

Council Members

Roger Manning-Mayor
Katrina Long Robinson-Vice Mayor
John Stanavitch-Seat 1
Kara Crump-Seat 2
Phillip Everett-Seat 3



City of Westlake

4001 Seminole Pratt Whitney Rd.
Westlake, Florida 33470
Phone: 561-530-5880
Fax: 561-790-5466

Workshop Meeting Agenda

Monday, October 9, 2017 at 6:00 p.m.

1. Call to Order/ Roll Call
2. Pledge of Allegiance
3. Approval of Agenda
4. Audience Comments on Agenda Items (3) Minute Time Limit
5. Discussion and Presentation of Comprehensive Plan Elements
 - Recreation and Open Space Element
 - Conservation Element
 - Intergovernmental Element
6. Audience Comments on Other Items (3) Minute Time Limit
7. Adjournment

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made by the City Council with respect to any matter considered at this meeting or hearing, such interested person will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The meeting/hearing may be continued to another date and time as may be found necessary during the aforesaid meeting. In accordance with the provisions of the Americans with Disabilities Act (ADA), any person requiring special accommodations at these meetings because of disability or physical impairment should contact the Interim City Manager at (954)753-5841 at least two (2) calendar days prior to the meeting.



CITY COUNCIL WORKSHOP COMPREHENSIVE PLAN

10.09.17

TODAY'S WORKSHOP

July
24th

- Introduction/Vision/Administrative;
Future Land Use

Aug
28th

- Transportation, Infrastructure and Capital
Improvement

Oct
9th

- Housing, Recreation and Open Space,
Conservation and Intergovernmental
Coordination

