

CITY OF WESTLAKE



AGENDA

Local Planning Agency Meeting

Tuesday, August 04, 2026, at 5:30 PM

The Lodge at Westlake Adventure Park
5490 Kingfisher Blvd.
Westlake, Florida 33470

Live Broadcasting:

<https://cityofwestlake.my.webex.com>

Meeting ID: 2632 371 2404 | Password: hello

or

United States Toll: 1-650-479-3208

CITY COUNCIL:

JohnPaul O'Connor, Mayor

Greg Langowski, Vice Mayor

Gary Werner, Council Member – Seat 1

Julian Martinez, Council Member – Seat 2

Charlotte Leonard, Council Member – Seat 3

CITY STAFF:

Howard W. Brown, Jr., ICMA-CM, City Manager

Zoie P. Burgess, CMC, City Clerk

Donald J. Doody, Esq., City Attorney

Nilsa Zacarias, AICP, Planning and Zoning Director

Suzanne Dombrowski, P.E., ENV SP, City Engineer

[TENTATIVE: SUBJECT TO REVISION]

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

CONSENT AGENDA

This section of the agenda consists of routine or administrative items that require final approval by the City Council and may be approved in its entirety by a single motion. There will be no discussion of these items unless a City Council Member requests such, in which event, the item will be removed from the Consent Agenda and considered on a future agenda.

- [A.](#) Minutes_Local Planning Agency Meeting - 04.07.2026 - DRAFT

PUBLIC HEARING

- [A.](#) LPA: Ordinance 2026-08 – Zoning Change (Westlake West)

Submitted By: Planning and Zoning

ORDINANCE NO. 2026-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING A REZONING OF APPROXIMATELY 22.617 ACRES LOCATED WITHIN WESTLAKE WEST, GENERALLY WEST OF SEMINOLE PRATT WHITNEY ROAD AND NORTH OF PERSIMMON BOULEVARD WEST, FROM THE MIXED USE (MU) ZONING DISTRICT TO THE RESIDENTIAL-2 (R-2) ZONING DISTRICT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

- [B.](#) LPA: Ordinance 2026-09 – Future Land Use Map Amendment

Submitted By: Planning and Zoning

ORDINANCE NO. 2026-09

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, SPECIFICALLY AMENDING A PORTION OF THE CITY OF WESTLAKE FUTURE LAND USE MAP AS A LARGE SCALE AMENDMENT; CHANGING THE FUTURE LAND USE DESIGNATION FROM DOWNTOWN MIXED USE CATEGORY TO RESIDENTIAL-2 CATEGORY ON PROPERTY DESIGNATED AS WESTLAKE WEST, MORE PARTICULARLY DESCRIBED HEREIN AND CONTAINING 22.617 ACRES MORE OR LESS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

ADJOURNMENT

NOTICE: If a person, firm or corporation decides to appeal any decision made by the City Council with respect to any matter considered at this meeting, you will need a record of the proceedings, and you 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 above notice is required by State Law. Anyone desiring a verbatim transcript shall have the responsibility, at his own cost, to arrange for the transcript). The City of Westlake does not prepare or provide such verbatim record.

In accordance with the Americans with Disabilities Act, persons who need an accommodation in order to attend or participate in this meeting should contact the City Clerk at (561) 530-5880 at least three (3) business days prior to the meeting in order to request such assistance.

AGENDA POSTED: Wednesday, July 29, 2026

CITY OF WESTLAKE



MINUTES

Local Planning Agency Meeting
Tuesday, April 07, 2026 at 5:30 PM

Westlake Council Chambers
4005 Seminole Pratt Whitney Road
Westlake, Florida 33470

CITY COUNCIL:

JohnPaul O'Connor, Mayor
Greg Langowski, Vice Mayor
Gary Werner, Council Member – Seat 1
Julian Martinez, Council Member – Seat 2
Charlotte Leonard, Council Member – Seat 3

CITY STAFF:

Zoie P. Burgess, CMC, City Clerk
Odet Izquierdo, Acting Clerk
Donald J. Doody, Esq., City Attorney
Nilsa Zacarias, AICP, Planning and Zoning Director
Suzanne Dombrowski, P.E., ENV SP, City Engineer

[TENTATIVE: SUBJECT TO REVISION]

CALL TO ORDER

Mayor O'Connor called the Local Planning Agency meeting on Tuesday, April 7, 2026, to order at 5:31 PM.

ROLL CALL

Present and constituting a quorum:

Councilman Gary Werner
Councilman Erik Gleason
Councilwoman Charlotte Leonard
Vice Mayor Greg Langowski
Mayor JohnPaul O'Connor

Also present:

Zoie P. Burgess, CMC, Acting City Manager
Odette Izquierdo, Acting City Clerk
Osniel Leon, AICP, Principal Planner
Donald Doody, Esq., City Attorney

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance.

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

Mayor O'Connor called for any additions, deletions, or modifications to the agenda. There being none, Mayor O'Connor called for a motion to approve the agenda as presented.

Motion by Vice Mayor Langowski to approve the agenda as presented, seconded by Councilman Werner.

UPON ROLL CALL:

Councilman Werner	YES
Councilman Gleason	YES
Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES

With all in favor, motion carried without dissent (5-0).

CONSENT AGENDA

This section of the agenda consists of routine or administrative items that require final approval by the City Council and may be approved in its entirety by a single motion. There will be no discussion of these items unless a City Council Member requests such, in which event, the item will be removed from the Consent Agenda and considered on a future agenda.

A. Minutes_Local Planning Agency Meeting - 12.02.2025 – DRAFT

Mayor O'Connor called for a motion to approve the consent agenda.

Motion by Councilman Werner to approve the consent agenda, seconded by Councilman Gleason.

UPON ROLL CALL:

Councilman Gleason	YES
Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	YES

With all in favor, motion carried without dissent (5-0).

PUBLIC HEARING

A. LPA Ordinance 2026-02: Chapter 101 & 119 Text Amendment (Accessory Structure)

Submitted By: Planning and Zoning

ORDINANCE NO. 2026-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY OF WESTLAKE CODE OF ORDINANCES BY AMENDING CHAPTER 101, "GENERAL AND ADMINISTRATIVE PROVISIONS," TO REVISE SECTION 101-1, "DEFINITIONS AND ACRONYMS," TO ESTABLISH DEFINITIONS FOR "CABANA" AND "TRELLIS OR ARBOR"; AMENDING CHAPTER 119, "ZONING," BY AMENDING SECTION 119-31, "RESIDENTIAL DISTRICTS," TO PROVIDE REDUCED REAR YARD SETBACKS FOR CERTAIN ACCESSORY STRUCTURES, ESTABLISH MINIMUM BUILDING SEPARATION STANDARDS FOR STRUCTURES WITH SOLID ROOFING SYSTEMS, AND ESTABLISH ROOF OVERHANG STANDARDS FOR CERTAIN ACCESSORY STRUCTURES; AMENDING SECTION 119-33, "MIXED USE DISTRICT," TO ESTABLISH ROOF OVERHANG STANDARDS FOR CABANAS; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

City Attorney read the item into record by title only.

Mayor O'Connor called for presentations by Planning and Zoning.

Mr. Leon identified Ordinance 2026-02 as a city-initiated text amendment and outlined changes thoroughly.

Council discussion.

Mayor O'Connor opened for public comment.

With the public hearing closed and no further discussion from the Council, Mayor O'Connor invited a motion.

Motion by Councilman Werner of the approval and adoption of Ordinance 2026-02, as presented and as amended by discussion to include a provision that accessory structures shall not exceed the height of the primary structure, seconded by Councilwoman Leonard.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 5:43 PM.



Meeting Agenda Item Coversheet

MEETING DATE:		8/4/2026		Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		LPA: Ordinance 2026-XX – Zoning Change (Westlake West)			
STAFF RECOMMENDATION: (MOTION READY)		Motion to recommend approval of First Reading of Ordinance 2026-XX – Zoning Change (portion of Westlake West)			
SUMMARY and/or JUSTIFICATION:		This Ordinance amends the zoning district of approximately 22.617 acres from the Mixed Use (MU) zoning district to the Residential-2 (R-2) zoning district. The subject property is located within the Westlake West development.			
SELECT, if applicable		AGREEMENT:		BUDGET:	
		STAFF REPORT:		PROCLAMATION:	
		EXHIBIT(S):		OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		1. Ordinance 2026-XX – Rezoning Westlake West AMENDMENT 2. Staff Report 3. Application 4. Owner Affidavit 5. Justification Statement 6. Survey 7. Rezoning Exhibits			
SELECT, if applicable		RESOLUTION:		ORDINANCE: 2026-XX	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank) <u>Please keep text indented.</u></i>		ORDINACE NO. 2026-XX AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING A REZONING OF APPROXIMATELY 22.617 ACRES LOCATED WITHIN WESTLAKE WEST, GENERALLY WEST OF SEMINOLE PRATT WHITNEY ROAD AND NORTH OF PERSIMMON BOULEVARD WEST, FROM THE MIXED USE (MU) ZONING DISTRICT TO THE RESIDENTIAL-2 (R-2) ZONING DISTRICT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.			
FISCAL IMPACT (if any):				\$	

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- 1 Comprehensive Plan:
- 2 Objective FLU 1.6: Ensure compatibility among various future land uses while
- 3 promoting mixed use, economic development and multi-modal transportation.
- 4 FLU Policy 1.6.1: Establish land use patterns that promote walking, biking, and
- 5 mass transit to access goods, services, education, employment, and recreation,
- 6 thereby reducing automobile dependency, vehicle miles traveled, and vehicle
- 7 emissions.
- 8 FLU Policy: 1.6.2: All allowable uses within a future land use category are deemed
- 9 compatible with one another for purposes of the Plan and the Land Development
- 10 Regulations.
- 11 The City Council further finds that the proposed rezoning is compatible with
- 12 surrounding development, promotes orderly growth, reduces the intensity of
- 13 development otherwise permitted under the existing Mixed Use zoning district, and
- 14 is consistent with the City's Comprehensive Plan and Land Development
- 15 Regulations and is therefore in the public health, safety, and welfare.
- 16 **SECTION 3.** The City Council of the City of Westlake, Florida hereby
- 17 approves the rezoning of the real property legally described in Exhibit 'A' and
- 18 depicted on Exhibit 'B' from the Mixed Use (MU) Zoning District to the Residential-
- 19 2 (R-2) Zoning District.
- 20
- 21 **SECTION 4. Conflicts.** All ordinances or parts of ordinances,
- 22 resolutions or parts of resolutions which are in conflict herewith, are hereby
- 23 repealed to the extent of such conflict.
- 24
- 25 **SECTION 5. Severability.** Should the provisions of this ordinance be
- 26 declared to be severable and if any section, sentence, clause or phrase of this
- 27 ordinance shall for any reason be held to be invalid or unconstitutional, such
- 28 decision shall not affect the validity of the remaining sections, sentences, clauses,
- 29 and phrases of this ordinance but they shall remain in effect, it being the legislative
- 30 intent that this ordinance shall remain notwithstanding the invalidity of any part.
- 31
- 32 **SECTION 6. Effective Date.** This ordinance shall be effective upon
- 33 adoption.
- 34
- 35 **PASSED** this ____ day of _____, 2026, on first reading.
- 36 **PUBLISHED** on this ____ day of _____, 2026 in the Palm Beach Post.
- 37 **PASSED AND ADOPTED** this ____ day of _____, 2026.
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City of Westlake
John Paul O'Connor, Mayor

ATTEST:

Zoie Burgess, City Clerk

APPROVED AS TO LEGAL FORM:

OFFICE OF THE CITY ATTORNEY

Exhibit A - Legal Description

16 A BEING A PORTION OF PARCEL 2, WESTLAKE WEST, ACCORDING TO THE PLAT THEREOF,
17 AS RECORDED IN PLAT BOOK 139, PAGES 49 THROUGH 73, INCLUSIVE, PUBLIC RECORDS
18 OF PALM BEACH COUNTY, FLORIDA, ALSO BEING PORTIONS OF SECTION 1 AND 2,
19 TOWNSHIP 43, RANGE 42 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA,
20 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

21 **COMMENCE** AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 43, RANGE 42 EAST;
22 THENCE S.88°49'03"W., ALONG THE SOUTH LINE OF SECTION 1, TOWNSHIP 43, RANGE 42
23 EAST, A DISTANCE OF 46.64 FEET; THENCE N.01°10'57"E., A DISTANCE OF 1088.71 FEET TO
24 THE **POINT OF BEGINNING**; THENCE N.89°45'48"W., A DISTANCE OF 456.84 FEET TO A
25 POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST,
26 HAVING A RADIUS OF 1002.48 FEET, AND A RADIAL BEARING OF N.00°41'36"W., AT SAID
27 INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH
28 A CENTRAL ANGLE OF 59°36'29", A DISTANCE OF 1042.94 FEET TO A POINT OF NON-
29 TANGENT INTERSECTION; THENCE N.32°21'08"W., A DISTANCE OF 939.58 FEET; THENCE
30 N.32°21'07"W., A DISTANCE OF 75.43 FEET; THENCE N.57°34'29"E., A DISTANCE OF 265.23
31 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE
32 SOUTHEAST, HAVING A RADIUS OF 1987.45 FEET, AND A RADIAL BEARING OF
33 S.31°30'54"E., AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF
34 SAID CURVE THROUGH A CENTRAL ANGLE OF 31°19'00", A DISTANCE OF 1086.30 FEET TO
35 A POINT OF NON-TANGENT INTERSECTION; THENCE S.89°47'03"E., A DISTANCE OF 247.92
36 FEET; THENCE S.11°07'37"E., A DISTANCE OF 247.57 FEET; THENCE S.78°52'23"W., A
37 DISTANCE OF 61.90 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE
38 SOUTHEAST, HAVING A RADIUS OF 1156.00 FEET; THENCE SOUTHWESTERLY, ALONG THE
39 ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°31'49", A DISTANCE OF 615.98
40 FEET TO A POINT OF TANGENCY; THENCE S.48°20'34"W., A DISTANCE OF 679.12 FEET;
41 THENCE S.42°55'37"E., A DISTANCE OF 504.26 FEET TO A POINT OF CURVATURE OF A
42 CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1035.13 FEET; THENCE
43 SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF

19°15'57", A DISTANCE OF 348.06 FEET TO A POINT ON NON-TANGENT INTERSECTION;
 THENCE S.78°24'08"E., A DISTANCE OF 548.77 FEET; THENCE S.89°42'21"E., A DISTANCE OF
 276.97 FEET; THENCE S.00°17'39"W., A DISTANCE OF 110.15 FEET TO THE **POINT OF
 BEGINNING.**

CONTAINING: 985,180 SQUARE FEET OR 22.617 ACRES, MORE OR LESS.

Exhibit B - Zoning Map

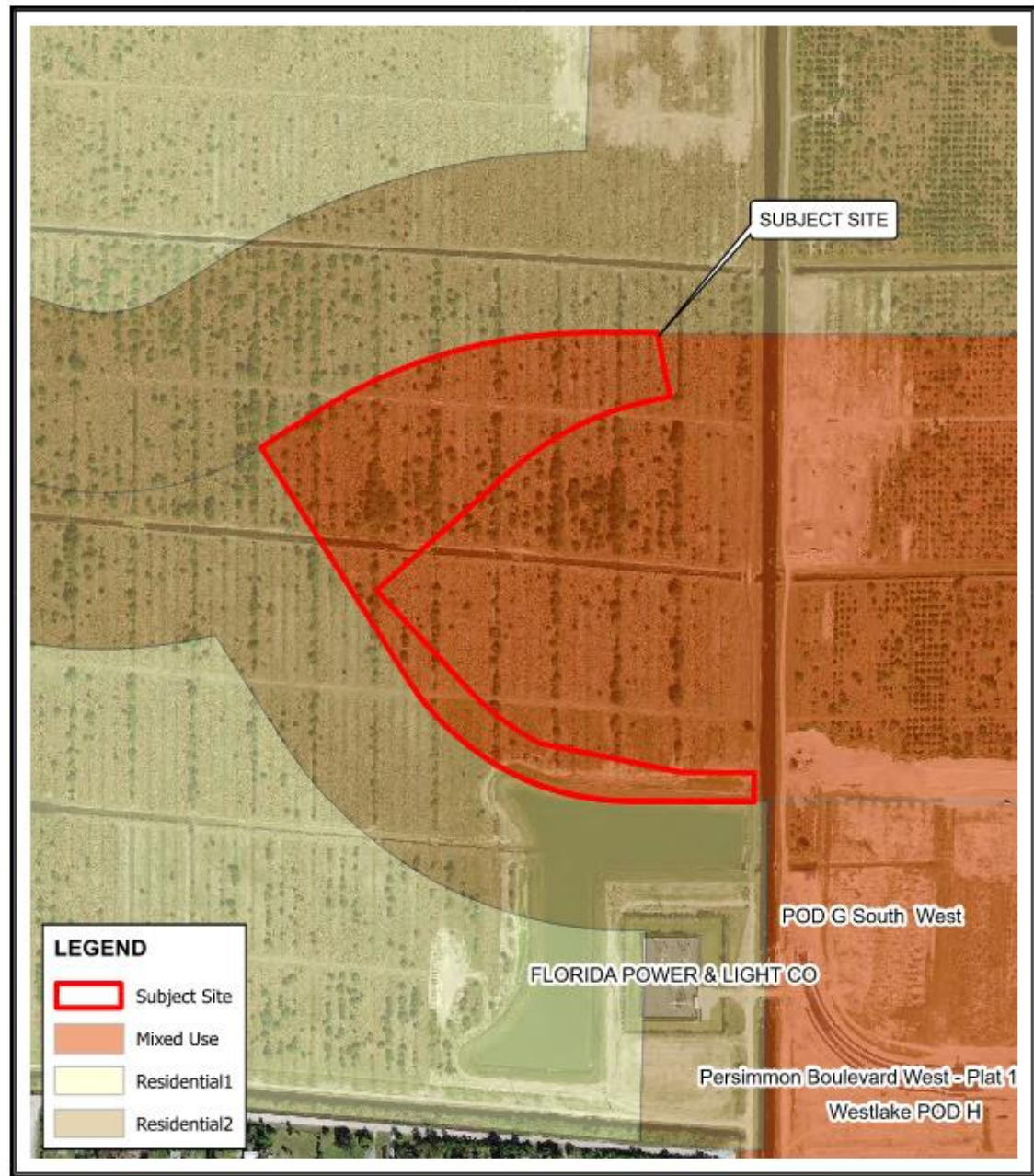
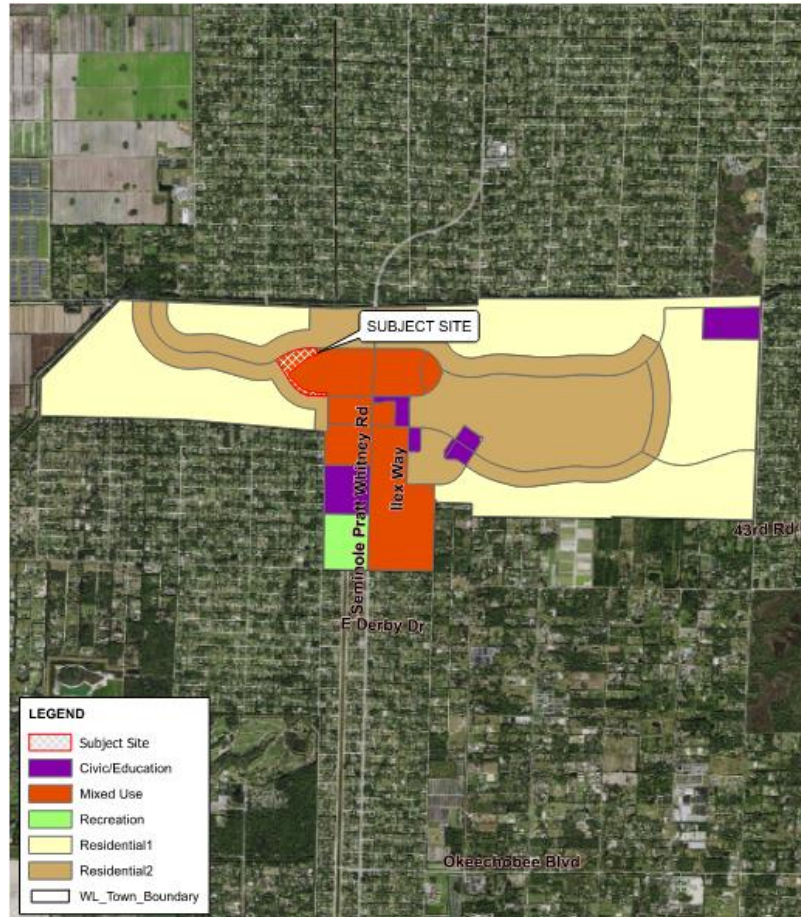


Exhibit C – Location Map





PETITION DESCRIPTION

PETITION NUMBER:	RZ-2026-01 (Westlake West)
OWNER:	Minto PBLH, LLC
APPLICANT:	Cotleur & Hearing
LOCATION:	A portion of Parcel 2 within Westlake West, generally located west of Seminole Pratt Whitney Road and north of Persimmon Boulevard West, City of Westlake, Florida.
PCN:	Portion of Parcel Control Number 77-40-43-01-30-002-0000
REQUEST:	The Applicant requests approval of a rezoning of approximately 22.617 acres from the Mixed Use (MU) zoning district to the Residential-2 (R-2) zoning district. The rezoning is being processed concurrently with a Future Land Use Map Amendment (CPA-2026-01), Master Site Plan Amendment, and Phase I-A Plat for Westlake West.

