

ORDINANCE NO. 2025-08

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, TRANSMITTING AN EAR-BASED AMENDMENT TO THE CITY OF WESTLAKE COMPREHENSIVE PLAN TO THE STATE LAND PLANNING AGENCY FOR STATE-COORDINATED REVIEW; AUTHORIZING TRANSMITTAL BY THE CITY TO THE STATE LAND PLANNING AGENCY (FLORIDA DEPARTMENT OF COMMERCE), AND ALL OTHER REQUIRED GOVERNMENTAL AGENCIES OR ENTITIES FOR THEIR REVIEW OF THE PROPOSED EAR-BASED AMENDMENT PURSUANT TO SECTION 163.3184(4), FLORIDA STATUTES (STATE-COORDINATED REVIEW PROCESS); DIRECTING THE APPROPRIATE CITY OFFICIALS TO TRANSMIT THE EAR-BASED AMENDMENT AND SUPPORTING MATERIAL TO THE STATE LAND PLANNING AGENCY (DEPARTMENT OF COMMERCE); 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, consistent with Florida Statutes, Section 163.3184(4), a state coordinated review of the City's proposed Comprehensive Plan is required; 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 that the City Council transmit the proposed amendments to the state land planning agency for state-coordinated review; and

WHEREAS, the City Council has conducted a duly advertised public hearing at the transmittal stage concerning the proposed EAR-based Comprehensive Plan Amendment, has considered all comments received, and now desires to transmit the proposed amendment to the state land planning agency and other reviewing agencies pursuant to Section 163.3184, Florida Statutes; and

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

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

Section 1. Recitals: The foregoing 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 approves, for transmittal purposes, the EAR-based Comprehensive Plan Amendment attached hereto as Exhibit “A”, and hereby authorizes the transmittal of the proposed Comprehensive Plan amendment to the state land planning agency and other reviewing agencies pursuant to the state-coordinated review process set forth in Section 163.3184(4), Florida Statutes.

Section 3. Transmittal: The appropriate City officials are hereby directed to transmit this ordinance and all supporting materials to the appropriate agencies, which may include but are not limited to the state land planning agency and to all other reviewing governmental agencies or entities as required by Section 163.3184, Florida Statutes.

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

Section 5. Effective Date: This ordinance shall become effective immediately upon passage and adoption.

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 _____, 2025.

City of Westlake
JohnPaul O'Connor, Mayor

Odet Izquierdo, Acting City Clerk

APPROVED AS TO LEGAL FORM

OFFICE OF THE CITY ATTORNEY