



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 3/14/2022

PETITION DESCRIPTION

PETITION NUMBER: SPR-2021-14 Westlake Warehouse (Parcel G) Site Plan Review
OWNER: Minto PBLH, LLC
APPLICANT: Cotleur & Hearing
ADDRESS: Northern Warehouse: 4851 Seminole Pratt Whitney Road
Southern Warehouse: 4821 Seminole Pratt Whitney Road
PCN: 77-40-43-01-17-000-0020
REQUEST: The applicant is requesting approval of a Site Plan Review for a 227,000 square feet (sq. ft.) of light-industrial warehouse development. The application includes a one-story north building with 146,149 sq. ft.; and a one-story south building with 80,851 sq.ft. within Pod H, Parcel G at Westlake Landing.

Note: The subject application does NOT include signage since the applicant is applying for a Master Sign Plan concurrently.

SUMMARY

The applicant is requesting approval of a Site Plan Review for a 227,000 sq. ft light-industrial warehouse development which includes two (2) one-story buildings with 146,149 sq. ft. and 80,851 sq. ft. respectively. The subject application is including an outdoor storage yard of 22,700 sq. ft. maximum area.

The applicant is also requesting a waiver from Chapter 3. Table 3-12 (1)(b)(b) to increase the chainlink fence height around the outside storage area from 6 feet to 8 feet for screening purposes. The proposed 17.41-acre development is located within the southern portion of Westlake Landings formerly known as Pod H, on lot 2 of Parcel G.

STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the **Engineering Department** recommends approval of the subject application. The **Planning and Zoning Department** recommends approval of the above referenced application with the following conditions of approval:

1. All uses must be in compliance with the Code definition of “light Industrial Uses”.
2. Overnight storage or parking of delivery vehicles or trucks shall not be permitted on the property except within the designated areas.
3. Repair or maintenance of vehicles shall not be permitted on the property, excluding emergency repairs.
4. Stacking of pods and containers are prohibited.
5. All fencing for outdoor storage areas shall not to exceed 10% gross square footage (maximum 22,700 sq. ft.).
6. Stored materials shall not exceed the height of the fence and shall not extend out from the back bay of the building no more than sixty (60) feet.
7. All chainlink fence shall be black vinyl coated with opaque slats.

PETITION FACTS

- a. Total Gross Site Area: 17.41 acres
- b. Building Data: North Building 146,149 sq. ft.; South Building 80, 851 sq. ft. (total 227,000 Sq. Ft. for light-industrial warehouse)
- c. Land Use and Zoning
 - Existing Land Use: Vacant/Agricultural/Utility
 - Future Land Use: Mixed Use
 - Zoning: Mixed Use

