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WHEREAS, Minto PBLH, LLC ("Applicant") has submitted an application requesting a Large-Scale Future Land Use Map Amendment to the City of Westlake Comprehensive Plan affecting approximately 22.617 acres generally located within Westlake West, west of Seminole Pratt Whitney Road and north of Persimmon Boulevard West; and

WHEREAS, the Applicant wishes to amend the City's Future Land Use map to change the Future Land Use designation from the Downtown Mixed Use Category to the Residential-2 Category for property designated as Westlake West.

WHEREAS, the Applicant has concurrently requested approval of Rezoning Petition RZ-2026-01 to establish consistency between the Official Zoning Map and the proposed Future Land Use designation; and

WHEREAS, although the subject property qualifies for processing as a small-scale comprehensive plan amendment under Section 163.3187, Florida Statutes, the Applicant elected to process the request as a Large-Scale Future Land Use Map Amendment in accordance with the procedures established by the City of Westlake Land Development Regulations; and

WHEREAS, said application was heard and considered before the City Council of the City of Westlake and at a duly scheduled public hearing all objections, if any, were heard.

WHEREAS, the City Council finds that the proposed amendment is consistent with the goals, objectives, and policies of the City of Westlake Comprehensive Plan, is compatible with surrounding development, promotes orderly growth, and serves the public health, safety, and welfare.

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2 **NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY**
3 **FOR THE CITY OF WESTLAKE, FLORIDA, AS FOLLOWS:**
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5 **SECTION 1. Recitals.** The foregoing recitals are confirmed, adopted and
6 incorporated herein and made a part hereof by this reference.

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

14
15 **SECTION 3. Conflicts.** All ordinances or parts of ordinances,
16 resolutions or parts of resolutions which are in conflict herewith, are hereby
17 repealed to the extent of such conflict.
18

19 **SECTION 4. Severability.** Should the provisions of this ordinance be
20 declared to be severable and if any section, sentence, clause or phrase of this
21 ordinance shall for any reason be held to be invalid or unconstitutional, such
22 decision shall not affect the validity of the remaining sections, sentences, clauses,
23 and phrases of this ordinance but they shall remain in effect, it being the
24 legislative intent that this ordinance shall remain notwithstanding the invalidity
25 of any part.
26

27 **SECTION 5. Effective Date.** This ordinance shall become effective
28 pursuant to Section 163.3184, Florida Statutes.
29

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

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

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

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36 **ATTEST:**

37 _____
38 Zoie Burgess, City Clerk
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40

City of Westlake
John Paul O'Connor, Mayor

APPROVED AS TO LEGAL FORM:

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OFFICE OF THE CITY ATTORNEY

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Exhibit "A"

