

CITY OF WESTLAKE

2025

COMPREHENSIVE PLAN

TABLE OF CONTENTS

POLICY DOCUMENT

Goals, Objectives, & Policies

Chapter 1. Administrative Element ADM-1
Chapter 2. Future Land Use Element FLU-1
Chapter 3. Transportation Element TE-1
Chapter 4. Infrastructure Element INF-1
Chapter 5. Conservation Element CON-1
Chapter 6. Recreation and Open Space Element REC-1
Chapter 7. Housing Element HE-1
Chapter 8. Capital Improvements Element CIE-1
Chapter 9. Intergovernmental Coordination Element ICE-1
Chapter 10. Private Property Rights Element PPR-1

Map Series

Future Land Use Maps

FLU Map 2.1: 2045 Future Land Use Map
FLU Map 2.2: Existing Land Use Map
FLU Map 2.3: Mineral and Soils Map
FLU Map 2.4: Floodplain Map
FLU Map 2.5 Existing and Planned Public Potable Waterwells, Cones of Influence and Wellhead Protection Areas Map
FLU Map 2.6: Wetlands Map

Transportation Maps

TE Map 3.1: Existing Traffic Circulation, Functional Classification Map
TE Map 3.2: Existing Road Level of Service Map
TE Map 3.3: 2035 Future Traffic Circulation Map
TE Map 3.4: 2035 Future Functional Classification Map
TE Map 3.5: 2045 Future Traffic Circulation Map
TE Map 3.6: 2045 Future Functional Classification Map
TE Map 3.7: Existing Shared Use Paths, Sidewalks, and Bicycle Lanes Map
TE Map 3.8: 2035 Future Shared Use Paths, Sidewalks, and Bicycle Lanes Map
TE Map 3.9: 2045 Future Shared Use Paths, Sidewalks, and Bicycle Lanes Map

Infrastructure Maps

INF Map 4.1: Utility Service Area Map
INF Map 4.2: 5-Year Capital Improvement Schedule Construction Map for Road Segments, Stormwater Drainage Features, and Park
INF Map 4.3: 2035-Year Capital Improvement Schedule Construction Map for Road Segments, Stormwater Drainage
INF Map 4.4: 2045-Year Capital Improvement Schedule Construction Map for Road Segments, Stormwater Drainage

TECHNICAL DOCUMENT

Data & Analysis

Chapter 1. Administrative Element
Chapter 2. Future Land Use Element
Chapter 3. Transportation Element
Chapter 4. Infrastructure Element
Chapter 5. Conservation Element
Chapter 6. Recreation and Open Space Element
Chapter 7. Housing Element
Chapter 8. Capital Improvements Element
Chapter 9. Intergovernmental Coordination Element



POLICY DOCUMENT

Goals, Objectives, and Policies

ADMINISTRATION

CHAPTER 1. ADMINISTRATIVE ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL ADM 1

USE THE GOALS, OBJECTIVES, AND POLICIES OF THIS ELEMENT TO IMPLEMENT, UPDATE, AND INTERPRET THE COMPREHENSIVE PLAN IN A CONSISTENT MANNER FOR THE NEXT 10 (2035) AND 20 (2045) YEAR PLANNING PERIODS.

Objective ADM 1.1

Use the following evaluation and monitoring procedures to periodically review and update the Plan as required by Florida Statutes and as necessary to address changed conditions.

Policy ADM 1.1.1 Every two years, the City Council shall require a review of the Plan's data and analysis and adopted provisions. The review shall assess changed conditions, new legal requirements, the achievement and maintenance of adopted level of service standards and progress toward achievement or implementation of the Plan's goals, objectives and policies. The Council shall use the review to evaluate and consider whether any updates or revisions are required and pursue new or revised Land Development Regulations or plan amendments as needed.

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. This shall include evaluations of the amount and types of actual development that has occurred during the previous seven years; population projections for the adopted planning period; and the achievement of goals, objectives and policies including those establishing level of service standards for all infrastructure.

Policy ADM 1.1.3 Following the review and evaluation described in Policy ADM 1.1.2, prepare and adopt an Evaluation and Appraisal Report, and notify the state land planning agency as to whether amendments are necessary to reflect changes in State requirements. Within one year of the review and evaluation of the Plan, prepare, transmit, and adopt any identified amendments necessary to address changes in state requirements as well as amendments determined necessary due to changed conditions and to ensure that all compliance requirements of the state are met.

Policy ADM 1.1.4 Adopt all amendments to the 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 Land Development Regulations.

Policy ADM 1.1.5 Maintain the GIS data used to create all maps that are adopted as part of this Plan, and make such data available upon request. The GIS data shall be used to determine precise locations of map features and boundary lines.

Policy ADM 1.1.6 The Plan shall provide guidance on development over two planning periods: 10 years (2035) and 20 years (2045). ~~a short term planning period beginning in 2018 and ending in 2023 and a long term planning period beginning in 2018 and ending in 2038.~~ However, for purposes of the Capital Improvements Element, which must be updated annually, the fiscal year, rather than the calendar year, is used.

Policy ADM 1.1.7 The Plan is comprised of the following ten ~~nine~~ elements, a Map Series, and the 5-Year Schedule of Capital Improvements.

- Chapter 1 Administrative Element
- Chapter 2 Future Land Use Element
- Chapter 3 Transportation Element
- Chapter 4 Infrastructure Element
- Chapter 5 Conservation Element
- Chapter 6 Recreation and Open Space Element
- Chapter 7 Housing Element
- Chapter 8 Capital Improvements Element
- Chapter 9 Intergovernmental Coordination Element
- Chapter 10. Private Property Rights Element

The Goals, Objectives and Policies (GOPs) within each element, the Map Series, and the 5-year Schedule of Capital Improvements are adopted as part of the Plan. Maps within the Map Series are identified by the element, chapter number and the map number (i.e. FLU Map 2.1). The Data and Analysis summarized for each element is in a separate volume and is not formally adopted, but supports the GOPs, the 5-Year Schedule of Capital Improvements, and the maps in the Map Series. Additional data and analysis sources are available at the City or through other public sources.

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 and shall apply to both the single and plural forms of the words:

ACCESSORY DWELLING UNIT: A dwelling unit located on the same parcel of land 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. 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 USE: A use incidental and subordinate to the principal use, including accessory dwelling units and accessory solar facilities.

AGRICULTURAL USES: The use of land for aquaculture, horticulture, floriculture, viticulture, forestry, dairy, livestock, poultry, bees, plant crops, and any other form of farm product and farm production. Land areas include croplands, pasture lands, orchards, vineyards, nurseries, horticulture areas, groves, and specialty farms. Buildings, support facilities, dwelling units 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 limited retail and/or space for social activities, such as parties, receptions, banquets, meetings, recreation, exercise, and neighborhood gatherings.

ARTERIAL ROAD: A road providing service that 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, or serve as a buffer.

BUFFER: The use of vegetation, walls, fences, berms, setbacks, less intense development, and/or less dense development to mitigate the impacts of unsightly views, lights, noises, odors, and/or dust.

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: A road providing service that 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: Uses that 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 uses and activities that are supportive of the activity including shops and restaurants.

COMMERCIAL USES: Activities within land areas that are predominantly connected with the sale, rental and distribution of products or the performance of services, including offices and medical facilities.

COMMUNITY PARK: A park located near 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 publicly or privately owned.

COMPLETE STREETS: Roads including adjacent sidewalks and shared use paths that are designed and operated to enable safe access and travel for all users, which may include pedestrians, bicyclists, transit riders, and motorists. Complete Streets incorporate different elements based on the different role, function, and characteristic of the facility.

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; water supply; 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 who require varying levels of care. 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 or manufactured 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 roads; bicycle lanes; shared use paths; 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, roads, 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 Land Development Regulations for the zoning district in which the parcel of land 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 allowed uses by the Comprehensive Plan Future Land Use Category or of the zoning district in which it is located.

LEVEL OF SERVICE (LOS): 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. LOS shall indicate the capacity per unit of demand for each public facility or performance measures for road 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, or regional sewer treatment plants.

LOCAL ROAD: A road that carries low volumes and provides 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.

MAJOR CANALS: the M Canal and M-2 Canal.

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.

MULTIMODAL TRANSPORTATION SYSTEM: The system which provides safe and efficient movement of people, goods, and services by more than one mode of transportation.

NEIGHBORHOOD CENTER: Compact areas that allow a mix of commercial uses that serve neighborhoods such as retail (goods and services); restaurants; offices and clubhouses; schools; religious uses; small scale civic uses; and amenity centers.

NEIGHBORHOOD PARK: A park that serves the residents of a neighborhood and is accessible to bicyclists and/or pedestrians. It is designed to serve the population of a neighborhood in a radius of up to one-half mile. Neighborhood parks include any related recreational facilities, and can be publicly or privately owned.

OPEN SPACE: Areas open to the sky that are partly or completely covered with grass, trees, shrubs, other vegetation or water, or if partially or completely paved serve to shape or enhance urban form or provide for public use. Open spaces have little to no vertical structures and can be publicly or privately owned. Open spaces include parks, transportation corridor parkways, vegetated buffers, shared use paths, plazas, courtyards, squares and areas that provide stormwater management.

PARK: A site that provides opportunities to partake in active or passive recreational activities, including structures associated with a park's 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. This term includes the structures, equipment, infrastructure, and support systems necessary for the collection, storage, and distribution of solar energy, along with 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, including parks.

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 uses consisting of dwelling units, including mobile and manufactured 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 (SID): 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. SID is coextensive with the boundaries of the City of Westlake and consists of approximately 4,142 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, roads and related activities.

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

SHARED USE PATH: A paved facility for use by pedestrians, bicyclists, and/or other users that is separated from vehicular traffic. Golf carts may be used on shared use paths in certain areas, under certain circumstances.

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 (FLU Map 2.1) that allows Primary Solar Facilities in addition to uses allowed by the underlying future 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 quality educational system; and a unique identity.

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. The terms “transit” and “mass transit” are used interchangeably in the Plan.

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.

WORK PLAN: City of Westlake Water Supply Facilities Work Plan dated March 2018.

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

ADA	Americans with Disabilities Act
ADT	Average Daily Traffic
BEBR	Bureau of Economic and Business Research
BFE	Base Flood Elevation
CCDs	The Census County Divisions
CJG	Callery-Judge Groves property
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
GIS	Geographic Information System
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
OEDR	Office of Economic and Demographic Research
PBC-PAM	2015 Palm Beach County Allocation Model
PD	Planned Development Zoning District
PM	particulate matter
PPH	Population Per Household
SERPM	Southeast Florida Regional Planning Model
SFWMD	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
TDM	Transportation Demand Management
TDP	Transit Development Plan
TPA	Palm Beach Transportation Planning Agency
TPS	Traffic Performance Standards
TSM	Transportation Systems Management
ULDC	Unified Land Development Code
USDA	U.S. Department of Agriculture

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.



POLICY DOCUMENT

Goals, Objectives, and Policies

FUTURE LAND USE

CHAPTER 2. FUTURE LAND USE ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL FLU 1

PROVIDE A MIX OF RESIDENTIAL, COMMERCIAL, CIVIC, AND RECREATIONAL USE OPPORTUNITIES WITHIN THE CITY TO PROMOTE A SUSTAINABLE COMMUNITY AND CONTRIBUTE TO BALANCING LAND USES IN CENTRAL PALM BEACH COUNTY FOR THE NEXT 10 (2035) AND 20 (2045) YEAR PLANNING PERIODS.

Objective FLU 1.1

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

Policy FLU 1.1.1 All future development orders 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 consistent with all Florida Statute 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 allowed within every future land use category.

Policy FLU 1.1.5 Utilities, excluding wastewater treatment plants, shall be allowed 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 allowed subject to the following limitations:

a) Primary solar facilities shall only be allowed within the solar energy overlay designated on the Future Land Use Map (FLU Map 2.1).
b) Appropriate buffering shall be required to mitigate adverse visual impacts of primary solar facilities to adjacent properties.

c) Accessory solar facilities shall be allowed 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 future land use category multiplied by the gross acreage of the parcel of land. The number of allowable dwelling units is not affected by the amount of non-residential development allowed on the parcel. Additional dwelling units may be allowed based upon applicable bonus densities or as accessory dwelling units.

Policy FLU 1.1.8 The maximum amount of non-residential development allowed on a parcel of land is based on the maximum intensity as measured by the floor area ratio (FAR) established by the applicable future land use category. The maximum amount of non-residential development allowed is not affected by the amount of residential development on the parcel.

Policy FLU 1.1.9 Where a mix of non-residential and residential uses is allowed, as within the Downtown Mixed-Use future land use category, both density and intensity shall be calculated based upon the gross acreage. The maximum amount of allowed non-residential development is not affected by the amount of allowed residential development on the parcel of land; the maximum amount of allowed residential development is not affected by the amount of allowed non-residential development on the parcel of land.

Policy FLU 1.1.10 When a parcel of land contains two or more future land use categories:

a) The types of uses allowed in each of the future land use categories may only be developed within the boundaries of the future land use category that allows those types of uses.
b) The maximum number of dwelling units and the maximum amount of non-residential development allowed shall be calculated by applying the density and intensity allowed 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 Policy 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 1.1.11 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 allowed on land within the City.

Policy FLU 1.1.12 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 allowed within the Residential-1 future land use category, subject to the criteria below, in order to provide small scale commercial to serve neighborhood needs.

a) <u>Allowable Uses:</u>

- Residential uses may include:
  - Single family attached dwellings
  - Single family detached dwellings
  - Mobile homes and manufactured homes
  - Accessory dwelling units
- Religious uses
- Educational uses
- Neighborhood centers (per intensity, size, and location criteria below)
- Recreational uses
- Conservation uses
- Accessory uses

b) <u>Density:</u>

- 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/or workforce housing consistent with Policy FLU 1.2.4.

c) <u>Non Residential Standards:</u>

Intensity and Size: Non-residential uses shall not exceed a maximum of 0.25 FAR. Neighborhood centers shall not exceed 10 acres.

Location Criteria: Neighborhood centers must front onto a collector or arterial road and must be located at least one half mile from the Downtown Mixed-Use future land use category and any other neighborhood centers.

Policy FLU 1.1.13 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 allowed, subject to the criteria below, within the Residential-2 future land use category in order to provide small scale commercial to serve neighborhood needs.

a) Allowable Uses:

- Residential uses may include:
  - Single family attached dwellings
  - Single family detached dwellings
  - Multi-family dwellings
  - Assisted living facilities
  - Foster care facilities and group homes
  - Accessory dwelling units
- Continuing care facilities and nursing homes
- Religious uses
- Educational uses
- Neighborhood centers (per intensity, size, and location criteria below)
- Recreational 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 8 additional units per gross acre for senior, affordable, and/or workforce housing consistent with Policy FLU 1.2.4.

c) Non Residential Standards:

Intensity and Size: Non-residential uses shall not exceed a maximum of 0.35 FAR. 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 future land use category and any other neighborhood centers.

Policy FLU 1.1.14 Civic Future Land Use Category

The Civic future land use category will provide areas for the uses provided for below. The Civic future land use category may be applied to publicly or privately owned lands.

a) Allowable Uses:

- Civic uses
- Religious uses
- Meeting halls, exhibition and conference centers, and fairgrounds
- Educational uses
- Recreational uses
- Conservation uses
- Accessory uses

b) Non Residential Intensity:

- A maximum of a 1.5 FAR

Policy FLU 1.1.15 Downtown Mixed-Use Future Land Use Category

The Downtown Mixed-Use future land use category accommodates an active, pedestrian-friendly area of commercial, residential, and civic uses that provide substantial opportunities for employment, shopping, civic, and recreation activities accessible by mass transit.

a) Allowable Uses:

- Commercial uses
- Residential uses may include:
  - Single family attached dwellings
  - Multi-family dwellings
  - Accessory dwelling units
- Light industrial uses
- Institutional uses
- Assisted living facilities
- Continuing care facilities
- All uses allowed in the Civic future land use category

- Accessory uses
- Commercial recreation 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/or affordable housing consistent with Policy FLU 1.2.4.

c) Non Residential Intensity:

- Maximum of a 3.0 FAR.

d) Mix of Uses:

The table below identifies the mix of uses applied to the total area of the Downtown Mixed-Use future land use category within the City. The mix of uses is not required on a parcel-by-parcel basis. Not all of the land uses have to be developed at the same time, nor is one land use a prerequisite to another land use.

Allowed Land Uses	Minimum %	Maximum %
Residential `	5%	25%
Commercial and commercial recreation	10%	70%
Civic	2%	30%
Light industrial	5%	25%
Institutional and continuing care facilities	0%	10%

Policy FLU 1.1.16 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, including pasture.

a) Allowable Uses:

- Recreational uses
- Commercial recreation uses
- Conservation uses
- Agricultural uses

b) Residential Density:

Not Applicable.

c) Non Residential Intensity:

- Maximum of a 0.25 FAR.

Policy FLU 1.1.17

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

Policy FLU 1.1.18

The proposed development of the City as provided in the 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 Palm Beach County.

Objective FLU 1.2

Adopt and 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 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;

e) Provide that public facilities and services meet or exceed the standards established in the Capital Improvements Element and are available when needed;

f) Provide standards for development within each future land use category;

g) Encourage a complementary mix of residential and non-residential uses at sufficient densities and intensities to promote internal capture of trips within the City.

h) Ensure safe and convenient onsite traffic flow, considering needed vehicle parking; and

i) Provide for the protection of natural and historical resources.

Policy FLU 1.2.2 Adopt Land Development Regulations to allow for the continuation of existing agricultural uses. These regulations shall, at a minimum:

a) Allow for the conversion of agricultural uses in all future land use categories;

b) Provide adequate buffering to reduce impacts between agricultural uses and surrounding residential land uses;

c) Provide for legal non-conforming agricultural uses consistent with the Plan and the Right-to-Farm Act; and

d) Implement the Agricultural Acknowledgement Act.

Policy FLU 1.2.3 Adopt Land Development Regulations that provide for a Planned Development Zoning District (PD). The intent of a PD is to allow a large area to be developed under a common plan of development. The land use types and densities and intensities must be consistent with the underlying future land use category designation of the parcel.

Policy FLU 1.2.4 Adopt Land Development Regulations which include procedures and standards for providing residential density bonuses above the maximum density established by the applicable future land use category for workforce, affordable, and/or senior housing. These standards and procedures shall include:

a) Requirements that adequate public infrastructure, transportation facilities, and parks shall be available to meet the projected demands associated with the requested additional density.
b) Requirements for the design and orientation of development which ensure compatibility with the surrounding land uses.
c) Standards and criteria for the evaluation and implementation of a density bonus program for senior, affordable, and workforce housing units.
d) Guidelines that allow for the consistent implementation of the density bonus programs to encourage the development of senior, affordable, and workforce housing units.

Objective FLU 1.3

Eliminate non-conforming uses, which are land uses that do not conform with the Plan's Future Land Use Element and Map (FLU Map 2.1).

Policy FLU 1.3.1

Adopt and maintain Land Development Regulations that 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 the legal non-conforming use.

Policy FLU 1.3.2

Legal non-conforming structures that exist 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 Land Development Regulations and all other applicable 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 development.

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 the Plan.

Policy FLU 1.4.3

FLU Map 2.5 shows existing and planned public potable waterwells, cones of influence, and wellhead protection areas within the City.

Objective FLU 1.5

Include opportunities for the development of public and private schools.

Policy FLU 1.5.1 Allow public and private schools in all future land use categories except the Open Space and Recreation future land use 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 colocation of school sites with public facilities such as parks, recreational areas, libraries, and community centers.

Objective FLU 1.6

Ensure compatibility among various future 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 mass transit to access goods, services, education, employment, and recreation, thereby reducing automobile dependency, vehicle miles traveled, and vehicle emissions.

Policy FLU 1.6.2 All allowable uses within a future land use category are deemed compatible with one another for purposes of the Plan and the Land Development Regulations.

Policy FLU 1.6.3 Require development within the Downtown Mixed-Use future land use category immediately adjacent to the Town of Loxahatchee Groves to provide a 50-foot buffer between the development and the city limits of the Town of Loxahatchee Groves.

Policy FLU 1.6.4 To ensure development is compatible 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 future land use category on the Future Land Use Map (FLU Map 2.1). Only single family attached and single family detached dwellings shall be allowed in this area.

Policy FLU 1.6.5 Development abutting a different future 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

Proposed Development	Minimum Compatibility Requirement for Adjacent Existing Vacant Lands	Minimum Compatibility Requirement for Adjacent Existing Residentially Developed Land	Minimum Compatibility Requirement for Adjacent Existing Non-Residentially Developed Land
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 an 8' high privacy fence or 10' wide vegetated buffer	Visual screen consisting of an 8' high 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 an 8' high privacy fence or 10' wide vegetated buffer	Visual screen consisting of an 8' high privacy fence or 10' wide vegetated buffer	No Buffer Required
Multi-family residential (>2 du/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 an 8' high privacy fence and 10' wide vegetated buffer	Visual screen consisting of an 8' high 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 an 8' high privacy fence and 25' wide vegetated buffer	Visual screen consisting of an 8' high 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 an 8' high privacy fence and 10' wide vegetated buffer	Visual screen consisting of an 8' high 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 an 8' high privacy fence and 25' wide vegetated buffer	Visual screen consisting of an 8' high 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

Policy FLU 1.6.6 Multi-family residential adjacent to the Open Space and Recreation category shall require a buffer consisting of an 8-foot high privacy fence and/or a 25-foot wide vegetated buffer.

Policy FLU 1.6.7 A public road, shared use path, 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.

Policy FLU 1.6.9 Protect the character of the City, the quality of life of residents, and support the business community for consistency and predictability.

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 parcel of land proposed for development.

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 Protect and conserve natural resources consistent with the Conservation Element of the 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.

Policy FLU 1.7.8 The M Canal serves as a source of public water supply to the City of West Palm Beach. The Plan recognizes the M Canal as an allowed conservation use within the civic and residential Future Land Use Categories. Development is prohibited within the M Canal right of way. Further, development shall be

prohibited north of the M Canal right of way and within the 100 feet south of the M Canal right of way. This does not prohibit construction of roads or any development in the M Canal right of way related to the expansion, operation and maintenance of the M Canal. The Land Development Regulations shall address compatibility between the M Canal and any adjacent development. The City will coordinate with SFWMD and SID to encourage drainage from development within the City to discharge into the SID drainage system as permitted by SFWMD, and not into the M Canal.

Policy FLU 1.7.9 To the extent the City has jurisdiction, require drainage from development within the City to discharge into the SID drainage system as permitted by SFWMD, and not into the M Canal.

Objective FLU 1.8

Coordinate with SID to protect and enhance the tree population for the purpose of maintaining a lush and welcoming city character.

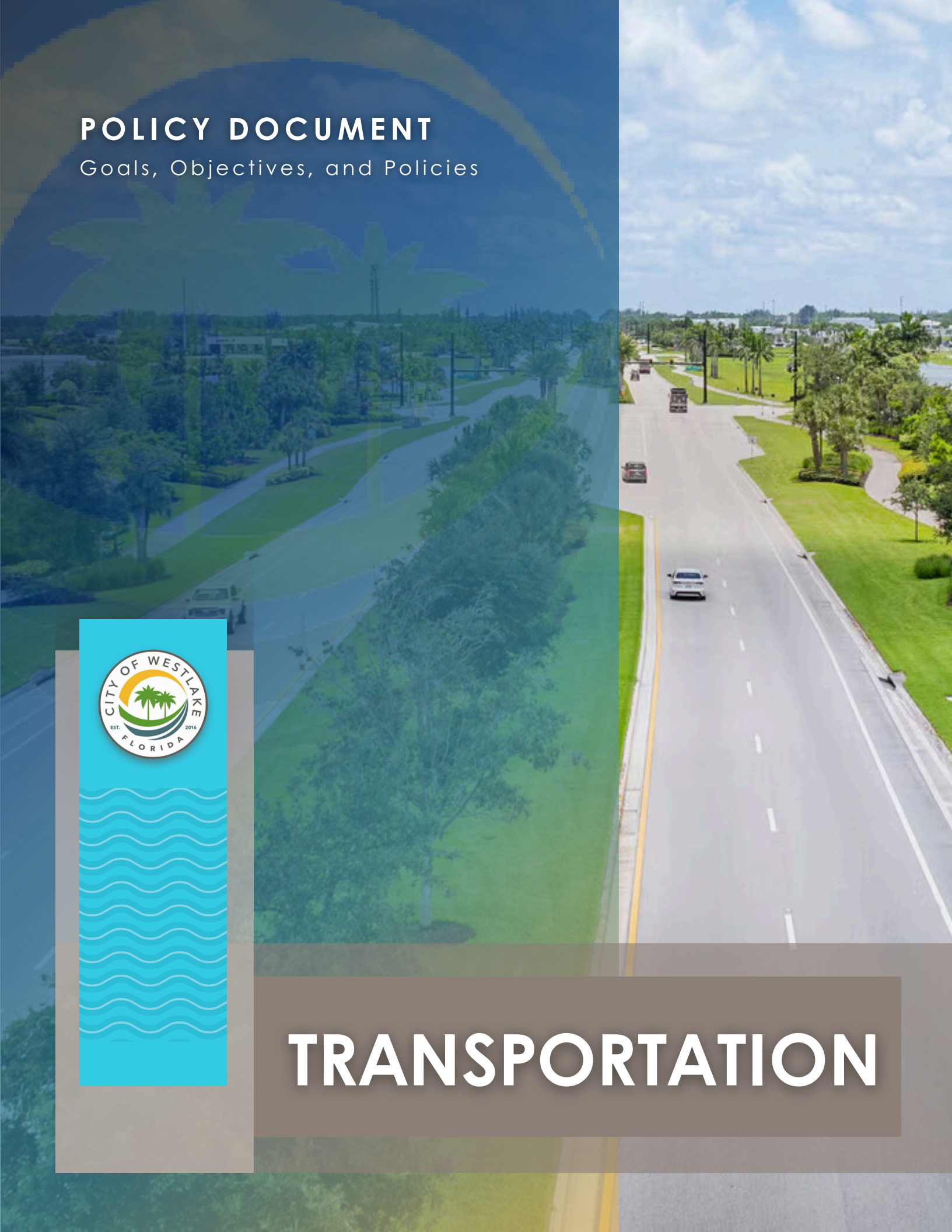
Policy FLU 1.8.1 Support long term strategies and guidelines to maintain and enhance the tree population of the City.

Policy FLU 1.8.2 Consider preserving and protecting street trees as community assets.

Policy FLU 1.8.3 Support a community education program to encourage the public to plant and maintain species native to this region.

Policy FLU 1.8.4 Protect existing trees by creating mitigation provisions in accordance with applicable F.S.

Policy FLU 1.8.5 Continue to promote and enhance the City's Tree and Landscape Regulations to support a sustainable tree canopy within the city.



POLICY DOCUMENT

Goals, Objectives, and Policies

TRANSPORTATION

CHAPTER 3. TRANSPORTATION ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL TE 1

PROVIDE A SAFE AND CONVENIENT MULTI-MODAL TRANSPORTATION SYSTEM IN THE CITY OF WESTLAKE THAT IS COORDINATED WITH THE FUTURE LAND USE MAP (FLU MAP 2.1) AND SUPPORTIVE OF THE PLAN FOR THE NEXT 10 (2035) AND 20 (2045) YEAR PLANNING PERIODS. ~~FOR THE LONG AND SHORT TERM PLANNING PERIODS.~~

TRAFFIC CIRCULATION

Objective TE 1.1

Provide a traffic circulation system that is coordinated with and adequately serves the anticipated and planned development of the Future Land Use Map (FLU Map 2.1) based on 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, Functional Classification, and Road Network Jurisdiction Map.

Policy TE 1.1.2 TE Map 3.5 ~~3.4~~ is the City's 2045 ~~2038~~ Future Traffic Circulation Map.

Policy TE 1.1.3 TE Map 3.6 ~~3.5~~ is the City's 2045 ~~2038~~ Future Functional Classification Map, which also depicts the right-of-way anticipated to implement the future traffic circulation system for the City.

Policy TE 1.1.4 Coordinate the City's traffic circulation system as shown in TE Maps 3.3, 3.4, 3.5, and 3.6, ~~3.4, 3.5, 3.6, 3.7, 3.8 and 3.9~~ with the Future Land Use Map (FLU Map 2.1), for the short and long term planning periods.

Policy TE 1.1.5 Transportation facilities for the short-term planning period are shown in TE Map 3.3 2035 ~~TE Map 3.6 2023~~ Future Traffic Circulation Map. TE Map 3.4 ~~TE Map 3.8~~ is the City's 2035 ~~2023~~ Future Functional Classification Map, which also depicts the right-of-way anticipated to implement the 2035 ~~2023~~ traffic circulation system for the City.

Policy TE 1.1.6 Recognizing the growing need for regional connectivity, the City shall coordinate with appropriate agencies, including Palm Beach County, Palm

Beach MPO ~~TPA~~ and FDOT, to support policies and programs that encourage local traffic to use alternatives to the Strategic Intermodal System (SIS).

Policy TE 1.1.7 The City shall coordinate with Palm Beach County, Palm Beach ~~TPA~~ MPO, FDOT, and other appropriate agencies regarding the implementation of Transportation Systems Management (TSM) strategies that include optimization of traffic signal systems and other innovative transportation system management activities.

Objective TE 1.2

Maintain mobility and provide a safe transportation system.

Policy TE 1.2.1 TE Map 3.2 is the City's Existing Road Level of Service Map. The adopted ~~road~~ level of service ("LOS") standard for all roadways ~~Seminole Pratt Whitney Road~~ within the City is "D" ~~shall be "D." The adopted road LOS standard for all other functionally classified roads shall be "D." Road LOS~~ and will be based on the peak hour, peak direction traffic volumes. The road level of service standards are adopted.

Policy TE 1.2.2 Establish a process in the Land Development Regulations for monitoring and reporting road LOS for all arterial and collector roads.

Policy TE 1.2.3 Recognize and comply with the provisions of the Palm Beach County Traffic Performance Standards Ordinance, Article 12 ULDC, as they apply.

Policy TE 1.2.4 Adopt Land Development Regulations that establish a mobility system, which shall ensure that the LOS standards are achieved and maintained.

Policy TE 1.2.5 All functionally classified roads, with the exception of Seminole Pratt Whitney Road and the future extension of 60th Street North, shall be maintained by the City or SID.

Policy TE 1.2.6 Adopt access management standards within the Land Development Regulations to govern the spacing and number of connections and site access points onto public roads, for the purpose of preserving adequate and safe roads.

Policy TE 1.2.7 To ensure that road 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 (FLU Map 2.1) 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 1.2.8 Ensure that privately constructed roads conform to all design standards of the City before the City accepts responsibility for the roads as a public facility.

Policy TE 1.2.9 Evaluate and consider the establishment of a connectivity index in the Land Development Regulations.

Policy TE 1.2.10 Implement block size requirements in the Land Development Regulations for the Downtown Mixed Use future land use category to promote connectivity and walkability.

Policy TE 1.2.11 Adopt Land Development Regulations to maintain standards for:

a) Location and design of driveway access and on-site circulation;
b) Width and location of curb cuts;
c) Street lighting standards, particularly at intersections;
d) Traffic impact analysis; and
e) Cross-access standards.

EVACUATION ROUTES

Objective TE 1.3

Maintain adopted LOS standards on arterial roads that connect to designated evacuation routes.

Policy TE 1.3.1 Coordinate with Palm Beach County to ensure the adopted LOS standard 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 lanes, shared use paths, and sidewalks.

Policy TE 1.4.1 TE Map 3.7 ~~TE Map 3.3~~ is the City's Existing Shared Use Paths, Sidewalks, and Bicycle Lanes Map; TE Map 3.8 ~~TE Map 3.9~~ is the City's 2035 ~~2023~~ Future Shared Use Paths, Sidewalks, and Bicycle Lanes Map; and TE Map 3.9 ~~TE Map 3.7~~ is the City's 2045 ~~2038~~ Future Shared Use Paths, Sidewalks, and Bicycle Lanes 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 Metropolitan Planning Organization ~~Transportation Planning Agency~~ (Palm Beach MPO ~~TPA~~) Long Range Transportation Plan on bicycle facility improvements. ~~concerning improvements to roads within the City based upon the Master Comprehensive Bicycle Transportation Plan (March 2011) and other appropriate Palm Beach TPA bicycle initiatives.~~

Policy TE 1.4.4 Adopt Land Development Regulations that require sidewalks within residential subdivisions.

Policy TE 1.4.5 Adopt road cross-section guidelines within the Land Development Regulations that emphasize mobility for all users, both motorized and non-motorized, for all City and SID roads.

Policy TE 1.4.6 Ensure that the future traffic circulation system is designed to provide safe bicycle and pedestrian crossings.

Policy TE 1.4.7 Incorporate safe routes to school programs into transportation planning and design, where feasible, to enhance the safety of school children who walk and bike to school.

Policy TE 1.4.8 Promote connectivity by requiring shared use paths and/or sidewalks on all roads except 60th Street North.

Policy TE 1.4.9 Coordinate TE Map 3.5 ~~3.4~~ and TE Map 3.9 ~~3.7~~ with the Palm Beach MPO ~~TPA~~ Long Range Transportation Plan to ensure identification and provision of future needs for all transportation modes.

Policy TE 1.4.10 Incorporate elements of the Palm Beach MPO ~~TPA~~ Complete Streets Design Guidelines 2.0, dated September 2022, ~~2017.~~ into the Land Development Regulations to require that the traffic circulation system is designed and constructed to provide safe and convenient mobility for all types of transportation users, including pedestrians, bicyclists, mass transit riders, and motorists.

Policy TE 1.4.11 Establish guidelines in the Land Development Regulations to require all new development to connect to the City's sidewalks and/or shared use paths.

Policy TE 1.4.12 Establish urban design requirements in the Land Development Regulations that promote walkability and pedestrian-friendly environments and that encourage mass transit use.

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) (including the Florida Transportation Plan), Palm Beach County, and the Palm Beach MPO ~~TPA~~ to determine consistency and compatibility of transportation systems.

Policy TE 1.5.2 Connect the City's traffic circulation 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 Palm Tran regarding the extension of transit service into the City as the City develops.

Policy TE 1.6.2 Encourage density concentrations sufficient to support use of mass transit for trips on the regional road network and reduce vehicle miles traveled.

Policy TE 1.6.3 Address the location of mass transit facilities in new developments in the Land Development Regulations.

Policy TE 1.6.4 Establish parking requirements for new developments in the Land Development Regulations to encourage alternative modes of travel.

Policy TE 1.6.5 Coordinate with Palm Tran, and other transit-providing agencies, relating to the locations of and amenities provided at bus stops along Seminole Pratt-Whitney Road.

Policy TE 1.6.6 Locate future transit stops along roads in areas with densities that are supportive of mass transit.

Policy TE 1.6.7 Follow FDOT's 2023 Accessing Transit-Design Handbook for Florida Bus Passenger Facilities, ~~Version III, dated 2013,~~ and Palm Tran's Transit Design Manual, dated May 2010 ~~August 2004~~, as guidelines for the design of transit stops. Transit stops should promote a pedestrian-friendly environment.

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 the City.

Policy TE 1.7.2 Encourage use of the City's bicycle lanes, shared use paths, and sidewalks as alternatives to motorized transportation.

Policy TE 1.7.3 Transportation demand management strategies shall be incorporated into the transportation planning and development approval processes for the City to provide transportation commute choices other than the single occupant vehicle. A range of techniques and appropriate trip reduction strategies will be considered. The City will identify and work with other service providers, as appropriate, to implement selected strategies.



POLICY DOCUMENT

Goals, Objectives, and Policies

INFRASTRUCTURE

CHAPTER 4. INFRASTRUCTURE ELEMENT GOALS, OBJECTIVES, AND 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 FOR THE NEXT 10 (2035) AND 20 (2045) YEAR PLANNING PERIODS.

POTABLE WATER

Objective INF 1.1

In coordination with SID, provide potable water facilities that are cost effective, adequate, and maintain the adopted level of service (LOS) standard.

Policy INF 1.1.1 Coordinate with SID on an annual basis to evaluate the capacity, operation, and maintenance of the water distribution system to maintain adopted LOS standards, and to determine the need for the extension of facilities to meet future needs while maximizing the use of existing potable water facilities. The SID utility service area is shown in INF Map 4.1. SID purchases potable water from Palm Beach County for distribution within the City and will be the exclusive provider of potable water within the City.

Policy INF 1.1.2 In coordination with SID, use the potable water LOS 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 LOS standard for residential uses shall be 110 gallons per capita per day.

Policy INF 1.1.4 The potable water LOS standards for non-residential uses shall be 150 gallons per 1,000 sq. ft. per day with the following exceptions: schools shall have a LOS standard of 18 gpd per student; hotels shall have a LOS standard of 100 gpd per room; and parks shall have a LOS 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 centralized water facilities.

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 supplies to serve the new development will be available no later than the anticipated date of issuance by the City of a certificate occupancy or its functional equivalent.

Policy INF 1.1.7 To the extent it has jurisdiction, the City will not allow new domestic self-supply potable water wells within the City.

Objective INF 1.2

Provide adequate, efficient and safe water distribution to accommodate existing and future demand.

Policy INF 1.2.1 The City hereby adopts by reference the 2025 City of Westlake Water Supply Facilities Work Plan (Work Plan), ~~dated March 2018,~~ for a planning period of not less than 10 years. The Work Plan addresses issues that pertain to water supply facilities and requirements needed to serve current and future development within the City's water service area. The City shall review and update the Work Plan at least every five (5) years within 18 months after the governing board of the South Florida Water Management District (SFWMD) approves an updated Lower East Coast Water Supply Plan. Any changes affecting the Work Plan shall be included in the annual Capital Improvements Plan update to ensure consistency between the Work Plan and the Capital Improvements Element.

Policy INF 1.2.2 Comply with the adopted 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 with the SFWMD to continue to protect and conserve ground and surface waters.

Policy INF 1.2.4 Designate minimum fire flow and related water pressure requirements in the Land Development Regulations.

Policy INF 1.2.5 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 4.3.

WASTEWATER AND REUSE WATER

Objective INF 1.3

Provide wastewater facilities that are cost effective, adequate, and maintain the adopted LOS standard.

Policy INF 1.3.1 Coordination with SID on an annual basis to evaluate wastewater system facilities to ensure the system effectively maintains adopted LOS standards, and to determine the need for the extension of facilities to meet future needs while maximizing the use of existing wastewater facilities. SID purchases wastewater capacity from Palm Beach County for the City and will be the exclusive provider of wastewater service within the City.

Policy INF 1.3.2 In coordination with SID, use the wastewater LOS standards identified in Policies INF 1.3.3 and INF 1.3.4 to evaluate wastewater facility capacity for issuance of development orders.

Policy INF 1.3.3 The wastewater LOS standard for residential uses shall be 100 gallons of wastewater per capita per day.

Policy INF 1.3.4 The wastewater LOS 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 LOS standard of 18 gpd per student; hotels shall have a LOS standard of 100 gpd per room; and parks have a LOS 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.

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 to serve the

new development will be available no later than the anticipated date of issuance by the City of a certificate occupancy or its functional equivalent.

Policy INF. 1.3.7 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. 4.3.

Objective INF 1.4

In coordination with 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. To the extent it has jurisdiction, the City will not allow domestic self-supply wells to supply water for irrigation within the City.

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 4.3. SID purchases reuse water from Palm Beach County for distribution within the City and will be the exclusive provider of reuse water within the City.

SOLID WASTE

Objective INF 1.5

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

Policy INF 1.5.1 Ensure maintenance of the adopted solid waste LOS standard by coordinating with the Solid Waste Authority of Palm Beach County (SWA) 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 periods.

Policy INF 1.5.2 The solid waste LOS standard shall be 7.02 pounds of solid waste per person per day.

Policy INF 1.5.3 Use the solid waste LOS standard identified in Policies INF 1.5.2 to evaluate facility capacity and for issuance of development orders.

Policy INF 1.5.4 Coordinate the disposal of residential household hazardous waste with the SWA.

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 SWA'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 SWA 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 LOS standards, and to maximize the use of existing facilities.

Policy INF 1.6.1 Stormwater management facilities shall be designed in accordance with 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 on an annual basis to provide stormwater management facilities consistent with SFWMD regulations, and to determine the need for the extension or creation of facilities to meet future needs while maximizing the use of existing facilities.

Policy INF 1.6.4 The drainage LOS standards are established in the tables below. Facilities listed in Table 1 below shall accommodate the stormwater produced by the identified storm event and rainfall intensity. Facilities listed in Table 2 below shall be built to the minimum elevation shown.

Drainage Level of Service Standards – Table 1

Storm Event	Intensity of Rainfall (in.)	Development, Roads, and Drainage Facilities
10 year-1 day	7.4	Local Roads and Parking Lots
25 year-3 day	12	Arterial Roads, Collector Roads, Perimeter Berm and Peak Discharge
100 year-3 day, zero discharge	14	Finished Floors

Source: Isoheytel Graphs SFWMD's Environmental Resource Permit Applicant's Handbook Volume II
**Perimeter Berm and Peak Discharge are referring to master SID stormwater management system.*

Drainage Level of Service Standard – Table 2

Minimum Elevation (NAVD 88)	Development, Roads, and Drainage Facilities
18.23	Local Road Crown
18.23	Parking Lots
19.23	Arterial and Collector 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 drainage facilities to serve the new development will be available 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 4.2. The anticipated infrastructure for earthwork and stormwater improvements for the long term planning period is shown on INF Map 4.3.

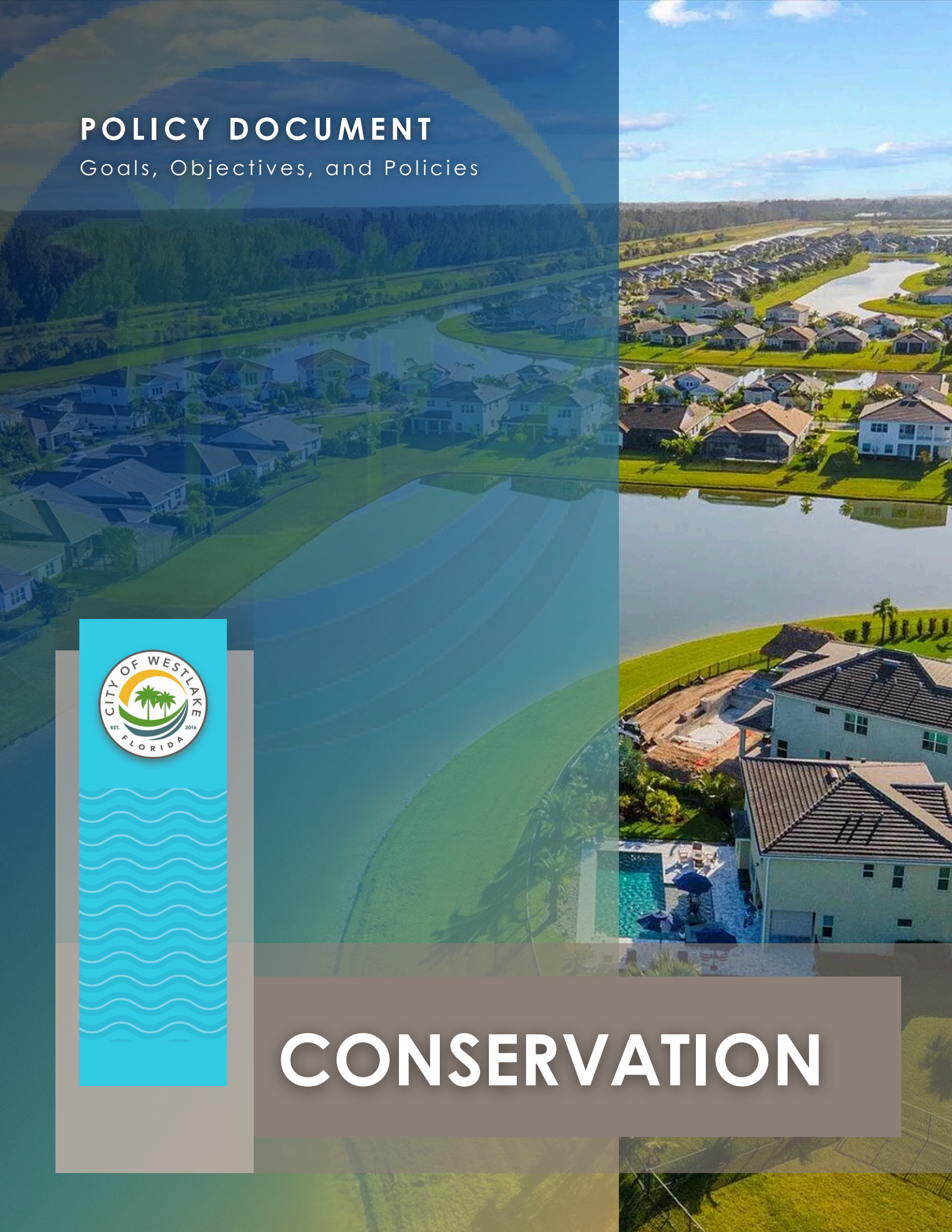
GROUNDWATER RECHARGE

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 SFWMD ~~2013~~ 2024 Lower East Coast Regional Water Supply Plan Update 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.



POLICY DOCUMENT

Goals, Objectives, and Policies

CONSERVATION

CHAPTER 5. CONSERVATION ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL CON 1

CONSERVE AND PROTECT NATURAL RESOURCES FOR CURRENT AND FUTURE RESIDENTS FOR THE NEXT 10 (2035) and 20 (2045) YEAR PLANNING PERIODS.

Objective CON 1.1

Meet state and federal air quality standards and promote the reduction of greenhouse gases to maintain air quality within the City.

Policy CON 1.1.1 Continue requiring ~~Require~~ that air quality meet established state and federal standards.

Policy CON 1.1.2 Support incentives for ~~Incentivize~~ developments that incorporate transportation alternatives to the single-occupant vehicle, such as bicycling, walking, mass transit, carpooling, ride-sharing, and/or alternatively fueled vehicles.

Objective CON 1.2

Protect native vegetative communities by minimizing invasive plants and animals.

Policy CON 1.2.1 Continue requiring ~~Require~~ removal of invasive vegetation identified by the Florida Exotic Pest Plant Council for all new development.

Policy CON 1.2.2 Continue coordinating ~~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 Continue requiring ~~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 Continue coordinating ~~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, the state, and other governmental entities with jurisdiction.

Policy CON 1.3.4 Continue coordinating ~~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 Continue compliance ~~Comply~~ with Palm Beach County Wellfield Protection Ordinance.

Policy CON 1.3.6 Continue requiring ~~Require~~ new development and redevelopment to use reuse water for irrigation where it is available.

Policy CON 1.3.7 Continue ensuring ~~Ensure~~ development complies with applicable state and federal criteria for the protection of wetlands.

Policy CON 1.3.8 Continue ensuring ~~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 Continue requiring ~~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 Continue promoting ~~Promote~~ water efficient landscapes by coordinating with 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.

Policy CON 1.3.13 The M Canal serves as a source of public water supply to the City of West Palm Beach. The Plan recognizes the M Canal as an allowed conservation use within the civic and residential Future Land Use Categories. Development is prohibited within the M Canal right of way. Further, development shall be prohibited north of the M Canal right of way and within the 100 feet south of the M Canal right of way. This does not prohibit construction of roads or any development in the M Canal right of way related to the expansion, operation and maintenance of the M Canal. The Land Development Regulations shall address compatibility between the M Canal and any adjacent development. The City will coordinate with SFWMD and SID to encourage drainage from development within the City to discharge into the SID drainage system as permitted by SFWMD, and not into the M Canal.

Policy CON 1.3.14 To the extent the City has jurisdiction, require drainage from development within the City to discharge into the SID drainage system as permitted by SFWMD, and not into the M Canal.

Objective CON 1.4

Maintain and enforce procedures to reduce soil erosion and sedimentation into water bodies.

Policy CON 1.4.1 Continue requiring ~~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 Continue ensuring ~~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 Continue managing ~~Manage~~ hazardous waste in a manner that protects natural resources, and cooperate with Palm Beach County and SWA 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.

Objective CON 1.6

Evaluate and respond to potential climate-related impacts including sea level rise, flooding, and extreme weather events.

Policy CON 1.6.1 Coordinate with the Southeast Florida Regional Climate Compact and Palm Beach County to access updated vulnerability assessments.

Policy CON 1.6.2 Encourage use of resilient design practices in public and private development to address long-term climate risks.

Objective CON 1.7

Promote vegetative cover and shade to reduce urban heat and improve air quality.

Policy CON 1.7.1 Encourage planting of shade trees in parking lots, along rights-of-way, and within open spaces and recreation areas.

Policy CON 1.7.2 Encourage planting and support preservation of shade trees.

POLICY DOCUMENT

Goals, Objectives, and Policies



RECREATION AND OPEN SPACE

CHAPTER 6. RECREATION AND OPEN SPACE ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL REC 1

PROVIDE RECREATION USES AND OPEN SPACE ACCESSIBLE TO CITY RESIDENTS OFFERING ACTIVE AND PASSIVE RECREATION OPPORTUNITIES FOR THE NEXT 10 (2035) and 20 (2045) YEAR PLANNING PERIODS.

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 Continue to coordinate with Seminole Improvement District (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 colocation 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 orders.

Policy REC 1.1.5 Continue to ensure neighborhood parks are provided to serve residential development.

Objective REC 1.2 Promote walkable and bikeable communities by encouraging interconnections between recreation areas and developed areas to meet the needs and interests of City residents.

Policy REC 1.2.1 Maintain TE Map 3.7 identifying existing sidewalks, bicycle lanes, and shared use paths, and opportunities for new sidewalks, bicycle lanes, and shared use path 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 bicycle lane, sidewalk, and shared use path 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 Continue to coordinate with SID to provide for the maintenance, control, and monitoring of SID-owned open space.

POLICY DOCUMENT

Goals, Objectives, and Policies



HOUSING

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 FOR THE NEXT 10 (2035) AND 20 (2045) YEAR PLANNING PERIODS.

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 all City residents.

Policy HE 1.1.1 Designate sufficient land areas for residential development to accommodate the projected population for the short and long term planning periods.

Policy HE 1.1.2 Establish future land use categories 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 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 Allow mobile homes and manufactured homes 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 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 interlocal 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;
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.

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.

POLICY DOCUMENT

Goals, Objectives, and Policies



CAPITAL IMPROVEMENTS

CHAPTER 8. CAPITAL IMPROVEMENTS ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL CIE 1

ENSURE THE TIMELY AND EFFICIENT PROVISION OF ADEQUATE PUBLIC FACILITIES FOR EXISTING AND FUTURE RESIDENTS FOR THE NEXT 10 (2035) AND 20 (2045) YEAR PLANNING PERIODS.

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 5-Year Schedule of Capital Improvements based on the criteria below. Projects necessary to ensure the achievement and maintenance of adopted level of service (LOS) standards shall be prioritized for funding based on the following criteria:

a) The elimination of public health and safety hazards;
b) The correction of capacity deficiencies in order to achieve the adopted LOS standards;
c) The need for capital improvements to accommodate new or approved projects or additional growth in order to achieve and maintain the adopted LOS 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 the 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 Implement the Interlocal Agreement between the City of Westlake and the Seminole Improvement District Regarding the Provision of Certain Services, Infrastructure, and Public Facilities in the City of Westlake and for Assurance of Non-Duplication of Services dated March 2018 ("SID-Westlake Interlocal") 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) coordinate with SID to ensure funding and construction of the public facilities enumerated 5-Year Schedule of Capital Improvements where SID is responsible for providing those facilities.

Policy CIE 1.1.3 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 1.1.4 In coordination with SID, pursue state and federal grant opportunities to fund projects in the 5-Year 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 1.1.5 A new fifth year will be added to the 5-Year Schedule of Capital Improvements annually.

Policy CIE 1.1.6 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 1.1.7 Include in its annual update of its 5-Year Schedule of Capital Improvements any transportation improvements adopted in the ~~Palm Beach County Transportation Planning Agency~~ Palm Beach Metropolitan Planning Organization (Palm Beach MPO ~~TPA~~) Transportation Improvement Program adopted pursuant to s. 339.175(8) F.S.

Policy CIE 1.1.8 Review and update, on an annual basis, the Capital Improvements Element of the Plan. This review shall also ensure consistency between the Future Land Use, Transportation, Infrastructure, and Capital Improvements Elements.

Objective CIE 1.2

Achieve and maintain adopted LOS standards.

Policy CIE 1.2.1

Utilize LOS standards identified in the Plan as set forth in Table 8.2 to evaluate public facilities' needs.

Table 8.2: Level of Service Standards

<table>
<tr><th>Service</th><th>Level of Service Standard</th></tr>
<tr><td>Transportation</td><td>Arterials – D
Collector – D
Local - D</td></tr>
<tr><td>Potable Water</td><td>• 110 gallons per capita per day (residential)
• 150 gallons per 1,000 sq. ft. per day (non-residential), except that:
○ 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</td></tr>
<tr><td>Wastewater</td><td>• 100 gallons per capita per day (residential)
• 150 gallons per 1,000 sq. ft. per day (non-residential), except that:
○ 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</td></tr>
<tr><td>Solid Waste</td><td>7.02 lbs. per capita per day</td></tr>
<tr><td>Stormwater (drainage)</td><td>Stormwater treatment standards shall be consistent with the applicable requirements included in Chapter 62, F.A.C.
Drainage Level of Service Standards – Table 1:
<table>
<tr><th>Storm Event</th><th>Intensity of Rainfall (in.)</th><th>Development, Roads, and Drainage Facilities</th></tr>
<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, Collector 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>
</table></td></tr>
</table>

Service	Level of Service Standard

Minimum Elevation (NAVD 88)	Development, Roads, and Drainage Facilities
18.23	Local Road Crown
18.23	Parking Lots
19.23	Arterial and Collector Road Crown
19.83	Finished Floors

Policy CIE 1.2.2 The Land Development Regulations shall provide 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 LOS 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 facilities.

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 contributions, impact fees, concurrency or other techniques to ensure that transportation facilities are available within the City to meet established LOS standards for all new development. Coordinate with SID as to how revenue sources may be assessed, collected, shared, applied, and spent.

Policy CIE 1.3.4 Require developers to provide public facilities such as drainage, roads, water and wastewater lines, that are not otherwise being provided by SID. These facilities shall be designed and constructed according to City and SID 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.

Table 8.1: 5-Year Schedule of Capital Improvements, Fiscal Years 2024-25 – 2029-30 ~~2018-19 – 2022-23~~

For the 5-Year Capital Improvements Schedule below:

- Road costs include costs of landscaping and the construction of bicycle lanes, sidewalks, and shared use paths.
- This table should be read in conjunction with the 5-Year Capital Improvement Schedule Construction Map for Road Segments, Stormwater Drainage Features, and Park.

