

City of Westlake

Historic and Recent Planning and Zoning Entitlements

On October 29, 2014, the property received approval from the Board of County Commissioners for a Comprehensive Plan Amendment (Ordinance 2014-030), Rezoning and Preliminary Master Plan (Resolution 2014-1646), and Requested Uses (Resolutions 2014-1647 and 1648).

Ordinance No. 2014-030 approved an amendment to the Comprehensive Plan for the site-specific Agricultural Enclave, including a Conceptual Master Plan and Implementing Principles. The Ordinance also made various text changes to the Plan related to the Agricultural Enclave Future Land Use. These Amendments were codified and are included as part of the Palm Beach County's Comprehensive Plan.

Resolution No. 2014-1646 approved the Zoning application for the Minto West Traditional Development District. The Resolution included rezoning the property from Agricultural Residential (AR) and Public Ownership (PO) Zoning Districts to the Traditional Town Development (TTD) Zoning District.

Resolution No. R-2014-1647 approved a Requested Use for a College or University to be located within the property.

Resolution No. R-2014-1648 approved a Requested Use for a Hotel to be located within the property.

The Board of County Commission approved a corrective resolution (No. R-2014-1892), which amended Engineering Condition E.9 of Resolution 2014-1646 to add "iii. Notwithstanding the foregoing, no connection of Persimmon Boulevard shall be made to 140th prior to the issuance of the 2700th dwelling unit permit."

On June 20, 2016, the City of Westlake became the 39th municipality in Palm Beach County.

On January 23, 2017, the City approved an amendment to the Final Master Plan (MPA-2016-01), which allowed minor adjustments to the pod boundaries and acreages of Pods F, P, Q, R, L, and PC-1, dwelling unit allocations, and rights-of-way.

On November 13, 2017, the City approved an amendment (MPA-2017-01) to the Final Master Plan, which allowed minor adjustments to the pod boundaries, acreages, and dwelling units of Pods R and Q. Eleven dwelling units were transferred from Pod R to Pod Q.

On March 12, 2018, Ordinance No. 2017-05 approved the adoption of the City of Westlake Comprehensive Plan and Future Land Use Map.

Ordinance No. 2018-04 approved an amendment to the City's interim Land Development Code to modify the TDD Block Dimensions and Street Design Standards.

Ordinance No. 2018-05 approved an amendment to the City's interim Land Development Code to modify the TND land use, general standards, lot size and setback regulations.

On April 4, 2018, Resolution No. 2018-12 approved the final plat for Town Center Parkway South, Phase II.

On May 14, 2018, Resolution No. 2018-11 approved the final plat for Town Center Parkway Phase II.

On July 3, 2018, Resolution No. 2018-14 approved the amended final plat for Town Center Parkway South, Phase II.

On July 3, 2018, Resolution No. 2018-15 approved the final plat for Ilex Way Phase 1.

On September 10, 2018, Resolution No. 2018-16 approved the final plat for the Meadows of Westlake Phase 1.

On September 10, 2018, Resolution No. 2018-20 approved the final plat for Del Webb at Westlake. This application has been formally withdrawn.

On September 24, 2018, Resolution No. 2018-24 approved the final plat for the School Site C-3.

On September 24, 2018, Resolution No. 2018-25 approved the final plat for Persimmon Boulevard East, Plat 2.

On October 8, 2018, Resolution No. 2018-28 approved the final plat for Waters Edge Drive.

On December 14, 2018, the City of Westlake approved an amendment (MPA-2018-02) to the Final Master Plan, which allowed minor adjustments to the pod dwelling units of Pods M, O, P, S and to modify the pod acreages of Pods M, P, S, PC-2, and PC-3.

On January 14, 2019, Resolution No. 2019-01 approved the final plat for Ilex Way II.

On January 14, 2019, Resolution No. 2019-02 approved the final plat for Ilex Way III.

On January 14, 2019, Resolution No. 2019-03 approved the final Packing House plat.

On January 14, 2019, Resolution No. 2019-04 approved the final plat for Cresswind 'Pod P'.

On March 11, 2019, Resolution No. 2019-08 approved the final plat for Meadows of Westlake Phase II.

