Meeting Agenda Item Coversheet

MEETING DATE:	11/10/2026	**Submitted By:** Planning and Zoning
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	**FIRST READING** Ordinance No. 2026-13 – Data Centers and Small-Scale Comprehensive Plan Amendments	
STAFF RECOMMENDATION: (MOTION READY)	Motion to approve Ordinance No. 2026-13 on first reading.	
SUMMARY *and/or* JUSTIFICATION:	The proposed ordinance amends Chapter 101, "General and Administrative Provisions," of the City's Code of Ordinances to update the criteria for processing small-scale comprehensive plan amendments and establish a definition for "data center." The proposed small-scale amendment provisions update the acreage threshold to 50 acres or fewer, remove the existing annual acreage limitation, and clarify the criteria for future land use map amendments and related text amendments. The ordinance also amends the permitted use table to allow data centers as a conditional use in the Mixed Use zoning district and establishes supplemental standards for their review and operation. The proposed standards address application requirements, separation from residential uses, noise, electrical demand, water and wastewater, emergency generators, emissions, architecture, screening, and compliance monitoring.	

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

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

FISCAL IMPACT *(if any):*		$