

POD H – “Westlake Landings”
Master Plan Amendment (MPA-2023-04)
Justification Statement

January 3, 2024

Revised January 22, 2024

Introduction

Most recently, on June 6, 2023, an amended master site plan for Pod H, Westlake Landings commercial plaza, was approved by Development Order (Ref. MPA-2023-01) Prior to that, several amendments to the Pod H master plan were approved as follows:

MPA-2021-04 – January 18, 2022

MPA-2021-02 - November 22, 2021

MPA-2021-01 – June 14, 2021 (R-2021-08)

Currently, the applicant is requesting several amendments to the uses and use allocations within Westlake Landings. The proposed amendments are limited to Parcels B & C (Konover) and Parcel F (former Adrenaline World). Parcel B & C are being amended to replace the bank with drive-through with a restaurant with drive-through. Parcel C is being amended to add square footage to the Taco Bell fast food. Parcel F is being amended to replace the previous Adrenaline World use with 3 sub parcels and to assign retail, tractor supply and light industrial use. “Westlake Landings”, master site located within the Westlake Traditional Town Development (TTD). Pod H, as platted, consists of 50.826 total acres located centrally within the TTD on the west side of Seminole Pratt Whitney Road. This requested amendment to the master plan will be accompanied by companion a site plan amendment to Parcel B and C being submitted concurrently. New site plan request for Parcel F will be submitted in the near future.

Background

The original Minto Westlake site is located 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. Per the adopted Comprehensive Plan, the 3,788.60-acre property has FLUA designations of R1, R2, DTMU, Civic, OS&R and SE Overlay. Portions of the Minto Westlake site have been sold since the adoption of the Comprehensive Plan.

The original Minto Westlake is roughly co-extensive with Seminole Improvement District (SID), a legislatively created special district with the authority to provide public infrastructure and services and to operate district facilities. SID provides drainage, water, and wastewater services for the subject property, and owns a canal right-of-way and/or easement for access and drainage from the subject site running approximately four miles south to the C-51 Canal.

Historic and Recent Planning and Zoning Entitlements

Prior to the City’s incorporation, Palm Beach County issued several Development Orders to Minto permitting development on Minto’s property that is now within the City of Westlake. Specifically, the County approved Resolution 2014-1646 (as later amended by 2014-1892) rezoning the Westlake Property, and Resolutions 2014-1647 and 2014-1648 approving Hotel

and College/University as requested uses on the Westlake Property. At that same time, Palm Beach County revised its Comprehensive Plan and Unified Land Development Code (“ULDC”) to facilitate development of the Westlake Property pursuant to Ordinances 2014-030 and 2014-031. At the same time, to address the County’s traffic concurrency requirements related to the approved density and intensity, Minto entered into a Proportionate Fair Share Agreement with Palm Beach County dated October 29, 2014.

Subsequent to incorporation, Minto proceeded with the development of its property pursuant to the County Development Orders and the Interim Code. The City has adopted its own Comprehensive Plan and has implemented land development regulations (“LDRs”). Further, most of the conditions of approval contained in the County development orders have either been completed or are superseded by the City’s Comprehensive Plan, Land Development Regulations and state law. As a result, on December 01, 2021, Minto notified the City of Westlake of its intention to hereinafter proceed under § 163.3167(5) to complete development of its density and intensity vested by the Proportionate Fair Share Agreement and state law, pursuant to the City’s Comprehensive Plan and Land Development Regulations.

Subject Request

The Applicant is seeking a third amendment to the master plan approved for Pod H. Pod H is known as “Westlake Landings” and is situated west of Seminole Pratt Whitney Road, south of Persimmon Boulevard (across the street from the Westlake Publix Plaza on Pod G), bounded on the north by the existing Seminole Ridge High School. The Final Plat was previously approved by staff on July 24, 2019, and on October 28, 2019, Resolution No. 2019-36 approved the Plat for Pod H. Pod H will be sub-divided by metes and bounds, whereby no additional platting will be necessary.

Three amendments are being requested at this time. Parcel B is being amended to modify the approved 2572 square foot Bank with Drive-through use to a fast-food restaurant with drive-through. Parcel C is being amended to increase the allocation of fast food with drive-through by ~~240~~ 238 square feet to accommodate a minor increase in building area for Taco Bell.

