person	100		
Per square foot for Commercial, Civic, and Industrial	0.15		
Per Student	18		
Per Hotel Room	100		
Per visitor of park and recreation facilities	10		
Demand Generators			
	2018	2023	2038
Population (excluding hotel population)	298	3,803	15,791
Existing Commercial, Civic, and Industrial	180,581	180,581	180,581
New Commercial, Civic, and Industrial S.F.	75,000	650,000	2,200,000
Total Commercial, Civic, and Industrial S.F.	255,581	830,581	2,380,581
K-12 Students	4,463	4,463	5,433
College Students	0	0	3,000
Total Students	4,463	4,463	8,433
Hotel Rooms	0	150	150
Recreation and Park Daytime Visitors	0	650	2,600
Demand Projections			
	2018	2023	2038
Population (excluding hotel population)	29,800	380,300	1,579,100
Total Commercial, Civic, and Industrial	38,337	124,587	357,087
Total Students	80,334	80,334	151,794
Hotel Rooms	0	15,000	15,000
Recreation and Park Day Time Visitors	0	6,500	26,000
Total Demand (Gallons Per Day)	148,471	606,721	2,128,981

## REUSE WATER

Pursuant to the ~~SID-Westlake Interlocal~~ an interlocal agreement between SID and the City, SID will be the exclusive retail ~~provider~~ of reuse water within the City and will provide development within the City ~~with~~ reuse water for irrigation. If reuse is not available from the County, irrigation may be supplemented by canal water as allowed by permit with the South Florida Water Management District.



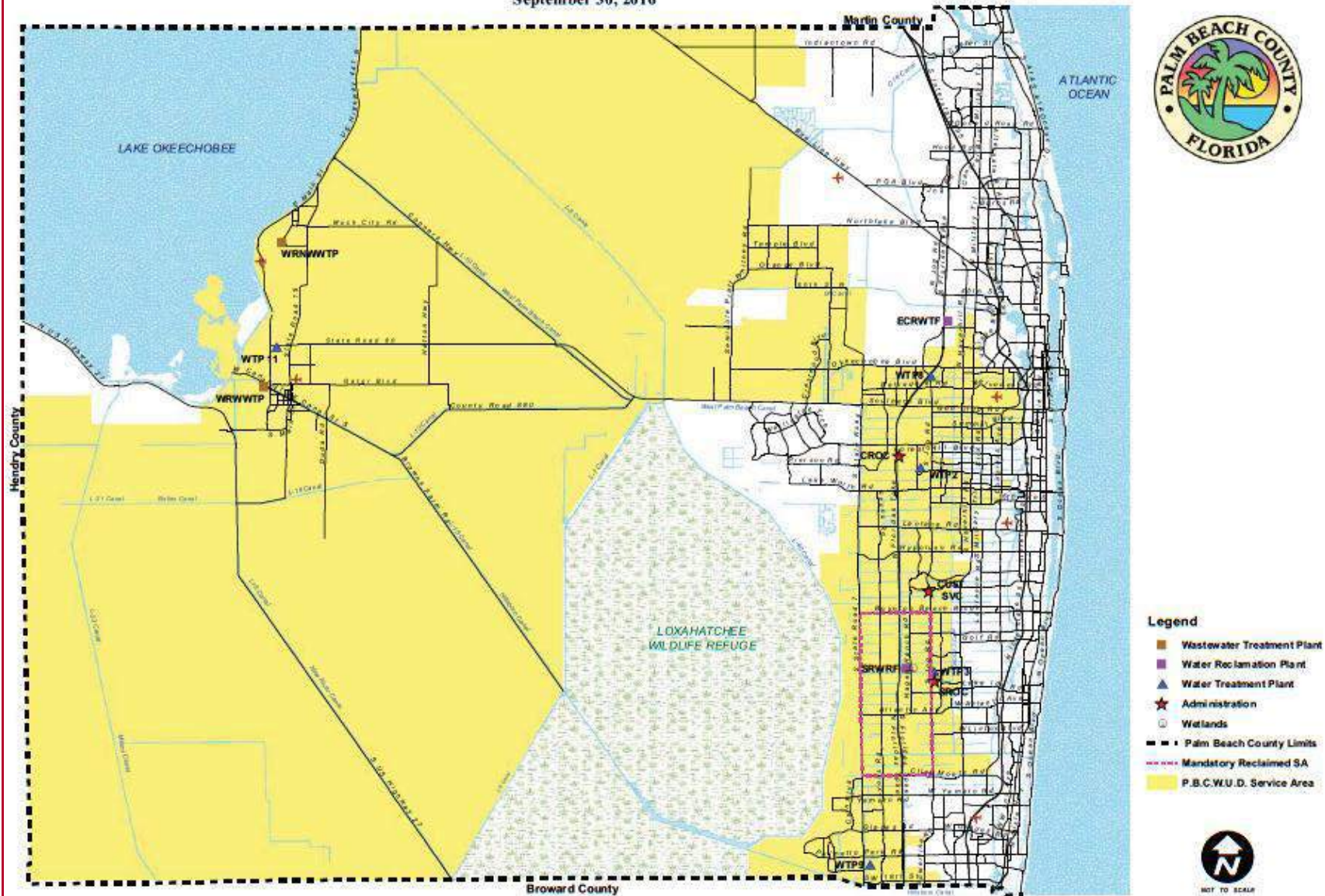
An ~~i~~Interlocal ~~A~~greement for the Purchase and Sale of Bulk Reclaimed Water between SID and Palm Beach County for the purchase of bulk reused~~d~~ water dated April 20, 2010 gives SID a “prior reserve capacity” of reuse water to be provided by the county. The amount of reuse water is contingent upon the amount needed by Florida Power and Light. The agreement calls for the county to make available 2.85 MGD of reuse water in 2017, which is scheduled to increase to 3.85 MGD by 2025. SID will not produce its own reuse water, but will receive reuse water pursuant to this agreement with Palm Beach County. At this time, a re-pump and storage facility and some transmission pipes are connected and in operation. Further expansion of the distribution system within the City will occur as the City develops.

The anticipated infrastructure facilities~~d~~ for the 2023 and 2038 planning periods are depicted on INF Map 4.2 and INF Map 4.~~4~~3.

Figure 4.1 below shows the service area and major facilities of the Palm Beach County Water Utilities Department as depicted in its Comprehensive Annual Financial Report Fiscal years Ended September 30, 2016 and 2015.

**Figure 4.1**

**PALM BEACH COUNTY, FLORIDA  
WATER UTILITIES DEPARTMENT  
SERVICE AREA (SA) AND MAJOR FACILITIES  
September 30, 2016**







### SOLID WASTE

The Solid Waste Authority (SWA) of Palm Beach County is a dependent special district ~~which is~~ responsible for managing solid waste disposal and recycling programs within Palm Beach County pursuant to a Special Act of the Florida Legislature in 2001. The SWA integrated solid waste management system includes a 334 acre landfill, a 2,000 ton per day waste to energy facility, a 3,000 ton per day mass burn waste-to-energy plant, a recovered materials processing facility, a biosolid pelletization facility, a vegetative waste processing operation, household hazardous collection facilities and 6 transfer facilities.

The SWA's 2017 Landfill Depletion Model projects sufficient landfill capacity through the 2038 planning period with the current lifespan of the facility projected to extend from 2038 to 2051 depending upon various demand and operational assumptions. This projection is based upon countywide growth projections. Based on the average solid waste generation rate for the county as a whole, the City is establishing a solid waste level of service standard of 7.02 pounds per capita per day, which can be maintained through both the 2023 and 2038 planning periods.

### DRAINAGE

SID manages drainage throughout the City. The land area of the City is currently drained through the M-2 Canal. The ultimate discharge point for the area is the South Florida Water Management District C-51 Canal. There are numerous agricultural ditches and canals currently running through the City. The system was created for citrus agricultural use and provided both irrigation water supply and flood control within the area. Permits for peak discharge up to 2-inches in 24 hours via M-2 Canal to C-51 Canal are in place for SID, which can accommodate the City's future land uses shown Future Land Use Map (FLU Map 2.1).

SID will continue to provide drainage for the City. SID's master drainage management plan currently provides for a drainage system which will consist of an extensive lake system to be constructed in phases to accept runoff from common areas, collector roads, and residential and non-residential development areas. The water management system will continue to discharge into the M-2 Canal.

Drainage for the City can be maintained through the 2023 and 2038 planning periods. The anticipated infrastructure facilities needed for the 2023 and 2038 planning periods is depicted on INF Map 4.~~23~~ and INF Map 4.~~37~~.

The City is located within the SFWMD C-51 Basin and is subject to the SFWMD C-51 Basin Criteria Rule, (found in Part III, Ch. 40E-41, Rules 40E-41.220 through 40E-41.265, Florida Administrative Code), in addition to other stormwater regulations. The proposed minimum building floors will be designed at or above the higher of the peak stage in the 100-year, 3-day, zero discharge design storm or the SFWMD's C-51 Basin 100-year stage. As set forth in Table 4.3A below, flood protection within the City will be provided for various storm events based on the rainfall depths provided by the isoheytal graphs in the SFWMD's Environmental Resource Permit Applicant's Handbook Volume II. The SID drainage infrastructure is designed to





accommodate the City as a whole, therefore the perimeter berm and peak discharge criteria applies to the overall SID stormwater management system, rather than individual development within the City.

**Table 4.3A Drainage Level of Service Standards**

Storm Event	Intensity of Rainfall Depth (in.)	<del>Drainage Level of Service</del> <u>Development, Roads, and Drainage Facilities</u>
10 year-1 day	7.4	Local Roads and Parking Lots
25 year-3 day	12	Arterial Roads, <u>Collector Roads</u> , Perimeter Berm, and Peak Discharge
100 year-3 day, zero discharge	14	Finished Floors

Source: Isohyetel Graphs SFWMD's Environmental Resource Permit Applicant's Handbook Volume II

\*Perimeter Berm and Peak Discharge are referring to master SID stormwater management system.

~~The South Florida Water Management District (SFWMD)~~ maintains and implements design elevation guidelines for buildings and road ~~way~~ construction that address possible flooding, as illustrated in the Table 4.3B below.



Table 4.3B Drainage Level of Service Standards

Elevation (NAVD 88)	<u>Development, Roads, and Drainage Facilities</u> <del>Drainage Level of Service</del>
18.23	Local Road Crown
18.23	Parking Lots
19.23	Arterial <u>and Collector</u> Road Crown
19.83	Finished Floors

Source: SFWMD Conceptual Permit 50-0021-S

## GROUND WATER RECHARGE

The City is located within the jurisdiction of the SFWMD, and more specifically, within the SFWMD Lower East Coast (LEC) Planning Area. The principal ground water resource for the LEC Planning Area is the Surficial Aquifer System. The extensive water management and lake system within the City will provide for recharge of the local surficial aquifer consistent with the requirements of the SFWMD.

# CITY OF WESTLAKE



TECHNICAL  
DOCUMENT

Data & Analysis

# CONSERVATION

2018



## CHAPTER 5. CONSERVATION ELEMENT DATA AND ANALYSIS

### INTRODUCTION

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

### NATURAL RESOURCES

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

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

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

### Climate

The climate of an area affects the amount and type of development, including building practices and structural and design features. Use of climate-appropriate practices supports the efficient use of energy sources, greenhouse gas reduction, and overall resource conservation. The U.S. Department of Energy has designated Building America climate regions based on the International Energy Conservation Code (IECC). Palm Beach County is in the Hot-Humid climate region. (Building America Best Practice Series, Volume 7.3, "Guide to Determining Climate Regions by County," U.S. Department of Energy, August 2015).

Normal temperature and precipitation variables for the City are not currently available. ~~However, the~~ National Climate Data Center provides the normal weather variables for temperature and precipitation for Palm Beach County International Airport. ~~The normal temperatures and precipitation amounts will be slightly different for the City, however that data is not currently available.~~ These normal variable are shown in Table 5.1 and Figures 5.1 and 5.2 below. It should be noted that there is some evidence that the summer season may slowly become hotter and longer due to global warming. ("A brief update: Sea Level Rise and Climatic Trends," SFWMD Palm Beach County Water Resources Task Force, April 16, 2015).



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

Month	Precipitation (Inches)	Minimum Temperature (°F)	Average Temperature (°F)	High Temperature (°F)
January	3.13	56.8	65.7	74.6
February	2.82	59.1	67.8	76.5
March	4.59	62.2	70.5	78.7
April	3.66	65.8	73.8	81.7
May	4.51	71	78.4	85.7
June	8.3	74.3	81.4	88.4
July	5.76	75.5	82.7	89.9
August	7.95	75.9	83	90.1
September	8.35	75.2	81.8	88.3
October	5.13	71.7	78.3	84.9
November	4.75	65.5	72.8	80.1
December	3.38	60	68.1	76.2

Source: National Climate Data Center

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

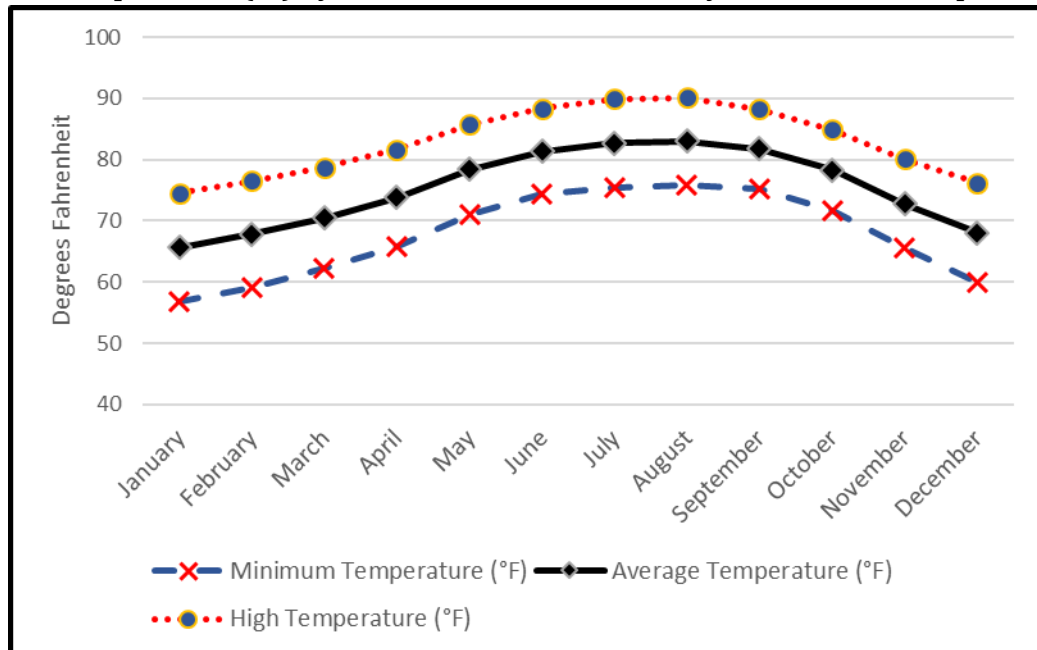
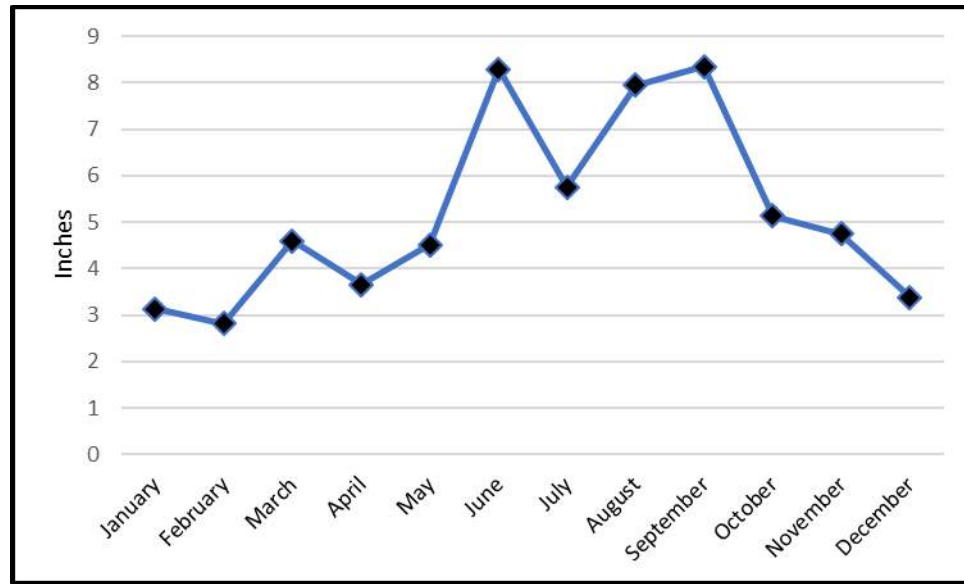




Figure 5.1: Precipitation (Inches) by Month at Palm Beach County International Airport



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

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

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

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

Palm Beach County has a high number of cooling degree days, 7,200 days for which air conditioners must be running and where improved building insulation, materials, design, orientation, and vegetation can reduce energy use and costs.





