



CITY OF WESTLAKE
Planning and Zoning Department
 4001 Seminole Pratt Whitney Road
 Westlake, Florida 33470
 Phone: (561) 530-5880
 www.westlakegov.com

DEPARTMENTAL USE ONLY
 Ck. # _____
 Fee: _____
 Intake Date: _____
PROJECT #

**APPLICATION FOR LDR CODE
 AMENDMENT
 ZTA-2026-01**

PLANNING & ZONING BOARD

Meeting Date: _____

CITY COUNCIL

Meeting Date: _____

INSTRUCTIONS TO APPLICANTS:

1. Please complete all sections of this application. If not applicable, indicate with N/A.
2. Provide all required documents as shown on the attached checklist. If not applicable, indicate with N/A.

The Planning & Zoning Board meets the second Monday of the month at 6:00 p.m., as needed in the City Council Chambers, 4005 Seminole Pratt Whitney Road. The applicant will be informed in writing of their scheduled meeting date. After review and recommendation by the Planning & Zoning Board, applications will be heard by the City Council. The City Council meets on the second Monday of the month at 6:30 p.m., in the City Council Chambers.

I. PROJECT DESCRIPTION & APPLICANT INFORMATION

PROJECT NAME: Parcel L - Multi-family Residential - Zoning Text Amendment

PROJECT ADDRESS: TBD

DESCRIPTION OF PROJECT: Allow multifamily residential properties with more than four units to opt out of residential service at the time of site plan approval and instead opt to receive commercial service under the terms provided for in the Agreement. The amendment would require any such development to guarantee that commercial collection service will be provided at the same or better level of service as provided for in the City Code. The proposed amendment calls for minimal changes to the existing Code and would not disturb the City's ability to levy the special assessment on residential properties receiving residential service.

Property Control Number (PCN), list additional on a separate sheet: A portion of 77-40-43-01-04-001-0010

Estimated project cost: TBD

Property Owner(s) of Record (Developer) Minto PBLH, LLC

Address: 16604 Town Center Parkway, Suite B, Westlake, FL 33470

Phone No.: 954-973-4490 **Fax No.:** _____ **E-mail Address:** JFCarter@Mintousa.com

Agent (if other than owner complete consent section on page 3):

Name: Donaldson E. Hearing - Cotleur & Hearing

Address: 1934 Commerce Lane, Ste. 1, Jupiter, FL 33458

Phone No.: 561-747-6336 **Fax No.:** _____ **E-mail Address:** DHearing@Cotleur-Hearing.com

II. LAND USE & ZONING

- A) **ZONING MAP DESIGNATION** Town Center B) **FUTURE LAND USE MAP DESIGNATION** Downtown Mixed Use
 C) Existing Use(s) Vacant
 D) Proposed Use(s), as applicable 360 Multi-family Residential

III. ADJACENT PROPERTIES

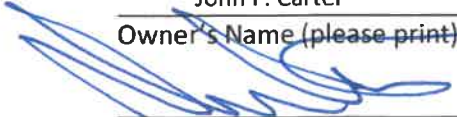
	Name of Business/ Subdivision	Land Use Designation	Zoning Designation	Existing Use(s)	Approved Use(s)
NORTH	Parcel F - Vacant	Downtown Mixed Use	Town Center	Vacant	Mixed Use
SOUTH	Parcel M2 – The Crossings	Residential 2	R-2	Multi-family	Multi-family
EAST	PC-1 – Adventureland Park	Downtown Mixed Use	Town Center	Park/Recreation	Park/Recreation
WEST	Parcel F - Vacant	Downtown Mixed Use	Town Center	Vacant	Mixed Use


V. OWNER/APPLICANT ACKNOWLEDGEMENT AND CONSENT

Consent statement (to be completed if owner is using an agent)

I/we, the owners, hereby give consent to Cotleur & Hearing to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the application and property I/we own described in the application.

By signing this document, I/we affirm that I/we understand and will comply with the provisions and regulations of the City of Westlake, Florida, Code of Ordinances. I/we further certify that all of the information contained in this application and all the documentation submitted is true to the best of my/our knowledge.

John F. Carter
 Owner's Name (please print)

 Owner's Signature
April 7, 2026
 Date

Donaldson E. Hearing
 Applicant/Agent's Name (please print)

 Applicant/Agent's Signature
April 2, 2026
 Date