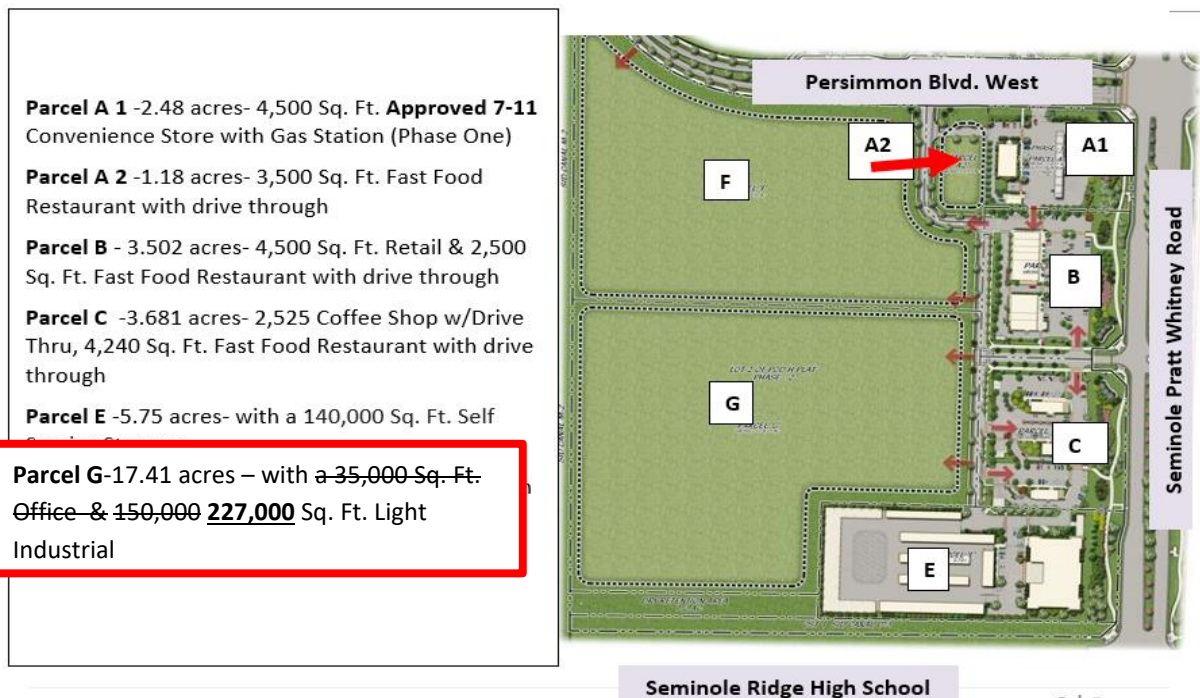
	FUTURE LAND USE	ZONING
SUBJECT PROPERTY	Mixed Use	Mixed Use
NORTH	Mixed Use	Mixed Use
SOUTH	Mixed Use	Mixed Use
EAST	Mixed Use & Civic	Mixed Use
WEST	Mixed Use	Mixed Use



BACKGROUND

The subject application is part of Phase Two of a 50.826-acres Commercial Plaza known as Westlake Landings in 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 22th, 2021, City Council approved a second amendment (SPM-2021-02) application request to eliminate the lot lines between Parcels B-1 and B-2, and between Parcels C and D; and subdividing the property by metes and bounds.

On January 18, 2022, City Council approved a Master Plan Amendment 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. The subject application is to construct a 227,000 sq. ft. light industrial warehouse facility on 17.41 acres within Parcel G.



STAFF ANALYSIS

Parcel G (17.41 acres), includes internal sidewalks, pedestrian and bicycle connectivity to the multimodal path along Seminole Pratt Whitney Road as previously approved by the Master Plan Amendment, along with the following structures and site improvements:

1. 227,000 sq. ft. light-industrial warehouse development.
2. Accessways to Plaza from Seminole Pratt Whitney Blvd. and Persimmon Blvd.
3. Sidewalk connecting multimodal pathway on the Rural Parkway Easement.
4. Interior Sidewalks.
5. Truck and Trailer Parking.

The city code Chapter 1, Article 1.2, Interpretations, Section 1, Definitions and Acronyms, defines Light Industrial as follows:

LIGHT INDUSTRIAL USES: Land uses that include construction operation and storage facilities, manufacturing, assembly, processing or storage of products when such activities have minimal and inoffensive external impacts such as smoke, noise, dust, soot, dirt, vibration, stench, or adverse visual impacts on the surrounding neighborhood. Light industrial uses may include research and development technology centers including server farms, medical and dental laboratories, warehouse and/or distribution centers, and recycling centers. Light industrial uses shall not include mining and extraction industries, electrical generation plants, or regional sewer treatment plants.

The above definition will serve as the basis to determine allowable uses, and their potential impact in terms of smoke, noise, dust, soot, dirt, vibration, stench, or adverse visual effect. The applicant provided the below representative uses that could be placed at the warehouse:

- Food Distribution
- Air Conditioning Supply
- Plumbing Supply
- Contractor Supply Store
- Granite & Marble Supply
- General Contractor Office & Supply
- Water Bottling & Distribution
- Beverage Supply & Distribution
- Electrical Supply & Distribution
- Flooring & Tile Supply & Distribution
- Glass & Windows Supply & Distribution
- Indoor Storage of Goods including Automobiles
- Furniture Storage & Distribution
- Appliance Storage & Distribution
- Automotive Parts Assembly
- Electronic Supply & Distribution
- Food Supply & Distribution
- Equipment Rental & Supply
- Party Rental & Supply
- Medical Supply & Distribution
- Medical & Pharma Laboratories & Research Centers
- Cosmetics Supply & Distribution
- Moving & Storage Companies
- Package Delivery & Distribution
- Light Manufacturing & Assembly of Goods, including but not limited to Medical (Computers, Pharmaceuticals, Laboratories, Electronics, Household Goods)

