

ORDINANCE NO. 2025-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, ADOPTING AN EAR-BASED AMENDMENT TO THE CITY OF WESTLAKE COMPREHENSIVE PLAN PURSUANT TO SECTION 163.3184, FLORIDA STATUTES; ADOPTING THE AMENDMENTS CONTAINED IN EXHIBIT "A"; AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO TRANSMIT THE ADOPTED COMPREHENSIVE PLAN AMENDMENT TO THE FLORIDA DEPARTMENT OF COMMERCE AND ALL OTHER REQUIRED GOVERNMENTAL AGENCIES OR ENTITIES AS REQUIRED BY LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

WHEREAS, the local planning agency held a duly advertised public hearing on the proposed EAR-based amendments to the City of Westlake Comprehensive Plan, considered all comments received, and recommended approval of the proposed EAR-based Comprehensive Plan Amendment; and

WHEREAS, the City Council has conducted duly advertised public hearings concerning the proposed EAR-based Comprehensive Plan Amendment, has considered all comments received, including those from the Florida Department of Commerce and other

reviewing agencies, and now desires to adopt the EAR-based Comprehensive Plan Amendment pursuant to Section 163.3184, Florida Statutes.

WHEREAS, the City Council hereby authorizes the appropriate City officials to transmit this Ordinance and supporting materials to the Florida Department of Commerce and other required governmental agencies as required by law.

WHEREAS, the Florida Department of Commerce and other reviewing agencies have completed their review pursuant to Section 163.3184, Florida Statutes, and the City Council has considered all comments received.

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

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

Section 2. Authorization: The City Council of the City of Westlake hereby adopts the EAR-based Comprehensive Plan Amendment attached as Exhibit "A".

Section 3. Transmittal: The appropriate City officials are authorized to transmit the adopted Comprehensive Plan Amendment and supporting materials to the Florida Department of Commerce and other agencies as required by law.

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

Section 5. Effective Date: The effective date of this Comprehensive Plan Amendment shall be as provided in Section 163.3184, Florida Statutes.

PASSED AND ADOPTED by the City Council of the City of Westlake, Florida, after due notice and public hearing at the transmittal stage, this __ day of _____, 2026.

City of Westlake
JohnPaul O'Connor, Mayor

Zoie Burgess, CMC, City Clerk

APPROVED AS TO LEGAL FORM

OFFICE OF THE CITY ATTORNEY