



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 1/18/2022

PETITION DESCRIPTION

PETITION NUMBER: MPA-2021-04 Pod H “Westlake Landings” Parcel G Master Plan Amendment

OWNER: Minto PBLH, LLC

APPLICANT: Cotleur & Hearing

ADDRESS: 16860 Persimmon Boulevard West

PCN: 77-40-43-01-17-000-0010, 77-40-43-01-17-000-0020

REQUEST: The applicant is requesting approval for a Master Site Plan amendment to Westlake Landings Commercial Plaza on a 50.826 acres in Pod H. The application includes modifying the previously approved entitlement of Parcel G from Office Use to Light Industrial Use and increasing the square footage from 158,000 sq. ft. to 227,000 sq. ft.

SUMMARY

The applicant is requesting an amendment to the Master Site Plan for Pod H. Currently, Parcel G is approved for a 35,000 Sq. Ft. of Office use and 150,000 Sq. Ft. of Light Industrial use. The applicant is requesting to amend Parcel G, to convert the Office use entitlement to Light Industrial, and increase the square footage from 158,000 sq. ft. to 227,000 sq. ft.

A Master Site Plan Amendment for Pod H “Westlake Landings” was initially approved on June 14, 2021, by the City Council through Resolution 2021-08. On November 8th, 2021, a second amendment application request was postponed by City Council and later approved on November 22, 2021.

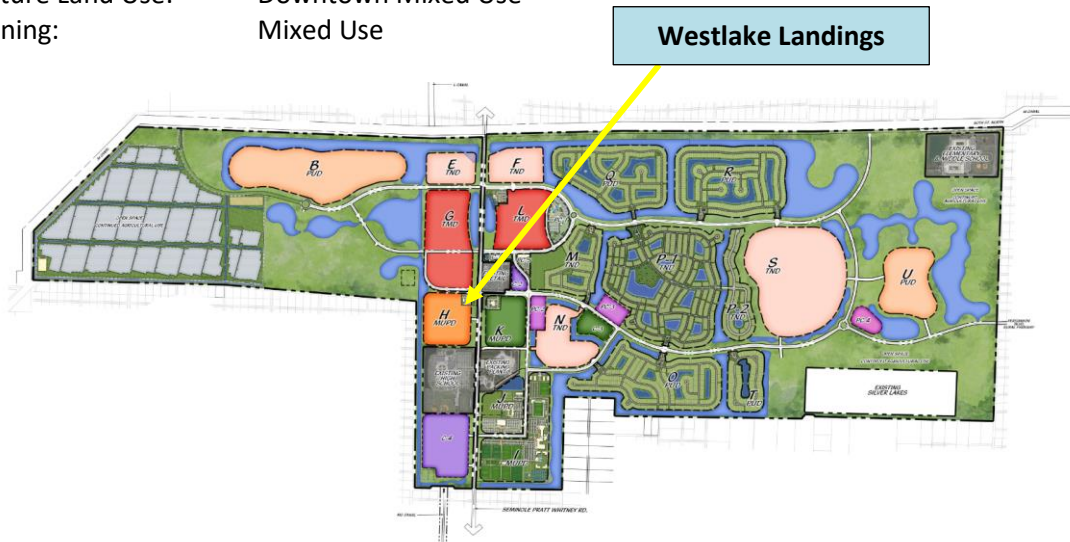
The subject Plaza is located west of Seminole Pratt Whitney Road on a 50.826 acres. “Westlake Landings” will be developed as a Property Owners Association (POA) with individual owners within Pod H. The subject Commercial Plaza consists of a number of parcels that will be developed in phases and respective site plans will be submitted for staff review and approval by the City Council.

STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the **Planning and Zoning and Engineering Department** recommends approval of the subject application without conditions.

PETITION FACTS

- a. Total Gross Site Area: 50.826 acres
- b. Land Use and Zoning
 - Existing Land Use: Vacant/Agricultural/Utility
 - Future Land Use: Downtown Mixed Use
 - Zoning: Mixed Use



Background

The applicant is requesting an amendment to the Master Site Plan for Pod H. A Master Site Plan Amendment for *Pod H “Westlake Landings”* was previously approved on June 14, 2021, by the City Council through Resolution 2021-08. On November 8th, 2021, a second amendment application request was postponed by City Council and later approved on November 22, 2021. The subject Plaza is located west of Seminole Pratt Whitney Road on a 50.826 acres.