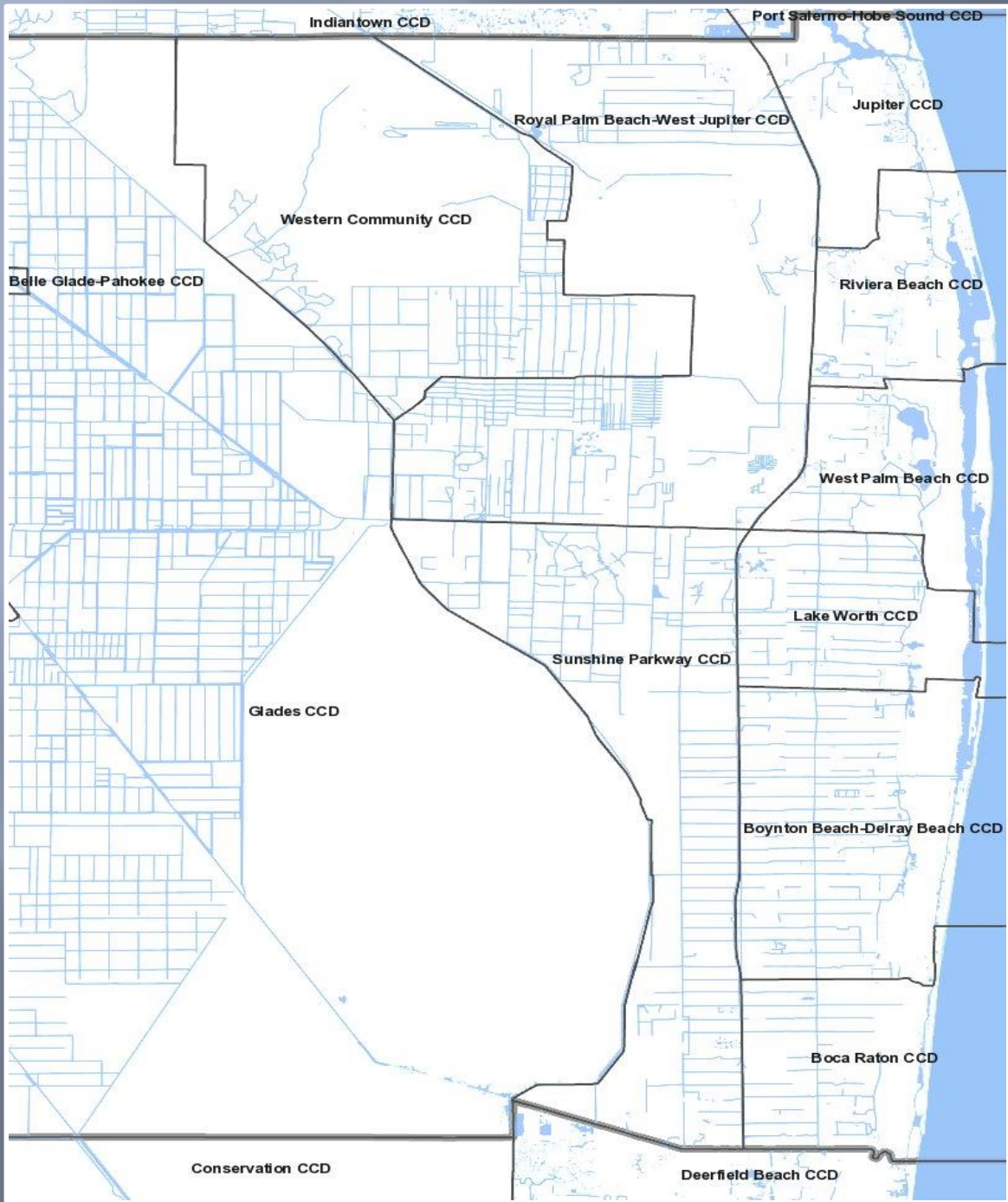
CITY OF WESTLAKE

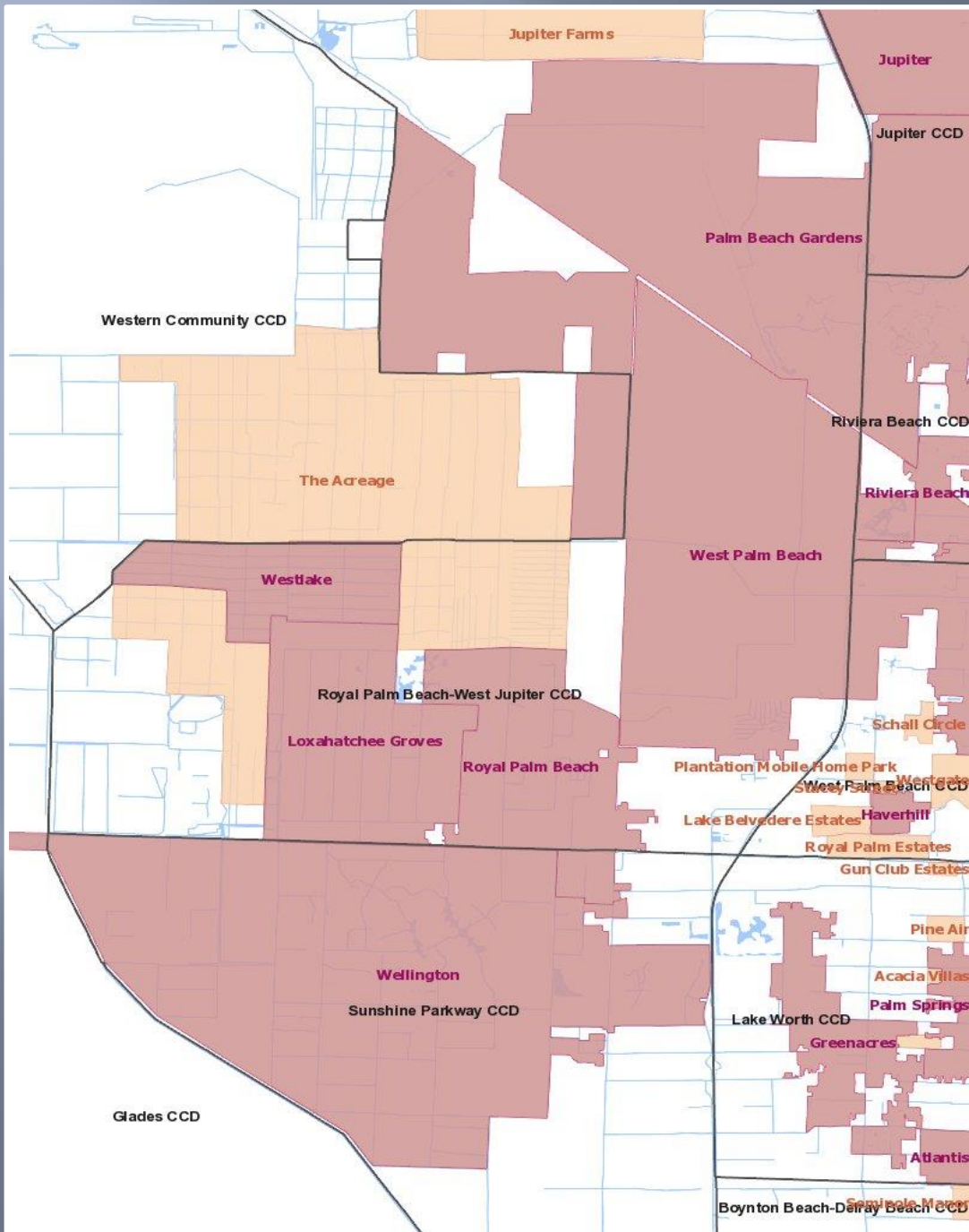
Contains
Chapters
or
“Elements”

Florida Statutes
Chapter 163
Goals, Objectives, and
Policies - GOPs
Data and Analysis

- Future Land Use
- Transportation
- **Housing**
- Infrastructure
- Capital Improvements
- **Conservation**
- **Recreation and Open Space**
- **Intergovernmental Coordination**