On March 11, 2019, Resolution No. 2019-08 approved the Plat for Pod C-2, Civic Tract.

On March 20, 2019, The City of Westlake approved an amendment (MPA-2019-01) to the Final Master Plan, which allowed minor adjustments to the boundaries, acreages and dwelling unit allocation in Pods P, S, and N.

On April 8, 2019, Resolution No. 2019-10 approved the final plat for Sky Cove Phase 1A (Pod M).

On April 8, 2019, Resolution No. 2019-11 approved the final plat for Sky Cove Phase 1B (Pod M).

On July 8, 2019, Resolution No. 2019-12 approved the final plat for 7-Eleven 1.0 Gas Station.

On July 8, 2019, Resolution No. 2019-15 approved the Site Plan for 7-Eleven 1.0 Gas Station.

On July 8, 2019, Resolution No. 2019-16 approved the Requested Use for 7-Eleven 1.0 Gas Station.

On August 12, 2019 Resolution No. 2019-18 approved the Plat for Pod K.

On August 12, 2019, Resolution No. 2019-19 approved the Plat for Pod R (Meadows Phase 2).

On August 12, 2019 Resolution No. 2019-20 approved the Plat for Kingfisher.

On September 9, 2019, Ordinance No. 2019-06 established the Mandatory Signage Design.

On September 9, 2019, Ordinance No. 2019-07 established the Mandatory Landscaping Design and Buffers.

On September 23, 2019, Ordinance No. 2019-09 established Chapter 3 and Adopting of the Zoning Map.

On February 10, 2020, Ordinance No. 2019-10 established Regulations for Parking within the City of Westlake.

On October 28, 2019, Resolution No. 2019-28 approved the Re-plat of Persimmon West.

On October 28, 2019, Resolution No. 2019-32 approved the Requested Use for ISTF.

On October 28, 2019, Resolution No. 2019-31 approved the Site Plan for ISTF Phase 1A.

On October 28, 2019, Resolution No. 2019-33 approved the ISTF Plat.

On October 28, 2019, Resolution No. 2019-35 approved the 7-Eleven 2.0 Requested Use.

On October 28, 2019, Resolution No. 2019- 34 approved the Site Plan for 7-Eleven 2.0.

On October 28, 2019, Resolution No. 2019-36 approved the Plat for Pod H.

On November 4, 2019, Resolution No. 2019-29 approved the Plat for Ilex Way Phase III.

On November 4, 2019, Ordinance 2019-12 approved Chapter 1 (Administration).

On November 4, 2019, Ordinance 2019-13 approved Chapter 2 (Land Development).

On November 4, 2019, Resolution 2019-38 approved the Plat for Christ Fellowship Church West Campus.

On December 9, 2019, Resolution No. 2019-39 approved the Site Plan for Christ Fellowship Church West Campus.

On December 9, 2019, Resolution No. 2019-40 approved the Site Plan for the International Soccer Training Facility Phase 1B (ISTF).

On May 11, 2020, Resolution No. 2020-09 approved the Plat for Cresswind Palm Beach Phase 2 (Pod P), A/K/A (Pod P-1).

On May 11, 2020, Resolution No. 2020-08 approved the final plat for Persimmon Boulevard East Plat 3.

On June 08, 2020, Resolution 2020-10 approved the Plat for Sky Cove Phase 1B (Pod M).

On June 08, 2020, Resolution 2020-12 approved the Plat for Groves of Westlake (Pod O).

On June 08, 2020, Resolution 2020-13 approved the Plat for Tract PC-5 (PBC Tax Collector's and DMV offices)

On June 08, 2020, Resolution 2020-14 approved the Site Plan for the PBC Tax Collector's and DMV offices.

On July 13, 2020, Resolution 2020-16 approved the Site Plan for the Cresswind Palm Beach Amenity Center.

On July 13, 2020, Resolution 2020-11 approved the Final Plat for Green Lane.

On August 10, 2020, Resolution 2020-03 approved a Site Plan Amendment for 7-Eleven 1.0 .

On August 10, 2020, Resolution 2020-04 approved a Site Plan Amendment for 7-Eleven 2.0.