5-Year Capital Improvements Schedule: Summary of Total Project Costs By Year									
Project Description	**Priority**	**FY 2017-18**	**FY 2018-19**	**FY 2019-20**	**FY 2020-21**	**FY 2021-22**	**FY 2022-23**	**Total Funding Amount**	**Funding Source***
Town Center Parkway Phase 1A (TCP-E2)	High	$1,808,668.19	-	-	-	-	-	$1,808,668.19	Developer / Bonds
Town Center Parkway Phase 2 (TCP-E3)	High	$1,598,871.00	-	-	-	-	-	$1,598,871.00	Developer / Bonds
Town Center Parkway South (TCP-E1)	High	$1,515,919.33	-	-	-	-	-	$1,515,919.33	Developer / Bonds
CS-E1	High	-	$744,996.14	-	-	-	-	$744,996.14	Developer / Bonds
Kingfisher (CS-E5)	High	-	$757,641.03	-	-	-	-	$757,641.03	Developer / Bonds
CS-E4	High	-	$762,430.31	-	-	-	-	$762,430.31	Developer / Bonds
Persimmon Phase 2 (PSM - E1a)	High	-	-	$1,671,350.56	-	-	-	$1,671,350.56	Developer / Bonds
Saddle Bay Drive	High	-	-	$710,000.00	-	-	-	$710,000.00	Developer / Bonds
CS-E2	High	-	-	$1,190,314.74	-	-	-	$1,190,314.74	Developer / Bonds
CS-P	High	-	-	-	$3,901,962.45	-	-	$3,901,962.45	Developer / Bonds
Persimmon West (CS-W2	High	-	-	-	-	$1,277,449.85	-	$1,277,449.85	Developer / Bonds
Community Park	High	-	$200,000.00	$3,300,000.00	-	-	-	$3,500,000.00	Developer / Bonds
Town Center Parkway (E-4, E-5)	High	-	-	-	-	-	$3,175,573.38	$3,175,573.38	Developer / Bonds
TOTAL		**$4,923,458.52**	**$2,465,067.48**	**$6,871,665.30**	**$3,901,962.45**	**$1,277,449.85**	**$3,175,573.38**	**$22,615,176.98**	Developer / Bonds

5-Year Capital Improvements Schedule: Summary of Total Project Costs By Year									
Project Description	**Priority**	**FY 2024-25**	**FY 2025-26**	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**Total Funding Amount**	**Funding Source***
Saddle Bay Drive	High	$ -	$ -	$ -	$ 996,660.00	$ -	$ -	$ 996,660.00	Developer / Bonds
Persimmon Blvd E Phase 5 (Up to Roundabout)	High	$ 967,678.00	$ -	$ -	$ -	$ -	$ -	$ 967,678.00	Developer / Bonds
Persimmon Blvd E Phase 6 (Up to 140th)	High	$ -	$ 3,045,923.00	$ 1,328,640.00	$ -	$ -	$ -	$ 4,374,563.00	Developer / Bonds
Persimmon Blvd W Phase 3	High	$ -	$ -	$ -	$ -	$ 1,251,225.00	$ -	$ 1,251,225.00	Developer / Bonds
Town Center Parkway SW Phase 3	High	$ -	$ -	$ -	$ -	$ -	$ 2,083,200.00	$ 2,083,200.00	Developer / Bonds
Town Center Parkway NW Phase 1	High	$ 1,036,945.00	$ 1,267,377.00	$ -	$ -	$ -	$ -	$ 2,304,322.00	Developer / Bonds
Town Center Parkway NW Phase 2	High	$ -	$ -	$ -	$ -	$ 1,713,660.00	$ -	$ 1,713,660.00	Developer / Bonds
Stormwater Management Lakes – Parcel V	High	$ 4,216,951.00	$ 221,945.00	$ -	$ -	$ -	$ -	$ 4,438,896.00	Developer / Bonds
Stormwater Management Lakes – Parcel U	High	$ 5,255,210.00	$ 927,390.00	$ -	$ -	$ -	$ -	$ 6,182,600.00	Developer / Bonds
Stormwater Management Lakes – Silverlake	High	$ -	$ 2,290,625.00	$ -	$ -	$ -	$ -	$ 2,290,625.00	Developer / Bonds
Stormwater Management Lakes – Parcel B	High	$ -	$ -	$ -	$ -	$ 1,700,635.00	$ -	$ 1,700,635.00	Developer / Bonds
Water Main from (Parcel V to SE Interconnect)	High	$ -	$ 243,000.00	$ -	$ -	$ -	$ -	$ 243,000.00	Developer / Bonds
Force Main from (Persimmon Phase 6 to SE Interconnect)	High	$ -	$ 305,200.00	$ -	$ -	$ -	$ -	$ 305,200.00	Developer / Bonds
Community Park (Parcel C-4)	High	$ 1,450,000.00	$ 3,165,000.00	$ 885,000.00	$ -	$ -	$ -	$ 5,500,000.00	Bonds
Seminole Improvement District Complex	High	$ 647,368.00	$ 1,817,632.00	$ -	$ -	$ -	$ -	$ 2,465,000.00	Bonds
TOTAL	-	**$ 13,574,152.00**	**$ 13,284,092.00**	**$ 2,213,640.00**	**$ 996,660.00**	**$ 4,665,520.00**	**$ 2,083,200.00**	**$ 36,817,264.00**	-

5-Year Capital Improvements Schedule: Potable Water Component									
Project Description	**Priority**	**FY 2017-18**	**FY 2018-19**	**FY 2019-20**	**FY 2020-21**	**FY 2021-22**	**FY 2022-23**	**Total Funding Amount**	**Funding Source***
Town Center Parkway Phase 1A (TCP-E2)	High	$135,781.00	-	-	-	-	-	$135,781.00	Developer / Bonds
Town Center Parkway Phase 2 (TCP-E3)	High	$130,149.26	-	-	-	-	-	$130,149.26	Developer / Bonds
Town Center Parkway South (TCP-E1)	High	$111,501.21	-	-	-	-	-	$111,501.21	Developer / Bonds
CS-E1	High	-	$108,160.00	-	-	-	-	$108,160.00	Developer / Bonds
Kingfisher (CS-E5)	High	-	$92,404.19	-	-	-	-	$92,404.19	Developer / Bonds
CS-E4	High	-	$91,127.20	-	-	-	-	$91,127.20	Developer / Bonds
Persimmon Phase 2 (PSM - E1a)	High	-	-	$125,317.80	-	-	-	$125,317.80	Developer / Bonds
Saddle Bay Drive	High	-	-	$91,000.00	-	-	-	$91,000.00	Developer / Bonds
CS-E2	High	-	-	$162,009.25	-	-	-	$162,009.25	Developer / Bonds
CS-P	High	-	-	-	$524,899.15	-	-	$524,899.15	Developer / Bonds
Persimmon West (CS-W2	High	-	-	-	-	$191,214.00	-	$191,214.00	Developer / Bonds
Town Center Parkway (E-4, E-5)	High	-	-	-	-	-	$238,758.84	$238,758.84	Developer / Bonds

5-Year Capital Improvements Schedule: Potable Water Component									
Project Description	**Priority**	**FY 2024-25**	**FY 2025-26**	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**Total Funding Amount**	**Funding Source***
Saddle Bay Drive	High	$ -	$ -	$ -	$ 182,730.00	$ -	$ -	$ 182,730.00	Developer / Bonds
Persimmon Blvd E Phase 5 (Up to Roundabout)	High	$ 151,146.00	$ -	$ -	$ -	$ -	$ -	$ 151,146.00	Developer / Bonds
Persimmon Blvd E Phase 6 (Up to 140th)	High	$ -	$ 359,000.00	$ 359,000.00	$ -	$ -	$ -	$ 718,000.00	Developer / Bonds
Persimmon Blvd W Phase 3	High	$ -	$ -	$ -	$ -	$ 212,708.00	$ -	$ 212,708.00	Developer / Bonds
Town Center Parkway SW Phase 3	High	$ -	$ -	$ -	$ -	$ -	$ 354,144.00	$ 354,144.00	Developer / Bonds
Town Center Parkway NW Phase 1	High	$ 176,281.00	$ 215,454.00	$ -	$ -	$ -	$ -	$ 391,735.00	Developer / Bonds
Town Center Parkway NW Phase 2	High	$ -	$ -	$ -	$ -	$ 291,220.00	$ -	$ 291,220.00	Developer / Bonds
Stormwater Management Lakes – Parcel V	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel U	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Silverlake	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel B	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Water Main from (Parcel V to SE Interconnect)	High	$ -	$ 235,710.00	$ -	$ -	$ -	$ -	$ 235,710.00	Developer / Bonds
Force Main from (Persimmon Phase 6 to SE Interconnect)	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Community Park (Parcel C-4)	High	$ 229,364.00	$ 500,645.00	$ 139,991.00	$ -	$ -	$ -	$ 870,000.00	Bonds
Seminole Improvement District Complex	High	$ 129,272.00	$ 362,959.00	$ -	$ -	$ -	$ -	$ 492,231.00	Bonds
TOTAL	-	**$ 686,063.00**	**$ 1,673,768.00**	**$ 498,991.00**	**$ 182,730.00**	**$ 503,928.00**	**$ 354,144.00**	**$ 3,899,624.00**	-

5-Year Capital Improvements Schedule: Wastewater Component									
Project Description	**Priority**	**FY 2017-18**	**FY 2018-19**	**FY 2019-20**	**FY 2020-21**	**FY 2021-22**	**FY 2022-23**	**Total Funding Amount**	**Funding Source***
Town Center Parkway Phase 1A (TCP-E2)	High	$95,925.00	-	-	-	-	-	$95,925.00	Developer / Bonds
Town Center Parkway Phase 2 (TCP-E3)	High	$91,954.48	-	-	-	-	-	$91,954.48	Developer / Bonds
Town Center Parkway South (TCP-E1)	High	$75,778.66	-	-	-	-	-	$75,778.66	Developer / Bonds
CS-E1	High	-	$41,344.00	-	-	-	-	$41,344.00	Developer / Bonds
Kingfisher (CS-E5)	High	-	$0.00	-	-	-	-	$0.00	Developer / Bonds
CS-E4	High	-	$64,943.67	-	-	-	-	$64,943.67	Developer / Bonds
Persimmon Phase 2 (PSM - E1a)	High	-	-	$65,242.04	-	-	-	$65,242.04	Developer / Bonds
Saddle Bay Drive	High	-	-	$64,500.00	-	-	-	$64,500.00	Developer / Bonds
CS-E2	High	-	-	$136,582.53	-	-	-	$136,582.53	Developer / Bonds
CS-P	High	-	-	-	$370,824.00	-	-	$370,824.00	Developer / Bonds
Persimmon West (CS-W2	High	-	-	-	-	$0.00	-	$0.00	Developer / Bonds
Town Center Parkway (E-4, E-5)	High	-	-	-	-	-	$157,508.38	$157,508.38	Developer / Bonds

5-Year Capital Improvements Schedule: Wastewater Component									
Project Description	**Priority**	**FY 2024-25**	**FY 2025-26**	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**Total Funding Amount**	**Funding Source***
Saddle Bay Drive	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Persimmon Blvd E Phase 5 (Up to Roundabout)	High	$ 77,001.00	$ -	$ -	$ -	$ -	$ -	$ 77,001.00	Developer / Bonds
Persimmon Blvd E Phase 6 (Up to 140th)	High	$ -	$ 121,640.00	$ 53,060.00	$ -	$ -	$ -	$ 174,700.00	Developer / Bonds
Persimmon Blvd W Phase 3	High	$ -	$ -	$ -	$ -	$ 50,049.00	$ -	$ 50,049.00	Developer / Bonds
Town Center Parkway SW Phase 3	High	$ -	$ -	$ -	$ -	$ -	$ 83,328.00	$ 83,328.00	Developer / Bonds
Town Center Parkway NW Phase 1	High	$ 41,478.00	$ 50,695.00	$ -	$ -	$ -	$ -	$ 92,173.00	Developer / Bonds
Town Center Parkway NW Phase 2	High	$ -	$ -	$ -	$ -	$ 68,546.00	$ -	$ 68,546.00	Developer / Bonds
Stormwater Management Lakes – Parcel V	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel U	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Silverlake	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel B	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Water Main from (Parcel V to SE Interconnect)	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Force Main from (Persimmon Phase 6 to SE Interconnect)	High	$ -	$ 296,044.00	$ -	$ -	$ -	$ -	$ 296,044.00	Developer / Bonds
Community Park (Parcel C-4)	High	$ 239,909.00	$ 523,664.00	$ 146,427.00	$ -	$ -	$ -	$ 910,000.00	Bonds
Seminole Improvement District Complex	High	$ 112,103.00	$ 314,754.00	$ -	$ -	$ -	$ -	$ 426,857.00	Bonds
TOTAL	-	**$ 470,491.00**	**$ 1,306,797.00**	**$ 199,487.00**	**$ -**	**$ 118,595.00**	**$ 83,328.00**	**$ 2,178,698.00**	-

5-Year Capital Improvements Schedule: Stormwater/Drainage Component									
Project Description	**Priority**	**FY 2017-18**	**FY 2018-19**	**FY 2019-20**	**FY 2020-21**	**FY 2021-22**	**FY 2022-23**	**Total Funding Amount**	**Funding Source***
Town Center Parkway Phase 1A (TCP-E2)	High	$240,003.00	-	-	-	-	-	$240,003.00	Developer / Bonds
Town Center Parkway Phase 2 (TCP-E3)	High	$230,077.24	-	-	-	-	-	$230,077.24	Developer / Bonds
Town Center Parkway South (TCP-E1)	High	$189,612.33	-	-	-	-	-	$189,612.33	Developer / Bonds
CS-E1	High	-	$183,930.00	-	-	-	-	$183,930.00	Developer / Bonds
Kingfisher (CS-E5)	High	-	$207,910.00	-	-	-	-	$207,910.00	Developer / Bonds
CS-E4	High	-	$162,508.46	-	-	-	-	$162,508.46	Developer / Bonds
Persimmon Phase 2 (PSM - E1a)	High	-	-	$213,108.01	-	-	-	$213,108.01	Developer / Bonds
Saddle Bay Drive	High	-	-	$155,000.00	-	-	-	$155,000.00	Developer / Bonds
CS-E2	High	-	-	$275,503.30	-	-	-	$275,503.30	Developer / Bonds
CS-P	High	-	-	-	$927,914.20	-	-	$927,914.20	Developer / Bonds
Persimmon West (CS-W2	High	-	-	-	-	$325,167.29	-	$325,167.29	Developer / Bonds
Town Center Parkway (E-4, E-5)	High	-	-	-	-	-	$394,115.30	$394,115.30	Developer / Bonds

5-Year Capital Improvements Schedule: Stormwater/Drainage Component									
Project Description	**Priority**	**FY 2024-25**	**FY 2025-26**	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**Total Funding Amount**	**Funding Source***
Saddle Bay Drive	High	$ -	$ -	$ -	$ 157,640.00	$ -	$ -	$ 157,640.00	Developer / Bonds
Persimmon Blvd E Phase 5 (Up to Roundabout)	High	$ 166,619.00	$ -	$ -	$ -	$ -	$ -	$ 166,619.00	Developer / Bonds
Persimmon Blvd E Phase 6 (Up to 140th)	High	$ -	$ 817,433.00	$ 356,567.00	$ -	$ -	$ -	$ 1,174,000.00	Developer / Bonds
Persimmon Blvd W Phase 3	High	$ -	$ -	$ -	$ -	$ 312,806.00	$ -	$ 312,806.00	Developer / Bonds
Town Center Parkway SW Phase 3	High	$ -	$ -	$ -	$ -	$ -	$ 520,800.00	$ 520,800.00	Developer / Bonds
Town Center Parkway NW Phase 1	High	$ 259,237.00	$ 316,844.00	$ -	$ -	$ -	$ -	$ 576,081.00	Developer / Bonds
Town Center Parkway NW Phase 2	High	$ -	$ -	$ -	$ -	$ 428,415.00	$ -	$ 428,415.00	Developer / Bonds
Stormwater Management Lakes – Parcel V	High	$ 4,216,951.00	$ 221,945.00	$ -	$ -	$ -	$ -	$ 4,438,896.00	Developer / Bonds
Stormwater Management Lakes – Parcel U	High	$ 5,255,210.00	$ 927,390.00	$ -	$ -	$ -	$ -	$ 6,182,600.00	Developer / Bonds
Stormwater Management Lakes – Silverlake	High	$ -	$ 2,290,625.00	$ -	$ -	$ -	$ -	$ 2,290,625.00	Developer / Bonds
Stormwater Management Lakes – Parcel B	High	$ -	$ -	$ -	$ -	$ 1,700,635.00	$ -	$ 1,700,635.00	Developer / Bonds
Water Main from (Parcel V to SE Interconnect)	High	$ -	-	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Force Main from (Persimmon Phase 6 to SE Interconnect)	High	$ -	-	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Community Park (Parcel C-4)	High	$ 135,773.00	$ 296,359.00	$ 82,868.00	$ -	$ -	$ -	$ 515,000.00	Bonds
Seminole Improvement District Complex	High	$ 95,944.00	$ 269,384.00	$ -	$ -	$ -	$ -	$ 365,328.00	Bonds
TOTAL	-	**$ 10,129,734.00**	**$ 5,139,980.00**	**$ 439,435.00**	**$ 157,640.00**	**$ 2,441,856.00**	**$ 520,800.00**	**$ 18,829,445.00**	-

5-Year Capital Improvements Schedule: Road Component									
Project Description	**Priority**	**FY 2017-18**	**FY 2018-19**	**FY 2019-20**	**FY 2020-21**	**FY 2021-22**	**FY 2022-23**	**Total Funding Amount**	**Funding Source***
Town Center Parkway Phase 1A (TCP-E2)	High	$938,202.19	-	-	-	-	-	$938,202.19	Developer / Bonds
Town Center Parkway Phase 2 (TCP-E3)	High	$713,617.60	-	-	-	-	-	$713,617.60	Developer / Bonds
Town Center Parkway South (TCP-E1)	High	$780,998.55	-	-	-	-	-	$780,998.55	Developer / Bonds
CS-E1	High	-	$296,071.37	-	-	-	-	$296,071.37	Developer / Bonds
Kingfisher (CS-E5)	High	-	$328,868.46	-	-	-	-	$328,868.46	Developer / Bonds
CS-E4	High	-	$325,550.97	-	-	-	-	$325,550.97	Developer / Bonds
Persimmon Phase 2 (PSM - E1a)	High	-	-	$1,020,717.00	-	-	-	$1,020,717.00	Developer / Bonds
Saddle Bay Drive	High	-	-	$282,600.00	-	-	-	$282,600.00	Developer / Bonds
CS-E2	High	-	-	$444,599.64	-	-	-	$444,599.64	Developer / Bonds
CS-P	High	-	-	-	$1,328,556.50	-	-	$1,328,556.50	Developer / Bonds
Persimmon West (CS-W2	High	-	-	-	-	$392,522.79	-	$392,522.79	Developer / Bonds
Town Center Parkway (E-4, E-5)	High	-	-	-	-	-	$1,641,291.44	$1,641,291.44	Developer / Bonds

5-Year Capital Improvements Schedule: Road Component									
Project Description	**Priority**	**FY 2024-25**	**FY 2025-26**	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**Total Funding Amount**	**Funding Source***
Saddle Bay Drive	High	$ -	$ -	$ -	$ 458,290.00	$ -	$ -	$ 458,290.00	Developer / Bonds
Persimmon Blvd E Phase 5 (Up to Roundabout)	High	$ 372,257.00	$ -	$ -	$ -	$ -	$ -	$ 372,257.00	Developer / Bonds
Persimmon Blvd E Phase 6 (Up to 140th)	High	$ -	$ 1,074,779.00	$ 468,821.00	$ -	$ -	$ -	$ 1,543,600.00	Developer / Bonds
Persimmon Blvd W Phase 3	High	$ -	$ -	$ -	$ -	$ 462,953.00	$ -	$ 462,953.00	Developer / Bonds
Town Center Parkway SW Phase 3	High	$ -	$ -	$ -	$ -	$ -	$ 770,784.00	$ 770,784.00	Developer / Bonds
Town Center Parkway NW Phase 1	High	$ 383,669.00	$ 468,930.00	$ -	$ -	$ -	$ -	$ 852,599.00	Developer / Bonds
Town Center Parkway NW Phase 2	High	$ -	$ -	$ -	$ -	$ 634,054.00	$ -	$ 634,054.00	Developer / Bonds
Stormwater Management Lakes – Parcel V	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel U	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Silverlake	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel B	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Water Main from (Parcel V to SE Interconnect)	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Force Main from (Persimmon Phase 6 to SE Interconnect)	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Community Park (Parcel C-4)	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Bonds
Seminole Improvement District Complex	High	$ 208,047.00	$ 584,137.00	$ -	$ -	$ -	$ -	$ 792,184.00	Bonds
TOTAL	-	**$ 963,973.00**	**$ 2,127,846.00**	**$ 468,821.00**	**$ 458,290.00**	**$ 1,097,007.00**	**$ 770,784.00**	**$ 5,886,721.00**	-

~~5-Year Capital Improvements Schedule: Reuse Component~~									
~~Project Description~~	~~Priority~~	~~FY 2017-18~~	~~FY 2018-19~~	~~FY 2019-20~~	~~FY 2020-21~~	~~FY 2021-22~~	~~FY 2022-23~~	~~Total Funding Amount~~	~~Funding Source*~~
~~Town Center Parkway Phase 1A (TCP-E2)~~	~~High~~	~~$98,757.00~~	-	-	-	-	-	~~$98,757.00~~	~~Developer / Bonds~~
~~Town Center Parkway Phase 2 (TCP-E3)~~	~~High~~	~~$192,727.42~~	-	-	-	-	-	~~$192,727.42~~	~~Developer / Bonds~~
~~Town Center Parkway South (TCP-E1)~~	~~High~~	~~$158,831.42~~	-	-	-	-	-	~~$158,831.42~~	~~Developer / Bonds~~
~~CS-E1~~	~~High~~	-	~~$58,797.61~~	-	-	-	-	~~$58,797.61~~	~~Developer / Bonds~~
~~Kingfisher (CS-E5)~~	~~High~~	-	~~$66,463.18~~	-	-	-	-	~~$66,463.18~~	~~Developer / Bonds~~
~~CS-E4~~	~~High~~	-	~~$66,861.01~~	-	-	-	-	~~$66,861.01~~	~~Developer / Bonds~~
~~Persimmon Phase 2 (PSM - E1a)~~	~~High~~	-	-	~~$178,512.90~~	-	-	-	~~$178,512.90~~	~~Developer / Bonds~~
~~Saddle Bay Drive~~	~~High~~	-	-	~~$65,900.00~~	-	-	-	~~$65,900.00~~	~~Developer / Bonds~~
~~CS-E2~~	~~High~~	-	-	~~$88,070.89~~	-	-	-	~~$88,070.89~~	~~Developer / Bonds~~
~~CS-P~~	~~High~~	-	-	-	~~$381,722.60~~	-	-	~~$381,722.60~~	~~Developer / Bonds~~
~~Persimmon West (CS-W2~~	~~High~~	-	-	-	-	~~$161,203.77~~	-	~~$161,203.77~~	~~Developer / Bonds~~
~~Town Center Parkway (E-4, E-5)~~	~~High~~	-	-	-	-	-	~~$330,136.20~~	~~$330,136.20~~	~~Developer / Bonds~~

5-Year Capital Improvements Schedule: Reuse Component									
Project Description	**Priority**	**FY 2024-25**	**FY 2025-26**	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**Total Funding Amount**	**Funding Source***
Saddle Bay Drive	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Persimmon Blvd E Phase 5 (Up to Roundabout)	High	$ 97,425.00	$ -	$ -	$ -	$ -	$ -	$ 97,425.00	Developer / Bonds
Persimmon Blvd E Phase 6 (Up to 140th)	High	$ -	$ 182,495.00	$ 79,605.00	$ -	$ -	$ -	$ 262,100.00	Developer / Bonds
Persimmon Blvd W Phase 3	High	$ -	$ -	$ -	$ -	$ 62,562.00	$ -	$ 62,562.00	Developer / Bonds
Town Center Parkway SW Phase 3	High	$ -	$ -	$ -	$ -	$ -	$ 104,160.00	$ 104,160.00	Developer / Bonds
Town Center Parkway NW Phase 1	High	$ 51,847.00	$ 63,368.00	$ -	$ -	$ -	$ -	$ 115,215.00	Developer / Bonds
Town Center Parkway NW Phase 2	High	$ -	$ -	$ -	$ -	$ 85,786.00	$ -	$ 85,786.00	Developer / Bonds
Stormwater Management Lakes – Parcel V	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel U	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Silverlake	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel B	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Water Main from (Parcel V to SE Interconnect)	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Force Main from (Persimmon Phase 6 to SE Interconnect)	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Community Park (Parcel C-4)	High	$ 113,364.00	$ 247,445.00	$ 69,191.00	$ -	$ -	$ -	$ 430,000.00	Bonds
Seminole Improvement District Complex	High	$ 80,795.00	$ 226,849.00	$ -	$ -	$ -	$ -	$ 307,644.00	Bonds
TOTAL	-	**$ 343,431.00**	**$ 720,157.00**	**$ 148,796.00**	**$ -**	**$ 148,348.00**	**$ 104,160.00**	**$ 1,464,892.00**	-

~~5-Year Capital Improvements Schedule: Design and Permitting~~									
~~Project Description~~	~~Priority~~	~~FY 2017-18~~	~~FY 2018-19~~	~~FY 2019-20~~	~~FY 2020-21~~	~~FY 2021-22~~	~~FY 2022-23~~	~~Total Funding Amount~~	~~Funding Source*~~
~~Town Center Parkway Phase 1A (TCP-E2)~~	~~High~~	~~$300,000.00~~	-	-	-	-	-	~~$300,000.00~~	~~Developer / Bonds~~
~~Town Center Parkway Phase 2 (TCP-E3)~~	~~High~~	~~$240,345.00~~	-	-	-	-	-	~~$240,345.00~~	~~Developer / Bonds~~
~~Town Center Parkway South (TCP-E1)~~	~~High~~	~~$199,197.16~~	-	-	-	-	-	~~$199,197.16~~	~~Developer / Bonds~~
~~CS-E1~~	~~High~~	-	~~$56,693.16~~	-	-	-	-	~~$56,693.16~~	~~Developer / Bonds~~
~~Kingfisher (CS-E5)~~	~~High~~	-	~~$61,995.20~~	-	-	-	-	~~$61,995.20~~	~~Developer / Bonds~~
~~CS-E4~~	~~High~~	-	~~$51,439.00~~	-	-	-	-	~~$51,439.00~~	~~Developer / Bonds~~
~~Persimmon Phase 2 (PSM - E1a)~~	~~High~~	-	-	~~$68,452.81~~	-	-	-	~~$68,452.81~~	~~Developer / Bonds~~
~~Saddle Bay Drive~~	~~High~~	-	-	~~$51,000.00~~	-	-	-	~~$51,000.00~~	~~Developer / Bonds~~
~~CS-E2~~	~~High~~	-	-	~~$83,549.13~~	-	-	-	~~$83,549.13~~	~~Developer / Bonds~~
~~CS-P~~	~~High~~	-	-	-	~~$368,046.00~~	-	-	~~$368,046.00~~	~~Developer / Bonds~~
~~Persimmon West (CS-W2~~	~~High~~	-	-	-	-	~~$207,342.00~~	-	~~$207,342.00~~	~~Developer / Bonds~~
~~Town Center Parkway (E-4, E-5)~~	~~High~~	-	-	-	-	-	~~$413,763.22~~	~~$413,763.22~~	~~Developer / Bonds~~
~~Community Park~~	~~High~~	-	~~$200,000~~	-	-	-	-	~~$200,000~~	~~Developer / Bonds~~

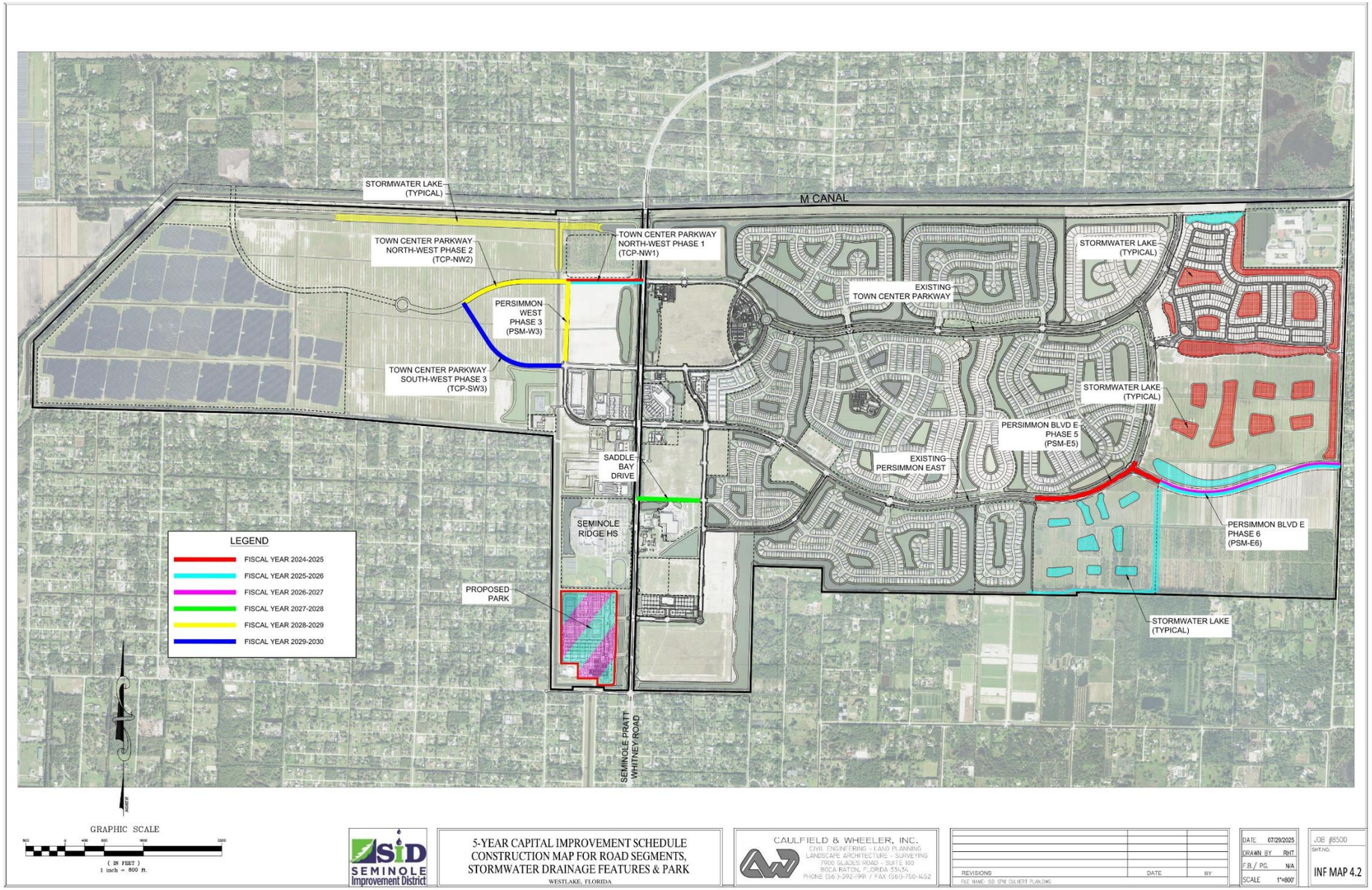
5-Year Capital Improvements Schedule: Design and Permitting Component									
Project Description	**Priority**	**FY 2024-25**	**FY 2025-26**	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**Total Funding Amount**	**Funding Source***
Saddle Bay Drive	High	$ -	$ -	$ -	$ 198,000.00	$ -	$ -	$ 198,000.00	Developer / Bonds
Persimmon Blvd E Phase 5 (Up to Roundabout)	High	$ 103,230.00	$ -	$ -	$ -	$ -	$ -	$ 103,230.00	Developer / Bonds
Persimmon Blvd E Phase 6 (Up to 140th)	High	$ -	$ 349,646.00	$ 152,517.00	$ -	$ -	$ -	$ 502,163.00	Developer / Bonds
Persimmon Blvd W Phase 3	High	$ -	$ -	$ -	$ -	$ 150,147.00	$ -	$ 150,147.00	Developer / Bonds
Town Center Parkway SW Phase 3	High	$ -	$ -	$ -	$ -	$ -	$ 249,984.00	$ 249,984.00	Developer / Bonds
Town Center Parkway NW Phase 1	High	$ 124,434.00	$ 152,085.00	$ -	$ -	$ -	$ -	$ 276,519.00	Developer / Bonds
Town Center Parkway NW Phase 2	High	$ -	$ -	$ -	$ -	$ 205,639.00	$ -	$ 205,639.00	Developer / Bonds
Stormwater Management Lakes – Parcel V	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel U	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Silverlake	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel B	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Water Main from (Parcel V to SE Interconnect)	High	$ -	$ 7,290.00	$ -	$ -	$ -	$ -	$ 7,290.00	Developer / Bonds
Force Main from (Persimmon Phase 6 to SE Interconnect)	High	$ -	$ 9,156.00	$ -	$ -	$ -	$ -	$ 9,156.00	Developer / Bonds
Community Park (Parcel C-4)	High	$ 59,318.00	$ 129,477.00	$ 36,205.00	$ -	$ -	$ -	$ 225,000.00	Bonds
Seminole Improvement District Complex	High	$ 21,208.00	$ 59,548.00	$ -	$ -	$ -	$ -	$ 80,756.00	Bonds
TOTAL	-	**$ 308,190.00**	**$ 707,202.00**	**$ 188,722.00**	**$ 198,000.00**	**$ 355,786.00**	**$ 249,984.00**	**$ 2,007,884.00**	-

~~5-Year Capital Improvements Schedule: Community Park~~									
~~Project Description~~	~~Priority~~	~~FY 2017-18~~	~~FY 2018-19~~	~~FY 2019-20~~	~~FY 2020-21~~	~~FY 2021-22~~	~~FY 2022-23~~	~~Total Funding Amount~~	~~Funding Source*~~
~~Community Park~~	-	-	-	~~$3,300,000.00~~	-	-	-	~~$3,300,000.00~~	~~Developer / Bonds~~

~~*SID will provide infrastructure through financing, special assessments, or developer contributions; which may include developer constructing the improvements and turning the same over to SID or the City, as appropriate~~

5-Year Capital Improvements Schedule: Community Park									
Project Description	Priority	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	Total Funding Amount	Funding Source*
Community Park (Parcel C-4)	High	$ 1,450,000.00	$ 3,165,000.00	$ 885,000.00	$ -	$ -	$ -	$ 5,500,000.00	Bonds
TOTAL	-	**$ 1,450,000.00**	**$ 3,165,000.00**	**$ 885,000.00**	**$ -**	**$ -**	**$ -**	**$ 5,500,000.00**	-

*SID will provide infrastructure through financing, special assessments, or developer contributions; which may include developer constructing the improvements and turning the same over to SID or the City, as appropriate.


STORMWATER LAKE (TYPICAL)
M CANAL
TOWN CENTER PARKWAY NORTH-WEST PHASE 2 (TCP-NW2)
TOWN CENTER PARKWAY NORTH-WEST PHASE 1 (TCP-NW1)
STORMWATER LAKE (TYPICAL)
PERSIMMON WEST PHASE 3 (PSM-W3)
EXISTING TOWN CENTER PARKWAY
TOWN CENTER PARKWAY SOUTH-WEST PHASE 3 (TCP-SW3)
STORMWATER LAKE (TYPICAL)
PERSIMMON BLVD E PHASE 5 (PSM-E5)
SADDLE BAY DRIVE
EXISTING PERSIMMON EAST
SEMINOLE RIDGE HS
PERSIMMON BLVD E PHASE 6 (PSM-E6)
PROPOSED PARK
STORMWATER LAKE (TYPICAL)
SEMINOLE PRATT WHITNEY ROAD
LEGEND
FISCAL YEAR 2024-2025
FISCAL YEAR 2025-2026
FISCAL YEAR 2026-2027
FISCAL YEAR 2027-2028
FISCAL YEAR 2028-2029
FISCAL YEAR 2029-2030
NORTH
GRAPHIC SCALE
(IN FEET)
1 inch = 800 ft.
SID SEMINOLE Improvement District
5-YEAR CAPITAL IMPROVEMENT SCHEDULE
CONSTRUCTION MAP FOR ROAD SEGMENTS,
STORMWATER DRAINAGE FEATURES & PARK
WESTLAKE, FLORIDA
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452
REVISIONS
DATE
BY
FILE NAME: SID SPW CULVERT PLANDWG
DATE 07/29/2025
DRAWN BY RHT
F.B. / PG. N/A
SCALE 1"=800'
JOB #6500
SHT.NO.
INF MAP 4.2

POLICY DOCUMENT

Goals, Objectives, and Policies



INTERGOVERNMENTAL COORDINATION

CHAPTER 9. INTERGOVERNMENTAL COORDINATION ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL ICE 1

PROVIDE EFFECTIVE INTERGOVERNMENTAL COORDINATION FOR THE NEXT 10 (2035) and 20 (2045) YEAR PLANNING PERIODS.

Objective ICE 1.1

Continue to 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 (TCRPC) Regional Policy Plan, the Palm Beach County Comprehensive Plan, the comprehensive plans of adjacent local governments, and the South Florida Water Management District's 2024 ~~2013~~ Lower East Coast Water Supply Plan Update 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 TCRPC's dispute resolution process to bring intergovernmental disputes to closure in a timely manner.

Policy ICE 1.1.4 Continue to participate in the Intergovernmental Plan Amendment Review Committee (IPARC) in order to ensure communication and coordination with other governmental entities 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 Continue to 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.

Policy ICE 1.1.9 ~~Within one year after the initial adoption of the Plan, establish (or join) an~~ Join an interlocal or other formal coordination mechanism that addresses the impacts of development proposed in the Plan upon development in adjacent municipalities and Palm Beach County and establishment of level of service standards for any public facilities with any state, regional, or local entity having operational and maintenance responsibility for such facilities within the City. Coordination mechanisms with regard to level of service standards on collector and arterial roadways shall be consistent with the Palm Beach County Charter and Palm Beach County Traffic Performance Standards Ordinance, Article 12 ULDC.

Policy ICE 1.1.10 Continue to coordinate with the City of West Palm Beach regarding protection of the City of West Palm Beach Water Catchment Area.

Objective ICE 1.2

Continue to 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 Continue to 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

Continue to participate in the 2015 Interlocal Agreement for Coordinated Planning, which implements the School Capacity Availability Determination (SCAD) process, to ensure adequate school facilities are available to meet the needs of the City's residents. ~~Comprehensive Palm Amendment Coordinated Review Interlocal Agreement dated October, 1993 in effect at the time of adoption of this Comprehensive Plan, and the Multi-Jurisdictional Issues Coordination Forum Interlocal Agreement dated October, 1993 in effect at the time of the adoption of this Comprehensive Plan to ensure adequate school facilities are available to meet the needs of the City's residents.~~

Objective ICE 1.3

Continue to 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

Continue to 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 between the City of Westlake and the Seminole Improvement District Regarding the Provision of Certain Services, Infrastructure, and Public Facilities in the City of Westlake and for Assurance of Non-Duplication of Services dated March 2018 ("SID-Westlake Interlocal").
b) Recognize and comply with the provisions of the Palm Beach County Traffic Performance Standards Ordinance, Article 12 ULDC, as they apply.
c) Coordinate with the ~~Palm Beach Transportation Planning Agency (TPA)~~ Palm Beach Metropolitan Planning Organization (MPO) concerning the siting of facilities in Palm Beach ~~TPA 2040~~ MPO 2050 Long Range Transportation Plan adopted ~~October 16, 2014~~ December 2024.
d) Coordinate with Palm Beach County concerning the siting of facilities in the Palm Beach County 5-Year Road Plan.
e) Collaborate with other local governments concerning the siting of facilities of countywide significance, including locally unwanted

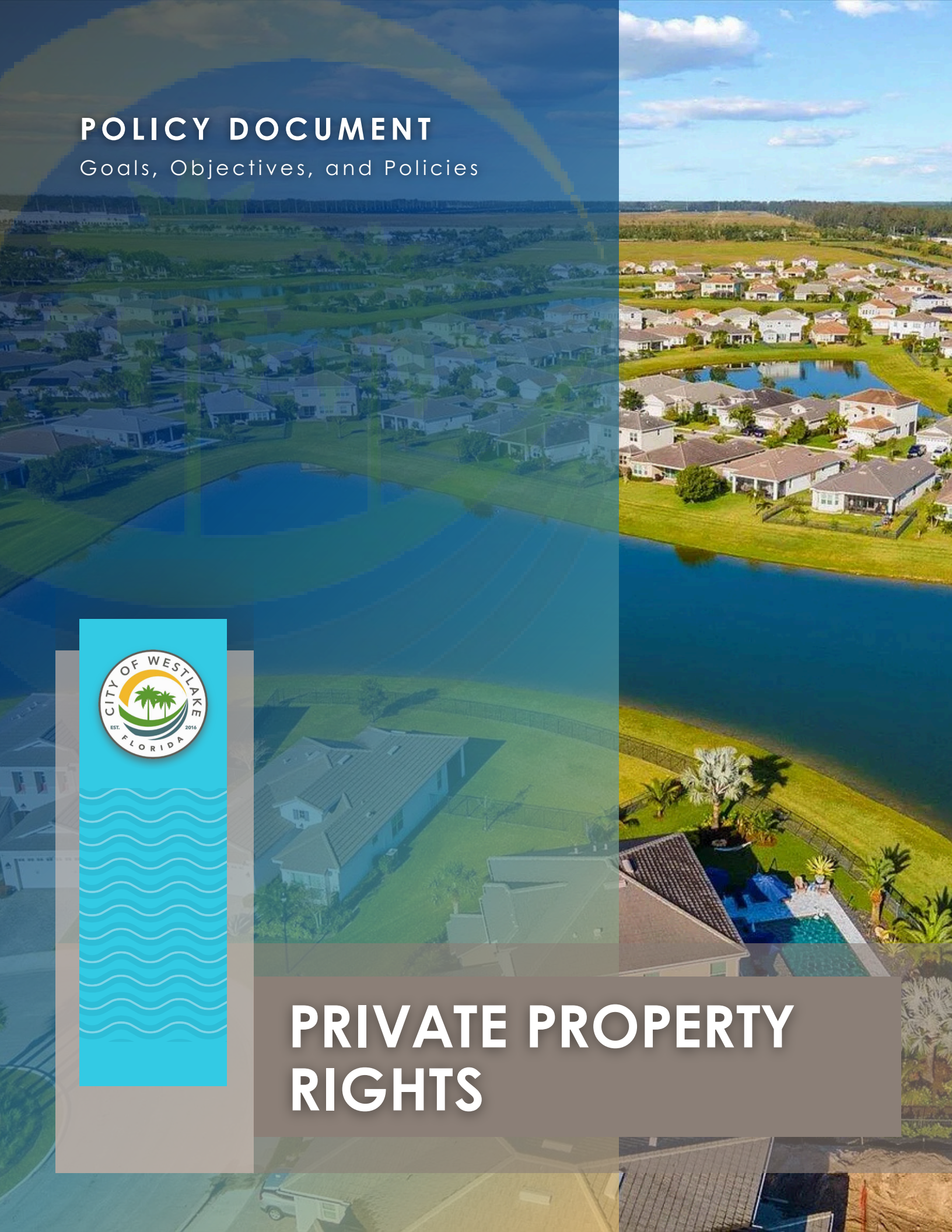
land uses whose nature and identity have been established in an Agreement.

Policy ICE 1.3.3 Continue to coordinate with the South Florida Water Management District and Palm Beach County on the implementation of the ~~2013~~ 2024 Lower East Coast Water Supply Plan Update.

Policy ICE 1.3.4 Continue to participate as a municipality within Palm Beach County's Fire/Rescue Municipal Service Taxing Unit for Fire-Rescue, Fire Protection, Advanced Life Support (or Similar Emergency Services), Fire Code Enforcement and Other Necessary and Incidental Services.

Policy ICE 1.3.5 Continue to engage Palm Beach County Sheriff's Office for the provision of police services.

Policy ICE 1.3.6 Continue to implement the SID-Westlake Interlocal, which contains the mechanisms for coordination between SID and the City for planning, funding, constructing, maintaining, and evaluating needed public facilities and infrastructure, and where appropriate, development orders.



POLICY DOCUMENT

Goals, Objectives, and Policies

PRIVATE PROPERTY RIGHTS

CHAPTER 10. PRIVATE PROPERTY RIGHTS ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL PPR 1

ENSURE PRIVATE PROPERTY RIGHTS ARE CONSIDERED IN LOCAL DECISION-MAKING TO RESPECT JUDICIALLY ACKNOWLEDGED AND CONSTITUTIONALLY PROTECTED PRIVATE PROPERTY RIGHTS AND WITH RESPECT FOR PEOPLE'S RIGHTS TO PARTICIPATE IN DECISIONS THAT AFFECT THEIR LIVES AND PROPERTY FOR THE NEXT 10 (2035) and 20 (2045) YEAR PLANNING PERIODS.

Objective PPR 1.1

Private property rights shall be considered in local decision-making based upon the following policies.

Policy PPR 1.1.1 Property owners shall have the right to physically possess and control their interests in the property, including easements, leases, or mineral rights.

Policy PPR 1.1.2 Property owners shall have the right to use, maintain, develop, and improve their property for personal use or the use of any other person, subject to state law and local ordinances.

Policy PPR 1.1.3 Property owners shall have the right to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy PPR 1.1.4 Property owners shall have the right to dispose of their property through sale or gift.

Objective PPR 2.1

Decision-making will be transparent, reliable, and predictable so that all people may participate in decisions that affect their lives and property.

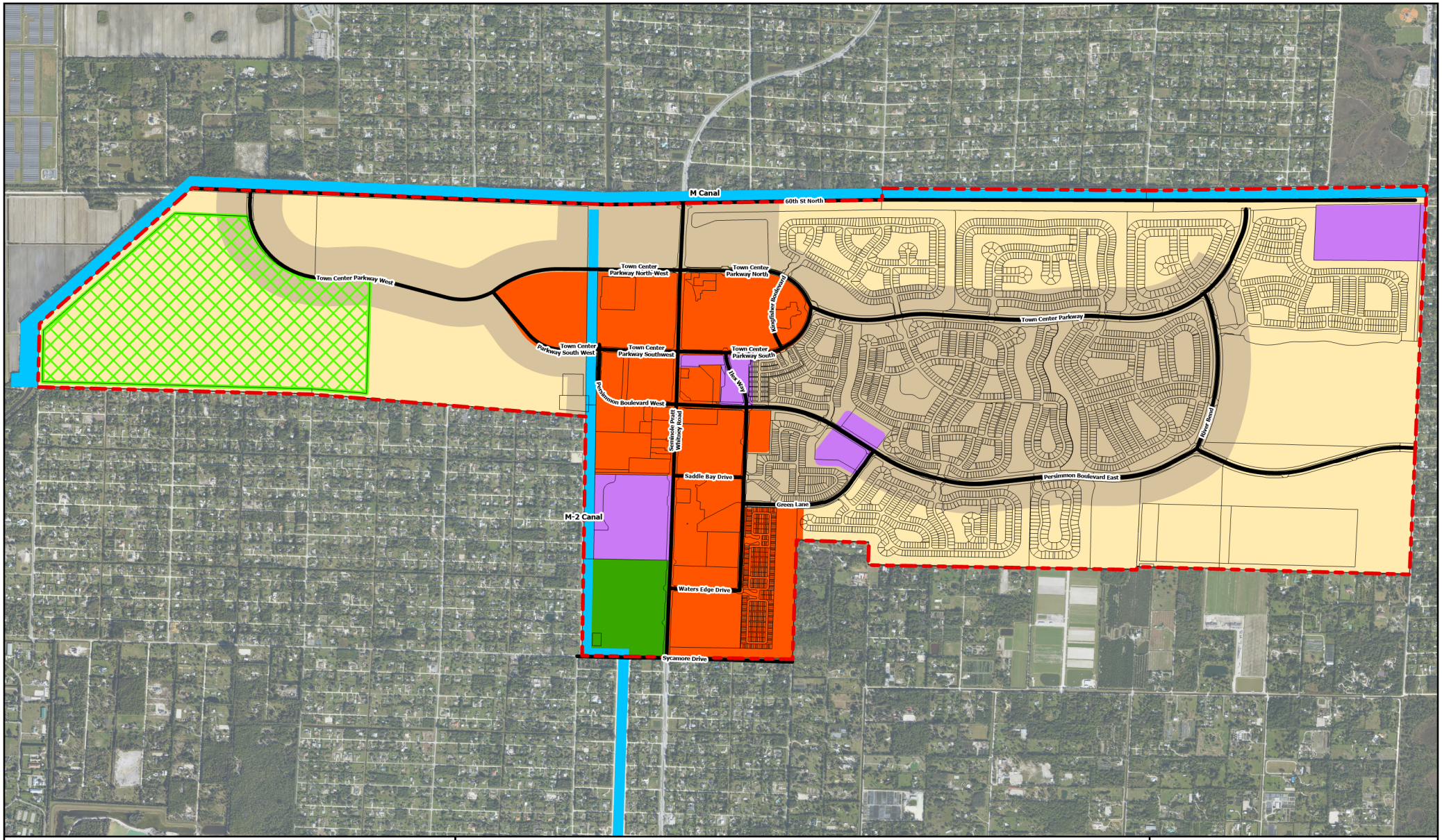
Policy PPR 2.1.1 All development applications, including comprehensive plan amendments, shall be made available for public review and an affected person/party shall be provided equal opportunity for participation of in all associated hearings.



CITY OF WESTLAKE

2025

MAP SERIES



FLU Map 2.1

2045 Future Land Use Map

City of Westlake Comprehensive Plan

Revision Date: November 2025

Future Land Use

- Residential1
- Residential2
- Downtown Mixed-Use
- Civic
- Open Space and Recreation
- Solar Energy Overlay

Other

- Roads
- Major Canals
- Westlake City Boundary
- Parcels

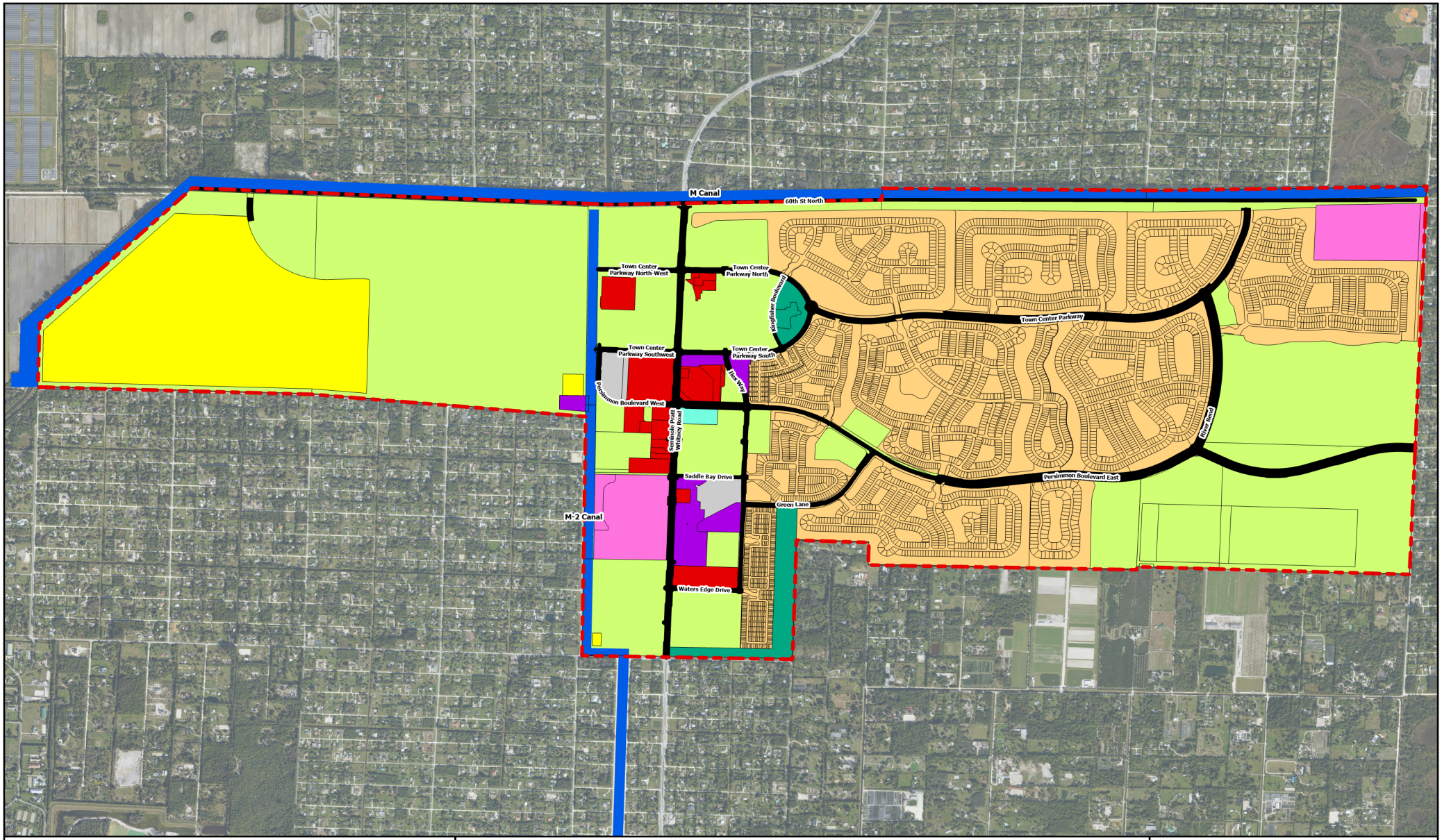
*Note: The illustration of the road shows preliminary alignments

N

Note:
The City maintains the GIS data used to create this map.
Data available upon request.

0 1,500 3,000 4,500 Feet

Florida Technical Consultants



FLU Map 2.2

Existing Land Use Map

City of Westlake Comprehensive Plan

Revision Date: November 2025

Existing Land Use

- Civic
- Commercial
- Education
- Industrial
- Medical
- ROW
- Recreation
- Residential
- Utility
- Vacant

Other

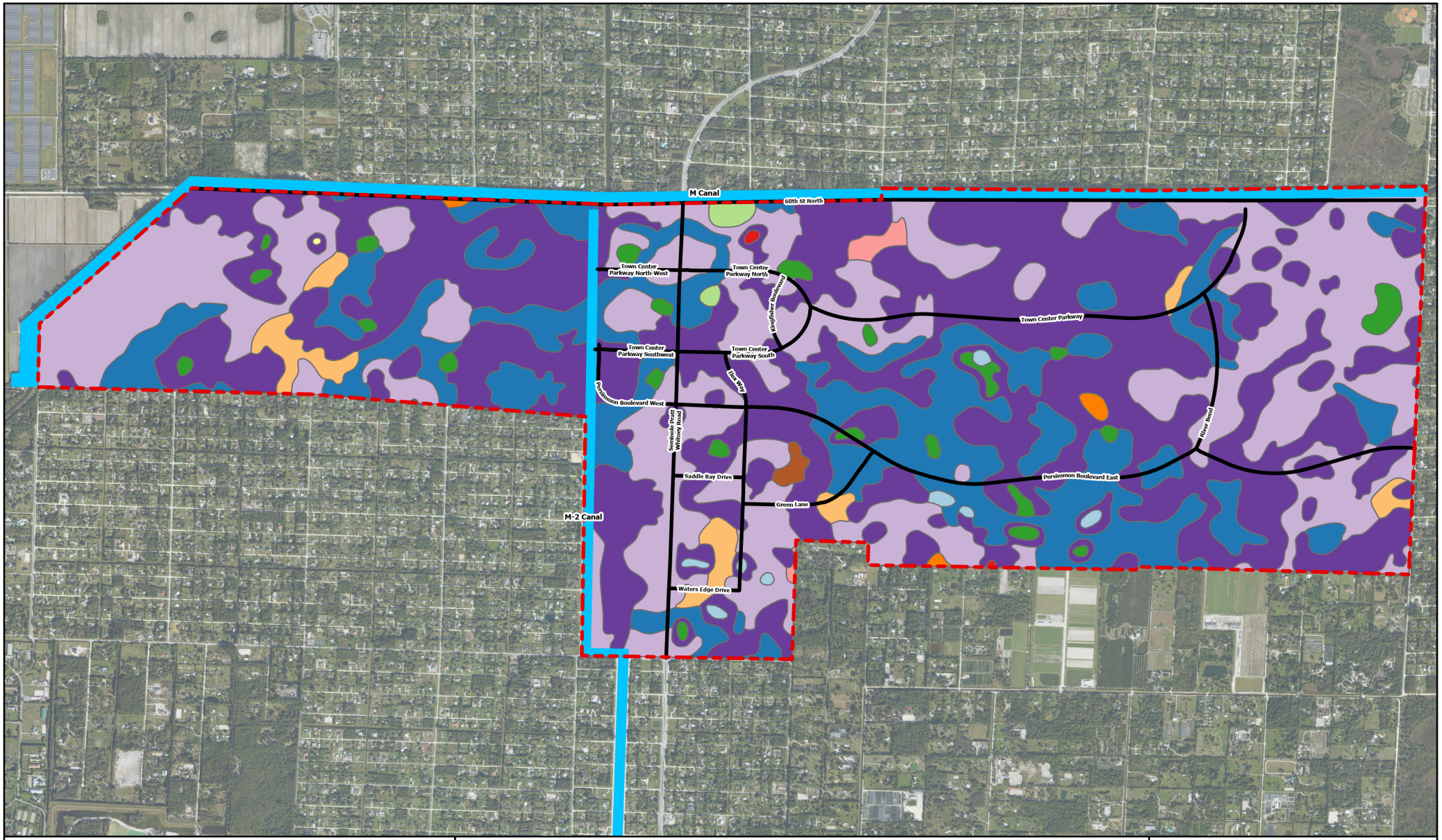
- Westlake City Boundary
- Parcels
- Major Canals

N

Note:
The City maintains the GIS data used to create this map.
Data available upon request.

0 1,500 3,000 4,500 Feet

Florida Technical Consultants



FLU Map 2.3

Minerals and Soils Map

Soils

- Arents-Urban Land Complex, Organic Substratum
- Brynwood Fine Sand
- Chobee Fine Sandy Loam
- Cypress Lake Fine Sand
- Floridana Fine Sand
- Okeelanta Muck
- Pineda Fine Sand
- Pinellas Fine Sand
- Riviera Fine Sand
- Riviera Fine Sand, Frequently Ponded
- Tequesta Muck
- Wabasso Fine Sand

Other

- Roads
- Major Canals
- Westlake City Boundary

*Source: U.S. Department of Agriculture, Natural Resources Conservation Service, 2025

N

Note:
The City maintains the GIS data used to create this map.
Data available upon request.

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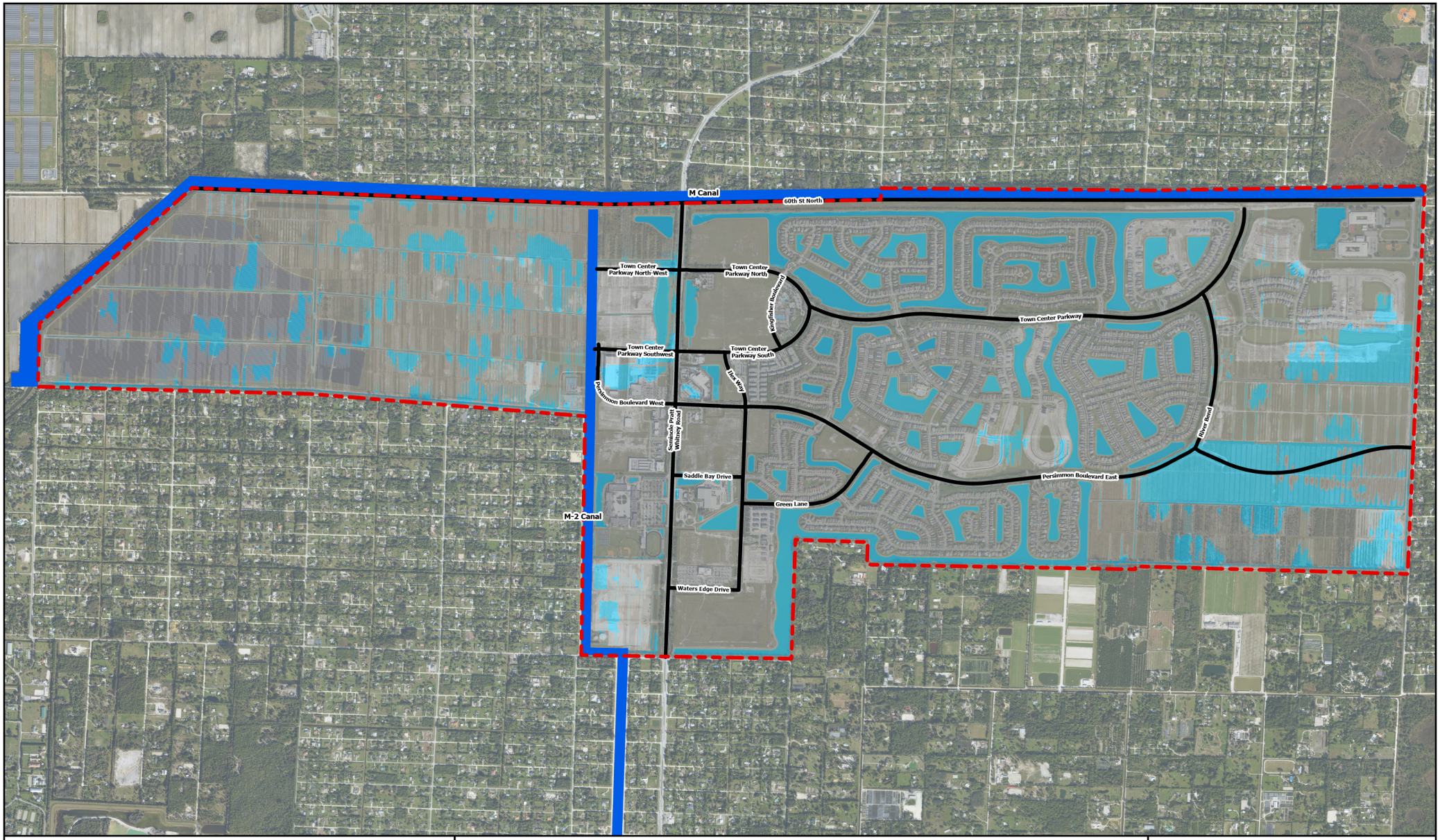
Florida Technical Consultants

City of Westlake
Comprehensive Plan

Revision Date: November 2025



FLU Map 2.4

Floodplain Map

City of Westlake Comprehensive Plan

Revision Date: November 2025

Floodplain Map

- AE
- X

Other

- Westlake City Boundary
- Roads
- Major Canals

*Source: Flood Insurance Rate Map, effective August 4, 2025

N

Note:
The City maintains the GIS data used to create this map.
Data available upon request.

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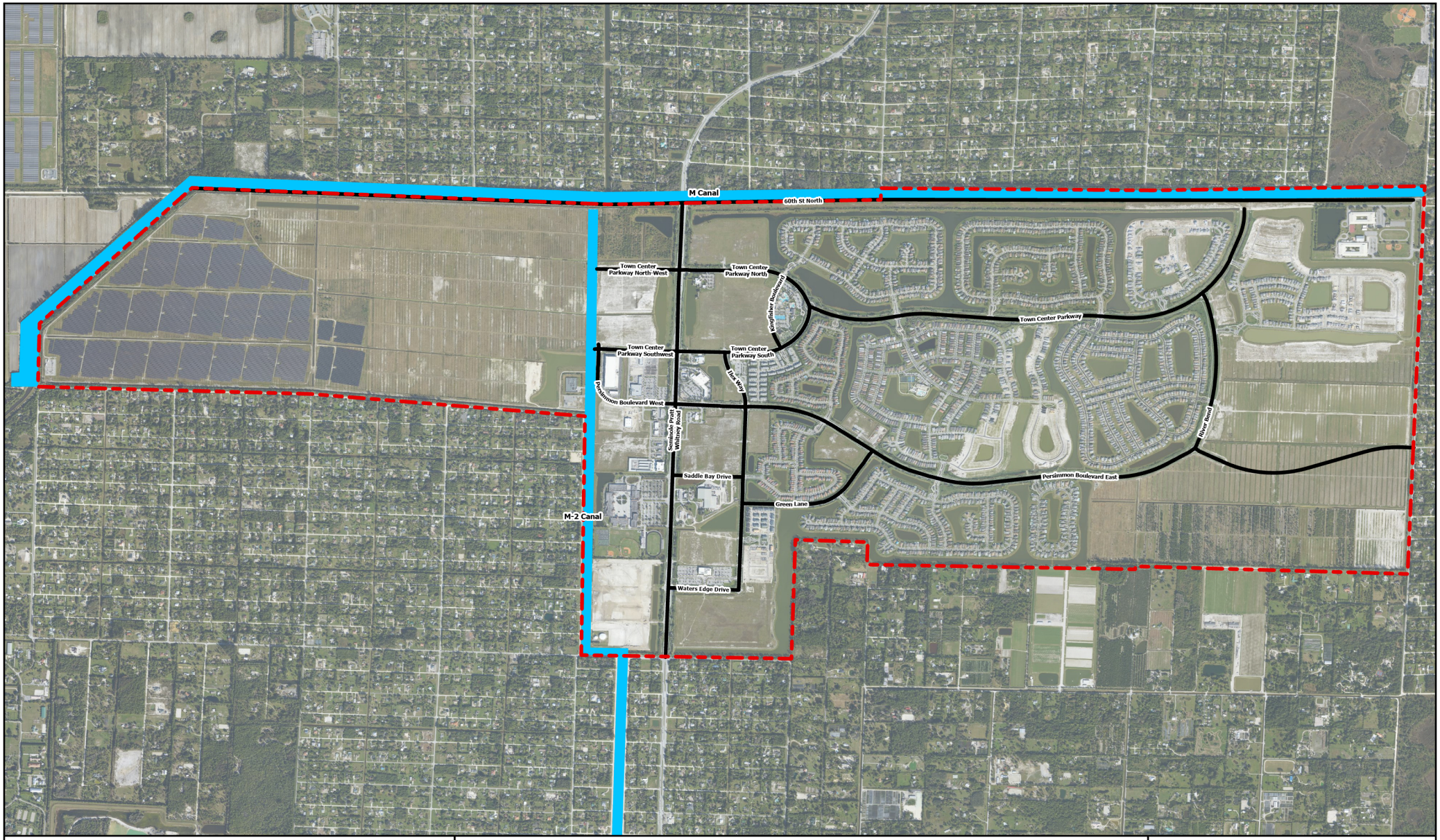
Florida Technical Consultants



FLU Map 2.5

Existing and Planning Public Potable Waterwells, Cones of Influence and Wellhead Protection Areas

City of Westlake Comprehensive Plan

Revision Date: November 2025

Other

- Roads
- Major Canals
- Westlake City Boundary

*Note 1: There are currently no existing or planned potable waterwells, cones of influence, or wellhead protection areas within the City.