SUMMARY

The Applicant requests approval to rezone approximately 22.617 acres from the Mixed Use (MU) zoning district to the Residential-2 (R-2) zoning district. The proposed rezoning is intended to establish consistency with the companion Future Land Use Map (FLUM) Amendment, which proposes to change the Future Land Use designation from Downtown Mixed Use to Residential-2.

The proposed rezoning will replace the existing Mixed Use zoning district, which permits a broad range of residential and nonresidential uses, with the Residential-2 zoning district, that is intended primarily for residential development and supporting neighborhood uses. As a result, the rezoning will reduce the overall development intensity while maintaining compatibility with the surrounding residential development pattern.

This application is being processed concurrently with Future Land Use Map Amendment CPA-2026-01, a Master Site Plan Amendment, and a Phase I-A Plat for the Westlake West development. The approval process includes three (3) public hearings as follows: the Local Planning Agency public hearing and the first reading before the City Council on August 4, followed by the second reading and adoption by the City Council in later months.

STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the **Planning & Zoning Department** have no objections.

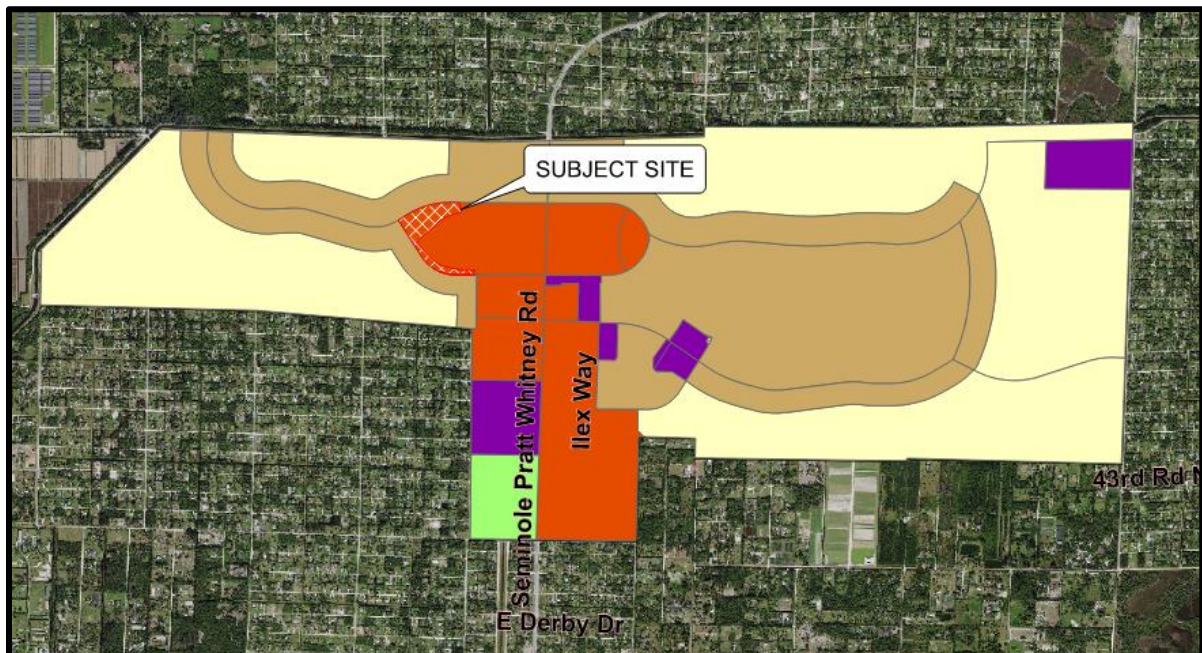
PETITION FACTS

- a. Total Gross Site Area: 22.617 acres
- b. Land Use and Zoning
 - Existing Land Use: Vacant
 - Existing Future Land Use: Downtown Mixed Use
 - Proposed Future Land Use: Residential-2
 - Existing Zoning: Mixed Use (MU)
 - Proposed Zoning: R-2

SURROUNDING LAND USES

	FUTURE LAND USE	ZONING
SUBJECT SITE	Downtown Mixed Use	Mixed Use
NORTH	Residential-2	Residential-2
SOUTH	Residential-2	Residential-2
EAST	Downtown Mixed Use	Mixed Use
WEST	Downtown Mixed Use	Residential-2

The subject property is located within the Westlake West development generally west of Seminole Pratt Whitney Road and north of Persimmon Boulevard West.

Subject Site

BACKGROUND

The City of Westlake adopted its Comprehensive Plan in 2018 and subsequently adopted its Land Development Regulations and Official Zoning Map in 2019. The subject property is part of the larger Westlake West development that has received multiple planning approvals since the City's incorporation. The Applicant proposes to redesignate a portion of the development from Downtown Mixed Use to Residential-2 through a companion Comprehensive Plan Amendment and corresponding rezoning. The proposed amendment would eliminate future commercial and mixed-use development opportunities on this parcel and integrate the site into the surrounding residential neighborhoods.

CONCURRENT APPLICATIONS

The following applications are being processed concurrently:

- CPA-2026-01 – Future Land Use Map Amendment
- RZ-2026-01 – Rezoning
- Master Site Plan Amendment
- Phase I-A Plat

Approval of the rezoning is contingent upon approval of the companion Future Land Use Map Amendment.

STAFF ANALYSIS

Staff reviewed the subject application with a focus on consistency with the companion Future Land Use Map Amendment, compatibility with surrounding development, and the potential impacts associated with rezoning the property from the Mixed Use (MU) zoning district to the Residential-2 (R-2) zoning district.

The proposed Residential-2 (R-2) zoning district is intended to accommodate a range of residential housing types, including single-family detached, single-family attached, zero-lot-line, and multifamily residential development, together with limited accessory, institutional, recreational, educational, religious, conservation, and neighborhood-serving uses permitted by the City of Westlake Land Development Regulations.

Future development of the property shall comply with all applicable development standards established for the Residential-2 (R-2) zoning district, including minimum lot dimensions, setbacks, building height, lot coverage, landscaping, parking, and other applicable requirements contained in Chapter 119 of the City of Westlake Code of Ordinances. The following uses are allowed:

Residential Use Type	Lot Width	Minimum Lot Size (square feet)	Minimum Front Setback ¹ (feet)	Minimum Side Road Setback ² (feet)	Minimum Side Yard Setback ² (feet)	Minimum Rear Yard Setback (feet)	Maximum Building Height (feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Single-family detached dwellings	403	3,600	Bldg: 10	Bldg: 10	Bldg: 5	10	40	60%	25%
			Flg: 20	Slg: 10	Slg: 10				
	504	4,500	Bldg: 10	Bldg: 10	Bldg: 5	10	40	60%	25%
			Flg: 20	Slg: 10	Slg: 10				
	More than 705	6,300	Bldg: 10	Bldg: 10	Bldg: 5	10	40	55%	25%
			Flg: 20	Slg: 10	Slg: 10				

Residential Use Type	Minimum Lot Width (feet)	Minimum Lot Size (square feet)	Minimum Front Setback ¹ (feet)	Minimum Side Road Setback On Non-Zero-Lot-Line ^{2,3} (feet)	Minimum Building Separation (feet)	Minimum Rear Yard Setback (feet)	Maximum Building Height (feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Zero lot line single-family detached dwellings	40	3,600	Bldg:10	Bldg: 10	10	10	40	60%	25%
			Flg:20	Slg: 15					
Residential Use Type	Minimum Lot or Parcel Width (feet)	Minimum Lot or Parcel Size (square feet)	Minimum Front Road Setback ¹ (feet)	Minimum Side Road Setback ² (feet)	Minimum Side Yard Setback ² (feet)	Minimum Rear Yard Setback (feet)	Maximum Building Height ³ (feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Single-family attached	20	1,600	Bldg: 10	Bldg: 10 / 5 *5	Bldg: 10	10	40	65%	20%
			Flg: 20	Slg: 10	Flg: 20				
Cottage Homes	20	1,600	Bldg: 10	Bldg: 10	Bldg: 5	Bldg: 10	36	65%	20%
Multifamily dwellings ⁴	-	10,000	15	10	10	20	60	50%	25%
Assisted living facilities	-	-	20	20	20	20	75	50%	25%
Foster care facilities and group homes	50	3,500	Bldg: 10	Bldg: 10	Bldg: 10	10	40	60%	25%
			Flg: 20	Slg: 10	Flg: 20				
Nonresidential Use Type	Minimum Parcel Size (square feet)	Minimum Parcel Width (feet)	Minimum Front Setback (feet)	Minimum Side Road Setback (feet)	Minimum Side Yard Setback (feet)	Minimum Rear Setback (feet)	Maximum Building Height ² (feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Religious uses	43,560	100	20	20	30	30	50	35%	25%
Educational uses	43,560	100	20	20	30	30	40	35%	25%
Recreational	N/A	-	15	15	15	151	40	30%	40%
Residential amenity center	20,000	-	20	30	30	301	30	40%	25%
Conservation uses	-	-	-	-	-	-	-	-	-

Development Intensity

The existing Mixed Use (MU) zoning district permits residential development at higher densities together with significant nonresidential development opportunities. The proposed Residential-2 (R-2) zoning district limits the property primarily to residential development and supporting neighborhood uses, eliminating the commercial and mixed-use development potential currently permitted. The Mixed Use designation permits residential development at a maximum gross density of 16 dwelling units per acre and a maximum Floor Area Ratio (FAR) of 3.0 and Residential-2 allows for a maximum gross density of 12 dwelling units per acre.

Consistency with the Comprehensive Plan

Staff finds that the proposed rezoning is consistent with the Goals, Objectives, and Policies of the City of Westlake Comprehensive Plan, including, but not limited to, the following:

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.

Staff Finding: The proposed Residential-2 (R-2) zoning district is consistent with the companion Future Land Use Map Amendment and the overall development pattern of Westlake West. The proposed rezoning supports a cohesive residential neighborhood that will continue to provide connectivity to nearby mixed-use areas, parks, schools, and community amenities through the City's planned multimodal transportation network.

Policy FLU 1.6.2

All allowable uses within a Future Land Use Category are deemed compatible with one another for purposes of the Comprehensive Plan and the Land Development Regulations.

Staff Finding: The proposed Residential-2 (R-2) zoning district is one of the implementing zoning districts for the Residential-2 Future Land Use designation. Approval of the companion Future Land Use Map Amendment and this rezoning will maintain consistency between the City's Future Land Use Map and Official Zoning Map while providing a development pattern that is compatible with the surrounding residential neighborhoods.

EVALUATION CRITERIA

1. The proposed change would not be contrary to the land use plan and would not have adverse impacts to the Comprehensive Plan.

Staff Analysis:

The proposed Residential-2 (R-2) zoning district is consistent with the companion Future Land Use Map Amendment (CPA-2026-01), which proposes to redesignate the subject property from Downtown Mixed Use to Residential-2. The Residential-2 zoning district is an implementing zoning district for the Residential-2 Future Land Use designation and therefore maintains consistency between the City's Future Land Use Map and Official Zoning Map.

The proposed rezoning also reduces the overall development intensity of the property. Under the existing Mixed Use (MU) zoning district, the property may be developed at a maximum residential density of 16 dwelling units per gross acre together with nonresidential development at a maximum Floor Area Ratio (FAR) of 3.0. The proposed Residential-2 (R-2) zoning district limits development to a maximum residential density of 12 dwelling units per gross acre and a maximum 0.35 FAR for permitted nonresidential supporting uses.

As a result, the proposed rezoning reduces the maximum residential density, eliminates the potential for high-intensity mixed-use commercial development, and supports a development pattern that is compatible with the surrounding residential neighborhoods. Staff finds that the proposed rezoning is consistent with the City of Westlake Comprehensive Plan and will not adversely impact adopted Level of Service standards or the City's long-range planning objectives.

2. The proposed rezoning is consistent with the existing land use pattern.

Staff Analysis:

Staff finds that the proposed Residential-2 (R-2) zoning district is compatible with the existing and planned development pattern surrounding the subject property. Properties located to the north and south are designated Residential-2 and are planned for residential development at comparable densities. Properties to the east remain designated Downtown Mixed Use and provide opportunities for a complementary mix

of residential, commercial, office, and civic uses intended to serve the surrounding neighborhoods. To the west, adjacent properties are designated Downtown Mixed Use and Residential-2, creating an appropriate transition between mixed-use activity areas and residential neighborhoods.

The proposed rezoning extends the established residential development pattern within the Westlake West (Sandglass) master-planned community while maintaining consistency with the companion Future Land Use Map Amendment (CPA-2026-01). In accordance with the City's Future Land Use Consistency Table (Section 119-5 of the City of Westlake Code of Ordinances), the Residential-2 (R-2) zoning district is an implementing zoning district for the proposed Residential-2 Future Land Use designation. Approval of the companion Future Land Use Map Amendment and this rezoning will maintain consistency between the City's Future Land Use Map and Official Zoning Map.

Accordingly, staff finds that the proposed rezoning is compatible with the existing and planned land use pattern and supports the orderly growth and development of the City.

3. The proposed rezoning will not create an isolated district unrelated to adjacent and nearby districts.

Staff Analysis:

Staff finds that the proposed Residential-2 (R-2) zoning district will not create an isolated or incompatible zoning district. The subject property is located within the Westlake West (Sandglass) master-planned community and is contiguous to existing and planned Residential-2 zoning districts. The proposed rezoning extends the established residential development pattern and provides a logical continuation of the surrounding residential neighborhoods.

The rezoning also eliminates a residual portion of the Mixed Use (MU) zoning district that no longer reflects the approved master development pattern. The proposed Residential-2 zoning district aligns with the companion Future Land Use Map Amendment (CPA-2026-01) and the approved roadway network, resulting in a more cohesive and internally consistent land use and zoning pattern.

Accordingly, staff finds that the proposed rezoning does not create an isolated zoning district and is compatible with adjacent and nearby zoning districts while promoting the orderly growth and development of the City.

4. The proposed change will not create or excessively increase traffic.

Staff Analysis:

Staff reviewed the traffic information submitted in support of the application and finds that the proposed rezoning is not expected to create or excessively increase traffic impacts. The companion Future Land Use Map Amendment and proposed Residential-2 (R-2) zoning district reduce the overall development potential of the property by decreasing the maximum residential density from 16 dwelling units per gross acre under the existing Mixed Use (MU) zoning district to 12 dwelling units per gross acre, while eliminating the potential for high-intensity commercial and mixed-use development currently permitted under the MU zoning district.

The Applicant's traffic statement concludes that the proposed amendment will generate fewer daily and peak-hour vehicle trips than the existing development entitlement because it reduces residential density and eliminates the commercial development potential associated with the Mixed Use zoning district.

Accordingly, the proposed rezoning is expected to reduce the site's maximum trip generation potential when compared to the existing zoning and Future Land Use designations.

Any future development of the property will remain subject to transportation concurrency review, engineering review, and, if required, the submission of a traffic study at the time of Master Site Plan and development order review to ensure compliance with the City's adopted transportation standards.

Staff finds that the proposed rezoning will not create or excessively increase traffic and is consistent with the City's transportation planning objectives.

5. The change will not adversely influence living conditions in the neighborhood.

Staff Analysis:

Staff finds that the proposed rezoning will not adversely affect living conditions within the surrounding neighborhood. The proposed Residential-2 (R-2) zoning district is intended primarily for residential development and supporting neighborhood uses and is compatible with the existing and planned residential development pattern surrounding the subject property.

Compared to the existing Mixed Use (MU) zoning district, the proposed Residential-2 (R-2) zoning district significantly reduces the potential development intensity by lowering the maximum residential density and eliminating the potential for high-intensity commercial and mixed-use development. As a result, the proposed rezoning is expected to reduce potential impacts associated with traffic, building intensity, and nonresidential activity while reinforcing the residential character of the surrounding area.

Any future development of the property will remain subject to the City's Comprehensive Plan, Land Development Regulations, concurrency requirements, Master Site Plan review, and all applicable engineering and development standards. These review processes will ensure that future development is compatible with surrounding properties and adequately mitigates any potential impacts.

Staff finds that the proposed rezoning will not adversely affect the health, safety, welfare, or living conditions of surrounding properties and will promote a cohesive, compatible, and orderly pattern of residential development within the Westlake West master-planned community.

Overall Findings

Based on the application, supporting documentation, and staff analysis, staff finds that:

- The proposed rezoning is consistent with the City of Westlake Comprehensive Plan and the companion Future Land Use Map Amendment.
- The proposed Residential-2 (R-2) zoning district is compatible with the existing and planned development pattern.
- The rezoning will not create an isolated zoning district.
- The rezoning reduces overall development intensity and is not expected to adversely impact transportation or public facilities.
- The rezoning promotes the orderly growth and development of the City while protecting the health, safety, and welfare of the public.

STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the **Planning & Zoning Department** have no objections to the approval of the requested zoning change.



CITY OF WESTLAKE
Planning and Zoning Department
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470
Phone: (561) 530-5880
www.westlakegov.com

Item A.

DEPARTMENTAL USE ONLY
Ck. # _____
Fee: _____
Intake Date: _____
PROJECT # _____

APPLICATION FOR REZONING

LOCAL PLANNING AGENCY MEETING DATE: _____

CITY COUNCIL MEETING DATE: _____

The Local Planning Agency meets on the first Tuesday of the month at 5:30 p.m., the City Council meets on the first Tuesday of the month at 6:00 p.m. Both meetings are held at The Lodge at Westlake Adventure Park located at 5490 Kingfisher Blvd., Westlake, Florida. See page 4 for review process and submittal deadline.

INSTRUCTIONS TO APPLICANTS:

1. Please complete all sections of this application. If not applicable, indicate with N/A.
2. Provide all required documents as shown in the Rezoning Application Submittal Checklist (see page 4). If not applicable, indicate with N/A.
3. The applicant must be present at scheduled Local Planning Agency and City Council meetings.

I. APPLICANT INFORMATION

Property Owner(s) of Record Minto PBLH, LLC

Address: 16604 Town Center Parkway N., Suite B, Westlake, FL 33470

Phone No.: 954-973-4490 Fax No.: _____ E-mail Address: Jfcarter@mintousa.com

Applicant/Agent (if other than owner, complete *Acknowledgement and Consent* section on page 2):

Name: Donaldson E. Hearing - Coteleur & Hearing

Address: 1934 Commerce Lane, Suite 1, Jupiter, FL 33458

Phone No.: 561-747-6336 Fax No.: _____ E-mail Address: Dhearing@coteleur-hearing.com

Subject Property Address: TBD

Property Control Number (PCN): 77-40-43-01-30-002-0000

Gross Acreage: 22.617

Legal Description of Property (Plat Book/Page, Section/Township/Range, or Metes and Bounds):

Refer to attached legal description and sketch

II. REQUEST AND JUSTIFICATION

- A) EXISTING ZONING DISTRICT(S): MU -Mixed Use
- B) PROPOSED ZONING DISTRICT(S): R-2 - Residential 2
- C) EXISTING FUTURE LAND USE: DMU - Downtown Mixed Use
- D) PROPOSED FUTURE LAND USE DESIGNATION: R-2 - Residential 2
- E) IS A COMPREHENSIVE PLAN AMENDMENT REQUIRED? YES/NO **YES**
- F) JUSTIFICATION FOR REQUESTED REZONING

The Applicant shall provide a separate narrative explanation of the purpose and justification for the proposed rezoning (attach to application and provide in electronic format). Requirements are listed on page 4.

III. LAND USE, ZONING, AND ADJACENT PROPERTIES

	EXISTING USE(S)	FUTURE LAND USE DESIGNATION	ZONING DISTRICT
SUBJECT PROPERTY	22.617 acres - WLW Phase 1	Mixed Use	Mixed Use
NORTH	22.617 acres - WLW Phase 1	Residential - 2	Residential - 2
SOUTH	22.617 acres - WLW Phase 1	Residential - 2	Residential - 2
EAST	22.617 acres - WLW Phase 1	Mixed Use	Mixed Use
WEST	22.617 acres - WLW Phase 1	Residential - 2	Residential - 2

IV. OWNER AND APPLICANT/AGENT ACKNOWLEDGEMENT AND CONSENT

Consent statement (to be completed if owner is using an agent)

I/we, the owners, hereby give consent to Donaldson E. Hearing to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the application and property I/we own described in the application. By signing this document, I/we affirm that I/we understand and will comply with the provisions and regulations of the City of Westlake, Florida, Code of Ordinances. I/we further certify that all of the information contained in this application and all the documentation submitted is true to the best of my/our knowledge.

John F. Carter

Owner's Name (please print)

Owner's Signature

Donaldson E. Hearing

Applicant/Agent's Name (please print)

Applicant/Agent's Signature

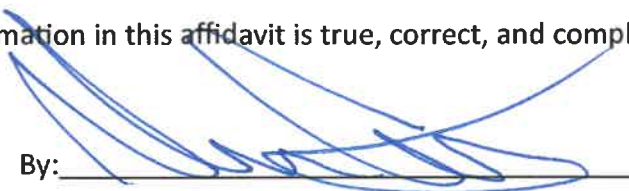
OWNER'S AFFIDAVIT

Item A.