On August 10, 2020, Resolution 2020-05 approved the Final Plat for Persimmon Boulevard East Plat 4.

On August 10,2020, Resolution 2020-22 approved the Final Plat for Groves of Westlake Phase 2.

On September 14, 2020, Resolution 2020-26 approved the Final Plat for Pod T – Estates of Westlake.

On November 09, 2020, Resolution 2020-32 approved the Final Plat for the Westlake Plaza (Publix).

On November 09, 2020, Resolution 2020-33, approved the Master Site Plan for the Publix at Westlake Plaza.

On November 09, 2020, Resolution 2020-34, approved the Site Plan for the Publix Grocery Store, Drive through Pharmacy, Liquor Store , and 9,600 sf of Inline retail.

On November 12, 2020, the City of Westlake approved an amendment (MPA-2020-04) to the Final Master Plan, which allowed minor adjustments to the dwelling unit allocations and land area in Pods N, S, and U.

On December 14, 2020, Resolution 2020-36, approved the Final Plat for Sky Cove South, Phase 1A (Pod N).

On December 14, 2020, Resolution 2020-37, approved the Final Plat for Sky Cove South, Phase 1B (Pod N).

On December 14, 2020, Resolution 2020-38, approved the Master Sign Plan for 7-Eleven 1.0.

On December 14, 2020, Resolution 2020-39, approved the Master Sign Plan for the Publix at Westlake Plaza.

On December 15, the City of Westlake approved an amendment (MPA-2020-05) to the Final Master Plan, which allowed minor adjustments in Pod S.

On January 11, 2021, Resolution 2020-01, approved the Final Plat for Town Center Parkway South-West.

On January 11, 2021, Resolution 2021-02, approved the Final Plat for Parcel G (Pod G) South-West.

On February 8, 2021, Resolution 2021-03, approved the Final Plat for Pod S - Phase I, Orchards of Westlake.

On March 8, 2021, Resolution 2021-06, approved the Final Plat for Pod M- 2 – Crossings of Westlake.

On March 8, 2021, Resolution 2021-07, approved the Final Plat for Pod S - Phase II, Orchards of Westlake.

On April 12, 2021, Resolution PZ-2021-01, approved a variance to Pod M-2 The Crossings of Westlake.

On May 10, 2021, Resolution 2021-14, Council approved a variance to Pod M-2 The Crossings of Westlake.

On May 10, 2021, Resolution 2021-11, approved the Final plat for Cresswind Palm Beach, Phase 3 (Pod P-1 Phase 3).

On June 14, 2021, Resolution 2021-08, approved the Amended Master Plan for Pod H, Westlake Landings.

On June 14, 2021, Resolution 2021-15, approved the Site Plan for Pod H – Self-Storage Facility on Parcel E in Pod H, Westlake Landings.

On July 14, Resolution 2021-18, approved the site plan for the Westlake Wellness and Fitness Trail.

On July 14, Resolution 2021-19, approved the master Sign Plan for Pod H, “Westlake Landings”.

On July 14, Resolution 2021-20, approved the master Sign Plan for the Pod H, Parcel E, Self-Storage facility.

On August 9, Resolution 2021-03, approved the Amended the master Sign Plan for 7-11 2.0.

On August 9, Resolution 2021-05, approved the site plan for Pod PC-1, Phase 2 – Adventure Park.

On September 13, 2021, Resolution 2021-27, approved the replat of Parcel C-2.

On September 13, 2021, Resolution 2021-28, approved the amendment of the Pod S (Orchards) Phase II Plat.

(No Resolutions or Development Orders were issued in October 2021)

On November 22, 2021, a site plan modification for Pod H, Parcel E, Self-Storage was approved by Development Order.

On November 22, 2021, an amendment to the master plan for Pod H, Westlake Landings, was approved by Development Order. Konover Parcel B and Parcel C.

On November 22, 2021, a site plan for Pod H, Parcel B, Shoppes of Westlake Landings was approved by Development Order.

On November 22, 2021, a site plan for Pod H, Parcel C, Shoppes of Westlake Landings was approved by Development Order.

On November 22, 2021, a site plan Pod H, Parcel B, Parcel F, Adrenaline World was approved by Development Order.

