



# CITY OF WESTLAKE

## COMPREHENSIVE PLAN



LIVE



WORK



PLAY

2017

# CITY OF WESTLAKE



## POLICY DOCUMENT

Goals, Objectives,  
& Policies

# ADMINISTRATIVE

2017



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

### **GOAL ADM 1**

**THE CITY OF WESTLAKE WILL USE THE PROVISIONS OF THIS ELEMENT TO IMPLEMENT, UPDATE, AND INTERPRET THE COMPREHENSIVE PLAN IN A CONSISTENT MANNER.**

#### **Objective ADM 1.1**

Review and update the Plan as required by Florida Statutes and as necessary to address changed conditions.

##### **Policy ADM 1.1.1**

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 State requirements and changing conditions.

##### **Policy ADM 1.1.3**

Prepare and adopt an Evaluation and Appraisal Report, notify the State of Florida as to whether amendments are necessary to reflect changes in State requirements, and within one year of the evaluation and appraisal of the Plan, prepare and transmit any identified amendments to the State for review.

##### **Policy ADM 1.1.4**

Adopt all amendments to this 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 official copies of all maps referenced in this Plan in electronic format. These electronic copies shall be considered the only official copies of the maps adopted in the Plan.

##### **Policy ADM 1.1.6**

Level of service standards established in the Plan over public facilities that the City is not responsible for providing, financing, operating, or regulating shall not be considered binding on the governmental entities that do bear those responsibilities.

#### **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:

**ACCESSORY DWELLING UNIT:** A dwelling unit located on the same 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 include accessory dwelling units.

**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 cropland, pasture lands, orchards, vineyards, nurseries, horticulture areas, groves, and specialty farms. Buildings, support facilities, 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 retail and/or 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 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, screen unsightly views, and/or reduce noise.

**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.



**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 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 uses 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 and activities that are an integral part and supportive of the activity including shops and restaurants.

**COMMERCIAL USES:** Activities within land areas which are predominantly connected with the sale, rental and distribution of products or the performance of services, including Commercial Recreation Uses and offices.

**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 designed and operated to enable safe access and travel for all users, including pedestrians, bicyclists, motorists, freight handlers, and transit riders of all ages and abilities.

**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. 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 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 roadways; 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, roadways, 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 development regulations for the zoning district in which it 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 uses of the Comprehensive Plan Future Land Use Category or of the zoning district in which it is located.

**LEVEL OF SERVICE:** 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 shall indicate the capacity per unit of demand for each public facility or performance measures for roadway 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 regional sewer treatment plants.

**LOCAL ROAD:** Local roads carry low volumes and provide 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.

**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 commercial uses 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 which serves the residents of a neighborhood and is accessible by bicycles 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 park" includes any related recreational facilities, and can be publically or privately owned.

**OPEN SPACE:** 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 publically or privately owned.



**PARK:** A site that provides the public an opportunity to partake in a variety of active or passive 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 include structures, equipment, infrastructure, and support systems necessary for the collection, storage, and distribution of solar energy. Uses shall allow for 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.

**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 use consisting of dwelling units, including mobile 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:** 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 4,127 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.

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

**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 that allows Primary Solar Facilities in addition to uses allowed by the underlying 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 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.

**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.

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

AADT	Annual Average Daily Traffic
ADA	Americans with Disabilities Act
ADT	Average Daily Traffic
AQI	Air Quality Index
BEBR	Bureau of Economic and Business Research
BFE	Base Flood Elevation
CCDs	The Census County Divisions
CJG	Callery-Judge Groves property
DEO	Department of Economic Opportunity
EDR	Economic and Demographic Research
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
FLU	Future Land Use
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
PBC-PAM	2015 Palm Beach County Allocation Model
PD	Planned Development District
PM	particulate matter
PPH	Population Per Household
SERPM	Southeast Florida Regional Planning Model
SFWM	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
TDP	Transit Development Plan
TE	Transportation Element
USDA	U.S. Department of Agriculture
WUP	Water Use Plan
WCP	Water Control Plan

**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

2017



## CHAPTER 2. FUTURE LAND USE ELEMENT GOALS, OBJECTIVES, & POLICIES

### GOAL FLU 1

**PROVIDE A MIX OF RESIDENTIAL, COMMERCIAL, EMPLOYMENT, CIVIC, AND RECREATIONAL OPPORTUNITIES WITHIN THE CITY, WHICH PROMOTES A SUSTAINABLE COMMUNITY, AND CONTRIBUTES TO BALANCING LAND USES IN CENTRAL PALM BEACH COUNTY.**

#### **Objective FLU 1.1**

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

#### **Policy FLU 1.1.1**

All future land use decisions 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 Florida Statutory 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 permitted within every future land use category.

#### **Policy FLU 1.1.5**

Utilities, excluding wastewater treatment plants, shall be permitted 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 permitted subject to the following limitations:

- a) Primary Solar Facilities shall only be permitted within the Solar Energy Overlay designated on the Future Land Use Map (FLU Map 2.1).
- b) Appropriate siting and buffering shall be required to ensure screening of adverse visual impacts of Primary Solar Facilities to adjacent properties.



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- c) Accessory Solar Facilities shall be permitted 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 land use category multiplied by the Gross Acreage. The number of allowable dwelling units is not affected by the amount of non-residential development 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 1.1.9**

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

### **Policy FLU 1.1.10**

Where a mix of non-residential and residential uses is allowable, as within the Downtown Mixed Use Category, both density and intensity shall be calculated based upon the Gross Acreage. The maximum amount of non-residential development is not affected by amount of residential development on the parcel; the maximum amount of residential development is not affected by amount of non-residential development on the parcel.

### **Policy FLU 1.1.11**

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

- a) the distinct types of uses allowed in each of the land use categories may only be developed within the boundaries of the future land use category that allows those use types.
- b) the maximum number of dwelling units and the maximum amount of non-residential development permitted shall be calculated by applying the density and intensity permitted 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 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 1.1.12**

**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 permitted on land with the City.

**Policy FLU 1.1.13**

**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 permitted within the Residential-1 Category, subject to the criteria below, in order to provide small scale commercial to serve neighborhood needs.

**a) Allowable Uses:**

- Single family attached dwellings
- Single family detached dwellings
- Religious uses
- Educational uses
- Neighborhood Centers (per intensity, size, and location criteria below)
- Parks and recreational uses
- Agricultural uses
- Mobile homes
- 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 workforce housing.

**c) Non Residential Standards/Neighborhood Centers:**



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**Intensity and Size:** Non-residential uses shall not exceed a maximum of 0.25 Floor Area Ratio. Neighborhood Centers shall not exceed 10 acres.

**Location Criteria:** Neighborhood Centers must front onto a Collector or Arterial Roadway and must be located at least one half mile from the Downtown Mixed-Use Category and any other Neighborhood Centers.

### **Policy FLU 1.1.14 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 permitted, subject to the criteria below, within the Residential-2 Category in order to provide small scale commercial to serve neighborhood needs.

**a) Allowable Uses:**

- Single family attached dwellings
- Single family detached dwellings
- Multi-family dwellings
- Assisted living facilities
- Continuing care facilities
- Foster care facilities and group homes
- Religious uses
- Educational uses
- Neighborhood Centers (per intensity, size, and location criteria below)
- Parks and recreational uses
- Agricultural 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 an additional 8 units per gross acre for senior, affordable, and workforce housing.



**c) Non Residential Standards/Neighborhood Centers:**

Intensity and Size: Non-residential uses shall not exceed a maximum of 0.35 Floor Area Ratio. 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 Category and any other Neighborhood Centers.

**Policy FLU 1.1.15 Civic Future Land Use Category**

The Civic Future Land Use Category will provide areas for the uses provided for below. The Civic Category may be applied to publicly or privately owned lands.

**a) Allowable Uses:**

- Civic uses
- Religious uses
- Clubs, lodges halls, exhibition centers, fairgrounds
- Educational uses
- Recreational uses
- Conservation uses

**b) Non Residential Intensity:**

- A maximum of a 1.5 Floor Area Ratio

**Policy FLU 1.1.16 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.

**a) Allowable Uses:**

- Commercial uses
- Single family attached dwellings
- Multi-family dwellings
- Light industrial uses
- Institutional uses
- Assisted living facilities
- Continuing care facilities





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- Medical facilities
- All uses permitted in the Civic Future Land Use Category
- Accessory 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 affordable housing.

**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 Category within the City. The mix of uses is not required on a parcel by parcel basis. All of the land uses do not 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><u>Minimum %</u></b>	<b><u>Maximum %</u></b>
<b>Residential (including single family attached dwellings, multi-family dwellings, and assisted living facilities)</b>	5%	25%
<b>Commercial (including medical facilities)</b>	10%	70%
<b>Civic</b>	2%	30%
<b>Light Industrial</b>	5%	25%
<b>Institutional (including continuing care facilities)</b>	0%	10%

**Policy FLU 1.1.17      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.

**a) Allowable Uses:**

- Parks and recreation 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 1.1.18**

Clustering of residential units shall be permitted to encourage open space and to reduce surface water run-off.

**Policy FLU 1.1.19**

The proposed development of the City as provided in this 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**

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 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;



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- e) Provide that public facilities and services meet or exceed the standards established in the capital improvements element and are available when needed;
- f) Ensure safe and convenient onsite traffic flow, considering needed vehicle parking; and
- g) Provide for the protection of natural and historical resources.

### **Policy FLU 1.2.2**

Adopt zoning regulations to allow for interim 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 and surrounding residential land uses;
- c) Provide for legal non-conforming agricultural uses consistent with this Plan and the Right-to-Farm Act; and
- d) Implement the Agricultural Acknowledgement Act.

### **Policy FLU 1.2.3**

Maintain land development regulations which provide for a Planned Development District (PD).

- a) The intent of a Planned Development District (PD) is to permit a large area to be developed under 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.
- b) Although a variety of uses 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 land development regulations which include standards for providing residential density bonuses above the maximum density consistent with the Future Land Use Category in exchange for the construction of workforce, affordable, or senior housing.

**Objective FLU 1.3**

Work towards the elimination of existing land uses which are non-conforming with the City's Future Land Use Element and Map (FLU Map 2.1).

**Policy FLU 1.3.1**

Adopt and maintain land development regulations 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 a legal non-conforming use.

**Policy FLU 1.3.2**

Existing legal non-conforming structures 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 this 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.



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**Policy FLU 1.5.1** Allow public and private schools in all Future Land Use Categories except the Open Space and Recreation Future Land 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, libraries, and community centers.

### Objective FLU 1.6

Ensure compatibility among various 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 transit to access goods, services, education, employment, and recreation.

**Policy FLU 1.6.2** All allowable uses within a Future Land Use category are deemed compatible with one another for purposes of this Plan and the City's Land Development Regulations.

**Policy FLU 1.6.3** Development within the Downtown Mixed-Use Category immediately adjacent to the Town of Loxahatchee Groves must ensure there is 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 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 Category on the Future Land Use Map (FLU Map 2.1). Only single family attached and single family detached dwellings shall be permitted in this area.

**Policy FLU 1.6.5** Development abutting a different 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 ≤ 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 a 8' height privacy fence or 10' wide vegetated buffer	Visual screen consisting of a 8' height privacy fence or 10' wide vegetated buffer	No Buffer Required
Single family attached residential, density ≤ 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 a 8' height privacy fence or 10' wide vegetated buffer	Visual screen consisting of a 8' height privacy fence or 10' wide vegetated buffer	No Buffer Required
Multi-family residential (>2 u/structure), density ≤ 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 a 8' height privacy fence and 10' wide vegetated buffer	Visual screen consisting of a 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 a 8' height privacy fence and 25' wide vegetated buffer	Visual screen consisting of a 8' height privacy fence and 25' wide vegetated buffer	No Buffer Required
Non-residential, intensity ≤ 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 a 8 height privacy fence and 10' wide vegetated buffer	Visual screen consisting of a 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 a 8' height privacy fence and 25' wide vegetated buffer	Visual screen consisting of a 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



## City of Westlake Comprehensive Plan

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

**Policy FLU 1.6.7** A public roadway, trail, 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.

**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 protected and conserved consistent with the Conservation Element of this 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.

# CITY OF WESTLAKE



## POLICY DOCUMENT

Goals, Objectives,  
& Policies

# TRANSPORTATION

2017





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

### GOAL TE 1

**PROVIDE A SAFE AND CONVENIENT MULTI-MODAL TRANSPORTATION SYSTEM IN THE CITY OF WESTLAKE COORDINATED WITH THE FUTURE LAND USE MAP AND SUPPORTIVE OF THE PLAN.**

### TRAFFIC CIRCULATION

#### Objective TE 1.1

Provide a Traffic Circulation Network that is coordinated with and adequately serves the anticipated and planned growth represented in the Future Land Use Map and 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, 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 with the Future Land Use Map, and provide for a traffic circulation system that serves future land uses.

##### Policy TE 1.1.5

Transportation facilities for the short term planning period are shown in TE Map 3.6 (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 depicts the right-of-way anticipated to implement the 2023 traffic circulation system for the City.



## **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 Roadway Levels of Service Map. The adopted roadway Level of Service ("LOS") for Seminole Pratt Whitney Road within the City shall be "D." The adopted roadway LOS for all other functionally classified roadways shall be "D." Roadway LOS will be based on the peak hour, peak direction traffic volumes. The roadway levels of service are adopted for planning purposes only.

### **Policy TE 1.2.2**

Establish a process in the Land Development Regulations for monitoring and reporting roadway LOS for all arterial and collector roadways.

### **Policy TE 1.2.3**

Adopt Land Development Regulations that establish a mobility system, which shall ensure that the LOS standard is achieved and maintained within the City.

### **Policy TE 1.2.4**

All functionally classified roadways within the City, with the exception of Seminole Pratt Whitney Road, shall be maintained by the City or SID.

### **Policy TE 1.2.5**

Adopt access management standards within the Land Development Regulations to govern connection spacing and site access on public roadways, for the purpose of preserving the adequate and safe operation of roadways within the City.

### **Policy TE 1.2.6**

To ensure that roadway 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 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 1.2.7**

Ensure that privately-constructed roadways conform to all design standards of the City before the City accepts responsibility for the roadways as a public facility.

### **Policy TE 1.2.8**

Encourage connectivity of roadways, bicycle, and pedestrian facilities in the City to reduce congestion on arterial and collector roads.



## EVACUATION ROUTES

**Objective TE 1.3** Maintain adopted LOS on arterial roadways which connect to designated evacuation routes.

**Policy TE 1.3.1** Coordinate with Palm Beach County to ensure adopted LOS 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 and pedestrian facilities.

**Policy TE 1.4.1** TE Map 3.3 is the City's Existing Bicycle and Pedestrian Facilities Map; TE Map 3.9 is the City's 2023 Future Bicycle and Pedestrian Network Map and TE Map 3.7 is the City's 2038 Future Bicycle 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 Collector or Arterial Roads.

**Policy TE 1.4.3** Coordinate with the Palm Beach MPO concerning improvements to roadways within the City based upon the Master Comprehensive Bicycle Transportation Plan (March 2011) and other appropriate MPO bicycle initiatives.

**Policy TE 1.4.4** Adopt Land Development Regulations that require pedestrian and bicycle facilities within residential subdivisions.

**Policy TE 1.4.5** Adopt roadway 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 roads.

**Policy TE 1.4.6** Ensure that the future roadway network is designed to provide safe non-motorized vehicle and pedestrian crossings.



- Policy TE 1.4.7** Incorporate safe routes to school programs into 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.
- Policy TE 1.4.9** Coordinate TE Map 3.4 and TE Map 3.7 with the Palm Beach County MPO 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

## **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), Palm Beach County, and the Palm Beach Metropolitan Planning Organization (MPO) to determine consistency and compatibility of transportation systems.