The Florida Climate Center, Office of the State Climatologist at Florida State University provides data on heating and cooling degree days for the ~~West~~ Palm Beach International Airport. These are shown in Table 5.3 below. ~~There are 4,255 degree days for the Palm Beach County International Airport.~~

**Table 5.3: 1981-2010 Degree Days for  
Palm Beach County International Airport**

	Heating Degree Days	Cooling Degree Days
January	86	108
February	48	127
March	24	193
April	4	267
May	0.5	414
June	0	490
July	0	549
August	0	558
September	0	502
October	1	413
November	11	245
December	59	155

*Source: Florida Climate Center*

People, buildings, and infrastructure are also affected by severe weather conditions. Palm Beach County has been affected by several hurricanes, flooding events, and severe wind events in recent years. Hurricane events include Irma in 2017, Wilma in 2005, and Jeanne and Frances in 2004. Flooding conditions like those that occurred in January of 2014 ~~are have occurred~~ due to unusual convergences of rain producing conditions, ~~such as occurred in January of 2014~~ ([https://www.weather.gov/mfl/palm\\_beach\\_flood\\_010914](https://www.weather.gov/mfl/palm_beach_flood_010914)). High wind events such as tornadoes are relatively rare, but do occur ([https://www.weather.gov/mfl/pb\\_tornado](https://www.weather.gov/mfl/pb_tornado)).

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

Fortunately for the City, Palm Beach County is in relatively better condition than other counties in southeast Florida due to its topography and the existence of fewer waterways west of the Intercoastal Waterway. (Sources include “Vulnerability Analysis for Southeast Florida to Sea Level Rise,” “Climate Change and Sea Level Rise Planning and Adaptation Strategies,” SFWMD. 2010; and “A brief update: Sea Level Rise and Climatic Trends,” SFWMD Palm Beach County Water Resources Task Force. April 16, 2015). Due to the City’s location west of the coastal area, it is less likely to experience the direct inundation from sea level rise that



may occur in the coastal communities, especially along waterways. (“Analysis of the Vulnerability of Southeast Florida to Sea Level Rise.” -Southeast Florida Regional Compact Climate Change—). Several resources are available regarding this issue and may be found at [www.flseagrant.org/climate-change/sea-level-rise/](http://www.flseagrant.org/climate-change/sea-level-rise/) and <https://coast.noaa.gov/digitalcoast/stories/slr.html>.

### Soils and Minerals

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

The survey identifies the following soil series in the City: Arents-Urban Land Complex (0 To 5 % Slopes), Arents-Urban Land Complex (Organic Substratum), Boca Fine Sand, Chobee Fine Sandy Loam, Floridana Fine Sand, Hallandale Fine Sand, Okeelanta Muck, Pineda Fine Sand, Pinellas Fine Sand, Riviera Fine Sand, Riviera Fine Sand (Depressional), Tequesta Muck, Wabasso Fine Sand and Water. The USDA describes these soils as follows:

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

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

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

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

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



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

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

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

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

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

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

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

## Air

Air quality within the City is generally good. Based upon ambient air quality monitoring conducted by the Florida Department of Environmental Protection (FDEP) and documented in the 2012 Florida Air Monitoring Report, Palm Beach County is an attainment area for five of the six major air contaminants: carbon monoxide (CO), lead (Pb), nitrogen dioxide (NO<sub>2</sub>), particulate matter (PM), and sulfur dioxide (SO<sub>2</sub>). The attainment area designation indicates that the concentrations of major pollutants are within the acceptable limits set by the FDEP and the U.S. Environmental Protection Agency (EPA).

Palm Beach County is classified as an attainment/maintenance area for the pollutant ozone (O<sub>3</sub>). A maintenance area is an area previously classified as non-attainment, ~~which that~~ has successfully reduced air pollutant concentrations to below the standard, but must maintain some of the non-attainment area plans to stay in compliance with the standards. However, the U.S. Environmental Protection Agency (EPA) reports



that “the 8-hour Ozone (1997) standard was revoked on April 6, 2015 and the 1-hour Ozone (1979) standard was revoked on June 15, 2005.” (<https://www3.epa.gov/airquality/greenbook/ancl.html>).

Therefore, although the most recent data available from FDEP indicates a level of ozone comparable to the level in 2012, the previous standards no longer exist~~s~~.

(see [http://www.dep.state.fl.us/air/air\\_quality/techrpt/quick/Quicklook-2015-q1-q3.pdf](http://www.dep.state.fl.us/air/air_quality/techrpt/quick/Quicklook-2015-q1-q3.pdf)).

Palm Beach County is no longer classified as a nonattainment area for any of these air pollutants, i.e. it is an attainment area for classified pollutants. The Palm Beach County Health Department~~also~~ monitors ambient air quality and regulates mobile and stationary sources of air pollution. It also administers the asbestos and open burning regulations and implements Pollution Prevention (P2) programs.

### Floodplains

A floodplain is a strip of relatively flat land bordering a stream channel that is inundated at times of high water. ([https://water.usgs.gov/water-basics\\_glossary.html](https://water.usgs.gov/water-basics_glossary.html)). In undeveloped areas, typically adjacent to natural water bodies, flooding may occur with such frequency so as to create and support floodplain ecosystems. However, in the City, such natural flow regimes have been replaced by a ~~managed~~ drainage system managed by SID that regulates water levels and flows. Natural floodplains do not exist in the City.

In developed and developing areas like the City, flooding may occur from rainfall events. Areas that may be inundated by a 100-year storm event have been delineated by the Federal Emergency Management Agency as part of the National Flood Insurance Program. These areas are designated as Special Flood Hazard Areas (FLU Map 2.4) on the Flood Insurance Rate Map (FIRM). The FIRM (dated October 5, 2017) shows that portions of the City are within the AE special flood hazard area which is subject to inundation by the 1% annual chance flood. There is a 1 percent chance of the 100-year flood (also known as the base flood) being equaled or exceeded in any given year. The AE area designation means that a base flood elevation (BFE) has been determined. The BFE is the computed elevation to which floodwater is anticipated to rise during the base flood (100-year flood). The BFE is used in conjunction with the federal flood insurance program. The BFE for the AE area in the City is 18.5 feet (referenced to the North American Vertical Datum of 1988). The City has adopted minimum development elevations as part of its stormwater level of service standards. These elevations exceed the BFE in order to protect development from flooding events.

The areas designated AE by FEMA include the man-made swales, ditches, and canals ~~that had been~~ used for agricultural irrigation and surface water management. ~~There are also~~In addition, some farm fields ~~that were~~ at lower lying elevations and some stormwater retention/detention areas are designated AE. As development of the City proceeds, these lower lying areas ~~are anticipated to be reconfigured, either will likely~~ be filled or transformed into an urban stormwater management system of connected lakes. ~~In the future~~Thus, the current AE designations will have less relevance to future flooding concerns.



## Water Resources

There are no natural rivers, bays, or lakes in the City. All surface waters in the City are manmade and consist of ditches, swales, canals, and retention/detention ponds in association with either the previous agricultural operations or existing development. These existing features are anticipated to be substantially replaced and/or modified as urban development replaces the existing agricultural uses.

The City is bisected by the M-2 Canal to the west. The existing drainage facilities, constructed and maintained by SID, consist of a perimeter canal, numerous primary ~~canals, and~~ lateral canals, internal culverts, and control structures. The proposed stormwater management system for the City will consist of a network of inlets, culverts, lakes, created shallow vegetated areas, and outfall structures. Water quality treatment will be provided on-site in the lakes and shallow vegetated areas. Discharges will be directed to the M-2 Canal, which flows into the C-51 Canal. The stormwater management system is permitted by the SFWMD and will be designed to meet the requirements of the SFWMD C-51 Basin Rule found in Part III, Ch. 40E-41, Rules 40E-41.220 through 40E-41.265, Florida Administrative Code).

The M Canal runs along the northern boundary of the City west of Seminole Pratt Whitney Road, and within the City boundary east of Seminole Pratt Whitney Road. Westlake does not use the M Canal as a public water supply; however, the City of West Palm Beach does use the M Canal as a public water supply. The City's stormwater management and drainage, which is under SID's jurisdiction, is separate from and unconnected to the M Canal. The M-2 canal serves as the City's drainage canal, which carries water to the C-51 Basin.

There are no natural springs or potable water wells within the City. As agricultural uses are converted to urban development, water demand will diminish, as residential and commercial uses demand less water than agriculture.

## Ground Water Recharge

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

## Water Conservation and Reuse Water

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



## LAND COVER

### Natural Habitats

The historical agricultural use of land that now comprises the City resulted in the elimination of all native and natural habitat features. The entire City has been altered for agricultural use, originally for citrus production. The clearing, ditching, and crop activities of the past 50+~~plus~~ years have erased any natural systems that would have occurred historically on the site. The more recent conversions to varied agricultural uses in the City have continued this condition. As a result, there is less than one acre of native habitat or natural features within the City.

### Wetlands

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

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

### Uplands

As noted earlier, due to previous agricultural activities, no existing native habitats or natural features exist within the City. The agricultural activities since 1964 ~~and 1968~~ eliminated any native upland habitats or natural features that may have been present on the property prior to agricultural development.

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





## WILDLIFE

### Protected Species

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

### Invasive Species

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

#### Invasive Plants

Non-native invasive plants were brought into Florida through a variety of methods. ~~Not all~~ Certain non-native plants are ~~as more~~ harmful to the ecosystems of Florida ~~than~~ as others. Those that begin to cause widespread ecological damage to the native plant and animal communities are called invasive. These non-native invasive plants grow quickly, produce abundant seeds, have no natural enemies, flourish in a wide range of soil conditions, and prevent native species from growing. These invaders destroy natural habitat, out competing native plants for space, soil, sunlight, air, and water. This loss of habitat impacts Florida wildlife. Local and State governments are also affected, spending millions annually to control these invasive non-native plants and to restore natural habitat which has been impacted due to their prolificacy.

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

#### Invasive Animal Species

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

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

Having been in active agriculture over the past 50 years, there is no natural habitat for either native or invasive species within the City. ~~Nonetheless, the Plan requires removal of all invasive animal species found during the process of approving new development within the City.~~



## ENVIRONMENTALLY SENSITIVE LANDS

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

# CITY OF WESTLAKE



TECHNICAL  
DOCUMENT

Data & Analysis

## RECREATION AND OPEN SPACE

2018



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

### INTRODUCTION

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



Example of a passive park gathering space

Recreation areas and open spaces provide opportunities for social interaction, enable healthy and active lifestyles, and contribute to the overall urban form. The City will have a community park in addition to neighborhood parks. The parks will consist of active and passive recreation opportunities.

~~The public parks and recreation facilities will remain under control of SID in the short-term planning period.~~

### CITY PARKS

#### Neighborhood Parks

The neighborhood park is a "walk to" park generally located along streets where people can walk or bicycle without encountering heavy traffic. Because the service areas of a neighborhood park and an elementary school often coincide, it is desirable for the neighborhood park to physically join ~~the an~~ elementary school when feasible. Both park and school serve the same basic population, share compatible land uses, and maintain recreation facilities that are of mutual benefit.

#### Community Parks

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



## OPEN SPACE

Open space may serve several purposes including the provision of or access to outdoor recreation; shaping and enhancing urban form including the provision of plazas, courtyards, squares, attractive landscapes, transportation corridor parkways, and vegetated buffers; and management of water resources. Open spaces may assist in providing for land use compatibility, accessibility to recreational opportunities, and stormwater management.

~~Open space exists principally to intersperse congested urban environments with aesthetically pleasing buffer areas, and to provide passive recreation opportunities. These areas are typically located within built-up areas and, in some cases, may offer benches, commemorative structures, or art in public places.~~

## PALM BEACH COUNTY FACILITIES

### Palm Beach County School District Lands

~~While, n~~Not classified as park, lands owned and maintained by the Palm Beach County School District are still considered as part of the City's recreation and open space system. School lands contain baseball, soccer, and football fields, tennis courts, and indoor recreation facilities that are or may be available to by the public and may be considered part of the City's open space system. ~~Because the service areas of a neighborhood park and an elementary school often coincide, it is desirable for the neighborhood park to physically join the elementary school when feasible. Both park and school serve the same basic population, share compatible land uses, and maintain recreation facilities that are of mutual benefit.~~

### Palm Beach County Regional and District Parks

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



Okeehetee Park



Seminole Palms Park



Phil Foster Park



include recreation~~al~~ facilities necessary to support beach access and activities, play areas, picnic areas, and parking.

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



Okeeheelee Park



Seminole Palms Park



Phil Foster Park



# CITY OF WESTLAKE



TECHNICAL  
DOCUMENT

Data & Analysis

## HOUSING

2018

## CHAPTER 7. HOUSING ELEMENT DATA AND ANALYSIS

### INTRODUCTION

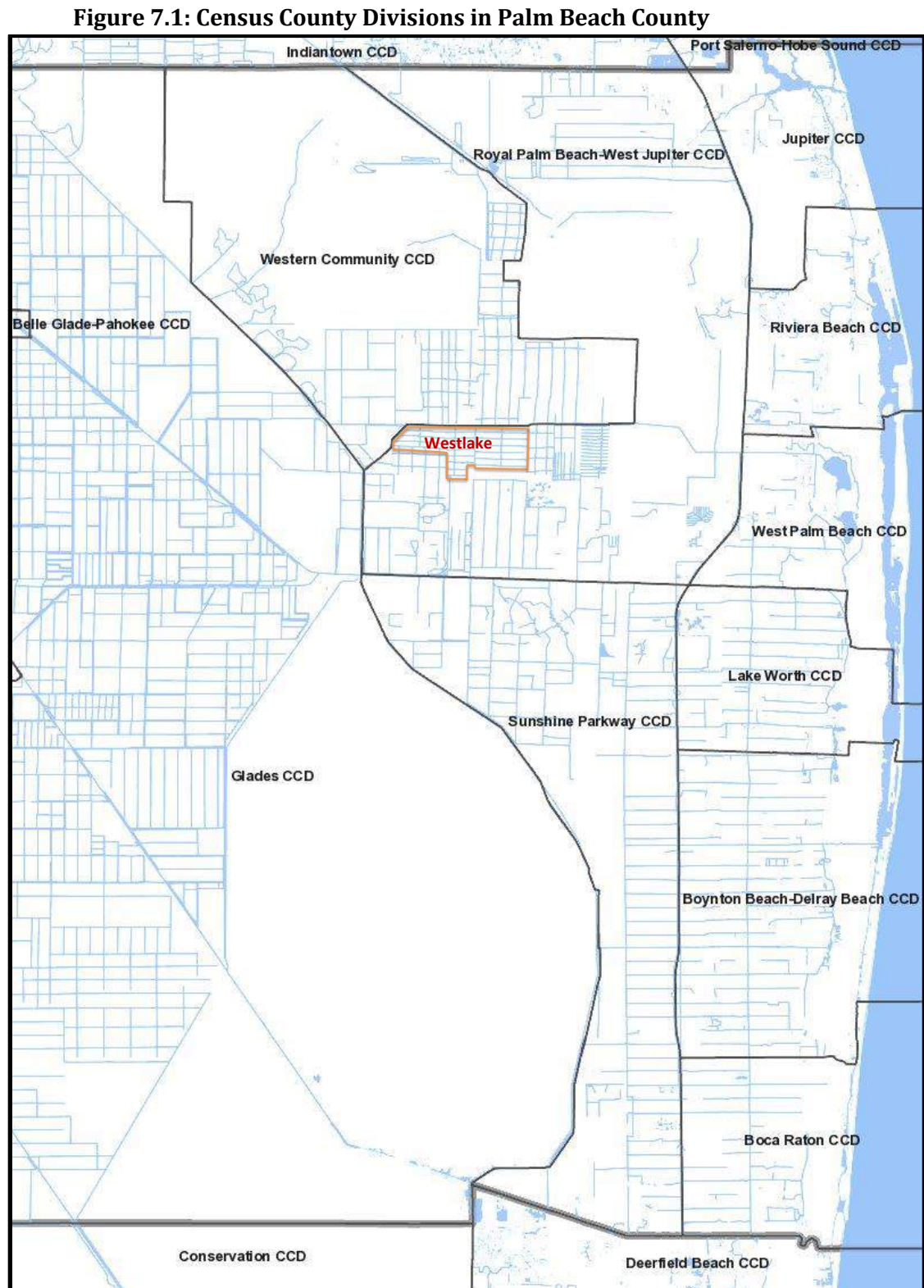
At the time of ~~municipal~~-incorporation in 2016, the City ~~of Westlake~~ had a population of only six persons residing in four housing units. A windshield survey showed that those existing units are structurally sound, contain plumbing and kitchen facilities, and have electrical and utility services. Those existing housing units do not represent the anticipated housing development of the City over the short and long term planning periods.

It is anticipated that by the end of 2018, there will be approximately 150 housing units built within the City of Westlake. By 2023, 1,575 housing units are projected and by 2038, 6,500 housing units are projected. This ~~initial~~-Housing Element focuses on the provision of adequate and affordable housing for ~~those~~ anticipated future residents of the City.

The City of Westlake is planned to serve unmet land use and development needs in the vicinity which is characterized by low-density residential uses. The future population and housing conditions in the City will not match be distinct from the nearby area and are envisioned to will complement the development profile of the central county area. Therefore, it shall be assumed that the City will contain housing more similar to the broader housing conditions in the surrounding Census County Divisions (CCDs), than housing conditions ~~of~~ in the immediately surrounding communities of the Acreage (a Census Designated Place, or a "CDF") with an estimated 2017 population of about 38,000 persons; the Town of Loxahatchee Groves with an estimated 2017 population of about 3,300; or Palm Beach County as a whole.

The City of Westlake is located within the Royal Palm Beach-West Jupiter CCD, as are the two closest municipalities of Loxahatchee Groves and Royal Palm Beach. The Acreage is located along the northern, eastern and southwestern borders of the City. The Western Community CCD is located to the north and the Sunshine Parkway CCD is located to the south. Figure 7.1 shows these CCDs. These three CCDs exclude the older communities in the eastern portion of the county, including the higher density housing near the coast, which do not reflect the type and style of housing expected in the City. The three CCDs also exclude the communities located near Lake Okeechobee.