“Westlake Landings” will be developed as a Property Owners Association (POA) with individual owners within Pod H. The subject Plaza consists of a number of parcels that will be developed according to market driven demand. The 7-11 2.0 Convenience Store with Gas Station under construction (Parcel A 1) is included on the subject Commercial Plaza. The June 14, 2021 approval included the following:

- 1.39 acres of Canal; 1.00 acres of Dry Retention;

Phase One:

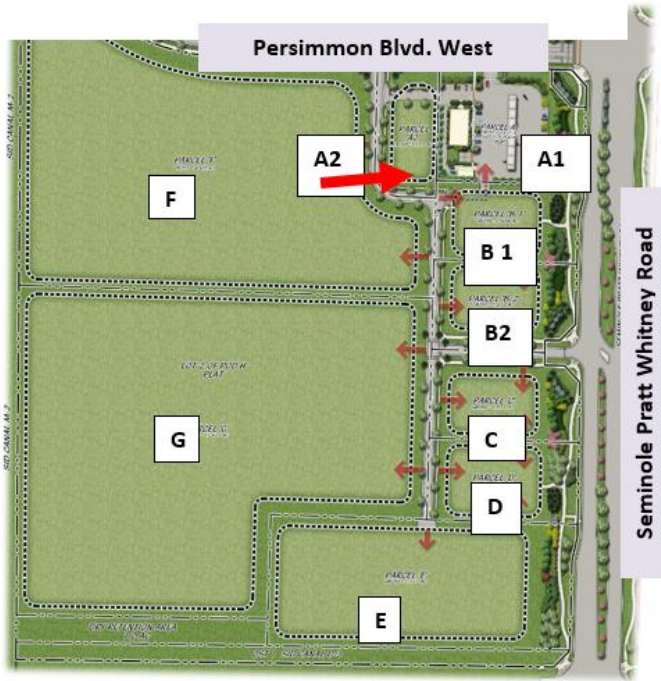
- Parcel A 1 -2.48 acres- with a 4,500 Sq. Ft. Convenience Store with Gas Station,

Phase Two:

- Parcel A 2 -1.18 acres- with a 3,500 Sq. Ft. Fast Food Restaurant with a drive through;
- Parcel B 1 -1.68 acres- with a 4,500 Sq. Ft. Retail and 2,500 Sq. Ft. Fast Food Restaurant with a drive through;
- Parcel B 2 -1.82 acres- with a 4,500 Sq. Ft. Retail and 2,500 Sq. Ft. Fast Food Restaurant with a drive through; Parcel C 1 -1.87 acres- with a 3,585 Sq. Ft. Fast Food Restaurant with a drive through;
- Parcel D -1.81 acres- with 3,585 Sq. Ft. Fast Food Restaurant with a drive through;
- Parcel E -5.75 acres- with a 140,000 Sq. Ft. Self Service Storage;
- Parcel F -14.44 acres- with designation for Commercial Recreation; an,
- Parcel G -17.41 acres- with a 35,000 Sq. Ft. Office and 150,000 Sq. Ft. Light Industrial