**Policy TE 1.5.2** Connect the City's roadway 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 population densities sufficient to support mass transit.
- Policy TE 1.6.3** Address location for mass transit facilities in new developments in the Land Development Regulations.
- Policy TE 1.6.4** Evaluate parking requirements for new developments in the Land Development Regulations to encourage alternative modes of travel.

## **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 City limits.
  - Policy TE 1.7.2** Provide for significant bicycle and pedestrian pathways in support of non-motorized transportation.

# CITY OF WESTLAKE



## POLICY DOCUMENT

Goals, Objectives,  
& Policies

# INFRASTRUCTURE

2017



## **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**

Provide potable water facilities that are cost effective, adequate, and maintain the adopted level of service standard.

##### **Policy INF 1.1.1**

In coordination with SID, evaluate the capacity, operation, and maintenance of the water distribution system on an annual basis to maintain adopted level of service standards and to maximize the use of existing potable water facilities. The SID utility service area is shown in INF Map 4.1.

##### **Policy INF 1.1.2**

In coordination with SID, use the potable water level of service 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 standard for residential uses shall be 110 gallons per capita per day.

##### **Policy INF 1.1.4**

The potable water level of service 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 standard of 18 gpd per student; hotels shall have a level of service standard of 100 gpd per room; and parks shall have a level of service 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 supply exists to serve the new development no later than the anticipated date of issuance by the City of a certificate occupancy or its functional equivalent.

**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 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 1.2.4** Coordinate with the South Florida Water Management District to continue to protect and conserve ground and surface waters.

**Policy INF 1.2.5** Designate minimum fire flow and related water pressure requirements in the Land Development Regulations.

**Policy INF 1.2.6** 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 4.6.

## **WASTEWATER AND REUSE WATER**





### **Objective INF 1.3**

Provide wastewater facilities that are cost effective, adequate, and maintain the adopted level of service standard.

#### **Policy INF 1.3.1**

In coordination with SID, evaluate wastewater system facilities on an annual basis to ensure the system effectively maintains adopted level of service, and maximizes the use of existing wastewater facilities.

#### **Policy INF 1.3.2**

In coordination with SID, use the wastewater level of service standards identified in Policies INF 1.3.3 and INF 1.3.4 to evaluate wastewater facility capacity for issuance of development permits.

#### **Policy INF 1.3.3**

The wastewater level of service standard for residential uses shall be 100 gallons of wastewater per capita per day.

#### **Policy INF 1.3.4**

The wastewater level of service 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 standard of 18 gpd per student; hotels shall have a level of service standard of 100 gpd per room; and parks have a level of service 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 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. 1.3.8**

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. 4.5.

### **Objective INF 1.4**

In coordination 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.

#### **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 4.4.

## **SOLID WASTE**

### **Objective INF 1.5**

Ensure that adequate and efficient solid waste collection is available for the City.

#### **Policy INF 1.5.1**

Ensure maintenance of the adopted solid waste level of service standard by coordinating with the Solid Waste Authority of Palm Beach County 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.

#### **Policy INF 1.5.2**

The solid waste level of service 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 standard identified in Policies INF 1.5.2 to evaluate facility capacity and for issuance of development permits.



## City of Westlake Comprehensive Plan

- Policy INF 1.5.4** Coordinate the disposal of residential household hazardous waste with the Solid Waste Authority of Palm Beach County.
- 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'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 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 level of service 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 to provide stormwater management facilities consistent with SFWMD regulations.
- Policy INF 1.6.4** The drainage level of service shall be:



**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

Source: Isohyetel Graphs SFWMD's Environmental Resource Permit Applicant's Handbook Volume II

**Level of Service Standard**

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

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 exists to serve the new development 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 4.3. The anticipated infrastructure for earthwork and stormwater improvements for the long term planning period is shown on INF Map 4.7.



## **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 Lower East Coast Regional Water Supply Plan 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

2017



## 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 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, 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.
- 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.





**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 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

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# RECREATION AND OPEN SPACE

2017



## 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 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 collocation 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 permits. Park planning and development will be initiated no later than when the City's population reaches 4,000 permanent residents or 2024, whichever occurs first.



**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 and opportunities for new 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 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

2017



## 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 City residents.

##### Policy HE 1.1.1

Designate sufficient land areas for residential development to accommodate the projected population for the long range planning period.

##### Policy HE 1.1.2

Establish land uses 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** 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,



## City of Westlake Comprehensive Plan

- 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.





## 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

2017



## 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.**

#### **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 Schedule based on the criteria below. Projects necessary to ensure the achievement and maintenance of adopted level of service standards shall be prioritized for funding based on these 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 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 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 this 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 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 SID to fund and construct all of the public facilities enumerated 5-Year Schedule of Capital Improvements where it 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 1.1.4**

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 1.1.5**

In coordination with SID, pursue state and federal grant opportunities to fund projects in the 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 1.1.6**

As fiscal years progress, a new fifth year will be added to the capital improvements schedule.

**Policy CIE 1.1.7**

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**

Include in its annual update of its 5-Year Schedule of Capital Improvements any transportation improvements adopted in the MPO Transportation Improvement Program adopted pursuant to s. 339.175(8) F.S. that are relied upon to ensure concurrency and financial feasibility.

**Policy CIE 1.1.9**

Review and update, on an annual basis, the Capital Improvements Element of the Plan. This review shall also ensure consistency between the Infrastructure Element 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																						
Transportation	<ul style="list-style-type: none"> <li>Arterials – D</li> <li>Minor Arterial – D</li> <li>Collector – D</li> <li>Local - D</li> </ul>																						
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> <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 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>																						
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>Level of Service Standards:</b></p> <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Storm Event</th> <th>Intensity of Rainfall (in.)</th> <th>Drainage Level of Service</th> </tr> </thead> <tbody> <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, Perimeter Berm and Peak Discharge</td> </tr> <tr> <td>100 year-3 day, zero discharge</td> <td>14</td> <td>Finished Floors</td> </tr> </tbody> </table> <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Elevation (NAVD 88)</th> <th>Drainage Level of Service</th> </tr> </thead> <tbody> <tr> <td>18.23</td> <td>Local Road Crown</td> </tr> <tr> <td>18.23</td> <td>Parking Lots</td> </tr> <tr> <td>19.23</td> <td>Arterial Road Crown</td> </tr> <tr> <td>19.83</td> <td>Finished Floors</td> </tr> </tbody> </table>	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
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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.

**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, impact fees, concurrency or other techniques to ensure that public traffic facilities are available to meet established levels of service



## City of Westlake Comprehensive Plan

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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 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 Improvements Schedule, Fiscal Years 2018-19 – 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
<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

# CITY OF WESTLAKE



## POLICY DOCUMENT

Goals, Objectives,  
& Policies

# INTERGOVERNMENTAL COORDINATION

2017



## 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 Regional Policy Plan, the Palm Beach County Comprehensive Plan, the comprehensive plans of adjacent local governments, and applicable regional water supply plans 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'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 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.

**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 to ensure adequate school facilities are available to meet the needs of the City's population.

**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 with SID.
- b) Comply with Palm Beach County's Transportation Performance Standards as they apply within the City.
- c) Coordinate with the Palm Beach County MPO concerning the siting of facilities in Palm Beach County MPO 2040 Long Range Transportation Plan 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 Water Supply Plan, as amended.

**Policy ICE 1.3.4**

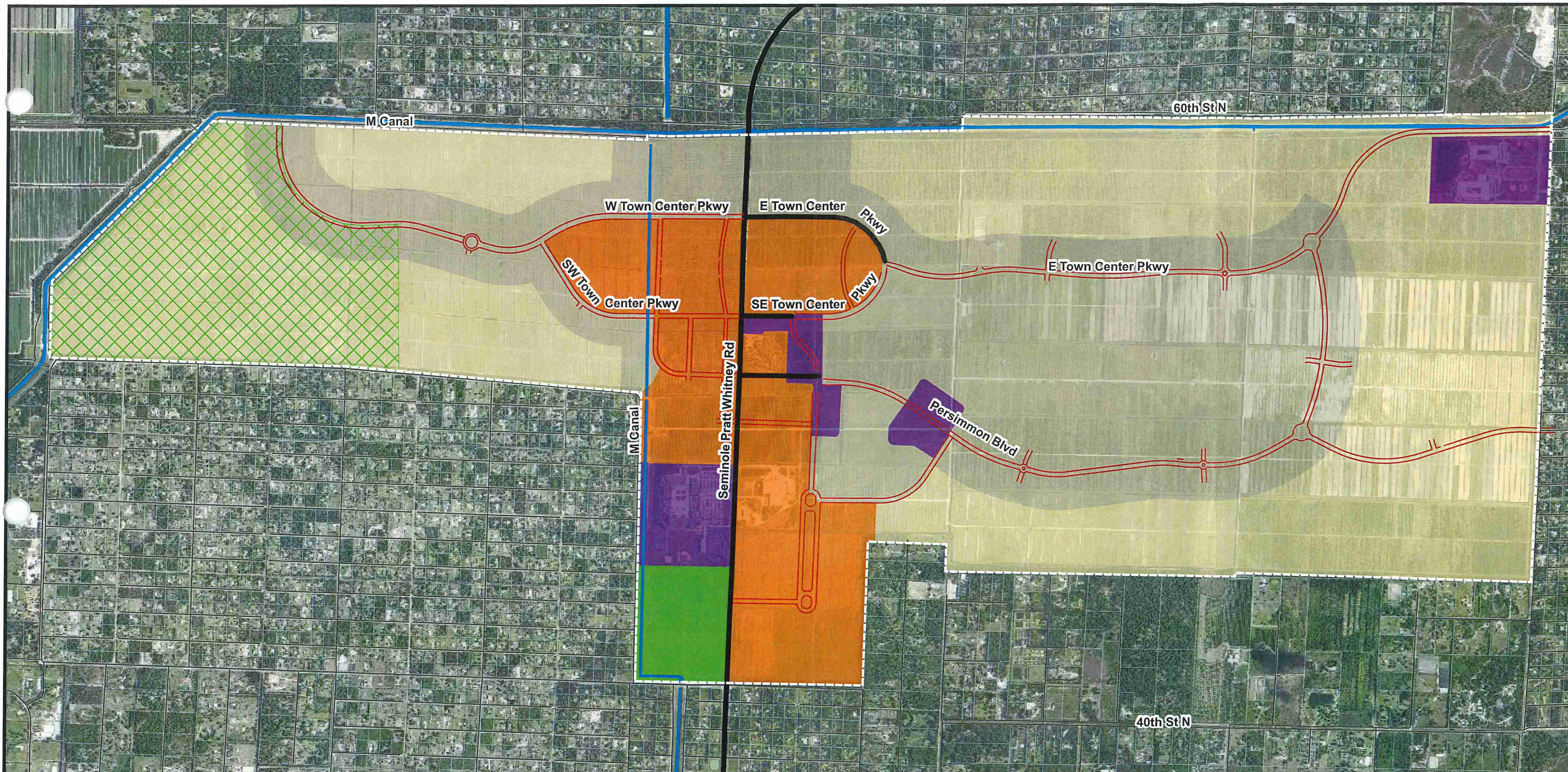
Implement the Interlocal Agreement with Palm Beach County for fire and emergency medical services.

**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 Interlocal Agreement with SID, which shall contain the mechanisms for coordination between SID and the City for planning, funding, constructing, maintaining, and evaluating public facilities and infrastructure, items subject to concurrency, and where appropriate, development orders.



**FUTURE LAND USE**

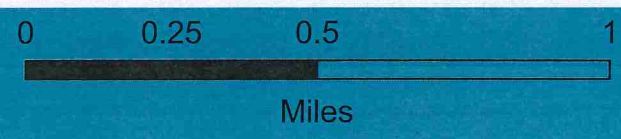
- Residential 1
- Residential 2
- Downtown Mixed Use
- Civic
- Open Space & Recreation
- Solar Energy Overlay

**OTHER**

- Streets
- City Boundary
- Future Streets
- Major Canal

City of Westlake  
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Note: The illustration of future streets shows preliminary alignments.

**FLU Map 2.1: Future Land Use Map**



**EXISTING LAND USE**

- Agriculture
- Seminole Improvement District Reuse Facility
- Educational Facilities

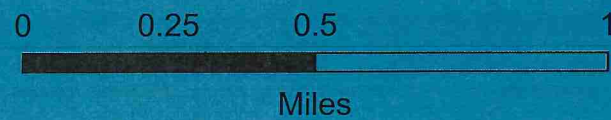
- Commercial
- Industrial
- Civic

**OTHER**

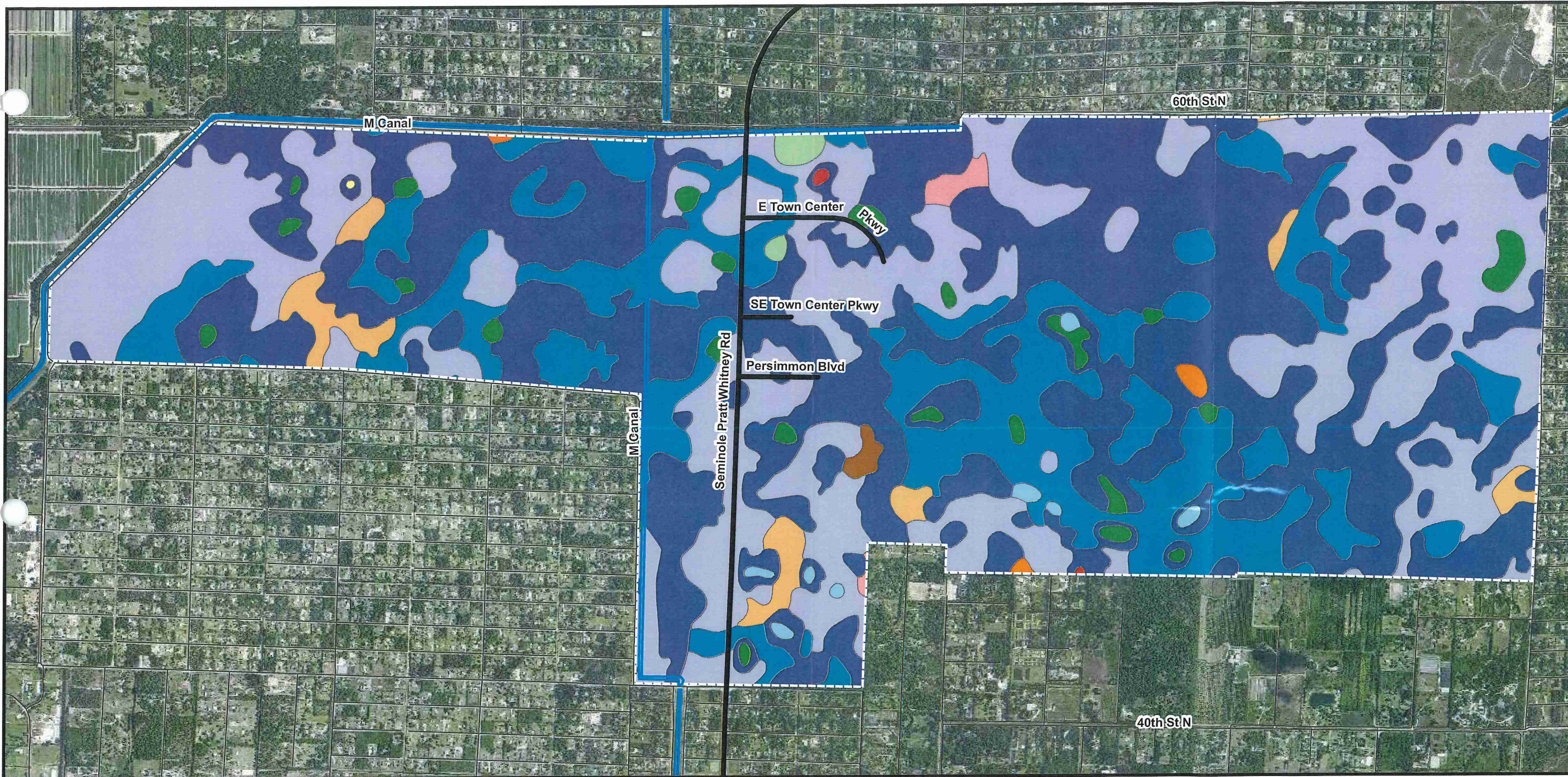
- Streets
- Major Canal
- Residential Development in Progress
- Commercial Development in Progress
- Recreational Development in Progress