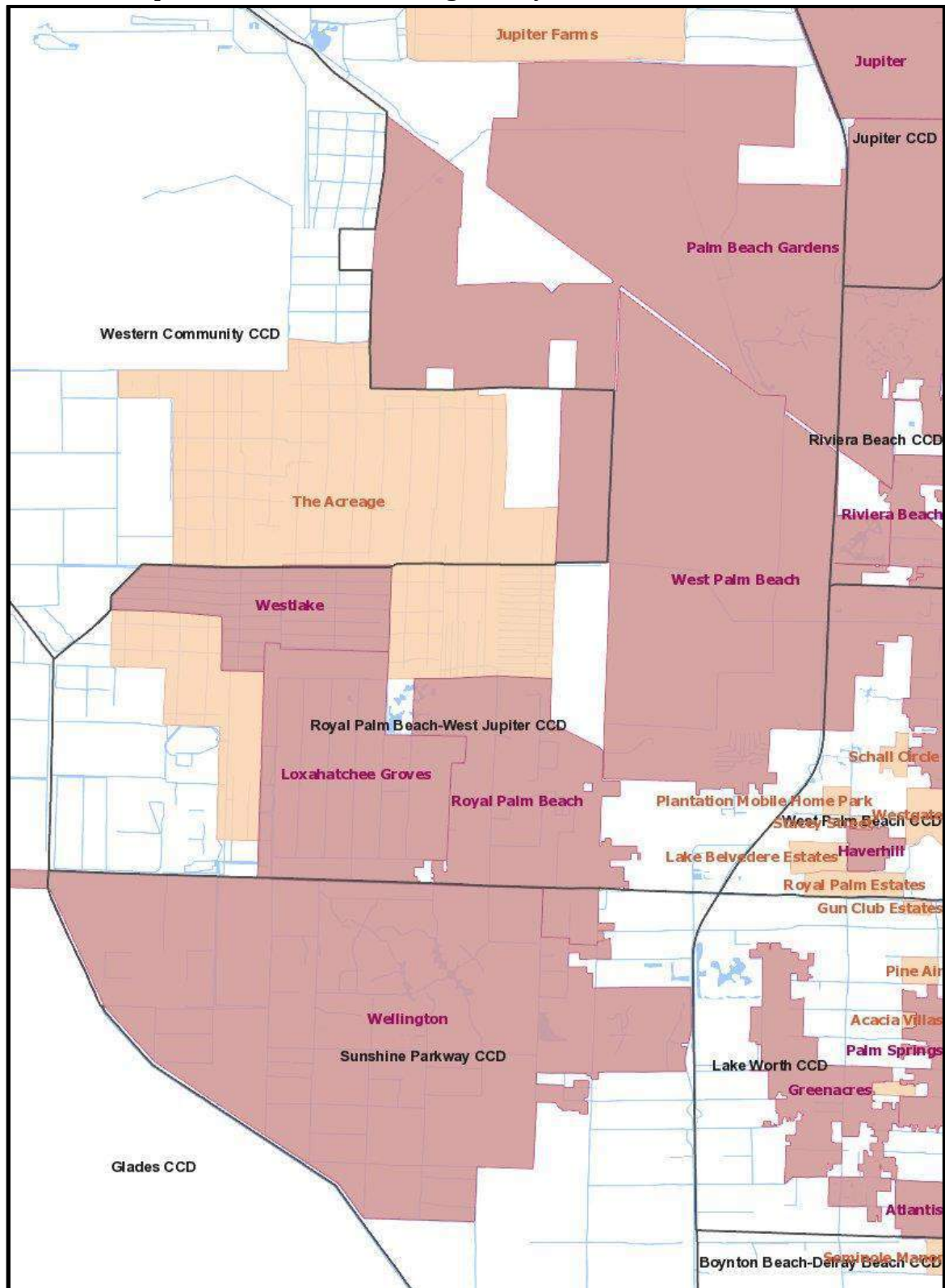
Housing data and analysis for these three CCDs will be combined and ~~be~~-used as ~~a~~-temporary substitute measures for future City housing conditions. The use of the combined CCDs serves to moderate the differences in housing and household characteristics that exist within the CCDs. The data which follows will illustrate the significant variation among some of the sub-areas included within the three CCDs. Figure 7.2 shows these Census areas and incorporated places surrounding the City.



Source: <https://tigerweb.geo.census.gov/tigerweb/>



**Figure 7.2: Census County Divisions, Census Designated Places, and Incorporated Places Surrounding the City of Westlake**



Source: <https://tigerweb.geo.census.gov/tigerweb/>



Florida Housing Data Clearinghouse information has not been compiled by the Shimberg Center for Housing Studies for the City of Westlake. The City will update the data and analysis in the future when the Shimberg Center for Housing Studies has provided the data. Also, once substantial housing development occurs within the City, this data and analysis section will be updated to use City-specific data. At this time, however, the best available data is provided by the 2010 Decennial Census and the 2015 5-Year American Community Survey (ACS). The 2010 Census is an actual count whereas the ACS is based on a sample survey. All data presented here from the ACS has statistically calculated margins of error. Both data sources are used. The 2010 Census generally has more accurate information with regard to people, housing, and households, but does not include other data, e.g. income and housing costs, which is only available from the ACS. Since the data are not City data, but are used to represent future City conditions, descriptive statistics, such as averages or percentages are more useful than actual numbers. For example, the number of occupied housing units in the three CCDs is not relevant whereas the percentage of housing units that are occupied can be useful for planning purposes.

## EXISTING HOUSING CONDITIONS

### Housing Characteristics – Type of Housing

Within the surrounding CCDs, as shown in Table 7.1, single-family houses (one-unit, detached and attached) constitute 77 percent~~age~~ of the total number of housing units, which is higher than the countywide percent~~age~~ of 56 percent. The surrounding CCDs have the highest percentage of single family houses of all CCDs in the county. However, there is also considerable variation of housing type within the surrounding CCDs. For example, the adjacent communities of Loxahatchee Grove and the Acreage have much higher percentages of single-family houses – with 93 percent and 99 percent of their housing stock in single-family houses, respectively – than Royal Palm Beach and Wellington, which have 78 percent and 81 percent of their housing stock in single-family houses, respectively. Conversely, the Glades and West Palm Beach CCDs have the lowest percentages of single family houses in the county, at 22 and 38 percent, respectively. Thus, while the percent~~age~~ of single-family houses in the surrounding CCDs is higher than the county as a whole, it is much lower than the percentage in the nearest communities. Figure 7.3 is a column chart that compares the single-family house percentages in the proximate geographic areas.



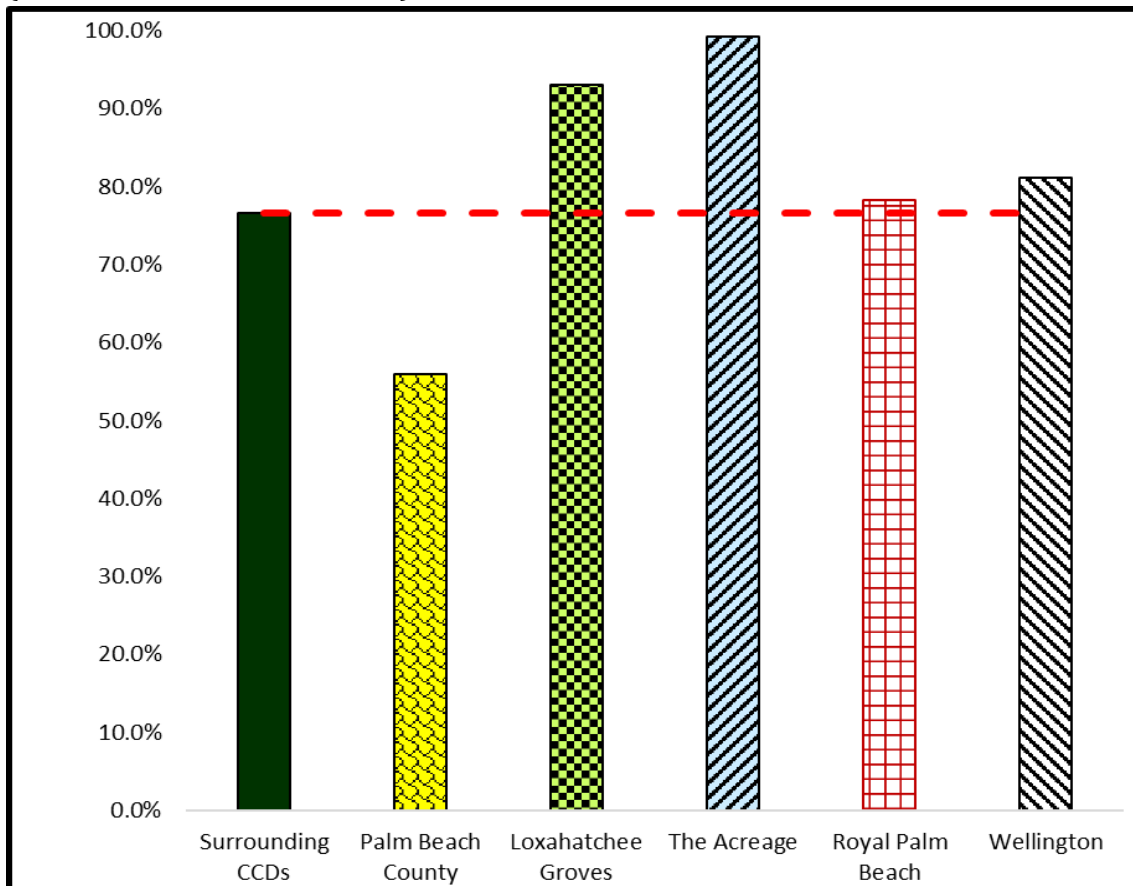


**Table 7.1: Type of Housing Including the Percentage of Total Housing Units by Number of Units in Structure**

	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage	Royal Palm Beach	Wellington
<b>Type of Unit / Units in Structure</b>						
One-Unit Detached	66.5%	45.9%	92.6%	99.1%	70.8%	73.0%
One-Unit Attached	10.1%	10.1%	0.5%	0.2%	7.4%	8.2%
Two-Units	1.3%	3.1%	0.0%	0.0%	1.3%	3.1%
Three or Four	4.6%	7.2%	0.0%	0.0%	4.1%	5.1%
Five to Nine	4.8%	6.2%	0.6%	0.0%	6.0%	3.8%
Ten to Nineteen	4.0%	6.2%	0.0%	0.0%	7.3%	2.7%
Twenty or more	7.3%	18.5%	0.0%	0.1%	2.3%	3.0%
Mobile Home	1.4%	2.8%	6.1%	0.6%	0.7%	0.8%
Other (Boat, RV, Van, etc.)	0.0%	0.0%	0.4%	0.0%	0.0%	0.1%

Source: U.S. Census, ACS\_15\_5yr\_DP04 Selected Housing Characteristics

**Figure 7.3: Percentage of Total Housing Units in One-Unit Structures (Both Detached and Attached)**

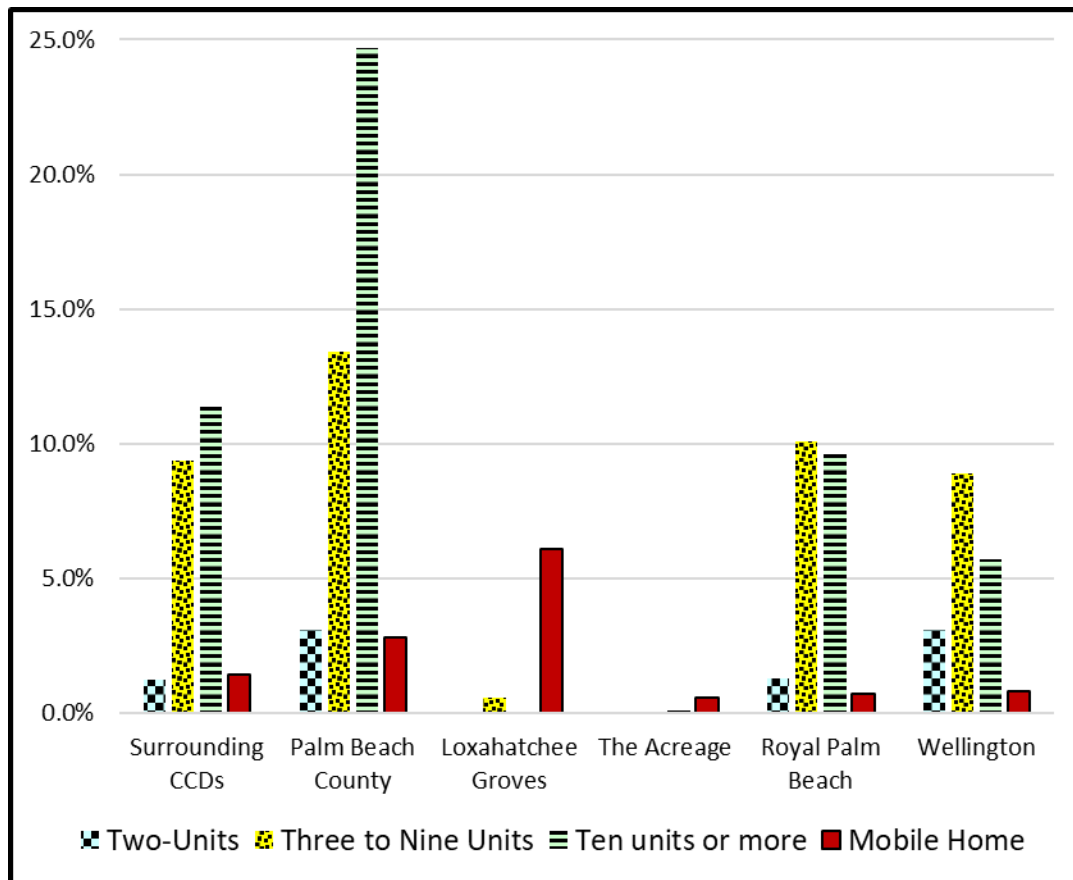






About 22 percent of housing units in the surrounding CCDs are multi-family. This is also higher than the corresponding percentages in the Acreage, Loxahatchee, Royal Palm Beach and Wellington. Mobile homes constitute 1.4 percent, which is a higher percentage than the Acreage, Royal Palm Beach, and Wellington. Figure 7.4 is a column chart that compares multi-family and mobile home housing unit percentages in the various geographic areas. The chart clearly shows the scarcity of multi-family housing in the two adjacent communities of the Acreage and Loxahatchee Groves.

**Figure 7.4: Percent of Total Housing Units in Multi-Unit Structures and Mobile Homes**



## Housing Characteristics – Age of Housing

The age of the housing stock in the surrounding CCDs are presented in Table 7.2. This data shows that housing in the three surrounding CCDs is newer than housing in the county as a whole. About 64 percent of housing in Palm Beach County was built since-after 1989, whereas about 85 percent of housing in the surrounding CCDs was built since-after 1989. Figure 7.5 charts the age of housing. The housing in the City will be newly built, and will conform to the latest Florida Building Code, and therefore, is likely to remain in good condition for the duration of the long term planning period.