BEFORE ME, the undersigned personally appeared and, being duly sworn according to law, deposes and says as follows:

- 1) My name is John F. Carter. I am the Senior Vice President of Minto PBLH, LLC ("Minto"), and I am duly authorized by Minto to make binding representations on behalf of Minto. A copy of the Detail Entity by Name maintained by the Division of Corporations of the State of Florida is attached hereto as Exhibit A.
- 2) Minto is the owner in fee simple of the subject property pursuant to the recorded quit claim deed recorded in Official Record Book 26871, page 0511, a copy of which is attached hereto as Exhibit B.
- 3) Minto does hereby consent to the filing of an application for Rezoning concurrently with a previously submitted Small-Scale Comprehensive Plan Amendment to request a future land use map amendment changing the future land use designation of a portion of Parcel PC-2 from Civic to Downtown Mixed Use, and its zoning designation from Civic to Mixed Use, and does hereby designate Cotleur & Hearing as representatives and agents to act on behalf of Minto in connection with such application.
- 4) I acknowledge this Affidavit is given to comply with City of Westlake policy and will be relied on by the City of Westlake in its review of application materials presented.
- 5) To the best of my knowledge, the information in this affidavit is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT

By: 

John F. Carter -
Senior Vice President, Minto PBLH, LLC

STATE OF FLORIDA

PALM BEACH COUNTY

The foregoing instrument was acknowledged before me this 9 day of June, 2026, by John F. Carter who (showed identification/personally known to me).


Signature of Notary

Brennan Chace
(Printed/typed name or stamped)

(My commission expires: 9/15/2026
(Notary's seal or stamp)
(Printed/typed name or stamped)





Westlake West (RZ-2026-01)

Large Scale Comprehensive Plan Amendment- Rezoning

June 9, 2026

Revised June 24, 2026

Introduction

The Applicant (Minto PBLH, LLC) is requesting a large-scale comprehensive plan amendment to the Westlake Comprehensive Plan and rezoning. This application accompanies requests for concurrent approvals of a Westlake West Phase I-A Plat and a Master Site Plan Amendment for Phase I.

Background

The original Minto Westlake site is located East and West of Seminole Pratt Whitney Blvd., South of 60th Street North, and North of 50th Street N, East of Mead Hill Drive, and 44th Street North, East of 190th Terrace North and West of 140th Avenue North. Per the adopted Comprehensive Plan, the 3,788.60-acre property has FLUA designations of R1, R2, DTMU, Civic, OS&R and SE Overlay. Portions of the Minto Westlake site have been sold since the adoption of the Comprehensive Plan, but Minto owns the site that is the subject of this Application.

The original Minto Westlake site is roughly co-extensive with Seminole Improvement District (SID), a legislatively created special district with the authority to provide public infrastructure and services and to operate district facilities. SID provides drainage, water, and wastewater services for the subject property, and owns a canal right-of-way and/or easement for access and drainage from the subject site running approximately four miles south to the C-51 Canal.

Historic and Recent Planning and Zoning Entitlements

Prior to the City's incorporation, Palm Beach County issued several Development Orders to Minto, permitting development on Minto's property that is now within the City of Westlake. Specifically, the County approved Resolution 2014-1646 (as later amended by 2014-1892) rezoning the Minto Westlake site, and Resolutions 2014-1647 and 2014-1648 approving Hotel and College/University as requested uses on the Westlake Property. At that same time, Palm Beach County revised its Comprehensive Plan and Unified Land Development Code ("ULDC") to facilitate development of the Minto Westlake site pursuant to Ordinances 2014-030 and 2014-031. To address the County's traffic concurrency requirements related to the approved density and intensity, Minto entered into a Proportionate Fair Share Agreement with Palm Beach County dated October 29, 2014.

Subsequent to incorporation, Minto proceeded with the development of its property pursuant to the County Development Orders and the City's Interim Code. The City has adopted its own Comprehensive Plan and has implemented land development regulations ("LDRs"). Further, most of the conditions of approval contained in the County development orders have either been completed or are superseded by the City's Comprehensive Plan, Land Development Regulations, and state law. As a result, on December 01, 2021, Minto notified the City of Westlake of its intention to hereinafter proceed under § 163.3167(5) to complete development of its density and intensity vested by the Proportionate Fair Share Agreement and state law, pursuant to the City's Comprehensive Plan and Land Development Regulations.

The specific site that is the subject of this application was previously platted as a portion of Parcel 2 of the Westlake West Plat recorded in Plat Book 139, Pages 49-73.

Subject Request

The Applicant is requesting a change in the future land use (FLU) designation and zoning district for the subject land area, which consists of a portion of the parcel identified by number 77-40-43-01-30-002-0000 (the "Site"). The Site is approximately 22.617 acres in size. As shown on the proposed Master Site Plan Amendment for Westlake West, to be known as Sandglass and the Phase 1 Site Plan, which are being processed concurrently with this application, the Site is a portion of a larger, development area for Westlake West (the "Development Project"). Most of the Development Project areas are zoned R-1 and R-2, consistent with the FLU designations of R-1 and R-2. A triangular shaped area, west of Parcel G contains Downtown Mixed Use FLU Designation.

The subject Site maintains a FLU designation of Downtown Mixed Use (DMU) and is in the Mixed Use (MU) zoning district. In order to cohesively integrate the Site with the remainder of the Development Project, this application is to request to change the FLU of the Site from DMU to R-2 and to rezone the 22.617 acre Site to R-2. Under the City's Future Land Use Consistency Table (§ 119-5, Table 119-5), the R-2 zoning district is the consistent zoning district for the Residential-2 future land use category.

Consistency with State Statutes and Westlake Land Development Regulations for Large Scale Amendments Section 163.3187, *Florida Statutes* (Process for adoption of large-scale comprehensive plan amendment) provides the process for adoption of large-scale comprehensive plan amendments. When the City originally adopted its procedures for processing large scale plan amendments, the City copied nearly verbatim the process set forth in Florida Statute Section 163.3187. At the time, the statute provided that large-scale comprehensive plan amendments were limited to projects that were 10 acres or less. However, effective July 1, 2021, Section 163.3187 was amended and now provides that a large scale amendment may be adopted for sites that are less than 50 acres, so long as the other criteria are met. However, the City has never updated its code to match the amended state statute.

The Site is 22.617 acres in size. Although this exceeds the 10-acre threshold for small-scale plan amendments set forth in Section 101-197(a) of the City's Land Development Regulations (LDRs), as discussed above, this area is well inside the amended statutory limit for large scale comprehensive plan amendments. Further, the Site meets all other criteria for a large-scale amendment set forth in both state statute and the City's LDRs. It is also consistent with Policy FLU 1.1.2, which provides that "[a]mendments to the Plan including the Future Land Use Map (FLU Map 2.1) shall be consistent with all Florida Statute requirements."

The application meets all other criteria for large-scale amendments set forth in Chapter 101, Article III, Section 101-197 of the City's LDRs. Specifically, the Site is limited only to a site-specific, large-scale activity – that is, the development of single-family detached and single-family attached (townhome) dwellings as part of a larger development.

The Site is not located in an area of critical state concern, and the City has not approved in excess of 120 acres of large-scale amendments within the year 2026. No text amendments are proposed to accompany this proposed FLU map change. The Site does not contain any cultural, historic, or natural resources.

Consistency and Compatibility

The proposed FLU amendment is also consistent with the remainder of the Comprehensive Plan and causes minimal modification to the overall development pattern of the City.

Policy FLU 1.6.5 defines the minimum compatibility requirements where development abuts a different future land use category. The proposed Development Project will remain compatible with the adjacent properties and consistent with Policy FLU 1.6.5 because the proposed amendment involves only a minor shift of the present boundary between the R-2 and DMU land use categories. As shown in the application documents, the Site is a C-shaped, narrow area that simply curves around the existing border between the current R-2 and DMU FLU designations to create a minor expansion of the R-2 area in order to allow the Site to be developed as a consistent, cohesive part of the Development Project. In other words, the areas designated on the FLU Map as R-2 and DMU currently abut within the Site; the proposed amendment would simply shift that existing, compatible border to the edge of the proposed Development Project parcel.

Because the FLU amendment proposes only a minor shift of an existing boundary, the proposed change retains the City's cohesive pattern of development and the Development Project remains compatible with the surrounding future land uses. The Site is already adjacent to R-2 to the north, south, and west, as indicated on the accompanying table in the application.

The Site will be developed with a diversified single-family product, including detached, detached zero-lot-line (alley-loaded), and attached (townhome) single-family dwellings. Under the Site's present zoning, the MU district already permits single-family attached dwellings and a maximum gross density of 16 dwelling units per acre, together with non-residential intensity at a maximum floor area ratio of 3.0 (§ 119-33); the requested R-2 designation permits a maximum gross density of 12 dwelling units per acre and no stand-alone non-residential intensity (§ 119-31(b)). The requested amendment therefore does not increase, and in fact reduces, the maximum development potential of the Site, while allowing additional green space and a more diversified, cohesive residential form. It is a change that lowers permitted density and intensity and refines the form of development, not one that increases it.

FLU Policy 1.6.1 requires the City to “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.” The proposed amendment will maintain consistency with this policy by keeping the R-2 land use designation and zoning district sited directly next to the MU district, allowing the future residents to easily access services in Westlake's growing downtown.

The proposed amendment and rezoning also satisfy each of the applicable rezoning review criteria of the City's Land Development Regulations, as addressed more fully in the Applicant's concurrent Response to Staff Comments:

- a. The proposed change would not be contrary to the land use plan and would not have adverse impacts to the Comprehensive Plan.

The re-designation from the Downtown Mixed Use category to the Residential-2 category is fully consistent with, and advances, the Future Land Use Element of the City of Westlake Comprehensive Plan. The amendment furthers Objective FLU 1.6 (ensuring compatibility among future land uses) and Policies 1.6.1 and 1.6.2 – the latter of which provides that 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 – because the Residential-2 category produces a wholly residential community that is internally compatible and compatible with the surrounding residential pattern of Westlake West. The amendment also reduces the maximum development potential of the site: the R-2 zoning district permits a maximum gross density of 12 dwelling units per acre, whereas the MU district permits up to 16 dwelling units per acre together with non-residential intensity at a maximum FAR of 3.0 (City of Westlake Code of Ordinances §§ 119-31(b) and 119-33). Because the change lowers the maximum permitted residential density and removes the potential for high-intensity non-residential development, it cannot have an adverse impact on the Comprehensive Plan or its adopted level-of-service standards. The revised Justification Statement includes the statement of consistency required by Code of Ordinances § 101-194(d)(2) and addresses the compatibility table in Comprehensive Plan Policy 1.6.5 and level-of-service and compatibility standards as required by Code of Ordinances § 101-226(4).

- b. The proposed rezoning is consistent with the existing land use pattern.

Westlake West now known as Sandglass is planned and being developed as a predominantly residential community of approximately 1,950 single-family detached and attached homes. The subject acreage abuts and is surrounded by lands designated and developed for residential use within the master plan, and the Residential-2 designation simply extends and reinforces that established residential pattern. The rezoning is also the necessary implementing action for the companion Future Land Use Map amendment: under the Future Land Use Consistency Table (Code of Ordinances § 119-5, Table 119-5), the R-2 zoning district is a consistent zoning district only for the Residential-2 future land use category. Aligning the zoning with the proposed Residential-2 land use therefore ensures internal consistency between the Future Land Use Map and the Official Zoning Map, consistent with the existing and planned land use pattern of the area.

- c. The proposed rezoning will not create an isolated district unrelated to adjacent and nearby districts.

The Residential-2 district is an established, residentially oriented district within the City of Westlake and within Westlake West specifically; it is not isolated. The subject acreage is contiguous with adjacent residential R-2 lands within the master plan and relates directly to the surrounding residential neighborhoods. This request does not create an isolated district, but rather the amendment removes a residual pocket of Downtown Mixed Use designation that was historically defined by the anticipated roadway configuration. The proposed Land Use and Zoning designations now follow the roadway configuration of the approved master plan for Sandglass.

- d. The proposed change will not create or excessively increase traffic.

The amendment will not create or excessively increase traffic; if anything, it reduces the maximum trip-generation potential of the property. The existing Downtown Mixed Use designation / MU district permits up to 16 dwelling units per acre plus non-residential development at a maximum FAR of 3.0 (§ 119-33), while the proposed Residential-2 designation / R-2 district permits a maximum of 12 dwelling units per acre and no stand-alone commercial intensity (§ 119-31(b)). The lower maximum residential density and the elimination of non-residential intensity result in a lower potential trip generation than the existing entitlement.

- e. The change will not adversely influence living conditions in the neighborhood.

The change improves, rather than diminishes, living conditions in the neighborhood. Replacing a mixed-use designation – which would otherwise permit building heights and non-residential intensities up to the MU district maximums (including building heights up to 120 feet, subject to the step-downs in § 119-33(b) – with the lower-scale Residential-2 district produces a development form that is more compatible with, and protective of, the adjoining single-family neighborhoods. The Residential-2 district yields a cohesive, lower-intensity residential environment and allows the integration of detached, zero-lot-line, and attached single-family housing types, creating a more diverse and attractive streetscape while maintaining the residential character of the community. No adverse influence on living conditions will result from the amendment.

Application Documents

This application provides the following documents in support of its request:

- 1) Application
- 2) Justification Statement
- 3) Site Plan
- 4) Survey (Abstracted)
- 5) Owner's Affidavit
- 6) Legal Description
- 7) Supporting Documents/Exhibits

The applicant will work with the City to comply with all notice requirements, as set forth in *Pursuant to Chapter 101, Article III, Section 101-194 (c-d)*

Conclusion

The Applicant is requesting approval of this requested large scale comprehensive plan and rezoning, as presented. The Applicant will collaborate closely with Staff to bring this application to completion as quickly as possible. The Applicant and the entire development team are available to answer any questions staff might have and/or provide necessary information to supplement the information provided in the submittal. Thank you.

Description Sketch

(Not A Survey)

Item A.

DESCRIPTION:

BEING A PORTION OF PARCEL 2, WESTLAKE WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 139, PAGES 49 THROUGH 73, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING PORTIONS OF SECTION 1 AND 2, TOWNSHIP 43, RANGE 42 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 43, RANGE 42 EAST; THENCE S.88°49'03"W., ALONG THE SOUTH LINE OF SECTION 1, TOWNSHIP 43, RANGE 42 EAST, A DISTANCE OF 46.64 FEET; THENCE N.01°10'57"E., A DISTANCE OF 1088.71 FEET TO THE **POINT OF BEGINNING**; THENCE N.89°45'48"W., A DISTANCE OF 456.84 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1002.48 FEET, AND A RADIAL BEARING OF N.00°41'36"W., AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°36'29", A DISTANCE OF 1042.94 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.32°21'08"W., A DISTANCE OF 939.58 FEET; THENCE N.32°21'07"W., A DISTANCE OF 75.43 FEET; THENCE N.57°34'29"E., A DISTANCE OF 265.23 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1987.45 FEET, AND A RADIAL BEARING OF S.31°30'54"E., AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°19'00", A DISTANCE OF 1086.30 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.89°47'03"E., A DISTANCE OF 247.92 FEET; THENCE S.11°07'37"E., A DISTANCE OF 247.57 FEET; THENCE S.78°52'23"W., A DISTANCE OF 61.90 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1156.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°31'49", A DISTANCE OF 615.98 FEET TO A POINT OF TANGENCY; THENCE S.48°20'34"W., A DISTANCE OF 679.12 FEET; THENCE S.42°55'37"E., A DISTANCE OF 504.26 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1035.13 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°15'57", A DISTANCE OF 348.06 FEET TO A POINT ON NON-TANGENT INTERSECTION; THENCE S.78°24'08"E., A DISTANCE OF 548.77 FEET; THENCE S.89°42'21"E., A DISTANCE OF 276.97 FEET; THENCE S.00°17'39"W., A DISTANCE OF 110.15 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 985,180 SQUARE FEET OR 22.617 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

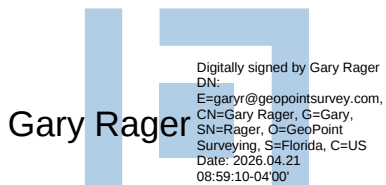
1) I DO HEREBY CERTIFY THAT THIS DESCRIPTION SKETCH WAS MADE UNDER MY SUPERVISION AND MEETS THE "STANDARDS OF PRACTICE" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS STATED IN RULES 5J-17.051, 5J-17.052, AND 5J-17.053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 427.027 OF THE FLORIDA STATUTES

2) THIS DESCRIPTION SKETCH IS VALID ONLY WITH A SIGNATURE AND ORIGINAL SEAL, IN HARD COPY FORM, OR A DIGITAL SEAL IN ELECTRONIC FORM, PURSUANT TO RULES 5J-17.060 AND 5J-17.062, SECTION 472.027 OF THE FLORIDA STATUTES.

3) BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF N.00°59'07"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.

4) ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE SURVEY DIMENSIONS.

5) THIS DESCRIPTON SKETCH IS INTENDED TO BE DISPLAYED AT 1" = 350' OR SMALLER.


Digitally signed by Gary Rager
DN:
E=garyr@geopointsurvey.com,
CN=Gary Rager, G=Gary,
SN=Rager, O=GeoPoint
Surveying, S=Florida, C=US
Date: 2026.04.21
08:59:10-04'00'

Gary A. Rager

LS4828

JOB #: WESTLAKE WEST - ZONING S&D

DRAWN: JLF DATE: 04/20/2026 CHECKED: DJS

Prepared For: MINTO COMMUNITIES, LLC

Revisions

DATE	DESCRIPTION	DRAWN
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www.GeoPoint.org

Licensed Business

No.: LB 7768


GeoPoint

1720 East Tiffany Drive, Suite 201
Mangonia Park, Florida 33407
Phone: (561) 444-2720

SHEET: **01 of 02**

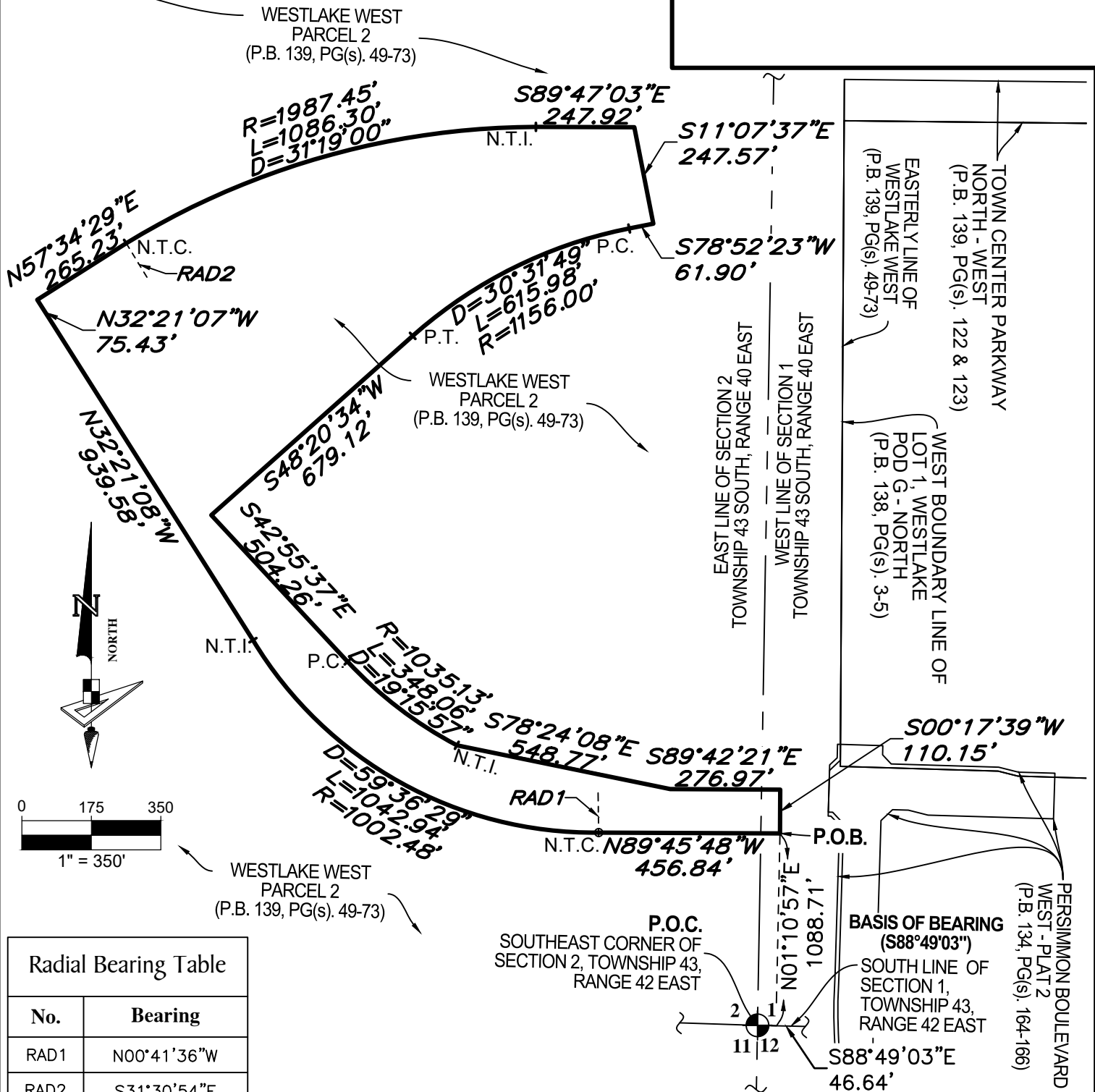
29

FILE PATH: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEY\WESTLAKE WEST\DESCRIPTION SKETCHES\WESTLAKE WEST - ZONING S&D.DWG LAST SAVED BY: JEANF

Description Sketch

(Not A Survey)

Item A.