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**FLU Map 2.2: Existing Land Use Map**



**SOILS**

- 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

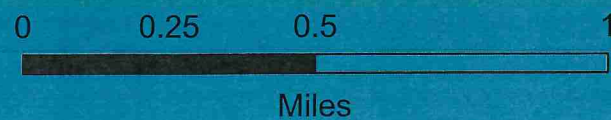
- RIVIERA FINE SAND, DEPRESSIONAL
- TEQUESTA MUCK
- WABASSO FINE SAND

**OTHER**

- Streets
- Major Canal

City of Westlake  
Comprehensive Plan

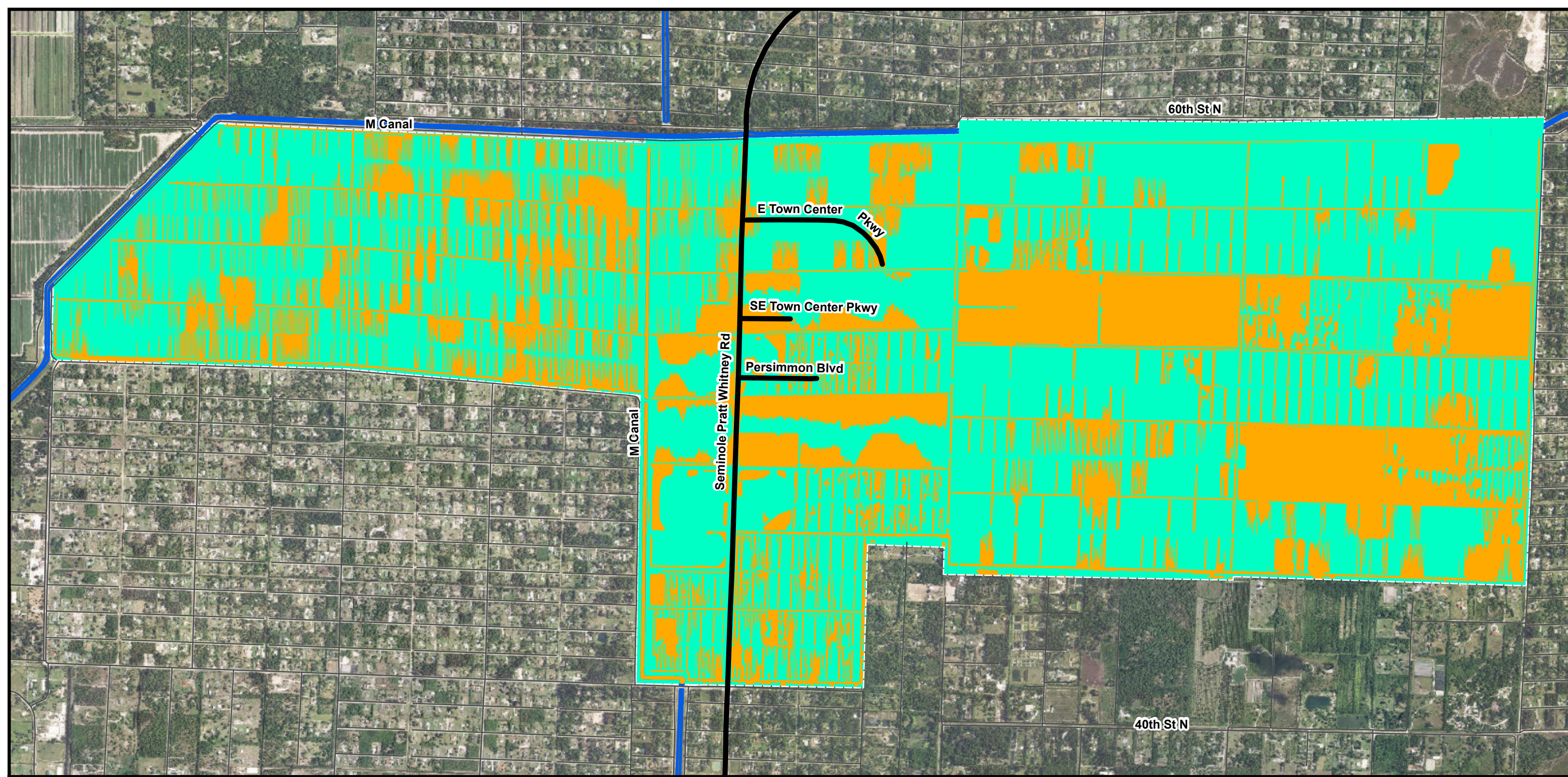
Revision Date: October 27, 2017



Source: U.S. Department of Agriculture, Natural Resources Conservation Service, 2013

**FLU Map 2.3: Mineral and Soils Map**





**FLOODPLAIN MAP**

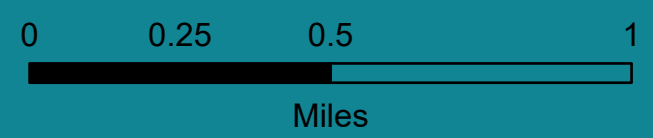
- Zone AE
- Zone X

**OTHER**

- Streets
- Major Canal

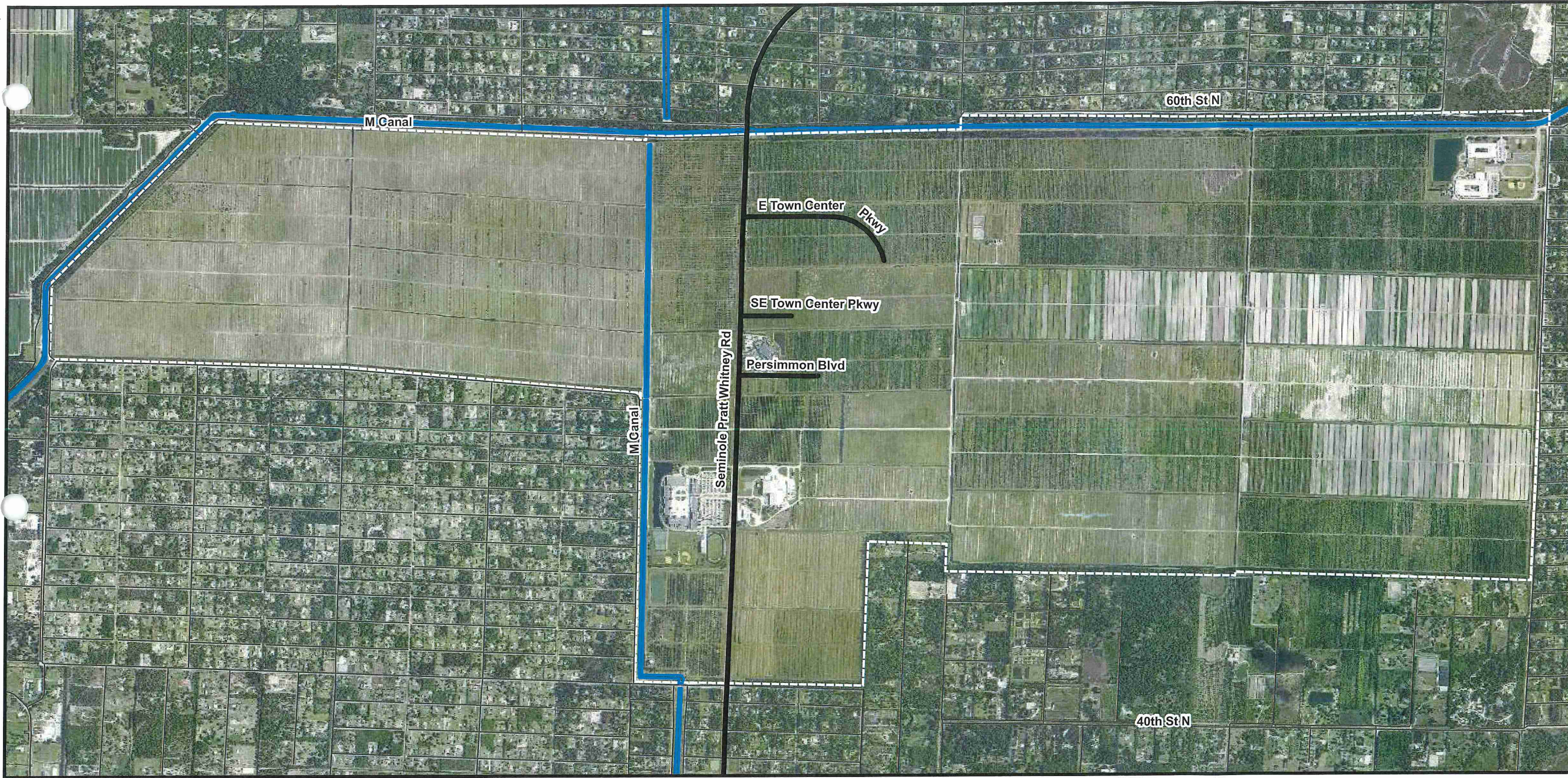
City of Westlake  
Comprehensive Plan

Revision Date: October 31, 2017



Source: Flood Insurance Rate Map,  
effective October 5, 2017

**FLU Map 2.4: Floodplain Map**

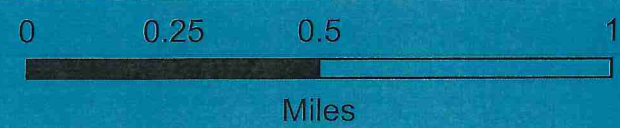


- Streets
- Major Canal

Note: The City of Westlake does not have, and does currently not plan to have, public potable waterwells, cones of influence or wellhead protection areas.

City of Westlake  
Comprehensive Plan

Revision Date: October 27, 2017



## FLU Map 2.5: Existing and Planned Public Potable Waterwells, Cones of Influence and Wellhead Protection Areas Map

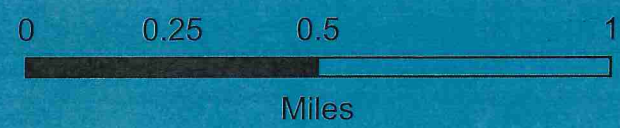


- Streets
- Major Canal

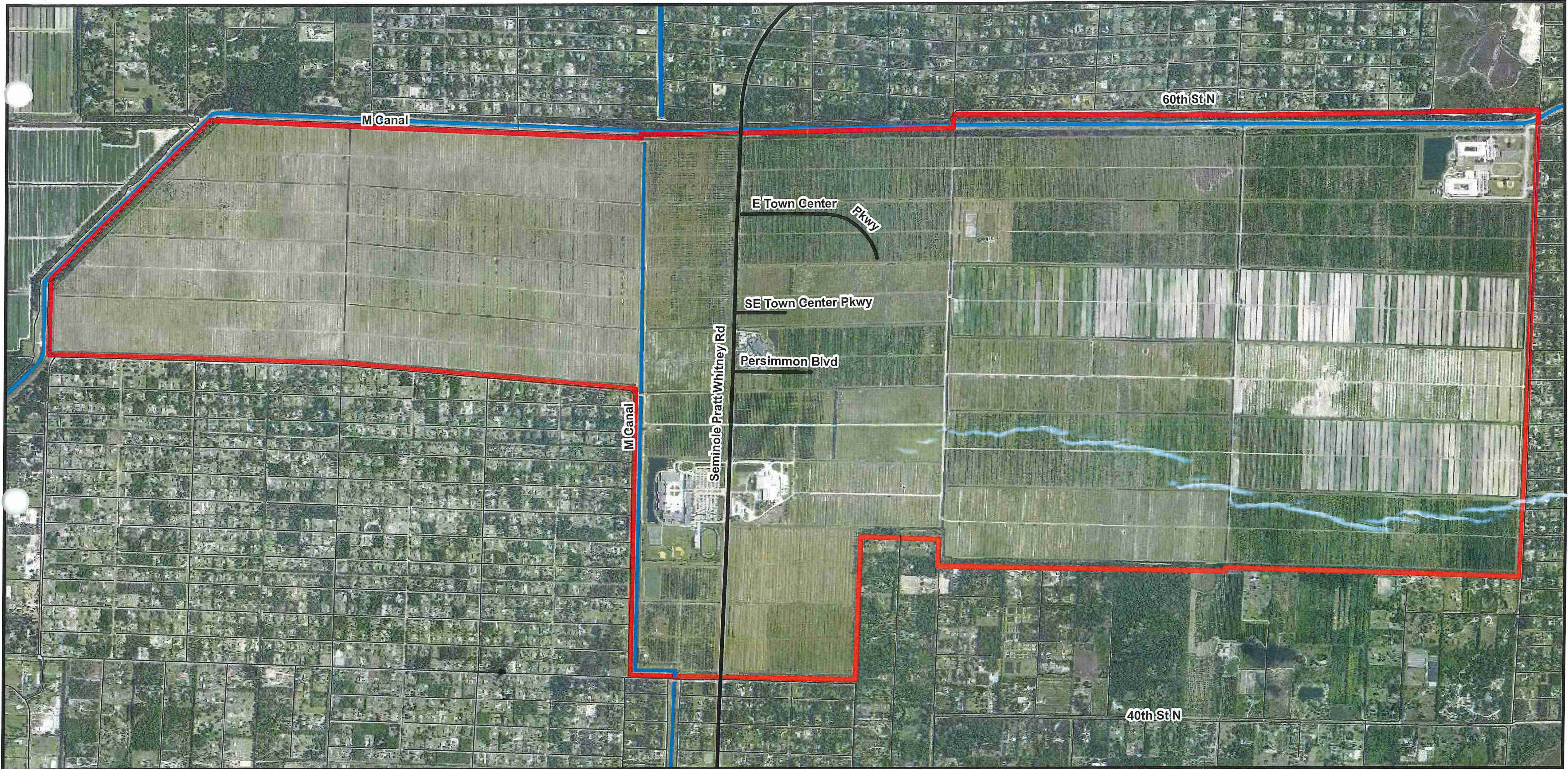
Note: The City of Westlake does not have any wetlands.

