

POD H – “Westlake Landings”

Master Plan Amendment

Justification Statement

March 20, 2023

Introduction

On November 22, 2021, an amended master site plan for Pod H, Westlake Landings commercial plaza was approved by Development Order. At this time, the applicant is requesting an amendment to same. The amendment is limited to the reduction of building square footage of parcel A2 and the introduction of Bank Use with Drive thru on parcel B. “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. Westlake Landings will include the previously approved and constructed 7-Eleven located on Parcel A-1 in Phase 1 of Pod H. Phase 2 of Pod H, the final phase, will contain parcels A-2, B-1 & B-2, C-1, C-2 & C-3. This third requested amendment to the master plan results from a major site plan amendment to Parcel B-1, being submitted concurrently, and intended to update the allowable building area.

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 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. Westlake Landings will include the previously approved 7-Eleven 2.0 located on Parcel A-1 of the plat of Pod H, in Phase 1. Phase 2 of Pod H, the final phase contains parcels A-2, B, C, E, F and G. The changes are limited to Parcel A2 and Parcel B. Parcel A2 is being reduced from 3,500 square feet of Fast Food with Drive Thru to 2,500 square feet of Fast Food with Drive Thru. Parcel B is being modified to eliminate the large (3,972 square feet) restaurant in the North Building and adding in its place a 2,572 square foot Bank w Drive Thru and 1400 SF of Shopping Center Mixed Use. There is no change to the total square footage in Parcel B.

Westlake Landings will include a variety of commercial, retail, restaurant, office, self-service storage, industrial and commercial recreational 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

MPA-2023-01 Pod H MPA – Westlake Landings
 Justification Statement
 CH 13-0518.60.01
 Revised: March 20, 2023

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.

SITE DATA

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 RESTAURANT, FAST FOOD 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 RECREATION | 14.435 | 628,779 | 28.40% |
| 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% |

BUILDING DATA

| | 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 | |
| BANK WITH DRIVE THRU | 2,572 | |
| RESTAURANT FAST FOOD W DRIVE THRU (COFFEE SHOP) | 2,065 | |
| PARCEL C | | |
| COFFEE SHOP W DRIVE THRU | 2,525 | |
| RESTAURANT,FAST FOOD W DRIVE THRU | 4,240 | |
| PARCEL E SELF SERVICE STORAGE | 140,000 | |
| PARCEL F | TBD | |
| COMMERCIAL RECREATION *NOTE 9 | | 6.447 ACRES |

MPA-2023-01 Pod H MPA – Westlake Landings
Justification Statement
CH 13-0518.60.01
Revised: March 20, 2023

| | |
|------------------|----------------|
| PARCEL G | |
| LIGHT INDUSTRIAL | 227,000 |
| TOTAL | 397,280 |

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.