Fencing

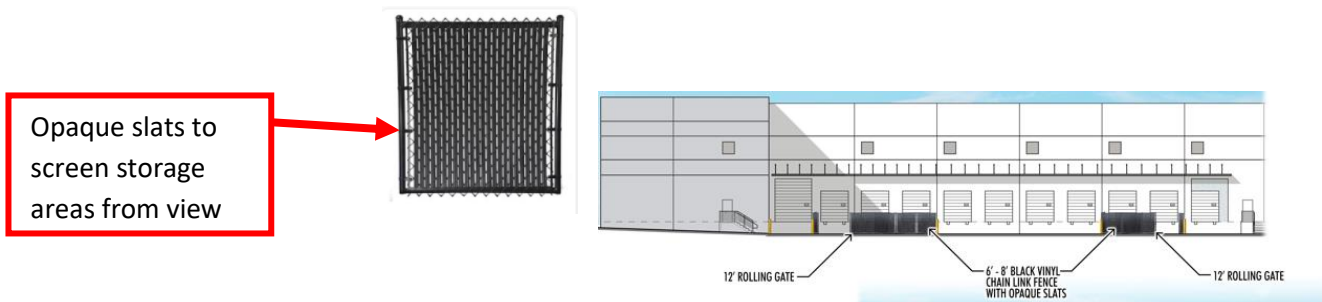
City Code limits fence height to 6 feet per Chapter 3, Zoning Districts and Standards, Section 3: Mixed Use (MU), (B) Requirements, (2) Non-residential, (1) Accessory Structures:

- (1) **Accessory Structures.** Accessory structures shall be permitted pursuant to the requirements below:
- (a) Unless otherwise specified below, accessory structures are subject to the same setback and height requirements as the principle structure.
 - (b) The following structures are subject to the following additional requirements:
 - (i) Fences and walls.
 - a. The minimum front setback for fences and walls is 10 feet. Fences and walls are not subject to any other setback requirements.
 - b. The maximum height of a wall or fence shall be 6 feet; except for fences or walls for an athletic training facility, which have a maximum height of 8 feet. The City Council may approve additional fence height for purposes of protecting public health, safety, or welfare.