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## FLU Map 2.6: Wetlands Map

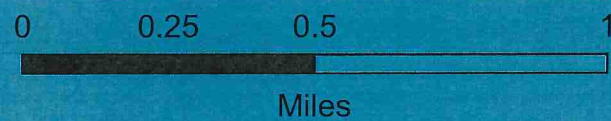


 Utility Service Area

**OTHER**  
 Major Canal

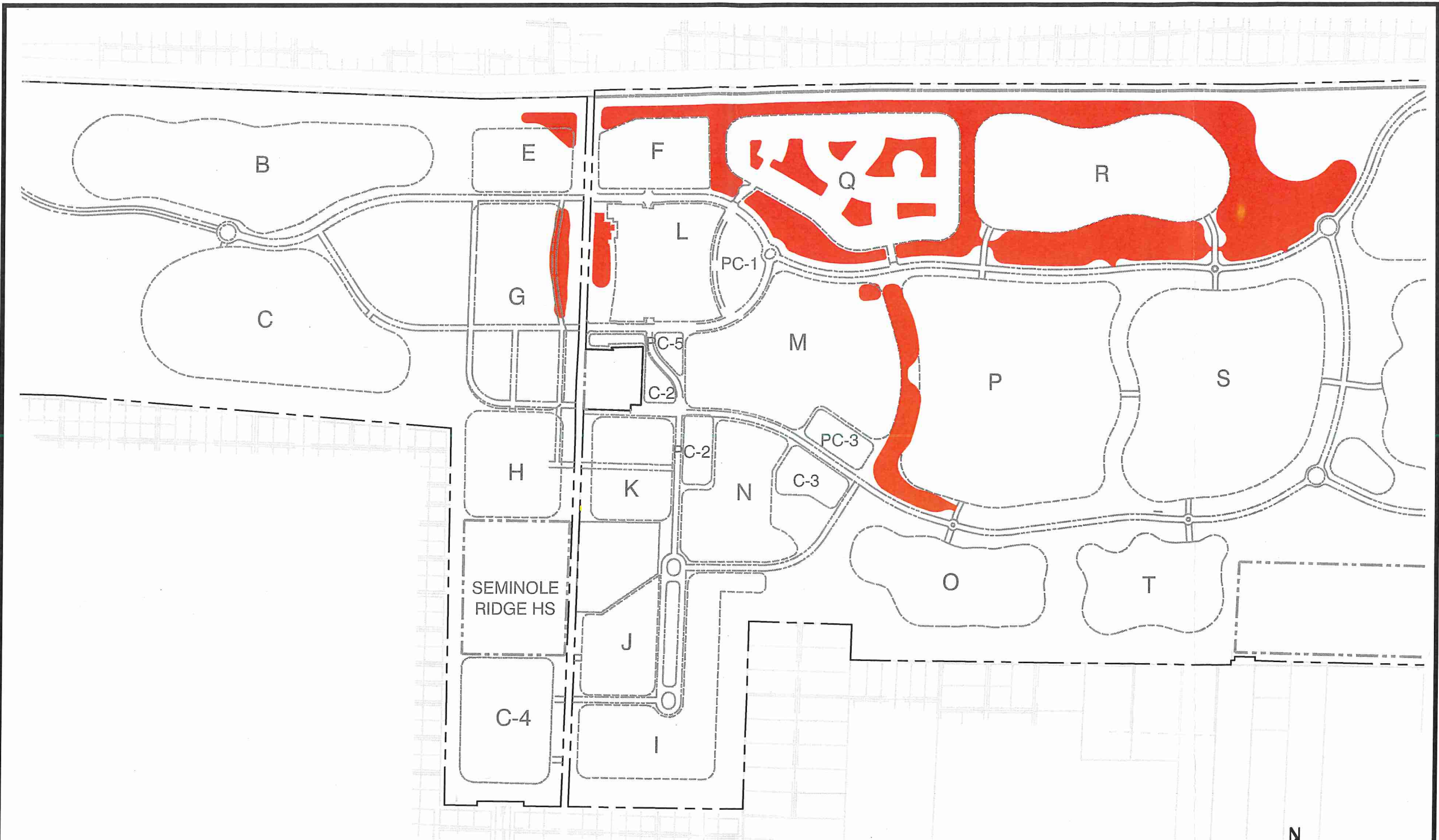
City of Westlake  
 Comprehensive Plan

Revision Date: October 27, 2017



**INF Map 4.1: Utility Service Area Map**

S:\PALM BEACH\SID\10 COMP PLAN\EXHIBITS\OVERALL COST ESTIMATES.DWG



**FARNER  
BARLEY**  
AND ASSOCIATES, INC.  
Certificate of Authorization Number: 4709  
4450 N.E. 83rd Road • Wilwood, Florida 34785 • (352) 748-3128

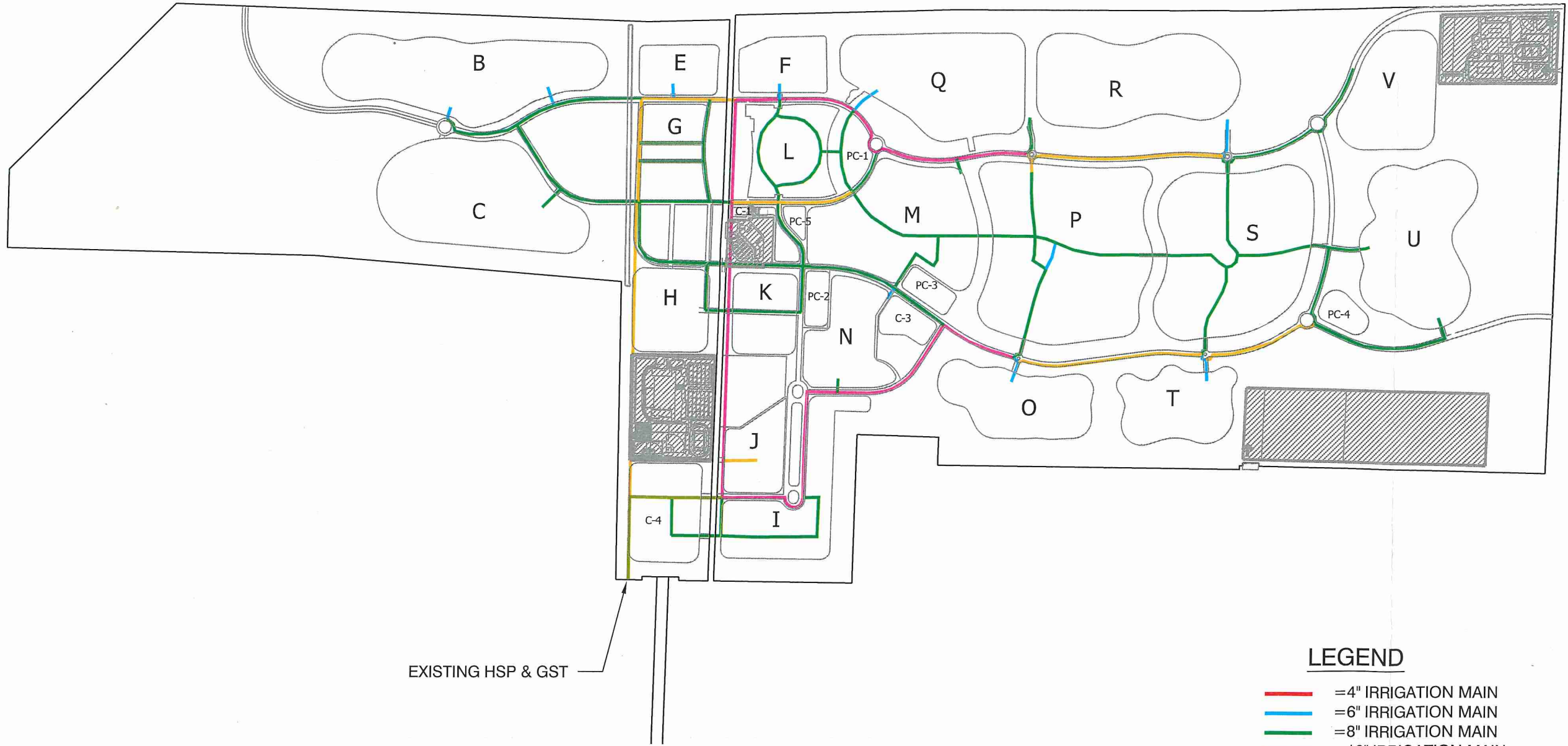
▲ ENGINEERS  
▲ SURVEYORS  
▲ PLANNERS



FISCAL YEARS 2018 / 2023  
EARTHWORK / STORMWATER  
IMPROVEMENTS

INF Map 4.3: 2023 Drainage (Stormwater) Improvements and Earthwork Map

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**LEGEND**

- =4" IRRIGATION MAIN
- =6" IRRIGATION MAIN
- =8" IRRIGATION MAIN
- =10" IRRIGATION MAIN
- =12" IRRIGATION MAIN
- =16" IRRIGATION MAIN
- =20" IRRIGATION MAIN
- =24" IRRIGATION MAIN



**REUSE/ IRRIGATION SYSTEM**

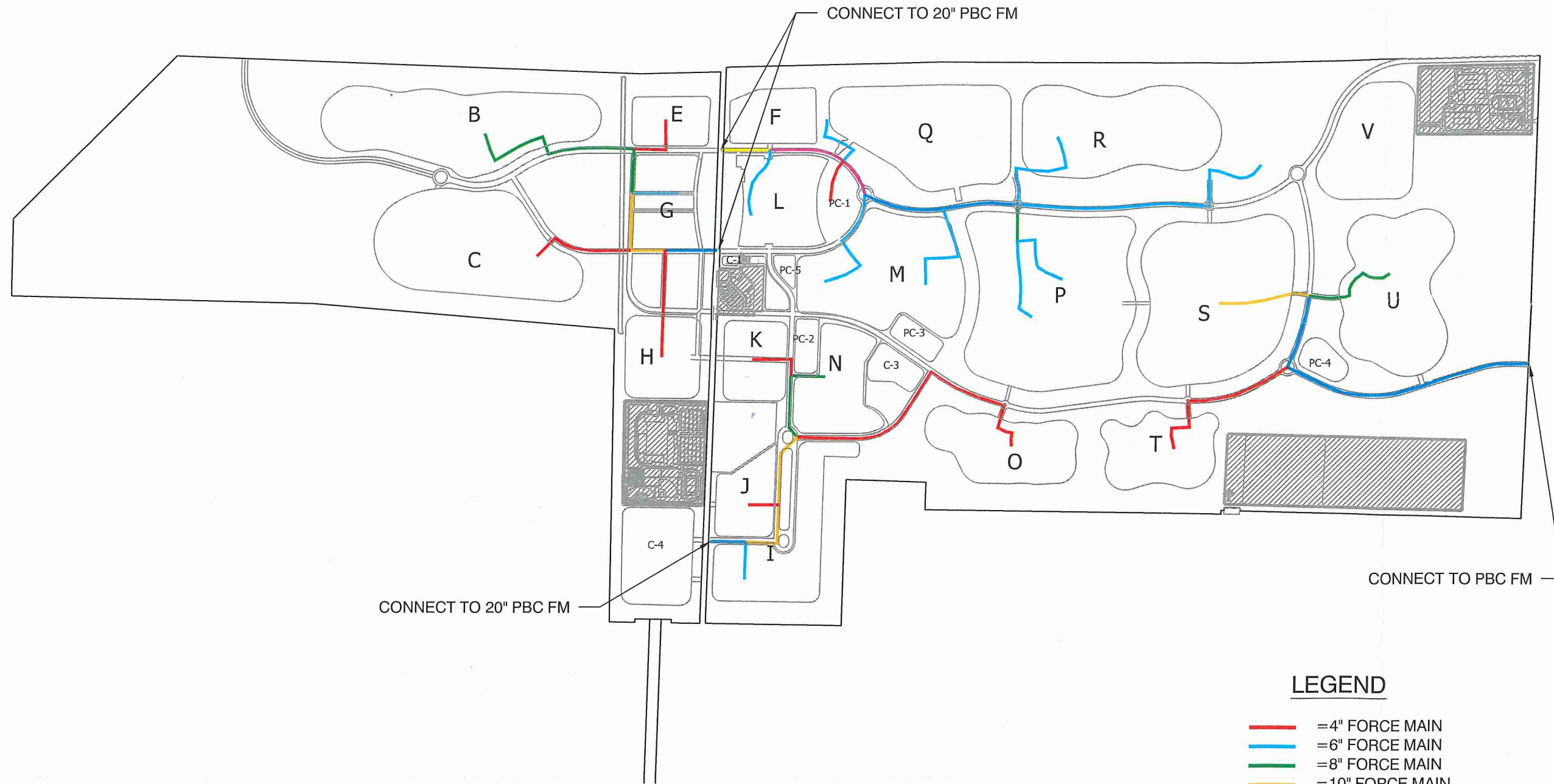
CREATED: 8/11/2017

**FARBER**  
**BARBLEY**  
 AND ASSOCIATES, INC.  
 ENGINEERS SURVEYORS PLANNERS  
 Certificate of Authorization Number: 4709  
 4450 N.E. 63rd Road • Wilwood, Florida 34785 • (352) 748-3128



SCALE IN FEET  
 1" = 200'

S:\PALM BEACH\SID\10\COMP PLAN\EXHIBITS\SAN.dwg



**LEGEND**

- = 4" FORCE MAIN
- = 6" FORCE MAIN
- = 8" FORCE MAIN
- = 10" FORCE MAIN
- = 12" FORCE MAIN
- = 16" FORCE MAIN
- = 20" FORCE MAIN

INF Map 4.5 2038 Wastewater System Map

CREATED: 8/11/2017



**FARNER  
BARLEY  
AND ASSOCIATES, INC.**  
ENGINEERS  
SURVEYORS  
PLANNERS  
Certificate of Authorization Number: 4709  
4450 N.E. 63rd Road O. Maitland, Florida 34785 o (352) 746-3126

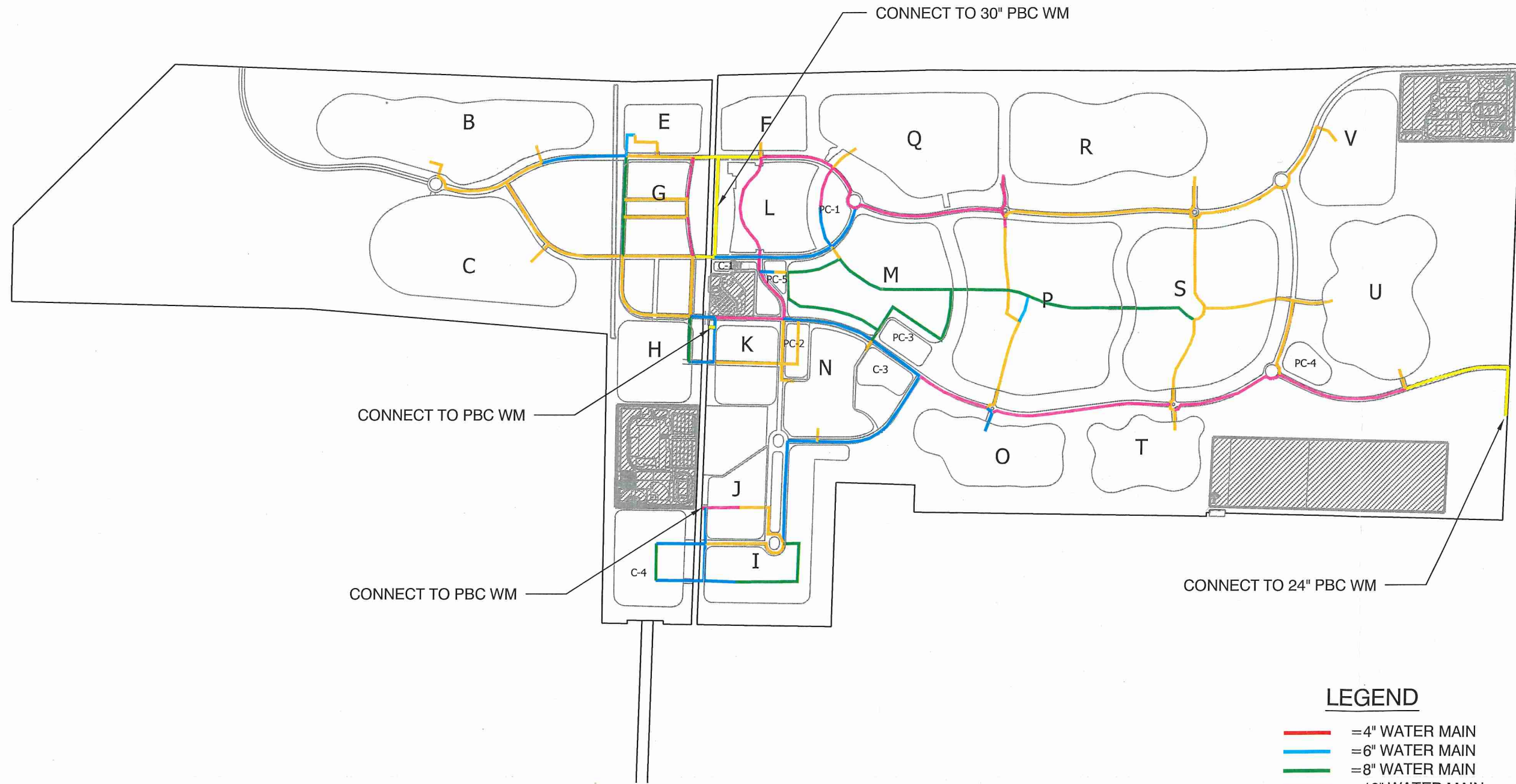


SCALE IN FEET  
1" = 200'