On December 01, 2021, the master developer notified the City of Westlake of its election to rescind the Development Order issued by Palm Beach County in 2014, pursuant to Florida Statutes t§163.3167(5).

On December 06, 2021, a site plan modification for Christ Fellowship was approved by Development Order.

On December 06, 2021, a replat for Pod P, Cresswind, Phase 3 was approved by Resolution 2021-37.

On January 18, 2022, a revised master Plan for Pod H, “Westlake Warehouse”, was approved by Development Order, Petition #MPA-2021-04.

On February 14, 2022, Resolution 2022-01 approved the Final Plat for Cresswind Palm Beach Phase 5.

On February 14, 2022, Resolution 2022-02 approved the Roadway Plat for Town Center Parkway Phase III and River Bend Road.

On March 14, 2022, Pod H, Parcel G, the Westlake Commerce Center site plan was approved by Development Order, Petition #SPR-2021-14.

On March 14, 2022, Pod H, Parcel G, the Master Signage Plan for the Westlake Commerce Center was approved by Development Order, Petition #MSP-2021-08.

On March 14, 2022, the Pod R-2 Woodlands Plat was approved by Resolution #2022-03.

On April 11, 2022, the Master Signage Plan for Christ Fellowship was approved by Development Order, Petition #MSP-2021-07.

On May 09, 2022, Resolution 2022-07, approved the final plat for Cresswind Pod P – Phase 4.

On May 09, 2022, Resolution 2022-08, approved the final plat for Town Center Parkway Phase 4.

On May 09, 2022, Resolution 2022-09, approved the final plat for Persimmon Blvd. West Plat 2.

No Resolutions or Development Orders were issued in June 2022

On July 05, 2022, Development Order #SPR-2022-01, approved the site plan for the James Business Park (Pod G Southwest).

On July 05, 2022, Development Order #MSP-2022-02, approved the master signage plan for the James Business Park (Pod G Southwest).

No Resolutions or Development Orders were issued in August 2022

On September 6, 2022, Resolution #2022-24 approved the final (modified) plat for Woodlands Pod R-2.

On October 04, 2022, Ordinances 2022-10 and 2022-11 approved the Small Scale Comprehensive Plan Amendment for the FLUM and Rezoning of Pod C-2.

On December 6, 2022, Resolution 2022-33 approved the final plat for Pod PC-2, approving a replat of OS Tract #1.

On January 3, 2023, Resolution 2023-01 approved the final plat for Pod V, The Pines.

On January 3, 2023, Resolution 2023-02 approved the final plat for Pod V-2.

On February 7, 2023, Resolution 2023-05 approved the final plat for Persimmon Boulevard East – Plat 5.

On February 7, 2023, A modification to the Christ Fellowship Church master sign plan was approved by Development order.

On March 14, 2023, the art sculpture installation proposed for the James Business Park Development was approved by Development Order.

On April 26, 2023, Resolution 2023-01 approved the final plat for Pod V, The Pines of Westlake – Phase I.

On May 2, 2023, A site plan modification was approved for the Christ Fellowship facility by Development Order.

On June 06, 2023, a modification to the site plan for Parcel B in Pod H (Shoppes of Westlake was approved by Development Order.

On June 06, 2023, an amendment to the master Plan for Pod H, Westlake Landings , was approved by Development Order. Parcel A2 and Parcel B (remove bank in Parcel B).

On August 01, 2023, Resolution 2023-18 approved the final plat for Pod I - Terraces of Westlake – Phase I.

On August 01, 2023, Resolution 2023-19 approved the final plat for Pod V – Pines of Westlake – Phase II.

No Resolutions or Development Orders were issued in September, October 2023 or November 2023

On October 6, 2023, an administrative SP modification (SPM-2023-12) was submitted and subsequently approved relocate EV charging stations on the James Business Park site as it was under construction.

On December 5, 2023, Resolution 2023-32 approved the Terraces of Westlake Phase II Plat.

On January 8, 2024, Resolution 2024-02 approved the Master Plan Amendment for Publix Phase II (MPA-2023-03).

On January 8, 2024, the Publix at Westlake Plaza Phase Two Site Plan was approved (SPR-2023-05).