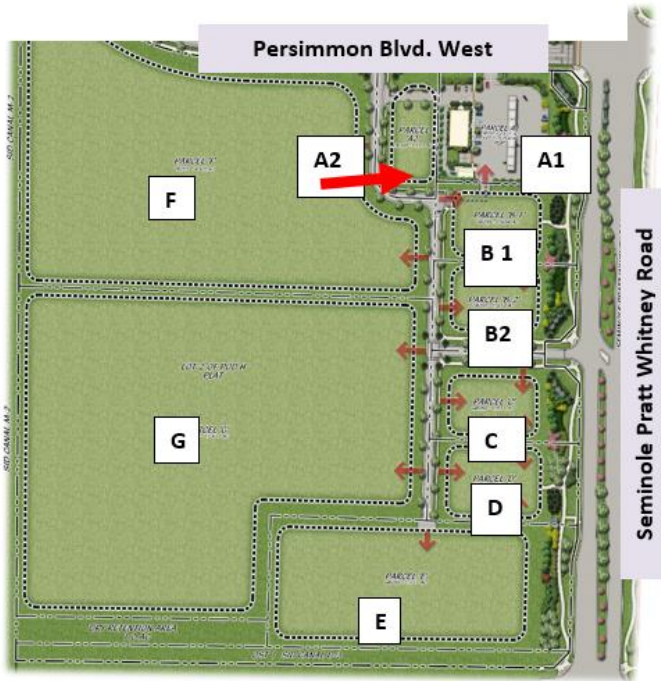
Master Site Plan Amendment approved by City Council on June 14, 2021

- Parcel A 1** -2.48 acres- 4,500 Sq. Ft. **Approved 7-11** Convenience Store with Gas Station (Phase One)
- Parcel A 2** -1.18 acres- 3,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel B 1** -1.68 acres- 4,500 Sq. Ft. Retail & 2,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel B 2** -1.82 acres- 4,500 Sq. Ft. Retail & 2,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel C 1** -1.87 acres- 3,585 Sq. Ft. Fast Food Restaurant with drive through
- Parcel D** -1.81 acres- 3,585 Sq. Ft. Fast Food Restaurant with drive through
- Parcel E** -5.75 acres- with a 140,000 Sq. Ft. Self Service Storage
- Parcel F** -14.44 acres- with Commercial Recreation
- Parcel G** -17.41 acres- with a 35,000 Sq. Ft. Office & 150,000 Sq. Ft. Light Industrial



Master Site Plan Amendment approved by City Council on November 22, 2021

- Parcel A 1** -2.48 acres- 4,500 Sq. Ft. **Approved 7-11** Convenience Store with Gas Station (Phase One)
- Parcel A 2** -1.18 acres- 3,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel B 1** -1.68 acres- 4,500 Sq. Ft. Retail & 2,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel B 2** -1.82 acres- 4,500 Sq. Ft. Retail & 2,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel C 1** -1.87 acres- 3,585 Sq. Ft. Fast Food Restaurant with drive through
- Parcel D** -1.81 acres- 3,585 Sq. Ft. Fast Food Restaurant with drive through
- Parcel E** -5.75 acres- with a 140,000 Sq. Ft. Self Service Storage
- Parcel F** -14.44 acres- with Commercial Recreation
- Parcel G** -17.41 acres- with a 35,000 Sq. Ft. Office & 150,000 Sq. Ft. Light Industrial



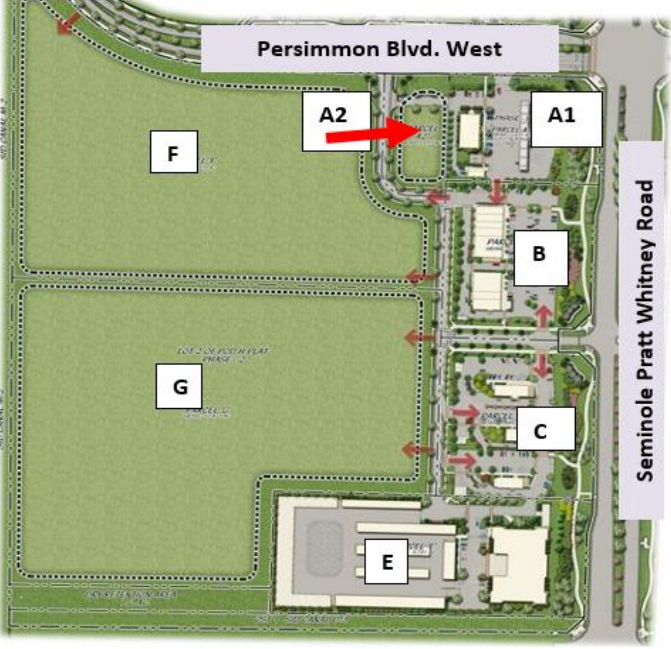
Staff Analysis

The subject site has a Downtown Mixed-Use future land use designation and a Mixed-Use (MU) zoning district. Per Policy FLU 1.1.15, this land use category accommodates an active, pedestrian-friendly area of commercial, residential, and civic uses that provide substantial opportunities for employment, shopping, civic, and recreation activities accessible by mass transit.