**WASTEWATER SYSTEM**



S:\PALM BEACH\SID\10\COMP PLAN\EXHIBIT\WATER.dwg



**LEGEND**

- = 4" WATER MAIN
- = 6" WATER MAIN
- = 8" WATER MAIN
- = 10" WATER MAIN
- = 12" WATER MAIN
- = 16" WATER MAIN
- = 20" WATER MAIN

INF Map 4.6: 2038 Potable Water System Map



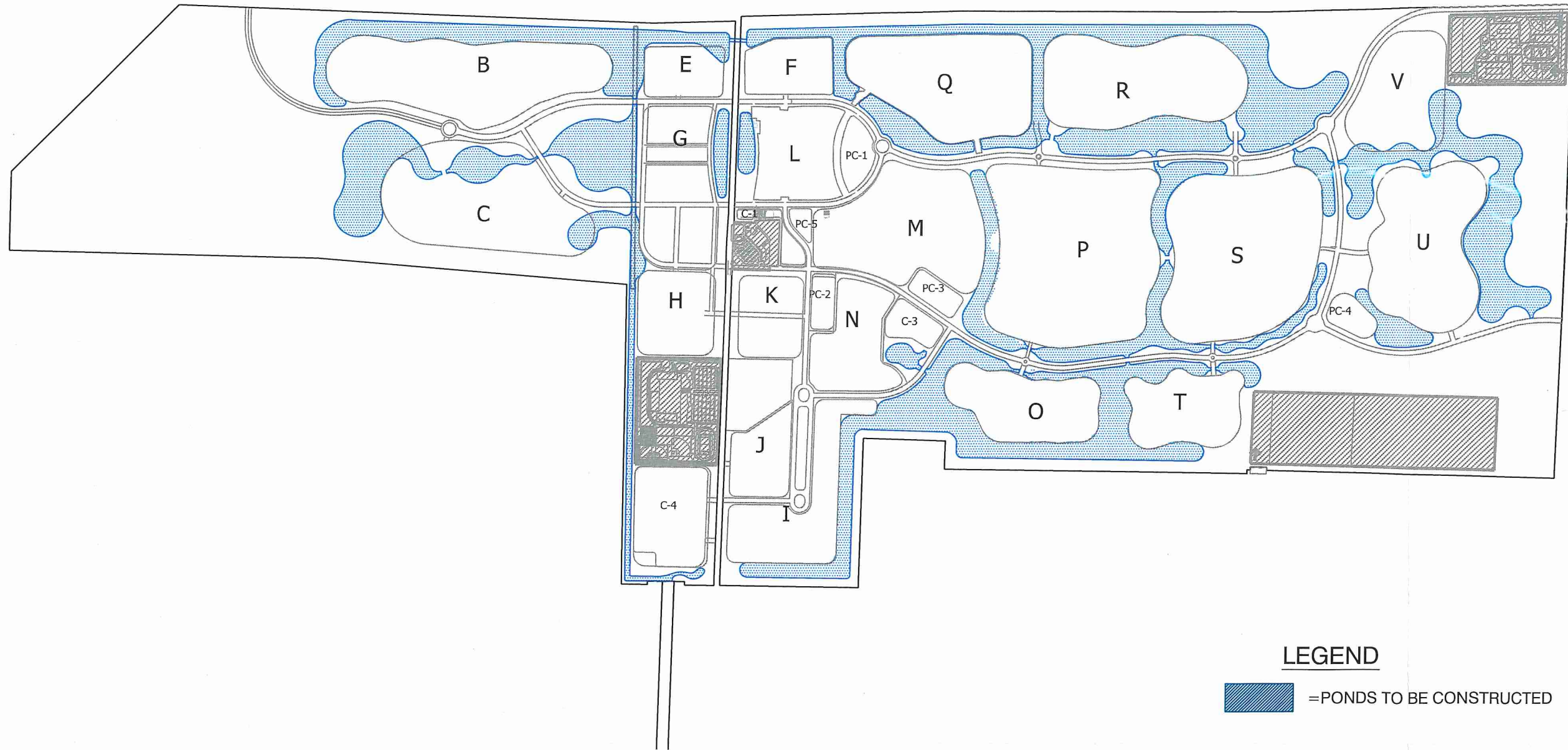
**POTABLE WATER SYSTEM**

CREATED: 8/11/2017

**FARBER BARLEY AND ASSOCIATES, INC.**  
 ENGINEERS SURVEYORS PLANNERS  
 Certificate of Authorization Number: 4709  
 4450 N.E. 83rd Road • Wilfredo, Florida 34786 • (852) 748-3126







**LEGEND**

 = PONDS TO BE CONSTRUCTED

INF Map 4.7: 2038 Drainage (Stormwater) Improvements and Earthwork Map



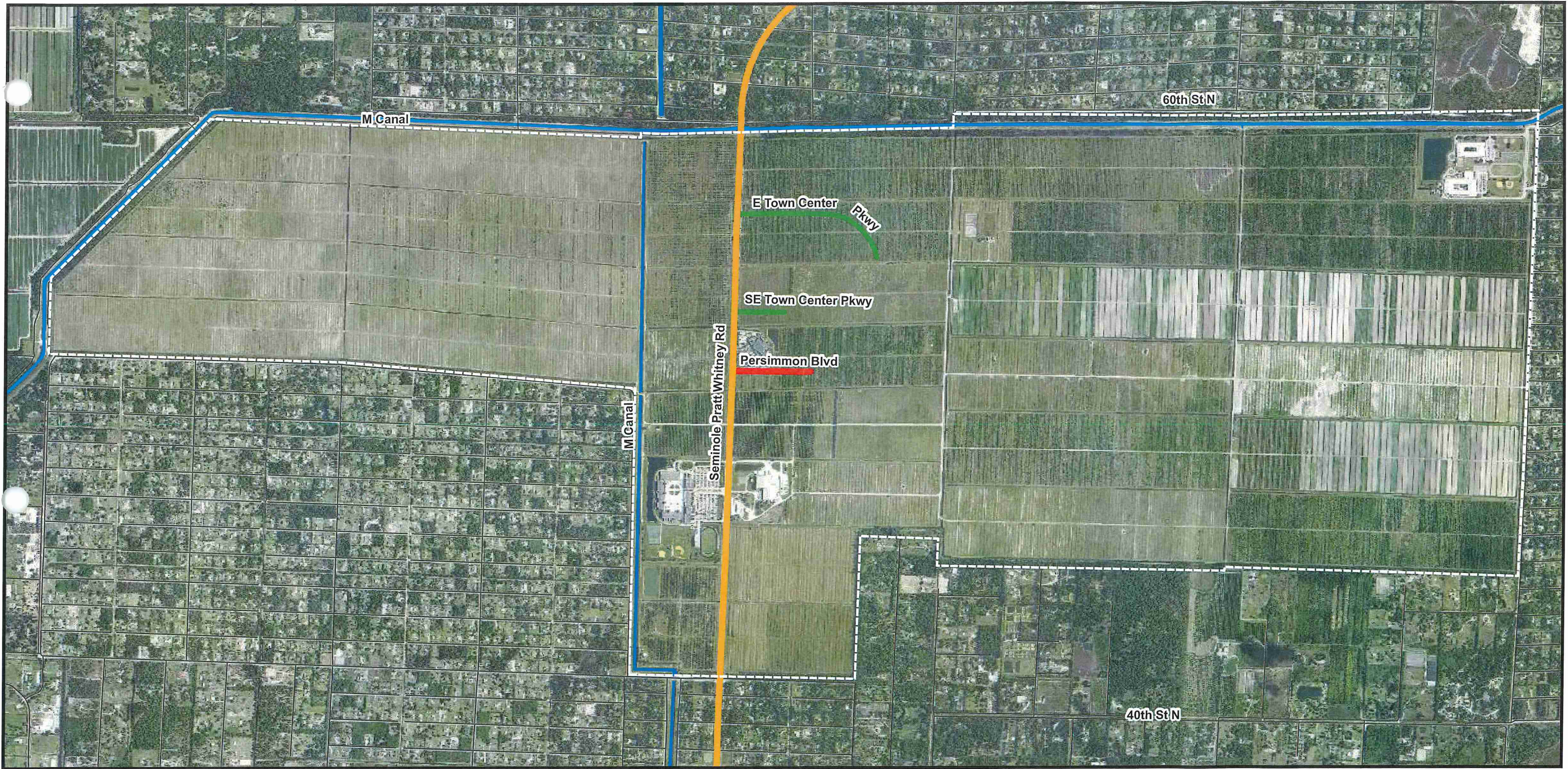
**DRAINAGE/ EARTHWORK**

CREATED: 8/11/2017






**FARBER  
BABLEY  
AND ASSOCIATES, INC.**  
ENGINEERS  
SURVEYORS  
PLANNERS  
Certificate of Authorization Number: 4709  
4450 N.E. 83rd Road • Miramar, Florida 33185 • (352) 748-3128





**EXISTING ROADWAYS**

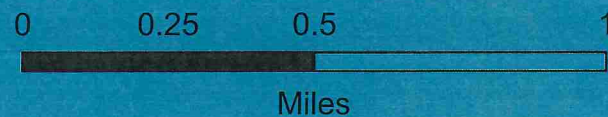
-  County Urban Minor Arterial, Four Lane Divided
-  City Urban Major Collector, Four Lane
-  City Urban Major Collector, Two Lane

**OTHER**

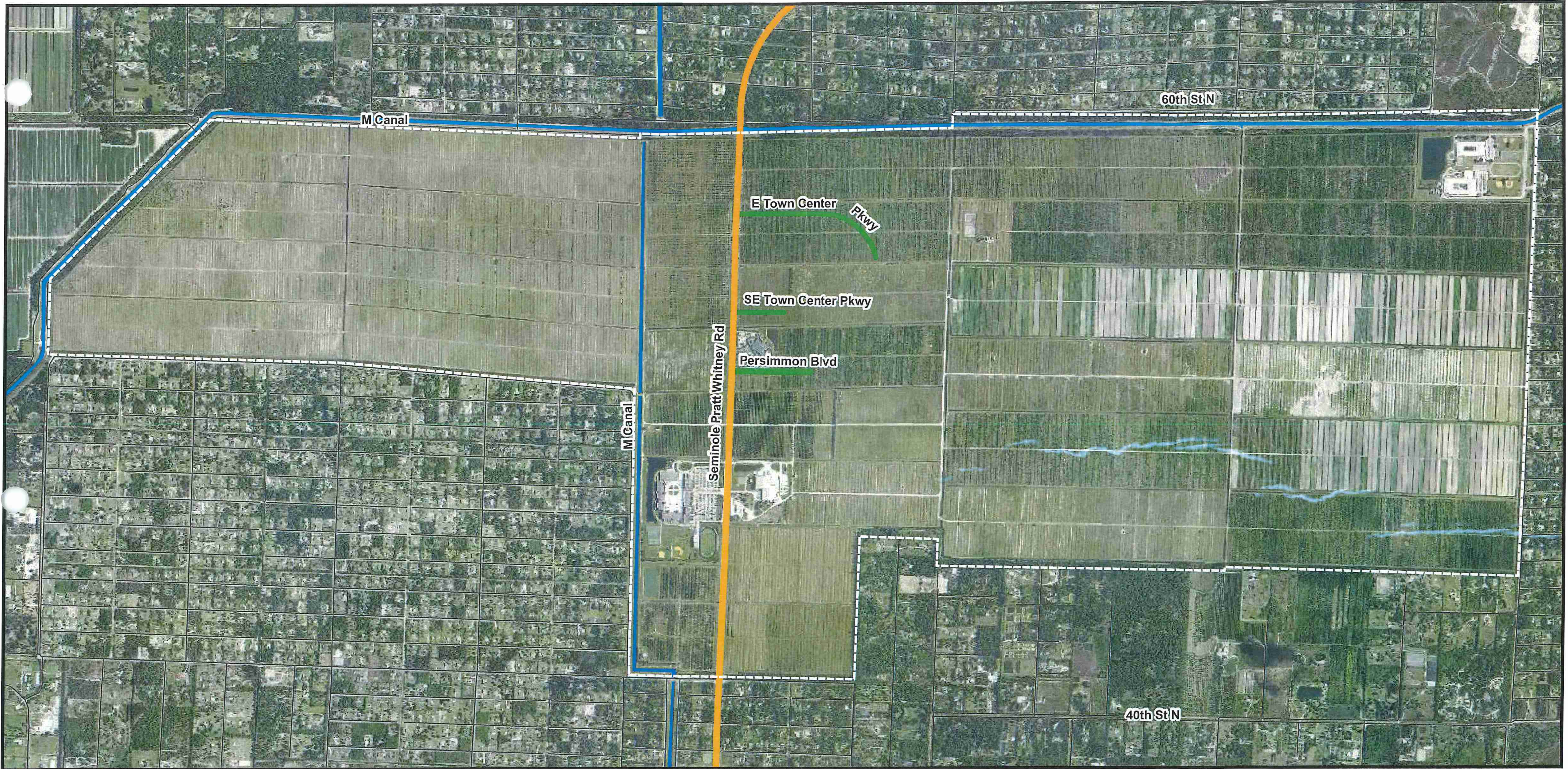
-  Major Canal

City of Westlake  
Comprehensive Plan

Revision Date: October 27, 2017



**TE Map 3.1: Existing Traffic Circulation, Functional Classification and Roadway Network Jurisdiction Map**



**EXISTING ROADWAY LEVEL OF SERVICE**

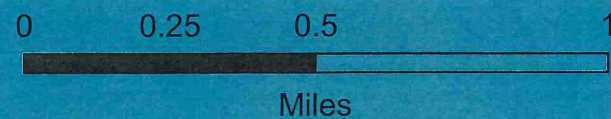
- C
- D or Better (Operational as of November 1, 2017)