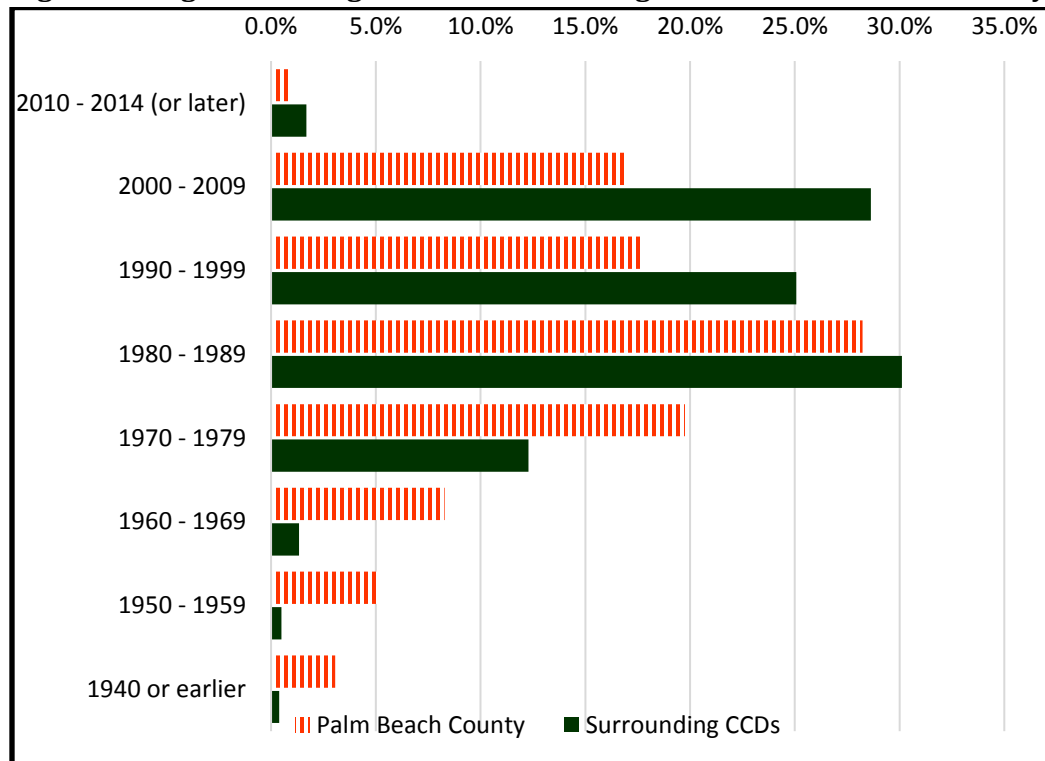


**Table 7.2: Age of Housing Units**

Year Structure Built	Surrounding CCDs	Palm Beach County
Built 2014 or later	0.2%	0.1%
2010 - 2013	1.5%	0.8%
2000 - 2009	28.6%	16.9%
1990 - 1999	25.1%	17.7%
1980 - 1989	30.1%	28.2%
1970 - 1979	12.3%	19.8%
1960 - 1969	1.3%	8.3%
1950 - 1959	0.5%	5.1%
1940 - 1949	0.1%	1.3%
1939 or earlier	0.3%	1.7%

Source: U.S. Census, ACS\_15\_5YR\_B25034

**Figure 7.5: Age of Housing Units in Surrounding CCDs and Palm Beach County**



## Housing Characteristics: Average Household Size

The 2010 Census defines a household as all the people who occupy a housing unit such as a house or apartment as their usual place of residence. A household may be a family household or a non-family household, which may include someone living alone or two or more non-related persons, e.g., roommates, living together. Average household size (also referred to as Population Per Household or PPH) is presented for the three surrounding CCDs as well as Palm Beach County and other nearby areas in Table 7.3. The 2.65



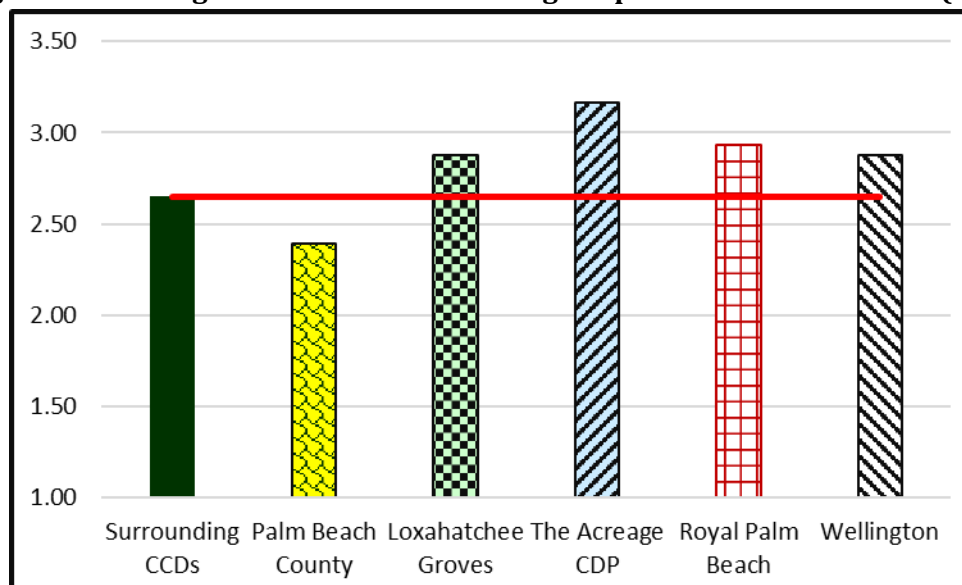
PPH for the surrounding CCDs is lower than all of the surrounding communities, but higher than the county's PPH. Figure 7.6 charts the PPHs for easy comparison. Table 7.3 also shows average household size based on tenure, i.e. owner and renter housing, which is addressed in the next section.

**Table 7.3: Average Household Size -Population Per Household (PPH)**

	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage CDP	Royal Palm Beach	Wellington
<b>All Occupied Housing Units</b>	2.65	2.39	2.88	3.17	2.93	2.87
<b>Owner Occupied Housing Units</b>	2.63	2.34	2.87	3.15	2.87	2.85
<b>Renter Occupied Housing Units</b>	2.75	2.5	2.92	3.39	3.25	2.97

Source: U.S. Census: DEC\_10\_DP1

**Figure 7.6: Average Household Size – Average Population Per Household (PPH)**





## Housing Characteristics - Tenure

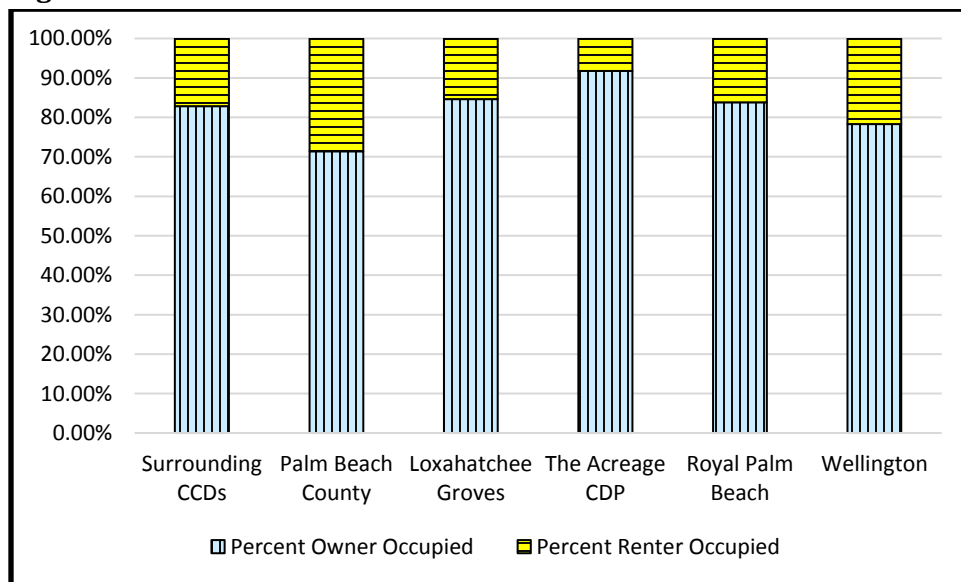
Tenure “refers to the distinction between owner-occupied and renter-occupied housing units.” (U.S. Census). Table 7.4 shows a significant difference in the percent of renter households for the county as a whole compared to the central county area (the surrounding CCDs). In particular, the percentages of rental housing in the Acreage, Loxahatchee Groves, and Royal Palm Beach are much lower than the county as a whole. These differences are charted in Figure 7.7. It is frequently observed that owning a house is an aspiration of most Americans – part of the “American Dream.” However, for many, renting is a much more affordable option. Rental housing (e.g., apartments) are clearly a necessary part of the affordable housing market and are specifically allowed under the Plan.

**Table 7.4: Household Characteristics –Tenure, Percent Owned and Rented**

	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage CDP	Royal Palm Beach	Wellington
Percent Owner Occupied	82.88%	71.38%	84.62%	91.80%	83.80%	78.31%
Percent Renter Occupied	17.12%	28.62%	15.38%	8.20%	16.20%	21.69%

Source: US Census DEC\_10\_SF1\_SF1DP1

**Figure 7.7: Tenure – Percent Owned and Rented**





## Housing Characteristics – Occupancy and Vacancy

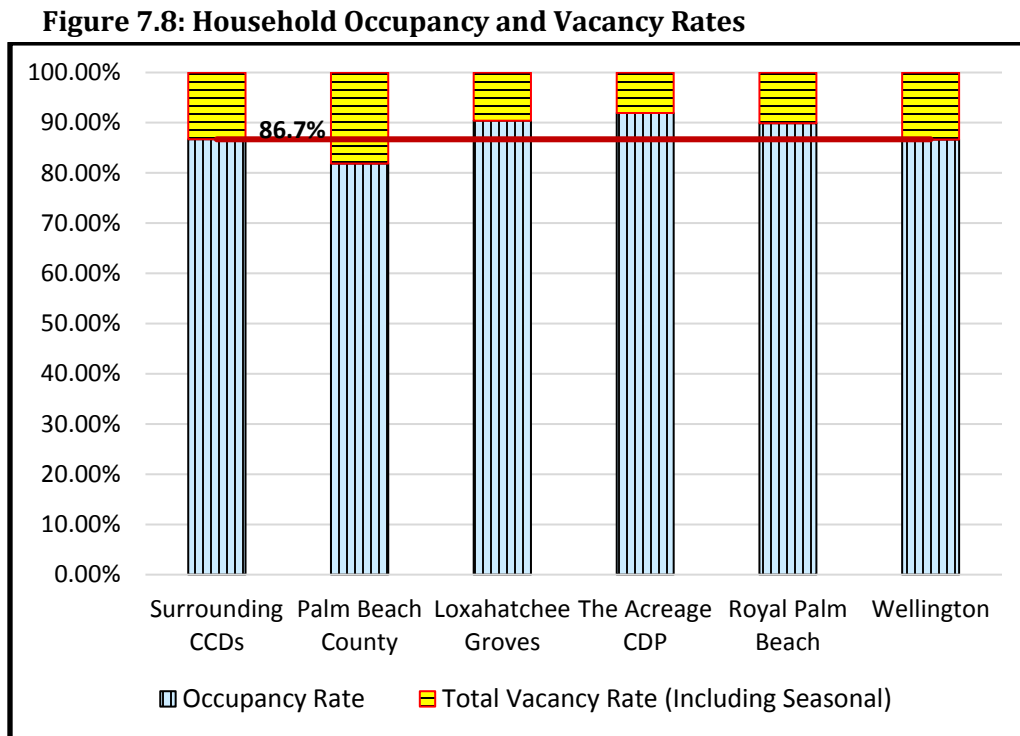
Household occupancy and vacancy rates are shown in Table 7.5 and charted in Figure 7.8. The occupancy rate ~~is of~~ about 87 percent for the surrounding CCDs ~~is the percent of all housing units that are occupied~~. The total vacancy rate, of about 13 percent for the surrounding CCDs, includes vacancies for rent; rented but not occupied; for sale only; sold but not occupied; for seasonal, recreational, or occasional use; and vacancies for other reasons. The seasonal vacancy rate of almost 6 percent for the surrounding CCDs is a part of the total vacancy rate and has also been listed separately in order to project the seasonal population living in housing units. The number of occupied housing units equals the number of households. The occupancy rate for the three surrounding CCDs as well as for Loxahatchee Groves, the Acreage, and Royal Palm Beach is higher than the county as a whole. The corresponding vacancy rates are lower, especially for the nearest residential areas. This reflects a tighter residential real estate market for this part of the county relative to the county as a whole. In other words, demand for housing is higher relative to available supply compared to the rest of the county.

**Table 7.5: Occupancy and Vacancy Rates**

	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage CDP	Royal Palm Beach	Wellington
<b>All Housing Units</b>						
Occupancy Rate	86.70%	81.89%	90.43%	91.91%	89.90%	86.66%
Total Vacancy Rate*	13.30%	18.11%	9.57%	8.09%	10.10%	13.34%
Vacancy Rate Excluding Seasonal	7.45%	9.06%	8.02%	7.39%	7.86%	6.69%
<b>Owner Housing</b>						
Homeowner Vacancy Rate*	2.77%	3.37%	1.68%	2.62%	2.64%	2.43%
<b>Renter Housing</b>						
Rental Vacancy Rate*	10.91%	12.28%	6.08%	5.24%	10.81%	11.32%

*Notes:\** The homeowner vacancy rate is based on units for sale only and does not count other vacancies. The rental vacancy rate is based on units for rent and does not count other vacancies.

Source: US Census DEC\_10\_SF1\_SF1DP1



## Housing Costs

Gross rent is defined by the US Census as:

“**[T]**he amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renter (or paid for the renter by someone else). Gross rent is intended to eliminate differentials which result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.”

Table 7.6 lists the percentage of rental households by gross rent ranges. While each geographic area has a unique gross rent distribution, the data show that a higher percentage of rental households in the Acreage, Royal Palm Beach, and Wellington pay gross rent above \$1,000 per month than do rental households in the three CCDs. The gross rent distribution in the three surrounding CCDs depicts a more normal distribution curve than the other communities, indicating a more diverse rental housing profile than any of the other areas, which all have higher gross rent peaks, albeit in different gross rent ranges. The median gross rent for the three CCDs falls in-between the median value for Royal Palm Beach and Wellington. See Figure 7.9 for charted values.





**Table 7.6: Percent of Rental Households By Gross Rent and Median Rent**

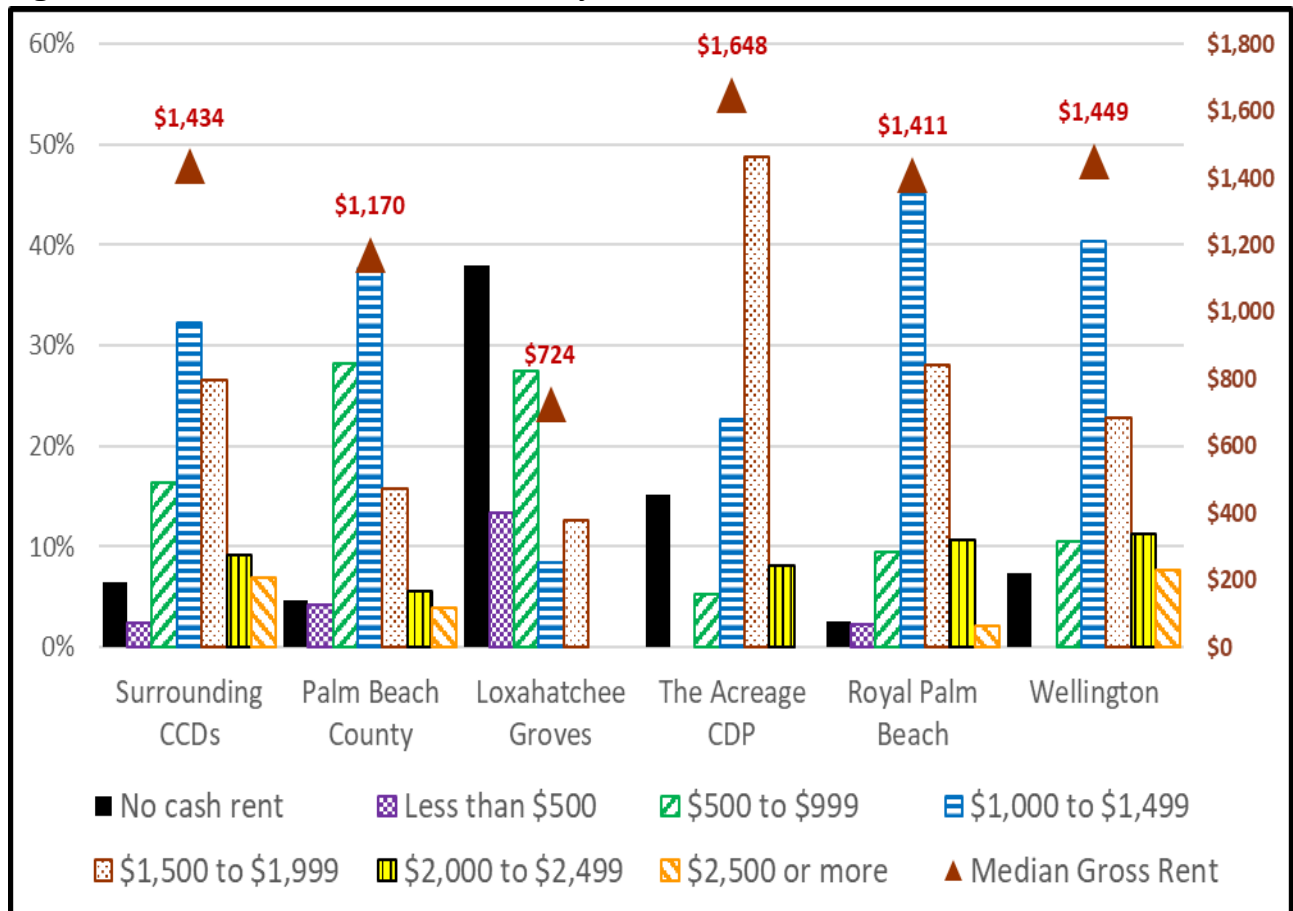
Monthly Gross Rent	Surrounding CCDs	Beach County	Loxahatchee Groves	Acreage CDP	Royal Palm Beach	Wellington
No cash rent	6.4%	4.6%	38.0%	15.1%	2.6%	7.4%
Less than \$500	2.5%	4.3%	13.4%	0.0%	2.2%	0.0%
\$500 to \$999	16.3%	28.3%	27.5%	5.2%	9.4%	10.5%
\$1,000 to \$1,499	32.2%	37.6%	8.5%	22.7%	45.0%	40.3%
\$1,500 to \$1,999	26.5%	15.7%	12.7%	48.7%	28.0%	22.8%
\$2,000 to \$2,499	9.2%	5.6%	0.0%	8.2%	10.7%	11.3%
\$2,500 or more	6.9%	3.9%	0.0%	0.0%	2.0%	7.7%
Median Gross Rent	\$1,433	\$1,170	\$724	\$1,648	\$1,411	\$1,449

Source: U.S. Census, ACS\_15\_5YR\_B25063 and ACS\_15\_5yr\_DP04

Notes: Percentages include units that paid no rent. Median gross rent excludes units for which no rent was paid.

Median gross rent for surrounding CCDs calculated from data using linear interpolation.

**Figure 7.9: Percent of Rental Households by Gross Rent and Median Rent**



Housing value data for Palm Beach County and the surrounding CCDs are presented in Table 7.7. The median values of owner-occupied units of the surrounding CCDs in the 2015 5-Year Estimate was \$257,942, as



compared to \$204,700 for Palm Beach County. The median value of the three CCDs is lower than Loxahatchee Groves and Wellington, but higher than Royal Palm Beach and the Acreage. Figure 7.10 charts the data.