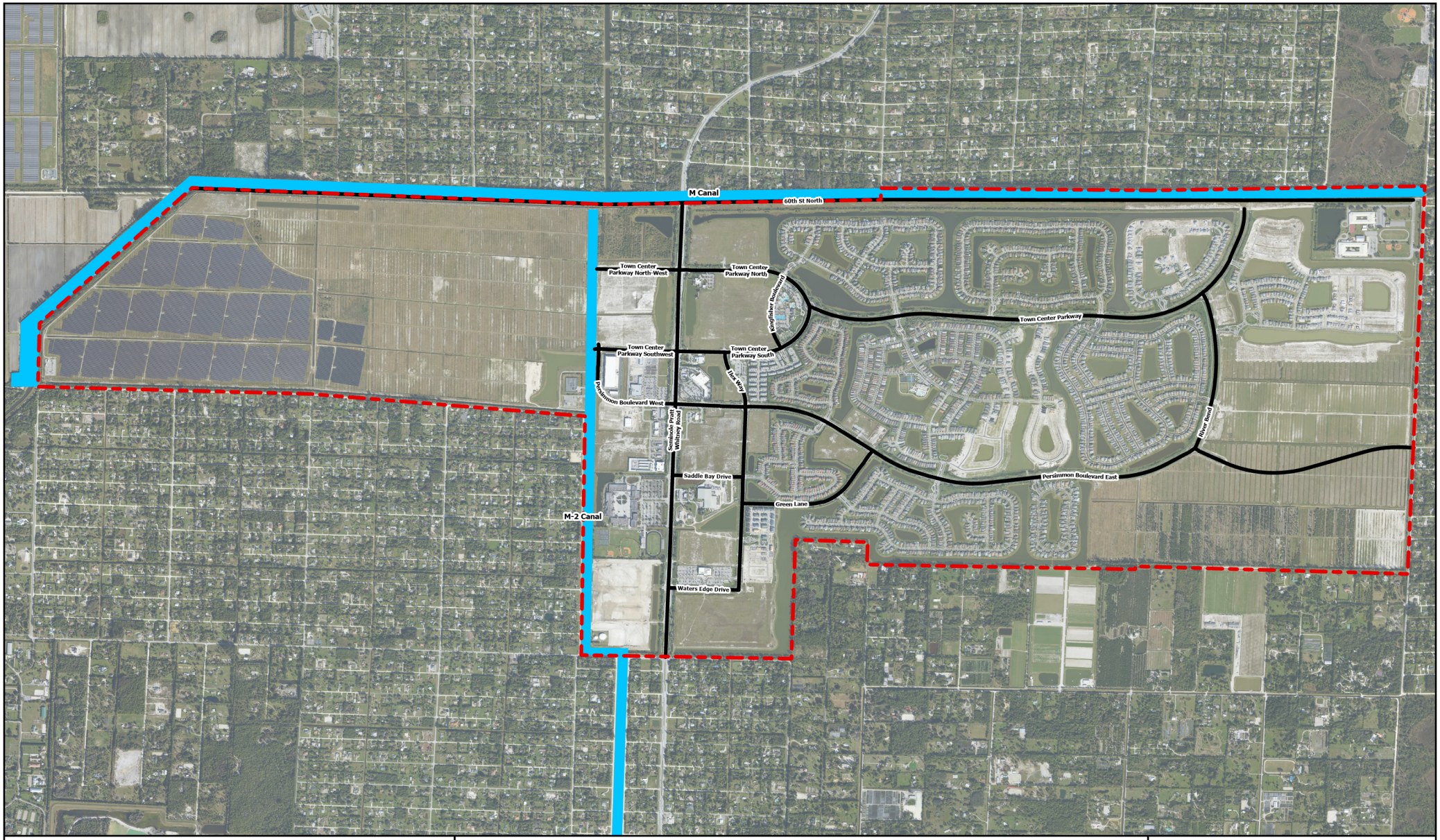
Note 2: The M Canal is part of the West Palm Beach public water supply system

N

Note:
The City maintains the GIS data used to create this map.
Data available upon request.

0 1,500 3,000 4,500 Feet

Florida Technical Consultants



FLU Map 2.6

Wetlands Map

City of Westlake Comprehensive Plan

Revision Date: November 2025

Other

- Roads
- Major Canals
- Westlake City Boundary

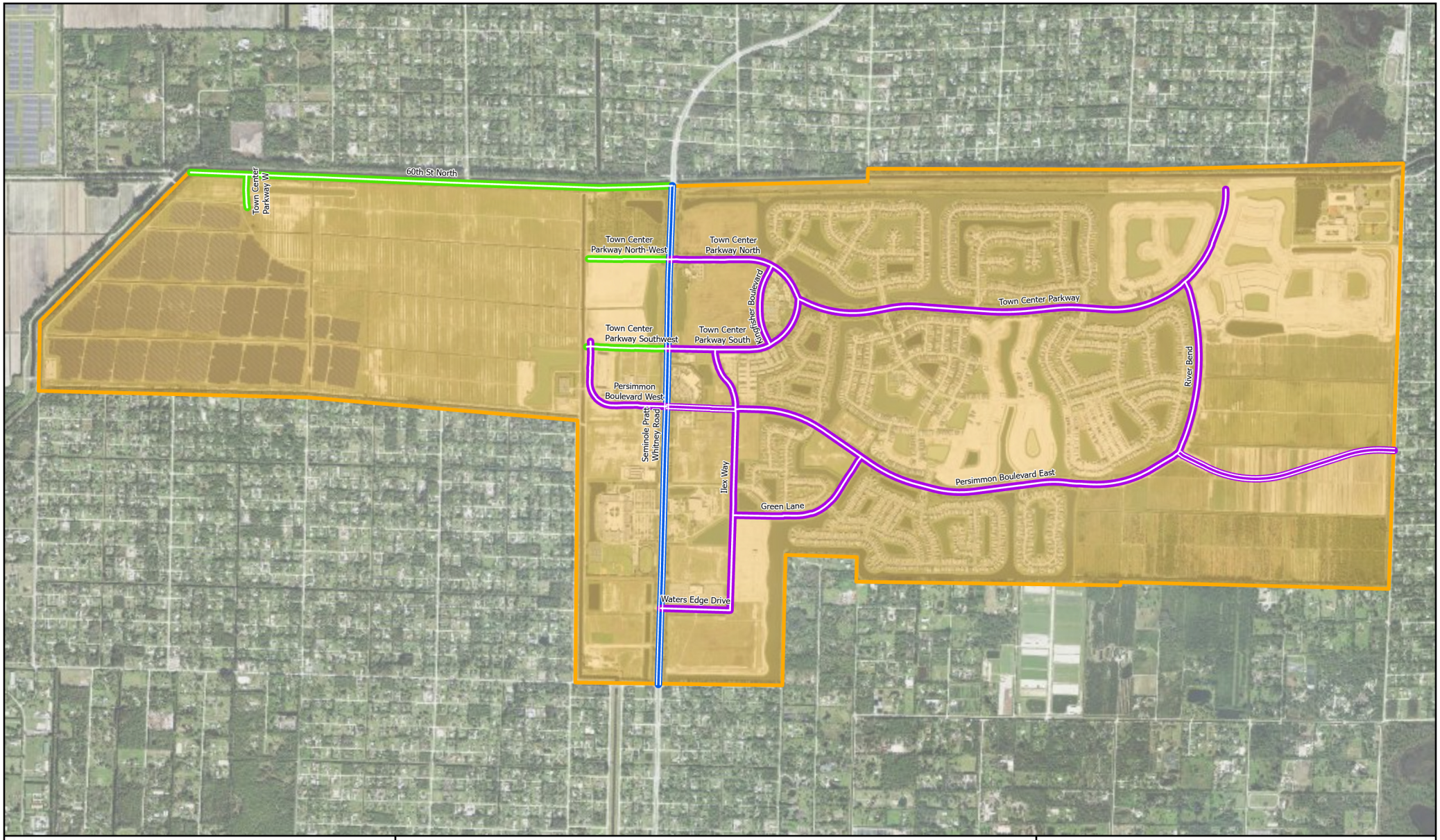
*Note: The City of Westlake does not have any wetlands

N

Note:
The City maintains the GIS data used to create this map.
Data available upon request.

0 1,500 3,000 4,500 Feet

Florida Technical Consultants



CITY OF WESTLAKE FLORIDA EST. 2016

SID SEMINOLE Improvement District

TE Map 3.1

Existing Circulation and Functional Classification Map

Legend

- City Boundary
- Major Collector
- Minor Arterial
- Minor Collector

Lane Count

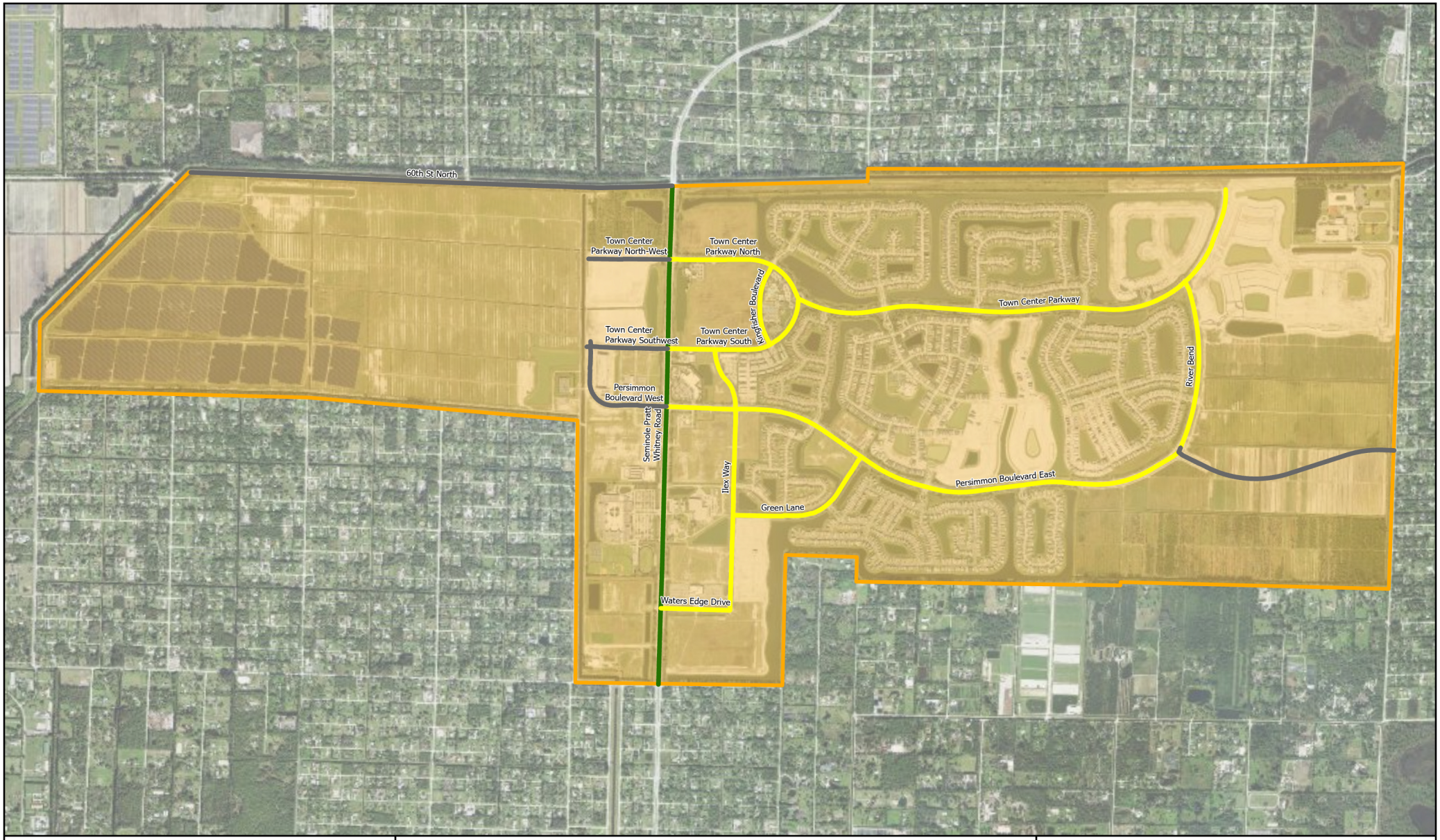
- 2
- 4

N
W E
S

Date: 8/29/2025

0 1,500 3,000 4,500 6,000 Feet

Florida Technical Consultants



TE Map 3.2

Existing Roadway Level of Service Map

Legend

City Boundary

Level of Service

- LOS B
- LOS C
- n/a

N

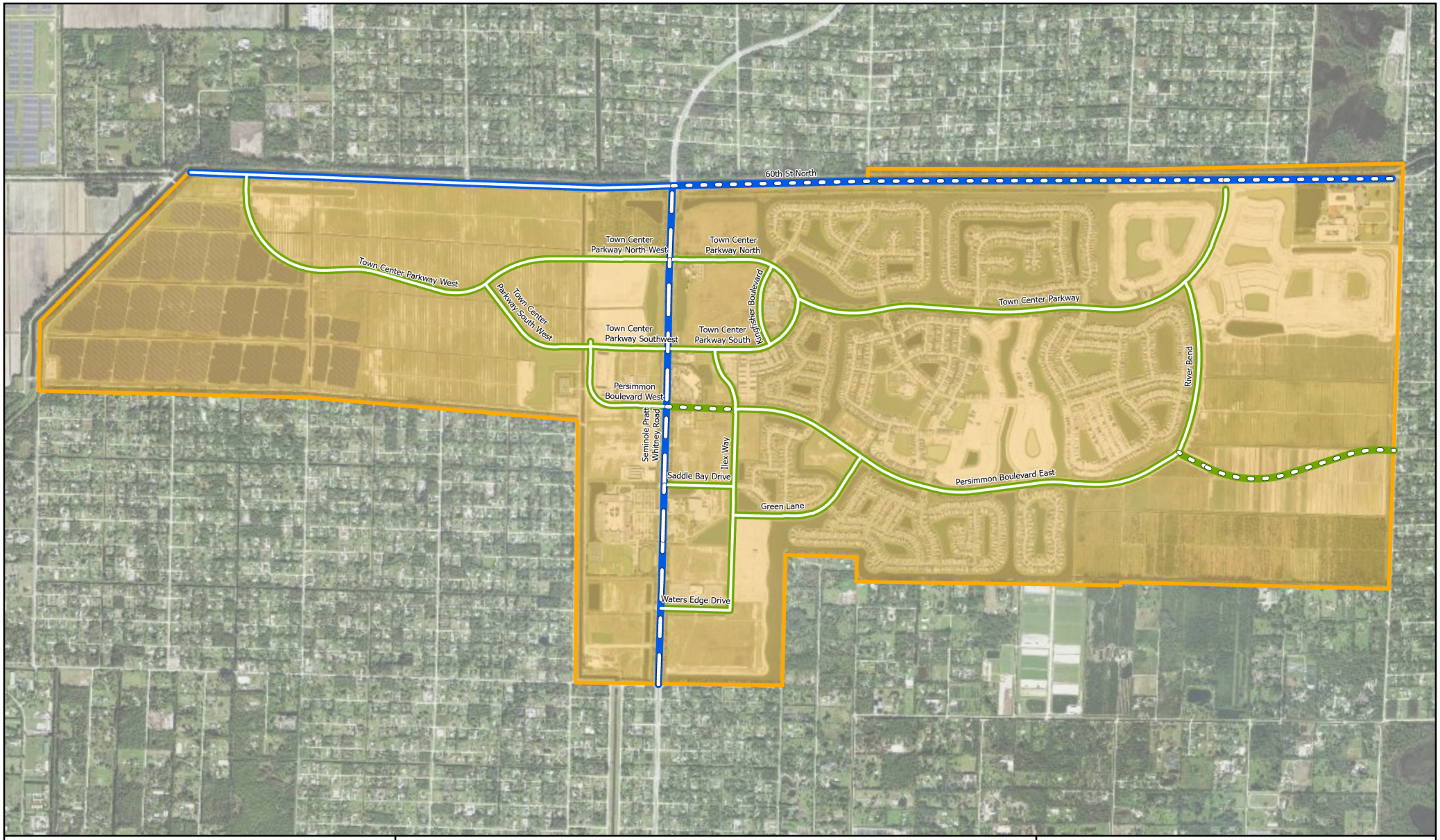
W E

S

Date: 8/29/2025

0 1,500 3,000 4,500 6,000 Feet

Florida Technical Consultants



CITY OF WESTLAKE FLORIDA EST. 2016

SID SEMINOLE Improvement District

TE Map 3.3

2035 Future Traffic Circulation Map

Legend

City Boundary

Owner

City

County

Lane Count

2

4

6

N

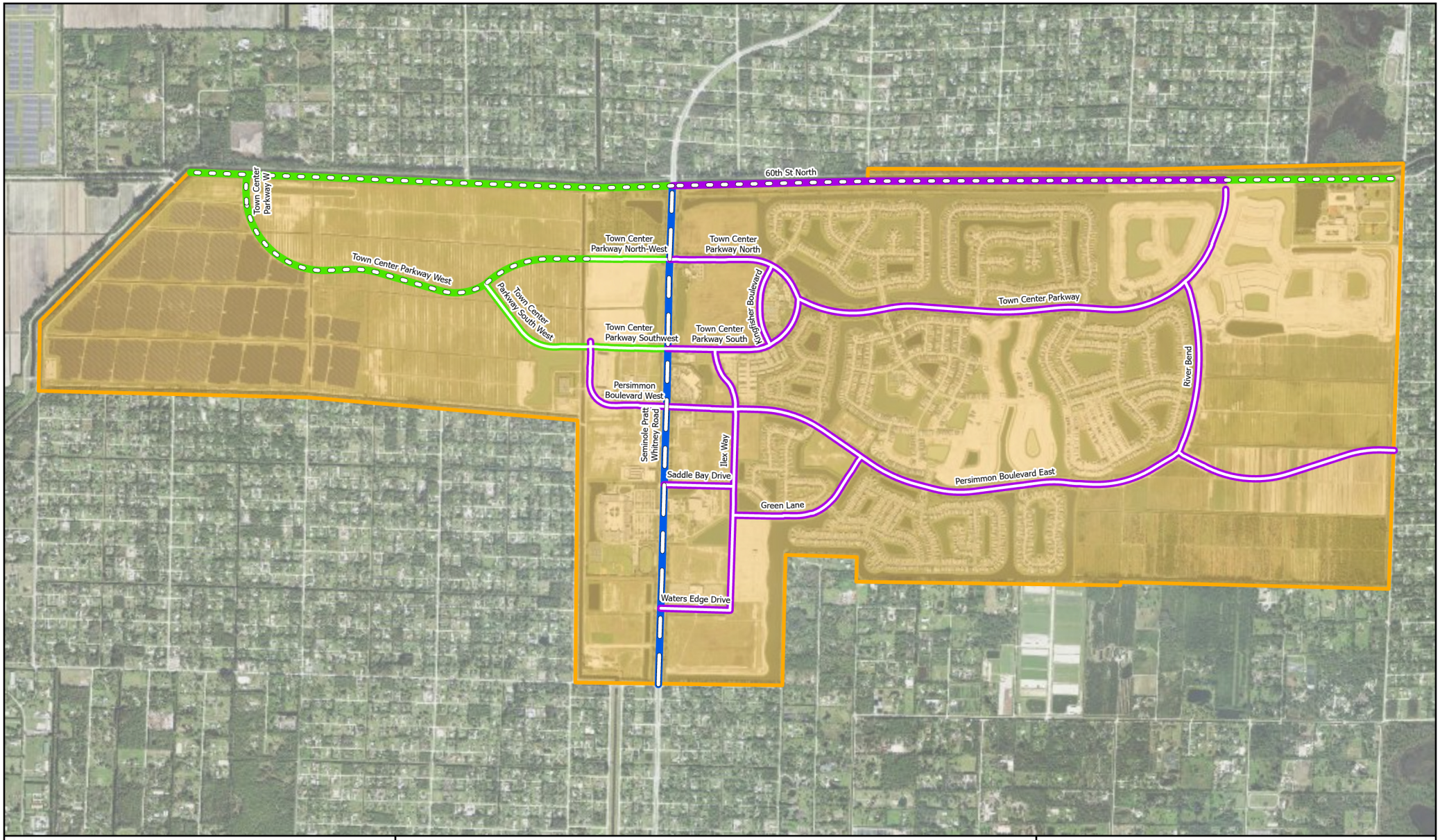
W E

S

Date: 8/29/2025

0 1,500 3,000 4,500 6,000 Feet

Florida Technical Consultants



CITY OF WESTLAKE FLORIDA EST. 2016

SID SEMINOLE Improvement District

TE Map 3.4

2035 Future Functional Classification Map

Legend

- City Boundary
- Major Collector
- Minor Arterial
- Minor Collector

ROW Width

- 80' ROW
- 100' ROW
- 120' ROW

N

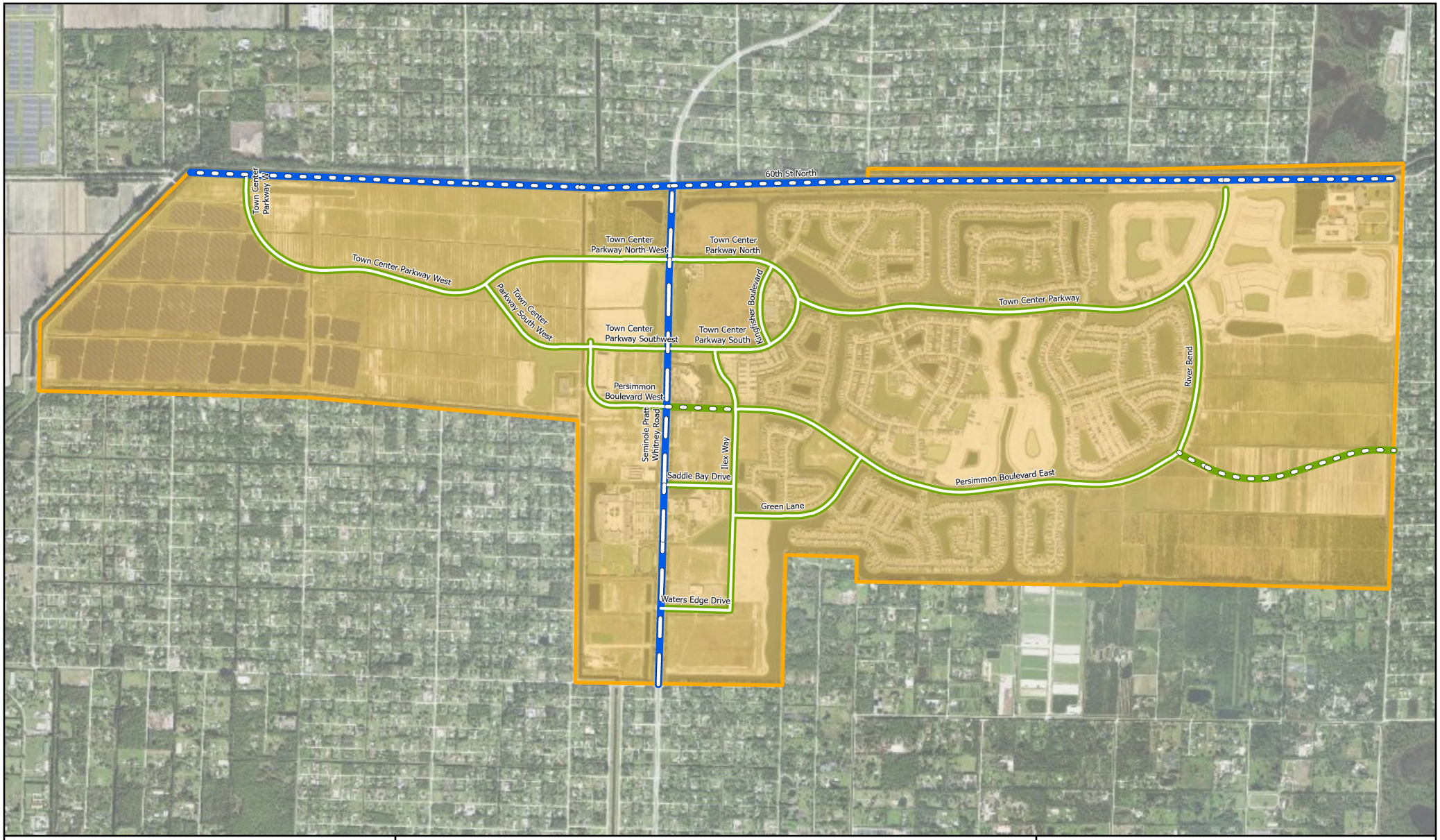
W E

S

Date: 8/29/2025

0 1,500 3,000 4,500 6,000 Feet

Florida Technical Consultants



CITY OF WESTLAKE FLORIDA EST. 2016

SID SEMINOLE Improvement District

TE Map 3.5

2045 Future Traffic Circulation Map

Legend

City Boundary

Owner

City

County

Lane Count

2

4

6

N

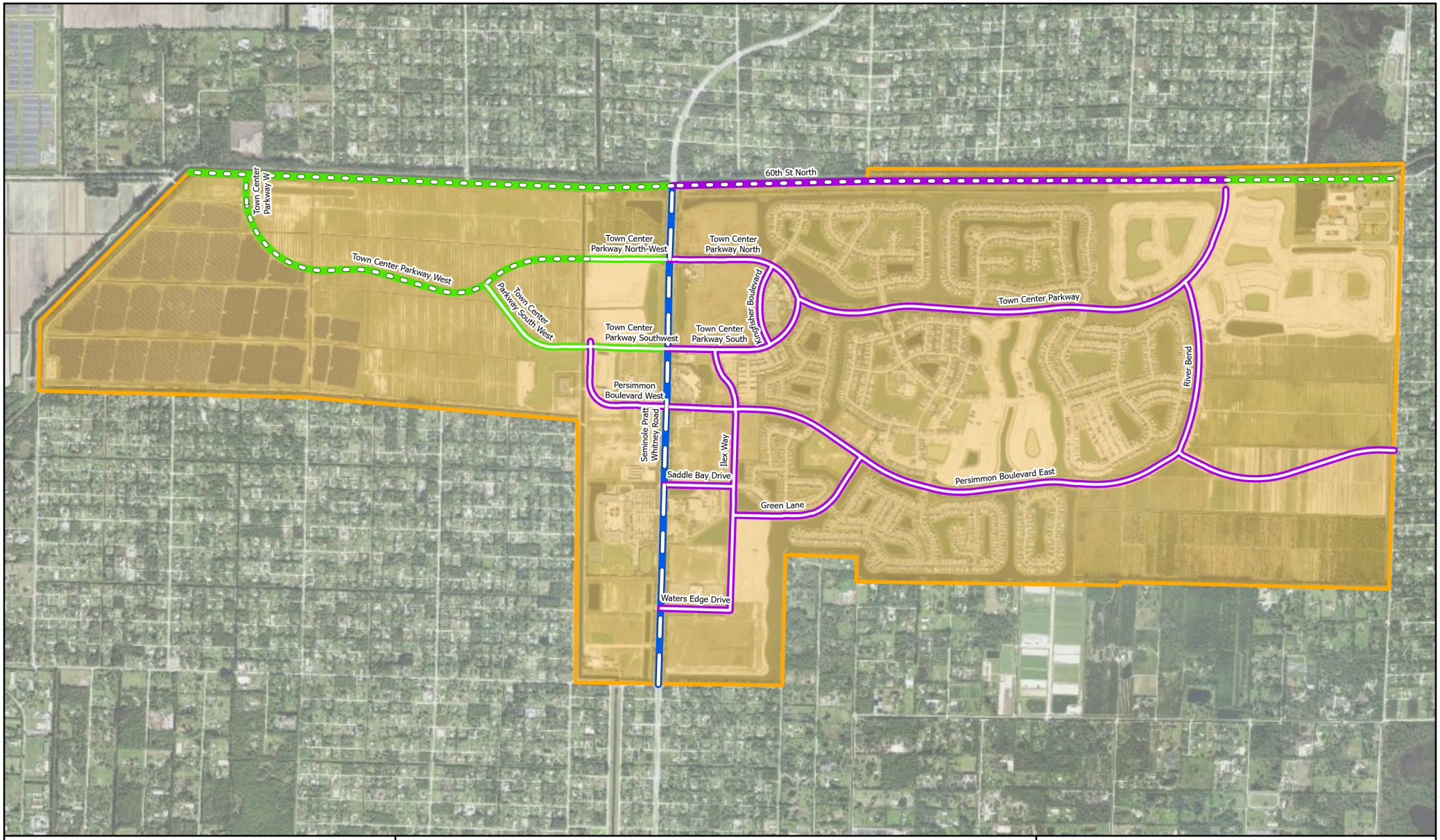
W E

S

Date: 8/29/2025

0 1,500 3,000 4,500 6,000 Feet

Florida Technical Consultants



CITY OF WESTLAKE FLORIDA EST. 2016

SID SEMINOLE Improvement District

TE Map 3.6

2045 Future Functional Classification Map

Legend

- City Boundary
- Major Collector
- Minor Arterial
- Minor Collector

ROW Width

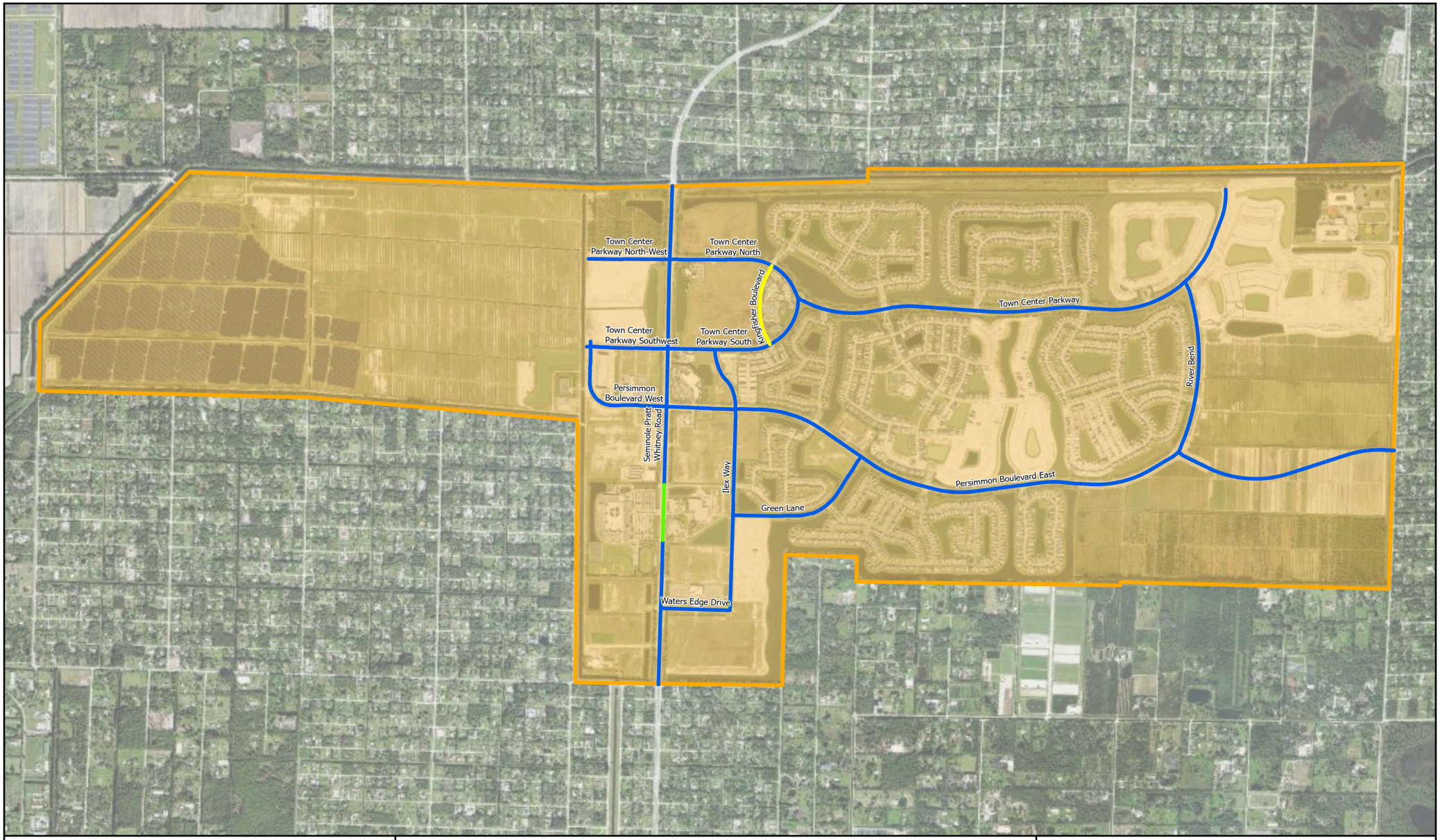
- 80' ROW
- 100' ROW
- 120' ROW

N W E S

Date: 8/29/2025

0 1,500 3,000 4,500 6,000 Feet

Florida Technical Consultants



CITY OF WESTLAKE FLORIDA EST. 2016

SID SEMINOLE Improvement District

TE Map 3.7

Existing Shared Use Paths, Sidewalks, and Bicycle Lanes

Legend

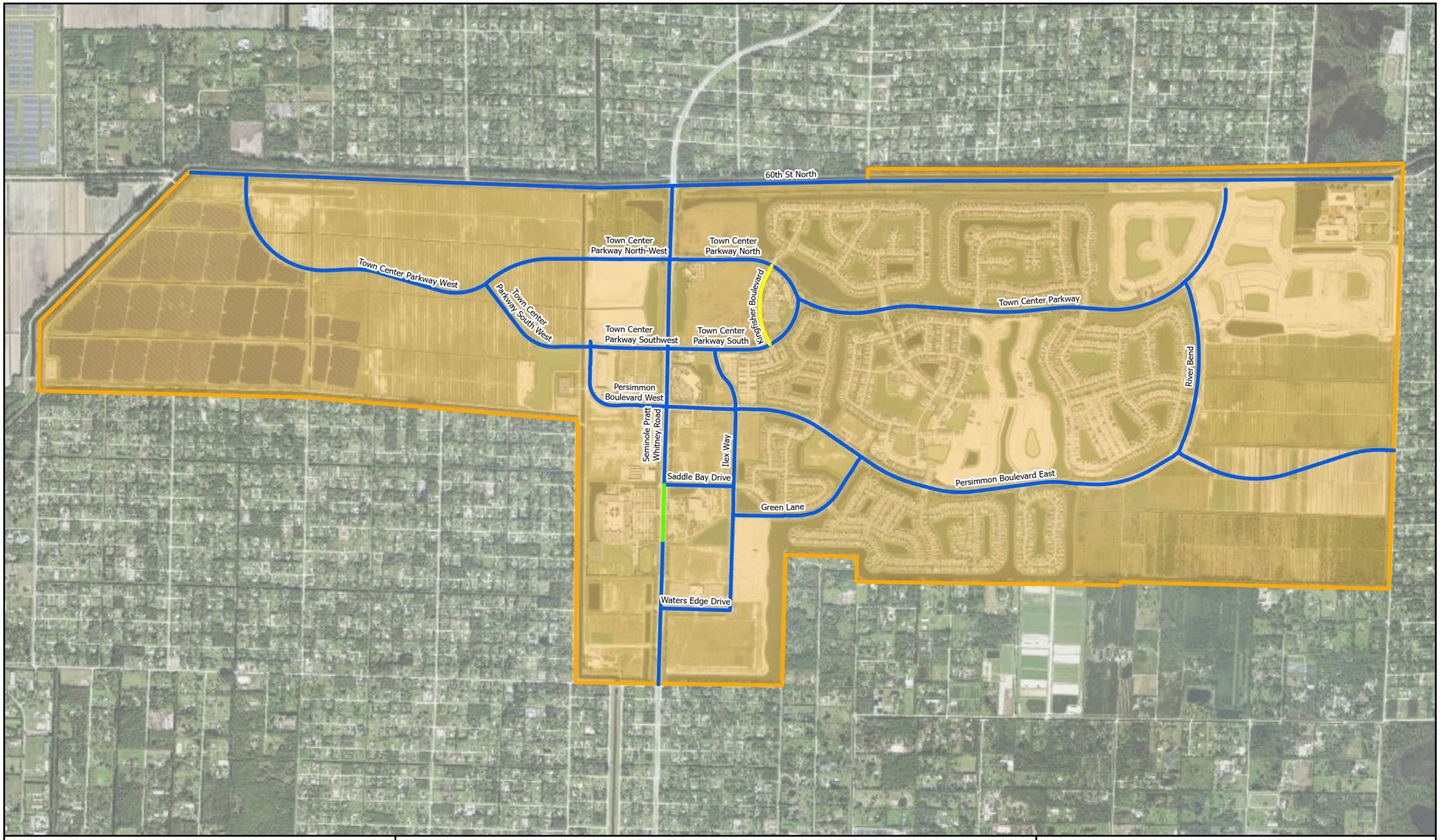
- City Boundary
- Shared Use Paths and Bicycle Lanes
- Sidewalk and Bicycle Lane
- Sidewalk or Shared Use Paths

N
W E
S

Date: 8/29/2025

0 1,500 3,000 4,500 6,000 Feet

Florida Technical Consultants



CITY OF WESTLAKE FLORIDA

SID SEMINOLE Improvement District

TE Map 3.8

2035 Future Shared Use Paths, Sidewalks, and Bicycle Lanes

Legend

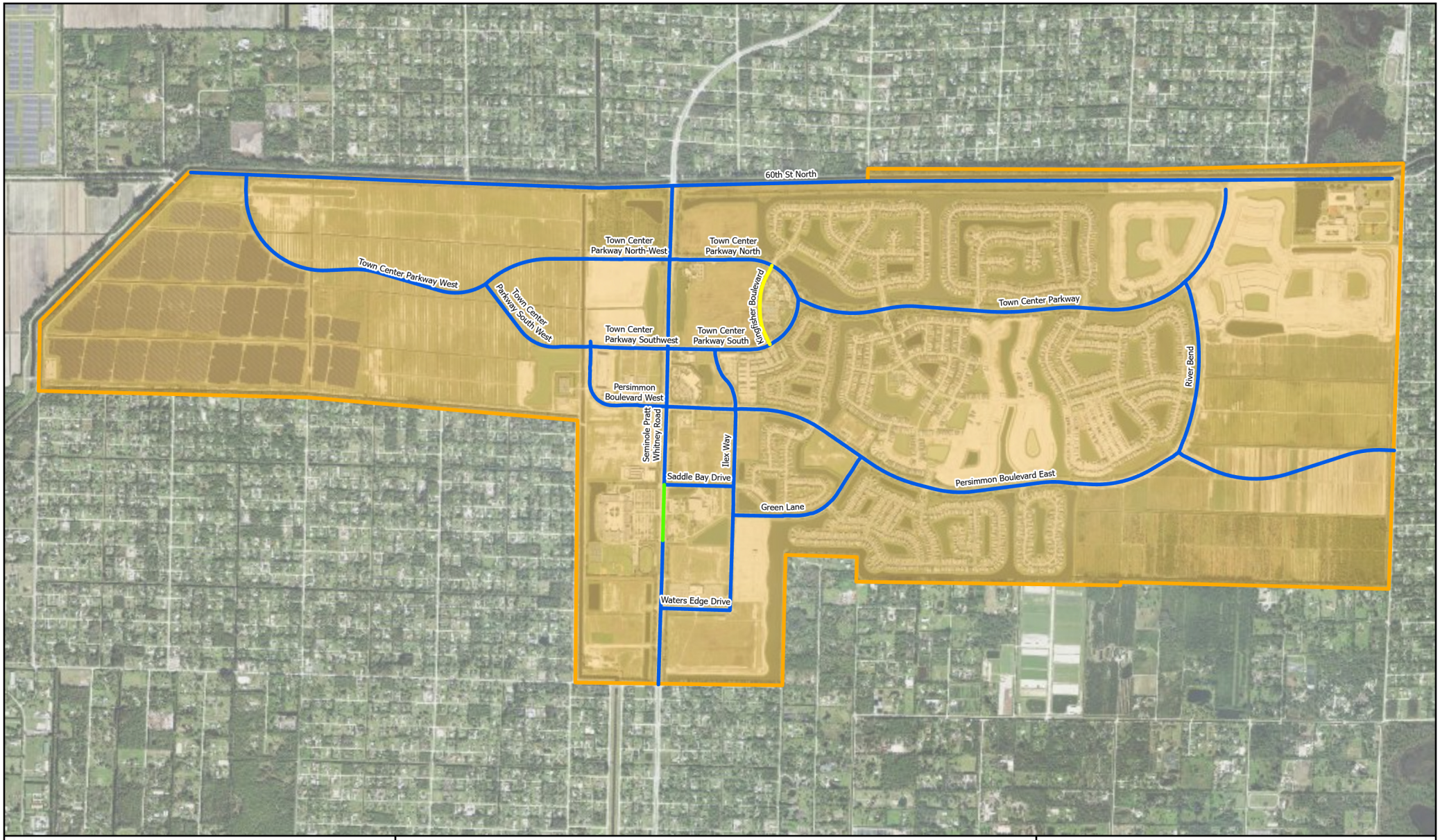
- City Boundary
- Shared Use Paths and Bicycle Lanes
- Sidewalk and Bicycle Lane
- Sidewalk or Shared Use Paths

N
W E
S

Date: 8/29/2025

0 1,500 3,000 4,500 6,000 Feet

Florida Technical Consultants



CITY OF WESTLAKE FLORIDA EST. 2016

SID SEMINOLE Improvement District

TE Map 3.9

2045 Future Shared Use Paths, Sidewalks, and Bicycle Lanes

Legend

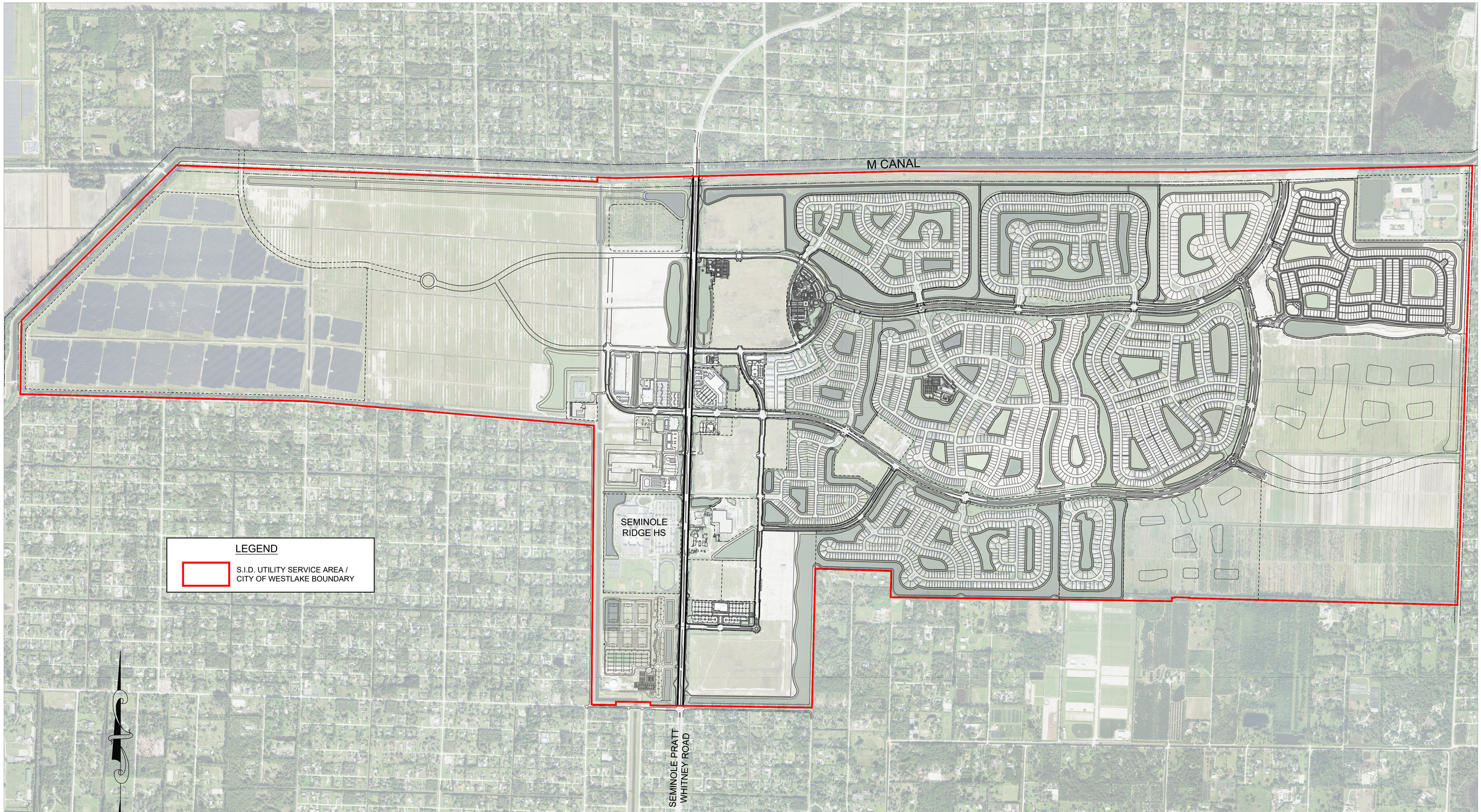
- City Boundary
- Shared Use Paths and Bicycle Lanes
- Sidewalk and Bicycle Lane
- Sidewalk or Shared Use Paths

N
W E
S

Date: 8/29/2025

0 1,500 3,000 4,500 6,000 Feet

Florida Technical Consultants



GRAPHIC SCALE

800 0 400 800 1600 3200

(IN FEET)
1 inch = 800 ft.

SID SEMINOLE Improvement District

UTILITY SERVICE AREA MAP

WESTLAKE, FLORIDA

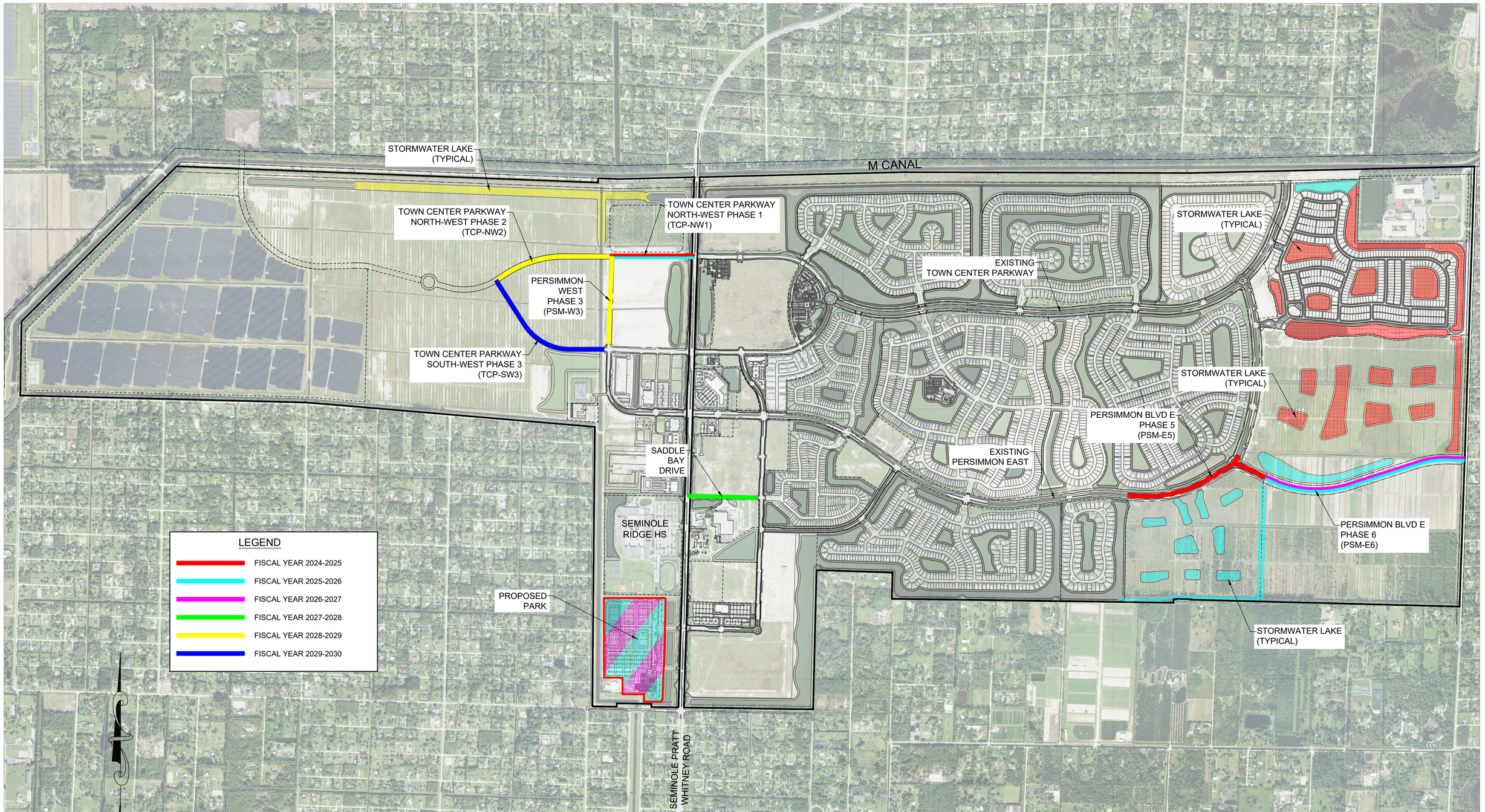
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

REVISIONS	DATE	BY

FILE NAME: SID SPW CULVERT PLAN.DWG

DATE 07/29/2025
DRAWN BY RHT
F.B./ PG. N/A
SCALE 1"=800'

JOB #8500
SHT.NO.
INF MAP 4.1



SID SEMINOLE Improvement District

5-YEAR CAPITAL IMPROVEMENT SCHEDULE CONSTRUCTION MAP FOR ROAD SEGMENTS, STORMWATER DRAINAGE FEATURES & PARK

WESTLAKE, FLORIDA

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
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BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

REVISIONS	DATE	BY

FILE NAME: SID SPW CULVERT PLAN.DWG

DATE 07/29/2025
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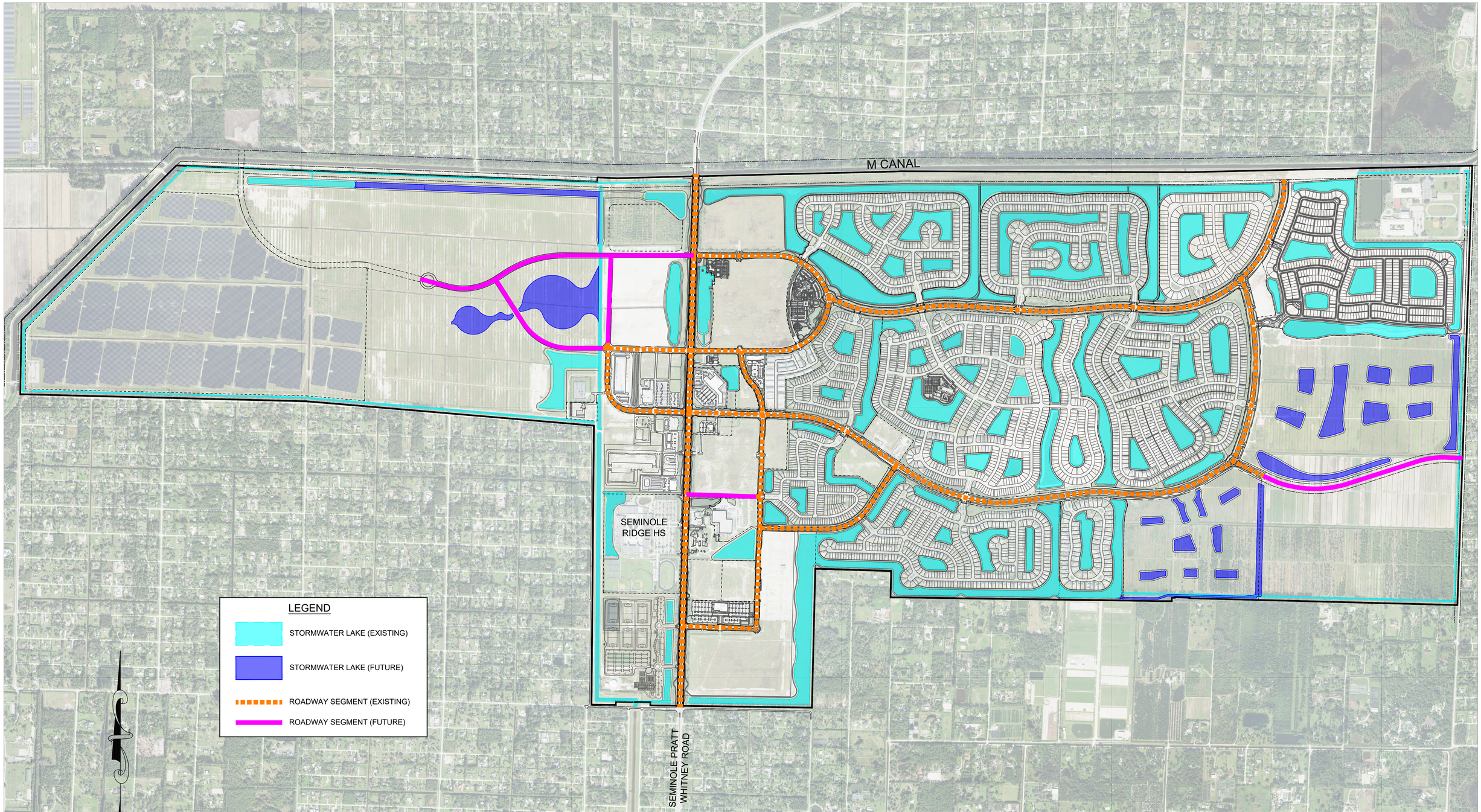

2035-YEAR CAPITAL IMPROVEMENT SCHEDULE CONSTRUCTION MAP FOR ROAD SEGMENTS, STORMWATER DRAINAGE

WESTLAKE, FLORIDA

SID SEMINOLE Improvement District

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

REVISIONS	DATE	BY

FILE NAME: SID SPW CULVERT PLAN.DWG

DATE	07/29/2025
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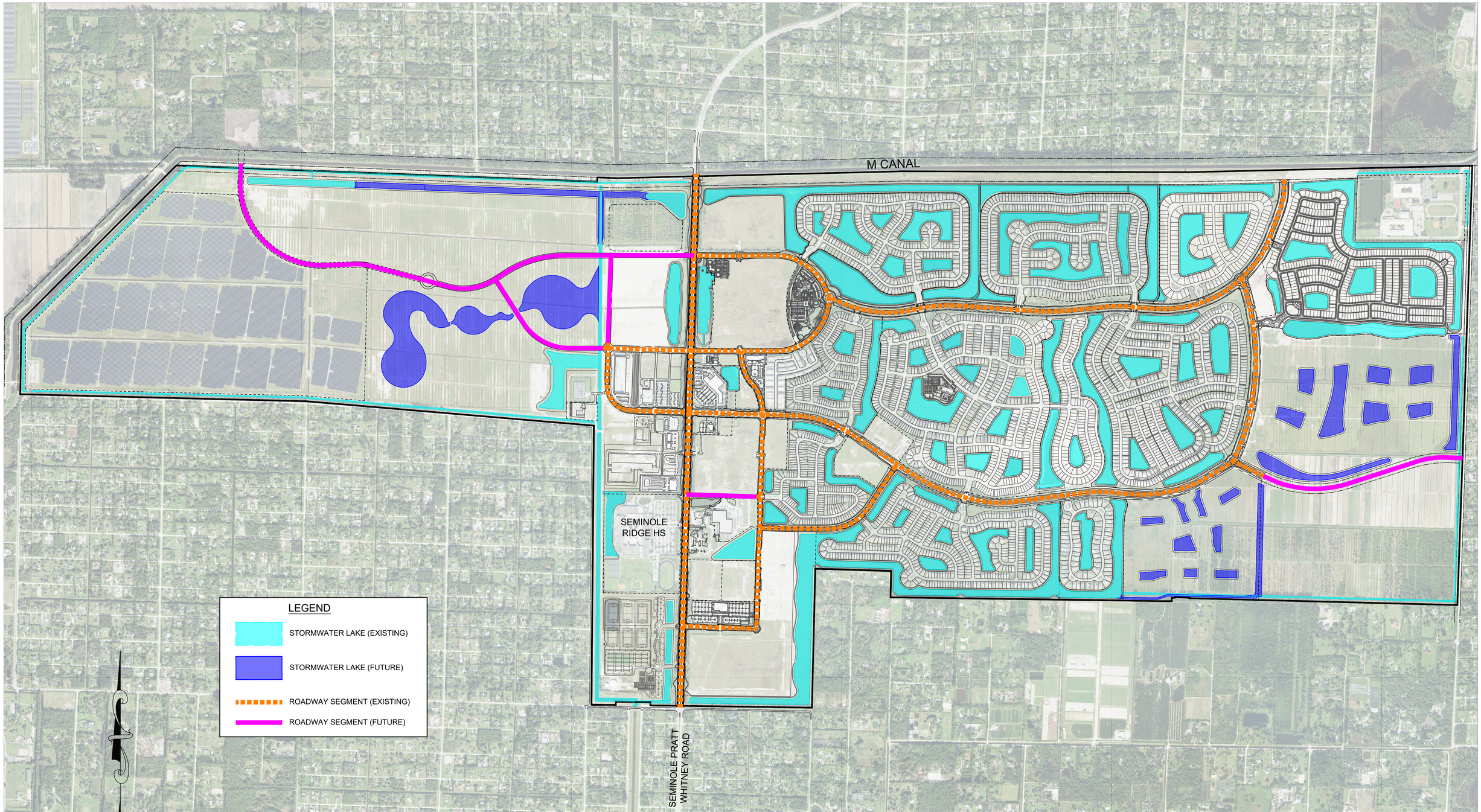

2045-YEAR CAPITAL IMPROVEMENT SCHEDULE CONSTRUCTION MAP FOR ROAD SEGMENTS, STORMWATER DRAINAGE

WESTLAKE, FLORIDA

SID SEMINOLE Improvement District

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
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PHONE (561)-392-1991 / FAX (561)-750-1452

REVISIONS	DATE	BY

FILE NAME: SID SPW CULVERT PLAN.DWG

DATE	07/29/2025
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F.B./ PG.	N/A
SCALE	1"=800'

JOB #8500

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INF MAP 4.4

TECHNICAL DOCUMENT

Data and Analysis



ADMINISTRATION

CHAPTER 1. ADMINISTRATIVE ELEMENT DATA AND ANALYSIS

INTRODUCTION

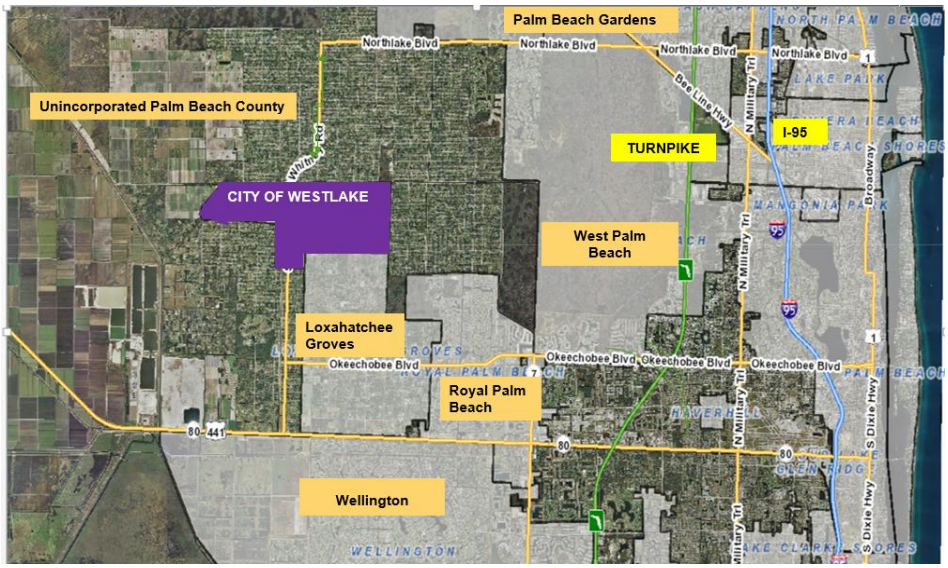
Location and History of Incorporation

The City of Westlake (the "City") is located in central Palm Beach County, northwest of the Village of Royal Palm Beach and north of the Village of Wellington and the Town of Loxahatchee Groves. The main access route to the City is Seminole Pratt Whitney Road from either State Road 80 (Southern Boulevard) or Okeechobee Boulevard from the south, or Northlake Boulevard from the north. The City is surrounded by the unincorporated area known as the Acreage, and the Town of Loxahatchee Groves, Figure 1.1 below illustrates the City's location.

In June 2016, the City was incorporated pursuant to Section 165.0615, Florida Statutes. The City is coextensive with 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, and consists of approximately 4,142 acres of land.