**OTHER**

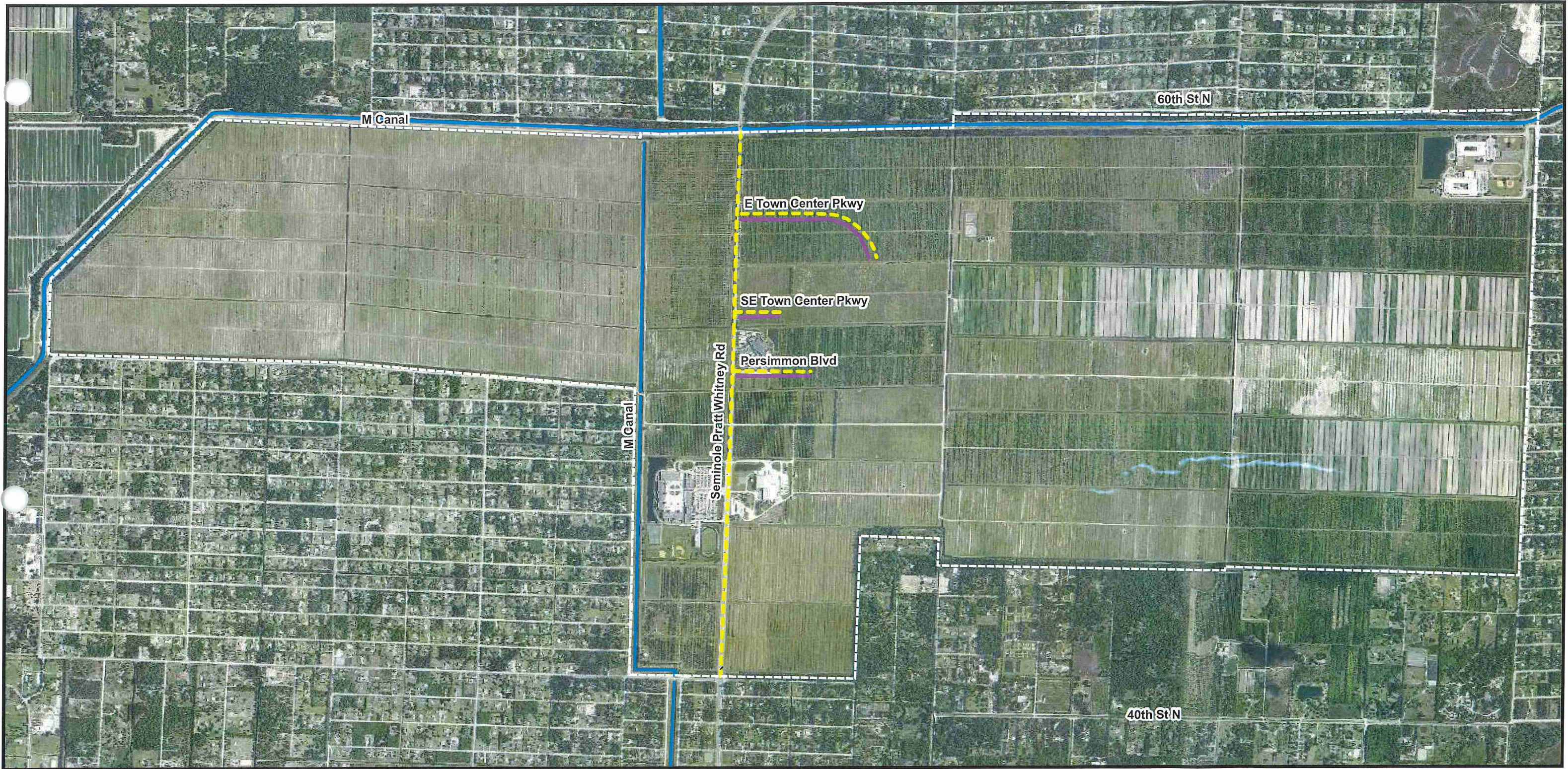
- Major Canal

City of Westlake  
Comprehensive Plan

Revision Date: October 27, 2017



**TE Map 3.2: Existing Roadway Level of Service Map**



**EXISTING BICYCLE/PEDESTRIAN FACILITIES**

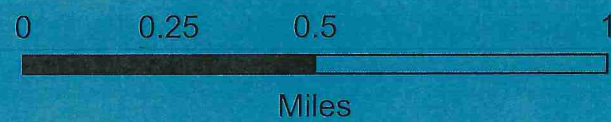
**OTHER**

- - - Sidewalk
- Bicycle Facilities

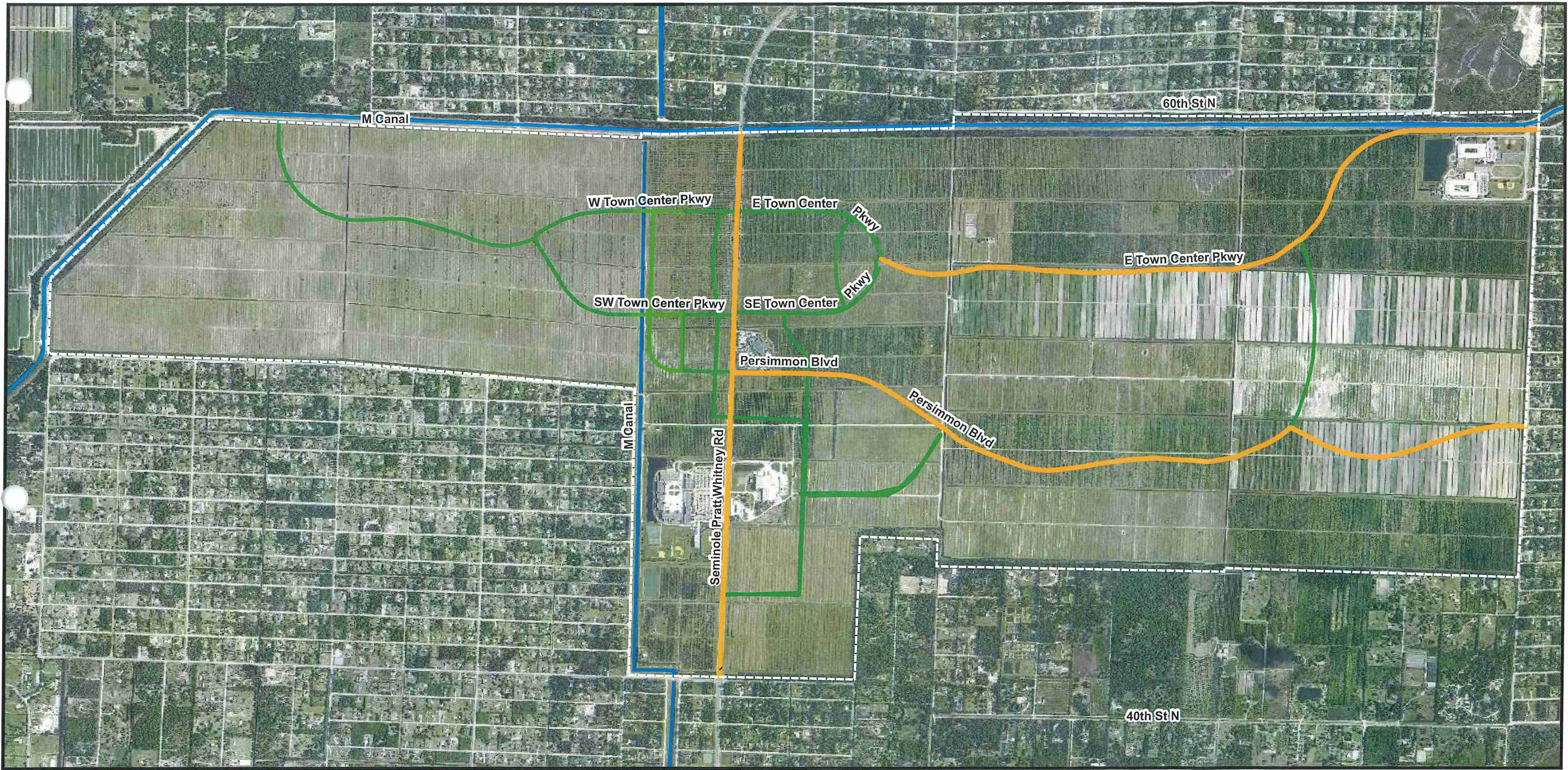
- Major Canal

City of Westlake  
Comprehensive Plan



Revision Date: October 27, 2017



**TE Map 3.3: Existing Bicycle/Pedestrian Facilities**



**FUTURE ROADWAYS**

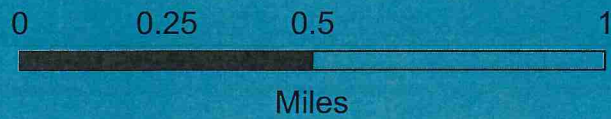
-  Four Lane Divided
-  Two Lane

**OTHER**

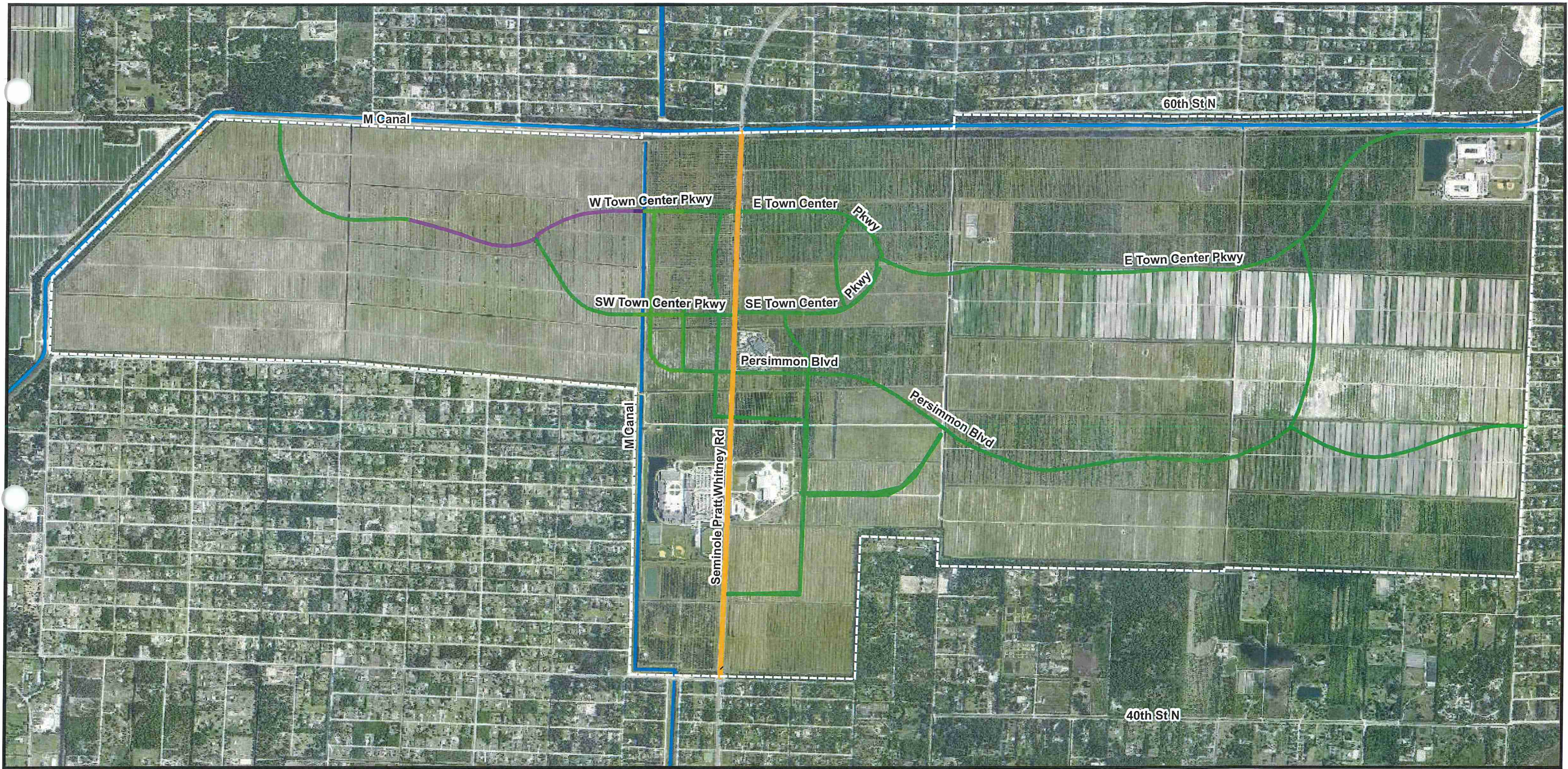
-  Major Canal

City of Westlake  
Comprehensive Plan

Revision Date: October 27, 2017



**TE Map 3.4: 2038 Future Traffic Circulation Map**



**FUTURE ROADWAYS**

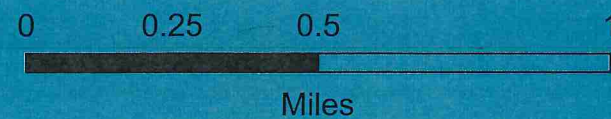
- Urban Minor Arterial, 120 Feet Right of Way
- Urban Major Collector, 80 Feet Right of Way
- Urban Major Collector, 100 Feet Right of Way