Parcel F is being modified to create three (3) sub-parcels identified on the master plan as Parcels F-1, F-2 and F-3. The previously approved Adrenaline World is being replaced with 10,400 square feet of retail on F-1, 47,529 square feet of tractor supply on F-2 and 73,800 square feet of light industrial on parcel F-3.

Westlake Landings will include a variety of commercial, retail, restaurant, office, self-service storage, light industrial and tractor supply uses which will serve the City of Westlake, as well as the overall western community, and will come online individually as the market demands. Each parcel has undergone and received site plan approval from the City of Westlake.

Pod H has a Mixed-Use zoning designation allowing a variety of Commercial, Retail, and Industrial uses. All of the uses contemplated will be processed in accordance with Article 3 “Zoning Districts” of the Westlake Code of Ordinances. The subject site maintains a Land Use

designation of Downtown Mixed Use and a Zoning designation of Mixed Use and is subject to site plan review and approval. The proposed uses for individual parcels are considered permitted uses; (P) within the Mixed Use (MU) zoning district as defined by Article 3 Table 3-20 of the City of Westlake Code of Ordinances. Individual site plans will require separate review and approval by the City of Westlake. The master plan will require approval by the Westlake City Council with public notice as required by Article 2, Table 2.3.

Below is the updated site data for the amended master site plan.

POD H SITE DATA			
	ACRES	SQ.FEET	PERCENT
PROPOSED PLAT AREA (INCLUDES RPE)	50.826	2,213,986	100%
MAXIMUM LOT COVERAGE *3	22.872	996,294	45%
MINIMUM PERVIOUS AREA	12.707	553,497	25%
 PARCEL DATA			
	ACRES	SQ.FEET	PERCENT
PHASE - 1			
PARCEL A 1 CONVENIENCE STORE W GAS	2.477	107,902	4.87%
PHASE - 2			
PARCEL A 2 RESTAURANT, FAST FOOD W DRIVE THRU	1.177	51,267	2.32%
PARCEL B FF RESTAURANT W DRIVE THRU, SHOPPING CTR MIXED USE	3.502	152,569	6.89%
PARCEL C COFFEE SHOP W DRIVE THRU, RESTAURANT, FAST FOOD W DRIVE THRU	3.681	160,365	7.24%
PARCEL E SELF SERVICE STORAGE	5.751	250,535	11.32%
PARCEL F COMMERCIAL- MIXED USE *NOTE 8 & 10			
F1 RETAIL - MIXED USE	1.300	56,628	2.56%
F2 COMMERCIAL (TRACTOR SUPPLY)	4.540	197,762	8.93%
F3 LIGHT INDUSTRIAL	6.635	289,011	13.05%
POA DRY RETENTION TRACT	1.960	85,378	3.86%
PARCEL G LIGHT INDUSTRIAL	17.411	758,403	34.26%
DRY RETENTION AREA	1.000	43,567	1.97%
OST 1-SID D-3 CANAL	1.391	60,599	2.74%
TOTAL PARCEL DATA	50.826	2,213,986	100.00%
 ENTITLEMENT ALLOCATION			
	SQ.FEET		
PARCEL A 1 CONVENIENCE STORE W GAS (PHASE - 1)	4,500	16 FUELING POSITIONS + CAR WASH	
PARCEL A 2 RESTAURANT, FAST FOOD W DRIVE THRU	2,500		
PARCEL B			
SHOPPING CENTER MIXED USE (RETAIL, MEDICAL, RESTAURANT)	11,878		
RESTAURANT FAST FOOD W DRIVE THRU	4,637		
PARCEL C			
COFFEE SHOP W DRIVE THRU	2,525		
RESTAURANT,FAST FOOD W DRIVE THRU	4,478		
PARCEL E SELF SERVICE STORAGE	140,000		
PARCEL F 1	10,400		
PARCEL F 2	47,529	(INCLUDE 23,572 SQ.FEET OUTDOOR GARDEN AREA)	
PARCEL F 3	73,800		
PARCEL G			
LIGHT INDUSTRIAL	227,000		
TOTAL	529,247		

Conclusion

The Applicant is requesting approval of the further amended Pod H Master Plan, “Westlake Landings,” as presented. The Applicant will work closely with Staff to bring this application to completion as quickly as possible. The Applicant and the entire development team are available to answer any questions Staff might have and/or provide necessary information to supplement the information provided in the submittal.