Pursuant to the City charter, the City may not duplicate services provided by SID. The cooperative relationship between the City and SID for provision of those services and facilities is detailed in the Interlocal Agreement between the City of Westlake and the Seminole Improvement District Regarding the Provision of Certain Services, Infrastructure, and Public Facilities in the City of Westlake and for Assurance of Non-Duplication of Services dated March 2018 ("SID-Westlake Interlocal"). SID's specific plans for facilities construction, maintenance, and expansion are contained in its Water Control Plan, Seventh Amended, dated October 13, 2015 and its Water, Wastewater and Reuse Utilities Master Plan dated April 29, 2015.

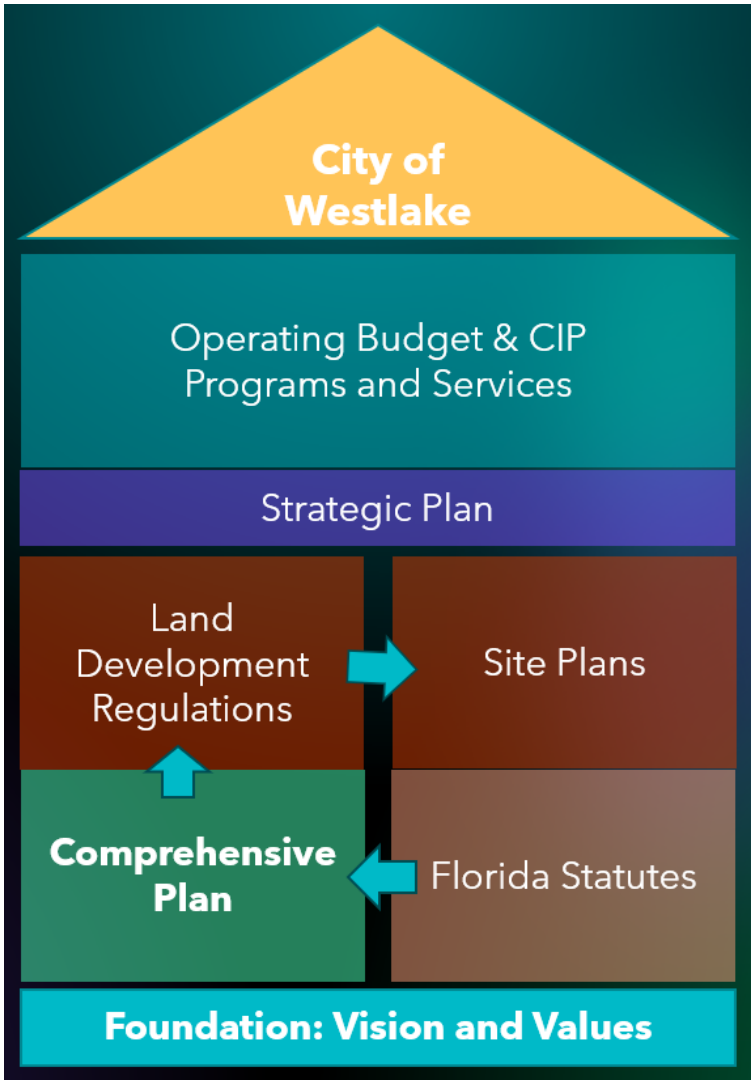
Figure 1.1 City of Westlake Location



SID is empowered to construct and maintain a number of public works and utilities including water, sewer, drainage, irrigation, water management, parks, recreation facilities, roads 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 prior to the City of Westlake.

Purpose of the Plan

The First City's Comprehensive Plan was prepared in 2017 and adopted by the City Council on March 12, 2018. The Florida Department of Economic Opportunity (DEO) issued a Notice of Intent (NOI) finding the Plan in compliance with Florida Statutes, Chapter 163.3184 on May 3, 2018.



This Plan was developed in compliance with Florida's Community Planning Act, Chapter 163, Florida Statutes, which provides legal standards and guidance to local governments on comprehensive planning. The Land Development Regulations and all development orders shall be consistent with the Plan.

The Plan is based on the vision and values of the City and its Strategic Plan, and serves as the foundation of the Land Development Regulations. The Plan establishes meaningful and predictable standards for the use and development of land and provides meaningful guidelines for the content of more detailed Land Development Regulations that contain more specific regulations and requirements to implement the Plan and control land development within the City.

The statute requires that the Plan guides growth to the directed ends while also recognizing private property rights and allowing the operation of real estate markets to provide adequate choices.

The Plan is used to address specific growth management issues. Importantly, however, the Plan is not only a regulatory tool to guide growth but is a means to achieve community goals. The overall purpose of this Plan is to guide the City in achieving a desirable vision of the future.

Per Florida Statutes 163, every seven (7) years, each local government is required to assess its Comprehensive Plan and determine if updates are required. On February 27, 2025, the Evaluation and Appraisal Review (EAR) Notification letter was sent to the Department of Commerce, the State Land Planning Agency. The City determined that updates to the existing Plan were necessary. The response State letter indicates *"Please note that your proposed comprehensive plan amendments based on your Evaluation and Appraisal should be transmitted to Florida Commerce by February 27, 2026, within one year of your notification, pursuant to Section 163.3191(2), Florida Statutes (F.S.)."*

The subject proposed amendment to the Comprehensive Plan is based on an in-depth review of each existing element required legislation, demographics data, existing City conditions, upcoming projects, community trends and challenges.

This EAR-based amendment to the City's Comprehensive Plan is subject to the State Coordinated Review process, pursuant to Section 163.3184(4), F.S. A summary of this process is outlined below:

1. After initial local hearings (Local Planning Agency and City Council) to approve the proposed amendments, the City is required to transmit the approved amendments to the State Land Planning Agency, and eight (8) agencies.
2. Next, within 60 days of receiving the City's amendment proposal, the State Land Planning Agency issues an Objection, Recommendation, and Comments Report (ORC) to the local government.
3. The City is required to hold a second public hearing to adopt the approved amendments to the Comprehensive Plan within 180 days of the ORC Report.
4. The adopted Comprehensive Plan amendment must then be submitted back to the State.
5. Finally, within 45 days of receiving the adopted plan amendment, the State Land Planning Agency issues a Notice of Intent to find the plan in compliance or not in compliance, which it posts on its website.

At least two public hearings are required to approve the transmittal of the proposed amendments to the State Land Planning Agency, including a Local Planning Agency (LPA) hearing followed by a City Council hearing. The LPA hearing is scheduled for December 2, 2025, followed by the City Council transmittal hearing on December 2, 2025.

Content and Structure of the Plan

The Comprehensive Plan, or "Plan," is a tool for directing growth and development within the City. The comprehensive plan addresses various aspects of future development through a coordinated group of plan elements/chapters. These elements address ten subjects: Administration, Future Land Use, Transportation, Infrastructure, Capital Improvements, Housing, Conservation, Recreation and Open Space, Intergovernmental Coordination, and Private Property Rights.

The goals, objectives, and policies of the Future Land Use Element, along with the Future Land Use Map (FLU Map 2.1), describe the types of land uses, the related densities and intensities, and direct the location of development in the City.

The Future Land Use Element is both enabled and restricted by the other elements of the Plan, which address transportation, infrastructure, conservation, recreation and open space, and housing planning goals. The Plan also includes a Capital Improvements Element to plan for the provision of public facilities necessary to serve development anticipated in the short and long term planning periods pursuant to the Future Land Use Map (FLU Map 2.1). The Intergovernmental Coordination Element addresses coordination with local, regional, and state entities. All elements of the Plan were developed in consideration of existing development, the availability of adequate facilities and services, and the character of the land and water resources on and surrounding the jurisdiction.

The Plan is comprised of the following ten elements, a Map Series, and a 5-Year Schedule of Capital Improvements.

1. Chapter 1 Administrative Element
2. Chapter 2 Future Land Use Element
3. Chapter 3 Transportation Element
4. Chapter 4 Infrastructure Element
5. Chapter 5 Conservation Element
6. Chapter 6 Recreation and Open Space Element
7. Chapter 7 Housing Element
8. Chapter 8 Capital Improvements Element
9. Chapter 9 Intergovernmental Coordination Element
10. Chapter 10 Private Property Rights

The Goals, Objectives and Policies (GOPs) within each element, the Map Series, and the 5-Year Schedule of Capital Improvements are adopted as part of the Plan. Maps within the Map Series are identified by the element, chapter number and the map number (i.e. FLU Map 2.1). The Data and Analysis summarized for each element in a separate volume is not formally adopted, but supports the GOPs, 5-Year Schedule of Capital Improvements, and the maps in the Map Series.

PLANNING PERIODS

The Plan provides guidance on development over two planning periods: ten years (2035) and twenty years (2045). For, the purpose of the Capital Improvements Element, which must be updated annually, the fiscal year, rather than the calendar year, is used.

PLAN VISION and GUIDING PRINCIPLES

The City of Westlake was incorporated in June 2016. The City's vision addressed the need to balance the urban sprawl of the surrounding area with the provision of adequate non-residential uses, with the appropriate residential mass to make the city functional and sustainable in the long term. The adopted 2018

Plan, defined that *"A sustainable community works to use its resources to meet current needs while providing that adequate resources are available for future generations."*

From its inception, the City's Vision and Guiding Principles of the Plan embraced the following **sustainable community** concept: *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 quality educational system; and a unique identity.* The City's sustainable community concept serves as an umbrella under which all the elements of the Plan are developed.

The Plan is based on data and analysis which includes a vision and guiding principles that provide the general outline for a sustainable community. The adopted provisions of the Plan establish the specific and measurable objectives, policies, and maps that translate the sustainability community concept into an operational plan that can be used to effectively direct growth.

The cornerstone of the City's vision is cemented on the 2018 adopted Plan as follows: *The City will be a vibrant, desirable and welcoming place to live, work and play. The City will support mixed uses and promote safe neighborhoods with access to thriving business districts, employment centers, schools, parks and open spaces. The City will create incentives to promote the development of diverse housing, and will offer public open spaces. An emphasis on the development of complete streets will promote multi-modal transportation opportunities. The City's plans and policies will embrace public participation, encourage a sustainable community, and stimulate a vibrant economy.*

The adopted Plan formulated Guiding Principles to describe the future of the City in aspirational terms and are not adopted components of the Plan, but serve to guide the development of the adopted goals, objectives, and policies of the Plan. The 2018 Principles are continuing to provide guidance for growth and development into a vibrant City.

Build City Character and Identity

The City will promote economic development and provide attractive public spaces through the coordination of building architecture, site design, and streetscape improvements.

Balance the Central Communities in Palm Beach County

The development of the City will include commercial, employment, and recreational opportunities to help alleviate the existing urban sprawl pattern of development that currently exists in central Palm Beach County.

Promote Mixed-Use Corridor

The Downtown Mixed-Use Category is important to the development of the City as a center of commerce, employment, and services. Neighborhood centers, which will vary in scale, use, and intensity, will be developed within walking distance of residential neighborhoods to provide accessible and convenient opportunities to work, shop, and participate in civic life.

Emphasize Housing Diversity and Livable Neighborhoods

A variety of housing choices will be provided to accommodate a diverse range of residents at varying income levels and at all stages of life, including young adults, families, non-family households, empty nesters, retirees, and seniors. Housing opportunities will include small lots, multi-family housing, and live-work units, in addition to the traditional large, single family homes. Neighborhood commercial centers will offer convenient and walkable amenities to residents by providing retail and service facilities.

Grow A Vibrant Economy

The City will work towards becoming a Sustainable Community with an environmentally, socially, and economically healthy and resilient City for existing and future populations. A healthy and sustainable business environment will be promoted through investment in efficient infrastructure, the provision of incentives, and by fostering development of a community that is attractive to employers and their workers. The Plan will seek to enhance the City's competitive advantage and to attract high quality companies, entrepreneurs, and knowledge-based businesses to the area.

Promote Complete Streets, Transportation Choice and Mobility

A safe, reliable, and integrated transportation system that supports multiple modes of transportation including walking, biking, mass transit, and motor vehicles will be encouraged within the City. Investment in the transportation system should promote multi-modal travel solutions, especially in the Downtown Mixed-Use Category, around schools, and between neighborhoods.

STRATEGIC PLANNING

The following paragraphs are from the report prepared by Dr. Dale S. Sugerman, Ph.D. from the International Institute for Leadership Development and Training:

"The Westlake City Council determined that there was a need to undertake a strategic planning process to outline its goals and desires for dealing with many of the most immediate needs of the community. The International Institute for Leadership Development and Training (IILDT) was engaged in January of 2025 to guide the elected officials through the strategic planning process."

"Prior to the start of the June Strategic Planning Workshop, IILDT conducted one-on-one interviews with all five elected officials covering topics such as identification of the strengths and opportunities of the organization, the challenges and weaknesses faced by the organization, and the goals and priorities envisioned by each of the individual elected officials. These one-on-one meetings were conducted during the month of April."

"IILDT also conducted a one-half-day community engagement meeting, where residents and businesses were invited to speak about the issues they believed were most important for the City to consider as it not only serves its citizens, but continues to grow at the very rapid pace that it is currently experiencing. Westlake citizens and businesses were able to speak about any issue they had on their mind, without having to publicly identify themselves when speaking, or where they resided in the city (as they typically must do at a City Council meeting)."

"To ensure honest and candid comments from the public, IILDT requested that members of the City Council not attend the Community Engagement meeting so that speakers at the meeting would not feel intimidated that they might be seen as being critical or complaining about any of the actions of the Westlake governing body. The Community Engagement meeting was held on May 24, 2025, at The Lodge at Westlake Adventure Park. Approximately 50 people attended part or all of the meeting".

"The Strategic Planning Workshop was held over a two-day period (June 20-21) at The Lodge at Westlake Adventure Park as well. In attendance were all five members of the City Council, the City Manager, the City Clerk and Deputy City Clerk, the City Attorney and staff from the City's contract Planning Department. Dr. Dale S. Sugerman, Ph.D. from the International Institute for Leadership Development and Training was the workshop facilitator. The two-day workshop was an intensive interactive dialogue by members of the City Council, with input provided by the City Manager, the City Clerk, and other members of the contract staff. The public was invited to attend and observe both days of the workshop with an opportunity to provide comment at the end of the second day."

"In conclusion, the strategic planning workshop provided Westlake's elected officials and contract staff with a valuable opportunity to collaboratively assess current challenges, define clear priorities, and chart a focused course for future governance of the City. Through open dialogue, scenario planning, and goal-setting exercises, participants strengthened their shared understanding of critical issues facing the City of Westlake, including infrastructure, sustainability, civic engagement, and fiscal responsibility. The insights and strategies developed during the workshop will serve as a practical foundation for informed decision-making and long-term success. Continued collaboration and commitment to these strategic goals will ensure that the City of Westlake remains resilient, responsive, and well-positioned to meet the evolving needs of its residents, businesses, and the general public."

The following graphics were prepared by Dr. Dale S. Sugerman, Ph.D. from the International Institute for Leadership Development and Training:



GOALS AND PRIORITIES

Collaborating with Minto Communities	Developing a Westlake App	Establishing a City Hall	Installing Public Safety Technology	Completing Road Interconnectivity	Determining the Future of a City Park
Share a copy of the City Council's Strategic Plan with Minto Communities (August 2025)	Collect a list of potential vendors at FLC annual conference (September 2025)	Develop and publish an RFP for temporary lease space (December 2025)	Develop a Public Private Partnership ordinance to access businesses CCTVs (September 2025)	Adopt a Resolution of Support to PBC for the construction of 60th Street N from Seminole Pratt Road to SR 7 (September 2025)	Conduct the next City/SID semi-annual meeting (August 2025)
Send an invitation to the Developer to hold discussions about potential future plans with the City Council (September 2025)	Complete evaluation of potential vendors. Invite proposals (end of November 2025).		Invite vendors to study the use of speed zone cameras in school zones (March 2026). Vendor presentation (May 2026)	Adopt a Resolution of Support to PBC for multi-modal access: Seminole Ridge High and Grove Market Place (September 2025)	Investigate future funding sources (September 2025)
Hold open dialogue meeting for updates on activities planned by the City as well as Minto Communities (TBD)	Award contract for delivery and installation of app (January 30, 2026)		Determine if City wants to expand use of LPRs (mid 2026)		Conduct a community survey to determine the interest in moving forward with the City Park (October 2025)
	Redesign and update of City website (TBD). Hire a PIO (TBD)				

TECHNICAL DOCUMENT

Data and Analysis



FUTURE LAND USE

CHAPTER 2. FUTURE LAND USE ELEMENT DATA AND ANALYSIS

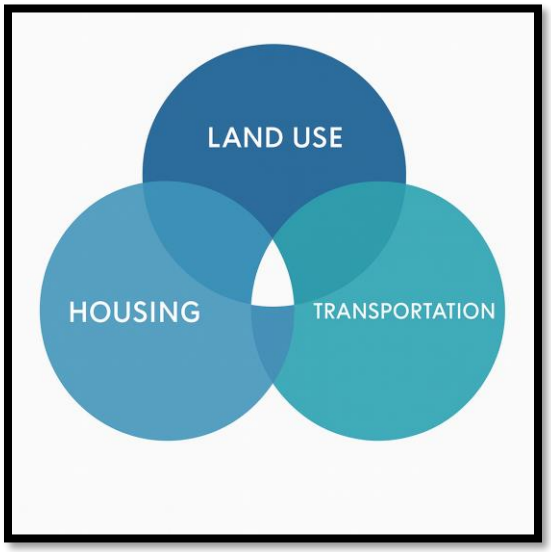
INTRODUCTION

This chapter presents an inventory and analysis of data supporting the preparation of the Policy Document (Goals, Objectives, and Policies) for the Future Land Use (FLU) Element and Future Land Use Map (FLUM 2.1) for the City of Westlake, pursuant to Section 163.3177(6), Florida Statutes. This subject data and analysis establishes the foundation for evaluating land uses and serves as the basis for the policy recommendations outlined in the Policy Document for the 10 and 20 years planning period.

The Future Land Use Element is the cornerstone of Westlake's Comprehensive Plan. It reflects the City's commitment to fostering a thriving residential community while supporting compatible mixed uses, and civic uses. This Element establishes a framework to guide and manage growth, directing the type, distribution, density, and character of development and redevelopment consistent with Westlake's vision as a balanced, sustainable, and inclusive community.

Long-range, sustainable community planning recognizes the strong interconnection between land use, housing, and transportation (see Figure 2.1). This Element analyzes these relationships and advances policies to support Westlake's vision for a residential, walkable, and vibrant mixed-use responsible community. The Future Land Use Map and associated policies provide the framework and rationale for the City's Land Development Regulations (LDRs) and other implementing programs. *In accordance with Chapter 163, Florida Statutes, all LDRs and permitting actions within Westlake must be consistent with the Future Land Use Element and other elements of the Comprehensive Plan.*

Figure 2.1: Relationship between Land Use, Housing and Transportation



As the pivotal component of the Comprehensive Plan, the Future Land Use Element integrates policies from all other Plan elements, such as Housing, Transportation, Infrastructure, and Open Space and Recreation into a unified set of land use goals and policies. It ensures consistency with those elements while balancing growth with the protection of natural and cultural resources, the provision of adequate public services and facilities, and enhancement of community character and quality of life for Westlake's residents, businesses, and visitors.

POPULATION PROJECTIONS

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.

Projections are provided for the 10 and 20 years planning periods. Projections are used to plan for the impacts of development, envision how Westlake will develop over the course of these planning periods, and develop the plan to achieve planning goals and objectives. The plan does not dictate the exact timing of development and population projections do require development to occur at a certain amount or rate. Further, the rate of development may speed up or slow down depending on economic conditions.

Projections are an important part of planning but are not the sole determining factor for the development of a Plan. Projections should not be misused to unnecessarily constrain operation of the plan or preclude the achievement of important planning goals. *Also, the Community Planning Act in Florida Statutes states that: "The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and may not be limited solely by the projected population."*

The development of Westlake will occur over the course of many years. A likely scenario is that development will proceed at an uneven rate, some years faster and some years slower. Thus, projections for multi-year planning periods are useful for planning purposes. The purpose of Land Development Regulations is to manage the variability of the amount and rate of development to assure consistency with the comprehensive plan and the timely provision of adequate infrastructure.

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 the projection 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 2025, (2025 Palm Beach County Population Allocation Model (2025-PBC-PAM).)

Palm Beach County's population grew from 1,320,134 in 2010 to 1,492,191 in 2020 (U.S. Census 2020). The population change during this decade was very uneven, reflecting both population booms and busts due to both local and national economic conditions. BEBR's latest population estimate for 2023 is 1,532,718, representing an increase of 40,527 persons since 2020.

The county's population has grown each year since 2010. The County is projected to increase its population by 306,295 people between 2020 and 2050, a 20.49% increase (BEBR FPS 180). Table 2.1 shows the latest BEBR projections through 2050 as well as the projections used in the 2025-PBC-PAM.

The latest BEBR medium projections published in 2024 for the year match the Palm Beach County projections in the 2025-PBC-PAM. This substantially higher medium projection increases the projected demand for housing units in Palm Beach County over the course of the Westlake long term planning period.

Table 2.1: Palm Beach County Population Projections

	2020 Census	2025	2030	2035	2040	2045	2050
BEBR FPS-180 (2024)	1,494,805	1,567,500	1,643,400	1,700,000	1,742,500	1,774,400	1,801,100
2025-PBC-PAM Projections			1,643,400	1,700,000	1,742,500	1,774,400	1,801,100

Source: University of Florida Bureau of Economic and Business Research, Population Projections (FPS 180_2024), U.S. Census Bureau, 2020 Decennial Census, DP-1, 2025-PBC-PAM

The TAZs associated with the City and the surrounding area are shown in Figure 2.2. The 2020-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 that are outside of the Minto West development area.

The larger geographic area where residential development may now occur, the longer extended planning timeframe to 2045 instead of 2030, and the increased 2024 BEBR medium county population projections, supports additional development opportunities for dwelling units and associated population. *Therefore, the City projects 7,200 units by the year 2045, which corresponds to the long term planning period. This reflects a generally steady growth rate and considers growth trends in nearby cities. The densities established in the Future Land Use Element will accommodate the increase in dwelling units.*

The 7,200 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 2020 US Census. Figure 2.3 shows the boundaries of the CCDs. The vacancy rate used for the City is 4.59 percent. The seasonal rate is 5.77 percent. The PPH is 2.70. These rates are kept constant for the planning periods.

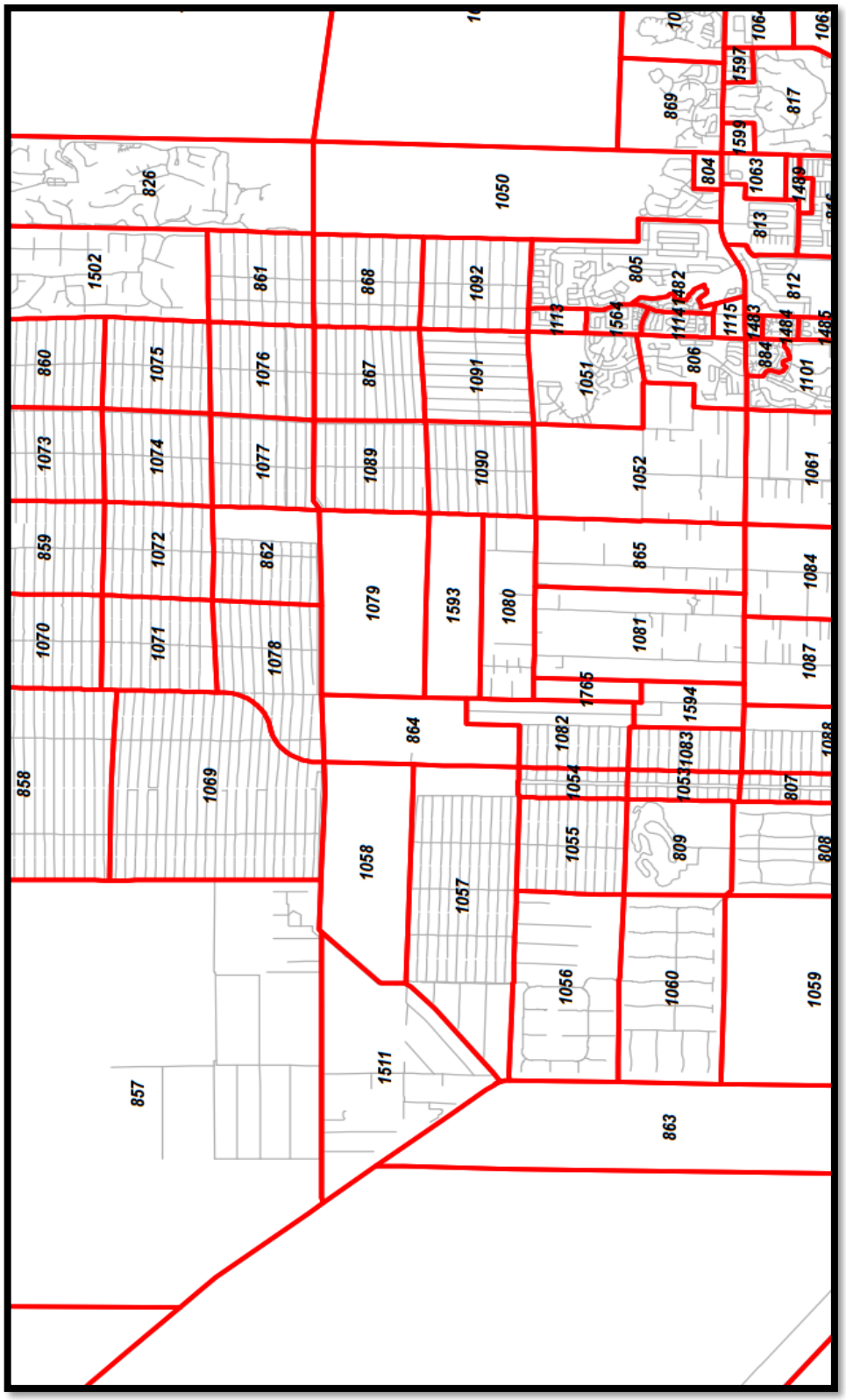


Figure 2.2: Traffic Analysis Zones Map

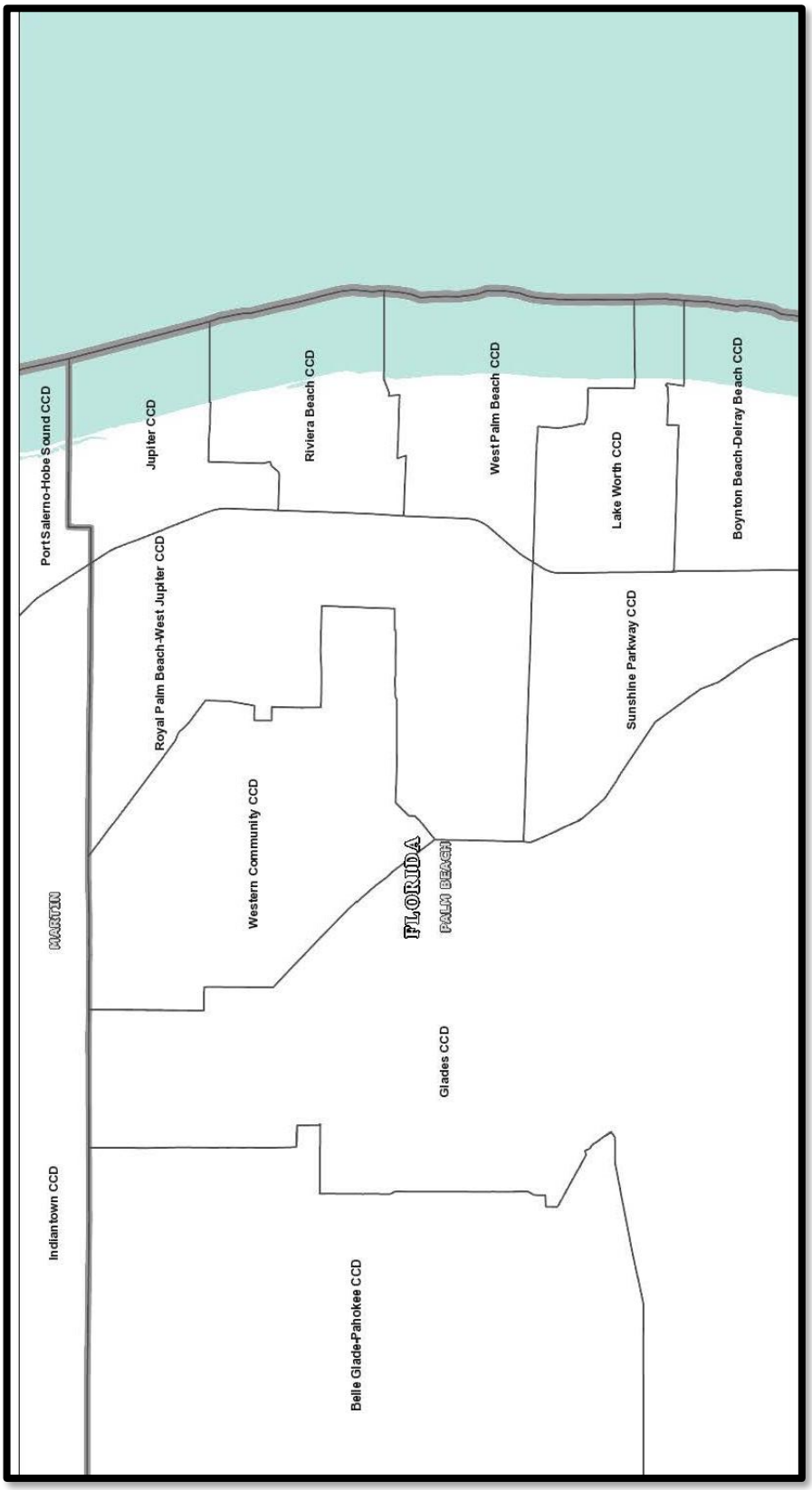


Figure 2.3: 2020 Census County Divisions (CCDs)

In addition to the permanent household population, some people may live in group quarters (e.g. nursing homes). The percentage of permanent population expected to live in group quarters is zero in year 2025. However, a group quarters population is projected for 2035 by using the average group quarters rate from the same surrounding CCDs. According to the 2020 Census, the average group quarters rate is 0.653% which equates to 85 people in 2035.

The permanent population estimate for 2025 and projections for years 2035 and 2045 are provided in Table 2.2A based on the anticipated development of housing units and assumptions for group quarters populations. The permanent population projections were calculated by utilizing the projected total housing units (7,200), minus the vacancy rate (4.59%) and the seasonal rate (5.77%), and multiplying by the PPH of 2.70, plus the projected group quarter population.

Table 2.2A: City Permanent Population Projections

Year	Total Housing Units	Permanent Population	Group Quarters Population	Population
2025	3,625	8,774	0	8,774
2035	5,400	13,070	85	13,155
2045	7,200	17,426	114	17,540

The seasonal population projection is based on the seasonal housing rate of 5.77% 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
2025	209	0	209
2035	312	300	612
2045	415	300	715

The total population projection, consisting of both permanent and seasonal residents, is shown in Table 2.3. These numbers were used for purposes of analyzing public infrastructure needs in the 10 and 20 years planning periods.

Table 2.3: City Total Population Projection

Year	Permanent Population	Seasonal Population	Total Population
2025	8,774	209	8,983
2035	13,155	612	13,767
2045	17,540	715	18,255

EXISTING AND FUTURE LAND USE CONDITIONS

Existing Land Use

The City of Westlake encompasses approximately 6.5 square miles (4,142 acres) and extends roughly three miles east to west and two miles north to south. The City was incorporated in (2016) located in the central-western portion of Palm Beach County and is one of 39 incorporated municipalities within the County. Westlake is situated west of Royal Palm Beach and Loxahatchee Groves, north of Wellington, and east of The Acreage and Loxahatchee. The City is positioned within an emerging urban area of western Palm Beach County and functions as part of the County's broader urban development pattern.

Seminole Pratt Whitney Road, a County-maintained arterial roadway, provides the primary north-south transportation corridor through Westlake, connecting the City to adjacent municipalities and the regional roadway network. Additional major roadways in the vicinity include Southern Boulevard (US 98/SR 80), located south of the City, which provides direct access to Interstate 95 and Florida's Turnpike. While there are no interstate highways within Westlake's municipal boundaries, proximity to Southern Boulevard ensures efficient regional and intrastate connectivity.

Existing Development and Growth Potential

As a newly developing, master-planned community, a substantial portion of the City remains available for future growth and development. Planned land uses include a mix of residential, commercial, civic, recreation, and open space areas, as guided by the adopted Future Land Use Map and the City's vision as articulated in the Comprehensive Plan. The City is expected to continue experiencing significant growth in the coming planning horizons (2035 and 2045).

At present, the City is in an active phase of development, with large portions of land either under construction or entitled for future development. Approximately 35% of the City's land area is vacant with the rest either developed or under construction. The remaining land area planned for future residential neighborhoods, commercial centers, parks, civic facilities, and supporting infrastructure.

Residential Analysis

Table 2.4 shows the estimated acreage for each of the Future Land Use designations.

Table 2.4: Future Land Uses

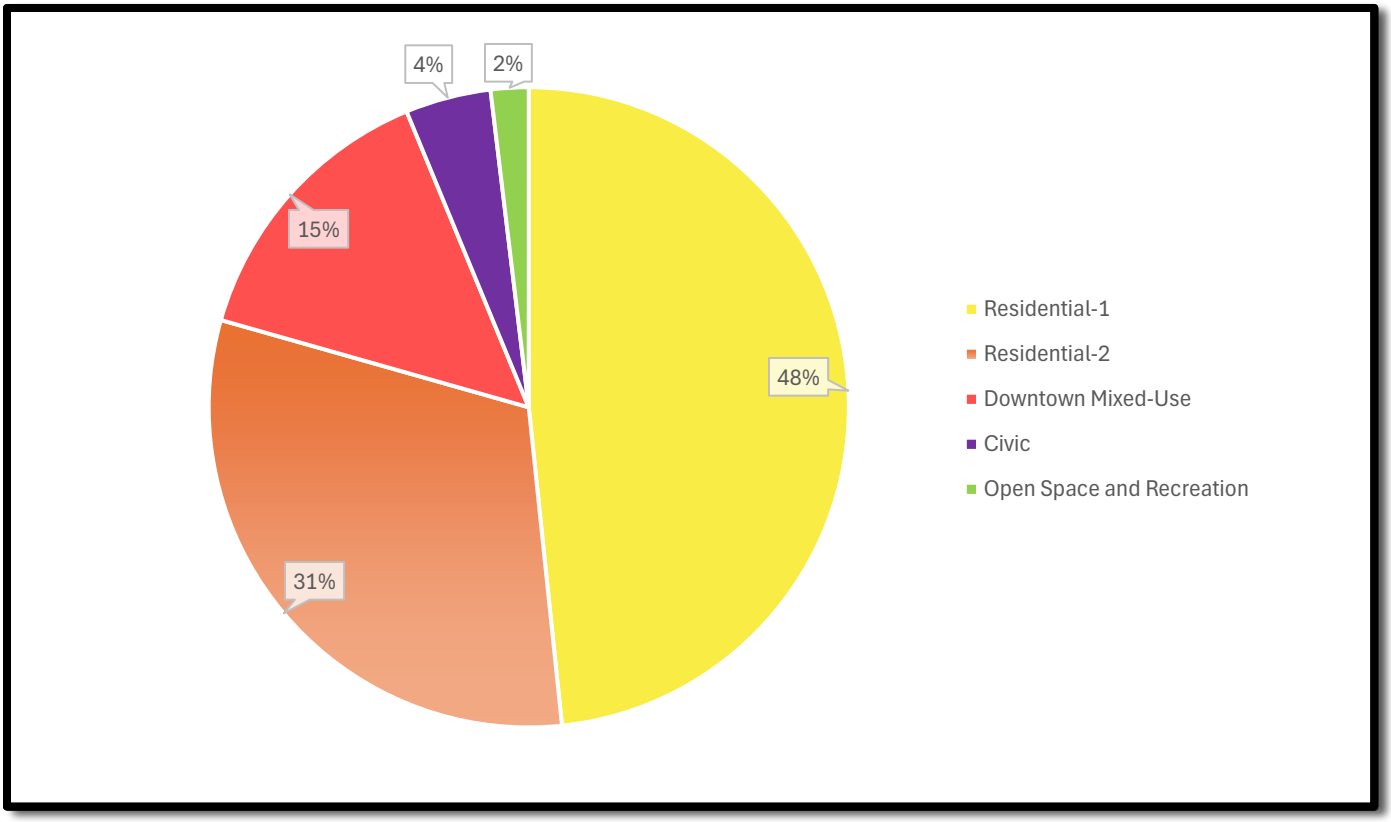
Future Land Use	Total Acreage	Acreage Excluding ROW	% of Total Area (based on Acreage Excluding ROW)
Residential-1	1,920	1,876	48.1%
Residential-2	1,363	1,181	30.9%
Downtown Mixed-Use	603	544	14.3%
Civic	177	166	4.3%
Open Space and Recreation*	79	76	1.9%
Total	4142**	3,813**	100%**

**A portion of the residential area will be allocated for open space and recreation.*

***Approximately 141 acres in the City, which is approximately 3% of the City, consists of existing ROW. The land underlying the existing ROW cannot be developed.*

NOTE: The acreage numbers reflected in the table have been rounded to the nearest whole number.

Figure 2.4: Future Land Use Acreage Chart



The density provided for in the Residential (1 & 2) categories established by policy in this Element and shown on the Future Land Use Map (FLU Map 2.1) will more than accommodate the projected population. In addition, the density provided in Residential categories will permit development of a variety of types of housing to accommodate all affordability levels in balance with requirements in the Plan that necessary infrastructure be provided to serve development.

As of 2025, residential development in the City of Westlake occupies approximately 704 acres, or approximately 17% of the City's total land area (about 4,142 acres). The City is a master-planned community, and residential uses are a central component of its land use pattern. The majority of entitled and developed residential land is within the Mixed Use (MU) and Residential (RES) Future Land Use designations.

Westlake's residential development currently is split between single-family residential units attached and detached. Single-family units dominate current construction phases; however, future phases will introduce additional multi-family units to provide housing diversity and support Westlake's mixed-use community vision.

Future Land Use Designations that support residential development in Westlake include:

- **Mixed Use (MU)**
  The Mixed-Use designation permits a flexible combination of residential, commercial, civic, and open space uses through the City's master development approvals. Approximately 43 acres of residential development occur within the MU designation as of 2025.

- **Residential (RS)**
  The Residential designation permits single-family detached, townhomes, and multi-family residential development. Approximately 3,283 acres are currently designated RS.

Single-Family Residential

Single-family residential development is the predominant housing type in Westlake to date. Single-family detached homes are constructed within the RS designations and comprise the majority of the City's residential units as of 2025.

Westlake's single-family neighborhoods are organized within a series of gated or master-planned communities with integrated parks, pedestrian networks, and civic facilities. No mobile home parks are currently developed or planned within the City, and mobile home parks are not an identified component of the City's housing strategy.

Limited neighborhood-serving nonresidential uses, such as clubhouses, community centers, parks, and small-scale commercial uses, may be incorporated into single-family neighborhoods were allowed by master development approvals and City zoning regulations. These uses must be compatible with the surrounding residential character.

Estates of Westlake




Medium residential density development (maximum of 12 dwelling units per acre) occurs primarily in the form of townhomes, villas, and cottages communities. These housing types are concentrated within the MU designation and contribute to a variety of options for the City's residential units.

Approved and constructed single family residential attached projects include:

- **Terraces of Westlake** — attached single-family within the MU designation




- **Crossings of Westlake** — attached single-family master-planned neighborhoods




High-density residential development (maximum of 16 dwelling units per acre) is strategically located near Seminole Pratt Whitney Road and future mixed-use centers to promote walkability and access to goods and services. Future multi-family projects are planned to be located adjacent to commercial and civic hubs, consistent with Westlake's compact and connected growth model.

Non-Residential Analysis

Commercial Development

As of 2025, commercial land use in the City of Westlake encompasses approximately 603 acres, representing about 14.3% of the City's total land area (±4,142 acres). Commercial development in Westlake is primarily concentrated within the Mixed Use (MU) Future Land Use designation and includes both stand-alone commercial centers and mixed-use nodes integrated with residential and civic uses.

Current commercial uses include:

- Retail sales and services
- Offices and professional services
- Restaurants and dining establishments
- Medical offices and wellness centers
- Personal services
- Automobile service facilities



Major commercial projects within the City as of 2025 include:

- Publix at Westlake Plaza
- Shoppes of Westlake Landings
- Gas stations and convenience stores
- Additional retail and service uses within planned commercial pods

The City's commercial areas are designed to be easily accessible via Seminole Pratt Whitney Road and are intended to serve not only Westlake residents but also surrounding communities in the western Palm Beach County area.




XCEL
PADEL
XCEL
PADEL


Habit
BURGER GRILL



Industrial Development

The City does not have a designated Industrial Future Land Use category at this time, nor are there large-scale industrial areas currently developed or entitled within the City.

Light industrial uses and flex-space buildings may be accommodated within portions of the Mixed Use (MU) designation in the future, subject to City approvals and consistency with the City's vision for compatible, community-serving employment uses.

Westlake is envisioned primarily as a residential and mixed-use community, with commercial, civic, and recreational components complementing the residential base. Traditional heavy industrial uses are not part of the City's long-term land use strategy

Recreation & Open Space / Conservation

As of 2025, approximately 79 acres (about 1.9% of the City's land area) are allocated to Recreation, Open Space, and Conservation purposes. This includes both public parks and private recreation areas within master-planned neighborhoods.

Major public and private recreational facilities include:

- Westlake Adventure Park (City's flagship public park)
- Neighborhood pocket parks
- Greenways, trails, and linear open spaces
- Community clubhouse and pool facilities within residential communities









The City's Recreation and Open Space Element of this Comprehensive Plan provide more detailed guidance for the continued expansion of the City's park system and recreational amenities.

No formal Conservation land designation currently exists within the City, although certain open space and stormwater areas perform secondary ecological functions.

Community Facilities

Community Facilities occupy approximately 177 acres, or about 4.3% of the City's land area. As a developing community, Westlake continues to expand its inventory of public facilities and services.

Key existing community facilities include:

- Palm Beach County Fire Rescue Station #22
- Palm Beach County Library System – future branch
- Westlake Elementary School (planned, scheduled for opening in upcoming school years)
- Various utility infrastructure sites (water, wastewater, stormwater facilities)





Additional community facilities are expected to be provided in accordance with the City's growth and service delivery needs. Within the City's boundaries, there are three existing public schools: Golden Grove Elementary School, Western Pines Middle School, and Seminole Ridge High School.

Vacant Land

As of 2025, approximately 1,481 acres, or about 36% of the City's land area, remains vacant and available for future development. This reflects Westlake's position as a rapidly growing new community where large portions of land are entitled for future phases of residential, commercial, civic, and recreational development.

Vacant lands are primarily located:

- Within approved master-planned communities awaiting future construction phases
- Within portions of the Mixed Use (MU) designation reserved for future commercial and multi-family development
- In areas designated for parks, civic uses, and infrastructure
- Along portions of Seminole Pratt Whitney Road corridor, where development is staged based on market demand and infrastructure availability

No significant environmentally sensitive lands (such as wetlands requiring federal or state permitting) have been identified within Westlake's planned development areas, as the City's land use approvals were based on extensive pre-permitting and environmental planning. However, stormwater management areas and open space buffers are integral to the City's approved land use framework.

JOB CREATION, CAPITAL INVESTMENT, AND ECONOMIC DEVELOPMENT

By providing for significant development of commercial, civic, educational, and light industrial uses, the Future Land Use Element of the Plan provides opportunities for job creation, capital investment, and economic development. The non-residential development envisioned and encouraged by the Plan will serve to remediate the existing urban sprawl pattern and the current scarcity of non-residential uses throughout the central communities of Palm Beach County.

Future Land Use

The Future Land Use Element identifies land use designations and allowed development density and intensity coordinated with the topography and soil characteristics; the location of natural, cultural and historic resources; and the availability of public facilities and services within the City. The Future Land Use Element includes a Future Land Use Map (FLU Map 2.1) depicting the location of uses within the City's jurisdictional limits.

Future Land Use Categories

The future land use categories in the Future Land Use Element define the amount, type, density and intensity of future development that is allowed in a given location within the City. Each of the Plan land use categories shall be implemented by corresponding zoning districts in the Land Development Regulations. The Land Development Regulations will implement the Plan through more specific regulations governing allowed and conditional uses, site development standards, and performance criteria.

Each of the residential land use categories includes a range of allowable density. The maximum density defines the maximum number of dwelling units per gross acre that can occur within the specific land use category.

Building intensity for nonresidential land uses are measured by floor area ratio (FAR). FAR is the ratio of total net floor area of a building to the total lot area. Where a mix of uses is required, as within the Downtown Mixed-Use, density and intensity shall be calculated using a combination of FAR and density. Residential density calculations will be based on the gross acreage and the non-residential portions will be based on FAR.

Solar Energy Overlay

The Plan includes a Solar Energy Overlay in the southwestern area of the City to allow the development of Primary Solar Facilities. The City may, if feasible, establish incentives to encourage the development of Primary Solar Facilities to promote a sustainable community.

Redevelopment

At the time of that this Plan was prepared, the majority of the lands are either recently developed or vacant. The existing developed areas may require evaluation for their potential redevelopment in the future.

Land Cover, Natural Resources and Cultural and Historic Resources

The lands located within the City limits have a long and consistent history of agricultural use, which has resulted in the elimination of all native and natural habitat features. There are no environmentally sensitive lands identified within the City. FLU Map 2.2 depicts existing land uses within the City. Minerals and soils within the City are depicted on FLU Map 2.3. Floodplain designations within the City are depicted on FLU Map 2.4. FLU Map 2.5 shows that there are no existing or planned public potable wellfields, cones of influence, or wellhead protection areas within the City. Similarly, FLU Map 2.6 shows that there are currently no wetlands within the City. Additional analyses regarding land cover and natural resources within the City are found in the Conservation Element data and analyses.

There are no known cultural or historic resources located within the boundaries of the City as determined by the Division of Historical Resources in its letter dated June 25, 2015, from the State Historic Preservation Officer. Should cultural or historic resources be identified in the future, appropriate policies will be applied.

Facilities Analysis

Traffic Circulation

The current traffic circulation network within the City is illustrated in T.E. Map 3.1. A full analysis of the existing traffic circulation system is provided in the Transportation Element data and analysis. Existing land uses are adequately served by the existing traffic circulation system, and all roads are functioning within the adopted level of service standards. Therefore, there are no traffic circulation system road improvements required to meet existing land use needs.

The future traffic circulation network will provide adequate capacity on roads located within the City. Seminole Pratt Whitney Road is maintained by Palm Beach County and currently functions as a minor arterial road. Minor arterial roads provide service for trips of moderate length, serve geographic areas that are smaller than their higher arterial counterparts (interstates, freeways, and principal arterials), and offer connectivity to the higher arterial system. In an urban context, they interconnect and augment the higher arterial system, provide intra-community continuity and carry local bus routes. Through both the 2035 and 2045 planning periods, Seminole Pratt Whitney Road will continue to serve as an minor arterial at its adopted level of service.

A system of major collector roads, including Persimmon Boulevard and Town Center Parkway, will connect to Seminole Pratt Whitney Road, and will provide access into and through the City. Roads functionally classified as major collector roads are intended to distribute and channel trips between local roads and arterials, usually over a distance of greater than three-quarters of a mile. These major collector roads will be connected to future land uses by a network of minor collector and local roads, which network will be determined as the City develops. Any road that is not an arterial or collector road is, by definition, a local road. Except for Seminole Pratt Whitney Road and the future extension of 60th Street North, the City has

jurisdiction over all roads located within the City boundaries. Through both the 2035 and 2045 planning periods, the City's collector and local roads will operate at their adopted levels of service.

A detailed analysis of future road conditions, needs, and plans for future transportation facilities is provided in the data and analysis for the Transportation and Capital Improvement Elements.

Hurricane Evacuation Routes

There are no designated hurricane evacuation routes within the City. Seminole Pratt-Whitney Road provides access from the City to the designated hurricane evacuation route at US 441.

Future designation of evacuation routes within the City is not anticipated. However, it is essential to monitor routes connecting the City to designated evacuation routes in order to ensure safe evacuation of residents if necessary. Maintaining capacity on Seminole Pratt Whitney Road at an acceptable level of service will facilitate the evacuation of City residents if necessary.

Mass Transit

Mass transit service in Palm Beach County is provided by Palm Tran. There is currently no fixed-route transit service within the City.

As the City population grows, the viability of expanding transit service will increase, especially as commercial and other non-residential uses develop along Seminole Pratt Whitney Road. The City will regularly coordinate with Palm Tran, especially during updates of the Palm Tran Transit Development Plan (TDP), to ensure that transit needs of City residents are evaluated and appropriately serviced as the community develops.

Wasterwater

SID will be the retail provider of wastewater service to the City pursuant to the Interlocal Agreement between the City of Westlake and the Seminole Improvement District Regarding the Provision of Certain Services, Infrastructure, and Public Facilities in the City of Westlake and for Assurance of Non-Duplication of Services dated March 2018 ("SID-Westlake Interlocal"). Adequate wastewater capacity exists to serve the projected population through the 2035 and 2045 planning periods. SID will plan and construct wastewater lines and lift stations to connect new development with the county's wastewater treatment plan. A detailed analysis and projections for wastewater are provided in the data and analyses for the Infrastructure and Capital Improvement Elements.

Solid Waste

The Solid Waste Authority of Palm Beach County (SWA) is the agency responsible for managing the solid waste disposal and recycling programs within Palm Beach County, including the City. The SWA integrated solid waste management system includes a 334-acre landfill, a 2,000 ton per day waste energy facility, a recovered materials processing facility, a biosolid pelletization facility, a vegetative waste processing operation, hazardous household collection facilities and six transfer facilities. The SWA's 2025 Landfill Depletion Model projects sufficient landfill capacity through the 2035 planning period with the current lifespan of the facility projected to extend to 2057 depending upon various demand and operational

assumptions. This projection is based upon countywide growth projections. Based on the average solid waste generation rate for the county as a whole, the City is establishing a solid waste level of service standard of 8.01 pounds per capita per day, which can be maintained through both the 2035 and 2045 planning periods. Further details and analysis of the solid waste service is provided in the Infrastructure Element data and analysis.

Drainage

SID provides and maintains drainage facilities for the City pursuant to the SID-Westlake Interlocal. SID's adopted work plan provides for the drainage system to be developed in phases as development occurs within the City. SID's specific plans for facilities construction, maintenance, and expansion are contained in its Water Control Plan dated May 11, 2020, and its Water, Wastewater and Reuse Utilities Master Plan dated July 30, 2025. As currently planned, the drainage system will consist of an extensive system of lakes to be constructed in phases to accept runoff from common areas, collector roads, residential and non-residential development areas. FLU Map 2.4 shows the Federal Emergency Management Agency flood designations within the City. The master water management system will continue to discharge into the M-2 Canal. Drainage for the City can be maintained through the 2035 and 2045 planning periods. The City is located within the SFWMD C-51 Basin and is subject to the SFWMD C-51 Basin Rules (found in Part III, Ch. 40E-41, Rules 40E-41.220 through 40E-41.265, Florida Administrative Code)in addition to other stormwater regulations. The data and analyses for the Infrastructure and Capital Improvement Elements provide further details on stormwater facilities including the established level of service standards.

Potable Water

SID will be the retail provider of potable water within the City pursuant to the SID-Westlake Interlocal. This ensures adequate potable water is available to serve the projected population through the 2035 and 2045 planning periods. Detailed analysis and projections related to potable water facilities and services are provided in the data and analysis for the Infrastructure and Capital Improvement Elements.

Reuse Water

SID will be the retail provider of reuse water within the City pursuant to the SID-Westlake Interlocal. A separate interlocal agreement between SID and Palm Beach County for the purchase of bulk reuse water, dated April 20, 2010, gives SID a "prior reserve capacity" of reuse water to be provided by the county. SID will not produce its own reuse water but will receive reuse water pursuant to this agreement with the county. At this time, a re-pump and storage facility and some transmission pipes are connected and in operation. Further expansion of the distribution system within the City will occur as the City develops. Additional analysis on reuse water supply and demand projections is provided in the data and analyses for the Infrastructure and Capital Improvement Elements.

Parks and Recreation

There are no existing parks within the City. A community park is planned within the City to serve future residents. The park is indicated on the Future Land Use Map (FLU Map 2.1) on the west side of Seminole Pratt Whitney Road, immediately south of the Seminole Ridge Community High School and is comprised of approximately 50 acres.

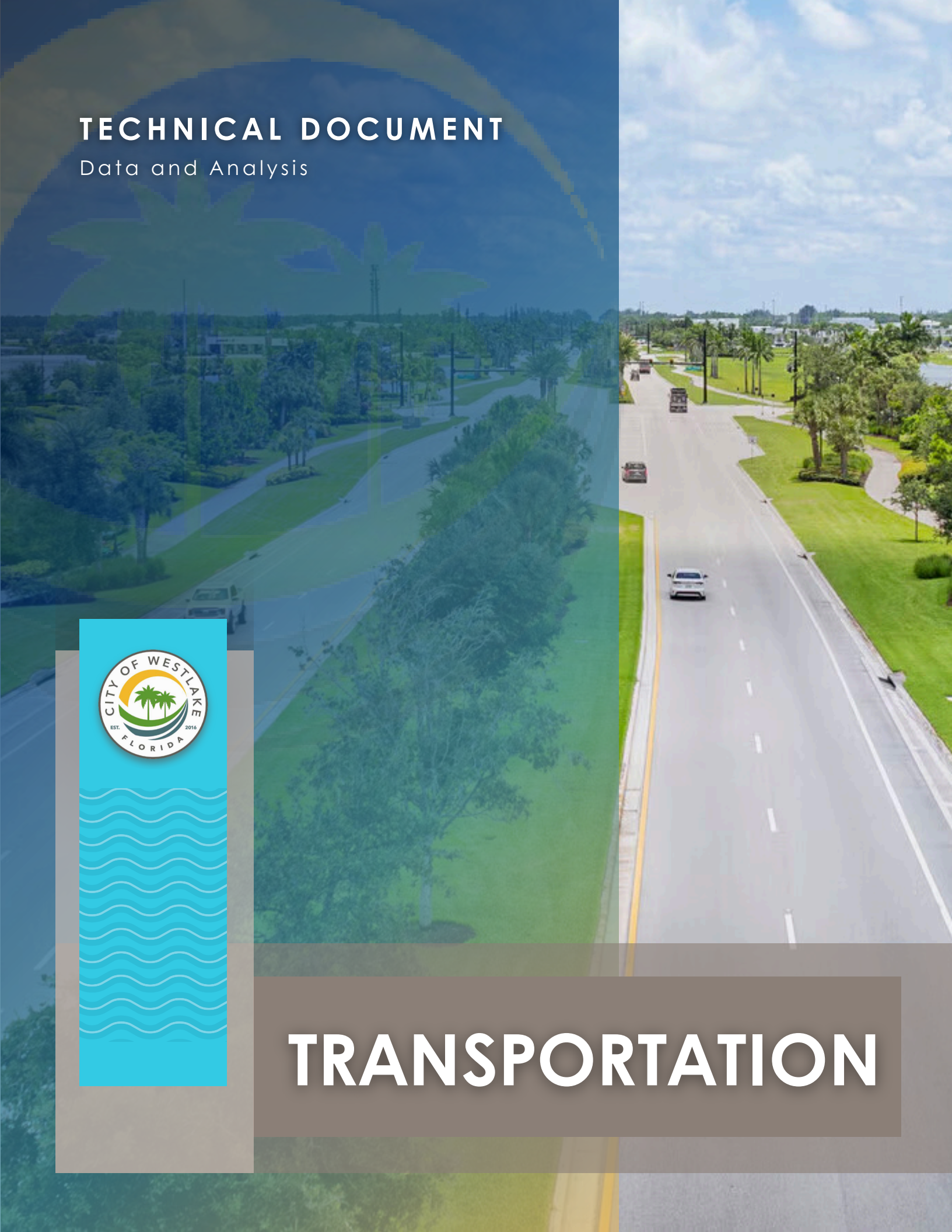
As development of the City occurs, a range of parks including tot-lots, neighborhood parks, and community parks, will be distributed within or near neighborhoods. Shared use paths, sidewalks, and bicycle lanes will be provided throughout the City.

The City is currently serviced by the following Palm Beach County regional and district parks and beaches: Okeeheelee North Park (regional), Phil Foster Park (beach) and Seminole Palms Park (district).

Additional analysis of parks and open space facilities serving the City is included in the Recreation and Open Space Element data and analysis.

Public Schools

Three public schools exist within the City boundaries: Golden Grove Elementary School, Western Pines Middle School, and Seminole Ridge High School. The City lies within the district boundaries of Golden Grove Elementary and Seminole Ridge High. In 2017, the School District adopted a new district for Western Pines Middle School, which excludes students from the City. Therefore, students within the City will be served by Osceola Creek Middle School, which is located to the northwest of the City. A new elementary school is anticipated to open in August 2027 in Westlake and will provide enrollment relief to schools in the western communities. In addition, a new high school is planned for the western communities in 2031. There is sufficient capacity at schools within and adjacent to the City to serve the City's student population through the 2035 planning period. The City will coordinate with the School District to ensure capacity exists to serve the City's population thought the 2045 planning period.



TECHNICAL DOCUMENT

Data and Analysis

TRANSPORTATION

CHAPTER 3. TRANSPORTATION ELEMENT DATA AND ANALYSIS

INTRODUCTION

The purpose of the Transportation Element is to plan for a safe, convenient, and multi-modal transportation system that is designed to support all elements of the Plan for the short (2035) and long term (2045) planning periods. This element addresses the transportation facilities which are to be provided within the City. These include:

- Roads
- Shared Use Paths, Bicycle Lanes, and Sidewalks
- Mass Transit

Consistent with Florida Statutes Section 163.3177(6)(b), which requires that the transportation element of the Plan be consistent with the plans and programs of the Palm Beach MPO and FDOT, the City reviewed the County's Five-Year Road Program, , FDOT's Five-Year Work Program, and Palm Beach MPO's 2050 Long Range Transportation Plan (LRTP) to incorporate all the programmed improvements in its Comprehensive Plan. It should be noted that many of the major roads within the City (e.g., Persimmon Boulevard, Town Center Parkway) are not included in the LRTP network. Therefore, their needs might not be recognized in LRTP development.

Consistent with City's Policy Transportation Element 1.2.1, the adopted level of service ("LOS") standard for all roadways within the City is "D" and will be based on the peak hour, peak direction traffic volumes.

Background Information

As part of the review of any development within the City, impacts to the regional road network will be reviewed by Palm Beach County pursuant to its Traffic Performance Standards (TPS) Ordinance, Article 12 of the Palm Beach County Unified Land Development Code. As with other municipalities within the County, as part of the City's review process, applicants will be required to demonstrate compliance with the Palm Beach County TPS Ordinance. If required by TPS, development applications will be submitted to Palm Beach County for review of their impacts to the regional road network. Any level of service deficiencies identified would need to be mitigated through means such as construction of improvements or execution of a proportionate share agreement with the County.

The majority of property within the City is subject to a set of development orders issued to Minto PBLH, LLC, (Minto) by Palm Beach County prior to the City's incorporation. The development orders permit Minto to construct 4,546 residential units, a college, hotel and 2.2 million square feet of other nonresidential uses. By operation of law, after the City's incorporation, the development orders remain in effect, except that they are now administered by the City. In conjunction with its receipt of

that development order, Minto was required to demonstrate compliance with the County's TPS. As part of this process, Minto was required to enter into a proportionate share agreement with Palm Beach County, committing it to pay approximately fifty (50) million dollars towards road improvements throughout the region. Seminole Pratt Whitney Road is already being expanded within the City pursuant to that proportionate share agreement. Minto's obligations under the proportionate share agreement remain notwithstanding the City's incorporation because Palm Beach County retains jurisdiction over impacts to the regional thoroughfare system, which includes state roads and roads identified as part of Florida's Strategic Intermodal System (SIS). Any increase in the density and intensity of Minto's development orders that generates additional peak hour directional traffic impacts above the approved development would be subject to review by Palm Beach County for approval pursuant to TPS.

TRAFFIC CIRCULATION NETWORK

Existing Traffic Circulation

The current traffic circulation network and functional classification are illustrated in TE Map 3.1. Palm Beach County has jurisdiction over county roads, which are Seminole Pratt Whitney Road and 60th Street North.

Data from *City of Westlake Comprehensive Plan – Transportation Element Data and Analysis* document, was used as the starting point for our analysis.

The roadway peak hour capacity (service volume threshold) was determined based on the methodology in the FDOTs 2023 *Multimodal Quality Level of Service Handbook*, except for Seminole Pratt Whitney Road which was obtained from the Palm Beach County TPS database. Context classifications were determined based on the area type and predominant land use, except for Seminole Pratt Whitney Road which was obtained from FDOT's Systemwide Preliminary Context Classification database. Palm Beach County traffic counts database has roadway counts for Seminole Pratt Whitney only and was used in the analysis. For other roadways, FDOT's published AADT in the Florida Traffic Online database was obtained and applied a peak to daily ratio factor (K-factor) of 9% and directional factor (D-factor) of 55% to estimate the peak hour peak direction traffic. The final volumes were then compared with the service volume thresholds to determine the existing level of service.