**OTHER**

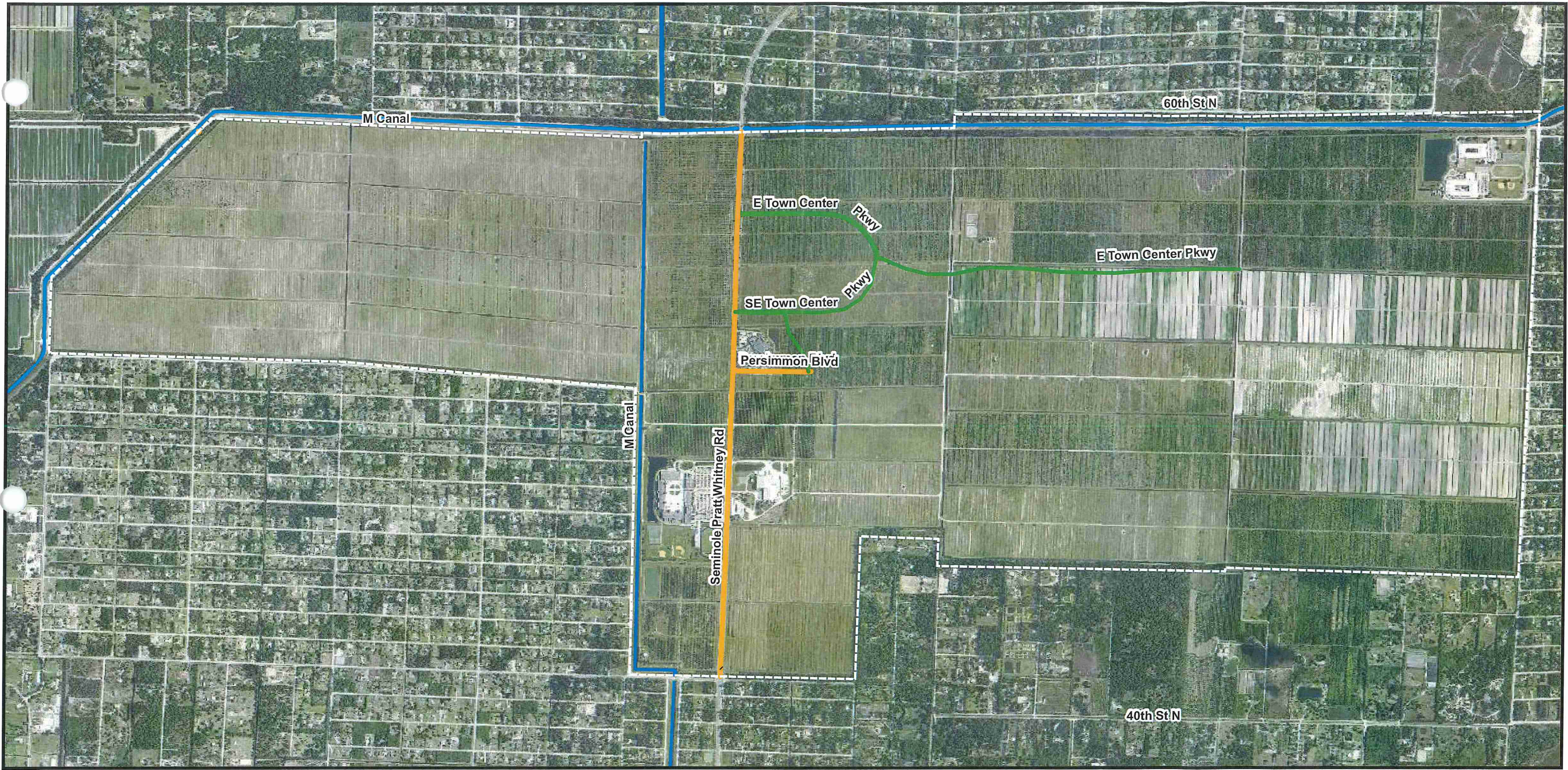
- Major Canal

City of Westlake  
Comprehensive Plan

Revision Date: October 27, 2017



**TE Map 3.5: 2038 Future Functional Classification and Right of Way Map**



**2023 ROADWAYS**

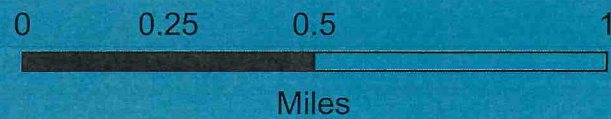
- Four Lane Divided
- Two Lane

**OTHER**

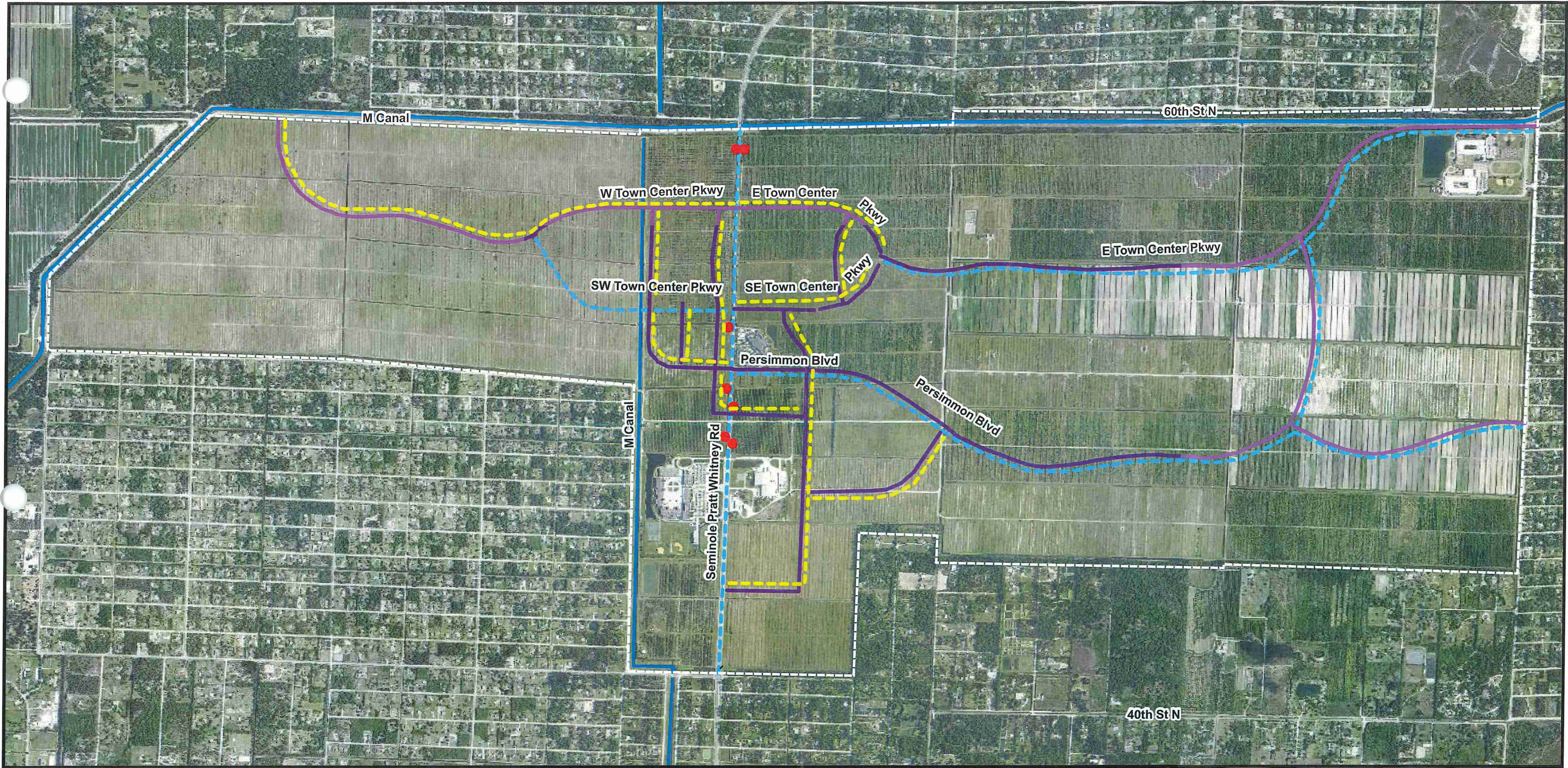
- Major Canal

City of Westlake  
Comprehensive Plan

Revision Date: October 27, 2017



**TE Map 3.6: 2023 Traffic Circulation Map**



**FUTURE BICYCLE/PEDESTRIAN NETWORK**

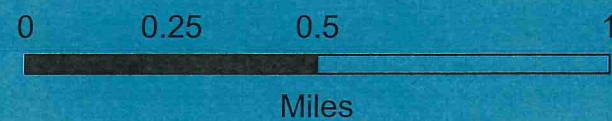
- Bicycle Facilities
- - - Sidewalk
- - - Multipurpose Pathway

**OTHER**

- Major Canal
- Bus Stop

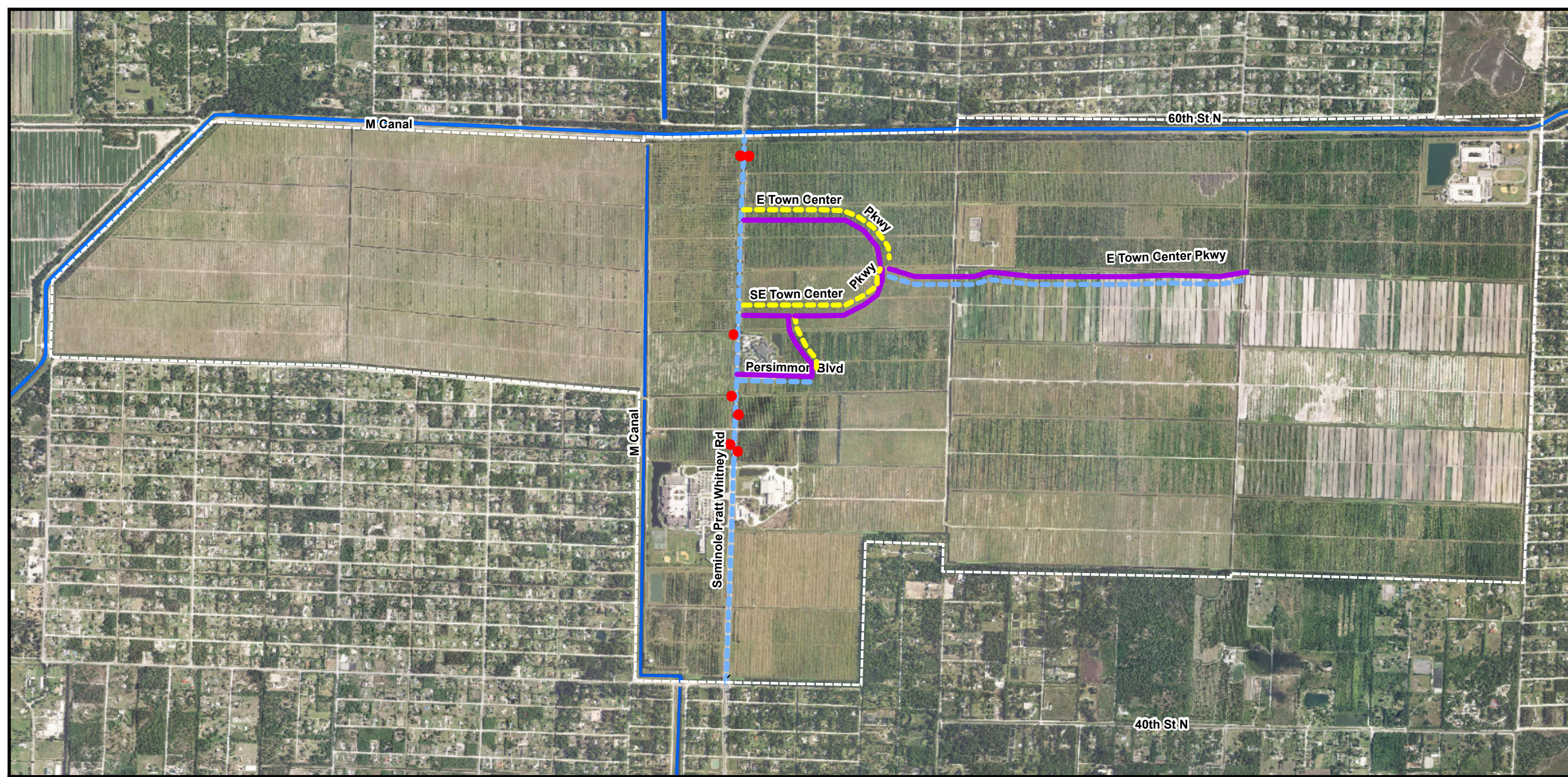
City of Westlake  
Comprehensive Plan

Revision Date: October 27, 2017



**TE Map 3.7: 2038 Future Bicycle and Pedestrian Network Map**





**FUTURE BICYCLE/PEDESTRIAN NETWORK**

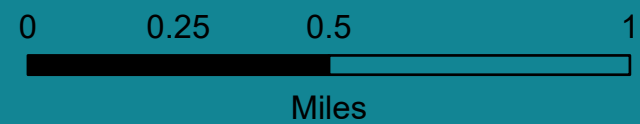
- Bicycle Facilities
- - - Sidewalk
- - - Multipurpose Pathway

**OTHER**

- Major Canal
- Bus Stop

City of Westlake  
Comprehensive Plan

Revision Date: October 31, 2017



**TE Map 3.9: 2023 Future Bicycle and Pedestrian Network Map**

**City of Westlake**  
**WATER SUPPLY FACILITIES WORK PLAN**  
**TEMPLATE**

**DATE**  
**October, 2017**

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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 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 *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 *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 4,127 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 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.) 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**

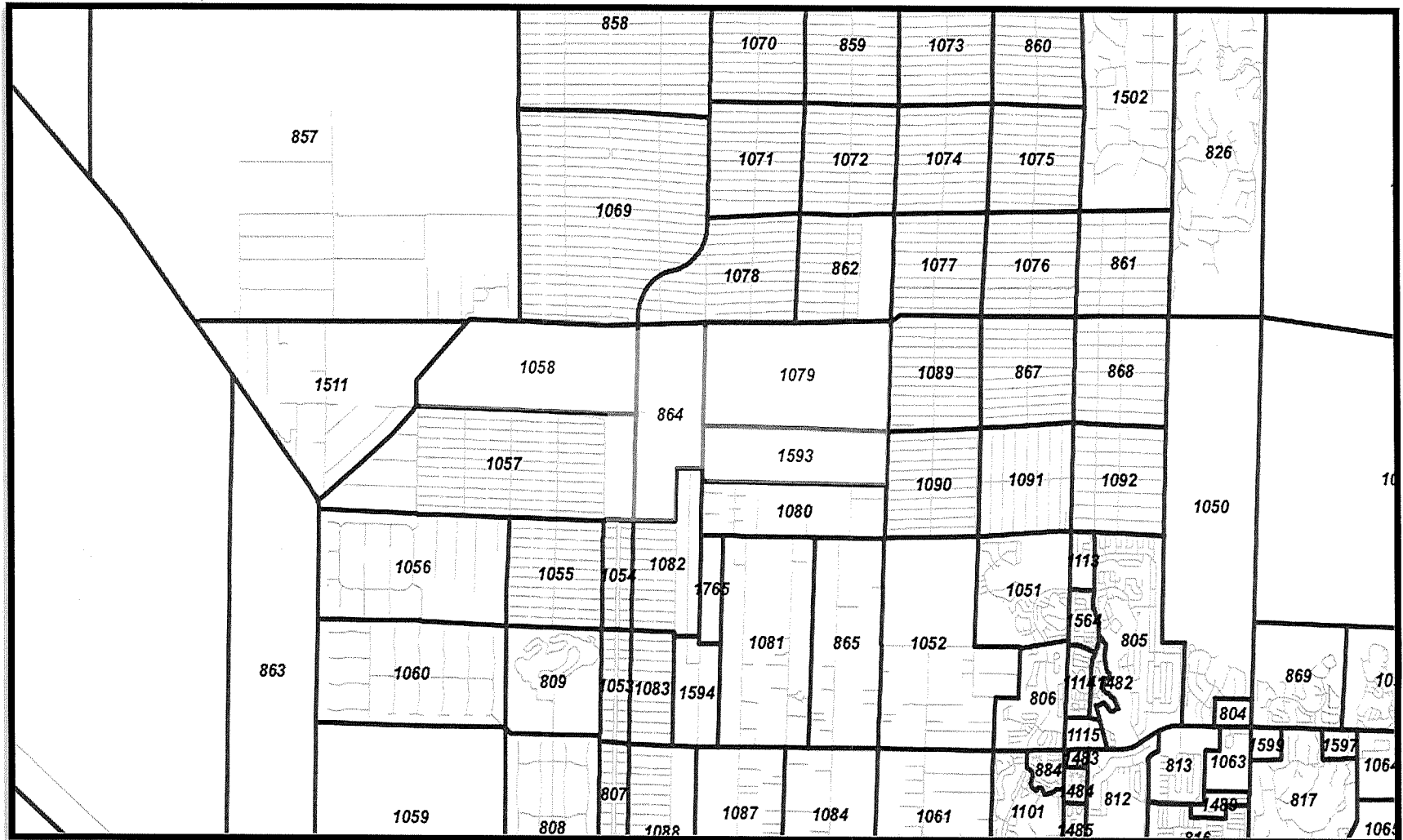
	<b>2010 Census</b>	<b>2016</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
BEBR FPS-177	1,320,134	1,391,741	1,465,900	1,550,600	1,619,100	1,679,700	1,735,100
Annual Increase		11,935	18,540	16,940	13,700	12,120	11,080
2015-PBC-PAM Projection			1,463,900	1,543,200	1,615,100	1,678,700	Not 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 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 2.1: Traffic Analysis Zones Map



## Palm Beach County Subdivisions

Indian town CCD

MARTIN

Port Salerno-Hobe Sound CCD

**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	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. 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 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. 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 4.6.

**Table 4.1: Potable Water Analysis**

<b>Potable Water Level of Service</b>			
	Gallons Per Day		
Per Person	110		
Per square foot for Commercial, Civic, and Industrial	0.15		
Per Student	18		
Per Hotel Room	100		
facilities	10		
<b>Demand Generators</b>			
	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
<b>Demand Projections</b>			
	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 will be the exclusive retail provider of potable and reuse water within the City.

**3.5 Conservation**

Neither the County nor the Lower East Coast Water Supply Plan 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, 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

City of Westlake 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
<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

## 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** Provide potable water facilities that are cost effective, adequate, and maintain the adopted level of service standard.
- Policy INF 1.1.1** In coordination with SID, evaluate the capacity, operation, and maintenance of the water distribution system on an annual basis to maintain adopted level of service standards and to maximize the use of existing potable water facilities. The SID utility service area is shown in INF Map 4.1.
- Policy INF 1.1.2** In coordination with SID, use the potable water level of service 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 standard for residential uses shall be 110 gallons per capita per day.
- Policy INF 1.1.4** The potable water level of service 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 standard of 18 gpd per student; hotels shall have a level of service standard of 100 gpd per room; and parks shall have a level of service 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 supply exists to serve the new development no later than the anticipated date of issuance by the City of a certificate occupancy or its functional equivalent.
- 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 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 1.2.4** Coordinate with the South Florida Water Management District to continue to protect and conserve ground and surface waters.
- Policy INF 1.2.5** Designate minimum fire flow and related water pressure requirements in the Land Development Regulations.
- Policy INF 1.2.6** 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 4.6.
  
- Objective INF 1.4** In coordination 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.
  - 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 4.4.
  
- 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 Lower East Coast Regional Water Supply Plan 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.

**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.

## **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 Schedule based on the criteria below. Projects necessary to ensure the achievement and maintenance of adopted level of service standards shall be prioritized for funding based on these 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 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 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 this 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 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 SID to fund and construct all of the public facilities enumerated 5-Year Schedule of Capital Improvements where it 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 1.1.4**

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 1.1.5**

In coordination with SID, pursue state and federal grant opportunities to fund projects in the 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 1.1.6**

As fiscal years progress, a new fifth year will be added to the capital improvements schedule.