HOUSING ELEMENT

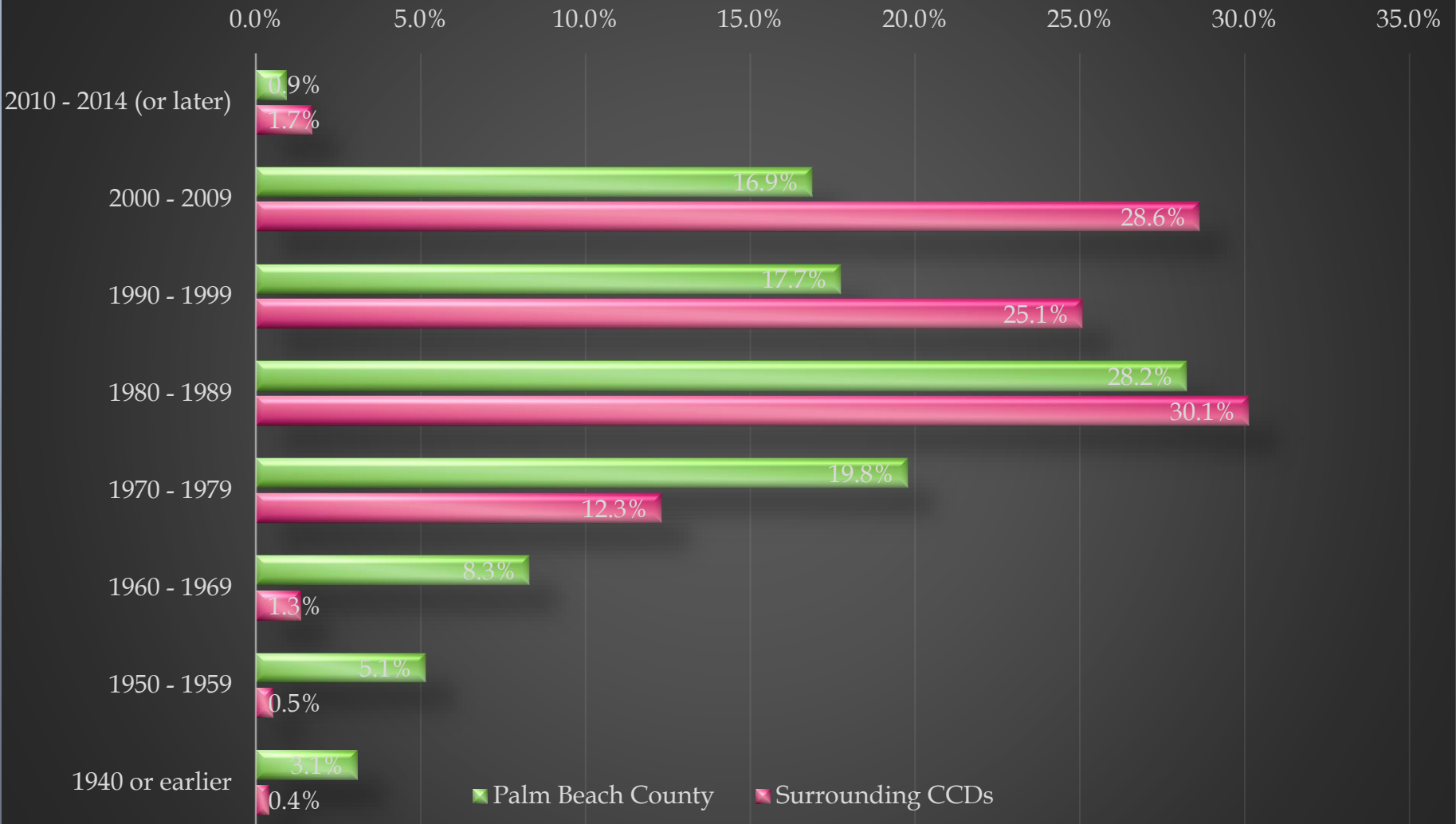




TYPE OF HOUSING

	Surrounding CCDs	Palm Beach County	Loxahatche e Groves	The Acreage	Royal Palm Beach	Wellington
Type of Unit / Units in Structure						
One-Unit Dettached	66.5%	45.9%	92.6%	99.1%	70.8%	73.0%
One-Unit Attached	10.1%	10.1%	0.5%	0.2%	7.4%	8.2%
Two-Units	1.3%	3.1%	0.0%	0.0%	1.3%	3.1%
Three or Four	4.6%	7.2%	0.0%	0.0%	4.1%	5.1%
Five to Nine	4.8%	6.2%	0.6%	0.0%	6.0%	3.8%
Ten to Nineteen	4.0%	6.2%	0.0%	0.0%	7.3%	2.7%
Twenty or more	7.3%	18.5%	0.0%	0.1%	2.3%	3.0%
Mobile Home	1.4%	2.8%	6.1%	0.6%	0.7%	0.8%
Other (Boat, RV, Van, etc.)	0.0%	0.0%	0.4%	0.0%	0.0%	0.1%

