

1st Reading _____

2nd Reading _____

ORDINANCE 2025-02

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 101 OF THE CITY OF WESTLAKE, FLORIDA'S CODE OF ORDINANCES ENTITLED "GENERAL AND ADMINISTRATIVE PROVISIONS", BY SPECIFICALLY AMENDING SECTION 101-194 ENTITLED "APPLICATIONS" UNDER ARTICLE III ENTITLED "PROCEDURES"; PROVIDING FOR ADDITIONAL SITE DESIGN GUIDELINES FOR NON-RESIDENTIAL DEVELOPMENT IN THE MU DISTRICT, THE TOWN CENTER DISTRICT (TC) AND THE MEDICAL DISTRICT (MD); PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS CLAUSE, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Westlake deems it in the best interests of the residents of the City of Westlake to amend the Code of Ordinances for the purposes of establishing new Site Design Guidelines applicable to non-residential developments in the Mixed-Use District (MU), Town Center District (TC), and Medical District (M); and

WHEREAS, the City Council of Westlake finds and determines that new Site Design Guidelines will assist property owners with the maximum utilization of their property and allow adequate safety and security measures to be implemented.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA THAT:

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

SECTION 2. The City Council hereby amends Chapter 101 entitled "General and Administrative Provisions", by specifically amending Section 101-194 entitled "Applications" of the City of Westlake's Code of Ordinances to read as follows:

Sec. 101-194. Applications.

- (4) **Site plan.** A site plan containing the title of the project and names of the architect, engineer, project planner and/or developer, date, and north arrow, and based on an exact survey of the property drawn to a scale of sufficient size to show:
 - a. Boundaries of the project, any existing streets, buildings, watercourses, easements, section lines, and water, sewer and reuse water facilities, and other existing important physical features on the site and on property adjacent to the site.
 - b. Tabular project data, including, but not limited to, dwelling units, square footage, bed, and waivers from zoning district requirements.
 - c. Project information on beds, employees, seating, etc. as necessary depending on the type of development.

- d. Site data and setbacks.
- e. Plans and location for recreation facilities, if any, including buildings and structures for such use.
- f. All mechanical equipment and dumpster locations, screens and buffers.
- g. Refuse collection and service areas.
- h. Access to utilities and points of utilities hookups and location of all fire hydrants close enough for fire protection.
- i. Proposed plans for signage, including size, location and orientation.
- j. Location of exterior lighting of all parking areas, nonresidential buildings, and the overall site.
- k. Proposed topographic considerations including natural vegetation, berms, retaining walls, privacy walls, and fences.
- l. Required floodplain management data including flood zone designation and base flood elevation consistent with chapter 105.
- m. Traffic circulation.
- n. The application must contain architectural elevations to demonstrate the style and theme of the project, including representative color for illustrative purposes only. Improvements must be constructed reasonably be in accordance with submitted architectural style and theme.
- o. The application must contain an aerial photograph of the appropriate section, township and range of the city, outlining the subject property, and delineating all contiguous zoning districts.
- p. The application must contain an area location map. Vicinity map of the area within one (1) mile surrounding the site, including the following:
 - 1. Principal roadway network, including mass transit routes;
 - 2. Major public facilities such as public schools, city and county parks and recreation areas, hospitals, public buildings, utilities, shopping areas, etc.;
 - 3. Municipal boundary lines; and
 - 4. Important physical features in and adjoining the site.
- q. Residential site plans must include a school impact statement specifying the anticipated impact on public schools and the need for public school sites in the general area of the proposed development.
- r. Statement acknowledging that applicant is required to submit the application to the county fire rescue for review. Applicant is responsible for submitting application to the county fire rescue. Approval by the county fire rescue pursuant to their adopted standards is required for site plan approval.
- s. Service availability. Written confirmation from the applicable service providers of the availability of all necessary facilities and systems, as indicated below, for stormwater management, potable water, sanitary sewer, solid waste disposal, and county road capacity.

