

Westlake Fieldhouse

Site Plan Review (SPR-2025-07)

Justification Statement

April 17, 2026

Revised May 26, 2026

Minto PBLH is pleased to submit plans for the Westlake East Amenity Center, the **Westlake Fieldhouse**. This 6.640 acre amenity park area will be located on Parcel V-2 situated on the southeast corner of Town Center Parkway and Riverbend Road, abutting the Pines neighborhood to the east.

Background

The 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 Comprehensive Plan, the 3,788.60-acre property has FLUA designations of R1, R2, DTMU, Civic, OS&R and SE Overlay.

Minto Westlake 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 Westlake Property, 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 Westlake Property pursuant to Ordinances 2014-030 and 2014-031. At the same time, 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 Interim Code. The City then adopted its own Comprehensive Plan and implementing land development regulations. 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. (A complete, updated, list of approved entitlements within the City is attached for additional reference).

Subject Request

The proposed Westlake Fieldhouse represents a thoughtfully planned neighborhood amenity shaped by meaningful community engagement, including a resident survey and advisory group process that identified priorities for flexible, everyday recreational use. The resulting design emphasizes walkability, usability, and a cohesive architectural character, with the Fieldhouse building and associated elements designed as an integrated, neighborhood-scaled environment that complements the existing Adventure Park while providing a more relaxed setting for daily activities and informal gatherings. Program elements include a multipurpose building, age-appropriate play areas, shaded open spaces, and multi-use recreation areas, all organized to support both passive and active use. The project also includes the relocation and enhancement of the existing dog park currently located at the corner of Kingfisher Boulevard and Town Center Parkway North, which will be reestablished as a new, purpose-built facility integrated into the Fieldhouse design with improved functionality, shade, and seating. **The park will be open to all members of the Westlake Master Association and their guests.**

Fieldhouse Architecture

The proposed building offers a contemporary aesthetic inspired by the pavilions of mid-century modern architecture. Balancing transparency and shelter, the design utilizes generous roof overhangs, continuous floor-to-ceiling glazing, and a deep covered outdoor terrace to emphasize connectivity between the building and the adjacent play fields. The building's strong horizontal lines reinforce a dynamic cantilevered roof that lends the structure an air of energetic, yet sophisticated, playfulness intended to complement the site's outdoor activities. The energy of the roof form is further articulated and grounded by the rhythm of exposed steel columns and structural bracing, forming a colonnade along the east facade. This architectural expression softens the transition between indoor and outdoor spaces through an integrated edge condition that incorporates a landscape buffer of low shrubs and rock mulch, blending the transition from lawn to building. The result is a highly transparent, light-filled structure that embraces both visual and physical connections to the surrounding park environment, with interior spaces thoughtfully designed to support a range of uses including gathering, recreation, work, and small-scale community events.

Fieldhouse Landscape Design

The landscape design for the Fieldhouse park and amenity has been intentionally conceived to reinforce the architectural character while creating a natural, cohesive, and highly usable outdoor environment. The planting palette is largely composed of native and Florida-adapted species to promote long-term sustainability, reduce maintenance demands, and enhance ecological function. A key design objective is to introduce movement, texture, and seasonal variation through the use of native grasses, bald cypress, and other fine-textured plantings, which are contrasted with more sculptural elements such as Sabal palms and saw palmetto to create a layered and visually dynamic landscape. Within the children's play area, two prominent *Ficus benghalensis* (banyan trees) are incorporated as signature elements, providing both significant shade and a strong architectural presence within the landscape composition.

The landscape design is also highly responsive to adjacent residential uses. Buffering has been thoughtfully designed to respect and protect neighboring properties, with all required landscape buffers meeting or exceeding the City of Westlake code. In areas where additional open space is provided beyond minimum requirements, landscape treatments have been intentionally enhanced to provide

appropriate screening, visual softening, and a seamless transition between the amenity and surrounding neighborhoods.

Overall, the landscape strategy reinforces the Fieldhouse as a cohesive, park-like setting that integrates architecture, open space, and recreation into a unified and context-sensitive design. **Consistent with the City of Westlake Land Development Regulations**

The Fieldhouse site development plan is consistent with the requirements of the City of Westlake Comprehensive Plan and Land Development Regulations. The 6.64-acre site is located within the Residential 2 (R2) Future Land Use designation and is zoned R2. The proposed public park is an allowable use within both the land use and zoning designations and is supportive of, and compatible with, the surrounding residential development pattern.

The site is largely separated from the adjacent residential neighborhoods known as Pines and Oaks of Westlake to the east by a combination of lakes, landscape berm areas, and the primary entrance roadway serving these neighborhoods. In addition, a 50-foot rural parkway buffer exists along the site's frontage on Riverbend Road and Town Center Parkway North, further reinforcing compatibility and providing visual separation.

The proposed park is primarily passive in nature and is consistent with the character and intensity of the surrounding land uses. The Property Development Regulations (PDR) are provided on the site plan, and the proposed development is fully consistent with the requirements applicable to a neighborhood park within the R2 zoning district.

The City of Westlake Land Development Regulations do not establish a specific parking requirement for this type of use; therefore, parking is subject to determination by the Zoning Director. The proposed plan provides a total of 50 standard vehicular parking spaces, 8 golf cart parking spaces, and 16 bicycle parking spaces, which collectively support the anticipated demand for the facility.

The Fieldhouse is conveniently located to serve the surrounding residential neighborhoods and is well integrated into the City's multimodal circulation network. Existing pathways within the rural parkway system along Town Center Parkway North and Riverbend Road provide direct access to the site. Additionally, internal multimodal pathways are incorporated throughout the park, including connections into the Fieldhouse amenity and a continuous perimeter pathway, enhancing accessibility and providing additional opportunities for passive recreation and exercise.

Consistent with the City of Westlake Comprehensive Plan

The proposed Fieldhouse amenity is consistent with the goals, objectives, and policies of the City of Westlake Comprehensive Plan, particularly those related to recreation, open space, compatibility, and community connectivity. The Comprehensive Plan supports the provision of accessible neighborhood parks and recreational amenities that enhance quality of life for residents and contribute to the overall livability of the community.

The Fieldhouse advances these objectives by providing a centrally located, neighborhood-scaled amenity that expands recreational opportunities through a combination of passive open space, active play areas,

and flexible gathering spaces. The design promotes walkability and multimodal access, consistent with Comprehensive Plan policies that encourage interconnected pathways and reduced reliance on vehicular travel for local trips.

Additionally, the project is compatible with adjacent land uses and incorporates appropriate buffering and separation, consistent with Comprehensive Plan policies that emphasize context-sensitive design and the protection of existing residential areas. The integration of open space, landscaping, and recreational facilities further supports the City's vision for a cohesive and sustainable community framework.

Overall, the Fieldhouse represents an implementation of the Comprehensive Plan's intent to provide well-designed, accessible, and integrated recreational amenities that serve the needs of Westlake residents.

Conclusion

The Applicant is requesting approval of The Fieldhouse park as presented. The Applicant will work 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.