Per Article 3, Table 3-20 of the City of Westlake Zoning Code. The proposed Light Industrial Use is permitted by right in the Mixed-Use (MU) zoning district.

Currently, Parcel G is approved for a 35,000 Sq. Ft. of Office use and 150,000 Sq. Ft. of Light Industrial use. The applicant is requesting to amend Parcel G, to convert the Office use entitlement to **Light Industrial**, and **increase the square footage from 158,000 sq. ft. to 227,000 sq. ft.**

Proposed Master Site Plan Amendment

<p>Parcel A 1 -2.48 acres- 4,500 Sq. Ft. Approved 7-11 Convenience Store with Gas Station (Phase One)</p> <p>Parcel A 2 -1.18 acres- 3,500 Sq. Ft. Fast Food Restaurant with drive through</p> <p>Parcel B - 3.502 acres- 4,500 Sq. Ft. Retail & 2,500 Sq. Ft. Fast Food Restaurant with drive through</p> <p>Parcel C -3.681 acres- 2,525 Coffee Shop w/Drive Thru, 4,240 Sq. Ft. Fast Food Restaurant with drive through</p> <p>Parcel E -5.75 acres- with a 140,000 Sq. Ft. Self Service Storage</p> <p>Parcel F -14.44 acres- with Commercial Recreation</p> <p>Parcel G-17.41 acres – with a 35,000 Sq. Ft. Office & 150,000 227,000 Sq. Ft. Light Industrial</p>	 <p>The site plan map shows a layout of parcels labeled A1, A2, B, C, E, F, and G. Parcel G is the largest, occupying the central and lower-left portion of the site. Parcels A1 and A2 are located at the top right, near Persimmon Blvd. West. Parcels B and C are situated between A1/A2 and E. Parcel E is at the bottom right, near Seminole Ridge High School. Parcel F is on the left side. A red arrow points to Parcel A2. The map also shows roads: Persimmon Blvd. West at the top, Seminole Pratt Whitney Road on the right, and Seminole Ridge High School at the bottom. Various building footprints and parking areas are indicated within the parcels.</p>
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Master Site Plan Phases

The applicant is requesting approval for a Master Plan Amendment for a 50.826 acres Commercial Plaza fronting Seminole Pratt Whitney Road. “Westlake Landings” will be developed as a Property Owners Association (POA) with individual owners within Pod H. The subject Commercial Plaza consists of a number of parcels that will be developed in phases and respective site plans will be submitted for staff review and approval by the City Council.

Accessways and Connecting Sidewalks

The subject application continues to provide the same internal sidewalks, pedestrian and bicycle connectivity to the multimodal path along Seminole Pratt Whitney Road as previously approved. The Commercial Plaza Master Site Plan provides **three** (3) points of vehicular access to the site, two (2) from Persimmon Boulevard West from the north, and one (1) from Seminole Pratt Whitney Road.



Fire Safety

The site plan application was reviewed by Mr. Wesley Jolin, IAAI-CFI, Fire Safety Specialist, from Palm Beach County Fire Rescue.

Landscape, Drainage, Traffic

The proposed changes have been reviewed by the Engineering Department for traffic impacts. The submittal was found to be acceptable and in accordance with the City's LDRs. The proposed changes do not have an impact on the landscape, drainage or other components of Engineering Department's review.

FINAL REMARKS

MPA-2021-04 will be heard by the City Council on January 18, 2022. The public hearing was advertised in compliance with the City's code. The subject application was reviewed by the City of Westlake staff (Planning and Zoning, Engineering), Seminole Improvement District (SID) and Palm Beach County Fire Rescue.

Based upon the facts and findings contained herein, the Planning and Zoning and Engineering Department recommends approval of the subject application with no conditions.