Radial Bearing Table

No.	Bearing
RAD1	N00°41'36"W
RAD2	S31°30'54"E

LEGEND

P.O.B. -- Point of Beginning
 P.O.C. -- Point of Commencement
 P.B. -- Plat Book
 PG(s). -- Page(s)
 O.R.B. -- Official Records Book
 RAD1 -- Radial Bearing
 P.C. -- Point of Curvature
 P.T. -- Point of Tangency
 N.T.C. -- Non-Tangent Curvature
 N.T.I. -- Non-Tangent Intersection

www.GeoPoint.org

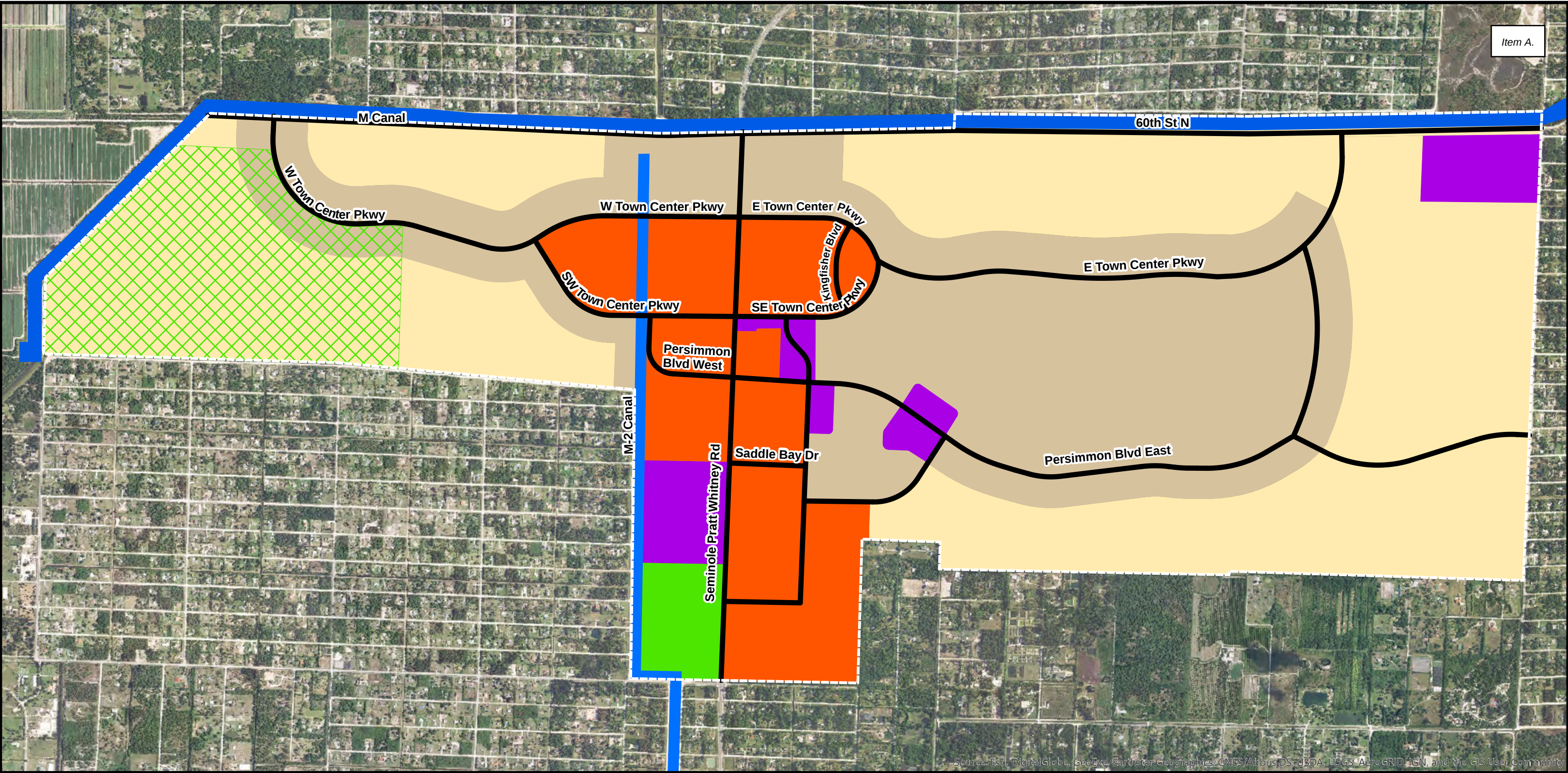
Licensed Business
No.: LB 7768

GeoPoint

1720 East Tiffany Drive, Suite 201
Mangonia Park, Florida 33407
Phone: (561) 444-2720

SHEET: **02 of 02**

30



FUTURE LAND USE

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

OTHER

- | | |
|---|---------------------|
|  | Roads |
|  | Major Canal and ROW |

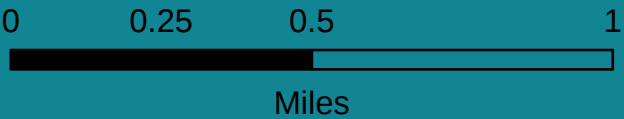
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|---|---------------|
|  | City Boundary |
|---|---------------|

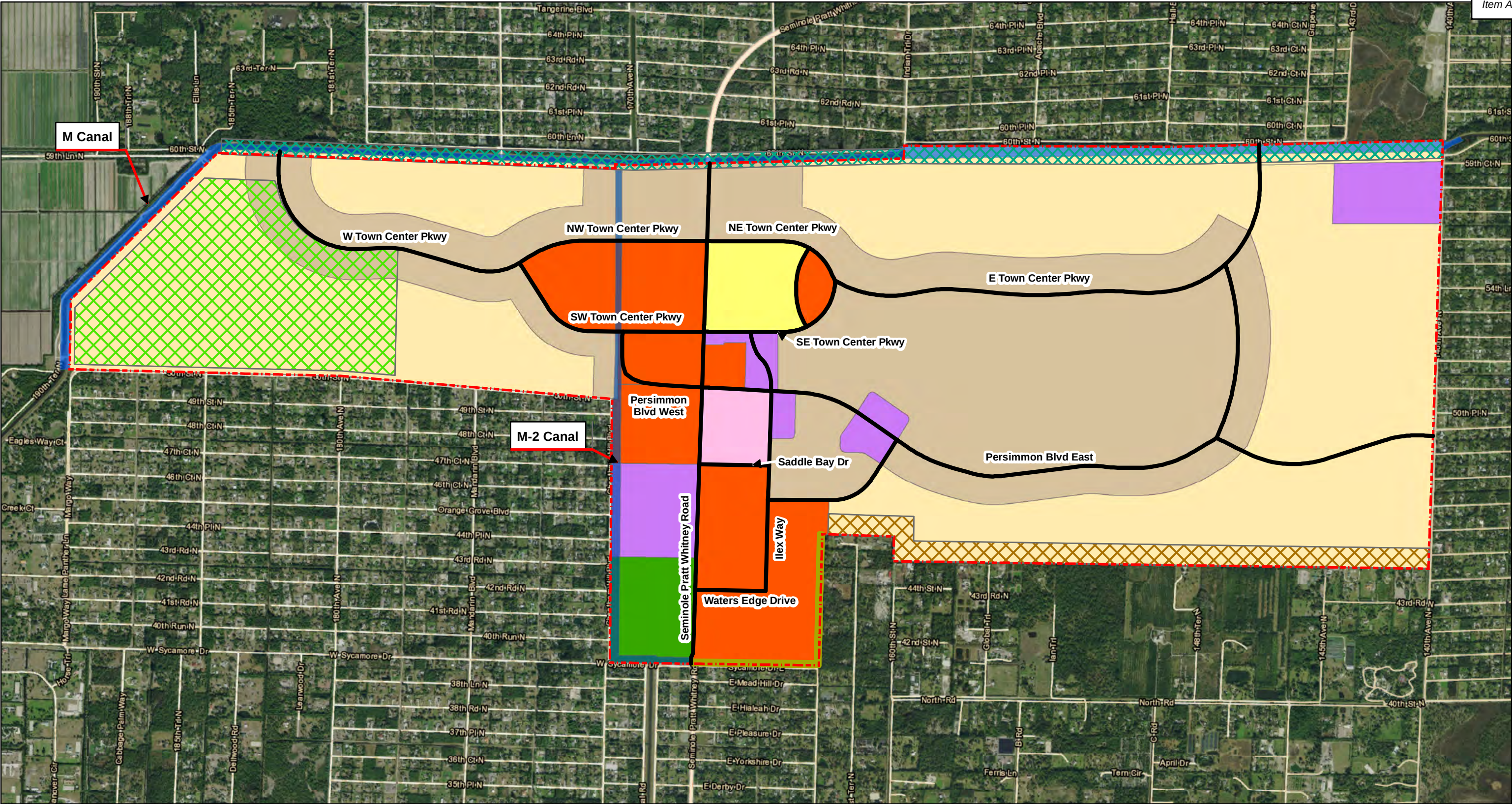
Note 1: The illustration of roads shows preliminary alignments.

Note 2: The City maintains the GIS data used to create this map.
Data available upon request.

**City of Westlake
Comprehensive Plan**

Revision Date: March 12, 2018





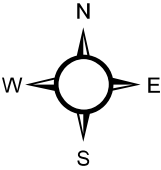
Legend

Zoning Districts

- Residential - 1
- Residential - 2
- Mixed Use
- Civic/Education
- Open Space & Recreation
- Medical District
- Town Center

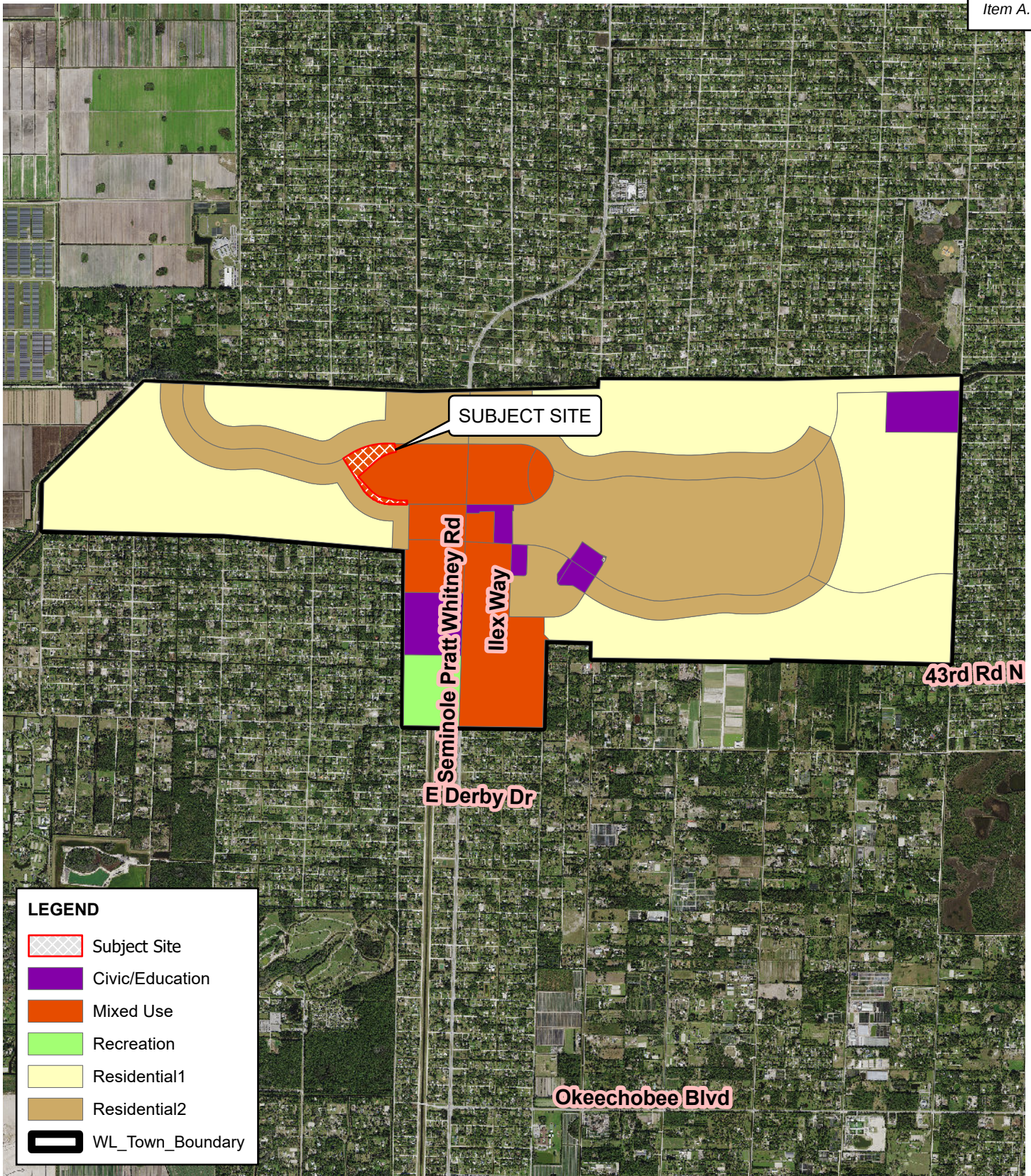
Overlays

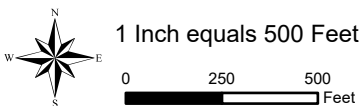
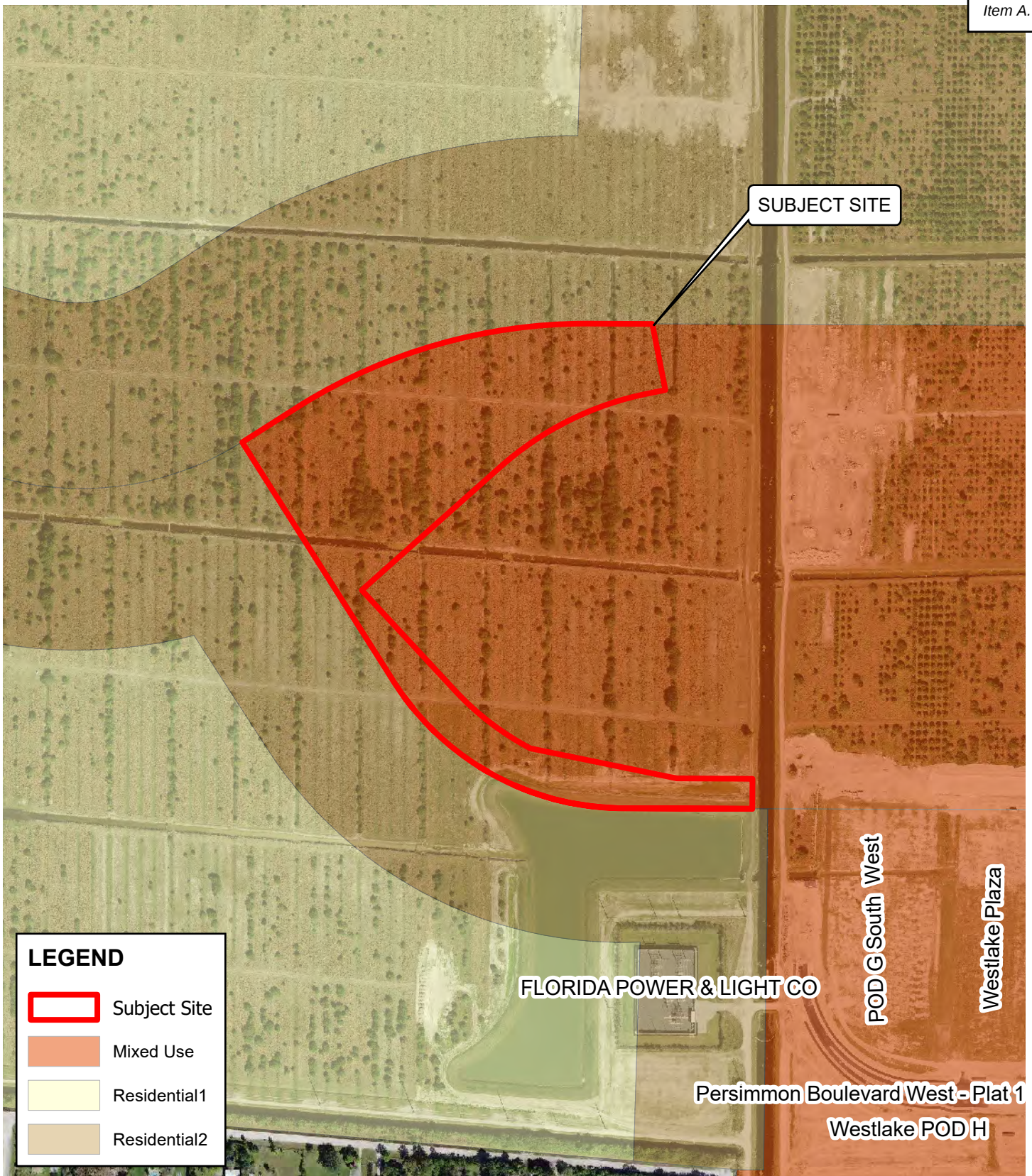
- Solar Energy Overlay
- M Canal Overlay
- Single Family Overlay
- Southeast Buffer Overlay
- City of Westlake Boundary



City of Westlake
Zoning Map







Map Document:
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Redo\Maps Graphics\ArcMap_Projects)
04/27/2026 BRO

Parcel 1A

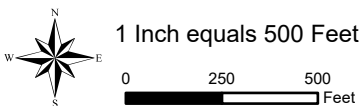
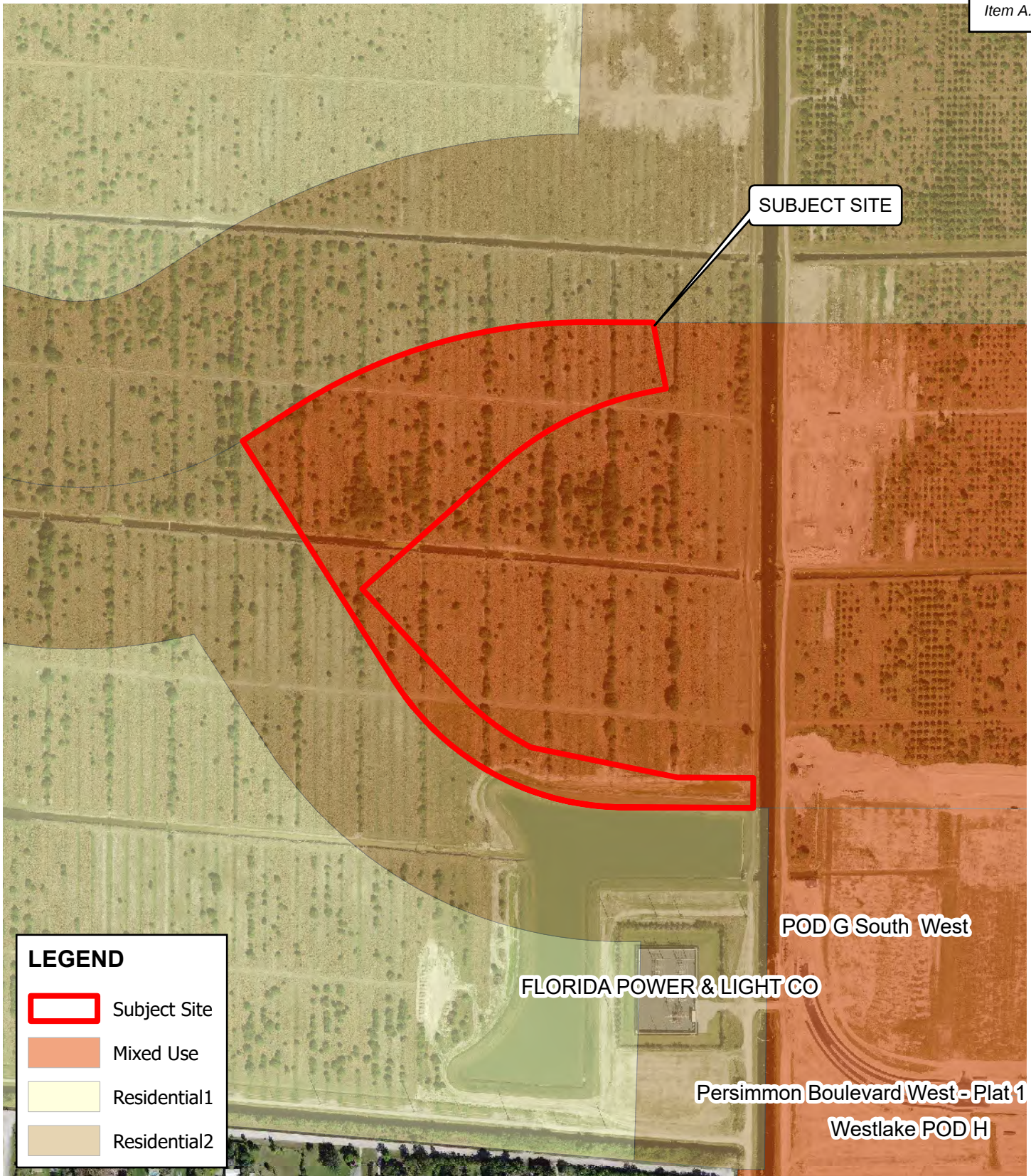
Existing Future Land Use Map

