



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 9/14/2026

PETITION DESCRIPTION

PETITION NUMBER: CPA-2026-01 (Pod C-2) Ordinance 2026-09

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 nonresidential development at a maximum Floor Area Ratio (FAR) of 3.0, whereas the proposed Residential-2 designation permits 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

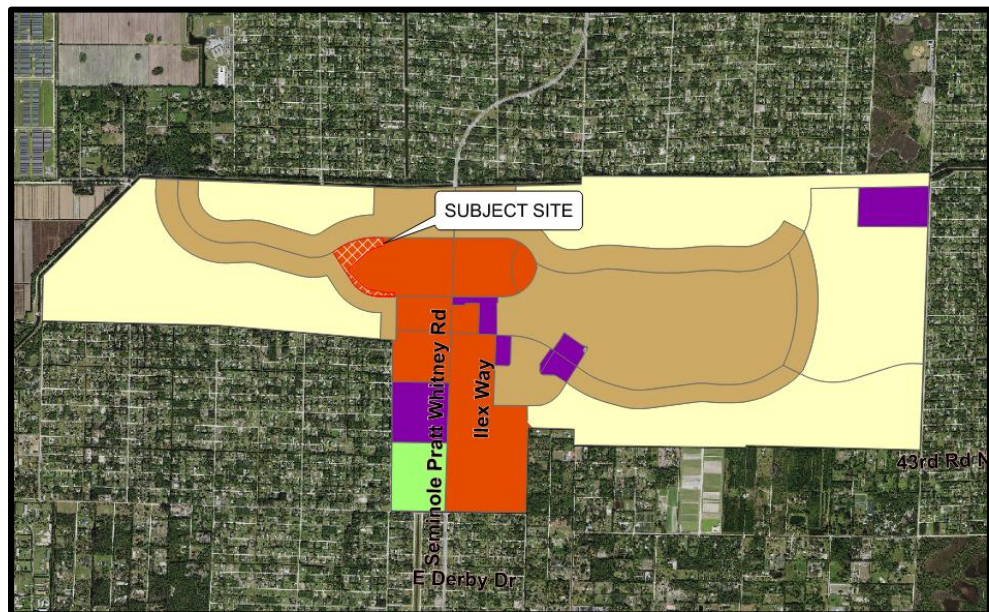
Based upon the application, supporting documentation, and the facts and findings contained herein, the **Planning and Zoning Department** has no objections to the approval of Petition CPA-2026-01.

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: Residential-2 (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 Future 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.

- On August 4, 2026, the Local Planning Agency (LPA) recommended approval of the proposed amendment by a vote of 5–0.
- On August 4, 2026, the City Council voted 5–0 to transmit the proposed amendment to the State Land Planning Agency.

The proposed amendment was transmitted to the State Land Planning Agency on August 6, 2026, pursuant to the Expedited State Review Process under Section 163.3184(3), Florida Statutes. By letter dated August 27, 2026, FloridaCommerce advised the City that it had completed its review and had no comment on the proposed amendment. No reviewing-agency comments were received identifying objections to the proposed amendment that require modification prior to adoption.

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 nonresidential development under the existing Downtown Mixed Use designation to substantially more limited nonresidential development potential under the proposed Residential-2 designation.

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 adoption of Ordinance No. 2026-09.