The existing roadway levels of service are illustrated in TE Map 3.2. The level of service for some roads are indicated to be "n/a" (not available) because the roads have not been in service long enough for them to be properly analyzed under normal traffic conditions. The existing road characteristics are summarized in Table 3.1. Seminole Pratt Whitney Road is a county-maintained road that currently functions as a minor arterial road. Minor arterial roads provide service for trips of moderate length, serve geographic areas that are smaller than their higher arterial counterparts (interstates, freeways, and principal arterials), and offer connectivity to the higher arterial system. In an urban context, they interconnect and augment the higher arterial system, provide intra-community continuity and carry local bus routes.

A system of major and minor collector roads, including Persimmon Boulevard and Town Center Parkway, connects to Seminole Pratt Whitney Road and provides access into and through the City. Roads functionally classified as major collector roads are intended to distribute and channel trips between local roads and arterials, usually over a distance of greater than three-quarters of a mile. Any road that is not an arterial or collector road is by definition a local road. Except for Seminole Pratt Whitney Road and the future extension of 60th Street North, the City has jurisdiction over all roads located within the City boundaries.

As used in the "Lanes" column of the table on the next page, the following terms have the following meanings:

- 2LU means 2 lanes undivided
- 2LD means 2 lanes divided
- 4LD means 4 lanes divided
- 6LD means 6 lanes divided

Figure 3.1 below illustrates the location of each road segment.

Figure 3.1: Road Segment Identification

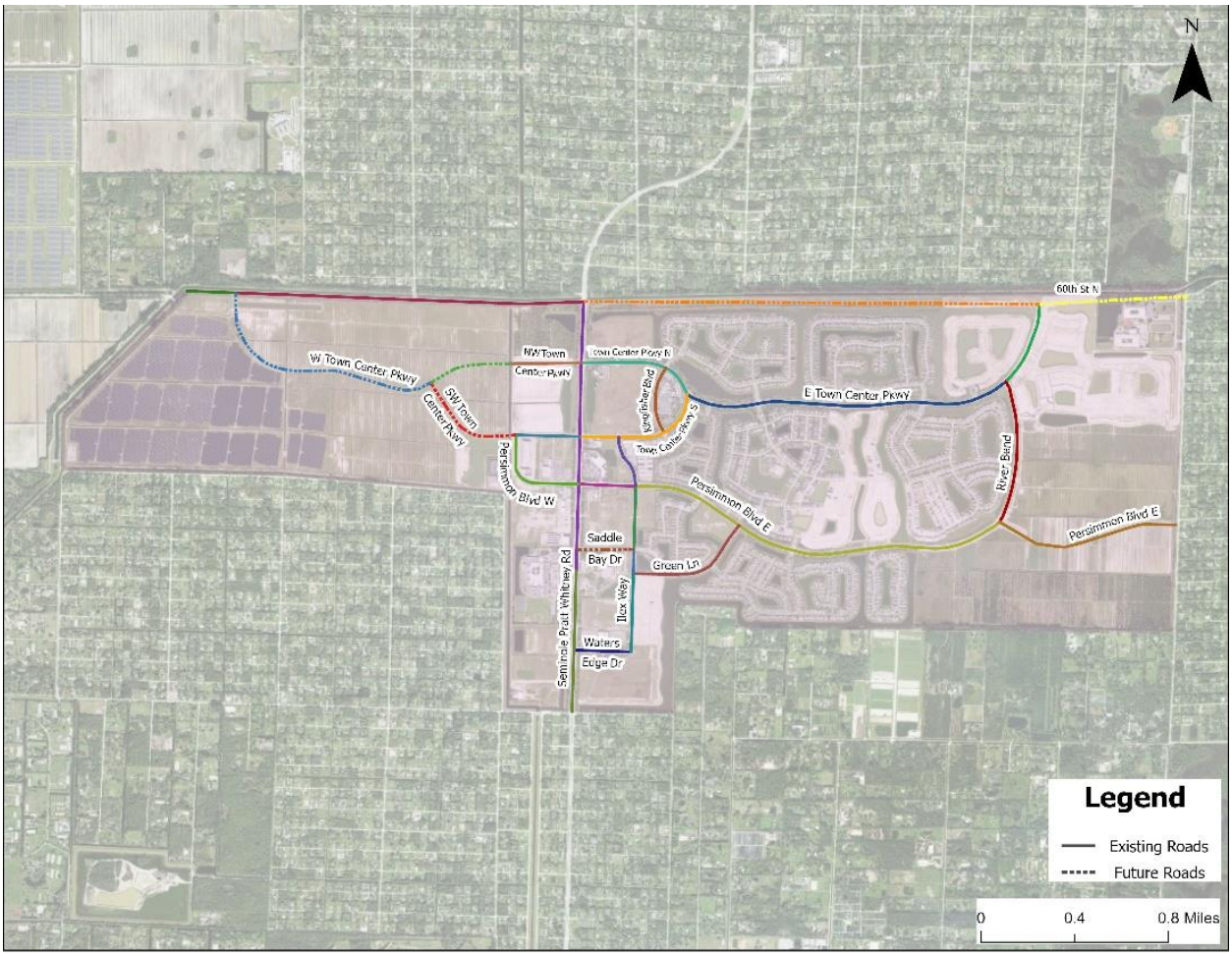


Table 3.1: Existing Year 2025 Peak Hour Peak Direction LOS

Road Name	From	To	Context Classification	Jurisdiction	Functional Classification	2025 Lane	Peak Hour Peak Direction Capacity	Peak Hour Peak Direction Volume	LOS
Seminole Pratt Whitney Road	North of Sycamore Drive West	Seminole Ridge Community High School north entrance	C2 - Rural	County	Minor Arterial	4LD	1,960	1,422	B
Seminole Pratt Whitney Road	Seminole Ridge Community High School north entrance	South of 60th Street North	C2 - Rural	County	Minor Arterial	4LD	1,960	1,422	B
Northwest Town Center Parkway	Canal	Seminole Pratt Whitney Road	C3C - Suburban Commercial	City	Major Collector	2LD	1,062	n/a	n/a
Southwest Town Center Parkway	Persimmon Boulevard West	Seminole Pratt Whitney Road	C3C - Suburban Commercial	City	Major Collector	2LD	1,062	n/a	n/a
Town Center Parkway North	Seminole Pratt Whitney Road	West Roundabout	C3R - Suburban Residential	City	Minor Collector	2LD	1,049	135	C
East Town Center Parkway	West Roundabout	River Bend	C3R - Suburban Residential	City	Minor Collector	2LD	1,049	375	C
East Town Center Parkway	River Bend	60th Street North	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	375	C
Town Center Parkway South	Seminole Pratt Whitney Road	West Roundabout	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	135	C
Persimmon Boulevard West	Southwest Town Center Parkway	Seminole Pratt Whitney Road	C3C - Suburban Commercial	City	Minor Collector	2LD	1,062	n/a	n/a
Persimmon Boulevard East	Seminole Pratt Whitney Road	Ilex Way	C3C - Suburban Commercial	City	Minor Collector	4LD	1,796	135	C
Persimmon Boulevard East	Ilex Way	River Bend	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	135	C
Persimmon Boulevard East	River Bend	140th Avenue	C3R - Suburban Residential	City	Minor Collector	4LD	1,836	n/a	n/a
River Bend	Persimmon Boulevard East	East Town Center Parkway	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	135	C
Green Lane	Ilex Way	Persimmon Blvd East	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	135	C
Waters Edge Drive	Seminole Pratt Whitney Road	Ilex Way	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	135	C
Ilex Way	Waters Edge Drive	Green Lane	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	375	C
Ilex Way	Green Lane	Saddle Bay Drive	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	375	C
Ilex Way	Saddle Bay Drive	Persimmon Blvd East	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	375	C
Ilex Way	Persimmon Blvd East	Town Center Parkway South	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	375	C
Kingfisher Blvd (CS-E5)	Town Center Parkway South	Town Center Parkway North	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	n/a	n/a
60th Street North	Western City Limit	West Town Center Parkway	C3R - Suburban Residential	City	Major Collector	2LU	888	n/a	n/a
60th Street North	West Town Center Parkway	Seminole Pratt Whitney Road	C3R - Suburban Residential	City	Major Collector	2LU	888	n/a	n/a

As shown, existing land uses are adequately served by the existing traffic circulation system, and all roads are operating within the adopted level of service standard. Therefore, there are no existing transportation deficiencies.

Future Traffic Circulation

Based on data from the Bureau of Economic Business Research, the City's population is estimated to be 6,420 in 2024. Based on the data from Southeast Regional Planning Model, the City's population is estimated to be 11,780 by the year 2045. Residential uses will be located throughout the City, with single-family detached housing located further east and west away from Seminole Pratt Whitney Road, and higher density housing located closer to Seminole Pratt Whitney Road.

It is also anticipated that, in addition to existing non-residential uses, there will be additional non-residential uses constructed during the 2035 and 2045 planning periods, including commercial, industrial, recreational, and civic uses; to be located along either side of Seminole Pratt Whitney Road.

Through the long- and short-term planning periods, Seminole Pratt Whitney Road will continue to serve as a minor arterial. The future land uses will continue to be connected by a network of minor collectors, major collectors, and local roads, as the City develops.

The City's future traffic circulation network was developed in coordination with the plans of the Florida Department of Transportation (FDOT), Palm Beach County, and the Palm Beach Metropolitan Planning Organization (MPO). Any improvements identified either in the Palm Beach County's 5-year Road Program or the Palm Beach MPO's Long Range Transportation Plan was included in the analysis. The future 2045 peak hour peak direction volume for Seminole Pratt Whitney Road is determined by applying a K-factor of 9% and field observed D-factor of 55% to the daily volumes as reported in *Palm Beach MPO Adjusted 2045 Two-Way Daily Traffic Volumes* report. For all other roadways, the 2045 peak hour peak direction volume was determined by applying a 1.0% annual growth rate to the 2038 volumes from the City's 2018 Comprehensive Plan. The short-term (2035) volumes were developed by interpolating the volumes between the existing (2025) and long-term (2045) volumes.

Within the short-term planning period (through 2035), it is anticipated that there will be additional developments in throughout the City. Based on the Palm Beach County Five-year Road Program, 60th Street North from Seminole Pratt Whitney Road to 140th Avenue is programmed to be constructed. *Palm Beach MPO's 2045 Cost Feasible Adjusted Two-Way Traffic Volumes Report* shows the segment of Seminole Pratt Whitney within the City boundary to have six (6) lanes. The Palm Beach County's Traffic Performance Standard database shows that the peak hour peak direction volume on this segment of Seminole Pratt Whitney Road is expected to exceed the service volume by 2029. The City will continue to monitor the volume on Seminole Pratt Whitney road and coordinate with County regarding the potential need for widening within the short-term planning period. The anticipated future road network is expected to adequately accommodate the traffic circulation through the short-term planning period.

TE Map 3.3 illustrates the required future traffic circulation network through the short-term planning period. TE Map 3.4 depicts the 2035 Future Functional Classification and anticipated right-of-way for the 2035 Future traffic circulation network. The roadway characteristics and level of service for Year 2035 are summarized in Table 3.2.

TE Map 3.5 illustrates the 2045 Future Traffic Circulation network, which will accommodate traffic circulation through the 2045 planning period. The Palm Beach MPO's Long Range Transportation Plan shows the widening of 60th Street North from western City limit to Seminole Pratt Whitney Road, from 2-lane to 4-lane.

Based on the analysis, Persimmon Boulevard East from Ilex Way to River Bend is shown to exceed the adopted level-of-service's volume threshold. The City will continue to monitor the volumes on the roadways and coordinate with developers to ensure that adequate roadway facilities are provided. TE Map 3.6 depicts the 2045 future functional classification and anticipated future right-of-way for the future traffic circulation network. Table 3.3 summarizes the road characteristics and levels of service for the future functionally classified road system.

Figure 3.2 below shows the north-facing entrance to the City on Seminole Pratt Whitney Road. Tables 3.2 and 3.3 are on the pages that follow.

Figure 3.2: Seminole Pratt Whitney Road - City of Westlake North-Facing Entrance



Table 3.2: Year 2035 Peak Hour Peak Direction LOS

Road Name	From	To	Context Classification	Jurisdiction	Functional Classification	2035 Lane	Peak Hour Peak Direction Capacity	Peak Hour Peak Direction Volume	LOS
Seminole Pratt Whitney Road	North of Sycamore Drive West	Seminole Ridge Community High School north entrance	C2 - Rural	County	Minor Arterial	6LD	2,940	1,827	B
Seminole Pratt Whitney Road	Seminole Ridge Community High School north entrance	South of 60th Street North	C2 - Rural	County	Minor Arterial	6LD	2,940	1,827	B
West Town Center Parkway	Western City Limit	Southwest Town Center Parkway	C3C - Suburban Commercial	City	Major Collector	2LD	1,062	n/a	n/a
West Town Center Parkway	Southwest Town Center Parkway	Canal	C3C - Suburban Commercial	City	Major Collector	2LD	1,062	n/a	n/a
Northwest Town Center Parkway	Canal	Seminole Pratt Whitney Road	C3C - Suburban Commercial	City	Major Collector	2LD	1,062	n/a	n/a
Southwest Town Center Parkway	West Town Center Parkway	Persimmon Boulevard West	C3C - Suburban Commercial	City	Major Collector	2LD	1,062	n/a	n/a
Southwest Town Center Parkway	Persimmon Boulevard West	Seminole Pratt Whitney Road	C3C - Suburban Commercial	City	Major Collector	2LD	1,062	n/a	n/a
Town Center Parkway North	Seminole Pratt Whitney Road	West Roundabout	C3R - Suburban Residential	City	Minor Collector	2LD	1,049	373	C
East Town Center Parkway	West Roundabout	River Bend	C3R - Suburban Residential	City	Minor Collector	2LD	1,049	651	C
East Town Center Parkway	River Bend	60th Street North	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	498	C
Town Center Parkway South	Seminole Pratt Whitney Road	West Roundabout	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	308	C
Persimmon Boulevard West	Southwest Town Center Parkway	Seminole Pratt Whitney Road	C3C - Suburban Commercial	City	Minor Collector	2LD	1,062	n/a	n/a
Persimmon Boulevard East	Seminole Pratt Whitney Road	Ilex Way	C3C - Suburban Commercial	City	Minor Collector	4LD	1,796	611	C
Persimmon Boulevard East	Ilex Way	River Bend	C3R - Suburban Residential	City	Minor Collector	2LD	1,049	611	C
Persimmon Boulevard East	River Bend	140th Avenue	C3R - Suburban Residential	City	Minor Collector	4LD	1,836	n/a	n/a
River Bend	Persimmon Boulevard East	East Town Center Parkway	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	294	C
Saddle Bay Drive	Seminole Pratt Whitney Road	Ilex Way	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	n/a	n/a
Green Lane	Ilex Way	Persimmon Blvd East	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	250	C
Waters Edge Drive	Seminole Pratt Whitney Road	Ilex Way	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	244	C
Ilex Way	Waters Edge Drive	Green Lane	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	415	C
Ilex Way	Green Lane	Saddle Bay Drive	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	294	C
Ilex Way	Saddle Bay Drive	Persimmon Blvd East	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	294	C
Ilex Way	Persimmon Blvd East	Town Center Parkway South	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	411	C
Kingfisher Blvd (CS-E5)	Town Center Parkway South	Town Center Parkway North	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	n/a	n/a
60th Street North	Western City Limit	West Town Center Parkway	C3R - Suburban Residential	City	Major Collector	2LU	888	n/a	n/a
60th Street North	West Town Center Parkway	Seminole Pratt Whitney Road	C3R - Suburban Residential	City	Major Collector	2LU	888	n/a	n/a
60th Street North	Seminole Pratt Whitney Road	East Town Center Parkway	C3R - Suburban Residential	County	Minor Collector	4LD	1,836	n/a	n/a
60th Street North	East Town Center Parkway	140th Avenue	C3R - Suburban Residential	County	Major Collector	4LD	1,836	n/a	n/a

Table 3.3: Year 2045 Peak Hour Peak Direction LOS

Road Name	From	To	Context Classification	Jurisdiction	Functional Classification	2045 Lane	Peak Hour Peak Direction Capacity	Peak Hour Peak Direction Volume	LOS
Seminole Pratt Whitney Road	North of Sycamore Drive West	Seminole Ridge Community High School north entrance	C2 - Rural	County	Minor Arterial	6LD	2,940	2,232	B
Seminole Pratt Whitney Road	Seminole Ridge Community High School north entrance	South of 60th Street North	C2 - Rural	County	Minor Arterial	6LD	2,940	2,232	B
West Town Center Parkway	Western City Limit	Southwest Town Center Parkway	C3C - Suburban Commercial	City	Major Collector	2LD	1,062	102	C
West Town Center Parkway	Southwest Town Center Parkway	Canal	C3C - Suburban Commercial	City	Major Collector	2LD	1,062	102	C
Northwest Town Center Parkway	Canal	Seminole Pratt Whitney Road	C3C - Suburban Commercial	City	Major Collector	2LD	1,062	365	C
Southwest Town Center Parkway	West Town Center Parkway	Persimmon Boulevard West	C3C - Suburban Commercial	City	Major Collector	2LD	1,062	239	C
Southwest Town Center Parkway	Persimmon Boulevard West	Seminole Pratt Whitney Road	C3C - Suburban Commercial	City	Major Collector	2LD	1,062	239	C
Town Center Parkway North	Seminole Pratt Whitney Road	West Roundabout	C3R - Suburban Residential	City	Minor Collector	2LD	1,049	611	C
East Town Center Parkway	West Roundabout	River Bend	C3R - Suburban Residential	City	Minor Collector	2LD	1,049	926	D
East Town Center Parkway	River Bend	60th Street North	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	622	C
Town Center Parkway South	Seminole Pratt Whitney Road	West Roundabout	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	480	C
Persimmon Boulevard West	Southwest Town Center Parkway	Seminole Pratt Whitney Road	C3C - Suburban Commercial	City	Minor Collector	2LD	1,062	218	C
Persimmon Boulevard East	Seminole Pratt Whitney Road	Ilex Way	C3C - Suburban Commercial	City	Minor Collector	4LD	1,796	1,087	C
Persimmon Boulevard East	Ilex Way	River Bend	C3R - Suburban Residential	City	Minor Collector	2LD	1,049	1,087	F
Persimmon Boulevard East	River Bend	140th Avenue	C3R - Suburban Residential	City	Minor Collector	4LD	1,836	732	C
River Bend	Persimmon Boulevard East	East Town Center Parkway	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	454	C
Saddle Bay Drive	Seminole Pratt Whitney Road	Ilex Way	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	160	C
Green Lane	Ilex Way	Persimmon Blvd East	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	366	C
Waters Edge Drive	Seminole Pratt Whitney Road	Ilex Way	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	353	C
Ilex Way	Waters Edge Drive	Green Lane	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	456	C
Ilex Way	Green Lane	Saddle Bay Drive	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	213	C
Ilex Way	Saddle Bay Drive	Persimmon Blvd East	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	213	C
Ilex Way	Persimmon Blvd East	Town Center Parkway South	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	447	C
Kingfisher Blvd (CS-E5)	Town Center Parkway South	Town Center Parkway North	C3R - Suburban Residential	City	Minor Collector	2LD	1,101	76	C
60th Street North	Western City Limit	West Town Center Parkway	C3R - Suburban Residential	City	Major Collector	4LD	1,836	1,215	D
60th Street North	West Town Center Parkway	Seminole Pratt Whitney Road	C3R - Suburban Residential	City	Major Collector	4LD	1,836	904	C
60th Street North	Seminole Pratt Whitney Road	East Town Center Parkway	C3R - Suburban Residential	County	Minor Collector	4LD	1,836	114	C
60th Street North	East Town Center Parkway	140th Avenue	C3R - Suburban Residential	County	Major Collector	4LD	1,836	735	C

As noted, except for Persimmon Boulevard from Ilex way to River Bend, the remainder of the traffic circulation network is expected to meet the adopted level of service standards in both the 2035 and 2045 planning periods, based on the City's planned future development. However, changes to these planned developments over time, if not properly monitored, could lead to transportation deficiencies.

For this reason, the City will implement a Mobility System to review proposed development projects with respect to transportation standards. The Mobility System will be implemented through the Land Development Regulations that will specify development review procedures and transportation mitigation options, including proportionate share agreements for new development and will integrate review by of impacts to regional roads by Palm Beach County pursuant to TPS. The Mobility System will also provide for regular and periodic monitoring of transportation facilities by the City to ensure that adopted transportation standards are maintained.

Finally, to provide for flexibility in development and to respond to long-term changes in the needs of the City's residents, the Land Development Regulations may provide for a land use equivalency process, through which exchanges of different land uses, consistent with the Future Land Use Map (FLU Map 2.1), may be accomplished so long as the proposed development does not result in additional transportation impacts.

EVACUATION ROUTES

There are no existing designated evacuation routes within the City. However, Seminole Pratt Whitney Road provides access to the designated evacuation route at US 441.

Future designation of evacuation routes within the City is not anticipated. However, it is essential to ensure the safe evacuation of residents within the City, if required, by monitoring routes connecting the City to designated evacuation routes. Maintaining capacity on Seminole Pratt Whitney Road at an acceptable level of service will facilitate the evacuation of City residents if necessary.

MASS TRANSIT

Mass transit service in Palm Beach County is provided by Palm Tran. There is currently no fixed-route service within the City. According to the FY 2022-2031 Transit Development Plan (TDP), Westlake is identified as one of the underserved communities in the western part of the county. The TDP does not include recommendation for transit expansion to the City. The Palm Beach MPO 2050 Long Range Transportation Plan's Illustrative projects list two premium transit projects through the City. These are LRTP ID PLMT0224 express bus from Westlake to West Palm Beach via Okeechobee Boulevard and LRTP ID PLMT0223 express bus from Westlake to West Palm Beach via Northlake Boulevard, both of which will serve the City through Seminole Pratt Whitney Road. Illustrative Projects are MPO Supported projects or concepts for which funding has not yet been secured. The City will continue to coordinate with Palm Tran and MPO during their service development.

Americans with Disabilities Act (ADA) paratransit services through Palm Tran Connection is provided within 3/4 miles of a Palm Tran fixed-route bus service. Since no part of the City is currently within 3/4 mile of a Palm Tran fixed-route, Palm Tran Connection ADA paratransit services can be requested by qualified riders.

Transportation Disadvantaged services in Palm Beach County are also provided by Palm Tran Connection. Service is available to anywhere within Palm Beach County, including the City, for qualifying individuals. Additional information can be found by visiting PalmTran website or by calling 561-649-9838.

As the City population grows, the viability of expanding transit service will increase, especially as commercial and other non-residential uses develop along Seminole Pratt Whitney Road. The City will regularly coordinate with Palm Tran, especially during updates of the Palm Tran Transit Development Plan (TDP), to ensure that transit needs of City residents are evaluated and appropriately serviced as the community grows.

AVIATION

No airports, aviation facilities or other aviation-related developments currently exist or are proposed within the City. The closest airstrip is approximately 6.03 miles to the south in a fly-in fly-out residential neighborhood called the Wellington Aero Club. Palm Beach International Airport is approximately 11.3 miles southeast of the City and North Palm Beach County Airport is approximately 6.27 miles to the Northeast. The William P. Gwinn Airport, a private airport, is approximately 9.9 miles north of the City. These measurements are based on the City border closest to the respective airports. Therefore, no airports are within or immediately adjacent to the City, and there are no issues concerning land use compatibility with airports. As of the development of 2018 Comprehensive Plan, a site plan has been approved for an additional airstrip approximately 8 miles from the City on Flying Cow Ranch Road. No additional information was found on the construction of this airstrip.

PORTS

The City does not contain and is not adjacent to any coastal areas or natural water bodies. The Port of Palm Beach is approximately 13.13 miles to the east of the City.

SHARED USE PATH, BICYCLE LANES, AND SIDEWALKS

The shared use path runs almost the entire length of Seminole Pratt Whitney Road, and in the areas where there is not a shared use path, there is a sidewalk. Bicycle lanes, sidewalks, and/or shared-use paths have been constructed along majority of the City's roads. Existing bicycle lanes, sidewalks, and shared use paths are depicted on TE Map 3.7.

The City envisions a multi-modal transportation system that appropriately utilizes a combination of roads, mass transit facilities, shared use paths, bicycle lanes, and sidewalks, and other elements of complete streets to serve its residents and visitors to the City. As part of the City's overall vision, non-motorized transportation will continue to be accommodated and encouraged to reduce the need for

motorized transportation within the City, especially between residential and non-residential uses. The shared use paths, bicycle lanes, and sidewalks planned through the 2035 planning period and 2045 planning period are depicted on TE Map 3.8 and TE Map 3.9 respectively.

As part of the recreational amenities with the City, shared use paths may be established in non-developed or other open space areas. The City will take steps to ensure that where shared use paths, sidewalks, or bicycle lanes are co-located with other transportation facilities, appropriate design measures are taken to facilitate the safety of all travelers. This will also apply where shared use paths, sidewalks, or bicycle lanes cross other transportation facilities.

Transportation Element (TE) Maps 3.1 through 3.9 are exhibited in the Map Series of this Plan.

TECHNICAL DOCUMENT

Data and Analysis



INFRASTRUCTURE

CHAPTER 4. INFRASTRUCTURE ELEMENT DATA AND ANALYSIS

INTRODUCTION

The purpose of the Infrastructure Element is to identify and describe the necessary public facilities and services needed to accommodate the City's population through the short (2035) and long term (2045) planning periods. This element addresses the public facilities provided within the City which include:

- Potable Water
- Wastewater
- Solid Waste
- Drainage
- Ground Water Recharge

The Seminole Improvement District (SID) is the exclusive retail provider of potable water, reuse water, and wastewater facilities in the City, and is empowered to construct and maintain the facilities related to those services and drainage. SID's service area is limited to the City's municipal boundaries, and therefore, SID's capacity will be used only within the City. Pursuant to the City Charter, the City may not duplicate services provided by SID. The relationship between the City and SID for provision of those services and facilities is detailed in the Interlocal Agreement between the City of Westlake and the Seminole Improvement District Regarding the Provision of Certain Services, Infrastructure, and Public Facilities in the City of Westlake and for Assurance of Non-Duplication of Services dated March 2018 ("SID-Westlake Interlocal"). SID's specific plans for facilities construction, maintenance, and expansion are contained in its Water Control Plan dated March 3, 2021 and its Water, Wastewater and Reuse Utilities Master Plan dated July 30, 2025. The SID utility service area is depicted on INF Map 4.1. The anticipated infrastructure facilities needed for the 2035 and 2045 planning periods depicted on INF Map 4.3 and INF Map 4.4.

SID operates pursuant to a number of permits from the South Florida Water Management District (SFWMD), the United States Army Corps of Engineers, and other agencies. These permits, which serve as data and analysis for the Plan, are available upon request.

POTABLE WATER

SID is the retail provider of potable water within the City. There is an Interlocal Agreement between Palm Beach County and the Seminole Improvement District Regarding the Sale of Bulk Water and Wastewater Service and Establishment of Water, Wastewater, and Reclaimed Water Service Areas and Settling Certain Disputes and Lawsuits Between the Parties, 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 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 standard will be applied to dwelling units using a 2.70 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 footage includes the existing commercial, industrial, civic, educational, and medical uses. Square footage numbers are from the Palm Beach County property appraiser parcel database. Existing student numbers are based on school enrollment numbers from the Palm Beach County School District and anticipated students from a potential new school. New development square footage, hotel rooms, and college students are based on the maximum FAR for vacant parcels within the City. 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 2035 and 2045 planning periods.

The anticipated facilities needed for the 2035 and 2045 planning periods are identified in Table 4.1 and are also depicted on INF Map 4.3 and INF Map 4.4.

Table 4.1: Potable Water Analysis

Potable Water Level of Service			
	Gallons Per Day		
Per Person	110		
Per square foot for Commercial, Civic, and Industrial	0.15		
Per Student	18		
Per Hotel Room	100		
Per visitor of park and recreation facilities	10		
Demand Generators			
	2025	**2035**	**2045**
Population (excluding hotel population)	8,774	13,155	17,540
Commercial, Civic, and Industrial S.F.	1,012,504	35,475,700	35,475,700
K-12 Students	3,220	4,797	5,517
College Students	0	0	3,000
Total Students	3,220	4,797	8,517
Hotel Rooms	0	150	150
Recreation and Park Daytime Visitors	0	650	2,600
Demand Projections			
	2025	**2035**	**2045**
Population (excluding hotel population)	965,140	1,447,050	1,929,400
Commercial, Civic, and Industrial S.F.	151,876	5,321,355	5,321,355
Total Students	57,960	86,346	153,306
Hotel Rooms	0	15,000	15,000
Recreation and Park Daytime Visitors	0	6,500	26,000
Total Demand (Gallons Per Day)	1,174,976	6,876,251	7,445,061

The City will adopt a Water Supply Facilities Work Plan for the City that will identify water resource development and water supply development options consistent with the 2013 Lower East Coast Regional Water Supply Plan Update. The City is required to update the Infrastructure Element within 18 months of any update to the 2013 Lower East Coast Regional Water Supply Plan Update by SFWMD.

The M Canal runs along the northern boundary of the City, west of Seminole Pratt Whitney Road, and within the City boundary east of Seminole Pratt Whitney Road. The City of Westlake does not use the M Canal as a public water supply; however, the City of West Palm Beach does use the M Canal as a public water supply.

The City's stormwater management and drainage, which is under SID's jurisdiction, is separate from and unconnected from the M Canal. The M-2 canal serves as the City's drainage canal, which carries water to the C-51 Basin.

WASTEWATER

SID is the retail provider of wastewater services to the City. SID has an Interlocal Agreement with Palm Beach County (the same 2006 interlocal agreement that addresses potable water) to purchase wastewater capacity at a rate up to 4.0 MGD. SID and Palm Beach County have invested in significant infrastructure in the Westlake area to provide wastewater service. The development of the City will not require additional capacity to provide wastewater service to the City; rather, it will utilize existing excess capacity, thereby discouraging urban sprawl. SID has decommissioned its wastewater treatment facility but maintains pump stations, force mains, collection facilities and interconnects to the County system for wastewater service within the City. The City will coordinate with SID to expand internal wastewater distribution lines concurrent with development within the City.

The City's level of service standard for wastewater is 100 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 standard will be applied to dwelling units using a 2.70 average 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 wastewater demand over the 2035 and 2045 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 wastewater service. Existing non-residential square footage includes the existing commercial, industrial, civic, educational, and medical uses. Square footage numbers are from the Palm Beach County property appraiser parcel database. Student numbers are based on school enrollment numbers from the Palm Beach County School District and anticipated students from a potential new school. New development square footage, hotel rooms, and college students are based on the maximum FAR for vacant parcels within the City. Projections of recreation and park daytime 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 2035 and 2045 planning periods. The anticipated infrastructure facilities needed for the 2035 and 2045 planning periods are identified in Table 4.1 and also depicted on INF Map 4.3 and INF Map 4.4.

Table 4.2: Wastewater Analysis

Wastewater Level of Service			
	Gallons Per Day		
Per Person	100		
Per square foot for Commercial, Civic, and Industrial	0.15		
Per Student	18		
Per Hotel Room	100		
Per visitor of park and recreation facilities	10		
Demand Generators			
	2025	**2035**	**2045**
Population (excluding hotel population)	8,774	13,155	17,540
Commercial, Civic, and Industrial S.F.	1,012,504	35,475,700	35,475,700
K-12 Students	3,220	4,797	5,517
College Students	0	0	3,000
Total Students	3,220	4,797	8,517
Hotel Rooms	0	150	150
Recreation and Park Daytime Visitors	0	650	2,600
Demand Projections			
	2025	**2035**	**2045**
Population (excluding hotel population)	877,400	1,315,500	1,754,000
Commercial, Civic, and Industrial S.F.	151,876	5,321,355	5,321,355
Total Students	57,960	86,346	153,306
Hotel Rooms	0	15,000	15,000
Recreation and Park Daytime Visitors	0	6,500	26,000
Total Demand (Gallons Per Day)	1,087,236	6,744,701	7,269,661

REUSE WATER

Pursuant to the SID-Westlake Interlocal, SID will be the exclusive retail provider of reuse water within the City and will provide development within the City reuse water for irrigation. If reuse is not available from the County, irrigation may be supplemented by canal water as allowed by permit with the South Florida Water Management District.

An Interlocal Agreement for the Purchase and Sale of Bulk Reclaimed Water between SID and Palm Beach County for the purchase of bulk reuse water dated April 20, 2010 gives SID a "prior reserve capacity" of reuse water to be provided by the county. The amount of reuse water is contingent upon the amount needed by Florida Power and Light. The agreement calls for the county to make available 2.85 MGD of reuse water in 2017, which is scheduled to increase to 3.85 MGD by 2025. SID will not produce its own reuse water, but will receive reuse water pursuant to this agreement with Palm Beach County. At this time, a re-pump and two storage facilities and some transmission pipes are connected and in operation. Further expansion of the distribution system within the City will occur as the City develops.

The anticipated infrastructure facilities for the 2035 and 2045 planning periods are depicted on INF Map 4.3 and INF Map 4.4.

Figure 4.1 on the next page shows the 2020 service area and major facilities of the Palm Beach County Water Utilities Department.

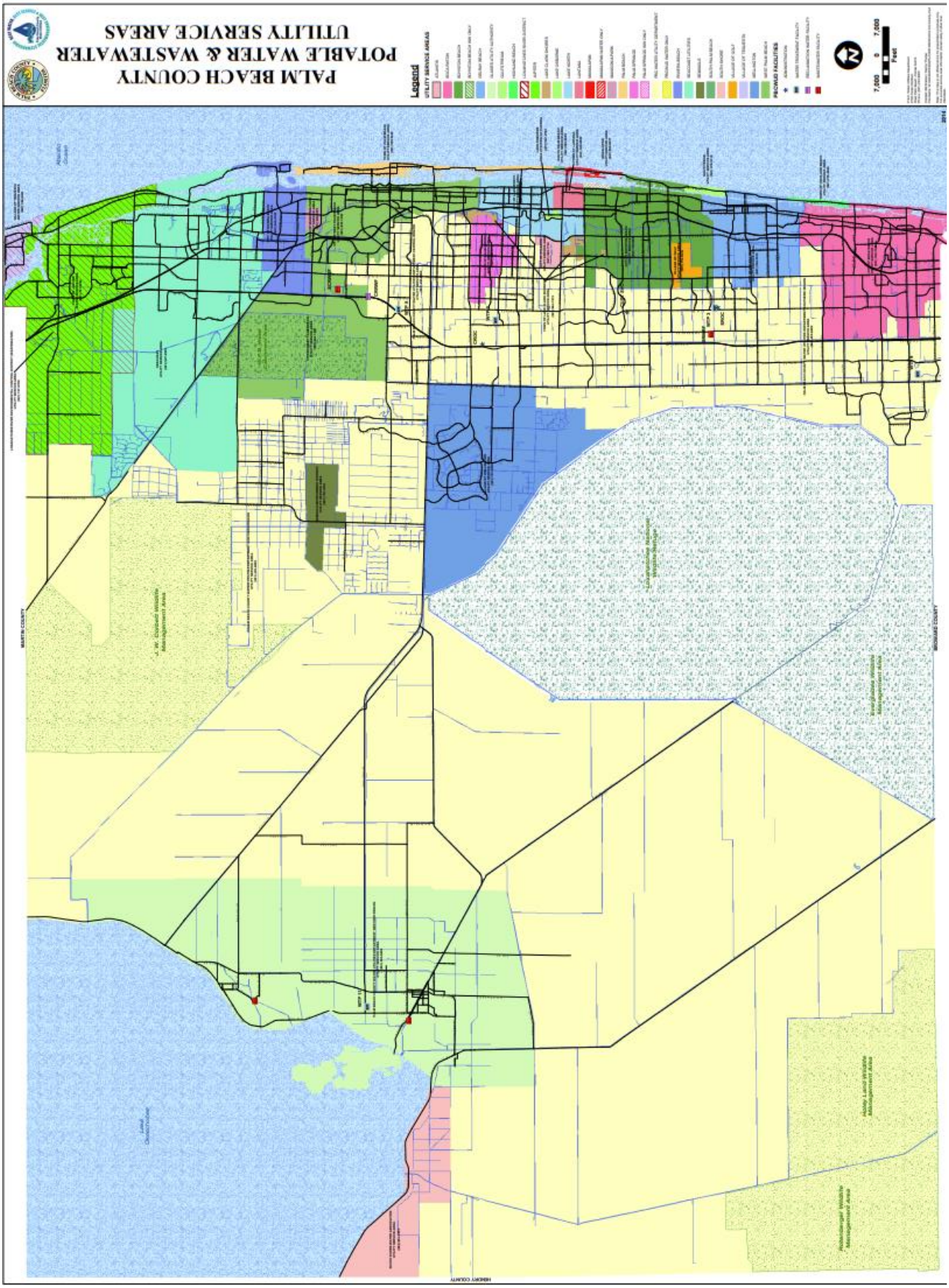


Figure 4.1: Palm Beach County 2020 Potable Water & Wastewater Utility Service Areas

SOLID WASTE

The Solid Waste Authority (SWA) of Palm Beach County is a dependent special district responsible for managing solid waste disposal and recycling programs within Palm Beach County pursuant to a Special Act of the Florida Legislature in 2001. The SWA integrated solid waste management system includes a 334 acre landfill, a 2,000 ton per day waste to energy facility, a 3,000 ton per day mass burn waste-to-energy plant, a recovered materials processing facility, a biosolid pelletization facility, a vegetative waste processing operation, household hazardous collection facilities and 6 transfer facilities.

The SWA's 2025 Landfill Depletion Model projects sufficient landfill capacity through the 2045 planning period with the current lifespan of the facility projected to extend to 2057 depending upon various demand and operational assumptions. This projection is based upon countywide growth projections. Based on the average solid waste generation rate for the county as a whole, the City is establishing a solid waste level of service standard of 7.02 pounds per capita per day, which can be maintained through both the 2035 and 2045 planning periods.

DRAINAGE

SID manages drainage throughout the City. The land area of the City is currently drained through the M-2 Canal. The ultimate discharge point for the area is the South Florida Water Management District C-51 Canal. There are numerous agricultural ditches and canals currently running through the City. The system was created for citrus agricultural use and provided both irrigation water supply and flood control within the area. Permits for peak discharge up to 2-inches in 24 hours via M-2 Canal to C-51 Canal are in place for SID, which can accommodate the City's future land uses shown Future Land Use Map (FLU Map 2.1).

SID will continue to provide drainage for the City. SID's master drainage management plan currently provides for a drainage system which will consist of an extensive lake system to be constructed in phases to accept runoff from common areas, collector roads, and residential and non-residential development areas. The water management system will continue to discharge into the M-2 Canal.

Drainage for the City can be maintained through the 2035 and 2045 planning periods. The anticipated infrastructure facilities needed for the 2035 and 2045 planning periods is depicted on INF Map 4.3 and INF Map 4.4.

The City is located within the SFWMD C-51 Basin and is subject to the SFWMD C-51 Basin Rule, (found in Part III, Ch. 40E-41, Rules 40E-41.220 through 40E-41.265, Florida Administrative Code), in addition to other stormwater regulations. The proposed minimum building floors will be designed at or above the higher of the peak stage in the 100-year, 3-day, zero discharge design storm or the SFWMD's C- 51 Basin 100-year stage. As set forth in Table 4.3A below, flood protection within the City will be provided for various storm events based on the rainfall depths provided by the isoheytal graphs in the SFWMD's Environmental Resource Permit Applicant's Handbook Volume II. The SID drainage infrastructure is designed to

accommodate the City as a whole, therefore the perimeter berm and peak discharge criteria applies to the overall SID stormwater management system, rather than individual development within the City.

Table 4.3A Drainage Level of Service Standards

Storm Event	Intensity of Rainfall Depth (in.)	Development, Roads, and Drainage Facilities
10 year-1 day	7.4	Local Roads and Parking Lots
25 year-3 day	12	Arterial Roads, Collector Roads, Perimeter Berm, and Peak Discharge
100 year-3 day, zero discharge	14	Finished Floors

Source: Isoheytel Graphs SFWMD's Environmental Resource Permit Applicant's Handbook Volume II
**Perimeter Berm and Peak Discharge are referring to master SID stormwater management system.*

SFWMD maintains and implements design elevation guidelines for buildings and road construction that address possible flooding, as illustrated in Table 4.3B below.

Table 4.3B Drainage Level of Service Standards

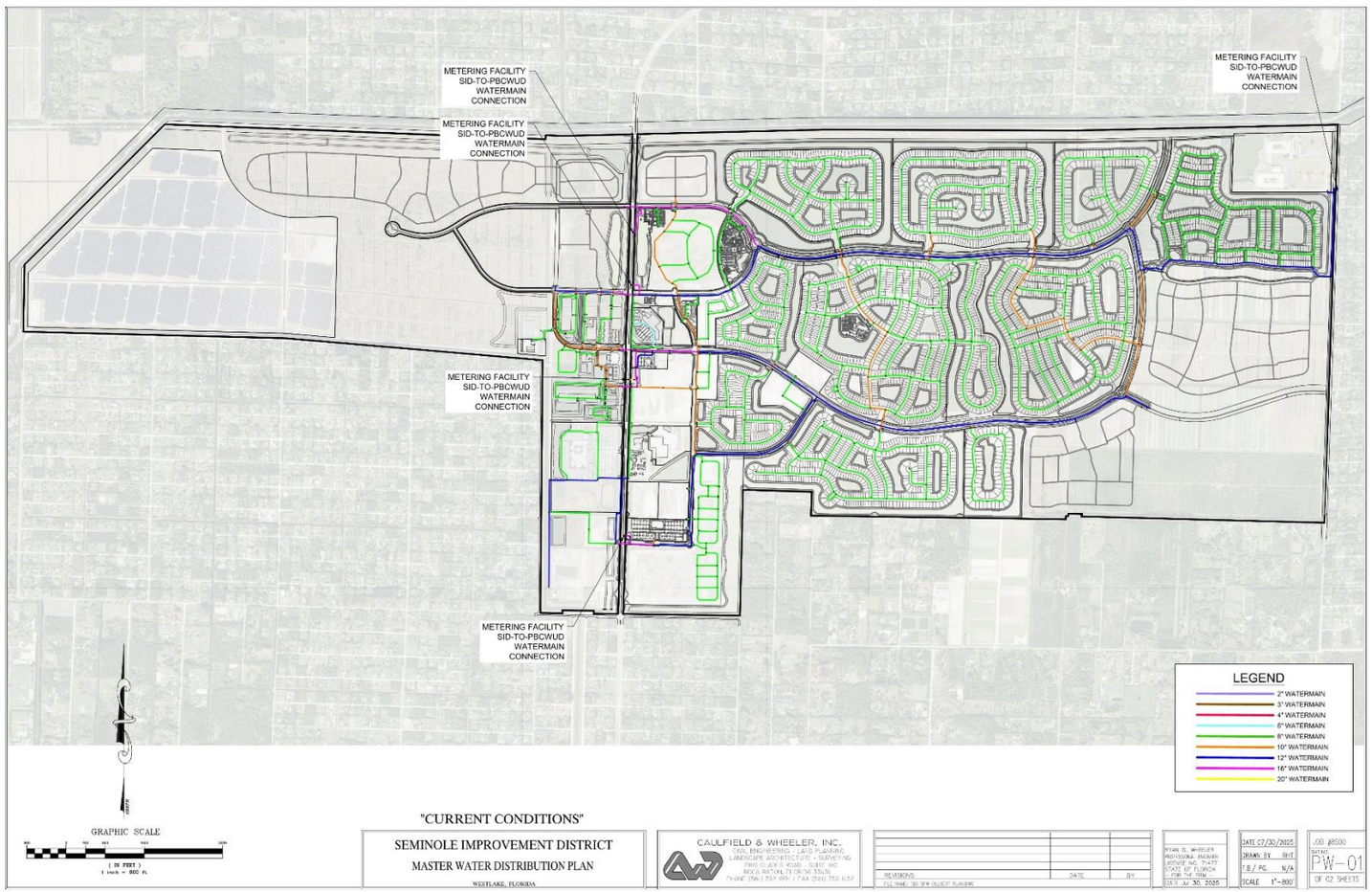
Elevation (NAVD 88)	Development, Roads, and Drainage Facilities
18.23	Local Road Crown
18.23	Parking Lots
19.23	Arterial and Collector Road Crown
19.83	Finished Floors

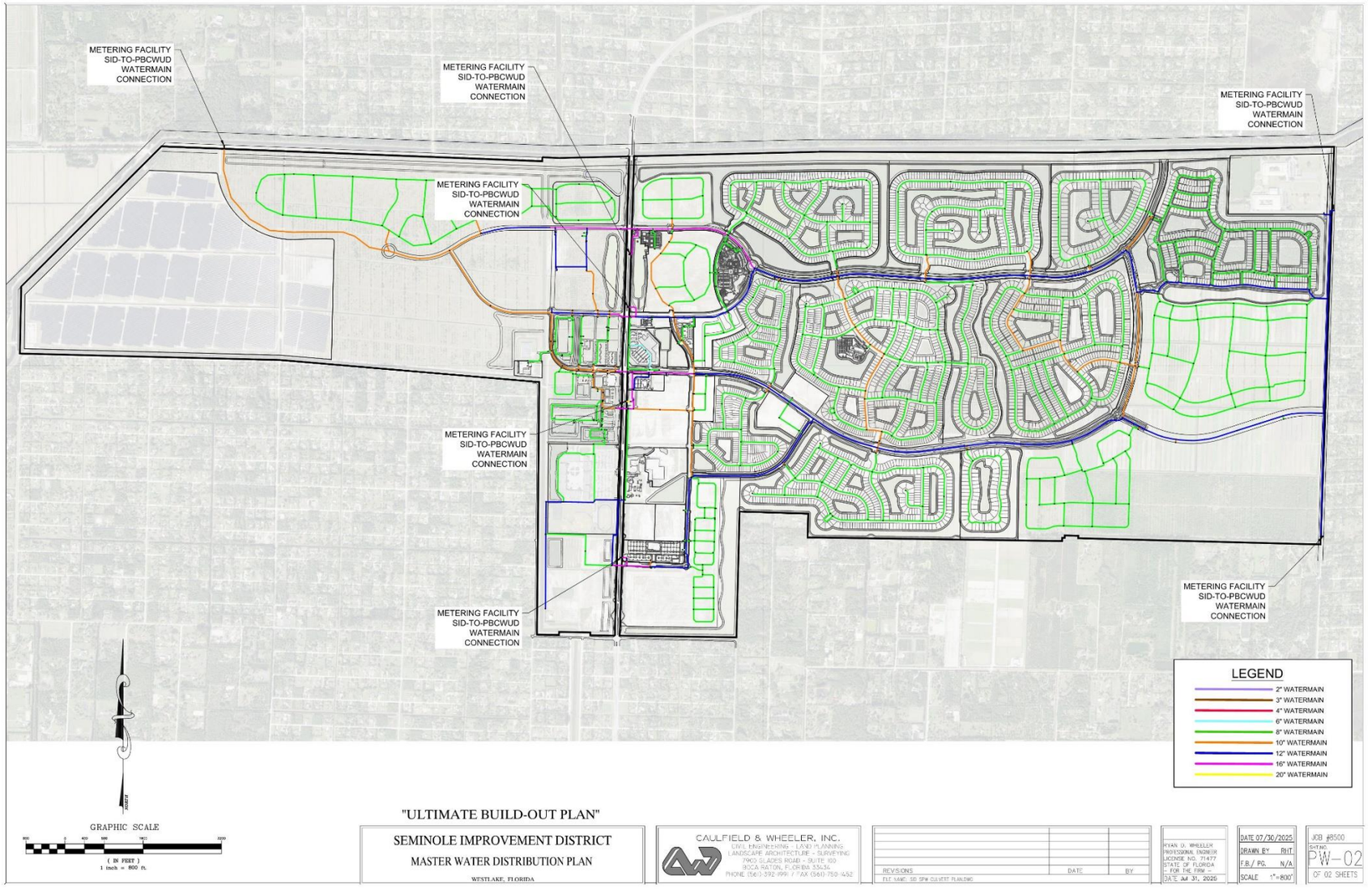
Source: SFWMD Conceptual Permit 50-0021-S

GROUND WATER RECHARGE

The City is located within the jurisdiction of the SFWMD, and more specifically, within the SFWMD Lower East Coast (LEC) Planning Area. The principal ground water resource for the LEC Planning Area is the Surficial Aquifer System. The extensive water management and lake system within the City will provide for recharge of the local surficial aquifer consistent with the requirements of the SFWMD.

The following six (6) SID Utility Master Plan Maps are shown below, respectively: SID Master Water Distribution Plan – Current Conditions, SID Master Water Distribution Plan – Ultimate Build-out, SID Master Wastewater Plan – Current Conditions, SID Master Wastewater Plan – Ultimate Build-out, SID Master Reuse Water Plan – Current Conditions, SID Master Reuse Water Plan – Ultimate Build-out.




METERING FACILITY SID-TO-PBCWUD WATERMAIN CONNECTION
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4" WATERMAIN
6" WATERMAIN
8" WATERMAIN
10" WATERMAIN
12" WATERMAIN
16" WATERMAIN
20" WATERMAIN
GRAPHIC SCALE
(IN FEET)
1 inch = 800 ft.
"ULTIMATE BUILD-OUT PLAN"
SEMINOLE IMPROVEMENT DISTRICT
MASTER WATER DISTRIBUTION PLAN
WESTLAKE, FLORIDA
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452
REVISIONS
DATE
BY
RYAN D. WHEELER
PROFESSIONAL ENGINEER
LICENSE NO. 71477
STATE OF FLORIDA
- FOR THE FIRM -
DATE Jul 31, 2025
DATE 07/30/2025
DRAWN BY RHT
F.B./ PG. N/A
SCALE 1"=800'
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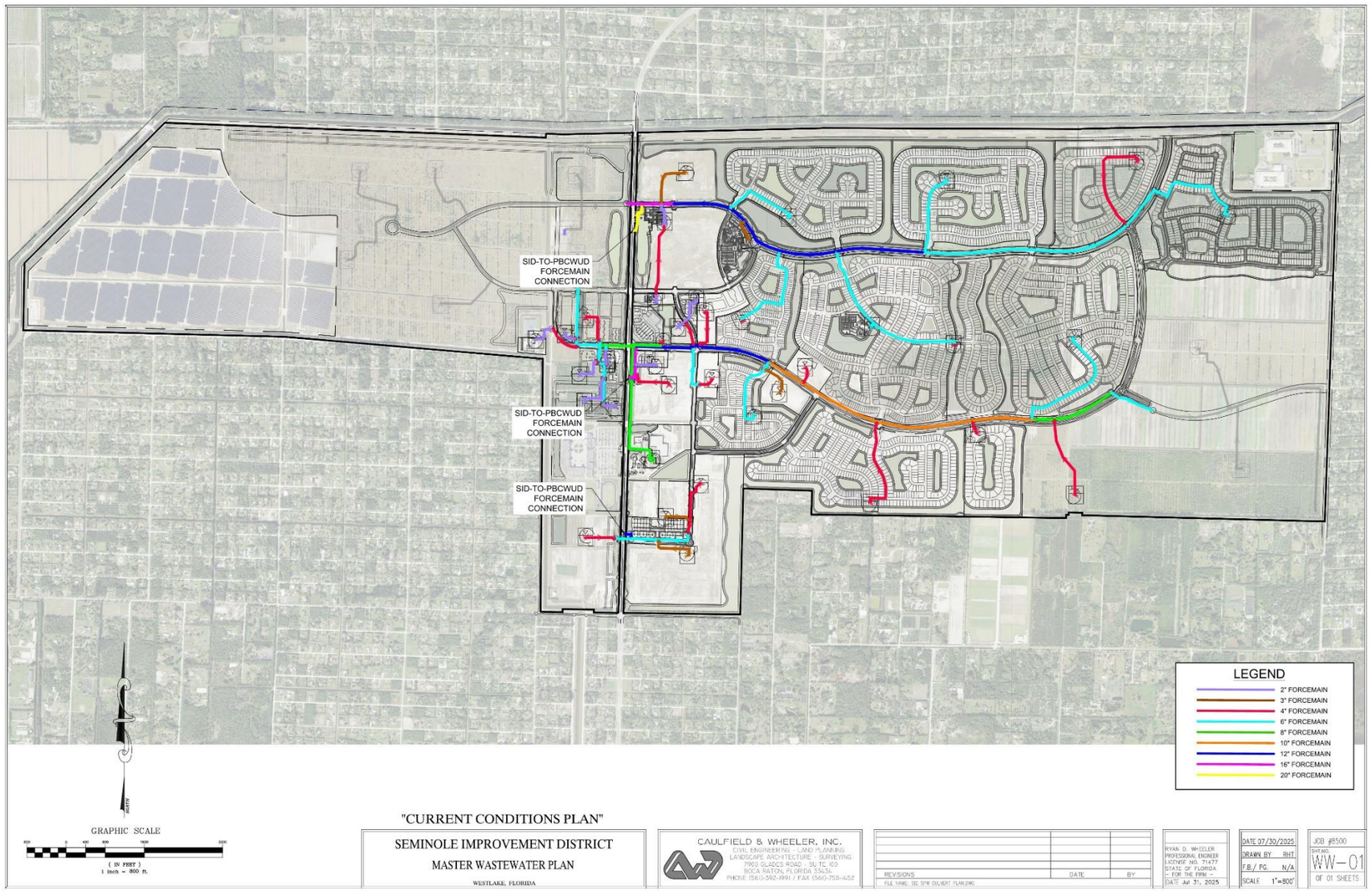
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SEMINOLE IMPROVEMENT DISTRICT
MASTER WASTEWATER PLAN
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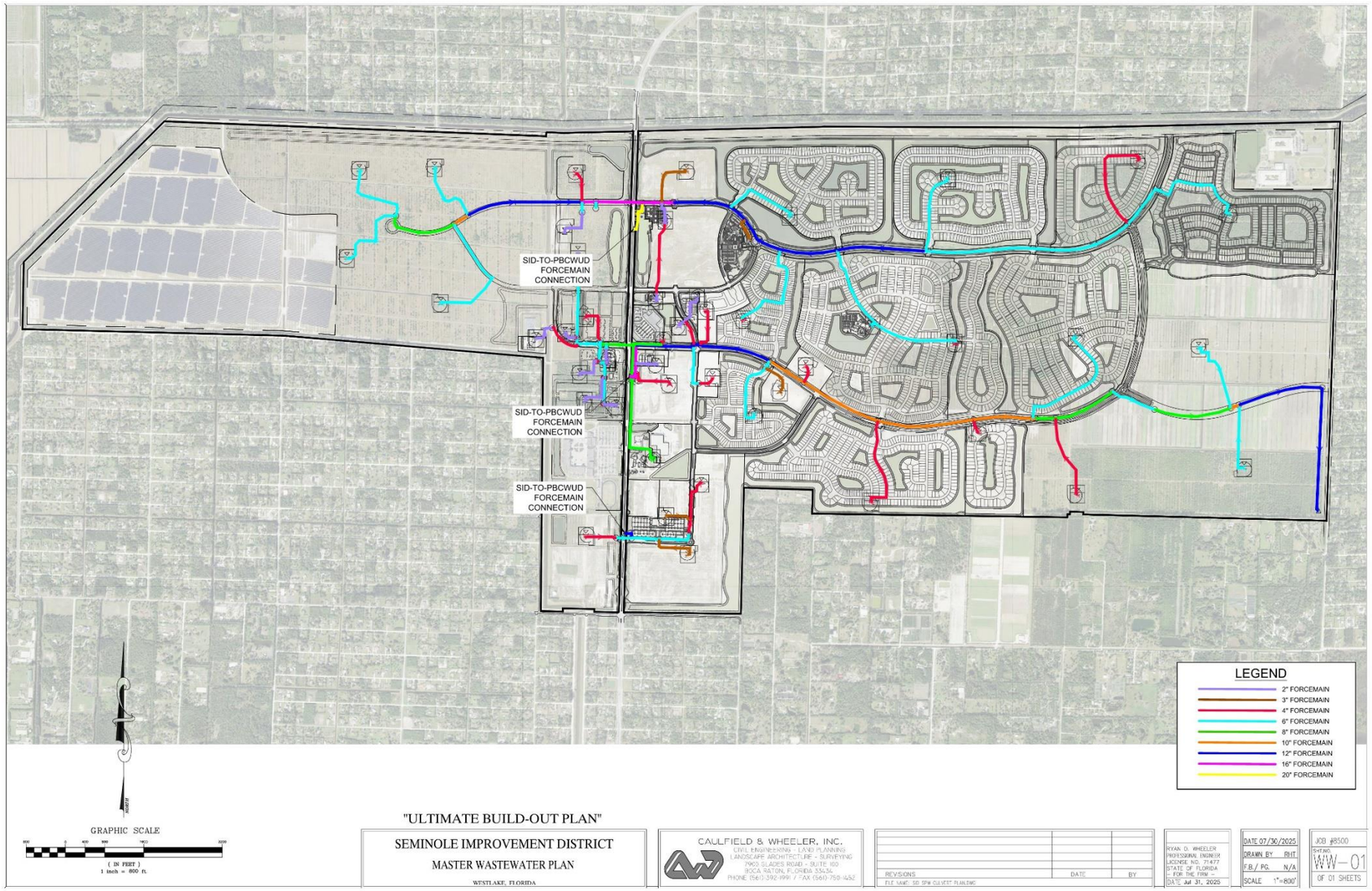
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7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452
REVISIONS
DATE
BY
FILE NAME: SID SPW CLOSEST PLANS.dwg
RYAN D. WHEELER
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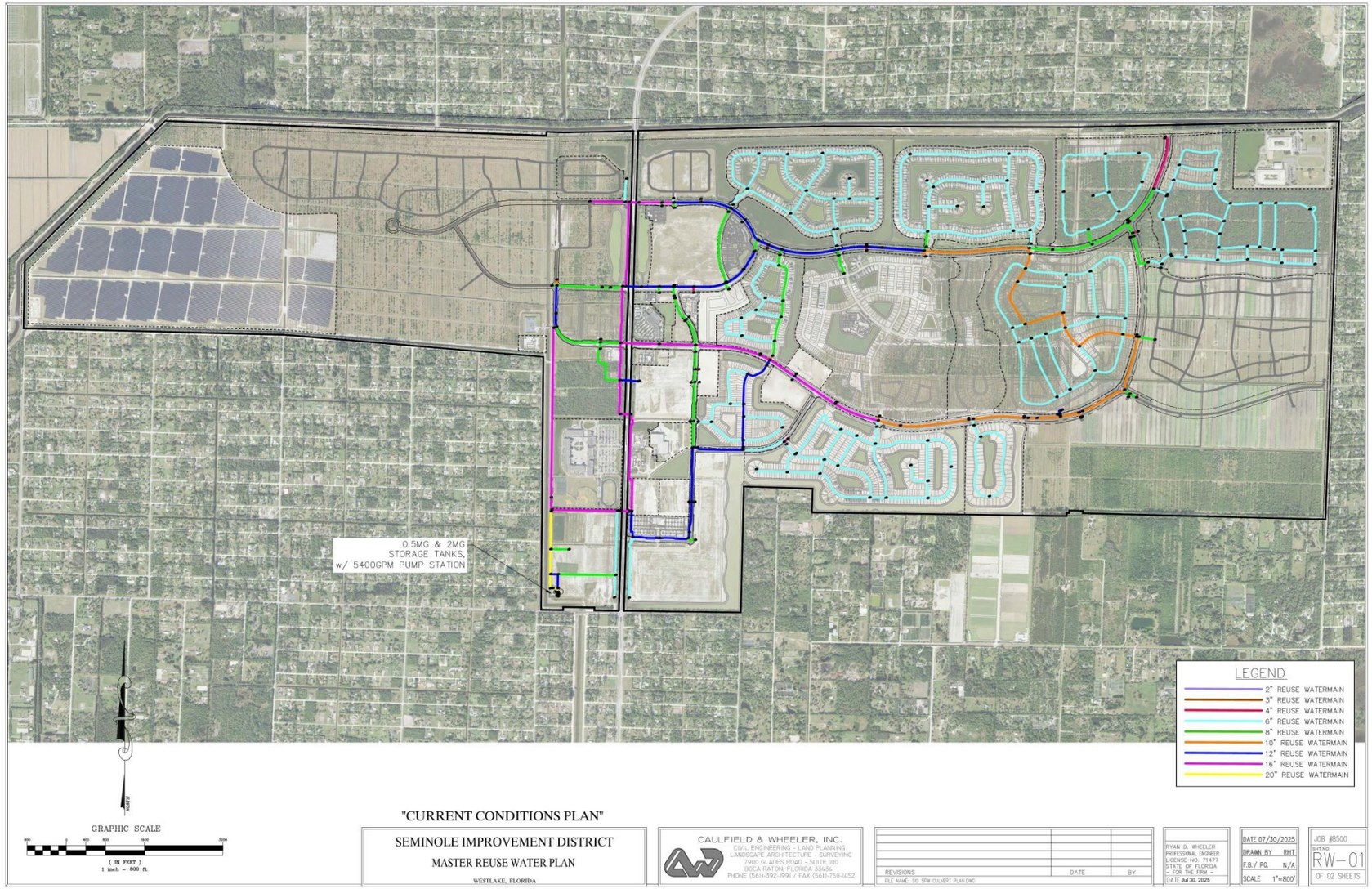
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w/ 5400GPM PUMP STATION
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3" REUSE WATERMAIN
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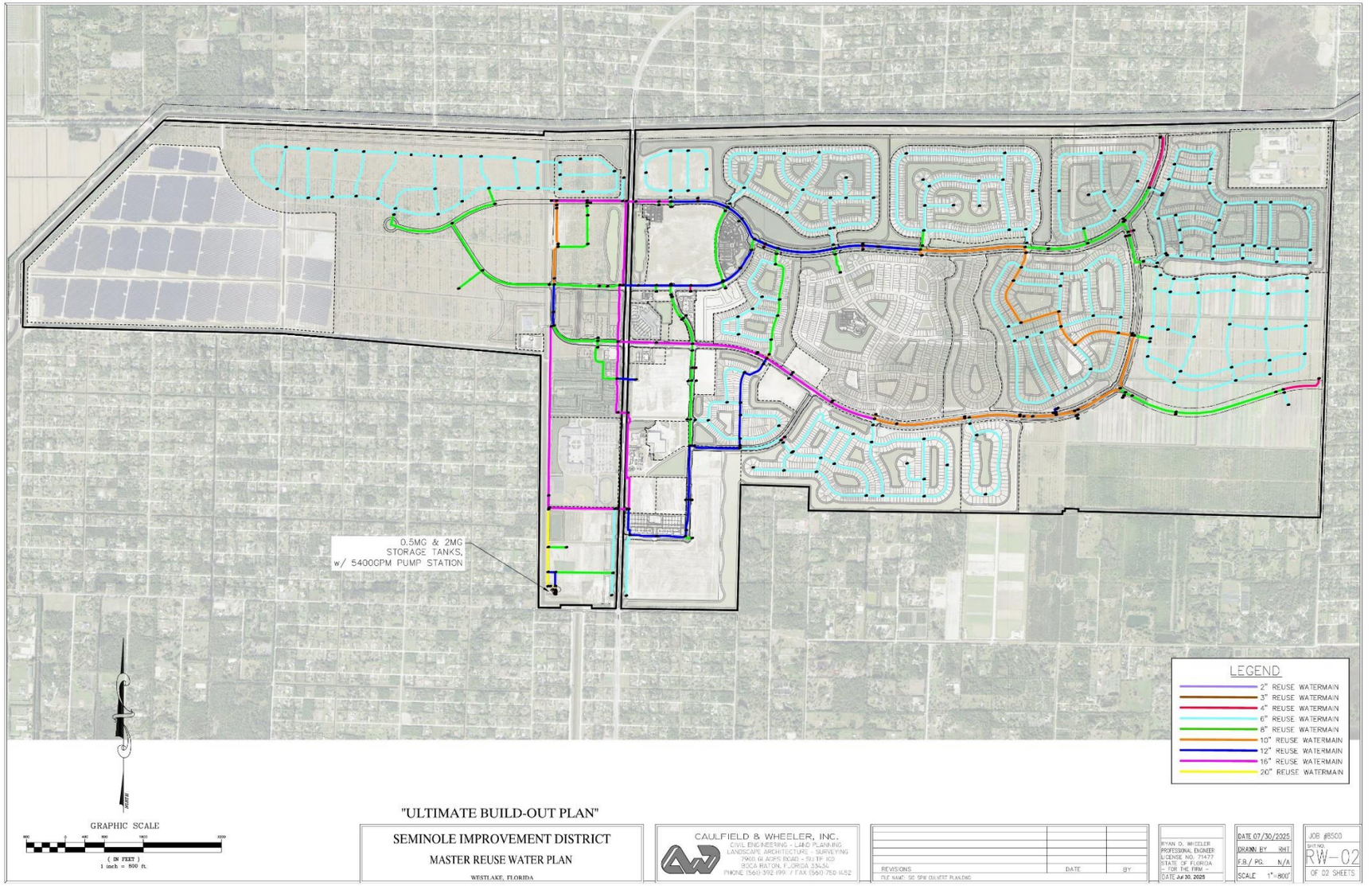
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RW-02
OF 02 SHEETS

TECHNICAL DOCUMENT

Data and Analysis



CONSERVATION

CHAPTER 5. CONSERVATION ELEMENT DATA AND ANALYSIS

INTRODUCTION

This Element addresses the conservation, use, and protection of natural resources in the City, including air, water, water recharge areas, wetlands, waterwells, estuarine marshes, soils, beaches, shores, floodplains, rivers, bays, lakes, harbors, forests, fisheries, wildlife, marine habitat, minerals, and other natural and environmental resources to the extent they exist within the City, including factors that affect energy conservation.

