

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

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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.