1. A statement from SID, or other lawful service provider, that the proposed development will be able to connect to the system and that there is sufficient capacity available to meet adopted levels of service for potable water and sanitary sewer.
 2. A drainage statement by the applicant's engineer that the site drainage system will be designed to meet the stormwater management requirements of the SFWMD and these LDRs. The statement also will demonstrate the provision of legal positive outfall meeting the adopted level of service. A statement from SID attesting that the proposed drainage is sufficient will satisfy this requirement.
 3. A statement from the solid waste authority of the county that the proposed project will not exceed the adopted levels of service standards for solid waste disposal. This requirement may be waived if the solid waste authority provides the city with an annual statement that solid waste capacity is available.
- t. Master site plan. A master site plan will be required when a project will be developed in phases. The master site plan must show:
1. Authority and ownership of land to be developed.
 2. Proposed phases of the development.
 - (i) Proposed number of project phases, including total acreage in each phase, and gross nonresidential intensity (square feet) and gross residential density of each phase.
 - (ii) Sequencing of phasing for purposes of determining service availability.
 3. Total land area, and approximate location and amount of open space or lake maintenance easements included in each residential, nonresidential, or mixed-use area, and a summary of the form of organization proposed to own and maintain such areas.
 4. Circulation information, including:
 - (i) Approximate location and ultimate right-of-way widths of proposed and existing roads, pedestrian, and bicycle routes, including interconnections between phases.
 - (ii) Locations, centerlines and ultimate widths of rights-of-way for existing roads, streets, intersections, and canals within the proposed project.
 5. Information on all easements, including:
 - (i) Location and width of proposed and existing utility, drainage, access, electric, and similar easements; provided, however, only general location and widths are required for proposed easements.
 - (ii) Location, if known, of proposed landscape buffers, open space, and preserve areas.

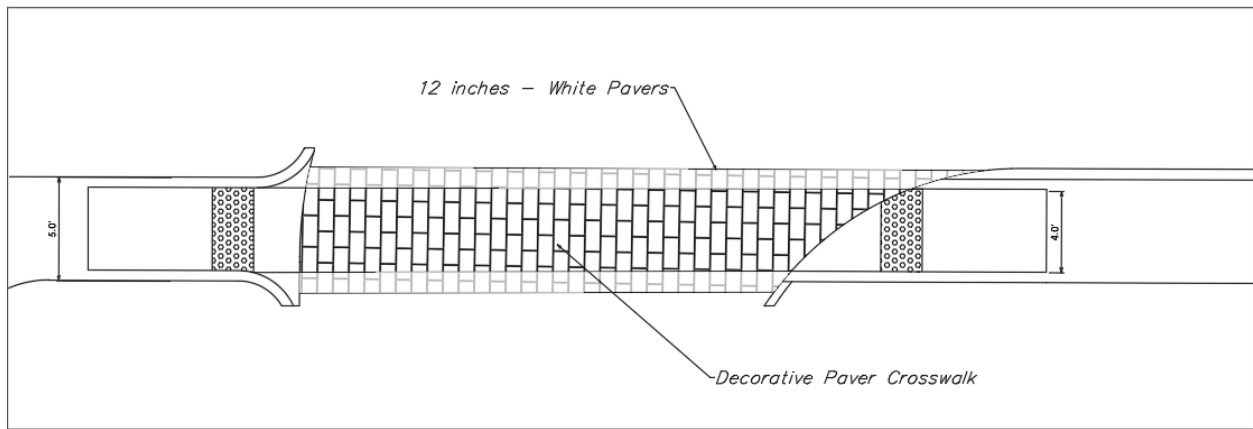
u. [Site guidelines of crosswalk pavers for Site Plan and Master Site Plan of non-residential developments in the Mixed-Use District \(MU\), Town Center District \(TC\), and Medical District \(M\).](#)

1. Perimeter crosswalks connecting to a multimodal pathway shall be delineated using contrasting paver blocks consistent with those utilized throughout the city.

2. Internal crosswalks material selection shall be at the discretion of the property owner or developer.

3. All crosswalk pavers shall have a minimum of 12 inches of white color pavers as illustrated in Figure xx-xx.

Figure xx-xx. Paver Crosswalks



SECTION 3. Codification. It is the intention of the City Council of the City of Westlake that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Westlake, Florida, and that the Sections of this Ordinance may be renumbered, re-lettered and the word “Ordinance” may be changed to “Section,” “Article” or such other word or phrase in order to accomplish such intention.

SECTION 4. Conflicts. All ordinances or parts of ordinances, resolutions or parts of resolutions which are in conflict herewith, are hereby repealed to the extent of such conflict.

SECTION 5. 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 7. Effective Date. This ordinance shall be effective upon adoption on second reading.

PASSED this__ day of ____, 2025, on first reading.

PUBLISHED on this __ day of ____, 2025 in the Sun Sentinel

PASSED AND ADOPTED this __ day of____, 2025, on second reading.

City of Westlake
JohnPaul O'Connor, Mayor

Zoie Burgess, City Clerk

APPROVED AS TO LEGAL FORM

OFFICE OF THE CITY ATTORNEY