NATURAL RESOURCES

The City is centrally located in the interior of Palm Beach County, almost equidistant from the Intracoastal Waterway and Atlantic Ocean to the east and Lake Okeechobee to the West. Thus, the City does not have any marine habitat, beaches, fisheries, estuarine marshes, harbors, bays or shorelines within its jurisdiction.

Lands within the City have been in active agriculture for over 50 years, which has resulted in the removal of most natural features and habitat within the City, including wildlife habitat and wetlands. Further, though silviculture has been conducted on the property, there is no naturally occurring forest habitat within the City.

The City's climate, soils and minerals, air, floodplains, water resources, ground water recharge areas, land cover, natural habitats including wetlands, wildlife, and other environmentally sensitive lands are analyzed in detail below.

Climate

The climate of an area affects the amount and type of development, including building practices and structural and design features. Use of climate-appropriate practices supports the efficient use of energy sources, greenhouse gas reduction, and overall resource conservation. The U.S. Department of Energy has designated Building America climate regions based on the International Energy Conservation Code (IECC 2021). Climate considerations affect energy demand, infrastructure resiliency, and long-term public safety.

According to updated data from the Florida Climate Center (2023) and the NOAA National Centers for Environmental Information, Palm Beach County has experienced increasing temperatures, extended warm seasons, and rising humidity indices. These changes affect energy consumption, building design, and local infrastructure.

Cooling Degree Days (CDD) have been consistently high in the region, exceeding 4,500 CDD annually at Palm Beach International Airport, a 7% increase compared to 1981–2010 baseline averages. This underscores the importance of resilient energy-efficient construction, shade landscaping, and community-wide adaptation.

Recent extreme weather events, including Hurricane Ian (2022), Hurricane Nicole (2022), and increased seasonal flooding, signal the growing importance of storm-resilient design. Westlake, though inland, may be affected indirectly by:

- Increased rainfall intensity
- Inland flooding from stormwater backup
- Disruption of regional evacuation routes

Sea Level Rise & Resiliency

While the City is not directly adjacent to coastal areas, it lies within the Southeast Florida Regional Climate Compact Planning Boundary. Projections by NOAA (2022) and the Compact's Unified Sea Level Rise Projection (2023) estimate 10–17 inches of rise by 2040, impacting regional drainage and flood risk.

The City is encouraged to consider designation of Adaptation Action Areas (AAAs) in future planning efforts per F.S. 163.3177(6)(g) to guide infrastructure investments and policy for long-term resilience.

The National Climate Data Center provides the normal weather variables for temperature and precipitation for Palm Beach County International Airport. These normal variables are shown in Table 5.1 and Figures 5.1 and 5.2 below.

Table 5.1: Temperature (°F) and Precipitation (Inches) by Month at Palm Beach County International Airport

Month	Avg Max Temp (°F)	Avg Min Temp (°F)	Avg Mean Temp (°F)	Precipitation (inches)
January	74.7	57.9	66.3	3.47
February	76.7	60.1	68.4	2.63
March	79.2	63.0	71.1	3.31
April	82.2	67.5	74.9	3.68
May	85.7	71.7	78.7	4.91
June	88.3	75.0	81.7	8.48
July	90.0	76.1	83.1	5.63
August	89.9	76.5	83.2	8.68
September	88.0	75.8	81.9	7.96
October	84.7	72.6	78.7	5.90
November	80.0	66.1	73.0	3.62
December	76.5	61.5	69.0	3.48
Annual Average	83.0	68.6	75.8	61.75

Source: National Climate Data Center

Figure 5.1: Temperature (°F) by Month at Palm Beach County International Airport

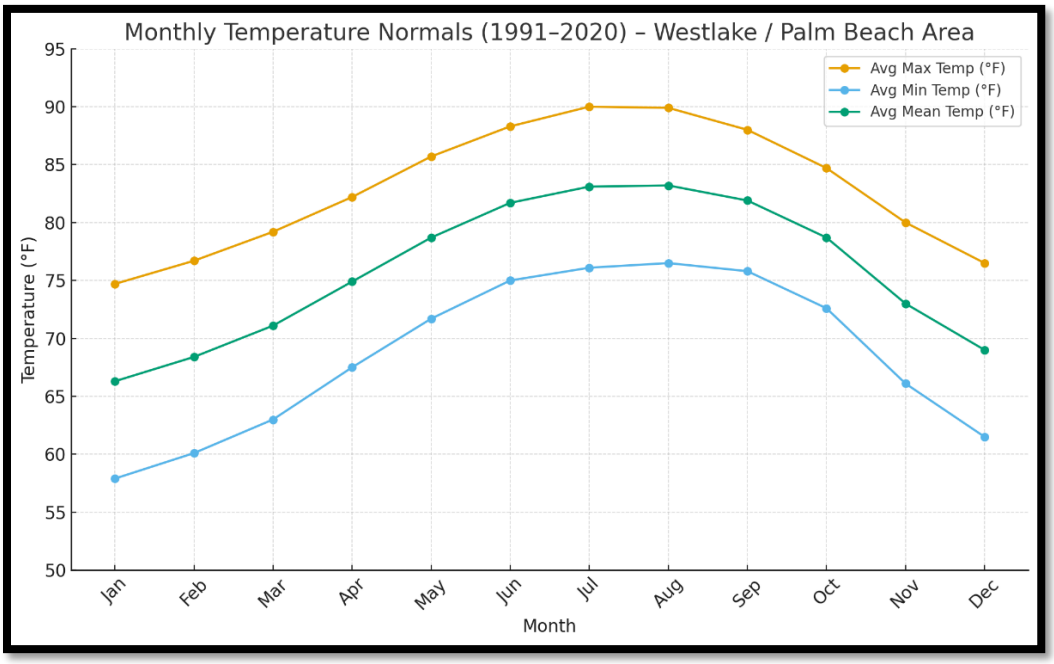
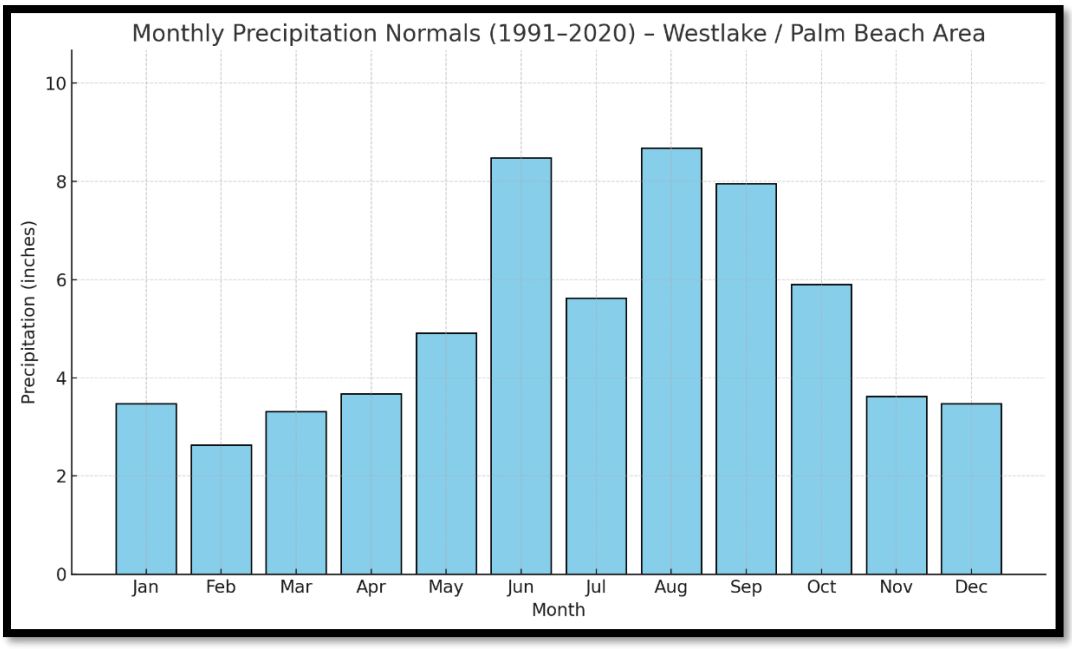


Figure 5.2: Precipitation (Inches) by Month at Palm Beach County International Airport



Useful measures for considering the impact of the climate, as well as month-to-month weather conditions, on energy cost and conservation are “heating degree days” and “cooling degree days.” The National Weather Service of the National Oceanic and Atmospheric Administration provides the following explanation:

A "degree day" is a unit of measure for recording how hot or how cold it has been over a 24-hour period. The number of degree days applied to any particular day of the week is determined by calculating the mean temperature for the day and then comparing the mean temperature to a base value of 65 degrees F. (The "mean" temperature is calculated by adding together the high for the day and the low for the day, and then dividing the result by 2.)

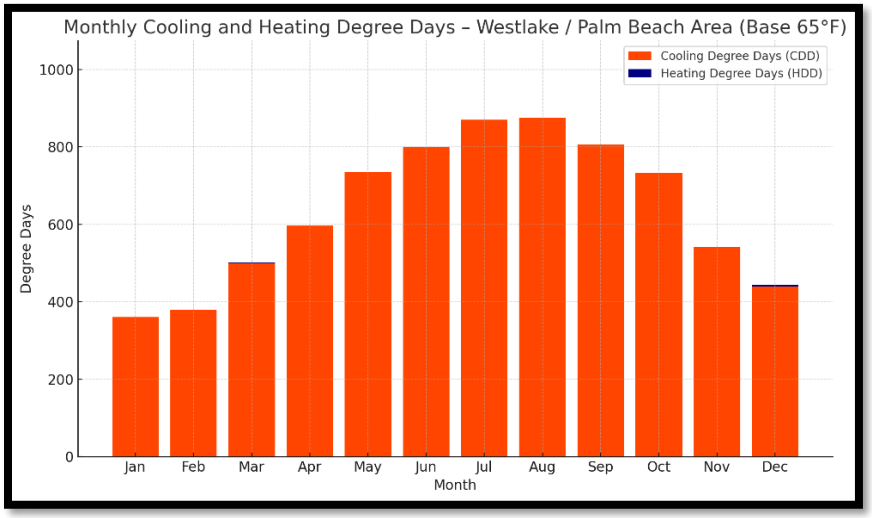
If the mean temperature for the day is, say, 5 degrees higher than 65, then there have been 5 cooling degree days. On the other hand, if the weather has been cool, and the mean temperature is, say, 55 degrees, then there have 10 heating degree days (65 minus 55 equals 10).

Why do we want or need to know the number of "degree days?" It is a good way to generally keep track of how much demand there has been for energy needed for either heating or cooling buildings. The cooler (warmer) the weather, the larger the number of "heating (cooling) degree days"... and the larger the number of heating (cooling) degree days, the heavier the demand for energy needed to heat (cool) buildings.
(https://www.weather.gov/ffc/degdays)

Palm Beach County has a high number of cooling degree days – days for which air conditioners must be running and where improved building insulation, materials, design, orientation, and vegetation can reduce energy use and costs.

The Florida Climate Center, within the Office of the State Climatologist at Florida State University, maintains up-to-date climate normals and degree day calculations for the region. Relevant data for West Palm Beach International Airport, the closest climate monitoring station to the City of Westlake, is provided in Figure 5.3 below, illustrating the monthly distribution of cooling and heating degree days based on the most recent 1991–2020 climate normals.

Figure 5.3: 1991-2020 Degree Days for Palm Beach County International Airport



Source: Florida Climate Center

People, buildings, and infrastructure are also affected by severe weather conditions. Palm Beach County has been affected by several hurricanes, flooding events, and severe wind events in recent years. Hurricane events include Irma in 2017, Wilma in 2005, and Jeanne and Frances in 2004. Flooding conditions like those that occurred in January of 2014 are due to unusual convergences of rain producing conditions (https://www.weather.gov/mfl/palm_beach_flood_010914). High wind events such as tornadoes are relatively rare but do occur (https://www.weather.gov/mfl/pb_tornado). In more recent years, notably 2024, the intensity and frequency of weather events affecting the region have increased. That year, three named storms passed near or through South Florida, generating strong winds, heavy rainfall, and tornado outbreaks. One of those storms, Hurricane Milton, spawned at least 15 confirmed tornadoes, including two EF-3 tornadoes across Palm Beach and Glades counties, with the Wellington / Palm Beach Gardens area hit by a 20-mile, 140 mph (EF-3) track. Earlier in the same event, multiple tornadoes were reported across Palm Beach County as the storm approached landfall.

Looking ahead, climate related events such as sea level rise may also affect Palm Beach County in the long-term future. All of Florida will be impacted directly or indirectly if high sea level rise forecasts are realized. According to the SFWMD, sea level rise may affect flood control, water supply, natural systems, and water quality. Key vulnerabilities include reduced flood discharge capacity, reduced flood capacity in secondary canal systems, saltwater intrusion, inundation of coastal wetlands and changes in ecology.

The City of Westlake, while part of the broader regional climate system, benefits from a relatively more favorable inland topography. Its location west of the Intracoastal Waterway and outside of immediate coastal surge zones reduces the risk of direct tidal inundation associated with sea level rise. However, the City remains indirectly impacted through shared infrastructure, downstream drainage connections, and regional ecological shifts. Multiple technical resources are available to support local planning, including:

- "Vulnerability Analysis for Southeast Florida to Sea Level Rise"
- SFWMD's Climate Change and Sea Level Rise Adaptation Strategies
- NOAA Digital Coast and Sea Grant resources:
- *www.flseagrant.org/climate-change/sea-level-rise/*
- *https://coast.noaa.gov/digitalcoast/stories/slr.html*

As part of future planning efforts, the City should monitor regional guidance from the Southeast Florida Regional Climate Compact and consider designating Adaptation Action Areas pursuant to Section 163.3177(6)(g), Florida Statutes, to help prioritize resilience investments.

Soils and Minerals

The general distribution of soils within the City is shown on FLU Map 2.3, which is based on the soil survey of Palm Beach County conducted by the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service. (www.nrcs.usda.gov/wps/portal/nrcs/surveylist/soils/survey/state/?stateId=*FL*).

The survey identifies the following soil series in the City: Arents-Urban Land Complex (Organic Substratum), Brynwood Fine Sand, Chobee Fine Sandy Loam, Cypress Lake Fine Sand, Floridana Fine Sand, Okeelanta Muck, Pineda Fine Sand, Pinellas Fine Sand, Riviera Fine Sand, Riviera Fine Sand (Frequently Ponded), Tequesta Muck, Wabasso Fine Sand and Water. The USDA describes these soils as follows:

Arents-Urban Land Complex – This complex consists of nearly level, somewhat poorly drained, sandy soils and urban land overlying organic soils. These areas were formerly organic marshes and swamps that were filled for urban use. This complex is primarily in the vicinity of Lake Mangonia and Clear Lake in the Palm Springs area, but it is also in a few places along the Intracoastal Waterway. Arents consist of lawns, vacant lots, undeveloped areas, and other open land. Urban land consists of areas covered by streets, side- walks, driveways, houses, and other structures.

Brynwood Fine Sand – The Brynwood series consists of shallow, very poorly drained, rapidly permeable soils in low broad flats, flatwoods, and in depressions on Marine terraces. They formed in sandy marine sediments deposited over limestone bedrock.

Chobee Fine Sandy Loam –The Chobee series consists of very deep, very poorly drained, slowly to very slowly permeable soils in depressions, flats, and occasionally on river flood plains in the lower Coastal Plain. They formed in thick beds of loamy marine sediments.

Cypress Lake Fine Sand - The Cypress Lake series consists of moderately deep, poorly and very poorly drained soils that formed in sandy and loamy marine sediments over limestone bedrock. Cypress Lake soils are on low broad flats, flatwoods, low rises and/or knolls, drainageways, and depressions on marine terraces.

Floridana Fine Sand – The Floridana series consists of very deep, very poorly drained, slowly to very slowly permeable soils on low broad flats, flood plains, and in depressional areas. They formed in thick beds of sandy and loamy marine sediments.

Okeelanta Muck – The Okeelanta series consists of very deep, very poorly drained, rapidly permeable soils in large fresh water marshes and small depressional areas. They formed in decomposed hydrophytic non-woody organic material overlying sand.

Pineda Fine Sand – The Pineda series consists of deep and very deep, poorly and very poorly drained, very slowly permeable soils in depressions, low hammocks, poorly defined drainageways, broad low flats, and flood plains. They formed in thick beds of sandy and loamy marine sediments on the lower Coastal Plain.

Pinellas Fine Sand – The Pinellas series consists of very deep, poorly drained, very rapid to rapidly permeable soils on flats that border sloughs and depressions. They formed in sandy marine sediments over loamy sediments.

Riviera Fine Sand – The Riviera series consists of nearly level, poorly drained soils that have a loamy subsoil. These soils are on broad, low areas and in depressions. They formed in beds of sandy and loamy marine sediment.

Tequesta Muck – The Tequesta series consists of nearly level, very poory drained soils that have a thin organic layer overlying a mineral soil that has a sandy surface layer, a sandy subsurface layer and a loamy subsoil. Tequesta Muck is on broad, low flats and in marshes and depressions.

Wabasso Fine Sand – The Wabasso series consists of nearly level, poorly drained, sandy soils that have a black, weakly cemented sandy layer over loamy material. These soils are in broad, flatwoods areas. They formed in thick beds of sandy marine sediment and the underlying loamy material. Wabasso fine sand is found in broad, flatwoods areas.

There are no areas within the City known to have experienced soil erosion problems. In addition, there are no known sources of commercially valuable minerals and there is no mining of mineral deposits within the City. Mining is not allowed by the Plan.

Air Quality

Air quality within the City of Westlake is generally considered to be good, reflecting regional compliance with federal and state air quality standards. Ambient air monitoring conducted by the Florida Department of Environmental Protection (FDEP) and the U.S. Environmental Protection Agency (EPA) confirms that Palm Beach County is designated as an attainment area for five of the six primary pollutants regulated under the National Ambient Air Quality Standards (NAAQS):

- Carbon monoxide (CO)
- Lead (Pb)
- Nitrogen dioxide (NO_2)
- Particulate matter ($PM_{2.5}$ and PM_{10})
- Sulfur dioxide (SO_2)

The attainment designation indicates that measured concentrations of these pollutants are consistently within limits deemed protective of public health and environmental quality by the EPA and FDEP.

Historically, ozone (O_3) presented a regional concern. Palm Beach County was previously classified as a maintenance area for ozone, reflecting a successful transition from non-attainment to compliance. However, the EPA has since revoked both the 1-hour (1979) and 8-hour (1997) ozone standards on June 15, 2005, and April 6, 2015, respectively, effectively rendering the previous maintenance classification obsolete.
(Source: EPA Green Book)

As of the latest available data, Palm Beach County is not designated as a non-attainment area for any criteria air pollutants, affirming its attainment status under all current federal standards.

Air quality monitoring and regulation at the local level are overseen by the Palm Beach County Health Department, which manages compliance for both mobile and stationary pollution sources. It also administers programs related to asbestos control, open burning, and Pollution Prevention (P2) initiatives.

As development continues in Westlake, maintaining air quality will require ongoing coordination with regional and state agencies. Policies that promote low-emission transportation, green building practices, and urban tree canopy expansion will support continued compliance and contribute to overall environmental health.

Water Resources

Floodplains are generally defined as low-lying areas adjacent to natural watercourses that become periodically inundated during high water events, supporting dynamic floodplain ecosystems. However, in the City of Westlake, such natural flow regimes have been replaced by an engineered drainage system managed by the Seminole Improvement District (SID), which regulates water levels and stormwater flows. As a result, there are no natural floodplains currently present within the City's boundaries.
(Source: USGS Water Glossary)

Although natural floodplain systems are absent, flooding risks remain due to intense rainfall events and the City's relatively flat topography. Areas subject to flooding during a 1% annual chance event (commonly referred to as the 100-year flood) are delineated on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), dated August 4, 2025. These Special Flood Hazard Areas (SFHAs) are primarily designated as Zone AE, where Base Flood Elevations (BFEs) have been established.

The Base Flood Elevation for Westlake's AE zones is 18.5 feet, referenced to the North American Vertical Datum of 1988 (NAVD 88). The City has adopted minimum finished floor elevations that exceed the FEMA BFE, ensuring an added margin of protection against flooding in accordance with its adopted stormwater Level of Service (LOS) standards.

Areas mapped as AE include:

- Man-made swales, canals, and ditches used for prior agricultural irrigation
- Low-lying agricultural fields
- Stormwater retention and detention ponds

As urban development continues, many of these features are being replaced or retrofitted into a comprehensive stormwater management system that includes interconnected lakes and vegetated treatment areas. Consequently, the relevance of existing AE designations may diminish over time as infrastructure improvements elevate and reconfigure topography and surface water conveyance.

Continued coordination with FEMA, Palm Beach County, and SFWMD will be essential to ensure that:

- Future FIRMs reflect land use changes and elevation modifications
- Development remains consistent with updated floodplain management practices
- The City remains eligible for the National Flood Insurance Program (NFIP) and Community Rating System (CRS) incentives, if pursued

Ground Water Recharge

The City is regulated by the SFWMD. The City is located within the SFWMD's Lower East Coast (LEC) Planning Area. The principal ground water resource for the LEC Planning Area is the Surficial Aquifer System. The extensive water management and lake system within the City has been permitted by the SFWMD and will provide for recharge of the local surficial aquifer as required by District regulations.

Water Conservation and Reuse Water

Palm Beach County supplies reuse water to SID through an Interlocal Agreement for the Purchase and Sale of Bulk Reclaimed Water dated April 20, 2010. City residents will use reuse water from SID for landscape irrigation. The existing SID water use permit, which allows for withdrawals from the M Canal for agricultural irrigation purposes, has demands based on the irrigation requirements for agricultural crops. SID will modify its permit over the long term planning period consist with SFWMD requirements as the City develops and agricultural land converts to other land uses. If reuse is not available from the County, it will be supplemented with surface water as allowed pursuant to SID's permit with the South Florida Water Management District. The existing permitted water use allocation (3,000 MGD) can cover the reuse needs of the entire City if reuse is not available from the County.

LAND COVER

Natural Habitats

The City of Westlake has undergone extensive land alteration over the past several decades, primarily due to historic agricultural activities. The area was originally cleared, ditched, and modified for citrus cultivation and other forms of commercial agriculture. These practices, sustained for more than 50 years, resulted in the complete removal of native upland and wetland ecosystems, including the elimination of indigenous vegetation communities and associated wildlife habitats.

As such, there are no functionally intact natural systems remaining within the City, and opportunities for on-site conservation of pre-development ecosystems are minimal. Future ecological value may be achieved through restoration, mitigation, and integration of green infrastructure as part of the City's ongoing urban development.

Wetlands

The agriculture improvements and operations that have been conducted for the past 50 plus years have resulted in no naturally occurring wetlands within the City. There are approximately 258.5± acres of surface waters existing today throughout the City, which consist of man-made swales, ditches, and canals that are currently used or were previously used, for agricultural irrigation at the site, and for surface water management. The swales primarily consist of very shallow depressional areas which can either contain shallow standing water or no water. The ditches primarily consist of unvegetated water areas with steep-sided unvegetated banks that experience frequently fluctuating water levels depending on on-site agricultural irrigation activities and surface water management. The canals primarily consist of unvegetated, deep water areas with steep-sided unvegetated banks.

During the permitting process for the Minto development, Minto purchased 5.90 freshwater herbaceous federal credits from the Loxahatchee Mitigation Bank in conjunction with the Army Corps of Engineers (ACOE) Permit No. SAJ-2004-07618, which mitigates for Waters of the United States on the property at the time of the permit.

Uplands

As noted earlier, due to previous agricultural activities, no existing native habitats or natural features exist within the City. The agricultural activities since 1964 eliminated any native upland habitats or natural features that may have been present on the property prior to agricultural development.

Although there are areas within the City in which native vegetation can be found, these are limited to tree nursery and pine plantation areas where native species are being cultivated for commercial sale or uses. They do not constitute forests, native habitats or natural features as they are monotypic single species stands under cultivation for production of landscape vegetation or silviculture.

WILDLIFE

Protected Species

Wildlife is a valuable resource within the Palm Beach County area. Although there are no naturally occurring wetlands or preferred habitat for wetland-dependent endangered or threatened wildlife species or species of special concern within the City, man-made ditches, canals, and excavated ponds can support a large number of wildlife species. To date, there are no known threatened or endangered species living within the City.

Invasive Species

South Florida has become an inviting destination for some undesirable species that threaten to undermine the health of the environment. More than an inconvenience, invasive plants and animals can greatly alter the native landscape, adversely impact native wildlife, destroy agricultural crops and threaten public health.

Invasive Plants

Non-native invasive plants were brought into Florida through a variety of methods. Certain non-native plants are more harmful to the ecosystems of Florida than others. Those that begin to cause widespread ecological damage to the native plant and animal communities are called invasive. These non-native invasive plants grow quickly, produce abundant seeds, have no natural enemies, flourish in a wide range of soil conditions, and prevent native species from growing. These invaders destroy natural habitat, out competing native plants for space, soil, sunlight, air, and water. This loss of habitat impacts Florida wildlife. Local and State governments are also affected, spending millions annually to control these invasive non-native plants and to restore natural habitat which has been impacted due to their prolificacy.

Having been in active agriculture over the past 50 years, there are few invasive species remaining within the City. The Plan requires removal of all invasive vegetation identified by the Florida Exotic Pest Plant Council found during the process of approving new development within the City.

Invasive Animal Species

Invasive animal species are not native to Florida and are introduced by human activity. They are brought in either intentionally as ornamentals or pets, or accidentally, as hitchhikers that arrive at airports, seaports or through the mail. Species have always moved around the globe, and the majority are not problematic. It is today's enormous volume of global trade and travel that provides an unprecedented opportunity for species to invade. One-third of all plant species in Florida are now exotic.
(https://nps.gov/ever/learn/education/upload/2008-Florida-invaders-For-web.pdf).

Having been in active agriculture over the past 50 years, there is no natural habitat for either native or invasive species within the City.

ENVIRONMENTALLY SENSITIVE LANDS

Environmentally sensitive lands have not been identified or designated within the City. As previously described, the majority of the lands have been utilized for agricultural purposes resulting in the elimination of all native and natural habitat features. Therefore 163.3177(6)(d)2.h., Florida Statutes is not applicable.

TECHNICAL DOCUMENT

Data and Analysis



RECREATION AND OPEN SPACE

CHAPTER 6. RECREATION AND OPEN SPACE ELEMENT DATA AND ANALYSIS

INTRODUCTION

This chapter presents an inventory and analysis of data supporting the preparation of the Policy Document (Goals, Objectives, and Policies) for the Recreation and Open Space Element for the City of Westlake. This data and analysis evaluates land use for recreation and open space and serves as the basis for the policy recommendations outlined in the Policy Document for the 10 and 20 years planning periods.



From its inception, the City's Vision and Guiding Principles of the Plan embraced the following **sustainable community** concept: *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 quality educational system; and a unique identity.* The City's sustainable community concept serves as an umbrella under which all the elements of the Plan are developed.

The purpose of the Recreation and Open Space Element is to foster recreation uses and open space that will support the local population by promoting a sense of place in the community. It provides for the creation of natural features; tree-lined roads and shared use paths; parks; and lakes and canals. The recreation uses and open space provided for in this element may also foster a sense of place in the community. Furthermore, this element is intended to guide the decision making process relative to recreation facility development and programs, including ongoing funding and maintenance, to meet the recreational needs of the residents through the short and long term planning periods.

Recreation areas and open spaces provide opportunities for social interaction, enable healthy and active lifestyles, and contribute to the overall urban form. There are open spaces, neighboorhood parks and community parks within the City, which consist of active and passive recreation opportunities. Per the Administrative Element Goals, Objectives, & Policies (GOPs) of the City Comprehensive Plan, recreational uses and open space are defined below.



AMENITY CENTER: A facility that provides opportunities for limited retail and/or space for social activities, such as parties, receptions, banquets, meetings, recreation, exercise, and neighborhood gatherings.

COMMUNITY PARK: A park located near 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 publicly or privately owned.



NEIGHBORHOOD PARK: A park that serves the residents of a neighborhood and is accessible to bicyclists and/or pedestrians. It is designed to serve the population of a neighborhood in a radius of up to one-half mile. Neighborhood parks include any related recreational facilities, and can be publicly or privately owned.

OPEN SPACE: Areas open to the sky that are partly or completely covered with grass, trees, shrubs, other vegetation or water, or if partially or completely paved serve to shape or enhance urban form or provide for public use. Open spaces have little to no vertical structures and can be publicly or privately owned. Open spaces include parks, transportation corridor parkways, vegetated buffers, shared use paths, plazas, courtyards, squares and areas that provide stormwater management.

RECREATIONAL USES: Areas and development used for leisure time activities and sports in an indoor or outdoor setting, including parks.

OPEN SPACE, RECREATION AND PARKS WITHIN THE CITY

Since its incorporation in 2016, the City of Westlake strives to be a vibrant community that embraces recreation, open space, and parks programs. The City includes tracts dedicated to open space and water management. Also, some neighborhoods include amenity centers with recreation activities.

Table 6.1 below shows the recreation and open space areas within the City of Westlake. This table distinguishes residential neighborhoods from non-residential areas, and indicates current City land area dedicated to open space tracts (O.S.T.), water management tracts (W.M.T.), lake banks, and amenity centers.

Non-residential areas include the Westlake Adventure Park, Westlake Fitness Trail, and two (2) properties that are planned for recreational development. A total of approximately 839 acres are dedicated to open space and recreational areas within City limits, which is over 20% of the overall City area.

Table 6.1: Recreation and Open Space Area

	Recreation and Open Space Use***				
	O.S.T.	W.M.T.	Lake Banks	Amenity Centers	Total Area (Acres)
Residential*	98.37	287.46	148.39	7.86	542.08
Cresswind	26.59	43.53	20.67	6.66	97.45
Crossings	2.42	-	-	-	2.42
Estates	1.15	13.09	8.05	-	22.29
Groves	9.11	35.77	23.84	-	68.72
Hammocks	2.87	19.43	8.49	-	30.79
Meadows	10.61	42.65	22.10	-	75.36
Orchards	13.15	41.35	20.89	-	75.39
Pines	7.90	50.30	22.67	-	80.87
Sky Cove	6.23	12.49	4.63	0.81	24.16
Sky Cove South	7.41	9.84	8.17	0.39	25.81
Terraces	2.55	-	-	-	2.55
Woodlands	8.38	19.01	8.88	-	36.27
Non-Residential**	130.39	112.06	39.84	14.88****	297.17
TOTAL	**228.76**	**399.52**	**188.23**	**22.74**	**839.25**

Notes: O.S.T.: Open Space Tracts; W.M.T.: Water Management Tracts

** Does NOT include planned residential neighborhoods that have been approved by City Council and have not commenced construction.*

*** Includes areas classified as Recreation in Development.*

**** Neighborhood park acreages are reflected in the O.S.T. and Amenity Center categories. Community park acreages consist of all four categories.*

***** Adventure Park*

There are fifteen (15) parks within the City of Westlake providing both active and passive recreational opportunities. Table 6.2 below summarizes the parks within the City, including acreage, type of park, ownership, and facility description.

Table 6.2: Parks within the City of Westlake

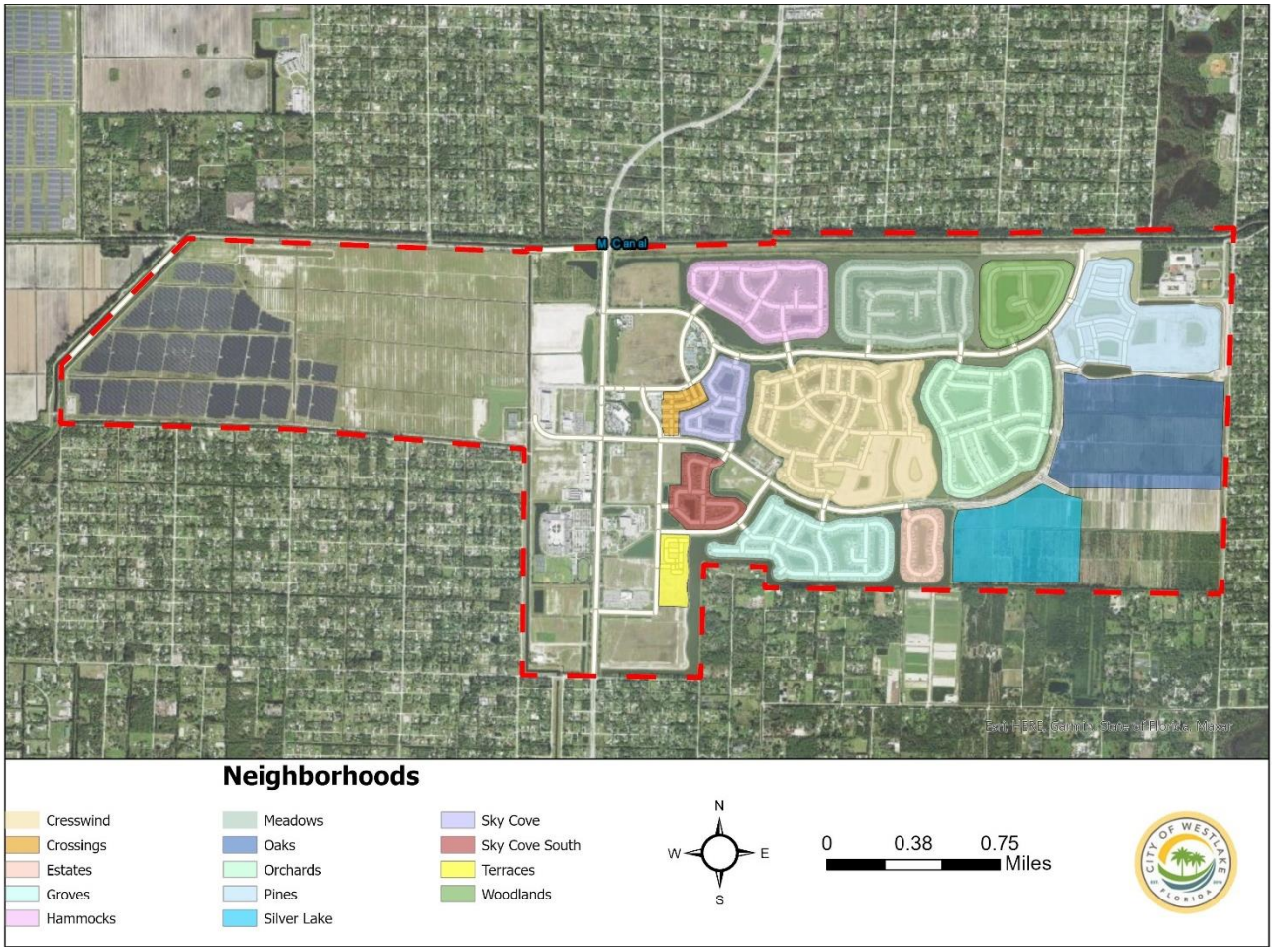
		Total Area (Acres)	Park Type	Ownership	Facility Description
	Neighborhood Parks	**29.57**			
1	Cresswind	6.66	Active	KH WESTLAKE LLC	Clubhouse, Pool and Spa, Pavilion, Event Plaza, Dog Park, Sidewalks, Eight (8) Pickleball Courts, Two (2) Tennis Courts, Two(2) Horseshoe Courts, Two (2) Bocce Courts
2		1.78	Passive	KH WESTLAKE LLC	Walkway, Benches, Open Lawns
3	Crossings	0.6	Passive	CROSSINGS OF WESTLAKE HOA INC	Open Lawns
4	Estates	0.36	Passive	ESTATES OF WESTLAKE HOA INC	Open Lawns
5	Groves	2.28	Passive	GROVES OF WESTLAKE HOA INC	Walkway, Open Lawns
6	Hammocks	2.02	Passive	HAMMOCKS OF WESTLAKE HOA INC	Walkway, Benches, Open Lawns
7	Meadows	2.34	Passive	MEADOWS OF WESTLAKE HOA INC	Walkway, Benches, Open Lawns
8	Orchards	3.34	Passive	ORCHARDS OF WESTLAKE HOA INC	Walkway, Benches, Open Lawns
9	Pines	3.29	Passive	PINES OF WESTLAKE HOA INC	Walkway, Benches, Open Lawns
10	Sky Cove	1.74	Active/Passive	SKY COVE HOA INC	Walkway, Benches, Open Lawns, Indoor Gym, Basketball Court
11	Sky Cove South	1.56	Active/Passive	SKY COVE SOUTH HOA INC	Walkway, Benches, Open Lawns, Indoor Gym
12	Terraces	2.09	Passive	TERRACES OF WESTLAKE HOA INC	Open Lawns
13	Woodlands	1.51	Passive	WOODLAND OF WESTLAKE HOA INC	Walkway, Benches, Open Lawns
	Community Parks	**23.37**			
14	Westlake Adventure Park	14.88	Active	WESTLAKE RESIDENCES MASTER HOA INC	Pool, Tower Slide, Splash Pad, Basketball Courts, Pump Track, BBQ Area, Playground, Bocce Courts, Event Space
15	Westlake Fitness Park	8.49	Passive	SEMINOLE IMPROVEMENT DISTRICT	Fitness stations, Walking Trail
	CITY TOTAL	**52.94**			

Neighborhood Parks

Neighborhood parks serve the residents of a neighborhood and are accessible to bicyclists and/or pedestrians. These parks are designed to serve the population of a neighborhood in a radius of up to one-half mile. Neighborhood parks include any related recreational facilities and can be publicly or privately owned.

Since the parks are embraced by the City's vision of community sense of place, this section will focus on describing each neighborhood park. The City includes currently Fourteen (14) neighborhoods, Figure 6.1 below shows the locations of the subject neighborhoods within the City.

Figure 6.1: Location of Westlake Neighborhoods



Hammocks of Westlake

The neighborhood includes a total of 2.02 acres of neighborhood park, which feature walkways, benches, and open lawn areas. The location of the neighborhood park within the Hammocks of Westlake is identified in Figure 6.2 below.

Figure 6.2: Hammocks Neighborhood Parks



Meadows of Westlake

The neighborhood includes a total of 2.34 acres of neighborhood park, which feature walkways, benches, and open lawn areas. The locations of the neighborhood park within the Meadows of Westlake is identified in Figure 6.3 below.

Figure 6.3: Meadows Neighborhood Parks



Orchards of Westlake

The neighborhood includes a total of 3.34 acres of neighborhood parks, which feature walkways, benches, and open lawn areas. The locations of all neighborhood parks within the Orchards of Westlake are identified in Figure 6.4 below.

Figure 6.4: Orchards Neighborhood Parks









Cresswind Palm Beach

The neighborhood includes a total of 8.44 acres of neighborhood parks, including one amenity center. The neighborhood parks feature walkways, benches, and open lawn areas. The amenity center offers a range of recreational facilities, including a clubhouse, pool and spa, pavilion, event plaza, dog park, sidewalks, eight (8) pickleball courts, two (2) tennis courts, two (2) horseshoe courts, and two (2) bocce courts. The locations of all neighborhood parks within Cresswind Palm Beach are identified in Figure 6.5 below.

Figure 6.5: Cresswind Neighborhood Parks



Neighborhood Parks







Amenity Center







Crossings of Westlake

The neighborhood encompasses approximately 0.6 acres of open lawn areas, which provide residents with space for outdoor activities and passive recreation. See Figure 6.6 below for the Crossings of Westlake neighborhood.

Figure 6.6: Crossings Neighborhood



Estates of Westlake

The neighborhood encompasses approximately 0.36 acres of open lawn areas, which provide residents with space for outdoor activities and passive recreation. See Figure 6.7 below for the Estates of Westlake neighborhood.

Figure 6.7: Estates Neighborhood



Groves of Westlake

The neighborhood includes a total of 2.28 acres of neighborhood park, which feature walkways, benches, and open lawn areas. The locations of the neighborhood park within the Groves of Westlake is identified in Figure 6.8 below.

Figure 6.8: Groves Neighborhood Parks



Pines of Westlake

The neighborhood includes a total of 3.29 acres of neighborhood park, which feature walkways, benches, and open lawn areas. The locations of the neighborhood park within the Pines of Westlake are identified in Figure 6.9 below.

Figure 6.9: Pines Neighborhood Parks



Sky Cove of Westlake

The neighborhood includes a total of 1.74 acres of neighborhood parks, including one amenity center. The neighborhood parks feature walkways, benches, and open lawn areas. The amenity center offers indoor gym and a basketball court. The locations of all neighborhood parks within Sky Cove are identified in Figure 6.10 below.

Figure 6.10: Sky Cove Neighborhood Parks



Neighborhood Parks



Amenity Center







Sky Cove South of Westlake

The neighborhood includes a total of 1.56 acres of neighborhood parks, which feature walkways, benches, and open lawn areas. The locations of all neighborhood parks within Sky Cove South of Westlake are identified in Figure 6.11 below.

Figure 6.11: Sky Cove South Neighborhood Parks



Neighborhood Parks



Amenity Center







Woodlands of Westlake

The community includes a total of 1.51 acres of neighborhood parks, which feature walkways, benches, and open lawn areas. The locations of all neighborhood parks within the Woodlands of Westlake are identified in Figure 6.12 below.

Figure 6.12: Woodlands Neighborhood Parks



Terraces of Westlake

The neighborhood encompasses approximately 2.09 acres of open lawn areas, which provide residents with space for outdoor activities and passive recreation. See Figure 6.13 below for the Terraces of Westlake neighborhood.

Figure 6.13: Terraces Neighborhood



Future Neighborhood Parks

The new residential developments Oaks of Westlake and Silver Lake will contribute to neighborhood parks in the City of Westlake. Per its approved site plan, Oaks of Westlake will provide approximately 5.1 acres of neighborhood parks, offering open lawn areas, walkways, and benches for passive recreation (see Figure 6.14).

Figure 6.14: Oaks Planned Neighborhood Parks



Per the approved site plan, Silver Lake will provide approximately 3.1 acres of neighborhood parks, including one amenity center featuring three (3) pickleball courts, a playground, clubhouse, and event space (see Figure 6.15).

Figure 6.15: Silver Lake Planned Neighborhood Parks



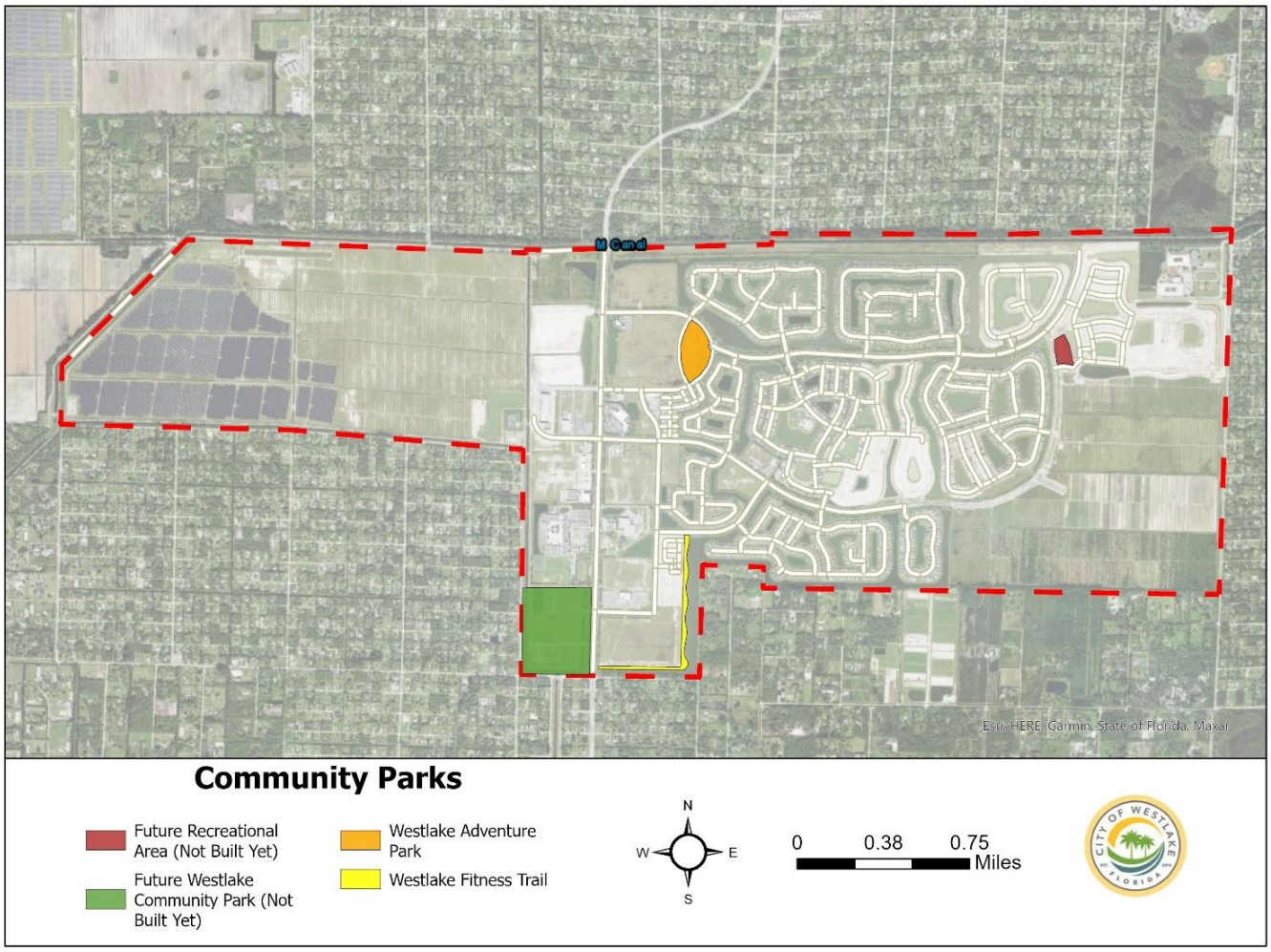
Community Parks

A community park is located near 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 publicly or privately owned.

Since its incorporation in 2016, the City of Westlake embraces recreation, open space and parks. This section will present the current community parks and facilities; and the future initiatives.

Figure 6.16 below shows the locations of community parks within the City.

Figure 6.16: Community Parks within the City of Westlake



Westlake Fitness Trail

Westlake Fitness Trail is an 8.49-acre linear park and features a one-mile asphalt path carved around a scenic lake for walkers, joggers and bikers to get some exercise. The Westlake Fitness Trail is meticulously landscaped with clusters of palms and flowering and shade trees. The main entrance is off Green Lane, east of the Ilex Way intersection with a small parking area for bicycles and golf carts. A secondary access point is located off Seminole Pratt Whitney Road, just north of Sycamore Drive. The trail is open daily from dawn to dusk. See Figure 6.17 below.



Figure 6.17: Westlake Fitness Trail





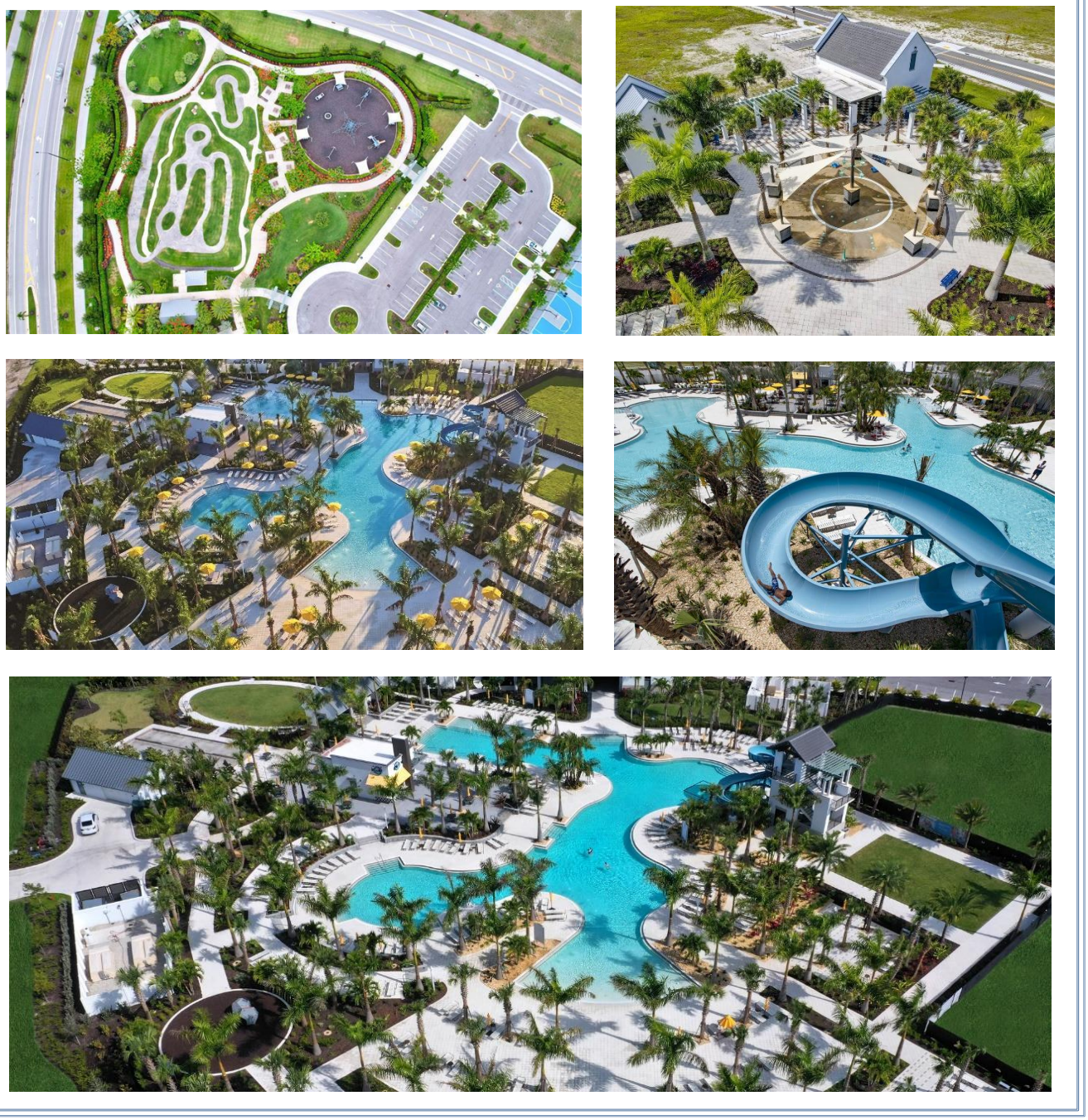


Westlake Adventure Park

Westlake Adventure Park is a 14.88-acre community park and amenity center open to all City residents. The park offers a variety of amenities, including a pool, tower slide, splash pad, basketball courts, pump track, BBQ area, playground, bocce courts, and an event space. See Figure 6.18 below.



Figure 6.18: Westlake Adventure Park



Future Recreation Initiatives

Currently, there are two (2) vacant parcels that are intended for future recreational areas.

The first parcel, Westlake Community Park, will be located at the southwestern corner of the City on Seminole Pratt Whitney Road, adjacent to Seminole Ridge High School (see Figure 6.19 below). This 75-acre property is owned by the Seminole Improvement District (SID) and is envisioned to include a community park for the City. The City will also participate in the visioning and planning process for the development of the community park.

Figure 6.19: Future Recreation Area Westlake Community Park



The second vacant parcel for the future recreation area (POD V2) is a 6.79-acre property located at the intersection of Town Center Parkway and River Bend and is owned by Minto PBLH LLC. This property is adjacent to the Pines of Westlake neighborhood and is being considered for future recreational development. See Figure 6.20 below.

Figure 6.20: Future Recreation Area (POD V2)



LEVEL OF SERVICE (LOS)

The City Comprehensive Plan, Recreation and Open Space element includes the following policy regarding the level of service:

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 orders.

In terms of Level of Service for neighborhood parks (2 acres/1,000 residents), the 2025 demand based on the population estimate of 8,983 is 17.97 acres. The 2035 demand for neighborhood parks based on the projected population of 13,767 would be 27.53 acres, and the 2045 demand based on the projected population of 18,255 would be 36.51 acres. The City will need to provide an additional 6.94 acres of neighborhood parks by 2045. Tables 6.3 below indicate the estimated demand for neighborhood facilities for 2025, 2035 and 2045.

Table 6.3: Level of Service for Neighborhood Parks for 2025, 2035, and 2045

Neighborhood Parks		Acres	2025 Demand	2035 Demand	2045 Demand
1	Cresswind	6.66	**LOS 2 acres / 1,000 residents** 2025 Population: 8,983	**LOS 2 acres / 1,000 residents** 2035 Population: 13,767	**LOS 2 acres / 1,000 residents** 2045 Population: 18,255
2		1.78			
3	Crossings	0.6			
4	Estates	0.36			
5	Groves	2.28			
6	Hammocks	2.02			
7	Meadows	2.34			
8	Orchards	3.34			
9	Pines	3.29			
10	Sky Cove	1.74			
11	Sky Cove South	1.56			
12	Terraces	2.09			
13	Woodlands	1.51			
	TOTAL	29.57	17.97 Acres	27.53 Acres	36.51 Acres

In terms of Level of Service for community parks (2.5 acres/1,000 residents), the 2025 demand based on the population estimate of 8,983 is 22.46 acres. The 2035 demand for community parks based on the projected population of 13,767 would be 34.42 acres; and the 2045 demand based on the projected population of 18,255 would be 45.64 acres. The City will need to provide an additional 11.05 acres of community parks by 2035, and 22.27 acres by 2045. Tables 6.4 below indicate the estimated demand for community park facilities for 2025, 2035 and 2045.

Table 6.4: Level of Service for Community Parks for 2025, 2035, and 2045

Community Parks		Acres	2025 Demand	2035 Demand	2045 Demand
1	Westlake Adventure Park	14.88	**LOS 2.5 acres / 1,000 residents** 2025 Population: 8,983	**LOS 2.5 acres / 1,000 residents** 2035 Population: 13,767	**LOS 2.5 acres / 1,000 residents** 2045 Population: 18,255
2	Westlake Fitness Park	8.49			
	TOTAL	23.37	22.46 Acres	34.42 Acres	45.64 Acres

PALM BEACH COUNTY FACILITIES

Palm Beach County School District Lands

While, not classified as parks, lands owned and maintained by the Palm Beach County School District are still considered as part of the City's recreation and open space system. School lands contain baseball, soccer, and football fields, tennis courts, and indoor recreation facilities that are or may be available to the public and may be considered part of the City's open space system.

Palm Beach County Regional and District Parks

In addition to the existing anticipated City's community and neighborhood parks mentioned on pervious sections the following Palm Beach County regional and district parks and beaches will also serve City residents. Palm Beach County recognizes three types of parks: regional, district, and beach parks, which are generally described as follows. Palm Beach County Regional Parks are the largest class of parks in Palm Beach County, and generally exceed 200 acres in size and provide access to a substantial natural or manmade resource. Palm Beach County Regional Parks typically provide passive recreational facilities, and to a lesser degree, active regional facilities. Palm Beach County District Parks are generally greater than 25 acres in size and primarily provide active recreational opportunities but can also include passive recreational facilities. District Park recreational facilities can include lighted fields or courses; exercise trails; support facilities such as restrooms, concessions, and parking; recreation centers; competitions pools; golf courses; boat ramps; and docks. Palm Beach County Beach Parks are generally greater than 2 acres in size, front the Atlantic Ocean, or its inlets, and provide public beach access. Beach parks may include recreation facilities necessary to support beach access and activities, play areas, picnic areas, and parking.

Okeeheelee Park is a 1,702-acre regional park located at 7715 Forest Hill Boulevard, west of West Palm Beach, Florida. The facility is open from sunrise until sunset and includes baseball fields, bike paths, a BMX track, a boating area, a dog park, an equestrian center and trail, a golf course, mountain biking paths, multi-purpose fields, a nature center, picnic areas and pavilions, a playground, softball field, tennis courts, and volleyball courts. Seminole Palms Park is a 70-acre District Park located at 151 Lamstein Lane, Royal Palm Beach, Florida. The facility is open from sunrise to sunset and includes baseball fields, multi-purpose fields, picnic areas, playgrounds, softball fields, and a water park. Phil Foster Park is a 14-acre beach located at 900 East Blue Heron Boulevard, Riviera Beach, Florida. The facility is open sunrise to sunset and offers beach frontage, docks and ramps, fishing platforms, picnic areas, a fishing pier, a playground, restrooms, and showers. Figure 6.21 below shows imagery of each park.