Westlake West



**Cotleur &
Hearing**

1934 Commerce Lane • Suite 1 • Jupiter, FL • 33458
561.747.6336 • 561.747.1377

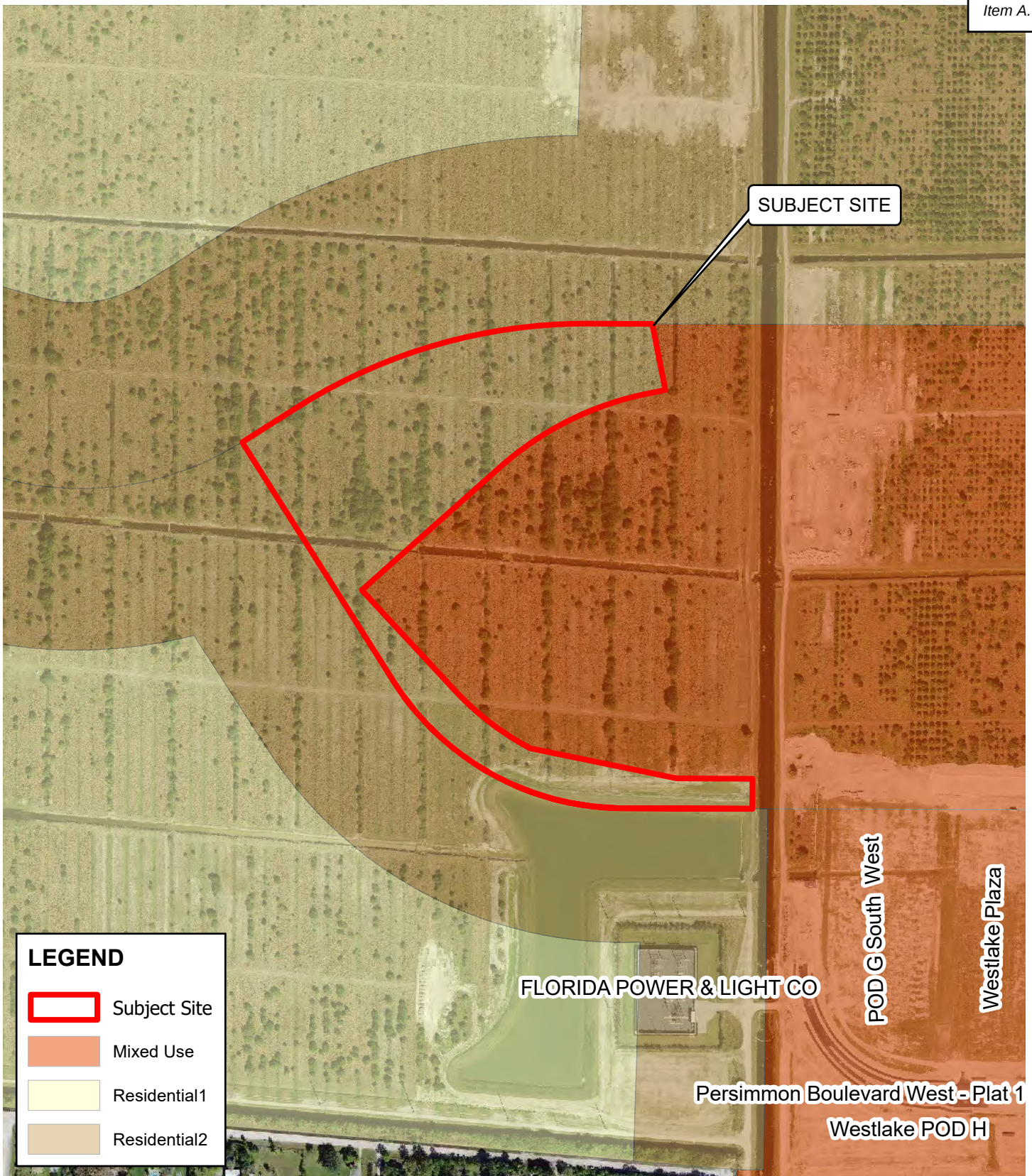


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Parcel 1A Existing Zoning Map Westlake West



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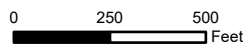


LEGEND

- Subject Site
- Mixed Use
- Residential1
- Residential2



1 Inch equals 500 Feet



Map Document:
(F:\Project Documents\13-0518.139.02 Minto Westlake
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Parcel 1A

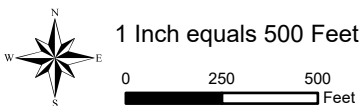
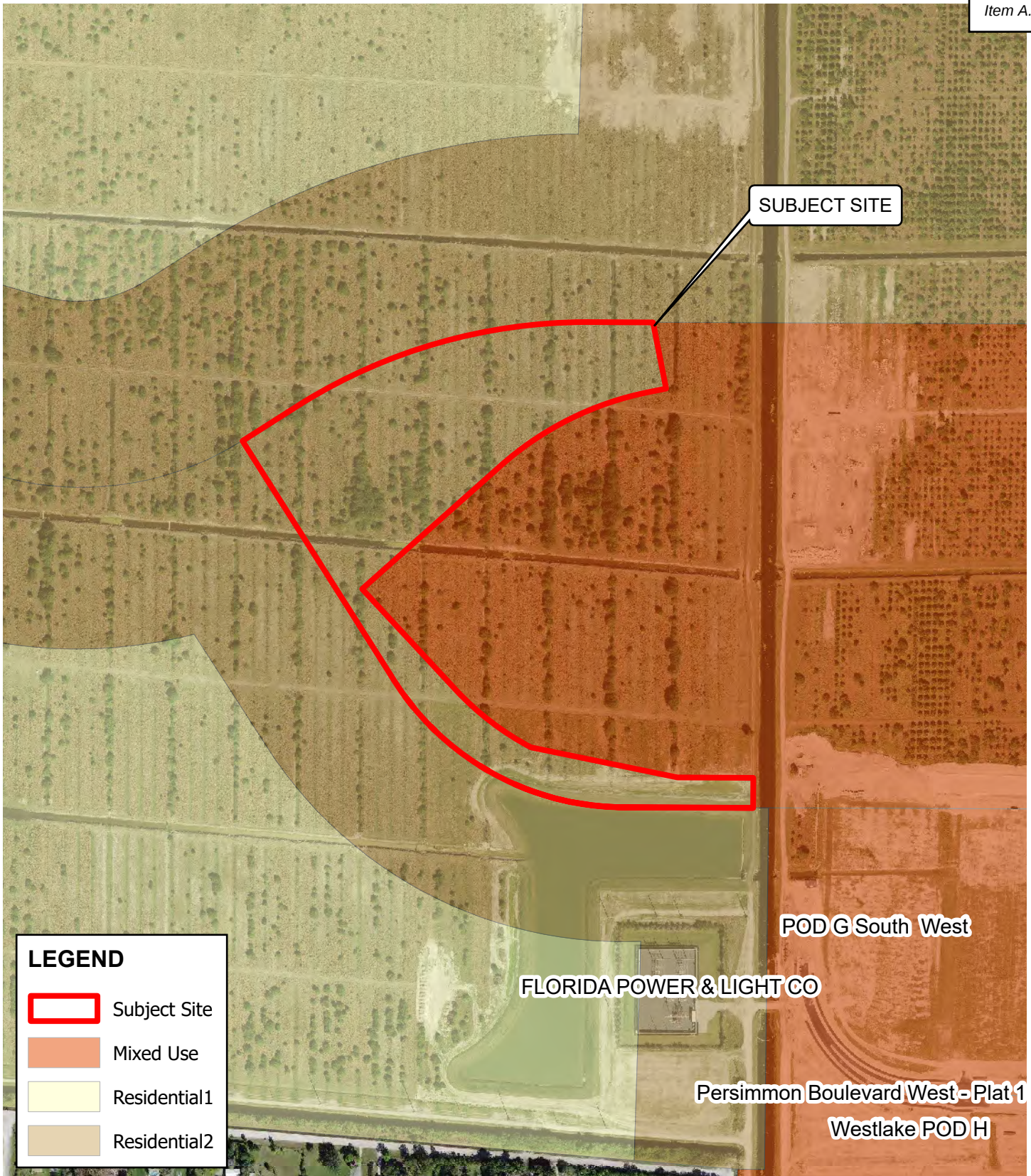
Proposed Future Land Use Map

Westlake West



**Cotleur &
Hearing**

1934 Commerce Lane • Suite 1 • Jupiter, FL • 33458
561.747.6336 • 561.747.1377



Map Document:
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04/27/2026 BRO

Parcel 1A Proposed Zoning Map Westlake West

 **Cotleur &
Hearing**
1934 Commerce Lane • Suite 1 • Jupiter, FL • 33458
561.747.6336 • 561.747.1377



Meeting Agenda Item Coversheet

MEETING DATE:		8/4/2026		Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		LPA: Ordinance 2026-XX – LARGE SCALE FUTURE LAND USE MAP AMENDMENT			
STAFF RECOMMENDATION: (MOTION READY)		Motion to recommend approval of First Reading of Ordinance 2026-XX – LARGE SCALE FUTURE LAND USE MAP AMENDMENT			
SUMMARY and/or JUSTIFICATION:		This Ordinance amends the Future Land Use designation of the property known as Westlake West from Downtown Mixed Use to Residential-2.			
SELECT, if applicable		AGREEMENT:		BUDGET:	
		STAFF REPORT:		PROCLAMATION:	
		EXHIBIT(S):		OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		1. Exhibit A: Ordinance 2026-XX: LARGE SCALE FUTURE LAND USE MAP AMENDMENT 2. Staff Report 3. Application 4. Justification Statement 5. Survey 6. Exhibits 7. Development Potential Comparison Summary 8. Traffic Statement			
SELECT, if applicable		RESOLUTION:		ORDINANCE: 2026-XX	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank) <u>Please keep text indented.</u></i>		ORDINACE NO. 2026-XX AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, SPECIFICALLY AMENDING A PORTION OF THE CITY OF WESTLAKE FUTURE LAND USE MAP AS A LARGE SCALE AMENDMENT; CHANGING THE FUTURE LAND USE DESIGNATION FROM DOWNTOWN MIXED USE CATEGORY TO RESIDENTIAL-2 CATEGORY ON PROPERTY DESIGNATED AS WESTLAKE WEST, MORE PARTICULARLY DESCRIBED HEREIN AND CONTAINING 22.617 ACRES MORE OR LESS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.			
FISCAL IMPACT (if any):				\$	

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

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

SECTION 2. The City Council of the City of Westlake, Florida, after conducting duly advertised public hearings and considering the application, staff report, Local Planning Agency recommendation, public testimony, and the record of proceedings, hereby approves the amendment to the Future Land Use Map of the City of Westlake Comprehensive Plan for the property legally described in Exhibit "A" and depicted on Exhibit "B", changing the Future Land Use designation from Downtown Mixed Use to Residential-2.

SECTION 3. Conflicts. All ordinances or parts of ordinances, resolutions or parts of resolutions which are in conflict herewith, are hereby repealed to the extent of such conflict.

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

SECTION 5. Effective Date. This ordinance shall become effective pursuant to Section 163.3184, Florida Statutes.

PASSED this ____ day of July, 2026, on first reading.

PUBLISHED on this ____ day of July, 2026 in the Palm Beach Post.

PASSED AND ADOPTED this ____ day of _____, 2026, on second reading.

City of Westlake
John Paul O'Connor, Mayor

ATTEST:

Zoie Burgess, City Clerk

APPROVED AS TO LEGAL FORM:

OFFICE OF THE CITY ATTORNEY

Exhibit "A"

A BEING A PORTION OF PARCEL 2, WESTLAKE WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 139, PAGES 49 THROUGH 73, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING PORTIONS OF SECTION 1 AND 2, TOWNSHIP 43, RANGE 42 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 43, RANGE 42 EAST; THENCE S.88°49'03"W., ALONG THE SOUTH LINE OF SECTION 1, TOWNSHIP 43, RANGE 42 EAST, A DISTANCE OF 46.64 FEET; THENCE N.01°10'57"E., A DISTANCE OF 1088.71 FEET TO THE **POINT OF BEGINNING**; THENCE N.89°45'48"W., A DISTANCE OF 456.84 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1002.48 FEET, AND A RADIAL BEARING OF N.00°41'36"W., AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°36'29", A DISTANCE OF 1042.94 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.32°21'08"W., A DISTANCE OF 939.58 FEET; THENCE N.32°21'07"W., A DISTANCE OF 75.43 FEET; THENCE N.57°34'29"E., A DISTANCE OF 265.23 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1987.45 FEET, AND A RADIAL BEARING OF S.31°30'54"E., AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°19'00", A DISTANCE OF 1086.30 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.89°47'03"E., A DISTANCE OF 247.92 FEET; THENCE S.11°07'37"E., A DISTANCE OF 247.57 FEET; THENCE S.78°52'23"W., A DISTANCE OF 61.90 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1156.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°31'49", A DISTANCE OF 615.98 FEET TO A POINT OF TANGENCY; THENCE S.48°20'34"W., A DISTANCE OF 679.12 FEET; THENCE S.42°55'37"E., A DISTANCE OF 504.26 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1035.13 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°15'57", A DISTANCE OF 348.06 FEET TO A POINT ON NON-TANGENT INTERSECTION; THENCE S.78°24'08"E., A DISTANCE OF 548.77 FEET; THENCE S.89°42'21"E., A DISTANCE OF 276.97 FEET; THENCE S.00°17'39"W., A DISTANCE OF 110.15 FEET TO THE **POINT OF BEGINNING**.

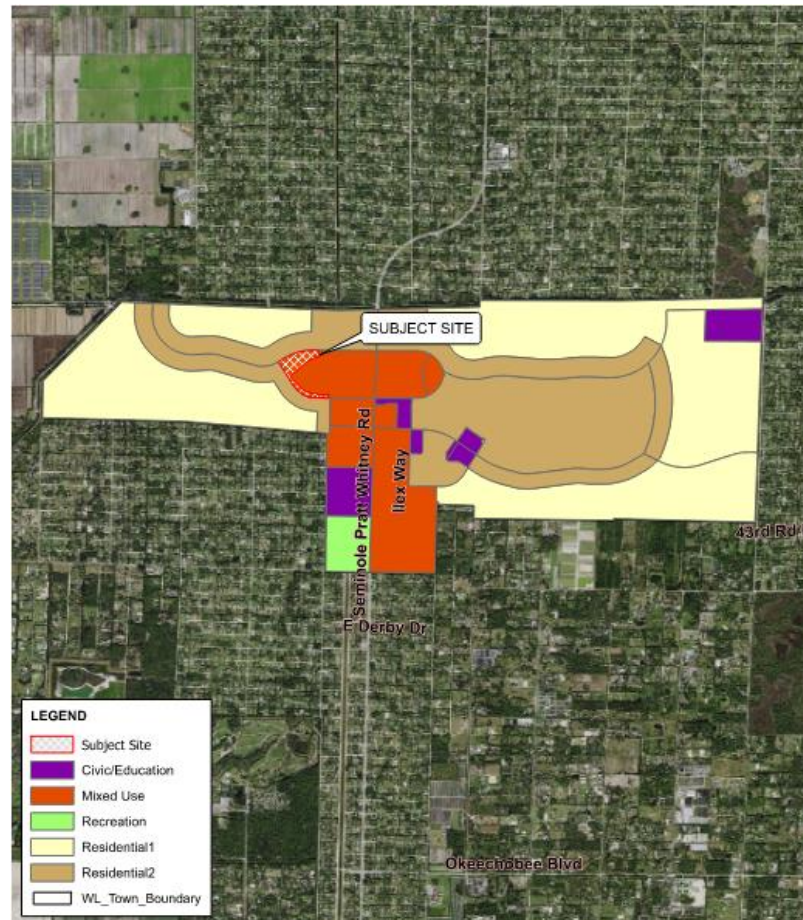
CONTAINING: 985,180 SQUARE FEET OR 22.617 ACRES, MORE OR LESS.

Exhibit B – Future Land Use Map



1
2

Exhibit C – Location Map



3



PETITION DESCRIPTION

PETITION NUMBER:	CPA-2026-01 (Pod C-2) Ordinance 2026-XX
OWNER:	Minto PBLH, LLC
APPLICANT:	Cotleur & Hearing
LOCATION:	Generally located within Westlake West, west of Seminole Pratt Whitney Road and north of Persimmon Boulevard West.
PCN:	Portion of 77-40-43-01-30-002-0000
REQUEST:	The Applicant requests approval of a Large-Scale Future Land Use Map Amendment to change the Future Land Use Map designation of approximately 22.617 acres from Downtown Mixed Use (DMU) to Residential-2 (R-2).

SUMMARY

The Applicant is requesting approval of a Large-Scale Future Land Use Map (FLUM) Amendment to change the Future Land Use designation of approximately 22.617 acres from Downtown Mixed Use to Residential-2. Although the subject property qualifies for processing as a small-scale amendment under Chapter 163, Florida Statutes, the Applicant elected to process the request pursuant to the City's Large-Scale Comprehensive Plan Amendment procedures and the expedited state review process in accordance with Section 163.3184(3), Florida Statutes.

The proposed amendment is intended to establish consistency between the Future Land Use Map and the proposed development plan for Westlake West Phase 1A. Concurrent applications have been submitted for a rezoning from Mixed Use (MU) to Residential-2 (R-2), a Master Site Plan, and a plat for the overall development. The existing Downtown Mixed Use designation permits residential development at a maximum gross density of 16 dwelling units per acre and a maximum Floor Area Ratio (FAR) of 3.0 and the proposed Residential-2 allows for a maximum gross density of 12 dwelling units per acre.

The application has been reviewed for consistency with the City of Westlake Comprehensive Plan, the City's Land Development Regulations, and the requirements of Chapter 163, Florida Statutes. Based on the submitted application materials and supporting data and analysis, staff finds that the proposed amendment is consistent with the Comprehensive Plan, compatible with surrounding development, and supports the orderly growth and development of the City.

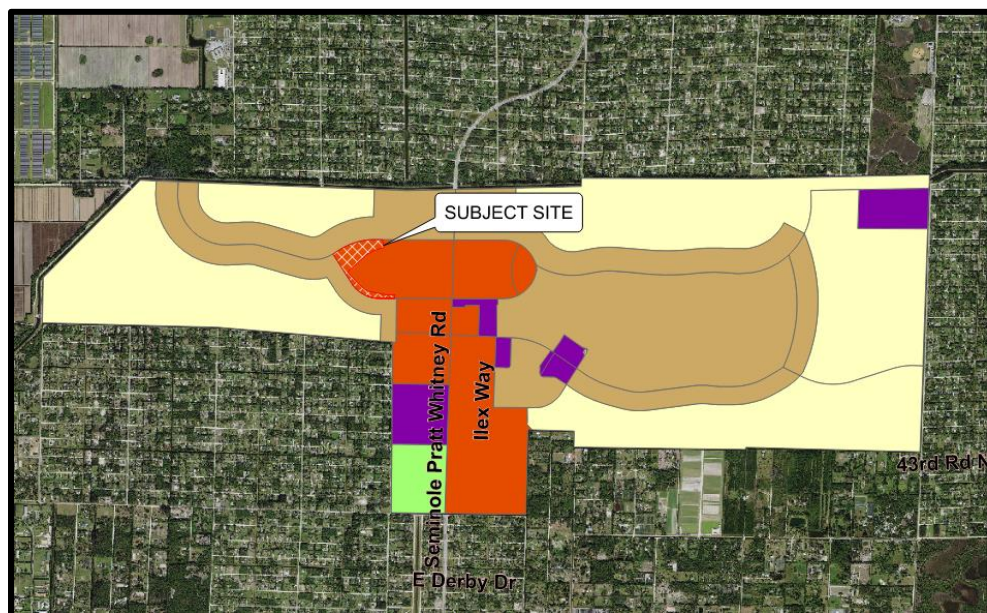
STAFF RECOMMENDATION

Based upon the application, supporting documentation, and the facts and findings contained herein, the **Planning and Zoning Department** has no objections to the approval of Petition CPA-2026-01.

PETITION FACTS

- a. Total Gross Site Area: 22.617 acres
- b. Land Use and Zoning
- Existing Land Use: Vacant
- Existing Future Land Use: Downtown Mixed Use
- Proposed Future Land Use: Residential-2
- Existing Zoning: Mixed Use (MU)
- Proposed Zoning: R-2

	FUTURE LAND USE	ZONING
SUBJECT SITE	Downtown Mixed Use	Mixed Use
NORTH	Residential-2	Residential-2
SOUTH	Residential-2	Residential-2
EAST	Downtown Mixed Use	Mixed Use
WEST	Downtown Mixed Use	Residential-2

Subject Site Location

Existing Future Land Use Map



Proposed Land Use Map



BACKGROUND

The Applicant is requesting approval of a Large-Scale Future Land Use Map (FLUM) Amendment to change the Future Land Use designation of approximately 22.617 acres from Downtown Mixed Use to Residential-2.