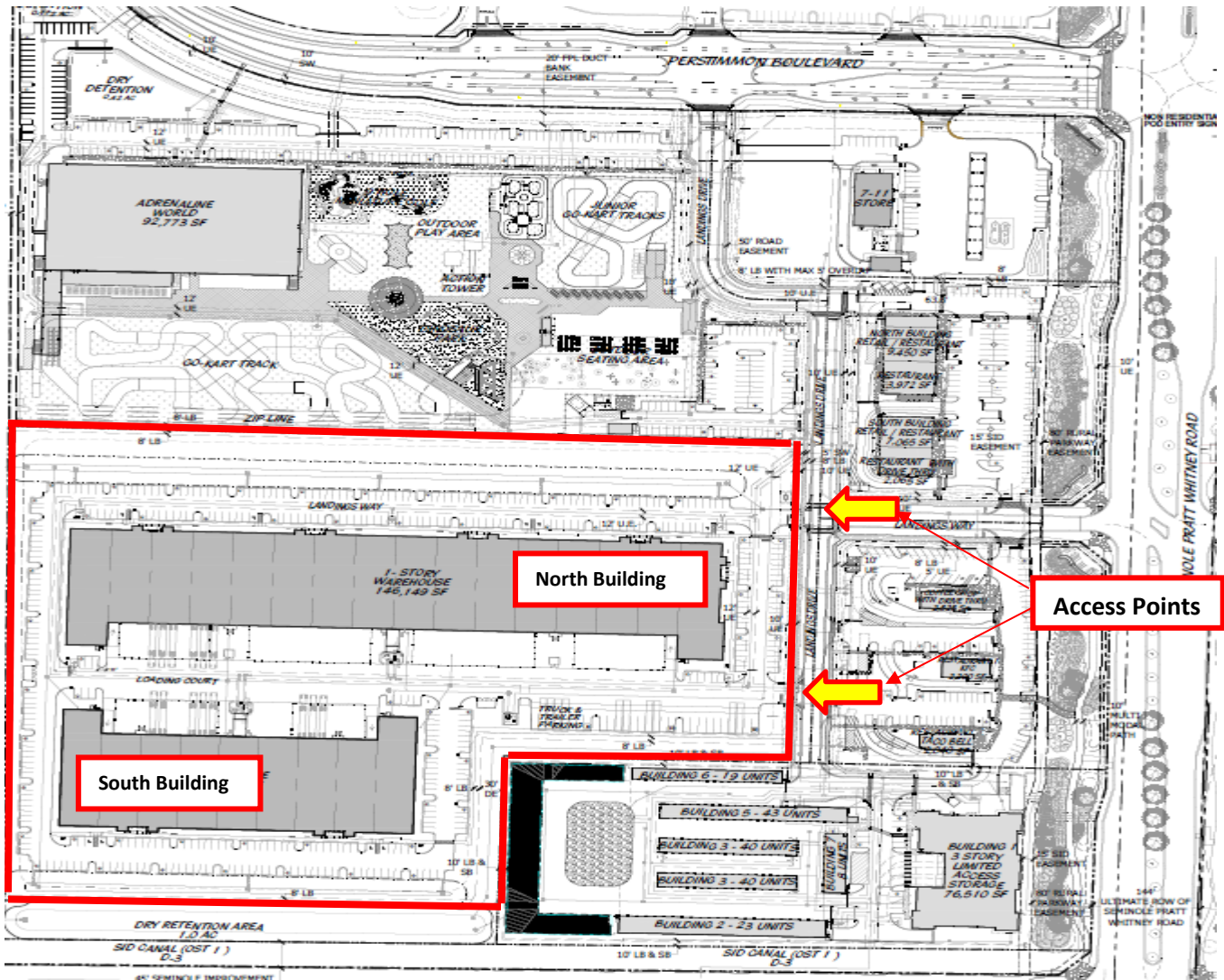
The applicant is requesting to allow an 8 (eight) foot black vinyl fence with opaque slats on the rear of the buildings for tenants. The purpose for the additional height is to ensure proper screening of unsightly materials from the ancillary outdoor storage.

Each tenant will be required to adhere to City Code to refrain from unsightly conditions in the rear of the North and South Building. Whereas some may utilize the back of the building for outside storage, a black fence with opaque slats will be required (*see condition of approval*) to decrease visual impacts. Staff has worked closely with the applicant make sure any outside storage or staging performed by tenants of the proposed warehouse will be screened from public view.

The tenant specific outdoor storage shall be limited to 10% of the gross building area (22,700 sq. ft. max) and will be fully screened with 8' high heavy gauge black vinyl fence with opaque PVC slats (*see condition of approval*).



PARCEL G, WESTLAKE WAREHOUSE OVERVIEW



The following table presents compliance with applicable zoning code:

ZONING DISTRICT MIXED USE	REQUIRED BY CODE	PROPOSED	COMMENTS
Setbacks			
Front	Main Structure: 30'	North Building: 120.4' South Building: 116.3'	<i>In compliance</i>
Rear	Main Structure: 10'	North Building: 78.9' South Building: 72'	<i>In compliance</i>
Side Yard - South	Main Structure: 10'	North Building: 190' South Building: 120.9'	<i>In compliance</i>
Side Yard - North	Main Structure: 10'	North Building: 165.9 South Building: 190'	<i>In compliance</i>
Lot Coverage	Max Lot Coverage: 45%	30%	<i>In compliance</i>
Building Height	120 ft. max	50'	<i>In compliance</i>
Parking	Required parking: (1/2400 SF and 1/300 SF Office) = 322 spaces, 9 ADA, 5 Loading LSEV = 6 Spaces	421 provided 9 ADA 28 Box and Trailer Parking 6 LSEV spaces	<i>In compliance</i>
Sidewalks	Pedestrian walkways must be a minimum of 5 ft. wide	5+ ft.	<i>In compliance</i>
Minimum Previous/ Open Space	Minimum 25%	31%	<i>In compliance</i>
Bike Racks	5% of parking required. Total: 16	20 provided	<i>In compliance</i>