Figure 6.21: Palm Beach County Regional and District Parks



Okeeheelee Park



Seminole Palms Park



Phil Foster Park

TECHNICAL DOCUMENT

Data and Analysis



HOUSING

CHAPTER 7. HOUSING ELEMENT DATA AND ANALYSIS

INTRODUCTION

This chapter presents an inventory and analysis of data for the preparation of the Policy Document (Goals, Objectives and Policies) of the Housing Element for the City of Westlake pursuant to Section 163.3177, Florida Statutes. Per Florida Statutes, the Housing Element shall establish a policy framework to assure the provision of safe, sanitary, adequate and affordable housing supply for future residents of the City. It is anticipated that by the end of 2025, there will be approximately 3,625 housing units built within the City of Westlake. By 2035, 5,400 housing units are projected and by 2045, 7,200 housing units are projected.

The City of Westlake is planned to serve unmet land use and development needs in the vicinity which is characterized by low-density residential uses. The City is surrounded by the unincorporated area known as the Acreage, and the Town of Loxahatchee Groves. The future population and housing conditions in the City will be distinct from the nearby area and will complement the development profile of the central county area. *Therefore, it shall be assumed that the City will contain housing more similar to the broader housing conditions in the surrounding* ***Census County Divisions (CCDs****), than housing conditions in the immediately surrounding communities of the Acreage (a Census Designated Place, or a "CDP") with an estimated 2023 population of about 41,654 persons; the Town of Loxahatchee Groves with an estimated 2023 population of about 3,355; or Palm Beach County as a whole.*

The City of Westlake is located within the Royal Palm Beach-West Jupiter CCD, as are the two closest municipalities of Loxahatchee Groves and Royal Palm Beach. The Acreage is located along the northern, eastern and southwestern borders of the City. The Western Community CCD is located to the north and the Sunshine Parkway CCD is located to the south. Figure 7.1 shows these CCDs. These three CCDs exclude the older communities in the eastern portion of the county, including the higher density housing near the coast, which do not reflect the type and style of housing expected in the City. The three CCDs also exclude the communities located near Lake Okeechobee.

Housing data and analysis for these three CCDs will be combined and used as temporary substitute measures for future City housing conditions. The use of the combined CCDs serves to moderate the differences in housing and household characteristics that exist within the CCDs. The data which follows will illustrate the significant variation among some of the sub-areas included within the three CCDs. Figure 7.2 shows these Census areas and incorporated places surrounding the City.

Figure 7.1: Census County Divisions in Palm Beach County

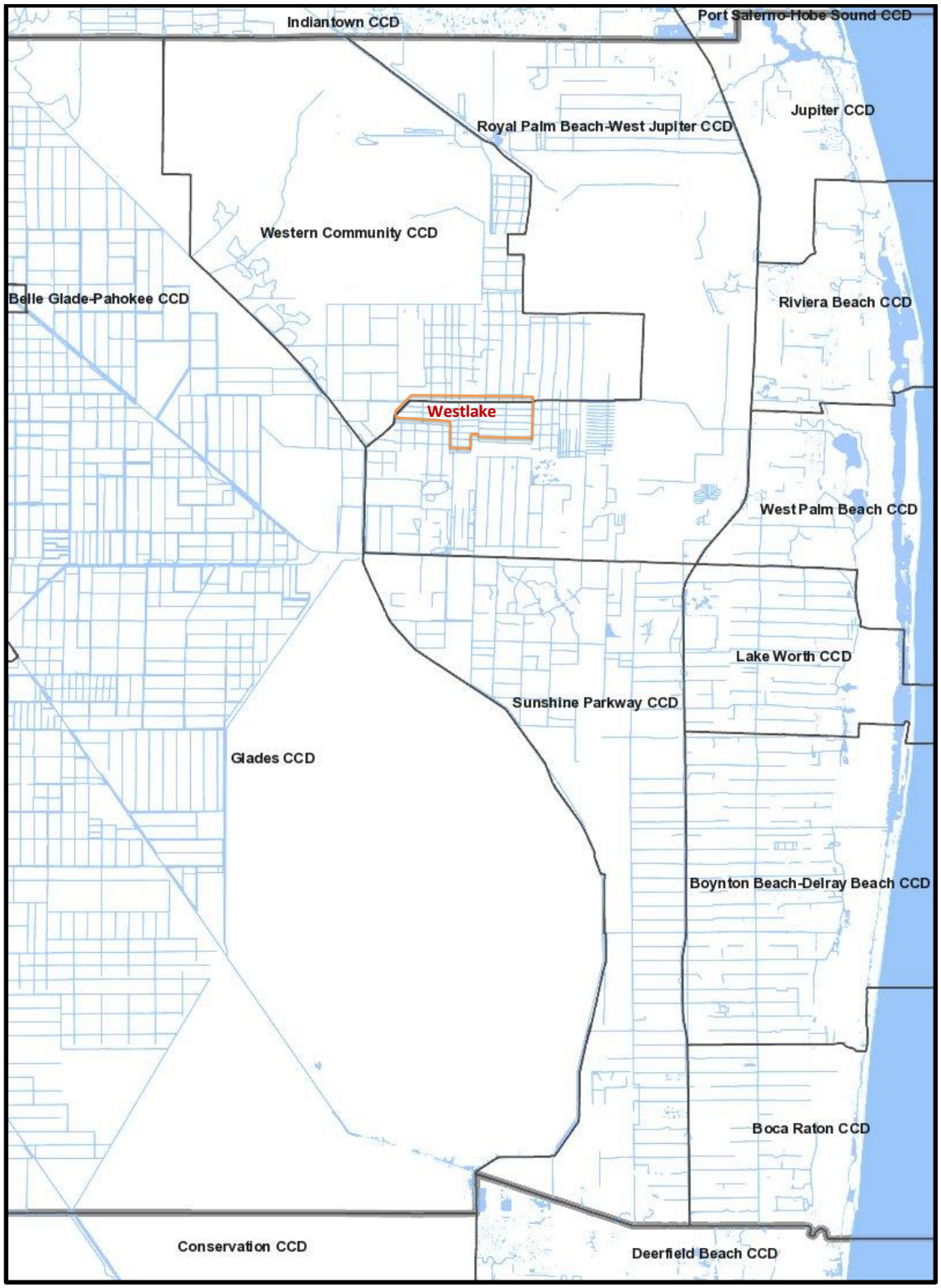
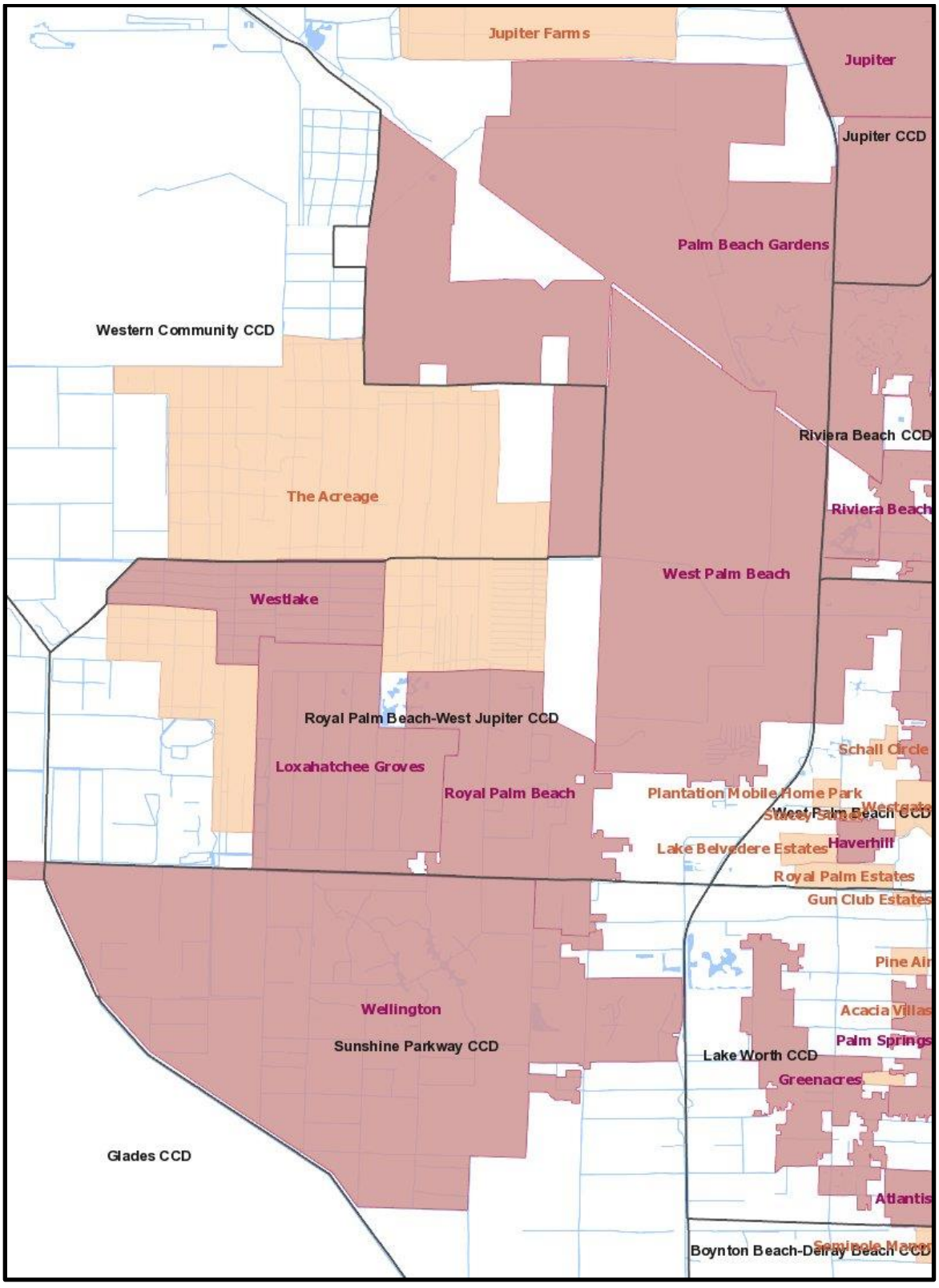


Figure 7.2: Census County Divisions, Census Designated Places, and Incorporated Places Surrounding the City of Westlake



This subject Data and Analysis for the Housing Element includes available data from the Florida Housing Data Clearinghouse information compiled by the Shimberg Center for Housing Studies. As the City matures, the Shimberg Center will provide additional data for the City. At this time, however, the best available data is provided by the 2020 Decennial Census and the 2023 5-Year American Community Survey (ACS). The 2020 Census is an actual count whereas the ACS is based on a sample survey. All data presented here from the ACS has statistically calculated margins of error. Both data sources are used. The 2020 Census generally has more accurate information with regard to people, housing, and households, but does not include other data, e.g. income and housing costs, which is only available from the ACS. Since the data are not City data, but are used to represent future City conditions, descriptive statistics, such as averages or percentages are more useful than actual numbers. For example, the number of occupied housing units in the three CCDs is not relevant whereas the percentage of housing units that are occupied can be useful for planning purposes.

Since the City is approaching its 10 years anniversary in 2026, a substantial inventory of existing neighborhoods and housing units (City-specific data) is presented in this Housing Element Data and Analysis.

EXISTING HOUSING CONDITIONS

Per the Administrative Element Goals, Objectives, & Policies (GOPs) of the City Comprehensive Plan, residential uses and dwelling types are defined below.

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.

DWELLING UNIT: A house, apartment, condominium unit, mobile or manufactured 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.

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.

MULTI-FAMILY DWELLING: multiple separate dwelling units contained within one building or several buildings excluding single family attached dwellings.

RESIDENTIAL USES: Land uses consisting of dwelling units, including mobile and manufactured homes. Residential uses include assisted living facilities and group homes.

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.

Housing Characteristics – Inventory of Housing

Since the City's incorporation in 2016, a total of 3,341 housing units has been built as of June 30, 2025. Within the fourteen (14) total planned neighborhoods, five (5) neighborhoods are completely built to capacity, and two (2) neighborhoods have not yet begun the construction stage.

The housing inventory consists of 92.6% Single Family Detached Residences (SFR) and 7.4% Single Family Attached Residences (SFAR). Per the definitions listed in the previous section, the City of Westlake currently has no multi-family dwellings.

Table 7.0 below shows the number of residential units within the City of Westlake per neighborhood and per year. *For the purpose of reading this table, please note the following clarifications: "Parcels with C.O." (Certificate of Occupancy) are completed housing units that are occupied or available on the housing market as of June 30, 2025. "Parcels without C.O." include residential parcels that have been platted, are vacant, or are under construction as of June 30, 2025. "Total Parcels" indicate the total residential lots planned and approved for each neighborhood. "Percent Built" refers to the completion rate of each planned neighborhood.*

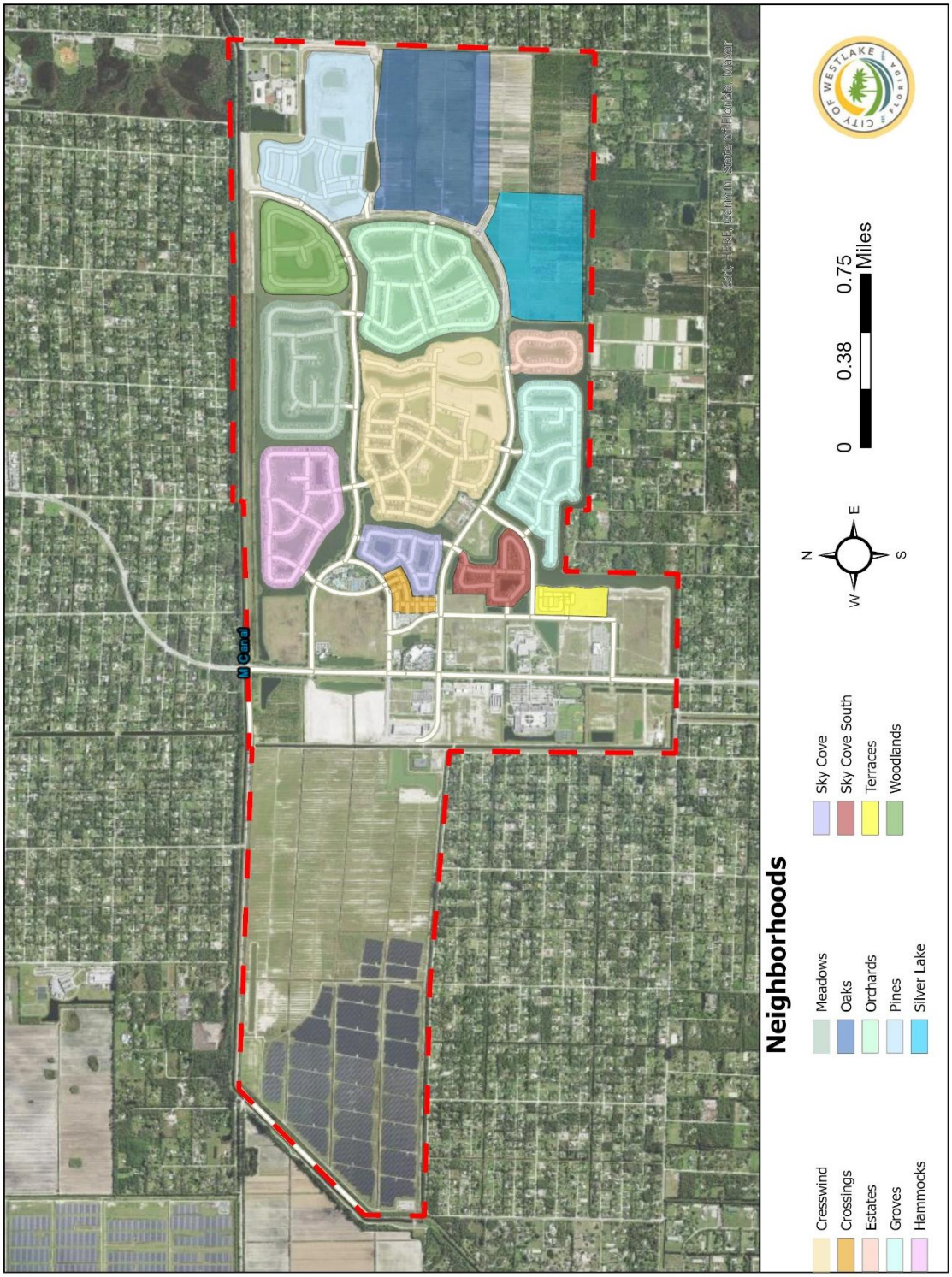
Table 7.0: City of Westlake Housing Inventory Per Neighborhood Per Year (as of 6/30/2025)

	Planned Neighborhood Name	Housing Type	2017	2018	2019	2020	2021	2022	2023	2024	2025*	Parcels with C.O.	Parcels without C.O.	Total Parcels	Percent Built
1	Cresswind	SFR	-	-	-	5	86	137	148	138	46	560	241	801	69.9%
2	Crossings	SFAR	-	-	-	-	-	5	49	72	-	126	4	130	96.9%
3	Estates	SFR	-	-	-	-	-	29	44	-	-	73	3	76	96.1%
4	Groves	SFR	-	-	-	-	186	238	-	-	-	424	0	424	100.0%
5	Hammocks	SFR	6	165	115	35	-	-	-	-	-	321	15	336	95.5%
6	Meadows	SFR	-	-	41	227	129	-	-	-	-	397	0	397	100.0%
7	Oaks	SFR	-	-	-	-	-	-	-	-	-	0	266	266	0.0%
8	Orchards	SFR	-	-	-	-	-	79	344	176	-	599	0	599	100.0%
9	Pines	SFR	-	-	-	-	-	-	-	95	110	205	241	446	46.0%
10	Silver Lake	SFR	-	-	-	-	-	-	-	-	-	0	294	294*	0.0%
11	Sky Cove	SFR	-	-	-	43	115	46	-	-	-	204	0	204	100.0%
12	Sky Cove South	SFR	-	-	-	-	-	82	101	14	-	197	0	197	100.0%
13	Terraces	SFAR	-	-	-	-	-	-	-	2	119	121	356	477	25.4%
14	Woodlands	SFR	-	-	-	-	-	-	-	64	50	114	50	164	69.5%
		TOTAL	6	165	156	310	516	616	686	561	325	3,341	1,470	4,517	74.0%
													Notes:	*As of 6-30-25	

Notes: SFR: Single Family Residential; SFAR: Single Family Attached Residential

Figure 7.3. presents the location of the fourteen (14) total planned neighborhoods in the City. Please note Silver Lake and Oaks of Westlake received approval and are starting the building process. The following section will present each planned neighborhood including photos and descriptions.

Figure 7.3: Location of Westlake Neighborhoods



The inventory of existing planned neighborhoods is further described below.

Hammocks of Westlake

The Hammocks of Westlake is a residential development of single-family detached dwellings. This neighborhood is planned to have 336 housing units, of which 321 have been completed. The first homes in this neighborhood were constructed in 2017. Shown below are the monument sign and typical one-story single-family homes within this development.





Meadows of Westlake

The Meadows of Westlake is a residential development of 397 single-family detached dwelling units. The construction of the homes in this neighborhood was accomplished between the years 2019 and 2021. Shown below are the monument sign and a typical streetscape view within this development.





Orchards of Westlake

The Orchards of Westlake is a residential development of 599 single-family detached dwelling units. The construction of the homes in this neighborhood was accomplished between the years 2022 and 2024. Shown below are the monument sign and a typical two-story single-family home within this development.





Cresswind Palm Beach

Cresswind Palm Beach is a residential development of single-family detached dwellings. This neighborhood is planned to have 801 housing units, of which 560 have been completed. The first homes in this neighborhood were constructed in 2020, and construction is ongoing. Shown below are the monument sign and a typical one-story single-family home within this development.





Crossings of Westlake

The Crossings of Westlake is a residential development of single-family attached dwellings. This neighborhood is planned to have 130 housing units, of which 126 have been completed. The first homes in this neighborhood were constructed in 2022. Shown below are the monument sign and a typical two-story single-family attached home within this development.





Estates of Westlake

The Estates of Westlake is a residential development of single-family detached dwellings. This neighborhood is planned to have 76 housing units, of which 73 have been completed. The first homes in this neighborhood were constructed in 2022. Shown below are the monument sign and a typical two-story single-family home within this development.





Groves of Westlake

The Groves of Westlake is a residential development of 424 single-family detached dwelling units. The construction of the homes in this neighborhood was accomplished between the years 2021 and 2022. Shown below are the monument sign and a typical two-story single-family home within this development.





Pines of Westlake

The Pines of Westlake is a residential development of single-family detached dwellings. This neighborhood is planned to have 446 housing units, of which 205 have been completed. The first homes in this neighborhood were constructed in 2024, and construction is ongoing. Shown below are the monument sign and a typical streetscape view within this development.





Sky Cove of Westlake

Sky Cove of Westlake is a residential development of 204 single-family detached dwelling units. The construction of the homes in this neighborhood was accomplished between the years 2020 and 2022. Shown below are the monument sign and a typical one-story single-family home within this development.





Sky Cove South of Westlake

Sky Cove South of Westlake is a residential development of 197 single-family detached dwelling units. The construction of the homes in this neighborhood was accomplished between the years 2022 and 2024. Shown below are the monument sign and a typical two-story single-family home within this development.





Terraces of Westlake

The Terraces of Westlake is a residential development of single-family attached dwellings. This neighborhood is planned to have 477 housing units, of which 121 have been completed. The first homes in this neighborhood were constructed in 2024, and construction is ongoing. Shown below are the monument sign and a typical two-story single-family attached home within this development.





Woodlands of Westlake

The Woodlands of Westlake is a residential development of single-family detached dwellings. This neighborhood is planned to have 164 housing units, of which 114 have been completed. The first homes in this neighborhood were constructed in 2024, and construction is ongoing. Shown below are the monument sign and a typical streetscape view within this development.

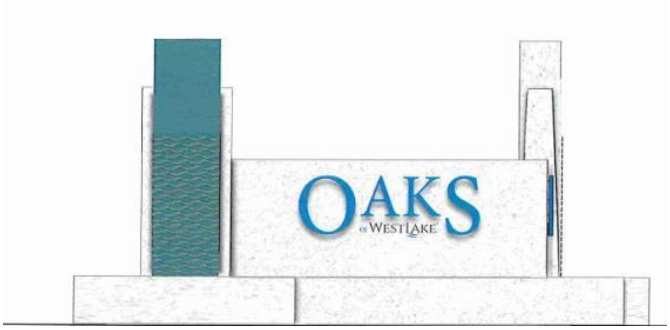




Oaks of Westlake

The residential development known as "Oaks of Westlake" will be developed in three phases of single-family detached dwelling units. Site plan approval for Phase 1 was granted on October 4, 2024, and the plat was approved on November 1, 2024. Phase 1 includes 266 homes, with construction expected to begin once the residential development known as "Pines of Westlake" is completed. The timing of Phases 2 and 3 will be based on market conditions. The architectural models and design style will be consistent with those used in the Pines of Westlake development.

Shown below are a typical one-story single-family home to be built as part of the residential development, along with the monument sign for the Oaks of Westlake.





Silver Lake

The residential development known as "Silver Lake of Westlake" will be developed in two phases of single-family attached dwelling units. Master site plan approval for Phase 1 was granted on May 27, 2025, and the plat was approved on June 3, 2025. Phase 1 includes 294 homes; however, the construction timeline is currently to be determined. The timing of Phase 2 will be based on market conditions. The architectural models and design style will be unique to this community.

Shown below are a typical one-story single-family home to be built as part of the residential development, along with the monument sign for the Silver Lake of Westlake.





Housing Characteristics – Type of Housing

Since the City's incorporation in 2016, a total of 3,341 housing units has been built as of June 30, 2025. Within the fourteen (14) total planned neighborhoods, five (5) neighborhoods are completely built to capacity, and two (2) neighborhoods have not yet begun the construction stage.

The existing housing inventory consists of **92.6% Single Family Detached Residences (SFR) and 7.4% Single Family Attached Residences (SFAR).** Per the definitions of the subject Comprehensive, the City of Westlake currently has no multi-family dwellings. See definitions:

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.

MULTI-FAMILY DWELLING: multiple separate dwelling units contained within one building or several buildings excluding single family attached dwellings.

Table 7.0.A. presents the planned neighborhoods and housing types. From the total of fourteen (14) planned neighborhoods, twelve (12) consist of Single Family Detached homes, and two (2) planned neighborhoods consist of Single Family Attached homes (Crossings and Terraces).

Table 7.0.A: Existing Type of Housing

	Planned Neighborhood Name	Housing Type
1	Cresswind	SFR
2	Crossings	SFAR
3	Estates	SFR
4	Groves	SFR
5	Hammocks	SFR
6	Meadows	SFR
7	Oaks	SFR
8	Orchards	SFR
9	Pines	SFR
10	Silver Lake	SFR
11	Sky Cove	SFR
12	Sky Cove South	SFR
13	Terraces	SFAR
14	Woodlands	SFR



Note: SFR: Single Family Residential; SFAR: Single Family Attached Residential

The following analysis focuses on the surrounding *Census County Divisions (CCDs)*:

Within the CCDs, as shown in Table 7.1, single-family houses (one-unit, detached and attached) constitute 78 percent of the total number of housing units, which is higher than the countywide percentage of 57 percent. The surrounding CCDs have the highest percentage of single family houses of all CCDs in the county.

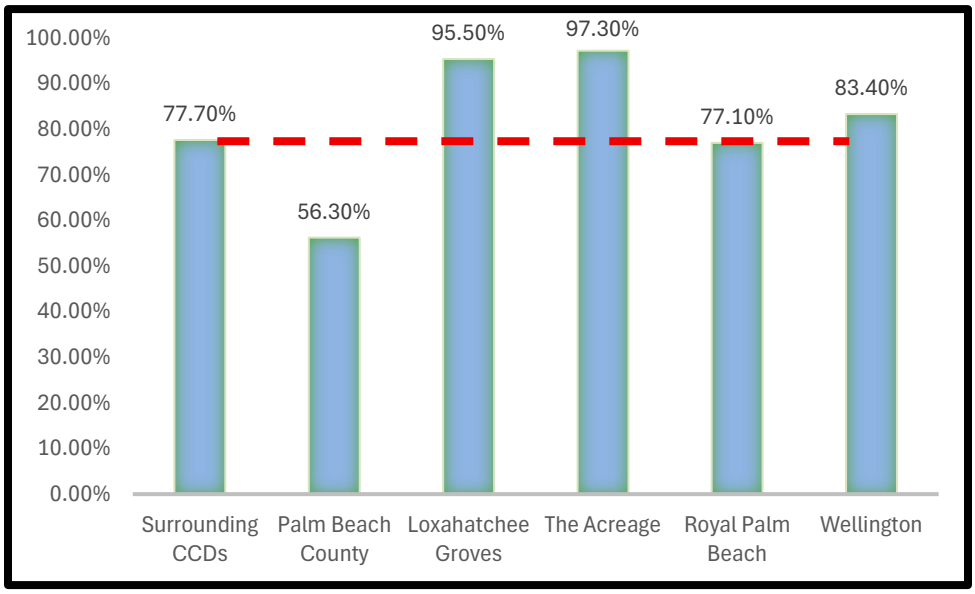
However, there is also considerable variation of housing type within the surrounding CCDs. For example, the adjacent communities of Loxahatchee Grove and the Acreage have much higher percentages of single-family houses – with 96 percent and 97 percent of their housing stock in single-family houses, respectively – than Royal Palm Beach and Wellington, which have 77 percent and 83 percent of their housing stock in single-family houses, respectively. Conversely, the Glades and West Palm Beach CCDs have the lowest percentages of single family houses in the county, at 17 and 41 percent, respectively. Thus, while the percentage of single-family houses in the surrounding CCDs is higher than the county as a whole, it is much lower than the percentage in the nearest communities. Figure 7.4 is a column chart that compares the single-family house percentages in the proximate geographic areas.

Table 7.1: Type of Housing Including the Percentage of Total Housing Units by Number of Units in Structure

Type of Unit / Units in Structure	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage	Royal Palm Beach	Wellington
One-Unit Detached	66.5%	45.%	92.7%	96.1%	66.1%	71.1%
One-Unit Attached	11.2%	11.3%	2.8%	1.2%	11.%	12.3%
Two-Units	0.7%	2.6%	0.0%	1.8%	0.5%	0.9%
Three or Four	3.8%	6.3%	0.0%	0.3%	4.0%	4.4%
Five to Nine	4.3%	6.2%	0.0%	0.0%	6.6%	4.4%
Ten to Nineteen	4.0%	6.0%	0.0%	0.2%	5.9%	3.8%
Twenty or more	7.9%	19.0%	0.0%	0.3%	4.3%	2.7%
Mobile Home	1.5%	2.7%	4.5%	0.0%	0.9%	0.3%
Other (Boat, RV, Van, etc.)	0.1%	0.1%	0.0%	0.0%	0.1%	0.2%

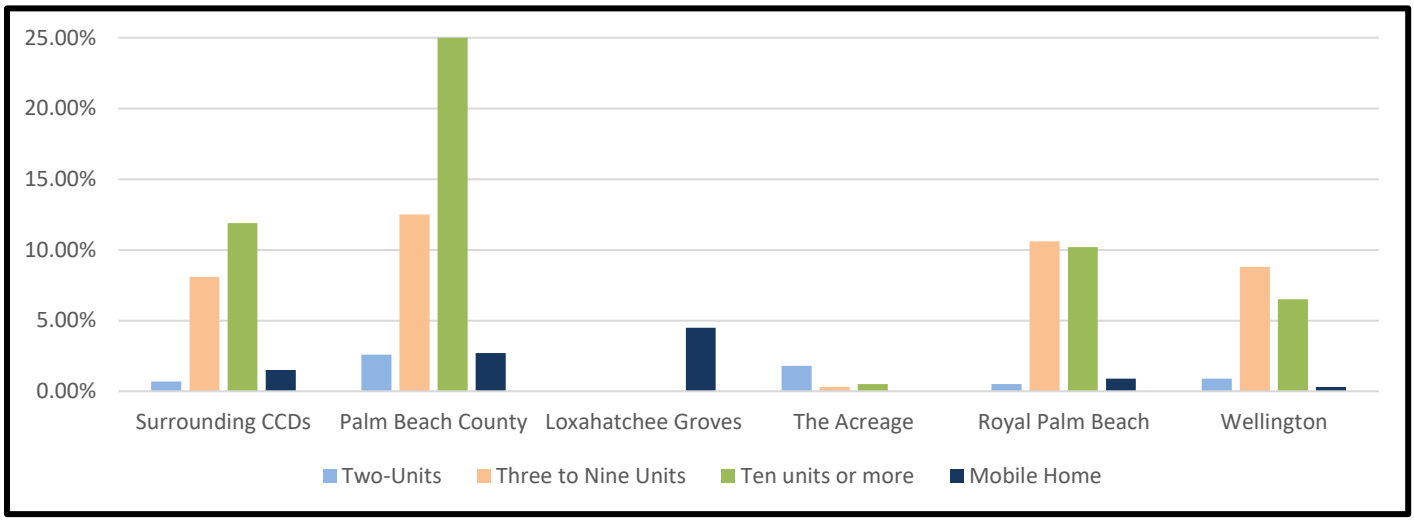
Source: U.S. Census, American Community Survey (ACS)_2023_5yr_DP04 Selected Housing Characteristics

Figure 7.4: Percentage of Total Housing Units in One-Unit Structures (Both Detached and Attached)



About 22 percent of housing units in the surrounding CCDs are multi-family. This is also higher than the corresponding percentages in the Acreage, Loxahatchee, Royal Palm Beach and Wellington. Mobile homes constitute 1.5 percent, which is a higher percentage than the Acreage, Royal Palm Beach, and Wellington. Figure 7.5 is a column chart that compares multi-family and mobile home housing unit percentages in the various geographic areas. The chart clearly shows the scarcity of multi-family housing in the two adjacent communities of the Acreage and Loxahatchee Groves.

Figure 7.5: Percent of Total Housing Units in Multi-Unit Structures and Mobile Homes



Housing Characteristics – Age of Housing

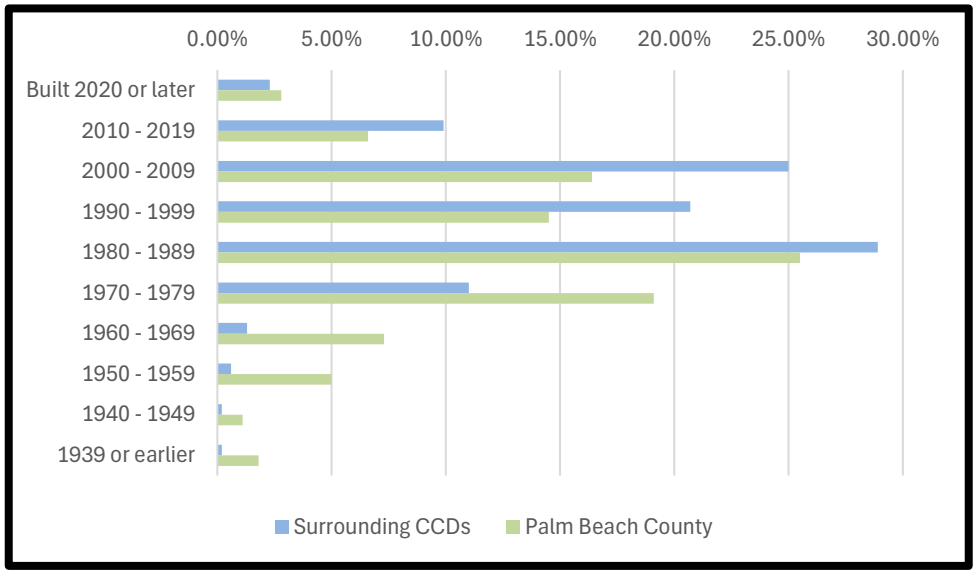
The age of the housing stock in the surrounding CCDs are presented in Table 7.2. This data shows that housing in the three surrounding CCDs is newer than housing in the county as a whole. About 40.3 percent of housing in Palm Beach County was built after 1989, whereas about 57.9 percent of housing in the surrounding CCDs was built after 1989. Figure 7.6 charts the age of housing. The housing in the City will be newly built, and will conform to the latest Florida Building Code, and therefore is likely to remain in good condition for the duration of the long term planning period.

Table 7.2: Age of Housing Units

Year Structure Built	Surrounding CCDs	Palm Beach County
Built 2020 or later	2.3%	2.8%
2010 - 2019	9.9%	6.6%
2000 - 2009	25.0%	16.4%
1990 - 1999	20.7%	14.5%
1980 - 1989	28.9%	25.5%
1970 - 1979	11.0%	19.1%
1960 - 1969	1.3%	7.3%
1950 - 1959	0.6%	5.0%
1940 - 1949	0.2%	1.1%
1939 or earlier	0.2%	1.8%

Source: U.S. Census, American Community Survey (ACS)_2023_5YR_DP04 Selected Housing Characteristics and B25034 Year Structure Built.

Figure 7.6: Age of Housing Units in Surrounding CCDs and Palm Beach County



Housing Characteristics: Average Household Size

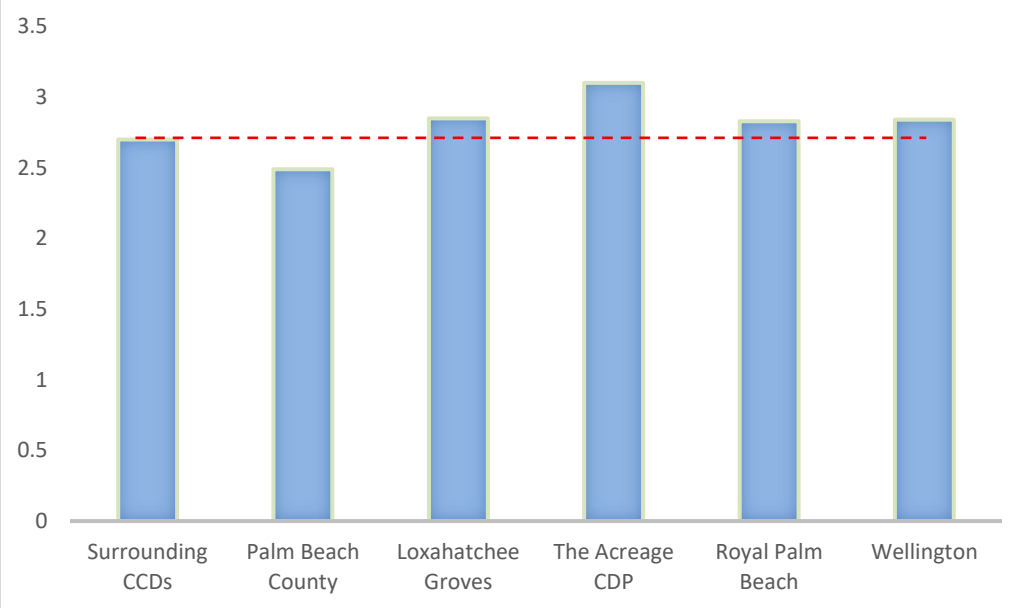
The 2020 Census defines a household as all the people who occupy a housing unit such as a house or apartment as their usual place of residence. A household may be a family household or a non-family household, which may include someone living alone or two or more non-related persons, e.g., roommates, living together. Average household size (also referred to as Population Per Household or PPH) is presented for the three surrounding CCDs as well as Palm Beach County and other nearby areas in Table 7.3. The 2.70 PPH for the surrounding CCDs is lower than all of the surrounding communities, but higher than the county's PPH. Figure 7.7 charts the PPHs for easy comparison. Table 7.3 also shows average household size based on tenure, i.e. owner and renter housing, which is addressed in the next section.

Table 7.3: Average Household Size -Population Per Household (PPH)

	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage CDP	Royal Palm Beach	Wellington
All Occupied Housing Units	2.70	2.49	2.85	3.10	2.83	2.84
Owner Occupied Housing Units	2.69	2.61	2.87	3.12	2.77	2.81
Renter Occupied Housing Units	2.73	2.25	2.68	2.79	3.07	2.92

Source: U.S. Census: American Community Survey (ACS)_2023_5yr_B25008 Total Population in Occupied Housing Units by Tenure and DP04 Selected Housing Characteristics

Figure 7.7: Average Household Size – Average Population Per Household (PPH)



Housing Characteristics - Tenure

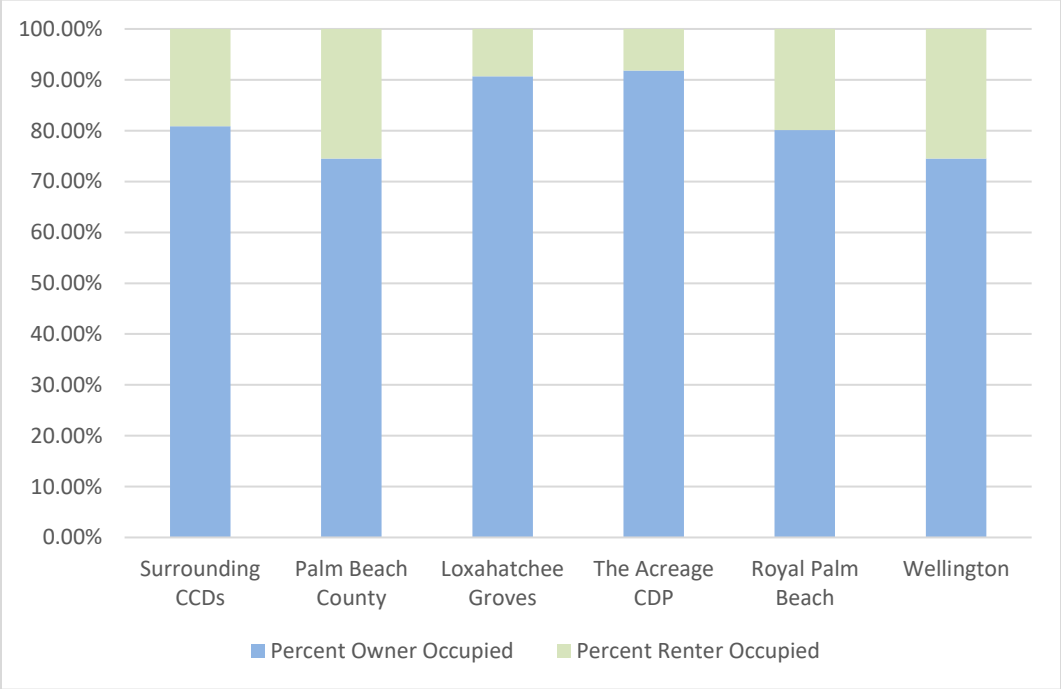
Tenure "refers to the distinction between owner-occupied and renter-occupied housing units." (U.S. Census). Table 7.4 shows a significant difference in the percent of renter households for the county as a whole compared to the central county area (the surrounding CCDs). In particular, the percentages of rental housing in the Acreage, Loxahatchee Groves, and Royal Palm Beach are much lower than the county as a whole. These differences are charted in Figure 7.8. It is frequently observed that owning a house is an aspiration of most Americans – part of the "American Dream." However, for many, renting is a much more affordable option. Rental housing (e.g., apartments) are clearly a necessary part of the affordable housing market and are specifically allowed under the Plan.

Table 7.4: Household Characteristics –Tenure, Percent Owned and Rented

	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage CDP	Royal Palm Beach	Wellington
Percent Owner Occupied	80.9%	74.5%	90.7%	91.8%	80.1%	74.5%
Percent Renter Occupied	19.1%	25.5%	9.3%	8.2%	19.9%	25.5%

Source: US Census, American Community Survey (ACS)_2023_5yr_DP04 Selected Housing Characteristics

Figure 7.8: Tenure – Percent Owned and Rented



Housing Characteristics – Occupancy and Vacancy

Household occupancy and vacancy rates are shown in Table 7.5 and charted in Figure 7.9. The occupancy rate is about 90 percent for the surrounding CCDs. The total vacancy rate, of about 10 percent for the surrounding CCDs, includes vacancies for rent; rented but not occupied; for sale only; sold but not occupied; for seasonal, recreational, or occasional use; and vacancies for other reasons. The seasonal vacancy rate of almost 5 percent for the surrounding CCDs is a part of the total vacancy rate and has also been listed separately in order to project the seasonal population living in housing units. The number of occupied housing units equals the number of households. The occupancy rate for the three surrounding CCDs as well as for Loxahatchee Groves, the Acreage, Royal Palm Beach and Wellington is higher than the county as a whole. The corresponding vacancy rates are lower, especially for the nearest residential areas. This reflects a tighter residential real estate market for this part of the county relative to the county as a whole. In other words, demand for housing is higher relative to available supply compared to the rest of the county.

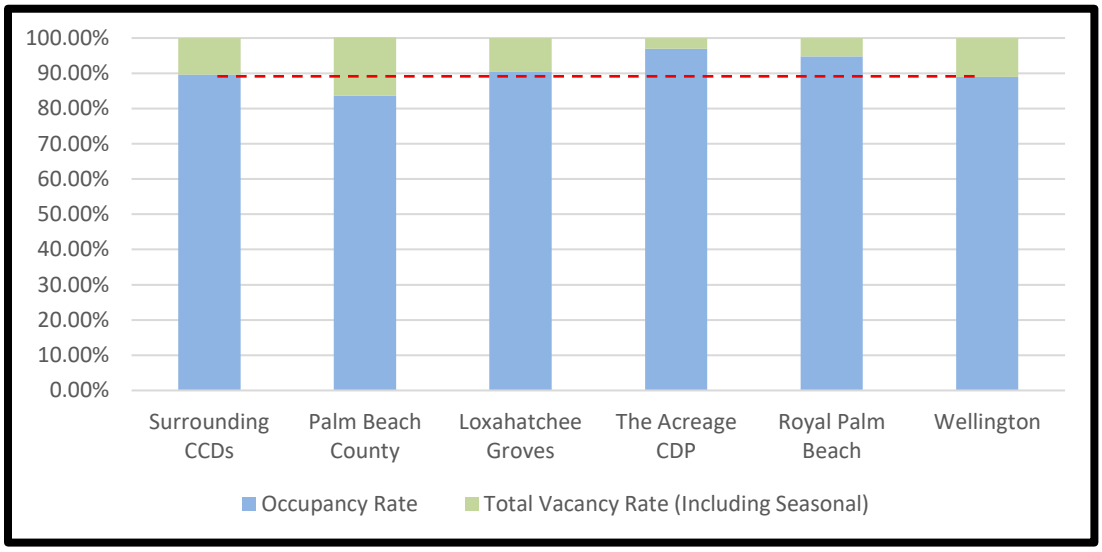
Table 7.5: Occupancy and Vacancy Rates

	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage CDP	Royal Palm Beach	Wellington
All Housing Units						
Occupancy Rate	89.64%	83.6%	90.5%	97.0%	94.8%	89.0%
Total Vacancy Rate	10.36%	16.6%	9.5%	3.0%	5.2%	11.0%
Vacancy Rate Excluding Seasonal	4.59%	7.15%	4.40%	2.25%	2.95%	5.83%
Owner Housing						
Homeowner Vacancy Rate*	1.17%	1.1%	0.4%	0.7%	1.3%	0.9%
Renter Housing						
Rental Vacancy Rate*	5.20%	2.4%	2.8%	0.1%	0.4%	1.9%

* The homeowner vacancy rate is based on units for sale only and does not count other vacancies. The rental vacancy rate is based on units for rent and does not count other vacancies.

Source: US Census American Community Survey (ACS)_2023_5yr_DP04 Selected Housing Characteristics and ACS_2023_5yr_B25004 Vacancy Status

Figure 7.9: Household Occupancy and Vacancy Rates



Housing Costs

Gross rent is defined by the US Census as:

> [T]he amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renter (or paid for the renter by someone else). Gross rent is intended to eliminate differentials which result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

Table 7.6 lists the percentage of rental households by gross rent ranges. While each geographic area has a unique gross rent distribution, the data show that a higher percentage of rental households in the, Royal Palm Beach, and Wellington pay gross rent above $2,000 per month than rental households in the three CCDs. The gross rent distribution in the three surrounding CCDs depicts a more normal distribution curve than the other communities, indicating a more diverse rental housing profile than any of the other areas, which all have higher gross rent peaks, albeit in different gross rent ranges. The median gross rent for the three CCDs falls in between the median value for The Acreage and Royal Palm Beach. See Figure 7.10 for charted values.

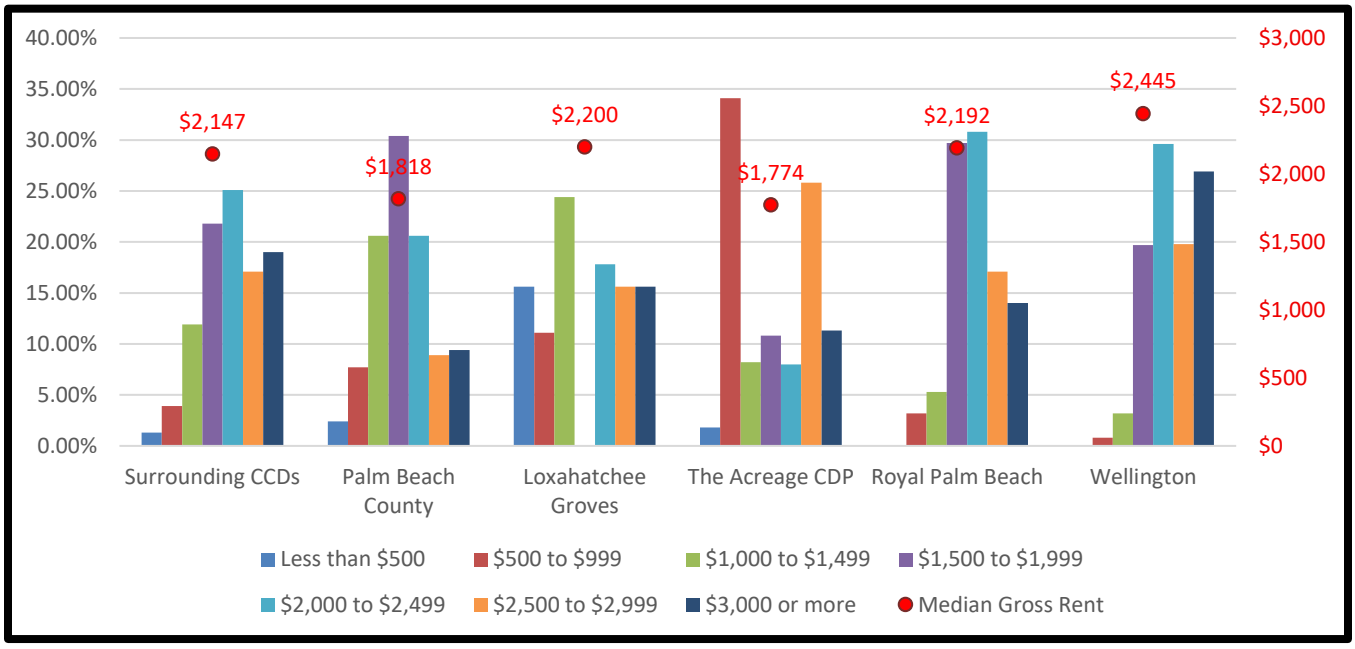
Table 7.6: Percent of Rental Households By Gross Rent and Median Rent

Monthly Gross Rent	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage CDP	Royal Palm Beach	Wellington
Less than $500	1.3%	2.4%	15.6%	1.8%	0.0%	0.0%
$500 to $999	3.9%	7.7%	11.1%	34.1%	3.2%	0.8%
$1,000 to $1,499	11.9%	20.6%	24.4%	8.2%	5.3%	3.2%
$1,500 to $1,999	21.8%	30.4%	0.0%	10.8%	29.7%	19.7%
$2,000 to $2,499	25.1%	20.6%	17.8%	8.0%	30.8%	29.6%
$2,500 to $2,999	17.1%	8.9%	15.6%	25.8%	17.1%	19.8%
$3,000 or more	19.0%	9.4%	15.6%	11.3%	14.0%	26.9%
Median Gross Rent	$2,147	$1,818	*	$1,774	$2,192	$2,445

*The estimate could not be computed because there were an insufficient number of sample observations.

Source: U.S. Census, American Community Survey (ACS)_2023_5YR_B25063 Gross Rent and ACS_2023_5yr_DP04 Selected Housing Characteristics

Figure 7.10: Percent of Rental Households by Gross Rent and Median Rent



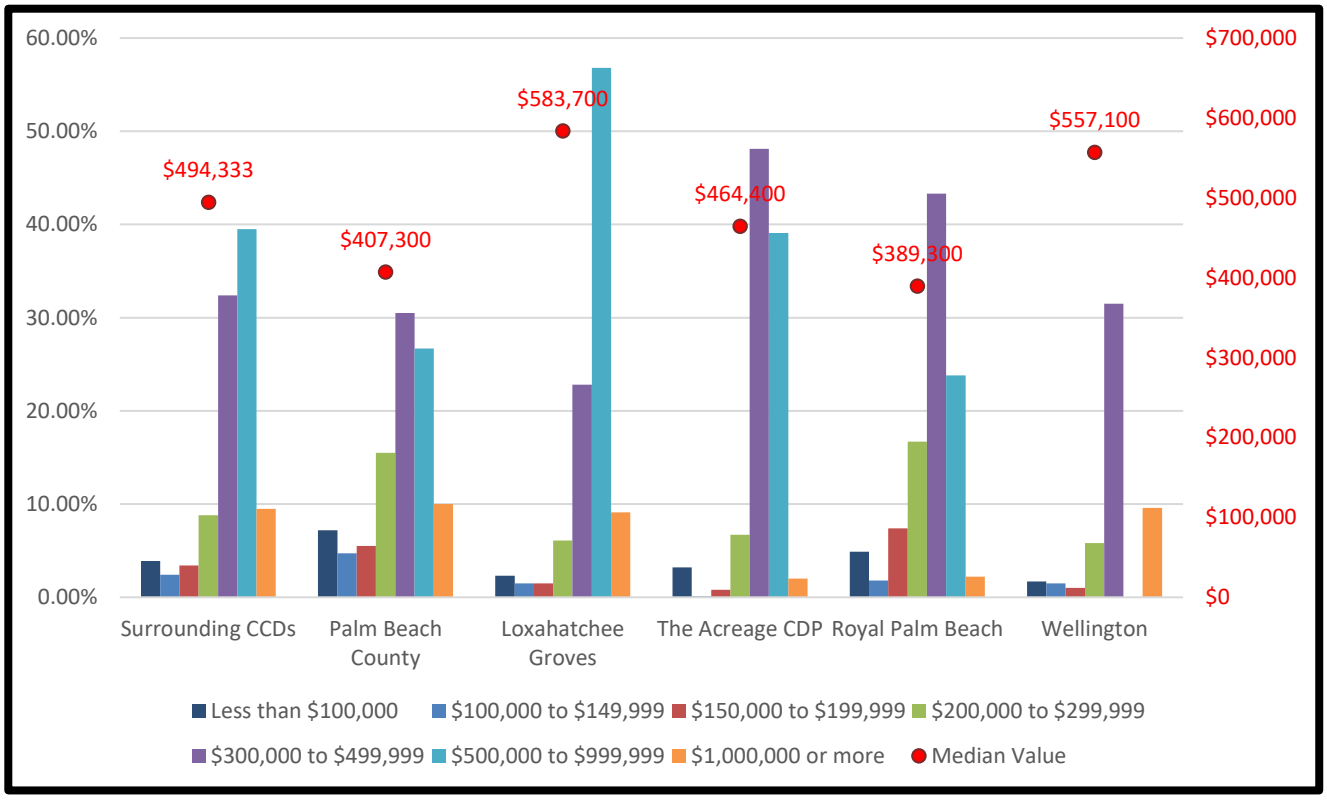
Housing value data for Palm Beach County and the surrounding CCDs are presented in Table 7.7. The median value of owner-occupied units of the surrounding CCDs in the 2023 5-Year Estimate was $494,333, as compared to $407,300 for Palm Beach County. The median value of the three CCDs is lower than Loxahatchee Groves and Wellington, but higher than Royal Palm Beach and the Acreage. Figure 7.11 charts the data.

Table 7.7: Percent of Owner Occupied Housing Units by Value Range and Median Value

Value Range	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage CDP	Royal Palm Beach	Wellington
Less than $50,000	1.8%	3.5%	0.9%	2.3%	2.8%	1.1%
$50,000 to $99,999	2.1%	3.7%	1.4%	0.9%	2.1%	0.6%
$100,000 to $149,999	2.4%	4.7%	1.5%	0.1%	1.8%	1.5%
$150,000 to $199,999	3.4%	5.5%	1.5%	0.8%	7.4%	1.0%
$200,000 to $299,999	8.8%	15.5%	6.1%	6.7%	16.7%	5.8%
$300,000 to $499,999	32.4%	30.5%	22.8%	48.1%	43.3%	31.5%
$500,000 to $999,999	39.5%	26.7%	56.8%	39.1%	23.8%	48.9.5%
$1,000,000 or more	9.5%	10.0%	9.1%	2.0%	2.2%	9.6%
Median Value	$494,333	$407,300	$583,700	$464,400	$389,300	$557,100

Source: U.S. Census, American Community Survey (ACS)_2023_5yr_DP04 Selected Housing Characteristics and B25075 Value

Figure 7.11: Percent of Owner Occupied Housing Units By Value Range and Median Value



Comparative monthly owner cost data for Palm Beach County is presented Tables 7.8 and 7.9. According to the US Census, "selected monthly owner costs (SMOC) are calculated from the sum of payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees." Selected monthly owner costs (SMOC) are divided into housing units with a mortgage and housing units without a mortgage. Countywide, 53 percent of owner-occupied housing units have mortgages. Within the three CCDs, that percentage rises to 61 percent. Over 69 percent of owner occupied housing in the surrounding municipalities and the Acreage have mortgages. In other words, more owner-occupied houses are still paying off mortgages in the central portion of Palm Beach County compared to the county as a whole.

The median SMOC for houses with a mortgage in the three CCDs is $2,495, which is higher than the overall county, Royal Palm Beach and the surrounding Acreage community, but it is lower than Loxahatchee Groves and Wellington. The median SMOC for houses without a mortgage in the three CCDs is $939, which is higher than the nearby communities, except for Wellington, which has a median SMOC for houses without of mortgage of $1,075.

Table 7.8: Percent of Owner Occupied Units with a Mortgage Within Selected Monthly Owner Costs (SMOC) and Median SMOC

Percent of Units within SMOC Range, and Median SMOC	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage CDP	Royal Palm Beach	Wellington
Less than $500	0.3%	0.4%	0.0%	0.3%	0.2%	0.1%
$500 to $999	2.3%	4.3%	2.8%	1.6%	4.3%	2.1%
$1,000 to $1,499	12.2%	16.5%	6.6%	13.3%	23.8%	6.3%
$1,500 to $1,999	15.7%	19.2%	11.2%	17.5%	19.6%	11.5%
$2,000 to $2,499	18.6%	19.0%	13.9%	23.6%	21.7%	16.7%
$2,500 to $2,999	16.5%	13.8%	26.9%	18.1%	14.9%	22.7%
$3,000 or more	34.2%	26.8%	38.6%	25.6%	15.4%	40.6%
Median (dollars)	$2,495	$2,253	$2,788	$2,366	$2,047	$2,792

Source: U.S. Census, American Community Survey (ACS)_2023_5yr_DP04 Selected Housing Characteristics.

Figure 7.12 graphically compares the surrounding CCDs with the county and nearby communities.

Figure 7.12: Percent of Owner Occupied Units with a Mortgage Within Selected Monthly Owner Costs (SMOC) and Median SMOC

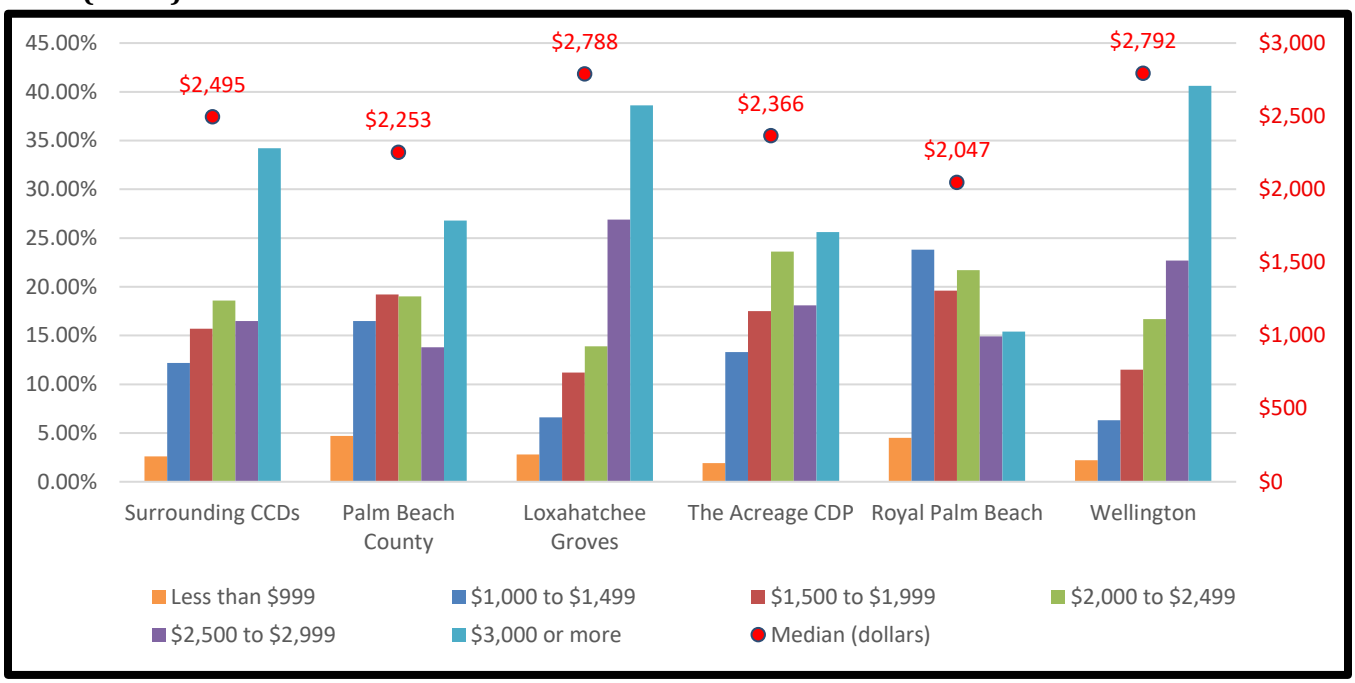


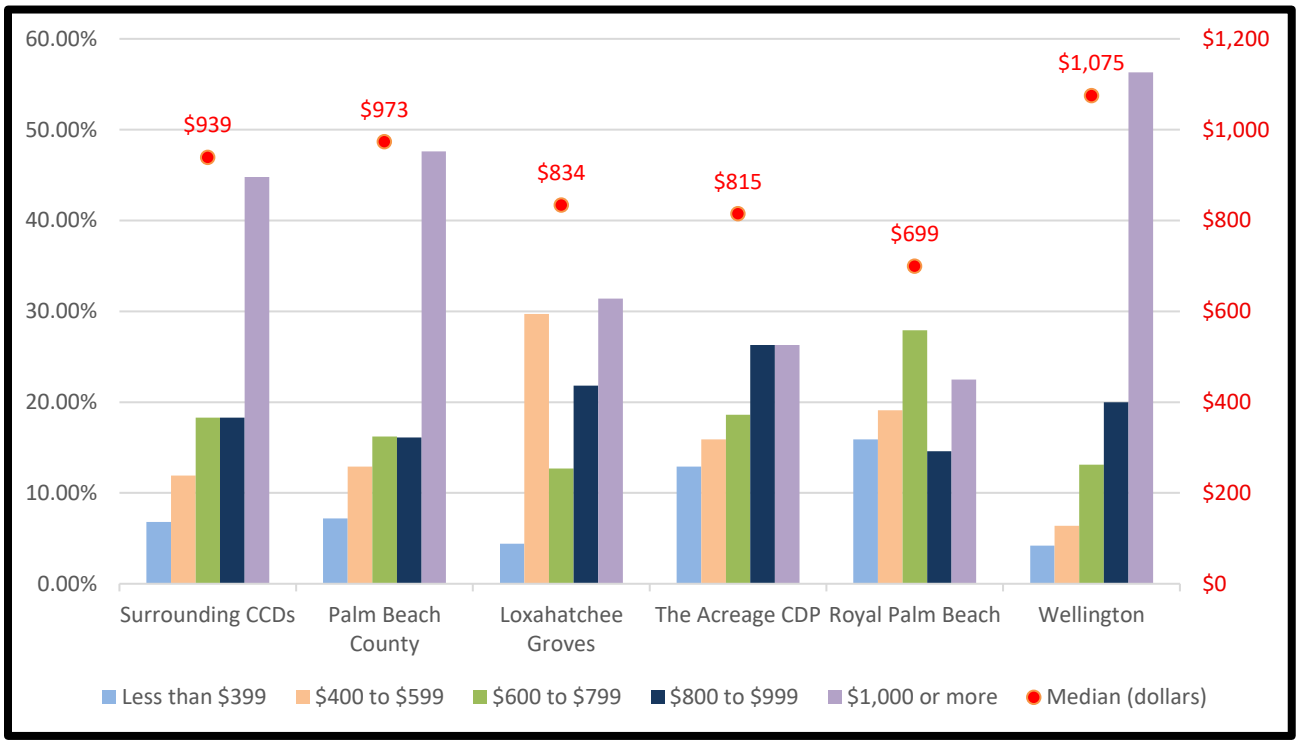
Table 7.9: Percent of Owner Occupied Units without a Mortgage Within Selected Monthly Owner Costs (SMOC) and Median SMOC

Percent of Units within SMOC Range, and Median SMOC	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage CDP	Royal Palm Beach	Wellington
Less than $250	1.9%	1.7%	1.3%	3.4%	5.6%	0.5%
$250 to $399	4.9%	5.5%	3.1%	9.5%	10.3%	3.7%
$400 to $599	11.9%	12.9%	29.7%	15.9%	19.1%	6.4%
$600 to $799	18.3%	16.2%	12.7%	18.6%	27.9%	13.1%
$800 to $999	18.3%	16.1%	21.8%	26.3%	14.6%	20.0%
$1,000 or more	44.8%	47.6%	31.4%	26.3%	22.5%	56.3%
Median (dollars)	$939	$973	$834	$815	$699	$1,075

Source: U.S. Census, American Community Survey (ACS)_2023_5yr_DP04 Selected Housing Characteristics.