Although the subject property qualifies for processing as a small-scale amendment under Chapter 163, Florida Statutes, the Applicant elected to process the request pursuant to the City's Large-Scale Comprehensive Plan Amendment procedures and the expedited state review process in accordance with Section 163.3184(3), Florida Statutes.

The proposed amendment is being processed concurrently with a rezoning from Mixed Use (MU) to Residential-2 (R-2), a Master Site Plan, and a Phase 1A Plat for Westlake West. Approval of the Future Land Use Map Amendment will establish consistency between the Future Land Use Map and the companion rezoning request.

STAFF ANALYSIS

Existing Future Land Use

The subject property is currently designated Downtown Mixed Use on the Future Land Use Map. This designation is intended to accommodate a compact, pedestrian-oriented mix of residential, commercial, office, civic, institutional, recreational, and other complementary uses that support employment, shopping, housing, and community services. The Downtown Mixed Use designation permits residential development at a maximum gross density of 16 dwelling units per acre together with nonresidential development at a maximum Floor Area Ratio (FAR) of 3.0.

Proposed Future Land Use

The Applicant proposes to redesignate the property to Residential-2, which is intended to accommodate predominantly residential neighborhoods consisting of single-family detached, single-family attached, multifamily, accessory dwelling units, and limited supporting institutional, recreational, religious, educational, and neighborhood-serving uses. The Residential-2 Future Land Use Category permits a maximum gross density of 12 dwelling units per acre.

Development Density and Intensity

The Applicant submitted a comparative development analysis demonstrating that the proposed amendment would reduce the maximum development potential of the site from:

- 361 dwelling units under the existing Downtown Mixed Use designation to 271 dwelling units under the proposed Residential-2 designation; and
- Approximately 2.96 million square feet of potential commercial development to no stand-alone commercial development.

Compatibility

The proposed Future Land Use Map amendment is compatible with the existing and planned development pattern surrounding the subject property.

Properties located to the north and south are designated Residential-2 and are planned for residential development at comparable densities. Properties located to the east retain the Downtown Mixed Use designation, which provides a complementary mix of residential, commercial, office, and civic uses intended to serve the surrounding neighborhoods. To the west, adjacent properties are designated Residential-2, providing an appropriate transition between mixed-use activity centers and residential neighborhoods.

The proposed Residential-2 designation maintains a logical land use transition, reinforces the City's planned residential development pattern, and does not introduce uses or intensities that would be incompatible with surrounding properties.

Transportation

The Applicant submitted a traffic statement prepared by Pinder Troutman Consulting, Inc., evaluating the maximum development potential under both the existing and proposed Future Land Use designations. The analysis concludes that the proposed amendment would generate fewer daily and peak-hour vehicle trips than the existing Downtown Mixed Use designation because it eliminates the commercial development potential and reduces the maximum residential density. Therefore, the amendment is not anticipated to adversely affect the City's transportation network and is consistent with the transportation objectives of the Comprehensive Plan.

Public Facilities and Level of Service (LOS)

Future development of the property will be required to demonstrate compliance with the adopted Level of Service (LOS) standards contained within the City's Comprehensive Plan and applicable concurrency requirements during subsequent development review. Public facilities, including potable water, wastewater, drainage, solid waste, transportation, and other public infrastructure, will continue to be evaluated as part of future site development and permitting processes. Any future development shall be subject to concurrency review and demonstration of adequate public facilities at the time of development approval.

Based on the reduction in development intensity associated with the proposed amendment, no adverse impacts to the adopted Level of Service standards are anticipated.

Consistency with the Comprehensive Plan

Staff finds that the proposed amendment is consistent with the Goals, Objectives, and Policies of the City of Westlake Comprehensive Plan, including the following applicable policies:

- Policy FLU 1.6.1, which promotes land use patterns that support walkability, multimodal transportation, and compact development;
- Policy FLU 1.6.2, which provides that allowable uses within each Future Land Use Category are deemed compatible;
- Policy FLU 1.6.5, which establishes compatibility requirements between differing Future Land Use Categories; and
- Policies FLU 1.6.7 and FLU 1.6.8, which provide flexibility in achieving compatibility through roadways, shared-use paths, water features, landscaping, building placement, setbacks, and other design techniques.

The proposed amendment is compatible with surrounding land uses, reduces overall development intensity, supports orderly growth, and maintains consistency with the City's long-range planning objectives.

Consistency with Chapter 163, Florida Statutes

The application has been processed in accordance with the requirements of Section 163.3184, Florida Statutes, governing Large-Scale Comprehensive Plan Amendments. Although the subject property qualifies for processing as a small-scale amendment under Section 163.3187, Florida Statutes, the Applicant voluntarily elected to utilize the City's Large-Scale Comprehensive Plan Amendment procedures and the expedited state review process. The Applicant has provided the required supporting data and analysis demonstrating consistency with the Comprehensive Plan and applicable statutory requirements.

STAFF RECOMMENDATION

Based upon the application, supporting documentation, and the facts and findings contained herein, the **Planning and Zoning Department** has no objections to the approval of Petition CPA-2026-01.

4-23-26



CITY OF WESTLAKE
Planning and Zoning Department
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470
Phone: (561) 530-5880
www.westlakegov.com

DEPARTMENTAL USE Item B.
Ck. # _____
Fee: _____
Intake Date: _____
PROJECT # _____

APPLICATION FOR COMPREHENSIVE PLAN TEXT/MAP AMENDMENT

LOCAL PLANNING AGENCY MEETING DATE: _____

CITY COUNCIL MEETING DATE: _____

The Local Planning Agency meets on the first Tuesday of the month at 5:30 p.m., the City Council meets on the first Tuesday of the month at 6:00 p.m. Both meetings are held at The Lodge at Westlake Adventure Park located at 5490 Kingfisher Blvd., Westlake, Florida.

See page 4 for review process and submittal deadline.

INSTRUCTIONS TO APPLICANTS:

1. Please complete all sections of this application. If not applicable, indicate with N/A.
2. Provide all required documents as shown in the Comprehensive Plan Amendment Application Submittal Checklist (see page 5). If not applicable, indicate with N/A.
3. The applicant must be present at scheduled Local Planning Agency and City Council meetings.

I. TYPE OF APPLICATION AND APPLICANT INFORMATION

APPLICATION TYPE (Check all that apply):

CPA-2026-01

Small-Scale Map Amendment

☒ Large-Scale Map Amendment

☐ Text Amendment

Property Owner(s) of Record Minto PBLH, LLC

Address: 16604 Town Center Parkway, Suite B, Westlake, FL 33470

Phone No.: 954-973-4490 Fax No. _____ E-mail Address: Jfcarter@mintousa.com

Applicant/Agent (if other than owner, complete Acknowledgement and Consent section on page 2):

Name: Donaldson E. Hearing - Coteleur & Hearing

Address: 1934 Commerce Lane, Suite 1, Jupiter, FL 33458

Phone No.: 561-747-6336 Fax No.: _____ E-mail Address: dhearing@coteleur-hearing.com

Subject Property Address: TBD

Property Control Number (PCN): 77-40-43-01-30-002-0000

Legal Description of Property (Plat Book/Page, Section/Township/Range, or Metes and Bounds): _____

4-23-26

II. REQUEST AND JUSTIFICATION

A) AMENDMENT REQUEST: Large Scale Comprehensive Plan Map Amendment - Rezoning and
accompanying waiver of the small-scale plan amendment size limitation.

B) JUSTIFICATION FOR REQUESTED AMENDMENT

The Applicant shall provide a separate narrative explanation of the purpose of the proposed Comprehensive Plan amendment and justification for the proposed amendment (attach to application and provide in electronic format). Requirements are listed on page 5.

III. LAND USE, ZONING, AND ADJACENT PROPERTIES

	EXISTING USE(S)	FUTURE LAND USE DESIGNATION	ZONING DISTRICT
SUBJECT PROPERTY	22.617 acres - WLW Phase 1	Mixed Use	Mixed Use
NORTH	22.617 acres - WLW Phase 1	Residential - 2	Residential - 2
SOUTH	22.617 acres - WLW Phase 1	Residential - 2	Residential - 2
EAST	22.617 acres - WLW Phase 1	Mixed Use	Mixed Use
WEST	22.617 acres - WLW Phase 1	Residential - 2	Residential - 2

IV. OWNER AND APPLICANT/AGENT ACKNOWLEDGEMENT AND CONSENT

Consent statement (to be completed if owner is using an agent)

I/we, the owners, hereby give consent to Donaldson E. Hearing to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the application and property I/we own described in the application. By signing this document, I/we affirm that I/we understand and will comply with the provisions and regulations of the City of Westlake, Florida, Code of Ordinances. I/we further certify that all of the information contained in this application and all the documentation submitted is true to the best of my/our knowledge.

John F. Carter

Owner's Name (please print)

Owner's Signature

Date

Donaldson E. Hearing

Applicant/Agent's Name (please print)

Applicant/Agent's Signature

Date

4-23-26

V. APPLICATION FEES

See City of Westlake Fee Schedule

VI. ADMINISTRATIVE COSTS

The owner/applicant agrees to compensate the City for all additional administrative costs, actual or anticipated, including, but not limited to, engineering fees, consultant fees, and special studies prior to the processing of the application or not later than 30 days after final application approval whichever is determined as appropriate by the City. **Failure to make such payment shall be grounds for withholding a building or zoning permit.** Costs associated with advertising for public hearings and other public notice requirements are the responsibility of the owner/applicant. The fee shall be paid prior to such application being scheduled for a public hearing requiring notice.

John F. Carter

Owner's Signature to Acknowledge

Date

VII. SUBMITTAL REQUIREMENTS AND REVIEW PROCESS

The applicant shall submit the following documents to the City of Westlake **forty-five (45) business days** prior to the desired council meeting date:

- 1) ***For Review: Digital sets of professionally prepared plans and documents as specified in the COMPREHENSIVE PLAN AMENDMENT APPLICATION SUBMITTAL CHECKLIST (see page 5).***
- 2) ***For Final Submittal: Digital sets of plans and documents required in 1) above.***
- 3) ***Any other documents, maps, photographs, or drawings that may help clarify the position of the applicant.***

NOTE: All renderings, models, drawings, photos, etc., will become the property of the City of Westlake.

Westlake West
(CPA-2026-01)
Large Scale Comprehensive Plan Map Amendment
Revised: June 24, 2026

Introduction

The Applicant (Minto PBLH, LLC) is requesting a large-scale comprehensive plan map amendment to the Westlake Comprehensive Plan, map amendment and rezoning. This application accompanies requests for concurrent approvals of a Westlake West Phase I-A Plat and a Master Site Plan Amendment for Phase I.

Background

The original Minto Westlake site is located East and West of Seminole Pratt Whitney Blvd., South of 60th Street North, and North of 50th Street N, East of Mead Hill Drive, and 44th Street North, East of 190th Terrace North and West of 140th Avenue North. Per the adopted Comprehensive Plan, the 3,788.60-acre property has FLUA designations of R1, R2, DTMU, Civic, OS&R and SE Overlay. Portions of the Minto Westlake site have been sold since the adoption of the Comprehensive Plan, but Minto owns the site that is the subject of this Application.

The original Minto Westlake site is roughly co-extensive with Seminole Improvement District (SID), a legislatively created special district with the authority to provide public infrastructure and services and to operate district facilities. SID provides drainage, water, and wastewater services for the subject property, and owns a canal right-of-way and/or easement for access and drainage from the subject site running approximately four miles south to the C-51 Canal.

Historic and Recent Planning and Zoning Entitlements

Prior to the City's incorporation, Palm Beach County issued several Development Orders to Minto, permitting development on Minto's property that is now within the City of Westlake. Specifically, the County approved Resolution 2014-1646 (as later amended by 2014-1892) rezoning the Minto Westlake site, and Resolutions 2014-1647 and 2014-1648 approving Hotel and College/University as requested uses on the Westlake Property. At that same time, Palm Beach County revised its Comprehensive Plan and Unified Land Development Code ("ULDC") to facilitate development of the Minto Westlake site pursuant to Ordinances 2014-030 and 2014-031. To address the County's traffic concurrency requirements related to the approved density and intensity, Minto entered into a Proportionate Fair Share Agreement with Palm Beach County dated October 29, 2014. Subsequent to incorporation, Minto proceeded with the development of its property pursuant to the County Development Orders and the City's Interim Code. The City has adopted its own Comprehensive Plan and has implemented land development regulations ("LDRs"). Subsequent to incorporation, Minto proceeded with the development of its property pursuant to the County Development Orders and the City's Interim Code.

Subsequent to incorporation, Minto proceeded with the development of its property pursuant to the County Development Orders and the City's Interim Code. The City has adopted its own Comprehensive Plan and has implemented land development regulations ("LDRs"). Further, most of the conditions of approval contained in the County development orders have either been completed or are superseded by the City's Comprehensive Plan, Land Development Regulations, and state law. As a result, on December 01, 2021, Minto notified the City of Westlake of its intention to hereinafter proceed under § 163.3167(5) to complete development of its density and intensity vested by the Proportionate Fair Share Agreement and state law, pursuant to the City's Comprehensive Plan and Land Development Regulations.

The specific site that is the subject of this application was previously platted as a portion of Parcel 2 of the Westlake West Plat recorded in Plat Book 139, Pages 49-73.

Subject Request

The Applicant is requesting a change in the future land use (FLU) designation and zoning district for the subject site, which consists of a portion of the parcel identified by number 77-40-43-01-30-002-0000 (the "Site"). The Site is approximately 22.617 acres in size. As shown on the proposed Master Site Plan Amendment for Phase I and Westlake West Phase I-A Plat, which are being processed concurrently with this application, the Site is a portion of a larger, 194.769-acre development for Phase I-A of Westlake West (the "Development Project"). The majority of the Development Project area is zoned R-1 and R-2, consistent with the FLU designations of R-1 and R-2. However, the Site has a present FLU designation of Downtown Mixed Use (DMU) and is in the Mixed Use (MU) zoning district. In order to cohesively integrate the Site with the remainder of the Development Project, this application is to request to change the FLU of the Site from DMU to R-2 and to rezone the Site to R-2.

Consistency and Compatibility

The proposed FLU amendment is also consistent with the remainder of the Comprehensive Plan and causes minimal modification to the overall development pattern of the City.

Policy FLU 1.1.2 The Site is 22.617 acres in size. Although this exceeds the 10-acre threshold for small-scale plan amendments set forth in Section 101-197(a) of the City's Land Development Regulations (LDRs), as discussed above, this area is well inside the amended statutory limit for large scale comprehensive plan amendments. Further, the Site meets all other criteria for a large-scale amendment set forth in both state statute and the City's LDRs. It is also consistent with Policy FLU 1.1.2, which provides that "[a]mendments to the Plan including the Future Land Use Map (FLU Map 2.1) shall be consistent with all Florida Statute requirements."

The application meets all other criteria for large-scale amendments set forth in Chapter 101, Article III, Section 101-197 of the City's LDRs. Specifically, the Site is limited only to a site-specific, large-scale activity – that is, the development of single-family detached and single-family attached (townhome) dwellings as part of a larger development.

Florida Statutes, Section 163.3184(3) establishes an expedited state review process for comprehensive plan amendments, involving a two-phase procedure of proposed transmittal and final adoption. The process requires an initial public hearing, 10-day transmittal of the package, a 30-day agency review period, and a 180-day window for final adoption, with potential challenges allowed within 30 days of adoption.

Policy FLU 1.6.5 defines the minimum compatibility requirements where development abuts a different future land use category. The proposed Development Project will remain compatible with the adjacent properties and consistent with Policy FLU 1.6.5 because the proposed amendment involves only a minor shift of the present boundary between the R-2 and DMU land use categories. As shown in the application documents, the Site is a C-shaped, narrow area that simply curves around the existing border between the current R-2 and DMU FLU designations to create a minor expansion of the R-2 area in order to allow the Site to be developed as a consistent, cohesive part of the Development Project. In other words, the areas designated on the FLU Map as R-2 and DMU currently abut within the Site; the proposed amendment would simply shift that existing, compatible border to the edge of the proposed Development Project parcel.

Because the FLU amendment proposes only a minor shift of an existing boundary, the proposed change retains the City's cohesive pattern of development and the Development Project remains compatible with the surrounding future land uses. The Site is already adjacent to R-2 to the north, south, and west, as indicated on the accompanying table in the application.

Further, as shown on the accompanying Master Site Plan amendment, the Site will house detached single family homes. Under the Site's present zoning, the MU district already permits single family attached homes; thus, the only material change resulting from the requested amendment will be to allow additional green space and minor separation between dwelling units. It is a change in form, but not in kind, of development permitted.

FLU Policy 1.6.1 requires the City to "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." The proposed amendment will maintain consistency with this policy by keeping the R-2 land use designation and zoning district sited directly next to the MU district, allowing the future residents to easily access services in Westlake's growing downtown.

FLU Policy 1.6.5 The proposed Development Project will remain compatible with the adjacent properties and consistent with Policy FLU 1.6.5 because the proposed amendment involves only a minor shift of the present boundary between the R-2 and DMU land use categories. As shown in the application documents, the Site is a C-shaped, narrow area that simply curves around the existing border between the current R-2 and DMU FLU designations to create a minor expansion of the R-2 area in order to allow the Site to be developed as a consistent, cohesive part of the

Development Project. In other words, the areas designated on the FLU Map as R-2 and DMU currently abut within the Site; the proposed amendment would simply shift that existing, compatible border to the edge of the proposed Development Project parcel.

Application Documents

This application provides the following documents in support of its request:

- 1) Application
- 2) Justification Statement
- 3) Survey (Abstracted)
- 4) Owner's Affidavit
- 5) Legal Description
- 6) Exhibits

The applicant will work with the City to comply with all notice requirements, as set forth in Chapter 101, Article II, Sections 101-200.

Conclusion

The Applicant is requesting approval of this requested large scale comprehensive plan and rezoning, as presented. The Applicant will collaborate closely with Staff to bring this application to completion as quickly as possible. The Applicant and the entire development team are available to answer any questions staff might have and/or provide necessary information to supplement the information provided in the submittal. Thank you.

Description Sketch

(Not A Survey)

Item B.

DESCRIPTION:

BEING A PORTION OF PARCEL 2, WESTLAKE WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 139, PAGES 49 THROUGH 73, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING PORTIONS OF SECTION 1 AND 2, TOWNSHIP 43, RANGE 42 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 43, RANGE 42 EAST; THENCE S.88°49'03"W., ALONG THE SOUTH LINE OF SECTION 1, TOWNSHIP 43, RANGE 42 EAST, A DISTANCE OF 46.64 FEET; THENCE N.01°10'57"E., A DISTANCE OF 1088.71 FEET TO THE **POINT OF BEGINNING**; THENCE N.89°45'48"W., A DISTANCE OF 456.84 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1002.48 FEET, AND A RADIAL BEARING OF N.00°41'36"W., AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°36'29", A DISTANCE OF 1042.94 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.32°21'08"W., A DISTANCE OF 939.58 FEET; THENCE N.32°21'07"W., A DISTANCE OF 75.43 FEET; THENCE N.57°34'29"E., A DISTANCE OF 265.23 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1987.45 FEET, AND A RADIAL BEARING OF S.31°30'54"E., AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°19'00", A DISTANCE OF 1086.30 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.89°47'03"E., A DISTANCE OF 247.92 FEET; THENCE S.11°07'37"E., A DISTANCE OF 247.57 FEET; THENCE S.78°52'23"W., A DISTANCE OF 61.90 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1156.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°31'49", A DISTANCE OF 615.98 FEET TO A POINT OF TANGENCY; THENCE S.48°20'34"W., A DISTANCE OF 679.12 FEET; THENCE S.42°55'37"E., A DISTANCE OF 504.26 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1035.13 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°15'57", A DISTANCE OF 348.06 FEET TO A POINT ON NON-TANGENT INTERSECTION; THENCE S.78°24'08"E., A DISTANCE OF 548.77 FEET; THENCE S.89°42'21"E., A DISTANCE OF 276.97 FEET; THENCE S.00°17'39"W., A DISTANCE OF 110.15 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 985,180 SQUARE FEET OR 22.617 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

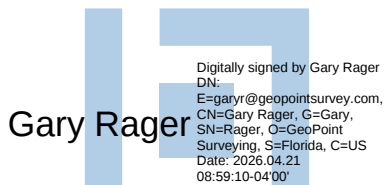
1) I DO HEREBY CERTIFY THAT THIS DESCRIPTION SKETCH WAS MADE UNDER MY SUPERVISION AND MEETS THE "STANDARDS OF PRACTICE" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS STATED IN RULES 5J-17.051, 5J-17.052, AND 5J-17.053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 427.027 OF THE FLORIDA STATUTES

2) THIS DESCRIPTION SKETCH IS VALID ONLY WITH A SIGNATURE AND ORIGINAL SEAL, IN HARD COPY FORM, OR A DIGITAL SEAL IN ELECTRONIC FORM, PURSUANT TO RULES 5J-17.060 AND 5J-17.062, SECTION 472.027 OF THE FLORIDA STATUTES.

3) BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF N.00°59'07"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.

4) ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE SURVEY DIMENSIONS.