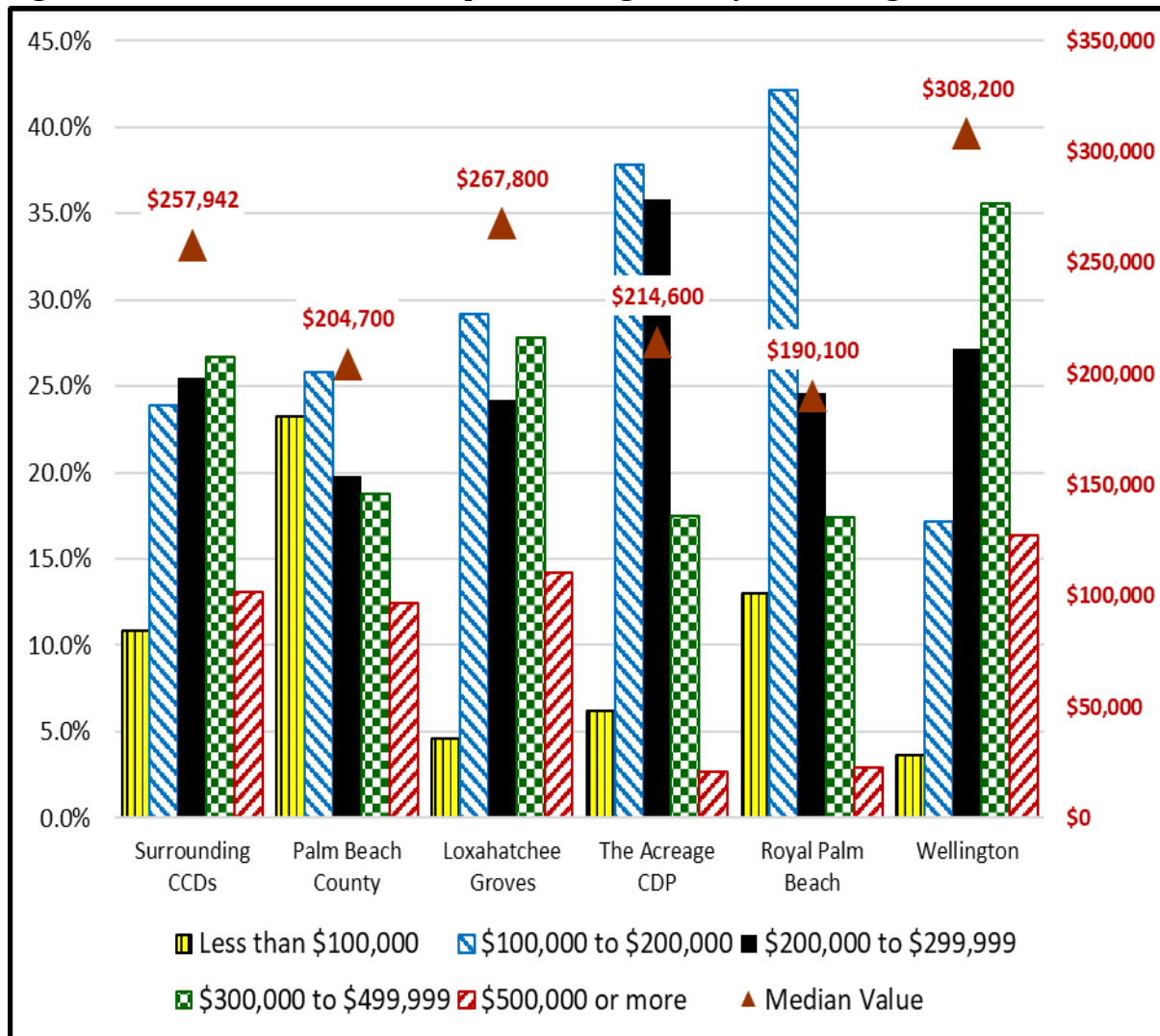
**Table 7.7: Percent of Owner Occupied Housing Units by Value Range and Median Value**

Value Range	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage CDP	Royal Palm Beach	Wellington
Less than \$50,000	4.4%	9.1%	2.5%	1.8%	3.5%	1.9%
\$50,000 to \$99,999	6.4%	14.2%	2.1%	4.4%	9.5%	1.7%
\$100,000 to \$149,999	9.9%	12.9%	12.2%	12.5%	17.8%	6.1%
\$150,000 to \$199,999	14.0%	12.9%	17.0%	25.3%	24.4%	11.0%
\$200,000 to \$299,999	25.5%	19.8%	24.2%	35.8%	24.6%	27.2%
\$300,000 to \$499,999	26.7%	18.8%	27.8%	17.5%	17.4%	35.6%
\$500,000 to \$999,999	11.2%	8.8%	13.4%	2.6%	2.1%	13.5%
\$1,000,000 or more	2.0%	3.6%	0.8%	0.1%	0.7%	2.9%
Median Value	\$257,942	\$204,700	\$267,800	\$214,600	\$190,100	\$308,200

Source: U.S. Census, ACS\_15\_5yr\_DP04 Selected Housing Characteristics and B25075  
Median value for surrounding CCDs calculated from data using linear interpolation.



Figure 7.10: Percent of Owner Occupied Housing Units By Value Range and Median Value



Comparative monthly owner cost data for Palm Beach County is presented Tables 7.8 and 7.9. According to the US Census, “selected monthly owner costs (SMOC) are calculated from the sum of payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees.” Selected monthly owner costs (SMOC) ~~is~~are divided into housing units with a mortgage and housing units without a mortgage. Countywide, 56.6 percent of owner-occupied housing units have mortgages. Within the three CCDs, that percentage rises to 66.1 percent. Over 71 percent of owner occupied housing in the surrounding municipalities and the Acreage have mortgages. In other words, more owner-occupied houses are still paying off mortgages in the central portion of Palm Beach County compared to the county as a whole.

The median SMOC for houses with a mortgage in the three CCDs is \$1,976<sub>+</sub>, which is higher than the overall county, Royal Palm Beach and the surrounding Acreage community<sub>+</sub>, but it is lower than Loxahatchee Groves, and Wellington. The median SMOC for houses without a mortgage in the three CCDs is \$671<sub>+</sub>, which is higher than the nearby communities, except for Wellington, which has a median SMOC for houses without of mortgage of \$766.



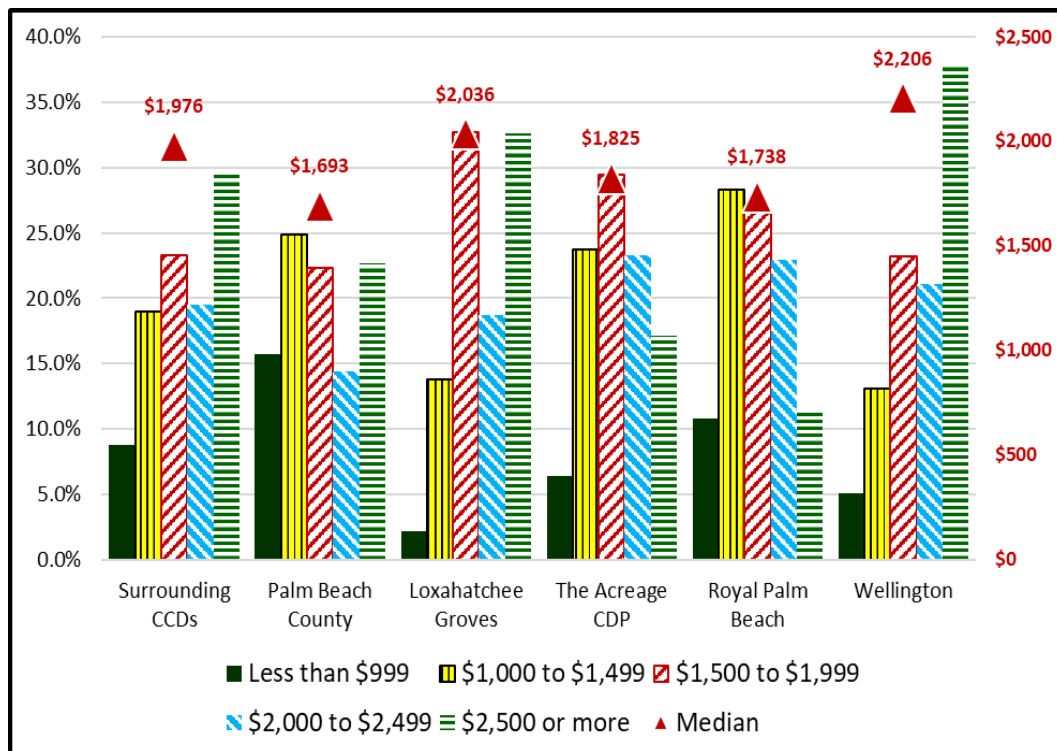
**Table 7.8: Percent of Owner Occupied Units with a Mortgage Within Selected Monthly Owner Costs (SMOC) and Median SMOC**

Percent of Units within SMOC Range, and Median SMOC	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage CDP	Royal Palm Beach	Wellington
Less than \$500	0.9%	1.4%	0.5%	0.2%	0.9%	0.9%
\$500 to \$999	7.9%	14.3%	1.7%	6.2%	9.9%	4.2%
\$1,000 to \$1,499	19.0%	24.9%	13.8%	23.7%	28.3%	13.1%
\$1,500 to \$1,999	23.3%	22.3%	32.7%	29.4%	26.7%	23.2%
\$2,000 to \$2,499	19.5%	14.4%	18.7%	23.3%	22.9%	21.1%
\$2,500 to \$2,999	11.6%	8.7%	15.2%	8.8%	6.8%	14.5%
\$3,000 or more	17.8%	14.0%	17.4%	8.3%	4.4%	23.2%
Median (dollars)	\$1,976	\$1,693	\$2,036	\$1,825	\$1,738	\$2,206

Source: U.S. Census, ACS\_15\_5yr\_DP04 Selected Housing Characteristics ~~and B25078~~.  
Median SMOC for surrounding CCDs calculated from data using linear interpolation.

Figure 7.11 graphically compares the surrounding CCDs with the county and nearby communities.

**Figure 7.11: Percent of Owner Occupied Units with a Mortgage Within Selected Monthly Owner Costs (SMOC) and Median SMOC**





**Table 7.9: Percent of Owner Occupied Units without a Mortgage Within Selected Monthly Owner Costs (SMOC) and Median SMOC**

within SMOC Range, and Median SMOC	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage CDP	Royal Palm Beach	Wellington
Less than \$250	4.9%	7.3%	6.2%	6.3%	13.8%	2.4%
\$250 to \$399	10.6%	14.3%	14.1%	14.4%	17.6%	6.9%
\$400 to \$599	24.0%	26.8%	17.6%	36.6%	34.6%	15.3%
\$600 to \$799	26.8%	20.2%	37.9%	21.2%	23.4%	30.3%
\$800 to \$999	13.4%	10.8%	15.4%	14.4%	6.5%	16.7%
\$1,000 or more	20.3%	20.6%	8.8%	7.0%	4.0%	28.5%
Median (dollars)	\$671	\$615	\$654	\$561	\$497	\$766

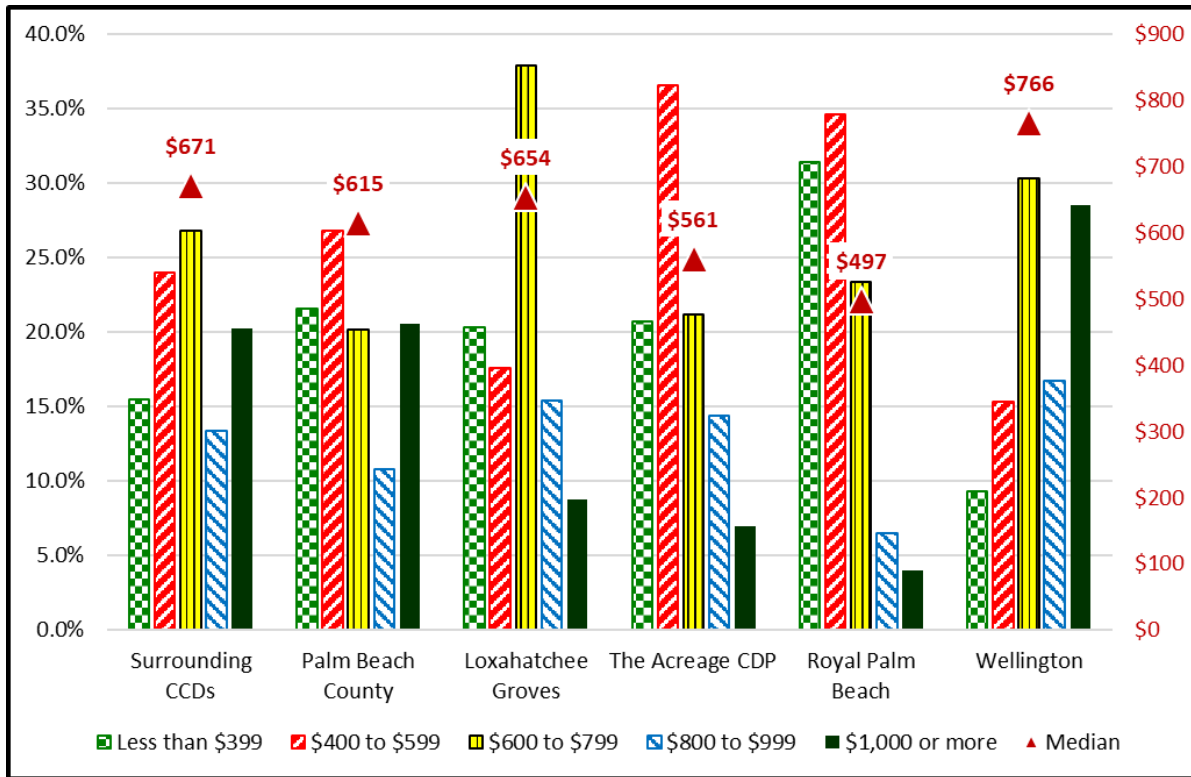
Source: U.S. Census, ACS\_15\_5yr\_DP04 Selected Housing Characteristics ~~and B25078~~.

Median SMOC for surrounding CCDs calculated from data using linear interpolation.

Figure 7.12 graphically compares the surrounding CCDs with the county and nearby communities.



**Figure 7.12: Percent of Owner Occupied Units with a Without a Mortgage Within Selected Monthly Owner Costs (SMOC) and Median SMOC**



## EXISTING HOUSEHOLD CHARACTERISTICS

### Household Size

In a previous section the average household size or person per household (PPH) was described and enumerated in Table 7.3. Table 7.10 below provides the distribution of households based on the number of persons in each household. About 21 percent of households have only one person in the surrounding CCDs compared to about 30 percent countywide. In other words, there is a smaller percentage of single person households in the three CCDs than in the county as a whole. The surrounding CCDs have a larger percentage of households with three or more persons. Almost 44 percent of households in the surrounding CCDs have three or more persons compared to about 34 percent countywide. Households are larger in the surrounding CCDs than in the county as a whole. Households may be defined as family households (persons related to the head of the household [householder] by birth, marriage, or adoption) or as non-family households. About 74 percent of all households in the surrounding CCDs are family households compared with about 63 percent countywide.





**Table 7.10: Household Size**

Persons in Household	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage CDP	Royal Palm Beach	Wellington
1	20.8%	30.1%	20.5%	11.1%	16.9%	15.9%
2	35.7%	36.3%	31.9%	28.8%	29.1%	32.1%
3	17.1%	13.8%	16.7%	21.4%	20.6%	19.7%
4	16.0%	11.1%	14.2%	21.6%	19.2%	19.6%
5	6.8%	5.1%	9.1%	10.0%	9.0%	8.5%
6	2.4%	2.1%	4.8%	4.4%	3.3%	3.0%
7 or more	1.2%	1.6%	2.7%	2.6%	1.9%	1.2%

Source: U.S. Census: DEC\_10\_SF1\_H13

## Household Income

Household income varies significantly across the county. The estimated annual household income in the surrounding CCDs is \$72,620 compared to a countywide median of only \$53,363. The median income in all of the nearby communities is higher than the countywide average. Table 7.11 shows household income ranges. Figure 7.13 compares the median incomes of these communities and the county.