Figure 7.13 graphically compares the surrounding CCDs with the county and nearby communities.

Figure 7.13: Percent of Owner Occupied Units with a Without a Mortgage Within Selected Monthly Owner Costs (SMOC) and Median SMOC



EXISTING HOUSEHOLD CHARACTERISTICS

Household Size

In a previous section the average household size or person per household (PPH) was described and enumerated in Table 7.3. Table 7.10 below provides the distribution of households based on the number of persons in each household. About 21 percent of households have only one person in the surrounding CCDs compared to about 29 percent countywide. In other words, there is a smaller percentage of single person households in the three CCDs than in the county as a whole. The surrounding CCDs have a larger percentage of households with three or more persons. Almost 42 percent of households in the surrounding CCDs have three or more persons compared to about 33 percent countywide. Households are larger in the surrounding CCDs than in the county as a whole. Households may be defined as family households (persons related to the head of the household [householder] by birth, marriage, or adoption) or as non-family households. About 74 percent of all households in the surrounding CCDs are family households compared with about 63 percent countywide.

Table 7.10: Household Size

Persons in Household	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage CDP	Royal Palm Beach	Wellington
1	21.4%	29.0%	17.8%	14.3%	19.1%	17.4%
2	36.9%	37.8%	32.7%	32.5%	33.5%	34.2%
3	16.9%	13.7%	27.2%	20.5%	18.7%	20.3%
4	15.4%	11.0%	14.0%	18.7%	18.1%	15.6%
5	7.2%	5.5%	7.0%	10.2%	9.6%	9.5%
6	1.6%	1.8%	0.7%	2.8%	0.5%	2.0%
7 or more	0.6%	1.3%	0.6%	0.9%	0.5%	1.0%

Source: U.S. Census: American Community Survey (ACS)_23_5yr_B11016 Household Type by Household Size.

Household Income

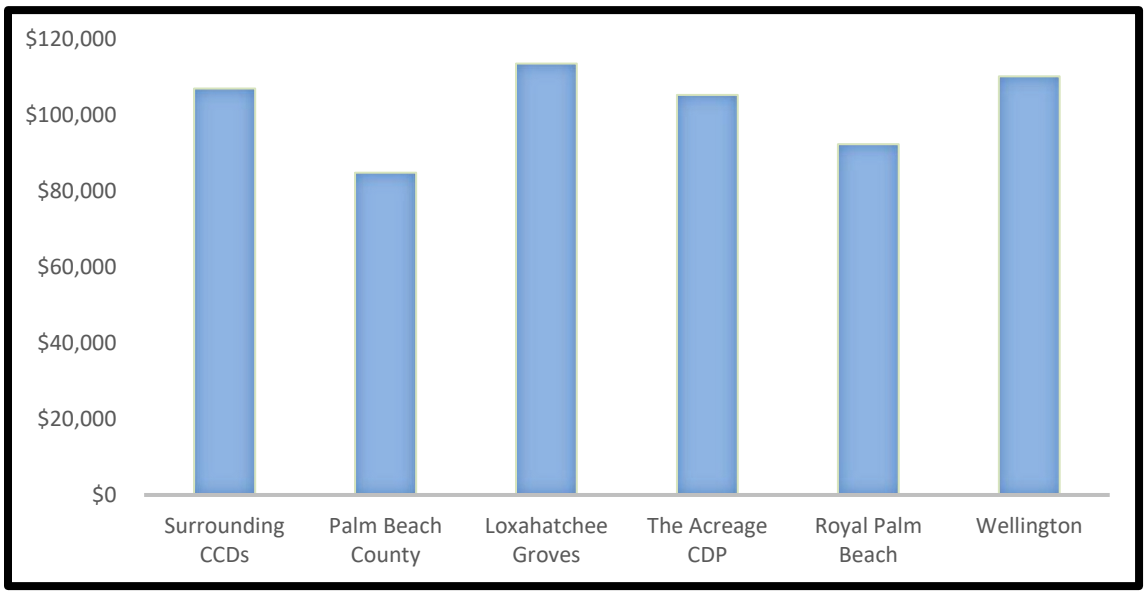
Household income varies significantly across the county. The estimated median annual household income in the surrounding CCDs is $107,090 compared to a countywide median of only $84,921. The median income in all of the nearby communities is higher than the countywide average. Table 7.11 shows household income ranges. Figure 7.14 compares the median incomes of these communities and the county.

Table 7.11: Annual Household Income

Household Income Range	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage CDP	Royal Palm Beach	Wellington
Less than $10,000	3.5%	5.1%	6.7%	1.9%	3.5%	2.2%
$10,000 to $14,999	1.7%	2.5%	0.0%	1.2%	1.7%	1.7%
$15,000 to $24,999	4.2%	5.5%	3.8%	2.9%	3.3%	3.4%
$25,000 to $34,999	4.9%	6.4%	1.3%	3.3%	5.0%	4.4%
$35,000 to $49,999	8.2%	9.3%	2.5%	9.4%	8.6%	6.6%
$50,000 to $74,999	13.4%	15.2%	13.4%	13.6%	15.2%	12.9%
$75,000 to $99,999	12.4%	12.4%	13.6%	15.2%	19.9%	13.3%
$100,000 to $149,999	18.9%	18.0%	23.8%	23.9%	18.1%	20.5%
$150,000 to $199,999	12.0%	9.5%	12.4%	16.1%	11.4%	12.0%
$200,000 or more	20.8%	16.1%	22.4%	12.5%	13.4%	22.9%
Median household income (dollars)	$107,090	$84,921	$113,654	$105,405	$92.382	$110,294
Mean household income (dollars)	$143,354	$130,324	$136,001	$122,207	$112,587	$150,029

Source: American Community Survey (ACS)_2023_5YR_DP03 Selected Economic Characteristics and B19001 Household Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars).

Figure 7.14: Annual Household Median Income



Household Age

Household age is based on the age of the head of household who is called the householder. An examination of household age is different from an examination of the age structure of all persons in a place. Table 7.12 below provides the household age profile for the surrounding CCDs and nearby communities. The household age profile is also provided for owner occupied households and renter occupied households.

Table 7.12: Age of Householder

Householder Age Range	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage CDP	Royal Palm Beach	Wellington
Owner occupied:						
15 to 24 years	0.4%	0.5%	2.7%	0.0%	0.7%	0.7%
25 to 34 years	5.1%	5.6%	5.6%	8.4%	7.6%	7.6%
35 to 44 years	13.6%	11.5%	10.1%	14.9%	14.6%	14.6%
45 to 54 years	18.7%	16.3%	17.3%	25.4%	19.0%	19.0%
55 to 59 years	11.0%	9.7%	14.7%	12.7%	14.9%	14.9%
60 to 64 years	11.6%	11.3%	12.2%	14.2%	11.3%	11.3%
65 to 74 years	21.1%	20.8%	16.4%	16.9%	19.4%	19.4%
75 to 84 years	13.8%	18.3%	15.6%	6.1%	8.8%	8.8%
85 years and over	4.7%	6.0%	5.4%	1.4%	3.7%	3.7%
Renter occupied:						
15 to 24 years	2.9%	5.0%	0.0%	0.0%	2.9%	2.9%
25 to 34 years	16.3%	21.9%	14.4%	10.6%	23.0%	23.5%
35 to 44 years	24.1%	22.1%	0.0%	10.6%	21.9%	21.7%
45 to 54 years	21.0%	15.0%	24.3%	19.8%	34.7%	34.7%
55 to 59 years	5.8%	5.1%	7.2%	36.0%	5.3%	5.3%
60 to 64 years	7.5%	8.3%	14.4%	7.8%	1.5%	1.5%
65 to 74 years	10.2%	11.0%	0.0%	10.6%	8.4%	8.4%
75 to 84 years	6.7%	6.6%	31.5%	11.2%	1.4%	1.4%
85 years and over	5.5%	4.9%	8.1%	4.0%	0.6%	0.6%
All Households (Owner and Renter)						
15 to 24 years	0.9%	1.8%	2.4%	0.0%	1.1%	1.1%
25 to 34 years	7.2%	10.2%	6.5%	8.6%	10.7%	10.7%
35 to 44 years	15.6%	14.5%	9.1%	15.3%	16.1%	16.1%
45 to 54 years	19.1%	15.9%	18.0%	26.2%	22.2%	22.2%
55 to 59 years	10.0%	8.4%	14.0%	12.3%	13.0%	13.0%
60 to 64 years	10.8%	10.4%	12.4%	13.3%	9.3%	9.3%
65 to 74 years	19.0%	18.0%	14.9%	16.4%	17.2%	17.2%
75 to 84 years	12.4%	15.0%	17.11%	6.0%	7.3%	7.3%
85 years and over	4.8%	5.7%	5.6%	1.3%	3.1%	3.1%

Source: U.S. Census: American Commnity Survey (ACS)_2023_5YR_B25007 Tenure by Age of Householder

Housing Affordability

The Shimberg Center for Housing Studies at the University of Florida (Shimberg Center) analyzes housing affordability in terms of cost burden which is based on the "[p]percentage of household income spent for mortgage costs or gross rent. According to the Shimberg Center and U.S. Department of Housing and Urban Development (HUD) assistance programs, households spending more than 30 percent of income for these housing costs are considered to be "cost-burdened." Households spending more than 50 percent are considered to be "severely cost-burdened." Housing is generally considered to be affordable if the household pays less than 30 percent of income." An analysis of community housing affordability utilizes an Area Median Income (AMI) measure and this measure is computed by the Shimberg Center and applied to each community. Such an analysis is not available for the City and there is no significant population or housing yet to conduct such an analysis. In lieu of the Shimberg Center analysis, this Housing Element has examined averages for the surrounding CCDs as a means to generally estimate housing conditions and affordability for the future.

Gross rent as a percentage of income (GRAPI) provides a measure of housing affordability for rental units from which cost burden may be examined. GRAPI is a computed ratio of monthly gross rent to monthly household income (U.S. Census). Table 7.13 provides the GRAPI for the three surrounding CCDs, county, and surrounding communities. About 61 percent of renters pay more than 30 percent of their household income for gross rent and those households would be considered cost burdened, i.e. those households would not have affordable housing. Since those households are unavoidably paying more for housing, they are paying less for other necessities of life. These high percentages are not unique to the surrounding CCDs. Palm Beach County as a whole has a higher percentage of renters that are cost burdened, at about 63 percent.

Table 7.13: Percent of Occupied Rental Units within GRAPI Ranges

Percent of Household Income	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage, CDP	Royal Palm Beach	Wellington
Less than 15.0%	8.8%	7.9%	26.7%	45.2%	8.1%	10.7%
15.0% to 19.9%	7.9%	8.6%	24.4%	7.1%	7.3%	6.4%
20.0% to 24.9%	10.9%	9.2%	17.8%	15.4%	17.1%	12.6%
25.0% to 29.9%	11.4%	11.3%	0.0%	16.6%	11.9%	12.0%
30.0% to 34.9%	9.6%	10.2%	0.0%	2.5%	16.0%	9.3%
35.0% or more	51.3%	52.9%	31.1%	13.1%	39.6%	49.0%

Source: U.S. Census, American Community Survey (ACS)_2023_ 5yr_DP04 Selected Housing Characteristics

Selected monthly owner costs as a percentage of income (SMOCAPI) provides a measure of housing affordability for owner occupied housing. SMOCAPI is a computed ratio of selected monthly owner costs to monthly household income (U.S. Census). Tables 7.14 and 7.15 provides the SMOCAPI for the three surrounding CCDs. About 34 percent of housing units with a mortgage are cost burdened. About 18percent of housing units without a mortgage are cost burdened. Once again, housing affordability is a widespread problem. Palm Beach County and the nearby communities have higher or comparable percentages as can be seen in the tables below.

Table 7.14: Percent of Owner Occupied Housing Units with a Mortgage within SMOCAPI Ranges within the three surrounding CCDs

Percent of Household Income	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage, CDP	Royal Palm Beach	Wellington
Less than 20.0%	38.9%	36.5%	26.2%	31.6%	40.0%	36.4%
20.0% to 24.9%	15.6%	12.2%	13.0%	16.2%	15.5%	18.2%
25.0% to 29.9%	11.2%	12.0%	8.7%	12.2%	13.3%	11.0%
30.0% to 34.9%	7.9%	8.0%	20.2%	9.0%	8.3%	10.8%
35.0% or more	26.5%	31.3%	31.9%	31.0%	22.9%	23.6%

Source: U.S. Census, American Community Survey (ACS)_2023_ 5yr_DP04 Selected Housing Characteristics

Table 7.15: Percent of Owner Occupied Housing Units without a Mortgage within SMOCAPI Ranges within the three surrounding CCDs

Percent of Household Income	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage, CDP	Royal Palm Beach	Wellington
Less than 10.0%	39.1%	32.5%	57.5%	41.7%	44.3%	35.6%
10.0% to 14.9%	19.0%	16.2%	21.3%	25.0%	16.2%	16.6%
15.0% to 19.9%	11.4%	12.7%	3.1%	12.4%	12.5%	16.3%
20.0% to 24.9%	7.1%	8.3%	10.4%	5.8%	4.6%	6.6%
25.0% to 29.9%	5.3%	5.6%	3.7%	2.1%	4.5%	6.8%
30.0% to 34.9%	2.9%	3.8%	0.0%	0.7%	3.2%	2.4%
35% or more	15.2%	20.9%	3.9%	12.3%	14.8%	15.8%

Source: U.S. Census, American Community Survey (ACS)_2023_ 5yr_DP04 Selected Housing Characteristics

Although housing cost burden numbers linked to the AMI are not available for the City, the numbers are available for the county and nearby communities. In Palm Beach County, about 15 percent of owners and about 25 percent of renters were cost burdened in 2023. Further, an additional 14 percent of owners and about 30 percent of renters were severely cost burdened.

Table 7.16: 2023 Palm Beach County Household Income and Cost Burden

Household Income as Percentage of Area Median Income	Amount of Income Paid for Housing					
	0-30%		30-50%		50% or More	
	Units	Percent	Units	Percent	Units	Percent
<=30% AMI	6,730	2%	7,905	7.10%	54,865	47.14%
30.01-50% AMI	19,745	5%	21,673	19.46%	34,742	29.85%
50.01-80% AMI	48,848	13%	40,273	36.16%	18,066	15.52%
80.01-100% AMI	41,040	11%	17,567	15.77%	4,149	3.56%
Greater than 100% AMI	265,369	70%	23,953	21.51%	4,570	3.93%
Total		63%		18%		19%

Source: Shimberg Center for Housing, Florida Housing Data Clearinghouse, 2023.

Table 7.17: 2023 Number and Percent of Households By Amount of Income Paid for Housing in Palm Beach County by Tenure

Tenure	Amount of Income Paid for Housing		
	0-30%	30-50%	50% or more
Owner	294,854 (71.2%)	61,690 (14.9%)	57,588 (13.9%)
Renter	86,878 (44.5%)	49,681 (25.4%)	58,804 (30.1%

Source: Shimberg Center for Housing, Florida Housing Data Clearinghouse, 2023.

HOUSING DEMAND PROJECTIONS

Housing stock within the City has been and will continue to be constructed by the private sector and is expected to accommodate projected population growth through both planning periods. It is anticipated that by the end of 2025, there will be approximately 3,625 housing units built within the City of Westlake. By 2035, 5,400 housing units are projected, and by 2045, 7,200 housing units are projected.

Table 18: Housing Projections

Projection Year	2025	2035	2045
Total Housing Units	3,625	5,400	7,200

Affordable Housing Assessment

Housing within the City can be more attainable and more affordable for a number of reasons. Because services and infrastructure can be provided more efficiently, the cost of units should be less. Smaller average lot sizes can translate to lower maintenance costs. But most importantly, reduced transportation costs free up financial resources that can be allocated to housing that would not be available in a completely automobile dependent pattern of development.

City Housing Incentive Programs

The City is committed to creating affordable and safe housing that meets the needs of residents. Safe and appropriate affordable housing benefits the entire community – socially, economically and environmentally. Housing goals, objectives, and policies are tailored to encourage the development of a variety of housing types to accommodate demand generated by population growth, including the accommodation of accessory apartments and mobile homes. In addition, policies to incorporate small-scale special needs and senior facilities are also included.

Workforce and Affordable Housing

The City is committed to the provision of workforce and affordable housing based on statewide guidelines. These guidelines delineate the basic components of an affordable workforce housing program and applicable income standards. Affordable housing for lower income families follows the state guidelines for affordability found in Chapter 420.0004(3), Florida Statutes.

The City will coordinate with the County, where appropriate, regarding countywide affordable housing programs. Additionally, the City is providing the opportunity for workforce and affordable housing by offering a variety of housing types. An adequate supply of land and density flexibility is designated on the Future Land Use Map (FLU Map 2.1) to accommodate a variety of housing types to provide opportunities for varying income levels. The City's housing alternatives will meet the diverse needs of the community.

Housing Assistance Purchase Program ("HAPPY")

Through the adoption of City Ordinance 2017-6, the City has established a housing assistance purchase program which receives funding from development within the City. The purpose of the program is to provide down payment, closing cost, and rental assistance for the purchase or rental of single family and multi-family units within the City. The program has received in excess of three hundred thousand dollars for initial implementation and applications are being received and evaluated for assistance. The program has not received state and/or federal funding, but state and federal guidelines provided on an annual basis from the United States Department of Housing and Urban Development on funding assistance are being utilized.

The City of Westlake is implementing an attainable, affordable, and workforce housing assistance purchase program to maintain the economic and social sustainability of housing supply within the city limits at various income levels. The City has partnered with the Developer, Minto PBLH, LLC ("Minto") and the Westlake Community Foundation, Inc. ("Foundation"), in an innovative program to fund eligible applicants under the Housing and Urban Development categories for low-, moderate-, and middle-income households based upon income limitations, or under an occupation-based qualification system established by the City.

Since its inception, sixty nine (69) families have benefited from this program up to now (7/31/25) representing a total amount of $922,410.

The City, Palm Beach County, developers, local businesses, and residents will all benefit from the availability of attainable, affordable, and workforce housing units. The City will cooperate with other Federal, State, and local governmental agencies and local for-profit and not-for profit organizations in a collaborative effort to maximize the utilization of funding sources for attainable, affordable, and workforce housing assistance in creating a sustainable framework to meet the needs of the community and future residents

The City welcomes applicants to apply for assistance under the housing assistance purchase program. The program will provide assistance to eligible households purchasing property within the City of Westlake's to cover a portion of the costs of homeownership such as down payment assistance and/or assistance with closing costs. Application form is available at the City's website Housing Assistance Purchase Program | City of Westlake, Florida

TECHNICAL DOCUMENT

Data and Analysis



CAPITAL IMPROVEMENTS

CHAPTER 8. CAPITAL IMPROVEMENTS ELEMENT DATA AND ANALYSIS

INTRODUCTION

The purpose of the Capital Improvements Element is to plan for public facility needs as identified in other Plan elements and to ensure that capital improvements are provided to accommodate growth, correct deficiencies, and replace obsolete or damaged facilities when required.

The City was incorporated through a statutory process that allowed the electors in the Seminole Improvement District (SID), an Independent Special District empowered by special act (Chapter 2000-431, House Bill No. 1559), to convert SID into the City of Westlake. SID continues to exist as an independent special district but will eventually transition into a dependent special district. SID continues to provide infrastructure and facilities within its boundaries, which are coterminous with the boundaries of the City. SID is the exclusive retail provider of potable water, reuse water, and wastewater facilities in the City, and is empowered to construct and maintain the facilities related to those services. SID is also empowered to construct and maintain drainage (stormwater) facilities (including, e.g., canals, levees, lakes, ponds, and other works for water management and control); transportation facilities (including, e.g., roads, bridges, shared use paths, transit, landscaping, and other related transportation facilities); and parks and facilities for indoor and outdoor recreation.

SID is also empowered to levy ad valorem taxes, non-ad valorem assessments and collect other fees to recover the cost of providing the forenamed facilities and services. Pursuant to the City Charter, the City may not exercise any function or duplicate services provided by SID until such time as SID is transitioned to a dependent special district. This restriction does not impair the ability of the City to contract for fire rescue or law enforcement. The relationship between the City and SID for provision of capital improvements is detailed in the Interlocal Agreement between the City of Westlake and the Seminole Improvement District Regarding the Provision of Certain Services, Infrastructure, and Public Facilities in the City of Westlake and for Assurance of Non-Duplication of Services dated March 2018 ("SID-Westlake Interlocal"), while SID's specific plans for facilities construction, maintenance, and expansion are contained in its Water Control Plan dated May 3, 2021. As a result of the cooperative relationship between SID and the City, the 5-Year Schedule of Capital Improvements and the Capital Improvements Element includes facilities to be constructed, financed, and maintained by SID.

CAPITAL IMPROVEMENT NEEDS

Potable Water and Wastewater

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 and wastewater treatment as provided through interlocal agreements between SID and Palm Beach County. SID

plans on expanding distribution lines for potable water, and installing collection lines and additional lift stations for wastewater, and beginning the interconnection process of both water and wastewater with the County's lines within the short term planning period. SID's planned improvements for both potable water and wastewater are listed in the 5-Year Schedule of Capital Improvements and are shown on INF Maps 4.2, 4.3, and 4.4. Pursuant to the SID-Westlake Interlocal, 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. Additional details and analyses are provided in the Infrastructure Element.

Transportation

The expansion of Seminole Pratt Whitney Road to a four-lane divided highway will be close to completion as of the adoption date of this Plan. The expansion is being funded by SID pursuant to a funding contract with developer Minto PBLH, LLC, ("Minto"). Construction of collector roads connecting the first phase of the development to Seminole Pratt Whitney Road is also complete. Other work has begun and will continue throughout the short term planning period to provide necessary collector roads as well as local roads, for development. The arterial and collector roads planned for the next five years, as well as for the long term planning period are shown in the TE Maps 3.3-3.6. Additionally, related facilities, such as sidewalks, bicycle lanes, and shared use paths are also being constructed in conjunction with the roads. These are shown on TE Maps 3.8 and 3.9.

These transportation facilities are being funded by a combination of non-ad valorem assessments and developer contributions. In some instances, the developer is constructing the facilities directly. All work is being conducted in coordination with SID.

The City will coordinate with SID to sufficiently plan for roads associated with future growth during the short term planning period. The anticipated planned improvements for roads are listed in the 5-Year Schedule of Capital Improvements.

Prior to the incorporation of the City, Palm Beach County approved the development of 4,546 dwelling units and 2.2 million square feet of non-residential, and other uses. As part of the approval of this development, a proportionate share agreement was executed between Minto and the county. That agreement remains effective.

Stormwater

Prior to the incorporation of the City, the previous county plan amendment and South Florida Water Management District (SFWMD) Environmental Resource Permits addressed stormwater and drainage facilities. SID and in conjunction with the developer, have begun construction of a new stormwater management system, including extensive surface waters. The development of this stormwater management system will continue on pace with the anticipated expansion of the previously approved development in order to meet the SFWMD permit requirements as well as the adopted level of service standards.

The City will coordinate with SID to plan for the stormwater management system to serve the City during the short term and long term planning periods. SID's planned improvements for stormwater are listed in the 5-Year Schedule of Capital Improvements and are also depicted on INF Maps 4.2, 4.3, and 4.4.

Recreation Facilities

The City will coordinate with SID to sufficiently plan for recreational facilities to serve the City that will be associated with future growth during the short term planning period. The first phase of a community park is in the process of being constructed. The level of service standard for parks is for planning purposes and is not a concurrency requirement.

Reuse Water

SID also plans to supply reuse water for landscape irrigation via an interlocal agreement with Palm Beach County. The reuse distribution pipes will be constructed and put into service in tandem with the water and wastewater distribution and collection pipes. Additional details are provided in the Infrastructure Element. Reuse water does not have an associated level of service standard and is not regulated via concurrency.

Solid Waste

The City will contract with a solid waste provider to collect and appropriately dispose of solid waste including hazardous wastes. The City will not construct or host within its boundaries any solid waste or hazardous waste disposal sites or facilities. As indicated in the Infrastructure Element, the Palm Beach County Solid Waste Authority has projected adequate capacity for solid waste disposal through the long term planning period.

Table 8.1: 5-Year Schedule of Capital Improvements, Fiscal Years 2024-25 – 2029-30

For the 5-Year Capital Improvements Schedule below:

- Road costs include costs of landscaping and the construction of bicycle lanes, sidewalks, and shared use paths.
- This table should be read in conjunction with the 5-Year Capital Improvement Schedule Construction Map for Road Segments, Stormwater Drainage Features, and Park.

5-Year Capital Improvements Schedule: Summary of Total Project Costs By Year									
Project Description	**Priority**	**FY 2024-25**	**FY 2025-26**	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**Total Funding Amount**	**Funding Source***
Saddle Bay Drive	High	$ -	$ -	$ -	$ 996,660.00	$ -	$ -	$ 996,660.00	Developer / Bonds
Persimmon Blvd E Phase 5 (Up to Roundabout)	High	$ 967,678.00	$ -	$ -	$ -	$ -	$ -	$ 967,678.00	Developer / Bonds
Persimmon Blvd E Phase 6 (Up to 140th)	High	$ -	$ 3,045,923.00	$ 1,328,640.00	$ -	$ -	$ -	$ 4,374,563.00	Developer / Bonds
Persimmon Blvd W Phase 3	High	$ -	$ -	$ -	$ -	$ 1,251,225.00	$ -	$ 1,251,225.00	Developer / Bonds
Town Center Parkway SW Phase 3	High	$ -	$ -	$ -	$ -	$ -	$ 2,083,200.00	$ 2,083,200.00	Developer / Bonds
Town Center Parkway NW Phase 1	High	$ 1,036,945.00	$ 1,267,377.00	$ -	$ -	$ -	$ -	$ 2,304,322.00	Developer / Bonds
Town Center Parkway NW Phase 2	High	$ -	$ -	$ -	$ -	$ 1,713,660.00	$ -	$ 1,713,660.00	Developer / Bonds
Stormwater Management Lakes – Parcel V	High	$ 4,216,951.00	$ 221,945.00	$ -	$ -	$ -	$ -	$ 4,438,896.00	Developer / Bonds
Stormwater Management Lakes – Parcel U	High	$ 5,255,210.00	$ 927,390.00	$ -	$ -	$ -	$ -	$ 6,182,600.00	Developer / Bonds
Stormwater Management Lakes – Silverlake	High	$ -	$ 2,290,625.00	$ -	$ -	$ -	$ -	$ 2,290,625.00	Developer / Bonds
Stormwater Management Lakes – Parcel B	High	$ -	$ -	$ -	$ -	$ 1,700,635.00	$ -	$ 1,700,635.00	Developer / Bonds
Water Main from (Parcel V to SE Interconnect)	High	$ -	$ 243,000.00	$ -	$ -	$ -	$ -	$ 243,000.00	Developer / Bonds
Force Main from (Persimmon Phase 6 to SE Interconnect)	High	$ -	$ 305,200.00	$ -	$ -	$ -	$ -	$ 305,200.00	Developer / Bonds
Community Park (Parcel C-4)	High	$ 1,450,000.00	$ 3,165,000.00	$ 885,000.00	$ -	$ -	$ -	$ 5,500,000.00	Bonds
Seminole Improvement District Complex	High	$ 647,368.00	$ 1,817,632.00	$ -	$ -	$ -	$ -	$ 2,465,000.00	Bonds
TOTAL		**$ 13,574,152.00**	**$ 13,284,092.00**	**$ 2,213,640.00**	**$ 996,660.00**	**$ 4,665,520.00**	**$ 2,083,200.00**	**$ 36,817,264.00**	**-**

5-Year Capital Improvements Schedule: Potable Water Component									
Project Description	**Priority**	**FY 2024-25**	**FY 2025-26**	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**Total Funding Amount**	**Funding Source***
Saddle Bay Drive	High	$ -	$ -	$ -	$ 182,730.00	$ -	$ -	$ 182,730.00	Developer / Bonds
Persimmon Blvd E Phase 5 (Up to Roundabout)	High	$ 151,146.00	$ -	$ -	$ -	$ -	$ -	$ 151,146.00	Developer / Bonds
Persimmon Blvd E Phase 6 (Up to 140th)	High	$ -	$ 359,000.00	$ 359,000.00	$ -	$ -	$ -	$ 718,000.00	Developer / Bonds
Persimmon Blvd W Phase 3	High	$ -	$ -	$ -	$ -	$ 212,708.00	$ -	$ 212,708.00	Developer / Bonds
Town Center Parkway SW Phase 3	High	$ -	$ -	$ -	$ -	$ -	$ 354,144.00	$ 354,144.00	Developer / Bonds
Town Center Parkway NW Phase 1	High	$ 176,281.00	$ 215,454.00	$ -	$ -	$ -	$ -	$ 391,735.00	Developer / Bonds
Town Center Parkway NW Phase 2	High	$ -	$ -	$ -	$ -	$ 291,220.00	$ -	$ 291,220.00	Developer / Bonds
Stormwater Management Lakes – Parcel V	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel U	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Silverlake	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel B	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Water Main from (Parcel V to SE Interconnect)	High	$ -	$ 235,710.00	$ -	$ -	$ -	$ -	$ 235,710.00	Developer / Bonds
Force Main from (Persimmon Phase 6 to SE Interconnect)	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Community Park (Parcel C-4)	High	$ 229,364.00	$ 500,645.00	$ 139,991.00	$ -	$ -	$ -	$ 870,000.00	Bonds
Seminole Improvement District Complex	High	$ 129,272.00	$ 362,959.00	$ -	$ -	$ -	$ -	$ 492,231.00	Bonds
TOTAL		**$ 686,063.00**	**$ 1,673,768.00**	**$ 498,991.00**	**$ 182,730.00**	**$ 503,928.00**	**$ 354,144.00**	**$ 3,899,624.00**	**-**

5-Year Capital Improvements Schedule: Wastewater Component									
Project Description	**Priority**	**FY 2024-25**	**FY 2025-26**	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**Total Funding Amount**	**Funding Source***
Saddle Bay Drive	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Persimmon Blvd E Phase 5 (Up to Roundabout)	High	$ 77,001.00	$ -	$ -	$ -	$ -	$ -	$ 77,001.00	Developer / Bonds
Persimmon Blvd E Phase 6 (Up to 140th)	High	$ -	$ 121,640.00	$ 53,060.00	$ -	$ -	$ -	$ 174,700.00	Developer / Bonds
Persimmon Blvd W Phase 3	High	$ -	$ -	$ -	$ -	$ 50,049.00	$ -	$ 50,049.00	Developer / Bonds
Town Center Parkway SW Phase 3	High	$ -	$ -	$ -	$ -	$ -	$ 83,328.00	$ 83,328.00	Developer / Bonds
Town Center Parkway NW Phase 1	High	$ 41,478.00	$ 50,695.00	$ -	$ -	$ -	$ -	$ 92,173.00	Developer / Bonds
Town Center Parkway NW Phase 2	High	$ -	$ -	$ -	$ -	$ 68,546.00	$ -	$ 68,546.00	Developer / Bonds
Stormwater Management Lakes – Parcel V	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel U	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Silverlake	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel B	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Water Main from (Parcel V to SE Interconnect)	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Force Main from (Persimmon Phase 6 to SE Interconnect)	High	$ -	$ 296,044.00	$ -	$ -	$ -	$ -	$ 296,044.00	Developer / Bonds
Community Park (Parcel C-4)	High	$ 239,909.00	$ 523,664.00	$ 146,427.00	$ -	$ -	$ -	$ 910,000.00	Bonds
Seminole Improvement District Complex	High	$ 112,103.00	$ 314,754.00	$ -	$ -	$ -	$ -	$ 426,857.00	Bonds
TOTAL		**$ 470,491.00**	**$ 1,306,797.00**	**$ 199,487.00**	**$ -**	**$ 118,595.00**	**$ 83,328.00**	**$ 2,178,698.00**	**-**

5-Year Capital Improvements Schedule: Stormwater/Drainage Component									
Project Description	**Priority**	**FY 2024-25**	**FY 2025-26**	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**Total Funding Amount**	**Funding Source***
Saddle Bay Drive	High	$ -	$ -	$ -	$ 157,640.00	$ -	$ -	$ 157,640.00	Developer / Bonds
Persimmon Blvd E Phase 5 (Up to Roundabout)	High	$ 166,619.00	$ -	$ -	$ -	$ -	$ -	$ 166,619.00	Developer / Bonds
Persimmon Blvd E Phase 6 (Up to 140th)	High	$ -	$ 817,433.00	$ 356,567.00	$ -	$ -	$ -	$ 1,174,000.00	Developer / Bonds
Persimmon Blvd W Phase 3	High	$ -	$ -	$ -	$ -	$ 312,806.00	$ -	$ 312,806.00	Developer / Bonds
Town Center Parkway SW Phase 3	High	$ -	$ -	$ -	$ -	$ -	$ 520,800.00	$ 520,800.00	Developer / Bonds
Town Center Parkway NW Phase 1	High	$ 259,237.00	$ 316,844.00	$ -	$ -	$ -	$ -	$ 576,081.00	Developer / Bonds
Town Center Parkway NW Phase 2	High	$ -	$ -	$ -	$ -	$ 428,415.00	$ -	$ 428,415.00	Developer / Bonds
Stormwater Management Lakes – Parcel V	High	$ 4,216,951.00	$ 221,945.00	$ -	$ -	$ -	$ -	$ 4,438,896.00	Developer / Bonds
Stormwater Management Lakes – Parcel U	High	$ 5,255,210.00	$ 927,390.00	$ -	$ -	$ -	$ -	$ 6,182,600.00	Developer / Bonds
Stormwater Management Lakes – Silverlake	High	$ -	$ 2,290,625.00	$ -	$ -	$ -	$ -	$ 2,290,625.00	Developer / Bonds
Stormwater Management Lakes – Parcel B	High	$ -	$ -	$ -	$ -	$ 1,700,635.00	$ -	$ 1,700,635.00	Developer / Bonds
Water Main from (Parcel V to SE Interconnect)	High	$ -		$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Force Main from (Persimmon Phase 6 to SE Interconnect)	High	$ -		$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Community Park (Parcel C-4)	High	$ 135,773.00	$ 296,359.00	$ 82,868.00	$ -	$ -	$ -	$ 515,000.00	Bonds
Seminole Improvement District Complex	High	$ 95,944.00	$ 269,384.00	$ -	$ -	$ -	$ -	$ 365,328.00	Bonds
TOTAL		**$ 10,129,734.00**	**$ 5,139,980.00**	**$ 439,435.00**	**$ 157,640.00**	**$ 2,441,856.00**	**$ 520,800.00**	**$ 18,829,445.00**	**-**

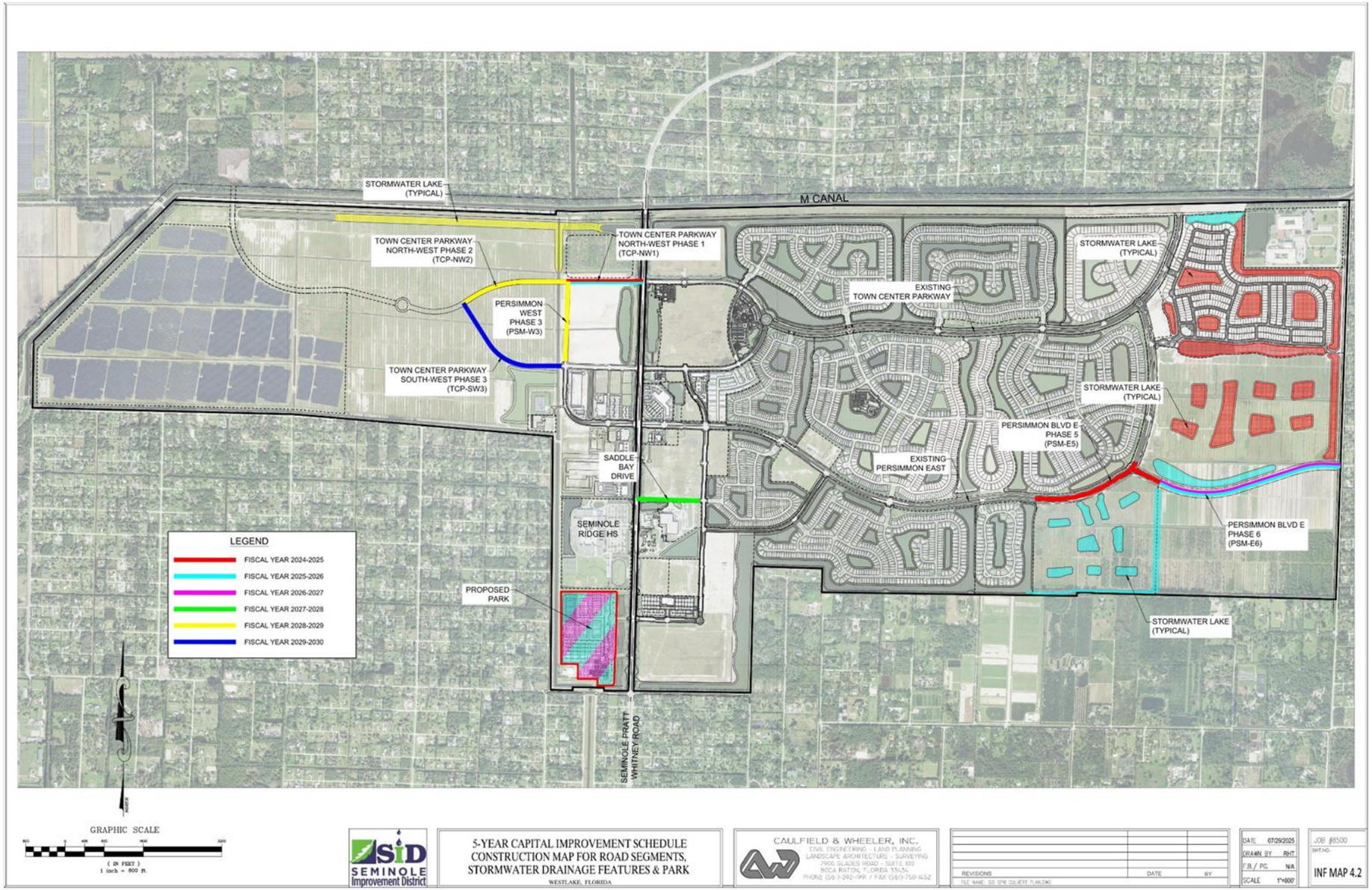
5-Year Capital Improvements Schedule: Road Component									
Project Description	**Priority**	**FY 2024-25**	**FY 2025-26**	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**Total Funding Amount**	**Funding Source***
Saddle Bay Drive	High	$ -	$ -	$ -	$ 458,290.00	$ -	$ -	$ 458,290.00	Developer / Bonds
Persimmon Blvd E Phase 5 (Up to Roundabout)	High	$ 372,257.00	$ -	$ -	$ -	$ -	$ -	$ 372,257.00	Developer / Bonds
Persimmon Blvd E Phase 6 (Up to 140th)	High	$ -	$ 1,074,779.00	$ 468,821.00	$ -	$ -	$ -	$ 1,543,600.00	Developer / Bonds
Persimmon Blvd W Phase 3	High	$ -	$ -	$ -	$ -	$ 462,953.00	$ -	$ 462,953.00	Developer / Bonds
Town Center Parkway SW Phase 3	High	$ -	$ -	$ -	$ -	$ -	$ 770,784.00	$ 770,784.00	Developer / Bonds
Town Center Parkway NW Phase 1	High	$ 383,669.00	$ 468,930.00	$ -	$ -	$ -	$ -	$ 852,599.00	Developer / Bonds
Town Center Parkway NW Phase 2	High	$ -	$ -	$ -	$ -	$ 634,054.00	$ -	$ 634,054.00	Developer / Bonds
Stormwater Management Lakes – Parcel V	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel U	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Silverlake	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel B	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Water Main from (Parcel V to SE Interconnect)	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Force Main from (Persimmon Phase 6 to SE Interconnect)	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Community Park (Parcel C-4)	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Bonds
Seminole Improvement District Complex	High	$ 208,047.00	$ 584,137.00	$ -	$ -	$ -	$ -	$ 792,184.00	Bonds
TOTAL		**$ 963,973.00**	**$ 2,127,846.00**	**$ 468,821.00**	**$ 458,290.00**	**$ 1,097,007.00**	**$ 770,784.00**	**$ 5,886,721.00**	**-**

5-Year Capital Improvements Schedule: Reuse Component									
Project Description	**Priority**	**FY 2024-25**	**FY 2025-26**	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**Total Funding Amount**	**Funding Source***
Saddle Bay Drive	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Persimmon Blvd E Phase 5 (Up to Roundabout)	High	$ 97,425.00	$ -	$ -	$ -	$ -	$ -	$ 97,425.00	Developer / Bonds
Persimmon Blvd E Phase 6 (Up to 140th)	High	$ -	$ 182,495.00	$ 79,605.00	$ -	$ -	$ -	$ 262,100.00	Developer / Bonds
Persimmon Blvd W Phase 3	High	$ -	$ -	$ -	$ -	$ 62,562.00	$ -	$ 62,562.00	Developer / Bonds
Town Center Parkway SW Phase 3	High	$ -	$ -	$ -	$ -	$ -	$ 104,160.00	$ 104,160.00	Developer / Bonds
Town Center Parkway NW Phase 1	High	$ 51,847.00	$ 63,368.00	$ -	$ -	$ -	$ -	$ 115,215.00	Developer / Bonds
Town Center Parkway NW Phase 2	High	$ -	$ -	$ -	$ -	$ 85,786.00	$ -	$ 85,786.00	Developer / Bonds
Stormwater Management Lakes – Parcel V	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel U	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Silverlake	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel B	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Water Main from (Parcel V to SE Interconnect)	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Force Main from (Persimmon Phase 6 to SE Interconnect)	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Community Park (Parcel C-4)	High	$ 113,364.00	$ 247,445.00	$ 69,191.00	$ -	$ -	$ -	$ 430,000.00	Bonds
Seminole Improvement District Complex	High	$ 80,795.00	$ 226,849.00	$ -	$ -	$ -	$ -	$ 307,644.00	Bonds
TOTAL		**$ 343,431.00**	**$ 720,157.00**	**$ 148,796.00**	**$ -**	**$ 148,348.00**	**$ 104,160.00**	**$ 1,464,892.00**	**-**

5-Year Capital Improvements Schedule: Design and Permitting Component									
Project Description	**Priority**	**FY 2024-25**	**FY 2025-26**	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**Total Funding Amount**	**Funding Source***
Saddle Bay Drive	High	$ -	$ -	$ -	$ 198,000.00	$ -	$ -	$ 198,000.00	Developer / Bonds
Persimmon Blvd E Phase 5 (Up to Roundabout)	High	$ 103,230.00	$ -	$ -	$ -	$ -	$ -	$ 103,230.00	Developer / Bonds
Persimmon Blvd E Phase 6 (Up to 140th)	High	$ -	$ 349,646.00	$ 152,517.00	$ -	$ -	$ -	$ 502,163.00	Developer / Bonds
Persimmon Blvd W Phase 3	High	$ -	$ -	$ -	$ -	$ 150,147.00	$ -	$ 150,147.00	Developer / Bonds
Town Center Parkway SW Phase 3	High	$ -	$ -	$ -	$ -	$ -	$ 249,984.00	$ 249,984.00	Developer / Bonds
Town Center Parkway NW Phase 1	High	$ 124,434.00	$ 152,085.00	$ -	$ -	$ -	$ -	$ 276,519.00	Developer / Bonds
Town Center Parkway NW Phase 2	High	$ -	$ -	$ -	$ -	$ 205,639.00	$ -	$ 205,639.00	Developer / Bonds
Stormwater Management Lakes – Parcel V	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel U	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Silverlake	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Stormwater Management Lakes – Parcel B	High	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Developer / Bonds
Water Main from (Parcel V to SE Interconnect)	High	$ -	$ 7,290.00	$ -	$ -	$ -	$ -	$ 7,290.00	Developer / Bonds
Force Main from (Persimmon Phase 6 to SE Interconnect)	High	$ -	$ 9,156.00	$ -	$ -	$ -	$ -	$ 9,156.00	Developer / Bonds
Community Park (Parcel C-4)	High	$ 59,318.00	$ 129,477.00	$ 36,205.00	$ -	$ -	$ -	$ 225,000.00	Bonds
Seminole Improvement District Complex	High	$ 21,208.00	$ 59,548.00	$ -	$ -	$ -	$ -	$ 80,756.00	Bonds
TOTAL		**$ 308,190.00**	**$ 707,202.00**	**$ 188,722.00**	**$ 198,000.00**	**$ 355,786.00**	**$ 249,984.00**	**$ 2,007,884.00**	**-**

5-Year Capital Improvements Schedule: Community Park									
Project Description	**Priority**	**FY 2024-25**	**FY 2025-26**	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**Total Funding Amount**	**Funding Source***
Community Park (Parcel C-4)	High	$ 1,450,000.00	$ 3,165,000.00	$ 885,000.00	$ -	$ -	$ -	$ 5,500,000.00	Bonds
TOTAL		**$ 1,450,000.00**	**$ 3,165,000.00**	**$ 885,000.00**	**$ -**	**$ -**	**$ -**	**$ 5,500,000.00**	**-**

*SID will provide infrastructure through financing, special assessments, or developer contributions; which may include developer constructing the improvements and turning the same over to SID or the City, as appropriate.


STORMWATER LAKE (TYPICAL)
M CANAL
TOWN CENTER PARKWAY NORTH-WEST PHASE 2 (TCP-NW2)
TOWN CENTER PARKWAY NORTH-WEST PHASE 1 (TCP-NW1)
STORMWATER LAKE (TYPICAL)
PERSIMMON WEST PHASE 3 (PSM-W3)
EXISTING TOWN CENTER PARKWAY
TOWN CENTER PARKWAY SOUTH-WEST PHASE 3 (TCP-SW3)
STORMWATER LAKE (TYPICAL)
PERSIMMON BLVD E PHASE 5 (PSM-E5)
SADDLE BAY DRIVE
EXISTING PERSIMMON EAST
SEMINOLE RIDGE HS
PERSIMMON BLVD E PHASE 6 (PSM-E6)
PROPOSED PARK
STORMWATER LAKE (TYPICAL)
LEGEND
FISCAL YEAR 2024-2025
FISCAL YEAR 2025-2026
FISCAL YEAR 2026-2027
FISCAL YEAR 2027-2028
FISCAL YEAR 2028-2029
FISCAL YEAR 2029-2030
SEMINOLE PRATT WHITNEY ROAD
GRAPHIC SCALE
(IN FEET)
1 inch = 800 ft.
SID SEMINOLE Improvement District
5-YEAR CAPITAL IMPROVEMENT SCHEDULE
CONSTRUCTION MAP FOR ROAD SEGMENTS, STORMWATER DRAINAGE FEATURES & PARK
WESTLAKE, FLORIDA
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
REVISIONS
DATE
BY
DATE 07/29/2025
DRAWN BY RHT
F.B. / PG. N/A
SCALE 1"=800'
JOB #8500
SHT.NO.
INF MAP 4.2

REVENUES AND FUNDING SOURCES

SID will be the primary entity, in conjunction with the majority landowner and primary developer, to levy, collect, and apply revenue to the construction and maintenance of capital facilities. The City will not collect revenue for building any infrastructure in the short term planning period; SID will provide infrastructure through financing, special assessments, or developer contributions. Developer contributions may include the developer constructing the improvements and turning those improvements over to SID or the City. SID has no existing debt and sufficient bonding capacity to finance the capital improvement projects, and the City has a deficit funding agreement with Minto.

Although it will not use them in the short term planning period, the City has the ability to utilize a variety of revenue sources to finance capital improvement projects. The City's primary revenue sources include ad valorem taxes, electric utility tax, electric franchise fee, permit and other fees and communication tax. These sources are not, however, exhaustive of all resources that the City can consider or utilize should alternatives be found advantageous. The City also has the ability to utilize a variety other revenue sources such as bonds, impact fees, mobility fees and proportionate fair share mitigation and developer contributions. While capital project financing is not limited solely to the sources that are inventoried in this section, these major financial resources provide a basis for assessing the City's capacity to finance capital improvements.

TIMING AND PRIORITY OF CAPITAL IMPROVEMENT NEEDS

The Plan identifies capital improvements by type, location, cost, timing, and priority of capital improvement needs. The City Council and staff will incorporate the needed improvements within the 5-Year Schedule of Capital Improvements as planning proceeds.

MONITORING AND EVALUATION

The Capital Improvements Element requires yearly updates per Chapter 163 of the Florida Statutes. The yearly update will allow the City to assess public facility needs based upon the extent, rate, and projection of development.

The review will also determine if adequate revenues are available to meet the needs. The data regarding the listed improvements will be updated and revised as needed in order to meet the listed capital improvements.

After the review is completed, a summary along with any recommended modifications will be presented to the City Council at an advertised public hearing for adoption and implementation. This will occur when the City is in the process of developing the budget for the next fiscal year. The action of the City Council will be to direct staff implementation of the changes based on the recommended modifications.

TECHNICAL DOCUMENT

Data and Analysis



INTERGOVERNMENTAL COORDINATION

CHAPTER 9. INTERGOVERNMENTAL COORDINATION ELEMENT DATA AND ANALYSIS

INTRODUCTION

The purpose of the Intergovernmental Coordination element is to ensure appropriate coordination between the City, neighboring jurisdictions and other governmental agencies.

INTERGOVERNMENTAL COORDINATION

Table 9.1 briefly describes the various governmental entities and the subjects of coordination with those entities. Generally, the office with primary responsibility for coordination is the City Manager's office. In several instances, the City Council needs to make determinations regarding the continuance of or changes to coordination issues with other agencies or jurisdictions. This table is not intended to be an all-inclusive list of entities with which the City will coordinate.

Table 9.1: Coordinating Agencies

AGENCY	SUBJECT OF COORDINATION
Palm Beach County	
Palm Beach County Government Administration	General Administration
Palm Beach County Engineering and Public Works	ROW Construction, TPS
Palm Beach County Department of Environmental Resource Management	Environmental
Palm Beach County Division of Emergency Management	Emergency Management
Palm Beach County Fire-Rescue	Fire/Rescue
Palm Beach County Palm Tran	Bus Services
Palm Beach County Parks and Recreation	Recreation
Palm Beach County Property Appraiser	Tax Revenues Street Address Development
Palm Beach County School District	Schools

AGENCY	SUBJECT OF COORDINATION
Palm Beach County Tax Collector	Tax Collector
Palm Beach County Sheriff's Office	Law Enforcement
Palm Beach County Solid Waste Authority	Solid waste and recycling collection services
Special Districts	
Indian Trail Improvement District	Stormwater Management and Road Maintenance Services in neighboring "Acreage" community
Loxahatchee Groves Water Control District (LGWCD)	Stormwater Management and Road Maintenance Services
Seminole Improvement District (SID)	Stormwater Management and Road Maintenance Services and Water/Wastewater/Reuse Other areas as defined in Interlocal Agreement between the City of Westlake and the Seminole Improvement District Regarding the Provision of Certain Services, Infrastructure, and Public Facilities in the City of Westlake and for Assurance of Non-Duplication of Services dated March 2018 ("SID-Westlake Interlocal")
Florida Departments and Agencies	
Florida Commerce, Division of Community Planning	Planning Activities
Florida Department of Health	Health
Florida Division of Emergency Management	Emergency Management
Florida Department of Environmental Protection	Environmental
Florida Department of Transportation	Transportation
Florida Department of Business and Professional Regulation	Various Licenses
South Florida Water Management District	Permitting
Florida Division of Historical Resources	Historic and Archaeological Resources

AGENCY	SUBJECT OF COORDINATION
Treasure Coast Regional Planning Council	General Planning
United States Departments and Agencies	
US Census Bureau	Census and Surveys
US Army Corps of Engineers	Engineering and Environmental
US Environmental Protection Agency	Environmental
US Department of Housing and Urban Development	Affordable Housing
US Postal Service	Address development, mail delivery
US Department of Health and Human Services	Health and Human Services
Other	
Palm Beach Metropolitan Planning Organization	Transportation Planning
Palm Beach County League of Cities	Governmental Coordination
Palms West Chamber of Commerce	Economic Development
IPARC (Intergovernmental Plan Amendment Review Committee)	Comprehensive Plan Amendment Coordination
City of West Palm Beach	City of West Palm Beach facilities within City of Westlake Boundaries

Interjurisdictional Coordination

The City participates in several formal and informal agreements with several agencies. It is common practice for new municipalities to retain County services for the first few years after incorporation, and even indefinitely. The City contracts with the Palm Beach County Fire-Rescue Department and Sheriff's Office (District #4) to provide fire protection and police services.

The City coordinates with neighboring municipalities, special districts, Palm Beach County, and other governmental agencies that provide storm water management, fire and police protection, utilities, and road maintenance services. The most important intergovernmental coordination efforts are with the Seminole Improvement District (SID). The City Charter requires the City to coordinate efforts with SID. Coordination between the City and SID is governed by the Interlocal Agreement between the City of Westlake and the Seminole Improvement District Regarding the Provision of Certain Services, Infrastructure, and Public Facilities in the City of Westlake and for Assurance of Non-Duplication of Services dated March, 2018 (SID-Westlake Interlocal). The SID-Westlake Interlocal provides that SID is responsible for providing potable

water, wastewater, and reclaimed (reuse) water but does not infringe on the City's police power to provide police, fire, and emergency medical services. SID may construct or require developers to construct roads and transportation infrastructure. SID will be responsible for surface water management and drainage as well as road maintenance services. The SID-Westlake Interlocal also requires that SID and the City consult at least twice a year on current and future projects, and that during the formal consultations the 5-Year Schedule of Capital Improvements be discussed. It also provides for assistance in emergencies, mutual aid, and grants permission for use of rights-of-way.

The City is not located within any airport hazard area, therefore, no coordination is required pursuant to Florida Statute 333.03(1)(b).

Comparison with Regional Policy Plan

The Strategic Regional Policy Plan (SRPP) for the Treasure Coast (1995, as amended) has been reviewed and considered during the process of writing this Plan. The Plan conforms to the SRPP, as amended. Specific Coordination issues in each Plan element were reviewed for interagency coordination needs.

Palm Beach County Intergovernmental Coordination Program

Palm Beach County's coordination program was established through two interlocal agreements that created the Multijurisdictional Issues Forum and the Comprehensive Plan Amendment Coordinated Review Process. The latter is referred to as the IPARC (Intergovernmental Plan Amendment Review Committee). The purpose of IPARC is to provide:

a) Coordination for the review of proposed Plan amendments,
b) Cooperation between affected local governments and service providers, and
c) Opportunities to resolve potential disputes only within the plan amendment process with the least amount of infringement upon existing processes.

The City will participate in the Intergovernmental Plan Amendment Review Committee to coordinate planning activities in the City.

Treasure Coast Dispute Resolution Program

The City will participate in the Dispute Resolution program offered by the Treasure Coast Regional Planning Council (TCRPC). The TCRPC offers a dispute resolution process to reconcile differences between or among local governments, regional agencies, and private interests on planning and growth management issues. The dispute resolution process for the Treasure Coast Region is adopted as Rule 29K-4 of the Florida Administrative Code. The Treasure Coast Regional Planning Council has been trained in mediation and conflict resolution and has access to other resources that can be utilized to address conflicts and resolve disputes.

The School District of Palm Beach County

Coordination with the school district is important as the City's decisions regarding land use and density have an effect on the number and location of schools.

This coordination was formerly accomplished through a mandatory school concurrency process. The Florida Legislature made school concurrency optional in 2011 with the passage of the Community Planning Act. The same year, the original Palm Beach County Interlocal Agreement (ILA) for School Concurrency expired. The School Board, the Board of County Commissioners and the League of Cities charged IPARC with updating the existing ILA. The group opted to implement an alternative to School Concurrency, called the School Capacity Availability Determination (SCAD), and recommended entering into a new interlocal agreement for coordinated planning.

Interlocal Agreement for Coordinated Planning

The revised Interlocal Agreement (ILA) was approved and adopted by the School Board in August 19, 2015, and by the Palm Beach County on December 15, 2015. Several municipalities joined the new ILA. Since then, other municipalities have joined the Interlocal Agreement.

The City of Westlake formally joined the Interlocal Agreement by adopting Resolution 2020-05 on February 10, 2020, thereby agreeing to the terms and conditions of the ILA between Palm Beach County, the School District of Palm Beach County, and participating municipalities. This action enables the City to meet the requirements of the Intergovernmental Coordination Element of its Comprehensive Plan pursuant to Section 163.31777, Florida Statutes.

Local government signatories of the agreement are required to incorporate the School Board 5-Year Capital Facilities Plan into their comprehensive plans annually, without any funding obligation as well as coordinate and share information for planning purposes, including school's population projections and local governments' development and redevelopment proposals. The School Board may appoint non-voting representatives to local governments' land planning agencies, who will attend meetings and public hearing hearings at the discretion of the School Board.

School Capacity Availability Determination (SCAD)

Pursuant to the ILA, School Capacity Availability Determination (SCAD) was established to replace school concurrency. Per the SCAD, School District staff would conduct an analysis regarding the impacts on local schools, including potential boundary changes, and make recommendations that could be incorporated as conditions of development approval, dependent upon local government approving Board. The County was subdivided into 20 Planning Areas as part of the SCAD process.

The School Capacity Availability Determination (SCAD) process includes all public schools in Palm Beach County. It entails reviewing the impact of proposed comprehensive plan amendments, and/or development orders on existing public schools and planned and funded schools.

Through SCAD, District staff evaluates the direct impacts to schools actually serving proposed development as well as any planned capacity. SCAD review provides realistic information on impacts to schools. It uses

100% utilization of Florida Inventory of School Houses (FISH) capacity. If capacity is not available at the direct school serving the proposed development, then capacity at adjacent schools in the same planning area is reviewed. Complete choice schools are not included in the evaluation for school impacts.



CITY OF WESTLAKE

2025

COMPREHENSIVE PLAN