**Policy CIE 1.1.7**

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 1.1.9**

Review and update, on an annual basis, the Capital Improvements Element of the Plan. This review shall also ensure consistency between the Infrastructure Element 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																						
Transportation	Arterials - D Minor Arterial - 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 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>																						
Wastewater	<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>																						
Solid Waste	7.02 lbs. per capita per day																						
Stormwater (drainage)	Stormwater treatment standards shall be consistent with the applicable requirements included in Chapter 62, F.A.C. <b>Level of Service Standards:</b> <table border="1" data-bbox="570 1455 1291 1724" style="margin-left: 20px;"> <thead> <tr> <th>Storm Event</th> <th>Intensity of Rainfall (in.)</th> <th>Drainage Level of Service</th> </tr> </thead> <tbody> <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, Perimeter Berm and Peak Discharge</td> </tr> <tr> <td>100 year-3 day, zero discharge</td> <td>14</td> <td>Finished Floors</td> </tr> </tbody> </table> <table border="1" data-bbox="664 1755 1281 1938" style="margin-left: 20px;"> <thead> <tr> <th>Elevation (NAVD 88)</th> <th>Drainage Level of Service</th> </tr> </thead> <tbody> <tr> <td>18.23</td> <td>Local Road Crown</td> </tr> <tr> <td>18.23</td> <td>Parking Lots</td> </tr> <tr> <td>19.23</td> <td>Arterial Road Crown</td> </tr> <tr> <td>19.83</td> <td>Finished Floors</td> </tr> </tbody> </table>	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
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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.

**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 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 Regional 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:

1. Increased withdrawals from the Surficial Aquifer System are limited
2. C-23, C-24, and C-25 Canal Surface Water Availability is insufficient
3. 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:

1. Increased withdrawals from the Surficial Aquifer and Intermediate Aquifer Systems are limited
2. Lake Okeechobee Service Area Restricted Allocation Area criteria
3. 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/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

#### **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>

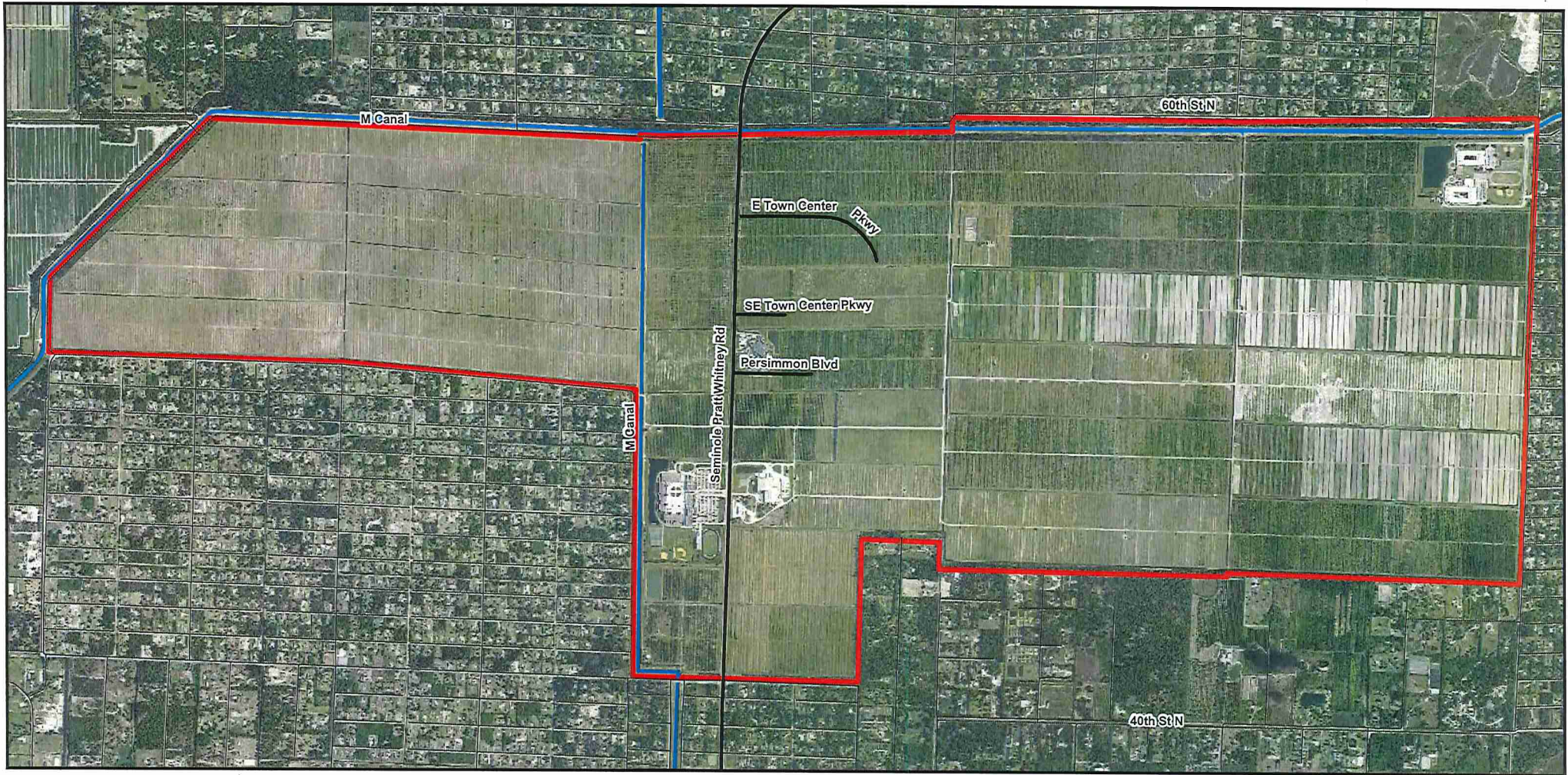
Briefly, the issues are:


1. Regulatory limitations on surface waters from Lake Istokpoga 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>



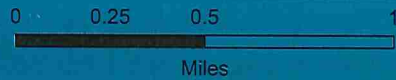
 Utility Service Area

**OTHER**

 Major Canal

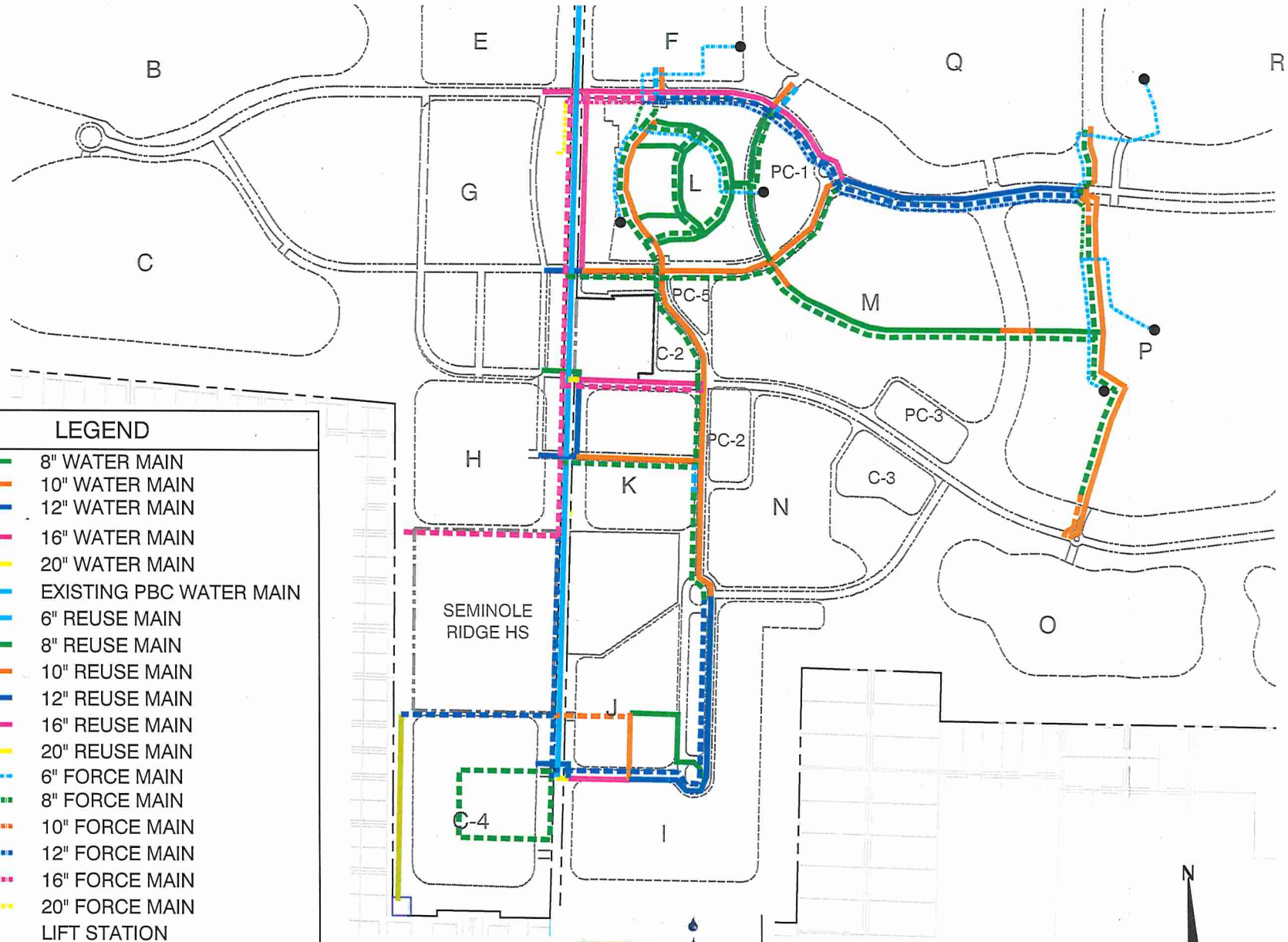
City of Westlake  
Comprehensive Plan

Revision Date: October 27, 2017



**INF Map 4.1: Utility Service Area Map**

S:\PALM BEACH\SID\10\_COMP PLAN\EXHIBITS\OVERALL\_COST\_ESTIMATES.DWG



LEGEND	
	8" WATER MAIN
	10" WATER MAIN
	12" WATER MAIN
	16" WATER MAIN
	20" WATER MAIN
	EXISTING PBC WATER MAIN
	6" REUSE MAIN
	8" REUSE MAIN
	10" REUSE MAIN
	12" REUSE MAIN
	16" REUSE MAIN
	20" REUSE MAIN
	6" FORCE MAIN
	8" FORCE MAIN
	10" FORCE MAIN
	12" FORCE MAIN
	16" FORCE MAIN
	20" FORCE MAIN
	LIFT STATION

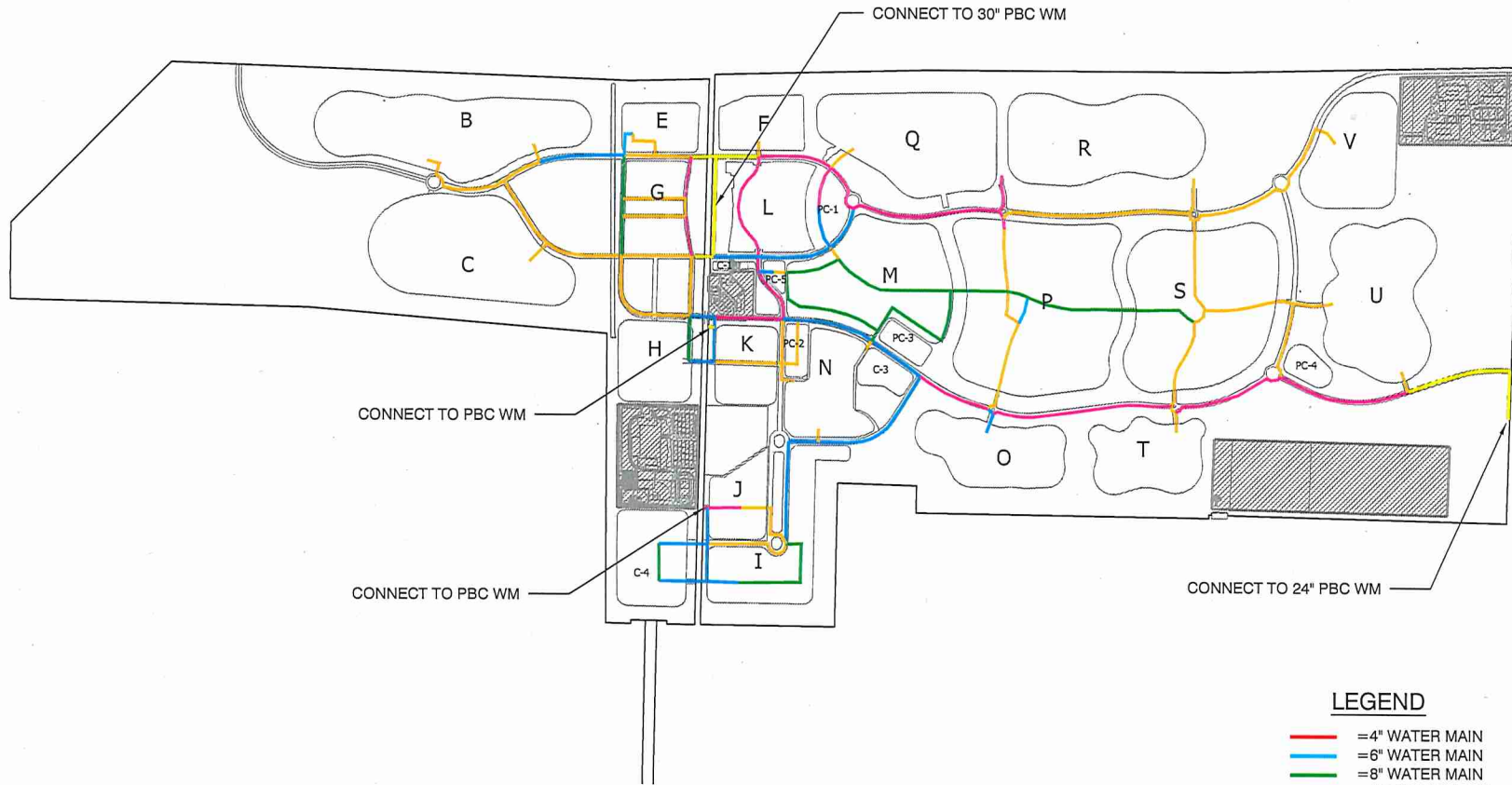
**FARNER BARLEY AND ASSOCIATES, INC.**  
 Certificate of Authorization Number: 4709  
 4450 N.E. 83rd Road • Wilton, Florida 34785 • (352) 746-3126

**SID**  
 SEMINOLE  
 Improvement District



FISCAL YEARS 2018 / 2023  
UTILITY IMPROVEMENTS

S:\PALM BEACH\SID\10) COMP PLAN\BEACH\BITSWATER.dwg

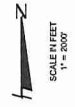


**LEGEND**

- = 4" WATER MAIN
- = 6" WATER MAIN
- = 8" WATER MAIN
- = 10" WATER MAIN
- = 12" WATER MAIN
- = 16" WATER MAIN
- = 20" WATER MAIN

INF Map 4.6: 2038 Potable Water System Map

CREATED: 8/11/2017



**FARNER**  
**ENGINEERS**  
**ARCHITECTS**  
**PLANNERS**  
**AND ASSOCIATES, INC.**  
 Certificate of Authorization Number: 4709  
 4500 N.E. 1st Road • Wilton, Florida 32795 • (321) 794-3138

**POTABLE WATER SYSTEM**