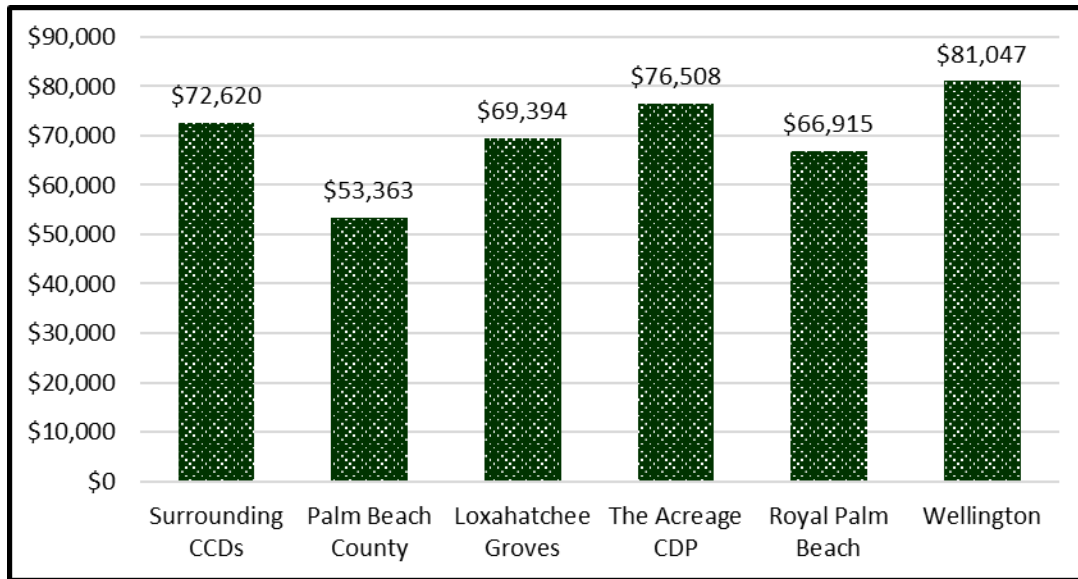
**Table 7.11: Annual Household Income**

Household Income Range	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage CDP	Royal Palm Beach	Wellington
Less than \$10,000	3.9%	6.5%	5.9%	3.1%	3.8%	3.7%
\$10,000 to \$14,999	3.1%	5.1%	1.8%	1.5%	2.2%	2.3%
\$15,000 to \$24,999	7.8%	11.1%	10.2%	5.1%	9.9%	6.3%
\$25,000 to \$34,999	7.7%	10.7%	8.6%	6.4%	8.2%	6.4%
\$35,000 to \$49,999	11.7%	13.7%	6.0%	13.7%	10.4%	11.2%
\$50,000 to \$74,999	17.0%	17.3%	20.7%	19.0%	21.0%	15.3%
\$75,000 to \$99,999	14.2%	11.2%	16.0%	20.1%	16.0%	15.9%
\$100,000 to \$149,999	17.6%	12.6%	17.4%	19.7%	18.5%	20.2%
\$150,000 to \$199,999	8.1%	5.2%	6.8%	6.9%	5.7%	9.1%
\$200,000 or more	8.8%	6.6%	6.7%	4.6%	4.2%	9.5%
Median household income (dollars)	\$72,620	\$53,363	\$69,394	\$76,508	\$66,915	\$81,047
Mean household income (dollars)	\$99,648	\$82,436	\$93,063	\$88,115	\$84,002	\$103,779

Source: ACS\_15\_5YR\_DP03 and B19001. Mean and medians calculated from data.



**Figure 7.13: Annual Household Median Income**



## Household Age

Household age is based on the age of the head of household who is called the householder. An examination of household age is different from an examination of the age structure of all persons in a place. Table 7.12 below provides the household age profile for the surrounding CCDs and nearby communities. The household age profile is also provided for owner occupied households and renter occupied households.



Table 7.12: Age of Householder

Householder Age Range	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage CDP	Royal Palm Beach	Wellington
<b>Owner occupied:</b>						
15 to 24 years	0.6%	0.7%	0.7%	0.9%	0.7%	0.7%
25 to 34 years	5.7%	6.0%	4.4%	6.6%	9.1%	5.8%
35 to 44 years	17.0%	13.5%	15.0%	23.9%	21.7%	19.7%
45 to 54 years	25.1%	19.8%	29.8%	36.8%	28.1%	30.1%
55 to 59 years	10.8%	9.5%	15.6%	12.3%	11.7%	12.9%
60 to 64 years	10.1%	9.8%	11.1%	8.1%	8.1%	10.5%
65 to 74 years	15.2%	17.6%	16.5%	8.3%	10.8%	12.2%
75 to 84 years	10.6%	15.8%	5.7%	2.7%	6.9%	6.2%
85 years and over	4.8%	7.2%	1.2%	0.4%	2.9%	1.8%
<b>Renter occupied:</b>						
15 to 24 years	5.7%	8.1%	5.9%	6.1%	5.6%	4.9%
25 to 34 years	22.3%	23.9%	24.7%	23.2%	25.1%	22.6%
35 to 44 years	25.6%	21.0%	15.9%	28.4%	29.9%	30.5%
45 to 54 years	20.6%	18.7%	29.4%	24.7%	21.3%	24.7%
55 to 59 years	6.7%	6.7%	9.4%	6.7%	5.9%	6.6%
60 to 64 years	4.9%	5.2%	5.9%	4.2%	4.0%	3.8%
65 to 74 years	6.2%	6.5%	5.9%	3.9%	4.1%	3.9%
75 to 84 years	4.6%	5.1%	2.4%	2.5%	2.7%	2.0%
85 years and over	3.5%	4.7%	0.6%	0.4%	1.5%	1.1%
<b>All Households (Owner and Renter)</b>						
15 to 24 years	1.5%	2.8%	1.5%	1.3%	1.5%	1.6%
25 to 34 years	8.6%	11.1%	7.5%	8.0%	11.7%	9.5%
35 to 44 years	18.5%	15.7%	15.1%	24.3%	23.0%	22.1%
45 to 54 years	24.3%	19.5%	29.8%	35.8%	27.0%	28.9%
55 to 59 years	10.1%	8.7%	14.7%	11.8%	10.8%	11.6%
60 to 64 years	9.2%	8.5%	10.3%	7.8%	7.4%	9.1%
65 to 74 years	13.6%	14.4%	14.8%	7.9%	9.7%	10.4%
75 to 84 years	9.6%	12.8%	5.2%	2.7%	6.2%	5.3%
85 years and over	4.6%	6.5%	1.1%	0.4%	2.7%	1.7%

Source: U.S. Census: DEC\_10\_H17



## Housing Affordability

The Shimberg Center for Housing Studies at the University of Florida ([Shimberg Center](#)) analyzes housing affordability in terms of cost burden which is based on the “[p]ercentage of household income spent for mortgage costs or gross rent. According to the [Shimberg Center](#) and U.S. Department of Housing and Urban Development (HUD) assistance programs, households spending more than 30 percent of income for these housing costs are considered to be “cost-burdened.” Households spending more than 50 percent are considered to be “severely cost-burdened.” Housing is generally considered to be affordable if the household pays less than 30 percent of income.” An analysis of community housing affordability utilizes an Area Median Income (AMI) measure and this measure is computed by the Shimberg Center ~~for Housing Studies~~ and applied to each community. Such an analysis is not available for the City and there is no significant population or housing yet to conduct such an analysis. In lieu of the Shimberg [Center](#) analysis, this Housing Element has examined averages for the surrounding CCDs as a means to generally estimate housing conditions and affordability for the future.

Gross rent as a percentage of income (GRAPI) provides a measure of housing affordability for rental units from which cost burden may be examined. GRAPI is a computed ratio of monthly gross rent to monthly household income (U.S. Census). Table 7.13 provides the GRAPI for the three surrounding CCDs, county, and surrounding communities. About 57 percent of renters pay more than 30 percent of their household income for gross rent and those households would be considered cost burdened, i.e. those households would not have affordable housing. Since those households are unavoidably paying more for housing, they are paying less for other necessities of life. These high percentages are not unique to the surrounding CCDs. Palm Beach County as a whole has a higher percentage of renters that are cost burdened, at about 60 percent.

**Table 7.13: Percent of Occupied Rental Units within GRAPI Ranges**

Percent of Household Income	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage, CDP	Royal Palm Beach	Wellington
Less than 15.0%	8.2%	8.1%	5.7%	13.6%	8.4%	3.6%
15.0% to 19.9%	10.6%	9.6%	21.6%	8.9%	18.3%	10.5%
20.0% to 24.9%	12.5%	11.4%	11.4%	11.8%	10.5%	17.2%
25.0% to 29.9%	11.8%	10.6%	3.4%	10.2%	12.4%	10.6%
30.0% to 34.9%	9.4%	8.8%	14.8%	4.6%	9.6%	8.3%
35.0% or more	47.4%	51.6%	43.2%	51.0%	40.7%	49.8%

Source: U.S. Census, ACS\_15\_5yr\_DP04 Selected Housing Characteristics

Selected monthly owner costs as a percentage of income (SMOCAPI) provides a measure of housing affordability for owner occupied housing. SMOCAPI is a computed ratio of selected monthly owner costs to monthly household income (U.S. Census). Tables 7.14 and 7.15 provides the SMOCAPI for the three surrounding CCDs. About 42 percent of housing units with a mortgage are cost burdened. About 19 percent of housing units without a mortgage are cost burdened. Once again, housing affordability is a widespread



problem. Palm Beach County and the nearby communities have higher or comparable percentages as can be seen in the tables below.

**Table 7.14: Percent of Owner Occupied Housing Units with a Mortgage within SMOCAP Ranges within the three surrounding CCDs**

Percent of Household Income	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage, CDP	Royal Palm Beach	Wellington
Less than 20.0%	30.7%	30.6%	27.8%	28.4%	34.6%	30.6%
20.0% to 24.9%	16.0%	14.5%	15.3%	18.2%	17.6%	16.4%
25.0% to 29.9%	11.4%	10.8%	8.5%	11.2%	8.7%	13.1%
30.0% to 34.9%	8.3%	8.3%	5.8%	10.0%	9.6%	7.5%
35.0% or More	33.5%	35.8%	42.5%	32.2%	29.5%	32.4%

Source: U.S. Census, ACS\_15\_5yr\_DP04 Selected Housing Characteristics

**Table 7.15: Percent of Owner Occupied Housing Units without a Mortgage within SMOCAP Ranges within the three surrounding CCDs**

Percent of Household Income	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage, CDP	Royal Palm Beach	Wellington
Less than 10.0%	35.5%	31.9%	44.4%	39.9%	40.4%	37.6%
10.0% to 14.9%	19.7%	18.2%	10.3%	15.8%	19.4%	17.8%
15.0% to 19.9%	11.6%	12.3%	6.7%	12.7%	9.4%	10.0%
20.0% to 24.9%	7.9%	8.4%	13.0%	8.9%	8.3%	6.4%
25.0% to 29.9%	6.1%	6.3%	9.4%	6.7%	6.4%	6.1%
30.0% to 34.9%	4.2%	4.3%	0.9%	1.3%	2.5%	6.1%
35% or more	14.9%	18.6%	15.2%	14.8%	13.7%	16.0%

Source: U.S. Census, ACS\_15\_5yr\_DP04 Selected Housing Characteristics

Although housing cost burden numbers linked to the ~~Area Median Income (AMI)~~ are not available for the City, the numbers are available for the county and nearby communities. In Palm Beach County, about 20 percent of owners and about 24 percent of renters were cost burdened in 2015. Further, an additional 20 percent of owners and about 32 percent of renters were severely cost burdened. (<http://flhousingdata.shimberg.ufl.edu/a/profiles?action=results&nid=5000>).



**Table 7.16: 2015 Palm Beach County Household Income and Cost Burden**

Household Income as Percentage of Area Median	Amount of Income Paid for Housing					
	0-30%		30-50%		50% or More	
	Units	Percent	Units	Percent	Units	Percent
<=30% AMI	6,307	8.6%	7,686	10.4%	59,655	81.0%
30.01-50% AMI	14,173	19.6%	22,400	31.0%	35,627	49.3%
50.01-80% AMI	38,899	39.8%	35,259	36.1%	23,520	24.1%
80.01+% AMI	258,340	78.0%	57,623	17.4%	15,201	4.6%
Total	317,719	55.3%	122,968	21.4%	134,003	23.3%

Source: Florida Housing Data Clearinghouse, 2015

**Table 7.17: 2015 Number and Percent of Households By Amount of Income Paid for Housing in Palm Beach County by Tenure**

Tenure	Amount of Income Paid for Housing		
	0-30%	30-50%	50% or more
Owner	246,122 (59.7%)	84,201 (20.4%)	81,827 (19.9%)
Renter	71,597 (44.0%)	38,767 (23.9%)	52,176 (32.1%)

Source: Shimberg Center for Housing Studies, 2015

## HOUSEHOLD CHARACTERISTICS AND DEMAND PROJECTIONS

### Housing Demand

Future housing demand is frequently projected based on historical trends. In the case of the City, this approach is not possible. However, housing projections may be made based on the same assumptions used to project the permanent resident population through the use of reasonable factors such as household age, income, and size. Table 7.18 provides projections based on the surrounding CCD data.





**Table 18: Household Projections**

<b>Projection Year</b>		<b>2023</b>	<b>2038</b>
Housing Units		1,575	6,500
Vacancy Rate		7.45%	7.45%
Seasonal Rate		5.85%	5.85%
Households		1,366	5,636
PPH		2.65	2.65
Household Population		3,619	14,934
<b>Households by Age of Householder</b>			
15 to 24 years	1.5%	20	84
25 to 34 years	8.6%	117	483
35 to 44 years	18.5%	253	1,042
45 to 54 years	24.3%	332	1,370
55 to 59 years	10.1%	138	571
60 to 64 years	9.2%	126	518
65 to 74 years	13.6%	186	769
75 to 84 years	9.6%	131	539
85 years and over	4.6%	63	260
<b>Households by Income Range</b>			
Less than \$10,000	3.9%	54	221
\$10,000 to \$14,999	3.1%	42	174
\$15,000 to \$24,999	7.8%	107	441
\$25,000 to \$34,999	7.7%	106	436
\$35,000 to \$49,999	11.7%	160	662
\$50,000 to \$74,999	17.0%	233	961
\$75,000 to \$99,999	14.2%	194	800
\$100,000 to \$149,999	17.6%	240	991
\$150,000 to \$199,999	8.1%	110	455
\$200,000 or more	8.8%	120	496
<b>Households by Size</b>			
1	20.8%	285	1,175
2	35.7%	488	2,012
3	17.1%	233	961
4	16.0%	218	901
5	6.8%	93	384
6	2.4%	33	137
7 or more	1.2%	16	65



## Additional Housing Data and Analysis

### Subsidized Housing

There are no rental housing developments within the City using federal, state, or local subsidy programs.

### Conventional Rental Housing

There are no conventional rental housing communities within the City.

### Group Facilities Homes

There are no group living facilities and homes within the City.

### Mobile Home and Recreational Vehicle Parks

There are no mobile home park communities located within the City; however, there are two mobile home units.

### Historic Resources

There are no known historically significant housing resources, including homes listed on the State Master Site File within the City of Westlake.

### Farmworker Housing

There are no farmworker housing developments within the City.

## Addressing Housing Needs

### City of Westlake

The City ~~of Westlake~~ is a new city and has very few existing housing units. As the City develops, there will be several measures available to evaluate housing stock and living conditions within the City, including: demographic, economic, social, and structural measures.

The City ~~of Westlake~~ is offering a unique opportunity for new residents to live, work, and play within one community. The City will contain a multitude of housing types and styles at a variety of price points to satisfy the needs of a diverse community. Residential development of the City is expected to start with single family housing while multi-family housing is anticipated to be built as the ~~economic employment center~~ Downtown Mixed Use area builds out.

### County Housing Programs

As the City grows, the City will evaluate the applicability of housing and community development programs available through county, state, and federal programs.



### Housing Delivery Process

Housing stock within the City will be constructed by the private sector and is expected to accommodate projected population growth through the short and long term ~~out the future~~ planning periods.

### Affordable Housing Assessment

Housing within the City can be more attainable and more affordable for a number of reasons. Because services and infrastructure can be provided more efficiently, the cost of units should be less. Smaller average lot sizes can translate to lower maintenance costs. But most importantly, reduced transportation costs free up financial resources that can be allocated to housing that would not be available in a completely automobile dependent pattern of development.

### City Housing Incentive Programs

The City ~~of Westlake~~ is committed to creating affordable and safe housing that meets the needs of residents. Safe and appropriate affordable housing benefits the entire community – socially, economically and environmentally. Housing goals, objectives, and policies are tailored to encourage the development of a variety of housing types to accommodate demand generated by population growth, including the accommodation of accessory apartments and mobile homes. In addition, policies to incorporate small-scale special needs and seniors facilities are also included.

As the City develops, it should prepare an affordable housing assessment, to include Shimberg Center data, at the time of the initial Evaluation and Appraisal Report. This will allow a more direct comparison of the City's housing stock, by price-range, to the ability of households to afford related housing costs.

### Workforce and Affordable Housing

The City is committed to the provision of workforce and affordable housing based on statewide guidelines, ~~and~~. These guidelines delineate the basic components of an affordable workforce housing program and applicable income standards. Affordable housing for lower income families follows the state guidelines for affordability found in Chapter 420.0004(3), Florida Statutes.

The City will coordinate with the County, where appropriate, regarding countywide affordable housing programs. Additionally, the City is providing the opportunity for workforce and affordable housing by offering a variety of housing types. An adequate supply of land and density flexibility is designated on the Future Land Use Map (FLU Map 2.1) to accommodate a variety of housing types to provide opportunities for varying income levels. The City's housing alternatives will meet the diverse needs of the community.

Through the adoption of City Ordinance 2017-6, the City has established a housing assistance purchase program which receives funding from development within the City. The purpose of the program is to provide down payment, closing cost, and rental assistance for the purchase or rental of single family and multi-family units within the City. The program has received in excess of three hundred thousand dollars for initial implementation and applications are being received and evaluated for assistance. The program has not received state and/or federal funding, but state and federal guidelines provided on an annual basis from the United States Department of Housing and Urban Development on funding assistance are being utilized.

# CITY OF WESTLAKE



TECHNICAL  
DOCUMENT

Data & Analysis

## CAPITAL IMPROVEMENTS

2018



## CHAPTER 8. CAPITAL IMPROVEMENTS ELEMENT DATA AND ANALYSIS

### INTRODUCTION

The purpose of the Capital Improvements Element is to plan for public facility needs as identified in other Plan elements and to ensure that capital improvements are provided to accommodate growth, correct deficiencies, and replace obsolete or damaged facilities when required.

The City was incorporated through a statutory process that allowed the electors in the Seminole Improvement District (SID). The Seminole Improvement District (SID) is an Independent Special District empowered by special act (Chapter 2000-431, House Bill No. 1559), to convert SID into the City of Westlake. SID continues to exist as an independent special district, but will eventually transition into a dependent special district. SID continues to provide infrastructure and facilities within its boundaries, which are coterminous with the boundaries of the City. SID is the exclusive retail provider of potable water, reuse water, and wastewater facilities in the City, and is empowered to construct and maintain the facilities related to those services. SID is also empowered to construct and maintain drainage (stormwater) facilities (including, e.g., canals, levees, lakes, ponds, and other works for water management and control); transportation facilities (including, e.g., roads, bridges, ~~bicycle and jogging paths~~ shared use paths, transit, landscaping, and other related transportation facilities); and parks and facilities for indoor and outdoor recreation.

