

1st Reading ____

2nd Reading ____

ORDINANCE NO. 2025-09

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN TO APPROVE FOR TRANSMITTAL AND SUBSEQUENT ADOPTION BY REFERENCE AN UPDATED 10-YEAR WATER SUPPLY FACILITIES WORK PLAN AS REQUIRED BY SECTION 163.3177, FLORIDA STATUTES; PROVIDING FOR THE ADOPTION OF AMENDMENTS TO THE CITY'S COMPREHENSIVE PLAN TO IMPLEMENT THE UPDATED WATER SUPPLY FACILITIES WORK PLAN; PROVIDING FOR ADOPTION OF UPDATED POLICIES WITHIN THE COMPREHENSIVE PLAN INFRASTRUCTURE ELEMENT; PROVIDING FOR TRANSMITTAL TO FLORIDACOMMERCE (THE STATE LAND PLANNING AGENCY); PROVIDING THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State Legislature of the State of Florida has mandated that all municipalities adopt comprehensive plans to regulate development and planning with regard to land within their corporate limits; and

WHEREAS, all amendments to the comprehensive development plan must be adopted in accordance with detailed procedures which must be strictly followed; and

WHEREAS, Subsection 163.3167(9), Florida Statutes, requires each local government to address in its Comprehensive Plan, the water supply sources necessary to meet and achieve the existing and projected water use demand for an established planning period; and

WHEREAS, Subsection 163.3177(4)(a), Florida Statutes, requires the City to coordinate its local Comprehensive Plan with the South Florida Water Management District's regional water supply plan; and

WHEREAS, Subsection 163.3177(6)(c), Florida Statutes, requires local governments to prepare and adopt a 10-Year Water Supply Work Plan and to amend their comprehensive plans within 18 months after the water management district approves a regional water supply plan or its update; and

WHEREAS, the City of Westlake has worked in conjunction with Palm Beach County who is the designated regional supplier of potable water for portions of Palm Beach County, including the City of Westlake and worked in conjunction with Palm Beach County so as to remain consistent with the Palm Beach County Plan; and

WHEREAS, the City of Westlake, Florida, has carefully prepared amendments to its comprehensive plan pursuant to sub-section 163.3177(6)(c), Florida Statutes, in order to adopt amendments or revisions in conformance with the adopted 10-Year Water Supply Work Plan; and

WHEREAS, the City of Westlake has held all duly required public hearings; both prior to submission of the proposed amendment of the plan to the State Land Planning Agency, FloridaCommerce, and after the proposed amendment of the plan was returned to the City of Westlake, in accordance with Chapter 163.3184, Florida Statutes; and

WHEREAS, the City Council desires to adopt the updated Work Plan along with amendments to the current comprehensive plan to guide and control the future development of the City and to preserve, promote and protect the public health, safety and welfare.

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

Section 1: The whereas clauses are hereby incorporated as true and correct findings of fact of the City Council.

Section 2: The City of Westlake hereby approves the updated 10-Year Water Supply Facilities Work Plan (the "Work Plan") for transmittal to the State Land Planning Agency, FloridaCommerce. Upon receipt of certification of completeness from the State Land Planning Agency, the City Council shall consider adoption of the Work Plan at a subsequent adoption hearing consistent with Section 163.3184, Florida Statutes.

Section 3: A copy of the Comprehensive Plan, as amended, shall be kept on file in the office of the City Clerk, City of Westlake, Florida.

Section 4: The Planning and Zoning Department is hereby directed to transmit of the proposed Comprehensive Plan amendments, including the updated Work Plan, to the State Land Planning Agency, FloridaCommerce, the Treasure Coast Regional Planning Council, and any other local government requesting a copy, within ten (10) working days after transmittal in accordance with Section 163.3184(3)(b), Florida Statutes.

Section 5: Repeal of Laws in Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6: Severability. Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

Section 7: Codification. It is the intent of the City Council that the provisions of this Ordinance be made a part of the City of Westlake Comprehensive Plan. Appropriate renumbering or re-lettering may occur as necessary to accomplish such codification.

Section 8: Effective Date. This Ordinance shall not become effective until the City Council conducts a duly advertised adoption hearing following receipt of agency review comments pursuant to Section 163.3184, Florida Statutes. Upon adoption, the effective date of this Ordinance shall be the

date provided under Section 163.3184(3)(c), Florida Statutes, and as further provided by the State Land Planning Agency, FloridaCommerce. No development order dependent on this amendment may be issued until the amendment becomes effective.

PASSED this 2nd day of December, 2025, on first reading.

PUBLISHED on this ____ day of November, 2025 in the Sun-Sentinel.

PASSED AND ADOPTED this ____ day of _____, 20__ on second reading.

City of Westlake
JohnPaul O'Connor, Mayor

Odet Izquierdo, Acting City Clerk

APPROVED AS TO LEGAL FORM

OFFICE OF THE CITY ATTORNEY