5) THIS DESCRIPTON SKETCH IS INTENDED TO BE DISPLAYED AT 1" = 350' OR SMALLER.

 Digitally signed by Gary Rager
DN:
E=garyr@geopointsurvey.com,
CN=Gary Rager, G=Gary,
SN=Rager, O=GeoPoint
Surveying, S=Florida, C=US
Date: 2026.04.21
08:59:10-04'00'

Gary A. Rager

LS4828

JOB #: WESTLAKE WEST - ZONING S&D

DRAWN: JLF DATE: 04/20/2026 CHECKED: DJS

Prepared For: MINTO COMMUNITIES, LLC

Revisions

DATE	DESCRIPTION	DRAWN
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www.GeoPoint.org

Licensed Business

No.: LB 7768


GeoPoint

1720 East Tiffany Drive, Suite 201
Mangonia Park, Florida 33407
Phone: (561) 444-2720

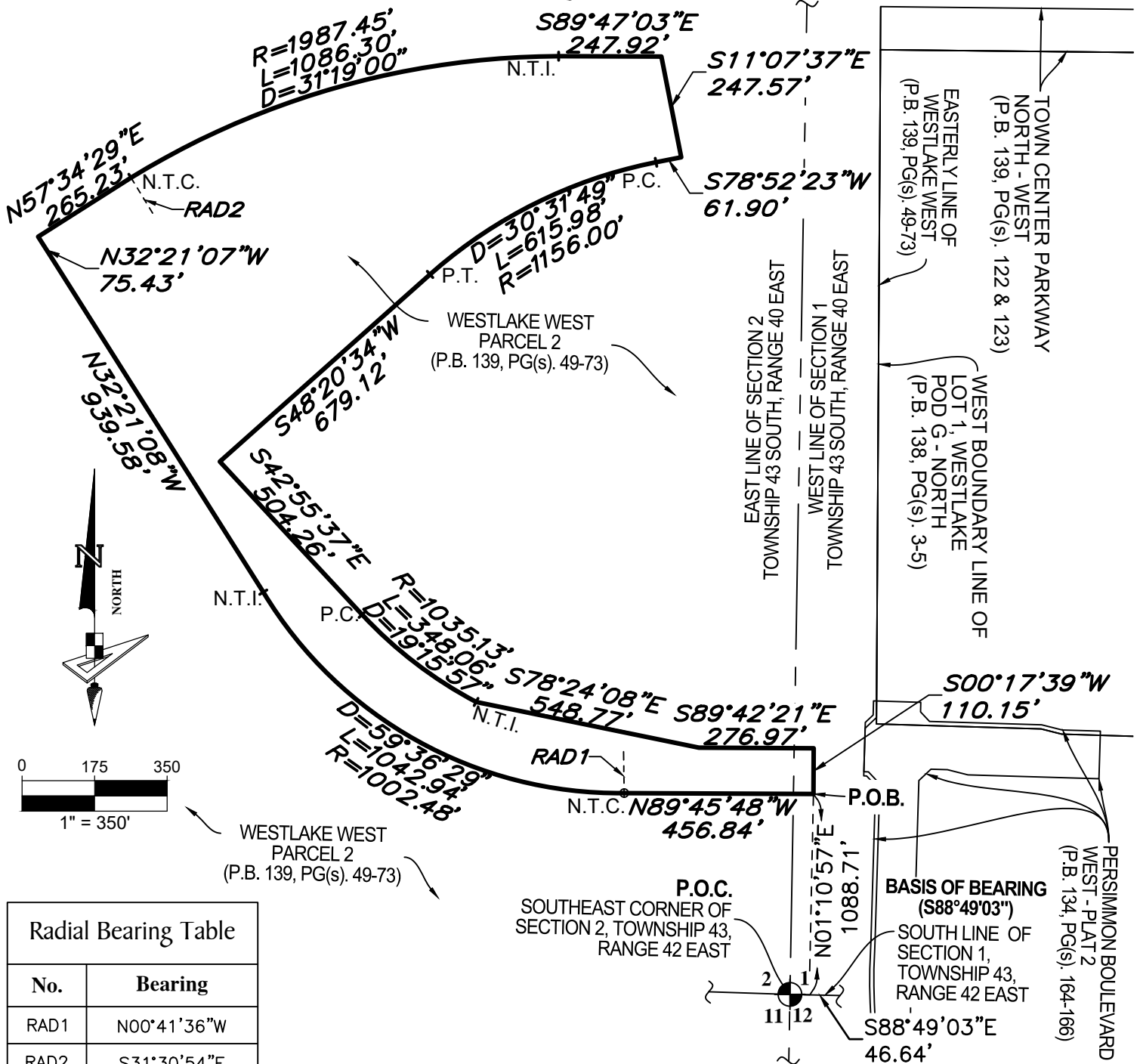
SHEET: **01 of 02**

58

FILE PATH: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEY\WESTLAKE WEST\DESCRIPTION SKETCHES\WESTLAKE WEST - ZONING S&D.DWG LAST SAVED BY: JEANF

(Not A Survey)

WESTLAKE WEST
PARCEL 2
(P.B. 139, PG(s). 49-73)



Radial Bearing Table	
No.	Bearing
RAD1	N00°41'36"W
RAD2	S31°30'54"E

LEGEND

<i>P.O.B.</i> -- <i>Point of Beginning</i>	<i>RAD1</i> -- <i>Radial Bearing</i>
<i>P.O.C.</i> -- <i>Point of Commencement</i>	<i>P.C.</i> -- <i>Point of Curvature</i>
<i>P.B.</i> -- <i>Plat Book</i>	<i>P.T.</i> -- <i>Point of Tangency</i>
<i>PG(s).</i> -- <i>Page(s)</i>	<i>N.T.C.</i> -- <i>Non-Tangent Curvature</i>
<i>O.R.B.</i> -- <i>Official Records Book</i>	<i>N.T.I.</i> -- <i>Non-Tangent Intersection</i>

www.GeoPoint.org

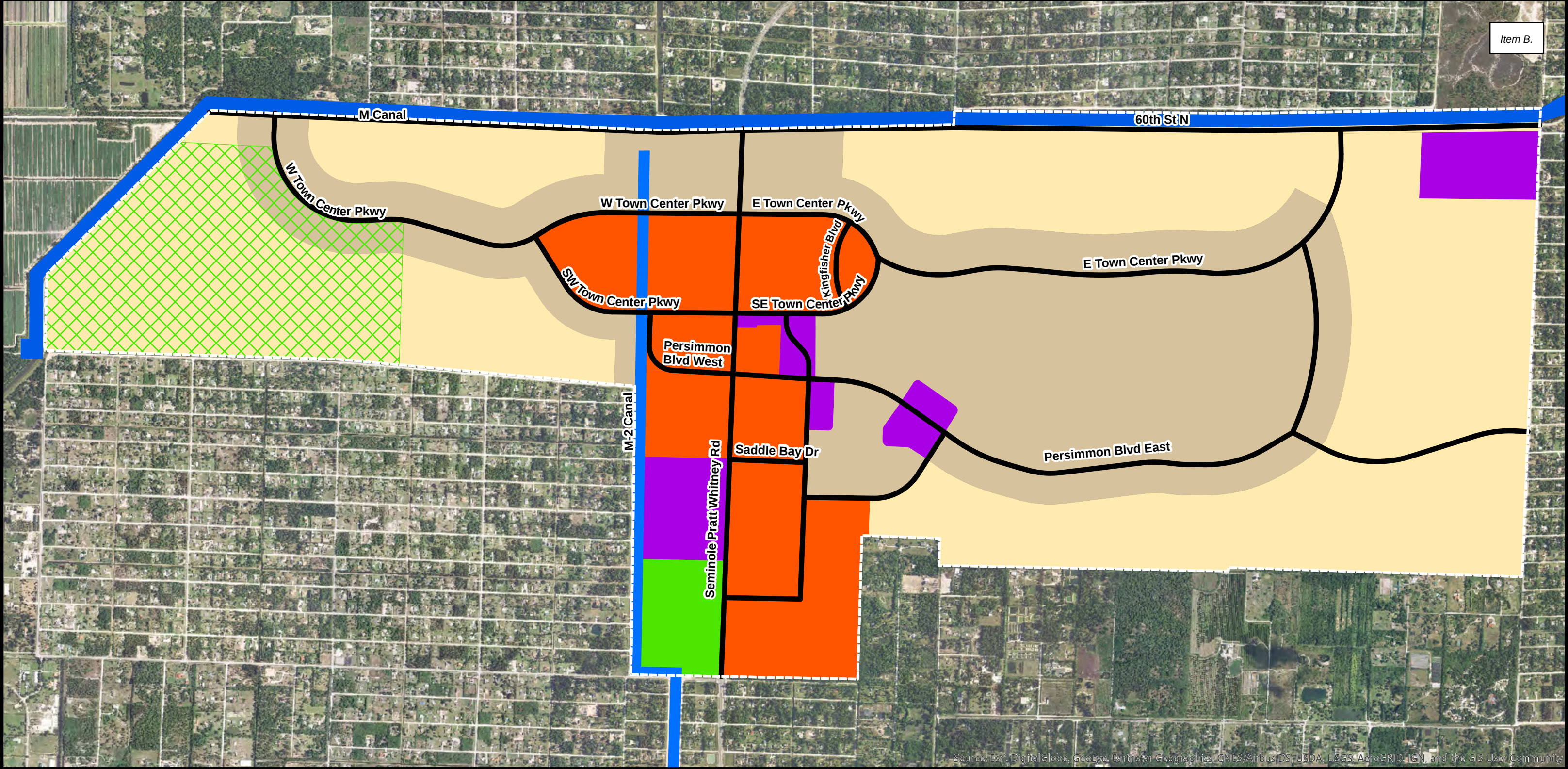
Licensed Business
No.: LB 7768



1720 East Tiffany Drive, Suite 201
Mangonia Park, Florida 33407
Phone: (561) 444-2720

SHEET: 02 of 02

59



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

FUTURE LAND USE

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

OTHER

-  Roads
-  Major Canal and ROW

 City Boundary

Note 1: The illustration of roads shows preliminary alignments.

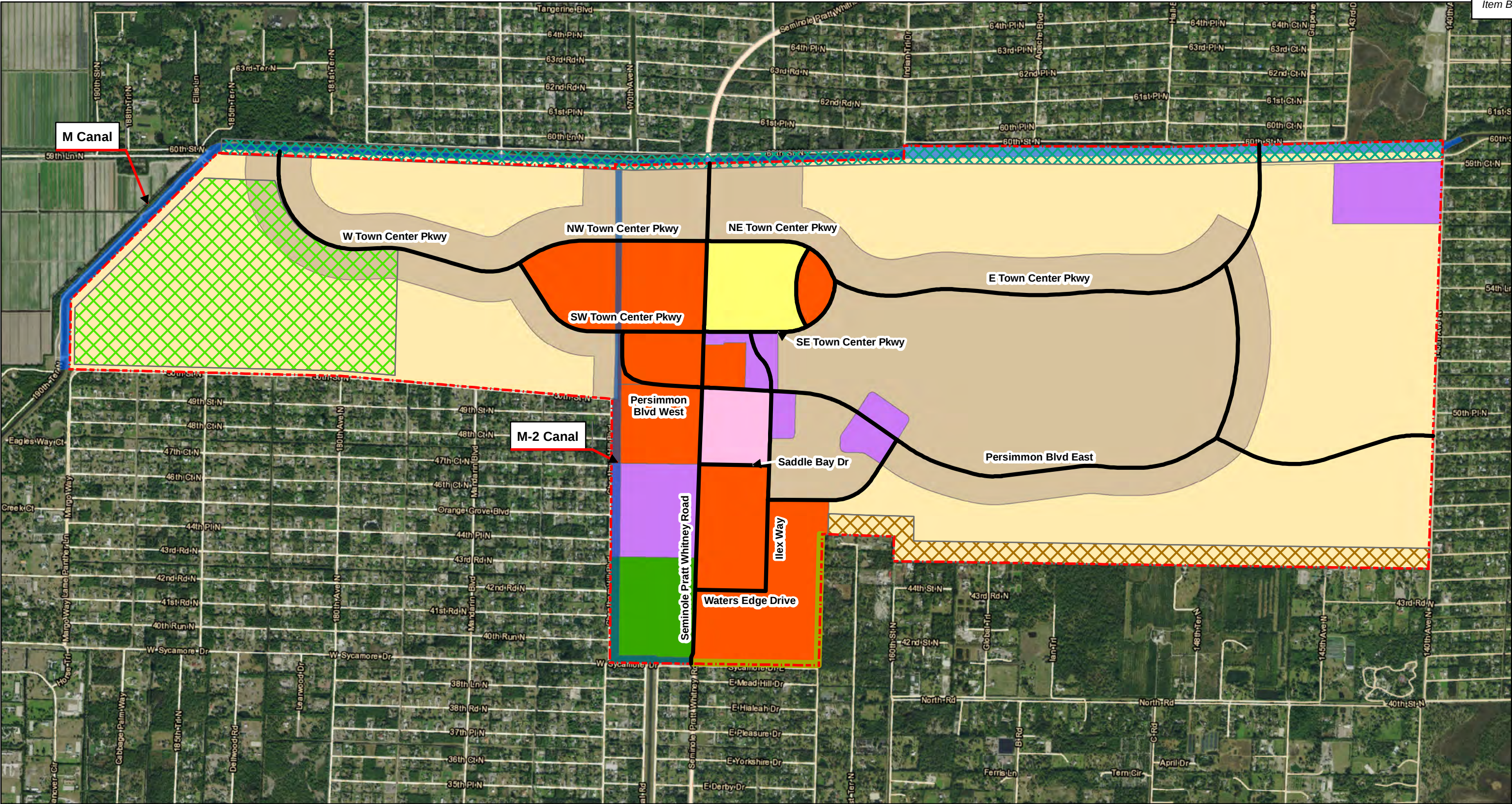
Note 2: The City maintains the GIS data used to create this map.
Data available upon request.

EXHIBIT 1

**City of Westlake
Comprehensive Plan**

Revision Date: March 12, 2018





Legend

Zoning Districts

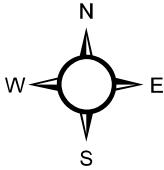
- Residential - 1
- Residential - 2
- Mixed Use
- Civic/Education
- Open Space & Recreation
- Medical District
- Town Center

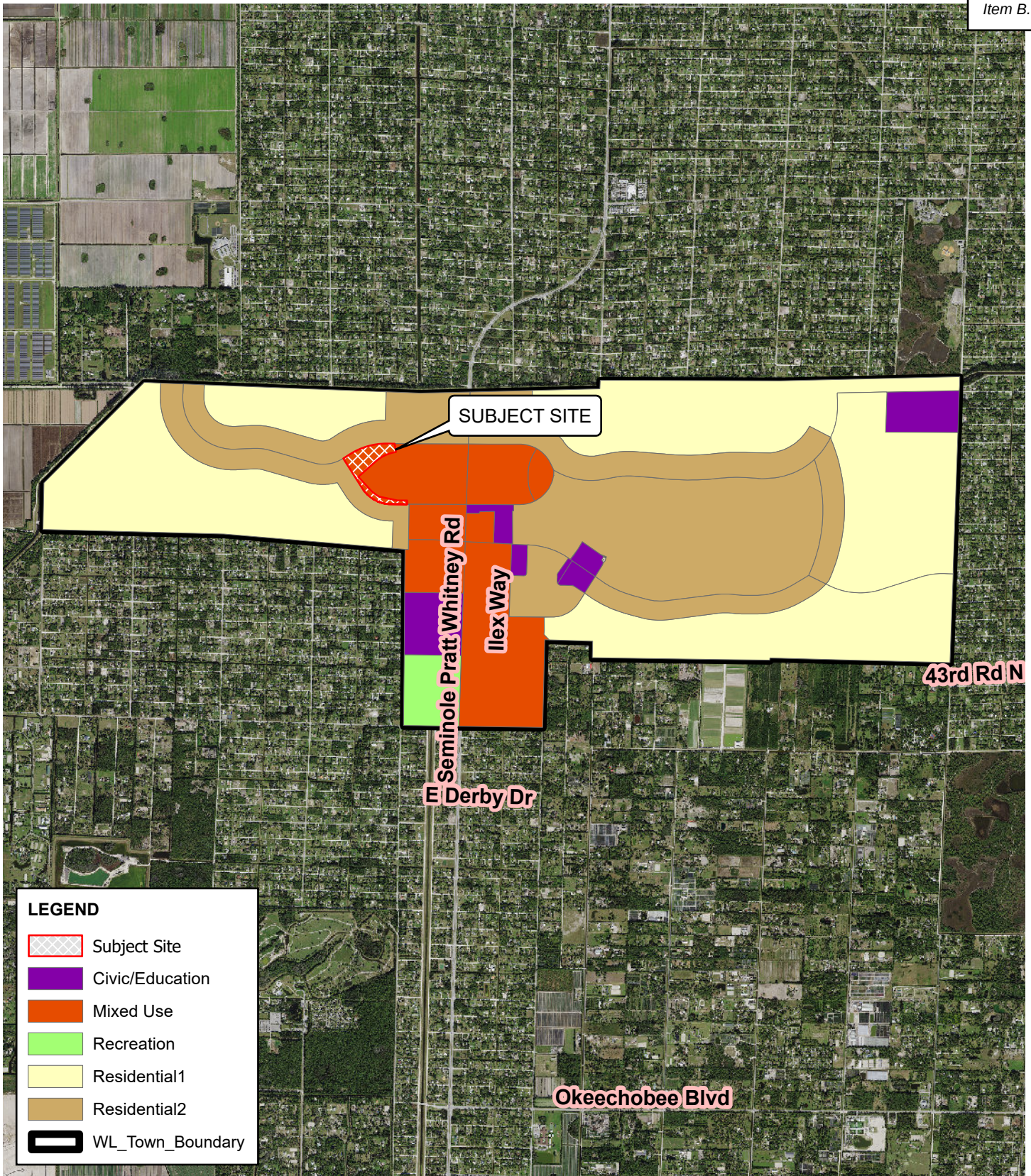
Overlays

- Solar Energy Overlay
- M Canal Overlay
- Single Family Overlay
- Southeast Buffer Overlay
- City of Westlake Boundary

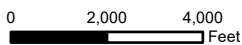
EXHIBIT 2

City of Westlake
Zoning Map





1 Inch equals 4,000 Feet



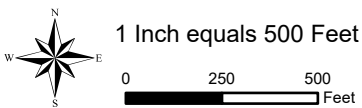
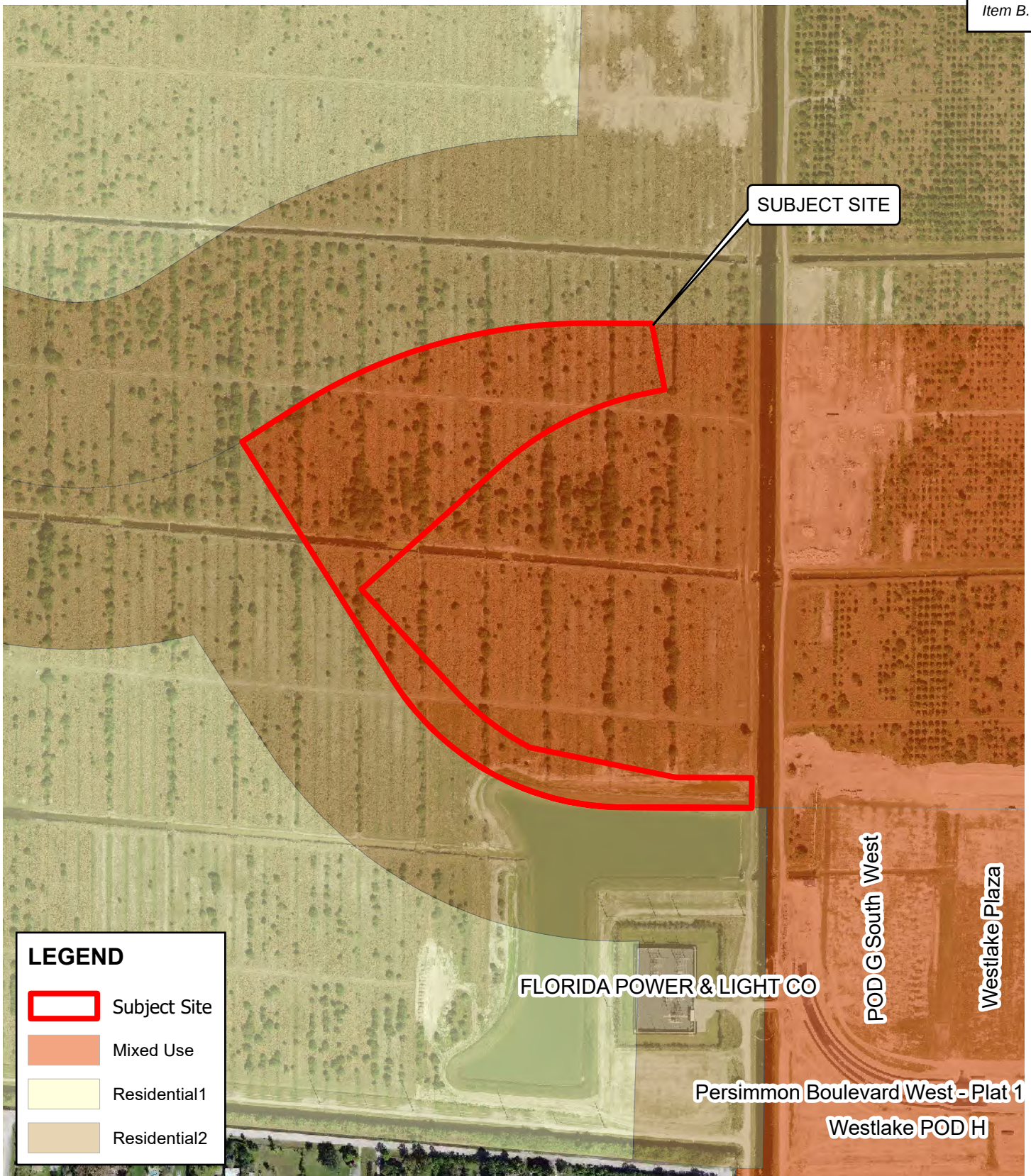
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Redo\Maps Graphics\ArcMap_Projects)
04/27/2026 BRO