SID is also empowered to levy ad valorem taxes, non-ad valorem assessments and collect other fees to recover the cost of providing the forenamed facilities and services. Pursuant to the City Charter, the City may not exercise any function or duplicate services provided by SID until such time as SID is transitioned to a dependent special district. This restriction does not impair the ability of the City to contract for fire rescue or law enforcement. The relationship between the City and SID for provision of capital improvements is detailed in the Interlocal Agreement between ~~the City and S-~~ the City of Westlake and the Seminole Improvement District Regarding the Provision of Certain Services, Infrastructure, and Public Facilities in the City of Westlake and for Assurance of Non-Duplication of Services dated March 2018 ("SID-Westlake Interlocal") ~~ID~~, while SID's specific plans for facilities construction, maintenance, and expansion are contained in its Water Control Plan dated October 13, 2015. The SID-Westlake Interlocal is attached to the Intergovernmental Coordination Element as Appendix A. As a result of the cooperative relationship between SID and the City, the 5-Year Schedule of Capital Improvements ~~Schedule~~ and the Capital Improvements Element includes facilities to be constructed, financed, and maintained by SID.

### CAPITAL IMPROVEMENT NEEDS

#### Potable Water and Wastewater

Based on the population projections and a capacity analysis for the short-term planning period there is adequate facility capacity to maintain the adopted level of service standard for potable water supply and



wastewater treatment as provided through interlocal agreements between SID and Palm Beach County. SID plans on expanding distribution lines for potable water, and installing collection lines and additional lift stations for wastewater, and beginning the interconnection process of both water and wastewater with the County's lines within the short-term planning period. SID's planned improvements for both potable water and wastewater are listed in the 5-Year Schedule of Capital Improvements Schedule and are shown on INF Maps 4.2, ~~4.5~~ and 4.36. Pursuant to the Interlocal Agreement SID-Westlake Interlocal, these improvements have and will continue to be provided in order to ensure the achievement and maintenance of the adopted level of service standards for potable water and wastewater. SID is constructing facilities and otherwise facilitating these improvements using non-ad valorem assessments, developer contributions, and other sources of revenue. Additional details and analyses are provided in the Infrastructure Element.

### Transportation

~~Prior to the incorporation of the City, Palm Beach County adopted a plan amendment providing for the development of 4,546 dwelling units and 2.2 million square feet of non-residential, and other uses. As part of this plan amendment and other approvals, plans were developed and initiated with Palm Beach County to expand Seminole Pratt Whitney Road and begin building a network of collector and local roads to serve the proposed development and to address the county's concurrency requirements. A proportionate share agreement was executed between the developer (Minto PBLH, LLC, or "Minto") and the county. Those plans and agreements continue in effect and address all transportation needs for the short-term planning period and beyond to encompass the complete Minto development.~~

The expansion of Seminole Pratt Whitney Road to a four-lane divided highway will be close to completion as of the adoption date of this Plan. The expansion is being funded by SID pursuant to a funding contract with developer Minto PBLH, LLC, ("Minto"). Construction of collector roads connecting the first phase of the development to Seminole Pratt Whitney Road is also complete. Other work has begun and will continue throughout the short-term planning period to provide necessary collector roads as well as local roads, for development. The arterial and collector roads planned for the next five years, as well as for the long term planning period are shown in the TE Maps 3.4-3.6 and 3.8. Additionally, related facilities, such as sidewalks, bicycle lanes, and bikepaths shared use paths are also being constructed in tandem conjunction with the roads. These are shown on TE Maps 3.7 and 3.9.

These transportation facilities are being funded by a combination of non-ad valorem assessments and developer contributions. In some instances, the developer is constructing the facilities directly. All work is being conducted in coordination with SID.

The City will coordinate with SID to sufficiently plan for roads associated with future growth during the short term planning period. The anticipated planned improvements for roads are listed in the 5-Year Schedule of Capital Improvements Schedule.

Prior to the incorporation of the City, Palm Beach County approved the development of 4,546 dwelling units and 2.2 million square feet of non-residential, and other uses. As part of the approval of this development, a proportionate share agreement was executed between Minto and the county. That agreement remains effective





### Stormwater

Prior to the incorporation of the City, the previous county plan amendment and South Florida Water Management District (SFWMD) Environmental Resource Permits addressed stormwater and drainage facilities. SID and in conjunction with the developer, have begun construction of a new stormwater management system, including extensive surface waters. The development of this stormwater management system will continue on pace with the anticipated expansion of the previously approved development in order to meet the SFWMD permit requirements as well as the adopted level of service standards.

The City will coordinate with SID to plan for the stormwater management system to serve the City during the short term and long term planning periods. SID's planned improvements for stormwater are listed in the 5-Year Schedule of Capital Improvements Schedule and are also depicted on INF Maps s 4.2 and 4.3 ~~and 4.7~~.

### Recreation Facilities

The City will coordinate with SID to sufficiently plan for recreational facilities to serve the City that will be associated with future growth during the short term planning period. A community park is planned within the short term planning period. ~~Active development of parks is not yet scheduled.~~ The level of service standard for parks is for planning purposes and is not a concurrency requirement.

### Reuse Water

SID also plans to supply reuse water for landscape irrigation via an interlocal agreement with Palm Beach County. The reuse distribution pipes will be constructed and put into service in tandem with the water and wastewater distribution and collection pipes. Additional details are provided in the Infrastructure Element. Reuse water does not have an associated level of service standard and is not regulated via concurrency.

### Solid Waste

The City will contract with a solid waste provider to collect and appropriately dispose of solid waste including hazardous wastes. The City will not construct or host within its boundaries any solid waste or hazardous waste disposal sites or facilities. As indicated in the Infrastructure Element, the Palm Beach County Solid Waste Authority has projected adequate capacity for solid waste disposal through the long term planning period.







**Table 8.1: 5-Year Schedule of Capital Improvements Schedule, Fiscal Years 2017-18 – 2022-23**

- For the 5-Year Capital Improvements Schedule below:
- Road costs include costs of landscaping and the construction of bicycle lanes, sidewalks, and shared use paths.
  - This table should be read in conjunction with the 5-Year Capital Improvement Schedule Construction Map for Road Segments, Stormwater Drainage Features, and Park.

5-Year Capital Improvements Schedule: Summary of Total Project Costs By Year									
Project Description	Priority	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Total Funding Amount	Funding Source*
Town Center Parkway Phase 1A (TCP-E2)	High	\$1,808,668.19	-	-	-	-	-	\$1,808,668.19	Developer / Bonds
Town Center Parkway Phase 2 (TCP-E3)	High	\$1,598,871.00	-	-	-	-	-	\$1,598,871.00	Developer / Bonds
Town Center Parkway South (TCP-E1)	High	\$1,515,919.33	-	-	-	-	-	\$1,515,919.33	Developer / Bonds
CS-E1	High	-	\$744,996.14	-	-	-	-	\$744,996.14	Developer / Bonds
Kingfisher (CS-E5)	High	-	\$757,641.03	-	-	-	-	\$757,641.03	Developer / Bonds
CS-E4	High	-	\$762,430.31	-	-	-	-	\$762,430.31	Developer / Bonds
Persimmon Phase 2 (PSM - E1a)	High	-	-	\$1,671,350.56	-	-	-	\$1,671,350.56	Developer / Bonds
Saddle Bay Drive	High	-	-	\$710,000.00	-	-	-	\$710,000.00	Developer / Bonds
CS-E2	High	-	-	\$1,190,314.74	-	-	-	\$1,190,314.74	Developer / Bonds
CS-P	High	-	-	-	\$3,901,962.45	-	-	\$3,901,962.45	Developer / Bonds
Persimmon West (CS-W2)	High	-	-	-	-	\$1,277,449.85	-	\$1,277,449.85	Developer / Bonds
Community Park	High	-	\$200,000.00	\$3,300,000.00	-	-	-	\$3,500,000.00	Developer / Bonds
Town Center Parkway (E-4, E-5)	High	-	-	-	-	-	\$3,175,573.38	\$3,175,573.38	Developer / Bonds
TOTAL		\$4,923,458.52	\$2,465,067.48	\$6,871,665.30	\$3,901,962.45	\$1,277,449.85	\$3,175,573.38	\$22,615,176.98	Developer / Bonds

5-Year Capital Improvements Schedule: Potable Water Component									
Project Description	Priority	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Total Funding Amount	Funding Source*
Town Center Parkway Phase 1A (TCP-E2)	High	\$135,781.00	-	-	-	-	-	\$135,781.00	Developer / Bonds
Town Center Parkway Phase 2 (TCP-E3)	High	\$130,149.26	-	-	-	-	-	\$130,149.26	Developer / Bonds



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<u>Town Center Parkway South (TCP-E1)</u>	<u>High</u>	<u>\$111,501.21</u>	-	-	-	-	-	<u>\$111,501.21</u>	<u>Developer / Bonds</u>
<u>CS-E1</u>	<u>High</u>	-	<u>\$108,160.00</u>	-	-	-	-	<u>\$108,160.00</u>	<u>Developer / Bonds</u>
<u>Kingfisher (CS-E5)</u>	<u>High</u>	-	<u>\$92,404.19</u>	-	-	-	-	<u>\$92,404.19</u>	<u>Developer / Bonds</u>
<u>CS-E4</u>	<u>High</u>	-	<u>\$91,127.20</u>	-	-	-	-	<u>\$91,127.20</u>	<u>Developer / Bonds</u>
<u>Persimmon Phase 2 (PSM - E1a)</u>	<u>High</u>	-	-	<u>\$125,317.80</u>	-	-	-	<u>\$125,317.80</u>	<u>Developer / Bonds</u>
<u>Saddle Bay Drive</u>	<u>High</u>	-	-	<u>\$91,000.00</u>	-	-	-	<u>\$91,000.00</u>	<u>Developer / Bonds</u>
<u>CS-E2</u>	<u>High</u>	-	-	<u>\$162,009.25</u>	-	-	-	<u>\$162,009.25</u>	<u>Developer / Bonds</u>
<u>CS-P</u>	<u>High</u>	-	-	-	<u>\$524,899.15</u>	-	-	<u>\$524,899.15</u>	<u>Developer / Bonds</u>
<u>Persimmon West (CS-W2)</u>	<u>High</u>	-	-	-	-	<u>\$191,214.00</u>	-	<u>\$191,214.00</u>	<u>Developer / Bonds</u>
<u>Town Center Parkway (E-4, E-5)</u>	<u>High</u>	-	-	-	-	-	<u>\$238,758.84</u>	<u>\$238,758.84</u>	<u>Developer / Bonds</u>



5-Year Capital Improvements Schedule: Wastewater Component									
Project Description	Priority	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Total Funding Amount	Funding Source*
Town Center Parkway Phase 1A (TCP-E2)	High	\$95,925.00	-	-	-	-	-	\$95,925.00	Developer / Bonds
Town Center Parkway Phase 2 (TCP-E3)	High	\$91,954.48	-	-	-	-	-	\$91,954.48	Developer / Bonds
Town Center Parkway South (TCP-E1)	High	\$75,778.66	-	-	-	-	-	\$75,778.66	Developer / Bonds
CS-E1	High	-	\$41,344.00	-	-	-	-	\$41,344.00	Developer / Bonds
Kingfisher (CS-E5)	High	-	\$0.00	-	-	-	-	\$0.00	Developer / Bonds
CS-E4	High	-	\$64,943.67	-	-	-	-	\$64,943.67	Developer / Bonds
Persimmon Phase 2 (PSM - E1a)	High	-	-	\$65,242.04	-	-	-	\$65,242.04	Developer / Bonds
Saddle Bay Drive	High	-	-	\$64,500.00	-	-	-	\$64,500.00	Developer / Bonds
CS-E2	High	-	-	\$136,582.53	-	-	-	\$136,582.53	Developer / Bonds
CS-P	High	-	-	-	\$370,824.00	-	-	\$370,824.00	Developer / Bonds
Persimmon West (CS-W2)	High	-	-	-	-	\$0.00	-	\$0.00	Developer / Bonds
Town Center Parkway (E-4, E-5)	High	-	-	-	-	-	\$157,508.38	\$157,508.38	Developer / Bonds





5-Year Capital Improvements Schedule: Stormwater/Drainage Component									
Project Description	Priority	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Total Funding Amount	Funding Source*
Town Center Parkway Phase 1A (TCP-E2)	High	\$240,003.00	-	-	-	-	-	\$240,003.00	Developer / Bonds
Town Center Parkway Phase 2 (TCP-E3)	High	\$230,077.24	-	-	-	-	-	\$230,077.24	Developer / Bonds
Town Center Parkway South (TCP-E1)	High	\$189,612.33	-	-	-	-	-	\$189,612.33	Developer / Bonds
CS-E1	High	-	\$183,930.00	-	-	-	-	\$183,930.00	Developer / Bonds
Kingfisher (CS-E5)	High	-	\$207,910.00	-	-	-	-	\$207,910.00	Developer / Bonds
CS-E4	High	-	\$162,508.46	-	-	-	-	\$162,508.46	Developer / Bonds
Persimmon Phase 2 (PSM - E1a)	High	-	-	\$213,108.01	-	-	-	\$213,108.01	Developer / Bonds
Saddle Bay Drive	High	-	-	\$155,000.00	-	-	-	\$155,000.00	Developer / Bonds
CS-E2	High	-	-	\$275,503.30	-	-	-	\$275,503.30	Developer / Bonds
CS-P	High	-	-	-	\$927,914.20	-	-	\$927,914.20	Developer / Bonds
Persimmon West (CS-W2)	High	-	-	-	-	\$325,167.29	-	\$325,167.29	Developer / Bonds
Town Center Parkway (E-4, E-5)	High	-	-	-	-	-	\$394,115.30	\$394,115.30	Developer / Bonds



5-Year Capital Improvements Schedule: Road Component									
Project Description	Priority	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Total Funding Amount	Funding Source*
Town Center Parkway Phase 1A (TCP-E2)	High	\$938,202.19	-	-	-	-	-	\$938,202.19	Developer / Bonds
Town Center Parkway Phase 2 (TCP-E3)	High	\$713,617.60	-	-	-	-	-	\$713,617.60	Developer / Bonds
Town Center Parkway South (TCP-E1)	High	\$780,998.55	-	-	-	-	-	\$780,998.55	Developer / Bonds
CS-E1	High	-	\$296,071.37	-	-	-	-	\$296,071.37	Developer / Bonds
Kingfisher (CS-E5)	High	-	\$328,868.46	-	-	-	-	\$328,868.46	Developer / Bonds
CS-E4	High	-	\$325,550.97	-	-	-	-	\$325,550.97	Developer / Bonds
Persimmon Phase 2 (PSM - E1a)	High	-	-	\$1,020,717.00	-	-	-	\$1,020,717.00	Developer / Bonds
Saddle Bay Drive	High	-	-	\$282,600.00	-	-	-	\$282,600.00	Developer / Bonds
CS-E2	High	-	-	\$444,599.64	-	-	-	\$444,599.64	Developer / Bonds
CS-P	High	-	-	-	\$1,328,556.50	-	-	\$1,328,556.50	Developer / Bonds
Persimmon West (CS-W2)	High	-	-	-	-	\$392,522.79	-	\$392,522.79	Developer / Bonds
Town Center Parkway (E-4, E-5)	High	-	-	-	-	-	\$1,641,291.44	\$1,641,291.44	Developer / Bonds



5-Year Capital Improvements Schedule: Reuse Component									
Project Description	Priority	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Total Funding Amount	Funding Source*
Town Center Parkway Phase 1A (TCP-E2)	High	\$98,757.00	-	-	-	-	-	\$98,757.00	Developer / Bonds
Town Center Parkway Phase 2 (TCP-E3)	High	\$192,727.42	-	-	-	-	-	\$192,727.42	Developer / Bonds
Town Center Parkway South (TCP-E1)	High	\$158,831.42	-	-	-	-	-	\$158,831.42	Developer / Bonds
CS-E1	High	-	\$58,797.61	-	-	-	-	\$58,797.61	Developer / Bonds
Kingfisher (CS-E5)	High	-	\$66,463.18	-	-	-	-	\$66,463.18	Developer / Bonds
CS-E4	High	-	\$66,861.01	-	-	-	-	\$66,861.01	Developer / Bonds
Persimmon Phase 2 (PSM - E1a)	High	-	-	\$178,512.90	-	-	-	\$178,512.90	Developer / Bonds
Saddle Bay Drive	High	-	-	\$65,900.00	-	-	-	\$65,900.00	Developer / Bonds
CS-E2	High	-	-	\$88,070.89	-	-	-	\$88,070.89	Developer / Bonds
CS-P	High	-	-	-	\$381,722.60	-	-	\$381,722.60	Developer / Bonds
Persimmon West (CS-W2)	High	-	-	-	-	\$161,203.77	-	\$161,203.77	Developer / Bonds
Town Center Parkway (E-4, E-5)	High	-	-	-	-	-	\$330,136.20	\$330,136.20	Developer / Bonds