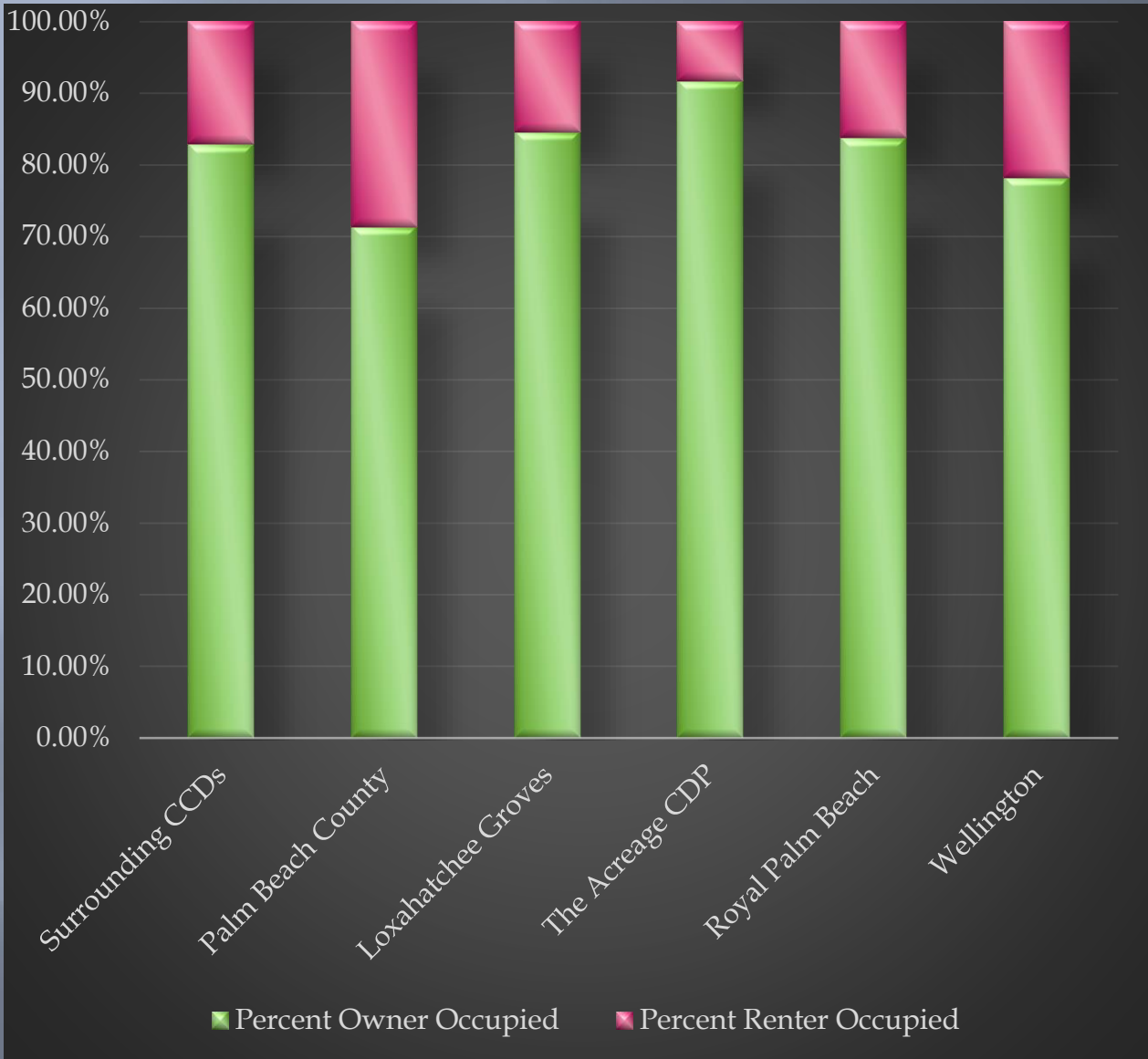
AGE OF HOUSING



AVERAGE HOUSEHOLD SIZE

	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage CDP	Royal Palm Beach	Wellington
All Occupied Housing Units	2.65	2.39	2.88	3.17	2.93	2.87
Owner Occupied Housing Units	2.63	2.34	2.87	3.15	2.87	2.85
Renter Occupied Housing Units	2.75	2.5	2.92	3.39	3.25	2.97