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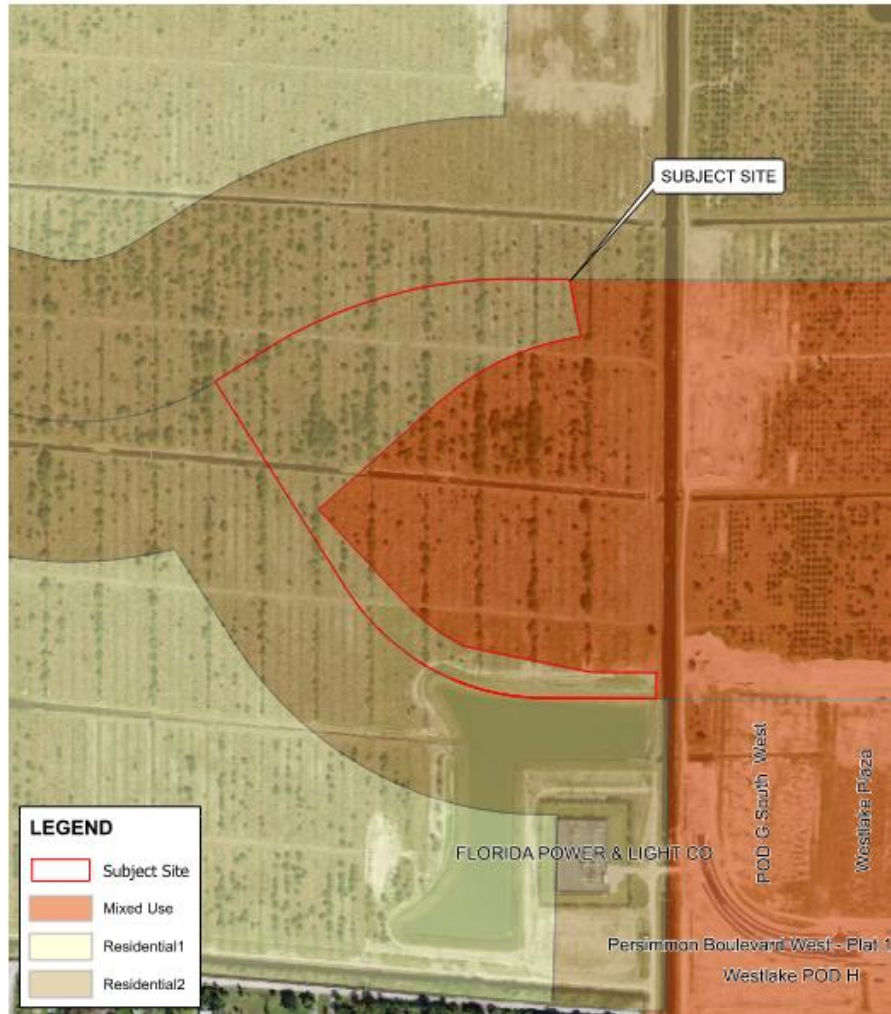
A BEING A PORTION OF PARCEL 2, WESTLAKE WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 139, PAGES 49 THROUGH 73, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING PORTIONS OF SECTION 1 AND 2, TOWNSHIP 43, RANGE 42 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND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

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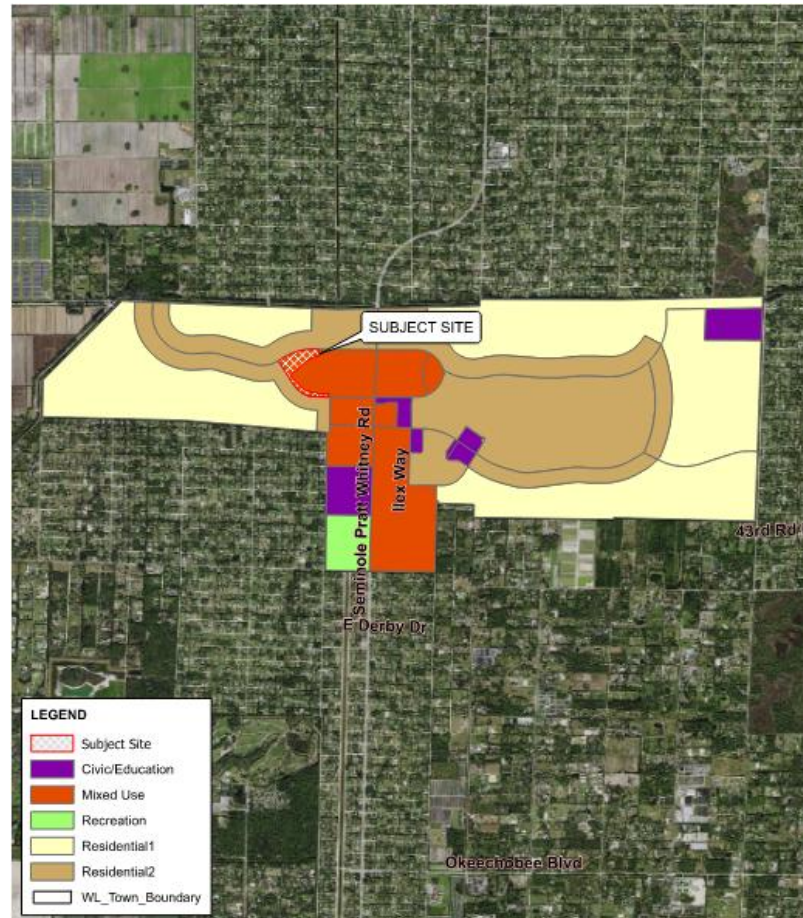
Exhibit B – Future Land Use Map



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Exhibit C – Location Map



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