5-Year Capital Improvements Schedule: Design and Permitting									
Project Description	Priority	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Total Funding Amount	Funding Source*
Town Center Parkway Phase 1A (TCP-E2)	High	\$300,000.00	-	-	-	-	-	\$300,000.00	Developer / Bonds
Town Center Parkway Phase 2 (TCP-E3)	High	\$240,345.00	-	-	-	-	-	\$240,345.00	Developer / Bonds
Town Center Parkway South (TCP-E1)	High	\$199,197.16	-	-	-	-	-	\$199,197.16	Developer / Bonds
CS-E1	High	-	\$56,693.16	-	-	-	-	\$56,693.16	Developer / Bonds
Kingfisher (CS-E5)	High	-	\$61,995.20	-	-	-	-	\$61,995.20	Developer / Bonds
CS-E4	High	-	\$51,439.00	-	-	-	-	\$51,439.00	Developer / Bonds
Persimmon Phase 2 (PSM - E1a)	High	-	-	\$68,452.81	-	-	-	\$68,452.81	Developer / Bonds
Saddle Bay Drive	High	-	-	\$51,000.00	-	-	-	\$51,000.00	Developer / Bonds
CS-E2	High	-	-	\$83,549.13	-	-	-	\$83,549.13	Developer / Bonds
CS-P	High	-	-	-	\$368,046.00	-	-	\$368,046.00	Developer / Bonds
Persimmon West (CS-W2)	High	-	-	-	-	\$207,342.00	-	\$207,342.00	Developer / Bonds
Town Center Parkway (E-4, E-5)	High	-	-	-	-	-	\$413,763.22	\$413,763.22	Developer / Bonds
Community Park	High	-	\$200,000	-	-	-	-	\$200,000	Developer / Bonds



5-Year Capital Improvements Schedule: Community Park									
Project Description	Priority	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Total Funding Amount	Funding Source*
Community Park	-	-	-	\$3,300,000.00	-	-	-	\$3,300,000.00	Developer / Bonds

\*SID will provide infrastructure through financing, special assessments, or developer contributions; which may include developer constructing the improvements and turning the same over to SID or the City, as appropriate

Table 8.1: Capital Improvements Schedule, Fiscal Years 2017-18 – 2022-23

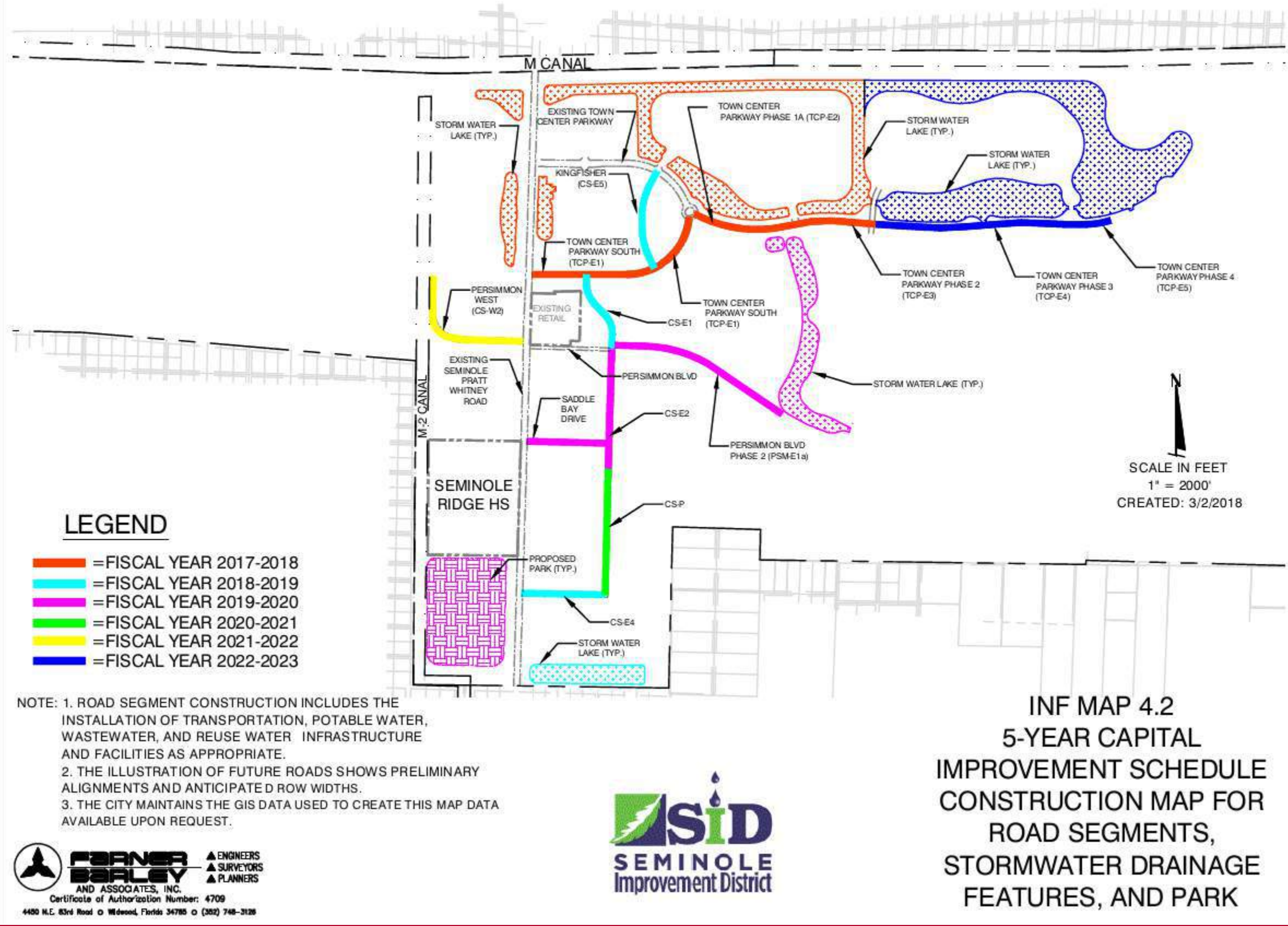
Project	Fiscal Year 2017-18	Fiscal Year 2018-19	Fiscal Year 2019-20	Fiscal Year 2020-21	Fiscal Year 2021-22	Fiscal Year 2022-23
Potable Water						
Extend water lines	\$325,000*	\$290,000*	\$1,020,000*	\$350,000*	\$550,000*	\$550,000*
Water interconnections with Palm Beach County lines.	\$250,000*	\$150,000*	\$150,000*	-	-	-
Reuse Water						
Install reuse lines	\$220,000*	\$197,000*	\$370,000*	\$128,000*	\$200,000*	\$200,000*
Wastewater						
Extend wastewater lines	\$250,000*	\$225,000*	\$425,000*	\$150,000*	\$300,000*	\$100,000*
Wastewater interconnections with Palm Beach County lines.	\$75,000*	\$100,000*	\$100,000*	-	-	-
Drainage						
Construct water management system	\$4,800,000*	\$1,800,000*	\$1,650,000*	\$1,650,000*	-	-
Transportation						
Construct 2 lane collector	\$1,300,000*	\$2,200,000*	\$1,320,000*	\$450,000*	\$500,000*	\$550,000*
TOTAL						
-	\$7,220,000	\$4,962,000	\$5,035,000	\$2,728,000	\$1,550,000	\$1,400,000
Project	Fiscal Year 2017-18	Fiscal Year 2018-19	Fiscal Year 2019-20	Fiscal Year 2020-21	Fiscal Year 2021-22	Fiscal Year 2022-23
Potable Water						
Extend water lines	\$325,000*	\$290,000*	\$1,020,000*	\$350,000*	\$550,000*	\$550,000*



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<del>Water interconnections with Palm Beach County lines.</del>	<del>\$250,000*</del>	<del>\$150,000*</del>	<del>\$150,000*</del>	<del>-</del>	<del>-</del>	<del>-</del>
<del>Reuse Water</del>						
<del>Install reuse lines</del>	<del>\$220,000*</del>	<del>\$197,000*</del>	<del>\$370,000*</del>	<del>\$128,000*</del>	<del>\$200,000*</del>	<del>\$200,000*</del>
<del>Wastewater</del>						
<del>Extend wastewater lines</del>	<del>\$250,000*</del>	<del>\$225,000*</del>	<del>\$425,000*</del>	<del>\$150,000*</del>	<del>\$300,000*</del>	<del>\$100,000*</del>
<del>Wastewater interconnections with Palm Beach County lines.</del>	<del>\$75,000*</del>	<del>\$100,000*</del>	<del>\$100,000*</del>	<del>-</del>	<del>-</del>	<del>-</del>
<del>Drainage</del>						
<del>Construct water management system</del>	<del>\$4,800,000*</del>	<del>\$1,800,000*</del>	<del>\$1,650,000*</del>	<del>\$1,650,000*</del>	<del>-</del>	<del>-</del>
<del>Transportation</del>						
<del>Construct 2-lane collector</del>	<del>\$1,300,000*</del>	<del>\$2,200,000*</del>	<del>\$1,320,000*</del>	<del>\$450,000*</del>	<del>\$500,000*</del>	<del>\$550,000*</del>
<del>TOTAL</del>						
<del>-</del>	<del>\$7,220,000</del>	<del>\$4,962,000</del>	<del>\$5,035,000</del>	<del>\$2,728,000</del>	<del>\$1,550,000</del>	<del>\$1,400,000</del>







*Source: Seminole Improvement District (2016)*  
*\*Funded through Seminole Improvement District contributions*



## REVENUES AND FUNDING SOURCES

SID will be the primary entity, in conjunction with the majority landowner and primary developer, to levy, collect, and apply revenue to the construction and maintenance of capital facilities. The City will not collect revenue for building any infrastructure in the short term planning period; SID will provide infrastructure through financing, special assessments, or developer contributions. Developer contributions may include the developer constructing the improvements and turning those improvements over to SID or the City. SID has no existing debt and sufficient bonding capacity to finance the capital improvement projects through FY 2022-23, and the City has a deficit funding agreement with Minto.

Although it will not use them in the short term planning period, The City has the ability to utilize a variety of revenue sources to finance capital improvement projects. The City's primary revenue sources include ad valorem taxes, electric utility tax, electric franchise fee, permit and other fees and communication tax. These sources are not, however, exhaustive of all resources that the City can consider or utilize should alternatives be found advantageous. The City also has the ability to utilize a variety other revenue sources such as bonds, impact fees, mobility fees and proportionate fair share mitigation and developer contributions. While capital project financing is not limited solely to the sources that are inventoried in this section, these major financial resources provide a basis for assessing the City's capacity to finance capital improvements.

## Projected Revenues and Expenditures

Table 8.2a and Table 8.2b projects revenue and expenditures for the short term planning period.

**Table 8.2a: Five-Year Projected Revenues**

Revenue Source	Fiscal Year 2017-18	Fiscal Year 2018-19 Projected	Fiscal Year 2019-20 Projected	Fiscal Year 2020-21 Projected	Fiscal Year 2021-22 Projected	Fiscal Year 2022-23 Projected
Ad Valorem Taxes	\$140,304	\$168,365	\$202,038	\$242,445	\$290,934	\$349,120
Communications Service Tax	\$4,000	\$8,000	\$10,000	\$12,000	\$22,000	\$56,000
Public Service Tax	\$5,000	\$15,000	\$20,000	\$40,000	\$103,000	\$174,000
FPL Franchise Fee			\$9,000	\$25,000	\$64,000	\$109,000
State Revenue Sharing	\$673	\$2,500	\$10,000	\$15,000	\$170,000	\$176,000



## City of Westlake Comprehensive Plan

HalfCent Sales Tax	\$408	\$675	\$1200	\$4,000	\$10,000	\$26,000
Developer Contributions and Fees	\$1,580,967	<del>\$5,739,135</del> 4,501,000	<del>\$6,491,762</del> 5,201,000	<del>\$6,923,555</del> 5,516,000	<del>\$5,427,066</del> 4,344,000	<del>\$5,134,880</del> 4,413,000
<b>Total</b>						
	\$1,731,352	<del>\$5,933,000</del> 4,694,865	<del>\$6,744,000</del> 5,452,038	<del>\$7,262,000</del> 5,854,445	<del>\$6,087,000</del> 5,003,934	<del>\$6,025,000</del> 5,303,120

Seminole Improvement District Proposed Elector-Initiated Combined Conversion and Incorporation Plan (April 2016).

**Data and Analysis Table 8.2b: Five-Year Projected Expenditures**

Description	Fiscal Year 2017-18	Fiscal Year 2018-19 Projected	Fiscal Year 2019-20 Projected	Fiscal Year 2020-21 Projected	Fiscal Year 2021-22 Projected	Fiscal Year 2022-23 Projected
Legislative	\$34,000	\$204,000	\$204,000	\$204,000	\$175,000	\$73,000
Other Legislative	\$4,000	\$28,000	\$28,000	\$29,000	\$30,000	\$31,000
Executive	\$31,000	\$191,000	\$197,000	\$369,000	\$380,000	\$391,000
Financial and Administrative	\$5,000	\$32,000	\$33,000	\$34,000	\$35,000	\$36,000
Legal	\$13,000	\$82,000	\$84,000	\$87,000	\$89,000	\$92,000
Planning and Zoning	\$25,000	\$156,000	\$161,000	\$165,000	\$170,000	\$176,000
Building/Code Enforcement			\$70,000	\$72,000	\$74,000	\$76,000
Law Enforcement	\$16,000	\$101,000	\$104,000	\$107,000	\$110,000	\$113,000
Other Expenditures	\$150,000	\$4,775,000	\$5,483,000	\$5,791,000	\$4,600,000	\$4,609,000
<b>Total</b>						
	\$431,000	\$5,933,000	\$6,744,000	\$7,262,000	\$6,087,000	\$6,025,000

Seminole Improvement District Proposed Elector-Initiated Combined Conversion and Incorporation Plan (April, 2016) and Water, Wastewater and Reuse Utilities Master Plan (April, 2015).



## TIMING AND PRIORITY OF CAPITAL IMPROVEMENT NEEDS

The Plan identifies capital improvements by type, location, cost, ~~and~~ timing, and priority of capital improvement needs. The City Council and staff will incorporate the needed improvements within the 5-Year Schedule of Capital Improvements ~~Schedule~~ as planning proceeds.

## MONITORING AND EVALUATION

The Capital Improvements Element requires yearly updates per Chapter 163 of the Florida Statutes. The yearly update will allow the City to assess public facility needs based upon the extent, rate, and projection of development.

The review will also determine if adequate revenues are available to meet the needs. The data regarding the listed improvements will be updated and revised as needed in order to meet the listed capital improvements.

After the review is completed, a summary along with any recommended modifications will be presented to the City Council at an advertised public hearing for adoption and implementation. This will occur when the City is in the process of developing the budget for the next fiscal year. The action of the City Council will be to direct staff implementation of the changes based on the recommended modifications.

# CITY OF WESTLAKE



TECHNICAL  
DOCUMENT

Data & Analysis

# INTERGOVERNMENTAL COORDINATION

2018





## CHAPTER 9. INTERGOVERNMENTAL COORDINATION ELEMENT DATA AND ANALYSIS

### INTRODUCTION

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

### INTERGOVERNMENTAL COORDINATION

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

**Table 9.1: Coordinating Agencies**

AGENCY	SUBJECT OF COORDINATION
<b>Palm Beach County</b>	
Palm Beach County Government Administration	General Administration
<del>Palm Beach County Building Division</del>	<del>Building Construction</del>
Palm Beach County Engineering and Public Works	ROW Construction, <del>Traffic Concurrence</del> <u>TPS</u>
Palm Beach County Department of Environmental Resource Management	<del>Adopt Department's existing codes and policies and then modify as appropriate for the City</del> <u>Environmental</u>
Palm Beach County Division of Emergency Management	Emergency Management
Palm Beach County Fire-Rescue	<del>Fire</del> <u>-Rescue</u>
Palm Beach County Palm Tran	Bus Services
Palm Beach County Parks and Recreation	Recreation
Palm Beach County Property Appraiser	Tax Revenues <u>Street Address Development</u>



## City of Westlake Comprehensive Plan

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



## City of Westlake Comprehensive Plan

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

## Interjurisdictional Coordination

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

The City coordinates with neighboring municipalities, special districts, Palm Beach County, and other governmental agencies that provide storm water management, fire and police protection, utilities, and road maintenance services. The most important intergovernmental coordination efforts are with the Seminole Improvement District (SID). The City Charter requires the City to coordinate efforts with SID, ~~which provides potable water, sewer, stormwater management and road maintenance services within the City's municipal boundaries.~~ Coordination between the City and SID is governed by the Interlocal Agreement between the



City of Westlake and the Seminole Improvement District Regarding the Provision of Certain Services, Infrastructure, and Public Facilities in the City of Westlake and for Assurance of Non-Duplication of Services dated March, 2018 (SID-Westlake Interlocal). A copy of the SID-Westlake Interlocal is attached hereto as Appendix A. The SID-Westlake Interlocal provides that SID is responsible for providing potable water, wastewater, and reclaimed (reuse), water but does not infringe on the City's police power to provide police, fire, and emergency medical services. SID may construct or require developers to construct roads and transportation infrastructure, but the City may own the roads. SID will be responsible for surface water management and drainage as well as road maintenance services. The SID-Westlake Interlocal also requires that SID and the City consult at least twice a year on current and future projects, and that during the formal consultations the 5-Year Schedule of Capital Improvements be discussed. It also provides for assistance in emergencies, mutual aid, and grants permission for use of rights-of-way.

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

### Comparison with Regional Policy Plan

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

### Palm Beach County Intergovernmental Coordination Program

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

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

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



### Treasure Coast Dispute Resolution Program

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

### The School District of Palm Beach County

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

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

#### Interlocal Agreement for Coordinated Planning

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

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

#### School Capacity Availability Determination (SCAD)

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



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

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



TAB A

Appendix A found in clean version