



**CITY OF WESTLAKE  
NOTICE OF PUBLIC HEARING  
ZONING APPLICATION MPA-2016-01  
Westlake Final Master Plan TTD**

This is a courtesy notice of a proposed zoning action within 1,000 feet of property that you own. You are encouraged to attend these public hearings and/or complete and return the attached Citizen Response Form, should you have any concerns regarding this matter. If you have any questions or would like further information please contact Ken Cassel, City Manager, at (561) 530-5880. Approximately three days prior to the scheduled hearing, the Staff Report with the Site Plan may be viewed online by selecting the hearing/ hearing date listed below at: <http://westlakegov.com/index.php/meetings/city-council/agendas-minutes>.

<p><b>PLANNING &amp; ZONING BOARD:</b> January 9, 2017 at 6:00 p.m.</p> <p>4001 Seminole Pratt Whitney Rd Westlake, FL 33470</p>	<p><b>CITY COUNCIL:</b> January 23, 2017 at 7:00 p.m.</p> <p>4001 Seminole Pratt Whitney Rd Westlake, FL 33470</p>
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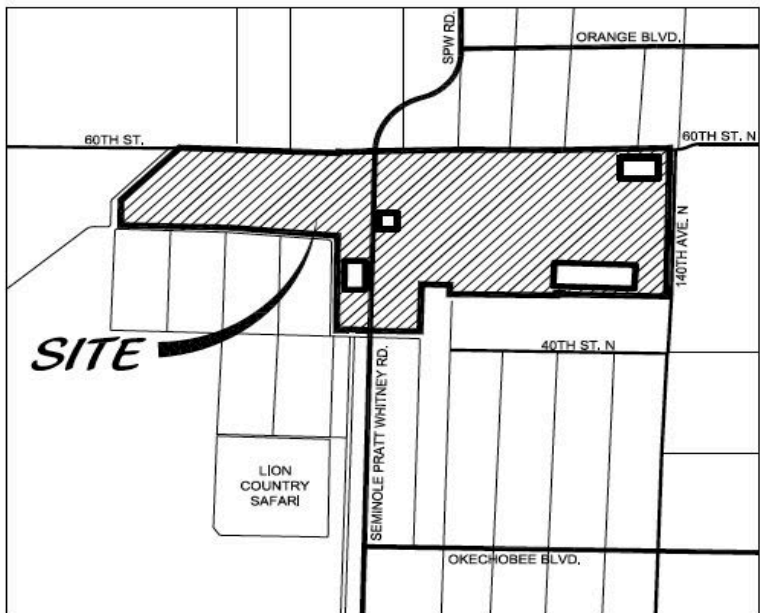
**GENERAL LOCATION:** East and West of Seminole Pratt Whitney Blvd., South of 60th Street North, and North of 50th Street N, East of Mead Hill Drive, and 44th Street North, East of 190th Terrace North and West of 140th Avenue North. **TITLE:** a Development Order Amendment **REQUEST:** to modify conditions of approval in Resolution 2014-1646 and to update the DRO-approved Final Master Plan.

**APPLICATION SUMMARY:**

On October 29, 2014, the property received approval from the Palm Beach County Board of County Commissioners for a Preliminary Master Plan via Resolution 2014-1646. Proposed is a Development Order Amendment of Resolution 2014-1646. The subject resolution approved the TTD Zoning Application for Westlake.

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.

**LOCATION MAP** 



The applicant is requesting minor modifications to the approved Master Plan, and to modify certain Conditions of Approval to facilitate engineering and constructibility requirements. The application is proposing to increase and/or reduce the acreage and/or dwelling units within TND, PUD, and TMD pods. All changes were made within like pods.

There is no change to the overall number of dwelling units or density; no change to the acreage of open spaces or buffering; and no change to the total acreage of residential development area proposed by this modification.

RETURN TO:  
Planning and Zoning  
City of Westlake  
Attn: Kenneth Cassel  
4001 Seminole Pratt Whitney Rd  
Westlake, FL 33470

Approve \_\_\_\_\_ Oppose \_\_\_\_\_

Application No.    MPA-2016-01    Master Plan Ammendment & Modify Conditions of Approval

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DATE: \_\_\_\_\_

NAME: \_\_\_\_\_

PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

**RECOMMENDATIONS AND POSTPONEMENTS:** The City Council/Planning & Zoning Board may accept, reject or modify staff recommendations and take such other appropriate and lawful action including continuing said public hearings.

**CONDUCT OF HEARINGS:** Planning and Zoning hearings are quasi-judicial and must be conducted to afford all parties due process. Any communication that Council Members have outside of the public hearing must be fully disclosed at the hearing. Anyone who wishes to speak at the hearing will be sworn in and may be subject to cross-examination. Public comment is encouraged and all relevant information should be presented to the Council Members so a fair and appropriate decision can be made. Tapes are limited to three (3) minutes in length and are to be submitted to the City of Westlake one week prior to the meeting date for review. All tapes/information submitted for the public record will not be returned. Auxiliary aids or services will be provided upon request, with at least four days notice to the City of Westlake, where necessary, to afford an individual with a disability an equal opportunity to participate.

**GROUP REPRESENTATIVES:** Any person representing a group or organization must provide written authorization to speak on behalf of that group. The representative shall inform Staff prior to the hearing of their intent to speak on behalf of a group and provide staff the name of that group.

<input type="checkbox"/> I will have a representative at the	<input type="checkbox"/> Planning & Zoning Hearing	and/or	<input type="checkbox"/> City Council Hearing
My representative's name, address, and phone number are:			
NAME: _____	PHONE: _____		
ADDRESS: _____			
CITY/STATE/ZIP: _____			

**APPEALS:** If a person decides to appeal any final decision made by the City of Westlake Council or Planning and Zoning Board, with respect to any matter considered at such hearing, he or she will need a record of the proceeding and for that purpose will need to provide his or her own court reporter to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which the appeal is to be based.