

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.