



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 9/14/2026

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 the Phase I-A Plat for the Westlake West development. Pursuant to Section 101-194 of the City of Westlake Code of Ordinances, the rezoning requires review and recommendation by the Local Planning Agency and approval by the City Council.

STAFF RECOMMENDATION

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

PETITION FACTS

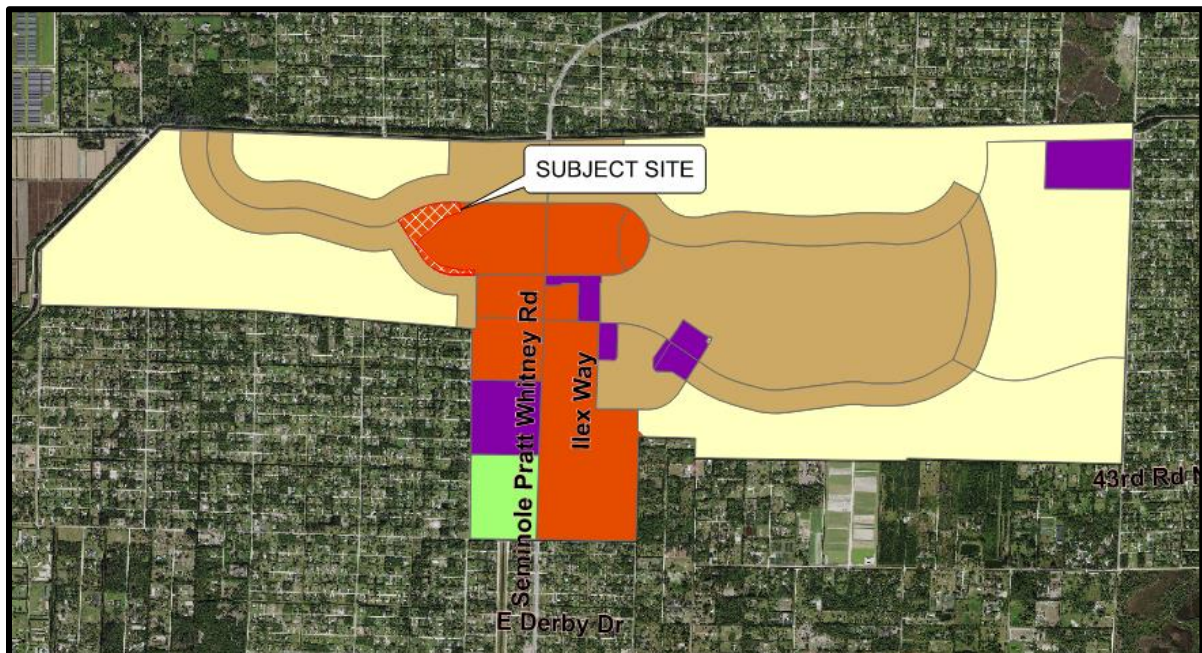
- a. Total Gross Site Area: 22.617 acres
- b. Land Use and Zoning
 - Existing Land Use: Vacant
 - Existing Future Land Use: Downtown Mixed Use
 - Proposed Future Land Use: Residential-2
 - Existing Zoning: Mixed Use (MU)
 - Proposed Zoning: Residential-2 (R-2)

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 substantially reduce nonresidential development potential and eliminate the higher-intensity commercial and mixed-use development opportunities permitted under the existing Mixed Use zoning district, integrating 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

On August 4, 2026, the Local Planning Agency (LPA) recommended approval of RZ-2026-01 by a vote of 5–0. The companion Future Land Use Map Amendment (CPA-2026-01) was subsequently transmitted to the State Land Planning Agency for expedited state review. The rezoning is contingent upon adoption of CPA-2026-01.

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	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 and substantially reduces the nonresidential development potential currently permitted. The existing Mixed Use (MU) zoning district permits residential development at a maximum gross density of 16 dwelling units per acre together with nonresidential development at a maximum FAR of 3.0. The proposed Residential-2 (R-2) zoning district permits a maximum gross density of 12 dwelling units per acre and a maximum FAR of 0.35 for nonresidential uses. Accordingly, the proposed rezoning reduces the overall development intensity of the property.

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 permits a maximum base gross density of 12 dwelling units per gross acre and a maximum FAR of 0.35 for nonresidential uses. Bonus densities may be permitted in accordance with applicable provisions of the Land Development Regulations.

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 the maximum base residential density and substantially reduces the nonresidential development potential associated with the existing Mixed Use zoning district.

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** has no objections to the approval of the requested zoning change.