EXHIBIT 3
Parcel 1A
Existing Future Land Use Map
Westlake West



**Cotleur &
Hearing**

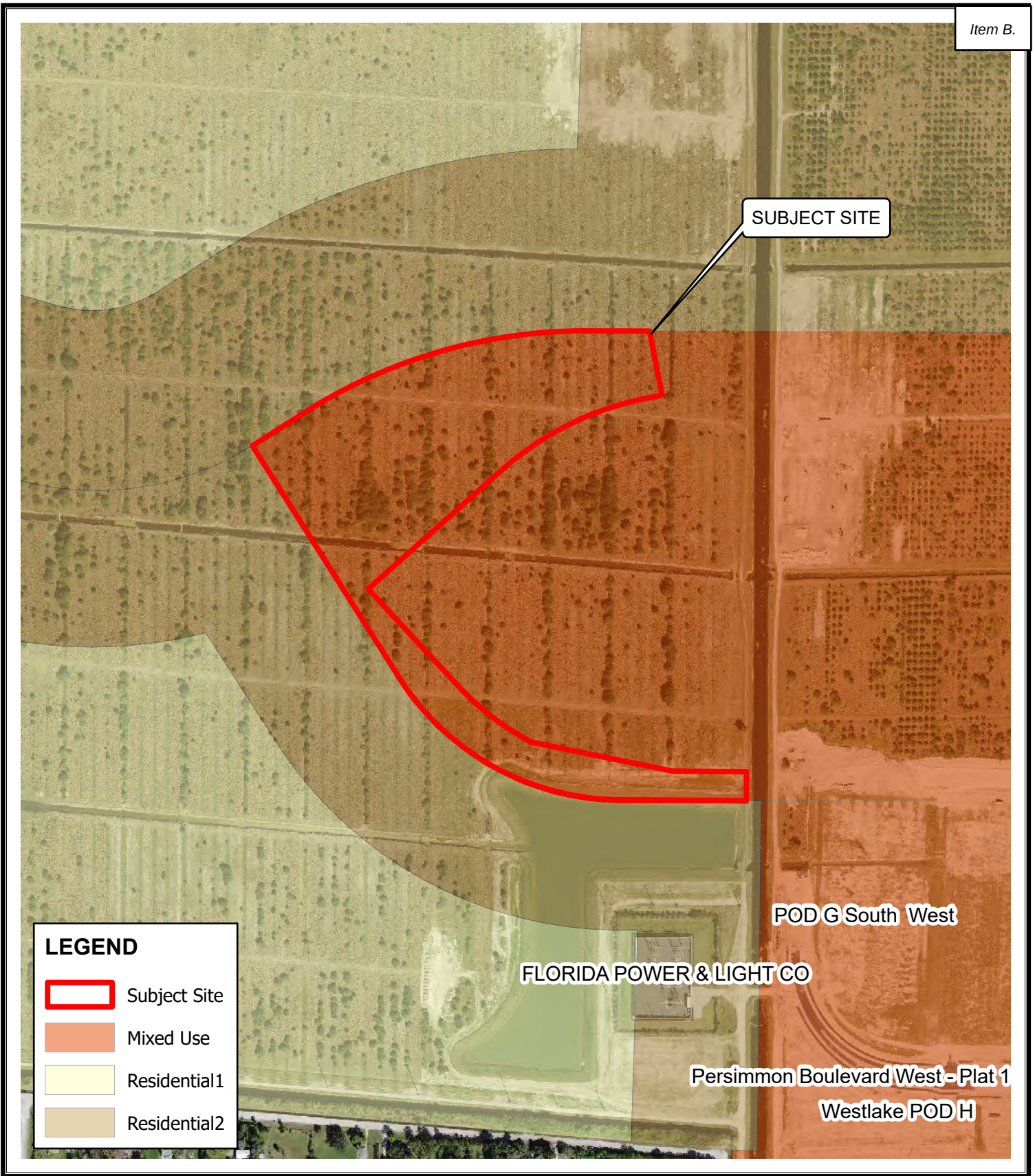
1934 Commerce Lane • Suite 1 • Jupiter, FL • 33458
561.747.6336 • 561.747.1377



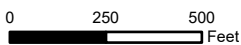
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Redo\Maps Graphics\ArcMap_Projects)
04/27/2026 BRO

EXHIBIT 4
Parcel 1A
Existing Future Land Use Map
Westlake West

 **Cotleur &
Hearing**
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1 Inch equals 500 Feet



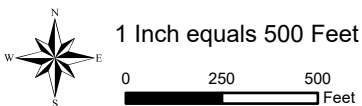
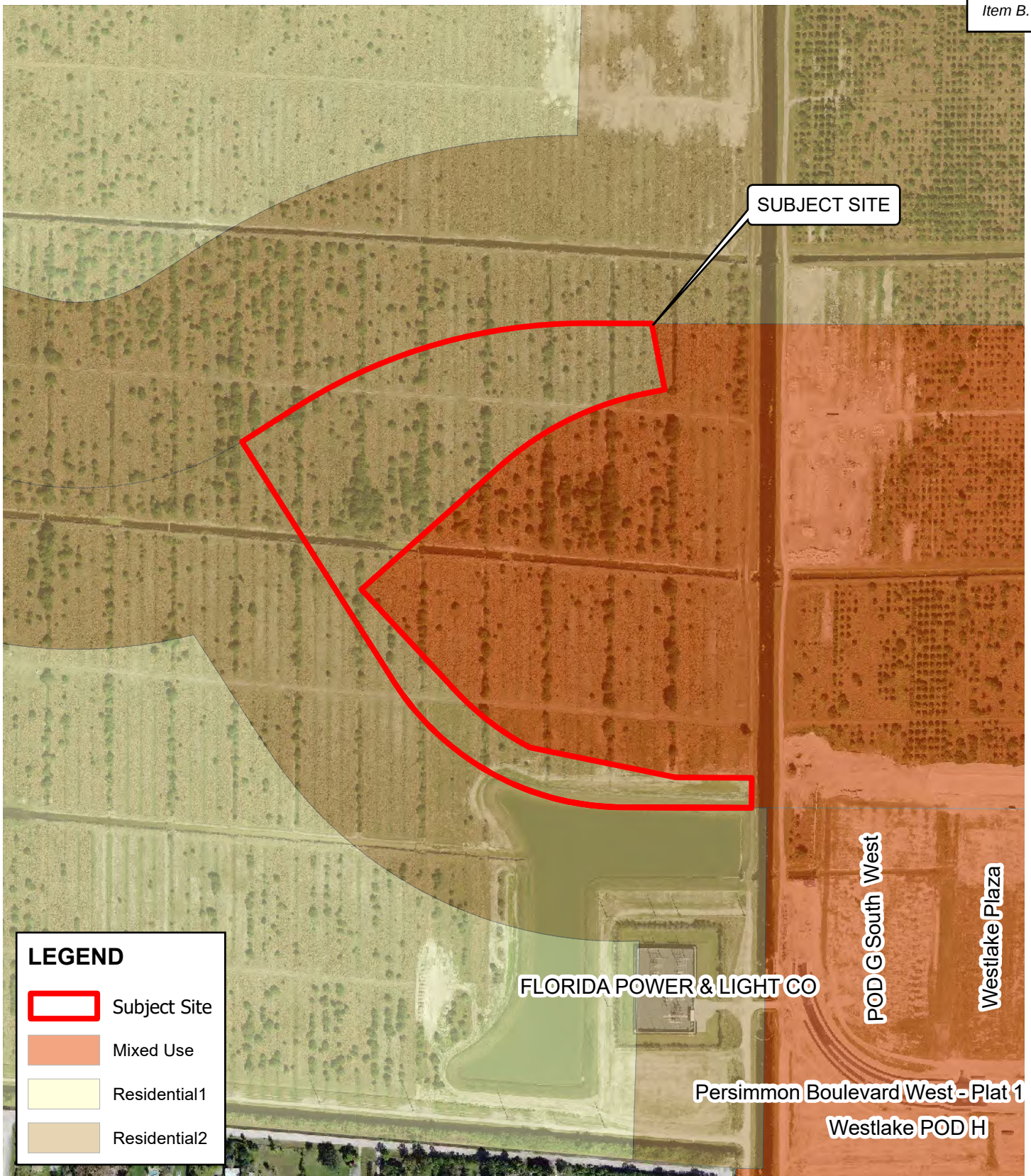
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Redo\Maps Graphics\ArcMap_Projects)
04/27/2026 BRO

EXHIBIT 5
Parcel 1A
Existing Zoning Map
Westlake West



**Cotleur &
Hearing**

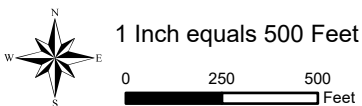
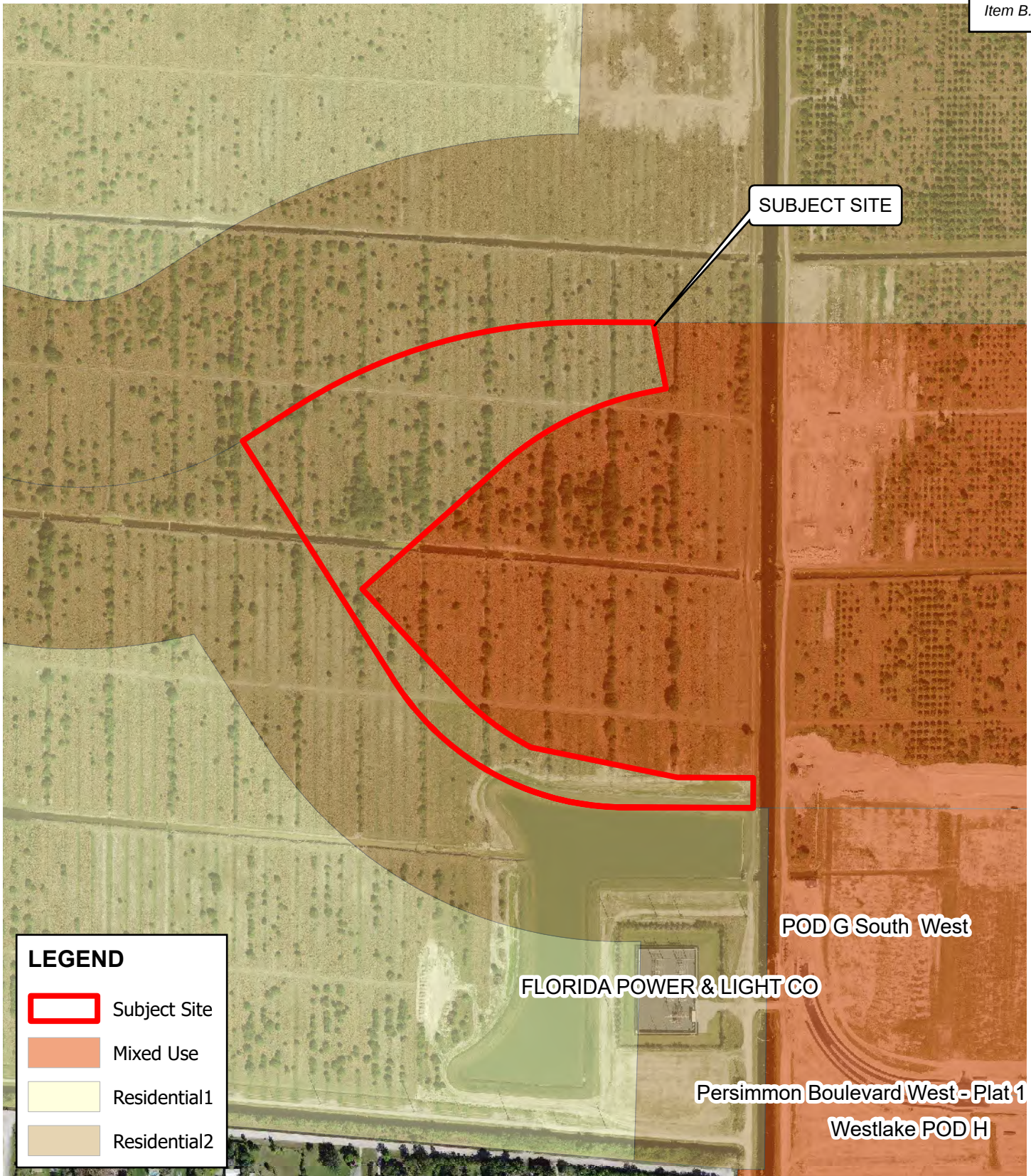
1934 Commerce Lane • Suite 1 • Jupiter, FL • 33458
561.747.6336 • 561.747.1377



Map Document:
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Redo\Maps Graphics\ArcMap_Projects)
04/27/2026 BRO

EXHIBIT 6
Parcel 1A
Proposed Future Land Use Map
Westlake West

 **Cotleur &
Hearing**
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561.747.6336 • 561.747.1377



Map Document:
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Redo\Maps Graphics\ArcMap_Projects)
04/27/2026 BRO

EXHIBIT 7
Parcel 1A
Proposed Zoning Map
Westlake West

 **Cotleur &
Hearing**
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561.747.6336 • 561.747.1377

Existing Future Land Use Designation and Zoning — Development Potential Comparison

Petition No. RZ-2026-01 | Future Land Use Map Amendment (Downtown Mixed Use → Residential-2) and corresponding rezoning (MU → R-2), Westlake West (Sandglass Master Plan).

Westlake West Phase 1 Summary Table: Comprehensive Plan Map Amendment				
Existing Future Land Use Designation & Zoning	Existing Permitted Residential Density & Nonresidential Intensity	Proposed Future Land Use Designation & Zoning	Estimated Development Potential (Existing vs. Proposed)	Net Change in Units / Nonresidential Sq. Ft.
Downtown Mixed Use (DMU) Future Land Use Category Mixed Use (MU) Zoning District	Residential: 16 dwelling units per acre (max.) Nonresidential: Maximum Floor Area Ratio (FAR) of 3.0	Residential-2 (R-2) Future Land Use Category Residential-2 (R-2) Zoning District	Existing (DMU / MU) maximum — 22.617 ac: - Residential: 16 du/ac × 22.617 ac = 361 du - Nonresidential: FAR 3.0 × (22.617 ac × 43,560 sf/ac = 985,196.5 sf) = 2,955,590 sf Proposed (R-2) maximum — 22.617 ac: - Residential: 12 du/ac × 22.617 ac = 271 du - Nonresidential: 0 sf — R-2 is limited to residential and limited civic uses; no stand-alone nonresidential intensity is permitted	Residential: -90 du (361 → 271) Nonresidential: -2,955,590 sf (entire 3.0 FAR potential removed) Net result: Reduced maximum development potential — no increase in density, intensity, traffic, or public-facility demand.

Notes:

1. Site area of 22.617 acres reflects the confirmed surveyed acreage of the subject parcel by Geopoint Land Surveying dated 4.21.2026.
2. The existing-scenario maximums for residential density (16 du/ac) and nonresidential intensity (FAR 3.0) are each shown at their independent district ceilings to present the conservative (worst-case) maximum development potential of the existing DMU/MU entitlement.
3. The proposed R-2 designation permits residential development (single family detached and single family attached (townhomes)) plus limited civic uses; no stand-alone nonresidential intensity is assumed.

June 23, 2026

Mr. Zane Beard
Minto Communities
16604 Town Center Parkway North
Westlake, FL 33470

**Re: Parcel 1A - #PTC23-080
FLUMA Traffic Statement**

Dear Mr. Beard:

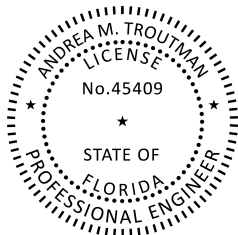
The purpose of this letter is to provide a traffic analysis for the above referenced project. It is proposed to complete a Future Land Use Map Amendment (FLUMA) for a 22.617 acre parcel in the City of Westlake. It is proposed to change from Downtown Mixed Use (DMU) to Residential-2 (R-2). DMU allows maximum residential density of 16 DUs per acre and maximum non-residential intensities with Floor Area Ratios (FAR) of 3.0. R-2 allows maximum residential density of 12 DUs per acre. The maximum land uses for each land use designation is shown below:

<u>Land Uses</u>	<u>Existing Land Use Designation (DMU)</u>	<u>Proposed Land Use Designation (R-2)</u>
Residential – Multi Family	361 DUs	271 DUs
Commercial / Shopping Center	2,955,590 SF	0 SF

Attachments 1A through 1C provide the daily, AM peak hour and PM peak hour trip comparison for the existing and proposed land use designations. All of the trips associated with the proposed land use designation are less than the existing land use designation. Thus, with this trip reduction, this proposed FLUMA can be determined to be consistent with the City of Westlake Comprehensive Plan.

Please contact me by phone or at atroutman@pindertroutman.com if you have any questions.

Sincerely,



Digitally signed by
Andrea M Troutman
Date: 2026.06.23
18:19:59 -04'00'

Andrea M. Troutman, P.E.
President

Attachments

Andrea M. Troutman, State of Florida, Professional Engineer, License No. 45409

This item has been electronically signed and sealed by Andrea M. Troutman, P.E. on 6/23/26 using a Digital Signature. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

Attachment 1A
Parcel 1A
Trip Generation - Existing Future Land Use Designation - DMU

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		New Trips
						Trips	%				
Resid. Multi Family LR	220	361 DUs (2)	6.21 / DU	50%	2,242	224	10%	2,018	-	0%	2,018
Shop Center (>150k SF)	820	2,955,590 SF (3)	36.39 / 1000 SF	50%	107,554	224	0.21%	107,330	25,759	24%	81,571
TOTAL					109,796	448	0.4%	109,348	25,759		83,589

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips			In	Out	Trips
Resid. Multi Family LR	220	361 DUs (2)	0.41 / DU	24%	36	112	148	15	10%	29	104	133	-	0%	29	104	133
Shop Center (>150k SF)	820	2,955,590 SF (3)	0.88 / 1000 SF	62%	1,613	988	2,601	15	0.58%	1,605	981	2,586	621	24%	1,220	745	1,965
TOTAL					1,649	1,100	2,749	30	1.1%	1,634	1,085	2,719	621		1,249	849	2,098

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips			In	Out	Trips
Resid. Multi Family LR	220	361 DUs (2)	0.52 / DU	62%	117	71	188	19	10%	108	61	169	-	0%	108	61	169
Shop Center (>150k SF)	820	2,955,590 SF (3)	3.26 / 1000 SF	49%	4,721	4,914	9,635	19	0.2%	4,711	4,905	9,616	2,308	24%	3,580	3,728	7,308
TOTAL					4,838	4,985	9,823	38	0.4%	4,819	4,966	9,785	2,308		3,688	3,789	7,477

(1) Source: Palm Beach County Traffic Division and ITE *Trip Generation, 12th Edition*.

(2) Based on 16 DUs per acre for 22.617 acres.

(3) Based on FAR of 3.0 for 22.617 acres.

Attachment 2B
Parcel 1A
Trip Generation - Proposed Future Land Use Designation - R-2

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		New Trips
						Trips	%				
Resid. Multi Family LR	220	271 DUs (2)	6.21 / DU	50%	1,683	-	0%	1,683	-	0%	1,683
TOTAL					1,683	-	0.0%	1,683	-		1,683

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)	New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips		In	Out	Trips
Resid. Multi Family LR	220	271 DUs (2)	0.41 / DU	24%	27	84	111	-	0%	27	84	111	-	27	84	111
TOTAL					27	84	111	-	0.0%	27	84	111	-	27	84	111

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)	New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips		In	Out	Trips
Resid. Multi Family LR	220	271 DUs (2)	0.52 / DU	62%	87	54	141	-	0%	87	54	141	-	87	54	141
TOTAL					87	54	141	-	0.0%	87	54	141	-	87	54	141

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 12th Edition.

(2) Based on 12 DUs per acre for 22.617 acres.

Attachment 2C
Parcel 1A
Trip Generation Comparison

	<u>Daily</u>	<u>AM Peak Hour</u>			<u>PM Peak Hour</u>		
		<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Existing	83,589	1,249	849	2,098	3,688	3,789	7,477
Proposed	<u>1,683</u>	<u>27</u>	<u>84</u>	<u>111</u>	<u>87</u>	<u>54</u>	<u>141</u>
Net New Trips:	(81,906)	(1,222)	(765)	(1,987)	(3,601)	(3,735)	(7,336)