TENURE



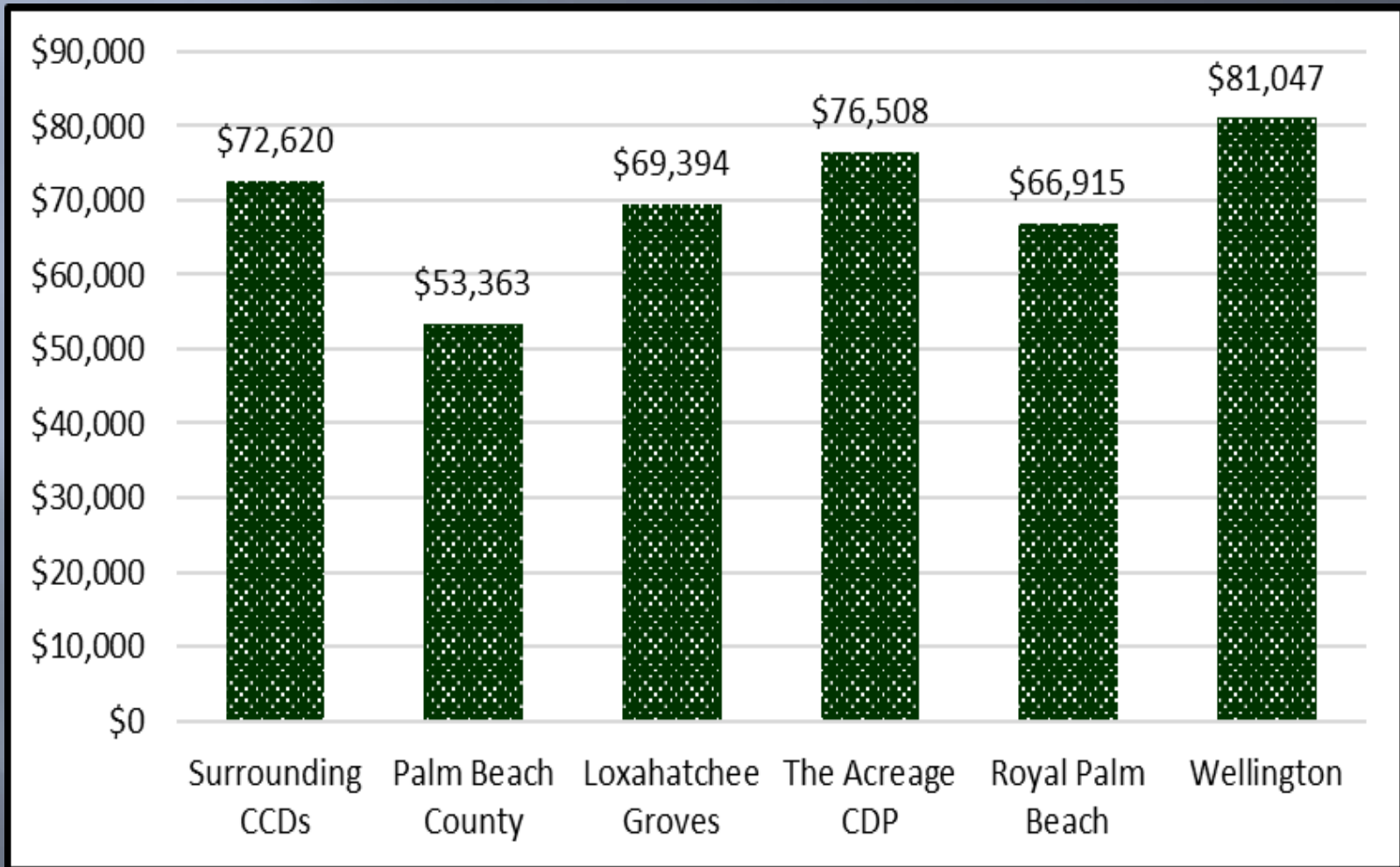
RENTAL HOUSEHOLDS BY GROSS RENT AND MEDIAN RENT

Monthly Gross Rent	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage CDP	Royal Palm Beach	Wellington
No cash rent	6.4%	4.6%	38.0%	15.1%	2.6%	7.4%
Less than \$500	2.5%	4.3%	13.4%	0.0%	2.2%	0.0%
\$500 to \$999	16.3%	28.3%	27.5%	5.2%	9.4%	10.5%
\$1,000 to \$1,499	32.2%	37.6%	8.5%	22.7%	45.0%	40.3%
\$1,500 to \$1,999	26.5%	15.7%	12.7%	48.7%	28.0%	22.8%
\$2,000 to \$2,499	9.2%	5.6%	0.0%	8.2%	10.7%	11.3%
\$2,500 or more	6.9%	3.9%	0.0%	0.0%	2.0%	7.7%
Median Gross Rent	\$1,433	\$1,170	\$724	\$1,648	\$1,411	\$1,449

OWNER OCCUPIED HOUSING UNITS BY VALUE RANGE AND MEDIAN VALUE

Value Range	Surrounding CCDs	Palm Beach County	Loxahatche e Groves	The Acreage CDP	Royal Palm Beach	Wellington
Less than \$50,000	4.4%	9.1%	2.5%	1.8%	3.5%	1.9%
\$50,000 to \$99,999	6.4%	14.2%	2.1%	4.4%	9.5%	1.7%
\$100,000 to \$149,999	9.9%	12.9%	12.2%	12.5%	17.8%	6.1%
\$150,000 to \$199,999	14.0%	12.9%	17.0%	25.3%	24.4%	11.0%
\$200,000 to \$299,999	25.5%	19.8%	24.2%	35.8%	24.6%	27.2%
\$300,000 to \$499,999	26.7%	18.8%	27.8%	17.5%	17.4%	35.6%
\$500,000 to \$999,999	11.2%	8.8%	13.4%	2.6%	2.1%	13.5%
\$1,000,000 or more	2.0%	3.6%	0.8%	0.1%	0.7%	2.9%
Median Value	\$257,942	\$204,700	\$267,800	\$214,600	\$190,100	\$308,200

HOUSEHOLD INCOME



HOUSING AFFORDABILITY

Housing is generally considered to be affordable if the household pays less than 30 percent of income.”

Shimberg Center for Housing Studies at the University of Florida analyzes housing affordability in terms of cost burden which is based on the “Percentage of household income spent for mortgage costs or gross rent. According to the 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.”

Gross Rent as a Percentage of Income (GRAPI)

Percent of Household Income	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage, CDP	Royal Palm Beach	Wellington
Less than 15.0%	8.2%	8.1%	5.7%	13.6%	8.4%	3.6%
15.0% to 19.9%	10.6%	9.6%	21.6%	8.9%	18.3%	10.5%
20.0% to 24.9%	12.5%	11.4%	11.4%	11.8%	10.5%	17.2%
25.0% to 29.9%	11.8%	10.6%	3.4%	10.2%	12.4%	10.6%
30.0% to 34.9%	9.4%	8.8%	14.8%	4.6%	9.6%	8.3%
35.0% or more	47.4%	51.6%	43.2%	51.0%	40.7%	49.8%

Selected Monthly Owner Costs as a Percentage of Income (SMOCAPI)

Percent of Household Income	Surrounding CCDs	Palm Beach County	Loxahatchee Groves	The Acreage, CDP	Royal Palm Beach	Wellington
Less than 20.0%	30.7%	30.6%	27.8%	28.4%	34.6%	30.6%
20.0% to 24.9%	16.0%	14.5%	15.3%	18.2%	17.6%	16.4%
25.0% to 29.9%	11.4%	10.8%	8.5%	11.2%	8.7%	13.1%
30.0% to 34.9%	8.3%	8.3%	5.8%	10.0%	9.6%	7.5%
35.0% or More	33.5%	35.8%	42.5%	32.2%	29.5%	32.4%

