



*Westlake is Palm Beach County's 39th city and developers want it to be **the Downtown of the Western Communities.***

WELLINGTON

How Westlake is growing: Publix, restaurants, warehouses bring 'downtown' look to city



Valentina Palm
Palm Beach Post

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WESTLAKE – Built over an old orange grove, Westlake is showing its first signs of becoming a place where people do more than sleep.

Visitors can see residents unloading boxes into spacious homes and driving golf-carts, while construction workers are erecting the walls of commercial developments.

Westlake's population is growing, diverse and upscale.



Homes being built on the second phase of the Minto Orchards community on February 25, 2023. GREG LOVETT / THE PALM BEACH POST

What already is open in Westlake?

- The first phase of Westlake Adventure Park, off Seminole-Pratt
- Whitney Road near the community's sales center, has opened with a resort-style pool, splash pad and food stand.
- The city has a free-standing emergency room, affiliated with
- Wellington Regional Medical Center, and a Palm Beach County
- Fire Rescue station.
- The Palm Beach County Tax Collector has opened its western regional office there.
- Christ Fellowship is expected to open an 800-seat worship center on March 5.
- One of its two 7-Eleven stores houses the first Florida location of the Mexican deli, Taco Laredo.

Owned by Minto Communities, Westlake became Palm Beach County's 39th city when it incorporated seven years ago. Homes range from the \$400,000s to the \$1,000,000s, and the city is projected to see stores, restaurants and even an attraction park come to the rural western suburbs of West Palm Beach.



GOLF-CART ORIENTED CITY

Of course, the 630 homes that have already been certified for occupancy is nowhere close to what is on the drawing board in Westlake. Plans still call for the development of 2.2 million square feet of nonresidential space and the building of 4,554 housing units. Two 7-Elevens, a 50,000 square-foot Publix and other businesses are either under construction or will be soon.

No matter those beginnings, the city sprouted up over the past five years well beyond the attentions of those in the county's far more heavily populated east.



The city of Westlake, Palm Beach County's youngest city, will turn five this year. ALLEN EYESTONE / THE PALM BEACH POST

A city unlike any of its neighbors

Westlake's structure is perhaps the most unique in the state.

Its infrastructure – roads, water, drainage – are all overseen by the Seminole Improvement District, a special district created by the state Legislature.

The city has no staff. Everyone working on its behalf – the city manager, the city attorney, the city engineer and its planning, zoning and building department – are all contract employees. It contracts with the Palm Beach County Sheriff's Office for law enforcement.

What businesses are coming to Westlake?

- A 46,000 square-foot Publix Super Market will open this summer off Seminole-Pratt Whitney.
- The Shoppes at Westlake Landings plaza will bring retail and fast-food businesses to open at Seminole-Pratt Whitney and Persimmon Boulevard.
- Westlake Commerce Center will open a business park and a retail warehouse this fall near Seminole Ridge High School.
- James Business Park will have offices and a warehouse distribution site off Persimmon near Seminole-Pratt Whitney. Jamlyn Supply will move its offices there this year from West Palm Beach.
- Zeus World, formerly known as Adrenaline World, is an entertainment center completing plans for a complex.

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