On March 5, 2024, Resolution 2024-04 approved the final plat for Pod PC-3.

On April 4, 2024, the Pod H Master Plan was amended by Development Order (MPA-2023-04). Remove bank, back to Restaurant, and itemize other parcels).

On April 4, 2024, the Parcel B Site Plan in Pod H was amended by Development Order (SPM-2023-14).

On April 4, 2024, the Parcel C Site Plan in Pod H was amended by Development Order (SPM-2023-15).

On May 7, 2024, the final plat for Pod G North was approved by Resolution 2024-08 (ENG-2024-01). - WALMART

On June 4, 2024, (SPR-2023-01) the site plan for a Fifth Third Bank in the Publix Center was approved by Development Order.

On June 4, 2024, (SPR-2024-01) a site plan for a Tractor Supply store on Parcel F-2 in Parcel H, Westlake Landings was approved by Development Order.

On September 03, 2024, (SPR-2024-03) Westlake Palms Site Plan was approved by Development Order.

On September 03, 2024, (MSP-2024-01) Westlake Palms Master Signage Plan was approved by Development Order.

On November 01, 2024, Resolution 2024-23, approved the final plat for Terraces of Westlake, Phase III.

On November 01, 2024, Resolution 2024-22, approved the final plat for Oaks of Westlake, Phase I.

On November 01, 2024, the Parcel B site plan in Pod H was modified, approved by Development order (SPM-2024-06).

On November 01, 2024, the Parcel C site plan in Pod H was modified, approved by Development order (SPM-2024-05).

On December 10, 2024, Resolution 2024-25 approved the final plat for Persimmon Blvd. East Phase 6 (ENG-2024-07).

On December 10, 2024, Resolution 2024-26 approved the final plat for Town Center Parkway North-West (ENG-2024-08).

On March 20, 2025, a revision to one of the Conditions of Approval of the previous Site Plan Review (SPR-2024-01) related to the selection of artwork being approved prior to CO. (DOM-2025-01).

On March 20, 2025, Resolution 2025-05 approved the final plat of Westlake West. (ENG-2024-04).

On April 1, 2025, Resolution 2025-08 approved the final Plat of Westlake Pod G – North – Parcel C (ENG-2025-03) - LOWES

On June 3, 2025, Resolution 2025-13 approved the final plat of Silver Lake – Plat One (ENG-2024-13)

On July 1, 2025, a Master Sign Plan was approved for Tractor Supply (Parcel H, sub-parcel F-2) (MSP-MSP-225-04), by Development Order.

On July 1, 2025, a Master Sign Plan was approved for Silver Lake Entry (MSP-225-05), by Development Order.

On August 5, 2025, An ordinance was approved for a zoning text code amendment to include a Cottage Home product into Westlake (ZTA-2025-01).

On August 5, 2025, a variance was granted to the Silver Lakes development for an adjustment to the side yard setback requirement of the recreation clubhouse (VAR-2025-01), by Development Order.

On August 5, 2025, an Art in Public Places sculpture was approved to be included with the Westlake Palms Monument Ground sign (AIPP-2025-01), by Development Order.

On August 5, 2025, a site plan was approved for a LOWE’S store on Parcel G North (SPR-2025-02) by Development Order.

On October 27, 2025, a master sign plan was approved for a LOWE’S store on Parcel G North (MSP-2025-05) by Development Order.

On January 6, 2026, Ordinance No. 2025-10 was adopted Amending Chapter 111, “Parking”, on behalf of the Excel Padel Court at James Business Park (ZTA-2025-02).

On January 6, 2026, a master sign plan was approved for Parcel G North (Lowe’s & Walmart site) by Development Order (MSP-2025-03).

On April 7, 2026, a site plan was approved for a Walmart Supercenter on Parcel G North by Development Order. (SPR-2025-01).

On April 7, 2026, a master sign plan was approved for a Walmart Supercenter on Parcel G North by Development Order. (MSP-2025-01).

On April 7, 2026, a variance was approved for the package store at the Walmart Supercenter on Parcel G North by Development Order. (VAR-2026-01).

Last Update: April 7, 2026