HOUSEHOLD PROJECTIONS

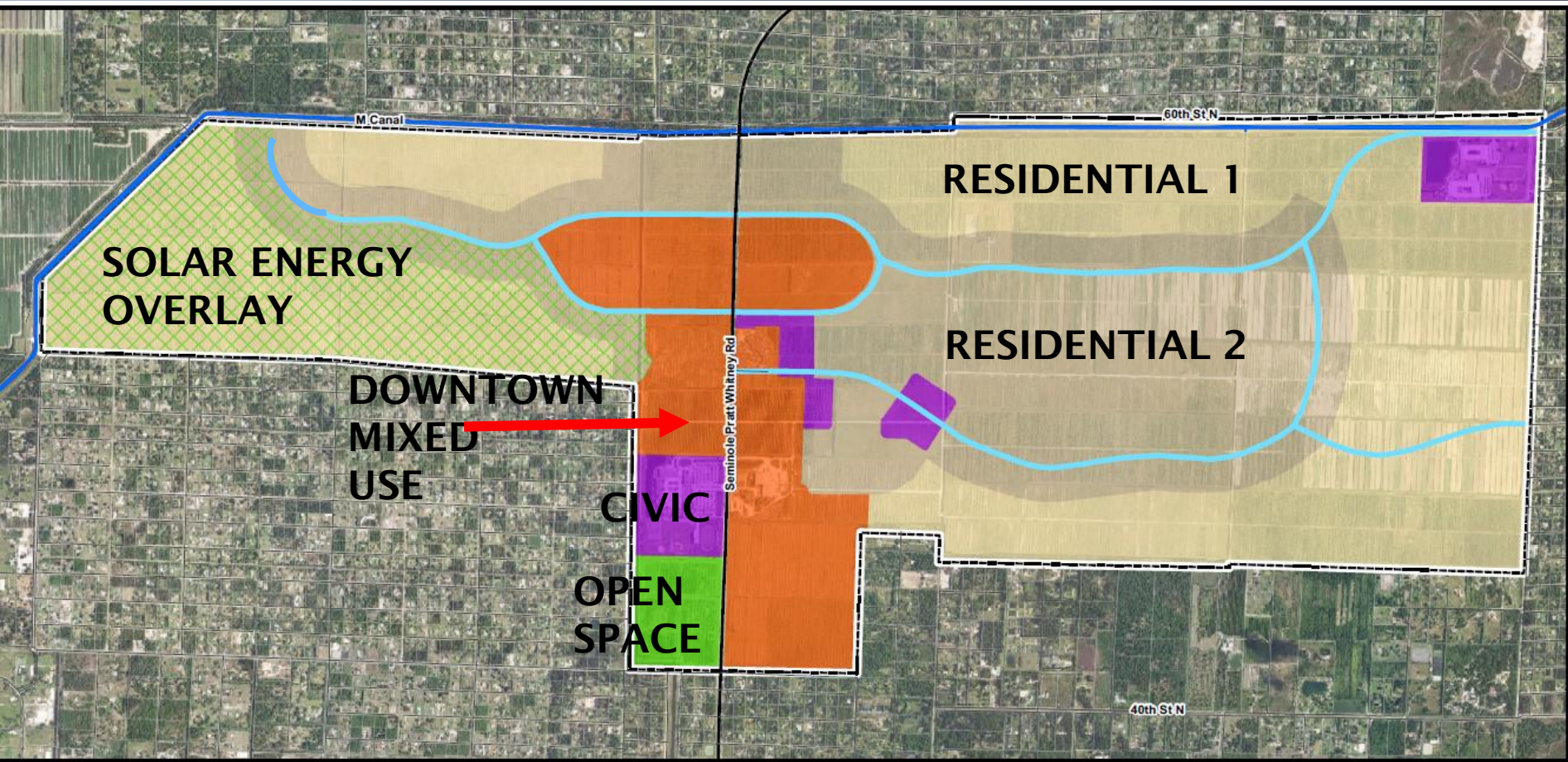
Projection Year		2023	2038
Housing Units		1,575	6,500
Vacancy Rate		7.45%	7.45%
Seasonal Rate		5.85%	5.85%
Households		1,366	5,636
PPH		2.65	2.65
Household Population		3,619	14,934
Households by Income Range			
Less than \$10,000	3.9%	54	221
\$10,000 to \$14,999	3.1%	42	174
\$15,000 to \$24,999	7.8%	107	441
\$25,000 to \$34,999	7.7%	106	436
\$35,000 to \$49,999	11.7%	160	662
\$50,000 to \$74,999	17.0%	233	961
\$75,000 to \$99,999	14.2%	194	800
\$100,000 to \$149,999	17.6%	240	991
\$200,000 or more	8.8%	120	496

GOAL HE 1

ESTABLISH AND EXECUTE PLANS, POLICIES, AND PROGRAMS TO ADDRESS THE HOUSING NEEDS OF ALL CURRENT AND FUTURE RESIDENTS.

Objective HE 1.1 Provide adequate sites for a diversity of housing types and affordability levels to accommodate current and future housing needs of City of Westlake residents.

FUTURE LAND USE MAP



FUTURE LAND USE

- Residential 1
- Residential 2
- Downtown Mixed Use
- Civic
- Open Space & Recreation
- Solar Energy Overlay

OTHER

- Streets
- Future Streets
- Major Canal

Revision Date: July 11, 2017

Map 2.1: Future Land Use



Policy HE 1.1.2

Establish land uses with density ranges that will allow for varied housing types and sizes including:

- Single-family and multi-family;
- Ownership and rental;
- Permanent and seasonal;
- Affordable workforce housing as defined in section 380.0651(3)(h) F.S.; and
- Affordable housing for very low-income, low-income and moderate-income housing as defined in section 420.0004(3) F.S.

Mix of Uses

-Land Uses	Minimum %	Maximum %
Residential	5%	25%
Commercial	10%	70%
Civic	2%	30%
Light Industrial	5%	25%

Objective HE 1.2 Support the development and maintenance of affordable and workforce housing, and stable neighborhoods.

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:

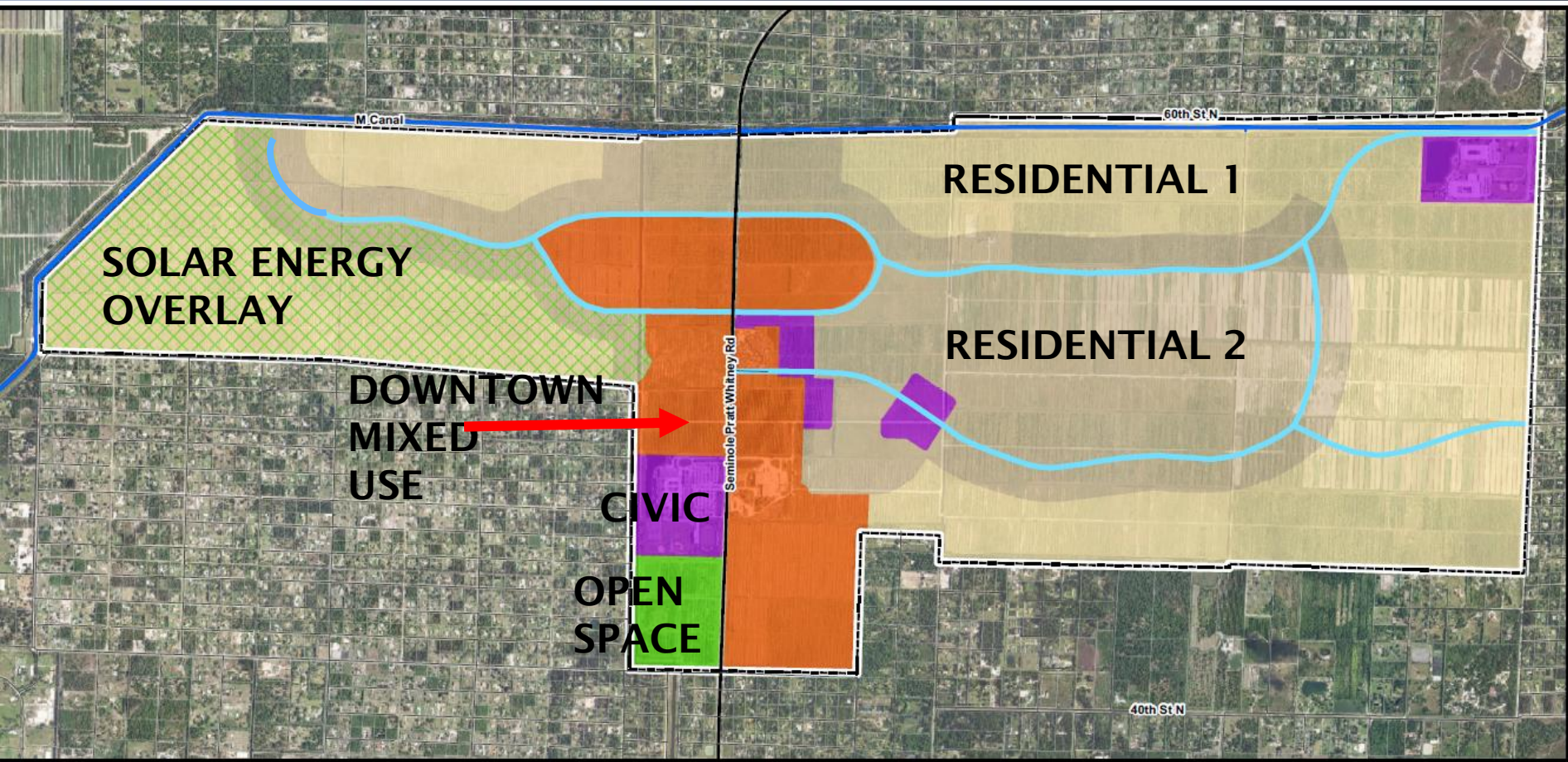
Development contributions,
State Housing Initiatives Partnership (SHIP) funds,
Grants,
Job creation and job training programs,
Community Development Block Grant (CDBG) funds,
Community Contribution Tax Credit Program,
HUD Home Investments Partnership Program (HOME),
An inter-local agreement with Palm Beach County, and
Partnerships with non-profit organizations.

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.

**RECREATION AND
OPEN SPACE
ELEMENT**

FUTURE LAND USE MAP



FUTURE LAND USE

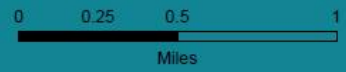
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Map 2.1: Future Land Use



Community Park

Designed to meet the recreation needs of an entire community and generally has 2.5 acres for each 1,000 population. The term “community park” includes any related recreational facilities, and can be publically or privately owned.

Neighborhood Parks

The neighborhood park is a "walk to" park generally located along streets where people can walk or bicycle without encountering heavy traffic. It serves the population of a neighborhood in a radius of up to one-half mile and generally has 2 acres for each 1,000 population.

GOAL REC 1

**TO PROVIDE COMMUNITY
AND NEIGHBORHOOD PARKS
ACCESSIBLE TO ALL CITY OF
WESTLAKE RESIDENTS
OFFERING ACTIVE AND
PASSIVE RECREATION
OPPORTUNITIES**

Objective REC 1.1 Provide Community and Neighborhood Parks facilities in a financially responsible manner.

Policy REC 1.1.1 Coordinate with SID to utilize the best available methods and sources of funding for the acquisition, development, operation and maintenance of parks and recreational facilities. Currently available methods and sources of funding include but are not limited to the following:

- ▣ State and federal grants,
- ▣ Park impact fees on new residential development,
- ▣ Bonds and other long range financing techniques,
- ▣ Civic site dedication's and/or cash-outs,
- ▣ Private property donations, and/or
- ▣ Interlocal and mutual use agreements with other agencies.

Objective REC 1.2 Promote walkable communities by encouraging interconnections between recreational areas and developed areas through trails to meet the needs and interests of the residents.

Objective REC 1.3 Water features strategically located throughout the City will provide public benefits through environmental enhancement and stormwater control.

Objective REC 1.4 Ensure that lands are set aside in new developments for parks and or open space.

CONSERVATION ELEMENT

GOAL CON 1

**THE CITY WILL CONSERVE
AND PROTECT THE CITY'S
NATURAL RESOURCES FOR
CURRENT AND FUTURE
RESIDENTS.**

Objective CON 1.1 Meet state and federal air quality standards.

Policy CON 1.1.1 The City shall include requirements within the Land Development Regulations to provide that air pollution does not exceed established state or federal standards.

Policy CON 1.1.2 The City shall provide regulatory incentives to promote developments which incorporate transportation alternatives to the single-occupant vehicle, such as bicycling, walking, mass transit, carpooling, ride-sharing, or alternatively fueled vehicles

Objective CON 1.3 Protect the functions of ground and surface waters.

Policy CON 1.3.1 Consider cumulative impacts of development on stormwater runoff and water quality during the development approval process in accordance with State Requirements.

Policy CON 1.3.3 Coordinate with SID to conserve water through use of reuse water and other conservation measures.

Policy CON 1.3.5 Ensure, through its development review process, that development orders are approved in floodplain areas only in accordance with established State Building Codes and Federal Emergency Management Agency (FEMA) standards.

Policy CON 1.3.7 Require restrictions on water use during times of an "emergency situation" is declared by SFWMD or when the City of Westlake determines a reduction in water consumption is necessary to alleviate a local water shortage within the City.

Policy CON 1.3.8 Encourage the use of water-conserving fixtures in all new construction and redevelopment projects.

Policy CON 1.3.9 Coordinate with South Florida Water Management District and SID to provide education regarding water conservation.

Policy CON 1.3.10 Encourage the use of the Florida Friendly Landscaping Program to encourage water efficient landscapes.

Objective CON 1.4 Lessen the impact of a destructive storms on human life, public facilities, private structures, infrastructure and natural resources within the City.

Policy CON 1.4.1 Ensure the internal and external roadway network within new developments are designed to accommodate emergency traffic and post disaster recovery efforts.

Policy CON 1.4.2 The City shall facilitate community preparedness for each storm category using the South Florida Water Management District Best Management Practices, safe and timely evacuation, and appropriate sheltering coordinated with Palm Beach County's overall Emergency Response Plan.

Objective CON 1.5 Maintain and enforce procedures to reduce soil erosion and sedimentation into water bodies.

Policy CON 1.5.1 The City will maintain in its Land Development Regulations, specific standards for soil conservation, in coordination with the Palm Beach County Soil and Water Conservation District.

Policy CON 1.5.2 All grading, filling, excavation, storage or disposal of soil and earth materials associated with development activities will be undertaken 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 1.6 Conserve, appropriately use, and protect native wildlife and their habitat should it occur within the City.

Policy CON 1.6.1 The City shall ensure development complies with applicable state and federal criteria for the protection of endangered and threatened species.

Policy CON 1.6.2 The City shall conserve threatened and endangered wildlife and native habitat consistent with state and federal requirements.

**INTERGOVERNMENTAL
ELEMENT**

PURPOSE

**TO ENSURE APPROPRIATE
COORDINATION BETWEEN
THE CITY OF WESTLAKE,
NEIGHBORING JURISDICTIONS
AND OTHER GOVERNMENTAL
AGENCIES.**

GOAL ICE 1

**TO PROVIDE EFFECTIVE
INTERGOVERNMENTAL
COORDINATION.**

Objective ICE 1.1 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 Regional Policy Plan, the Palm Beach County Comprehensive Plan, the Comprehensive Plans of adjacent local governments, and applicable regional water supply plans 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 Treasure Coast Regional Planning Council's dispute resolution process to bring intergovernmental disputes to closure in a timely manner.

Policy ICE 1.1.4 Participate in the Intergovernmental Plan Amendment Review Committee (IPARC) in order to ensure communication and coordination with other municipalities on comprehensive planning issues.

Policy ICE 1.1.6 The City shall 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:

- Inter-agency coordination;
- Impact on service delivery;
- Consistency with Chapter 171, Florida Statutes;
- Interlocal agreements for service delivery;
- Consistency of future land use designations;
- Facilitation/mediation of interjurisdictional conflicts resulting from annexation.

Objective ICE 1.2 Coordinate with the School Board of Palm Beach County to establish adequate public school facilities, school sites, and population projections.

Policy ICE 1.2.1 Share data and analysis regarding the City's population projections with the School Board and other units of local government on an annual basis.

Policy ICE 1.2.2 Participate in the Interlocal Agreement for Coordinated Planning to ensure adequate school facilities are available to meet the needs of the City's population.

Objective ICE 1.3 Effective coordination with units of government providing services but not having regulatory authority over the use of land within the City.

Policy ICE 1.3.1 Coordinate with Federal, State, and County authorities to ensure that the City receives a proportionate share of revenue allocations, facilities, and service improvements.

Policy 1.3.2 Joint processes for collaborative planning and decision making on the location and extension of public facilities subject to concurrency and the siting of facilities with countywide significance are as follows:

- a) Implement the Interlocal Agreement with SID.
- b) Comply with Palm Beach County's Transportation Performance Standards as they apply within the City.
- c) Coordinate with the Palm Beach County MPO concerning the siting of facilities in Palm Beach County MPO 2040 Long Range Transportation Plan within the City boundaries.
- d) Coordinate with Palm Beach County concerning the siting of facilities in the Palm Beach County 5-Year Road Plan within the City boundaries

Policy 1.3.3 Coordinate with the South Florida Water Management District and Palm Beach County on the implementation of the Regional Water Supply Plan, as amended.

Policy 1.3.6 Implement the Interlocal Agreement with Palm Beach County for fire and emergency medical services

Policy 1.3.7 Engage Palm Beach County Sheriff's Office for the provision of police services.

Encourage

Sustainable Community

Stimulate

A Vibrant Economy

Embrace

Public Participation

Preserve

Public Open Spaces

Support

Mixed Use Corridor

Promote

Housing Diversity

Emphasize

Mobility and

Complete Streets



NEXT STEPS

- LPA Hearing: November
- Transmittal Hearing: December
- Within 60 Days: State Land Planning Agency (DEO) to issue Objection, Recommendation, and Comments Report (ORC)
- Adoption Hearing
- Transmittal to State
- Within 45 Days: Notice of Intent

THANK YOU!