DESIGN AND AESTHETICS

Design and aesthetics are paramount to the vision and goals of the City of Westlake. This development will be a new warehouse facility of the City’s vibrant Seminole Pratt Whitney corridor and will continue to set the standards and precedents for future developments. Since the City of Westlake is positioned to become a dynamic center of the western surrounding communities, it is critical that the proposed development be consistent with the City’s vision and guiding principles.

City’s Comprehensive Plan and Vision

The City of Westlake Comprehensive Plan adopted in 2018 includes a Data and Analysis section that define the City’s Vision and Guiding Principles. These are the building blocks of the City, and they were formulated by the City Council through a series of workshops. “Build City Character and Identity” guiding principle emphasizes how important is aesthetics and design for the City’s identity and urban character. The subject document includes the following key paragraphs:

The City’s Guiding Principles

Build City Character and Identity

The City will promote economic development and provide for attractive public spaces through the coordination of building architecture, site design, and streetscape improvements.

Grow A Vibrant Economy

The City will work towards becoming a Sustainable Community with an environmentally, socially, and economically healthy and resilient City for existing and future populations. A healthy and sustainable business environment will be promoted through investment in efficient infrastructure, the provision of incentives, and by fostering development of a community that is attractive to employers and their workers. The Plan will seek to enhance the City’s competitive advantage and to attract high quality companies, entrepreneurs, and knowledge-based businesses to the area.

ARCHITECTURAL ELEVATIONS

North Building



North Building (North Elevation)



North Building (East Elevation)



North Building (South Elevation)



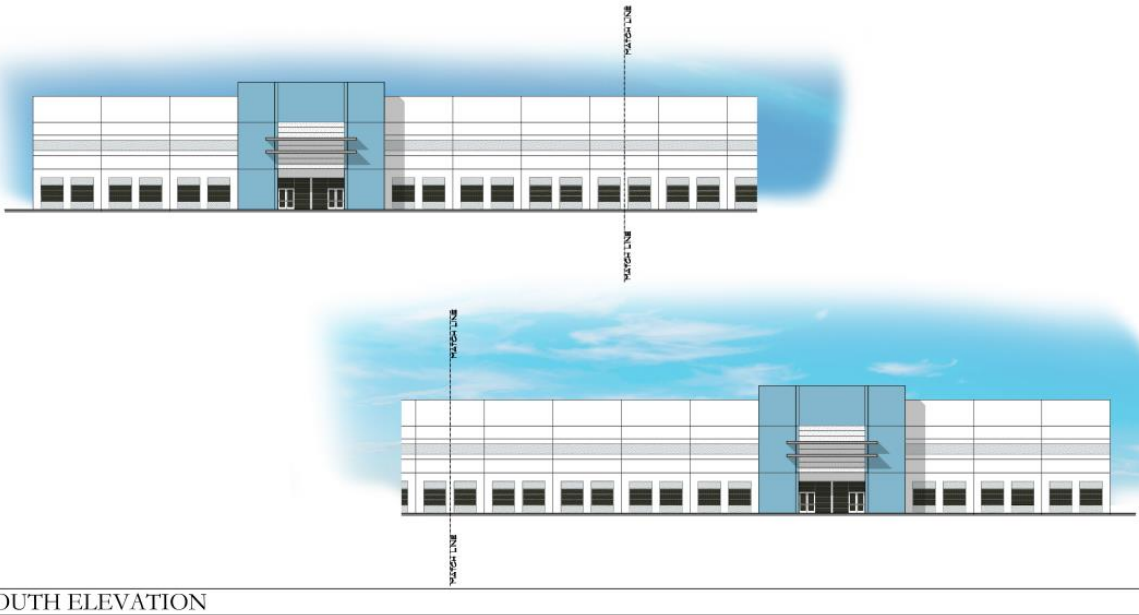
North Building (West Elevation)



South Building



South Building (South Elevation)

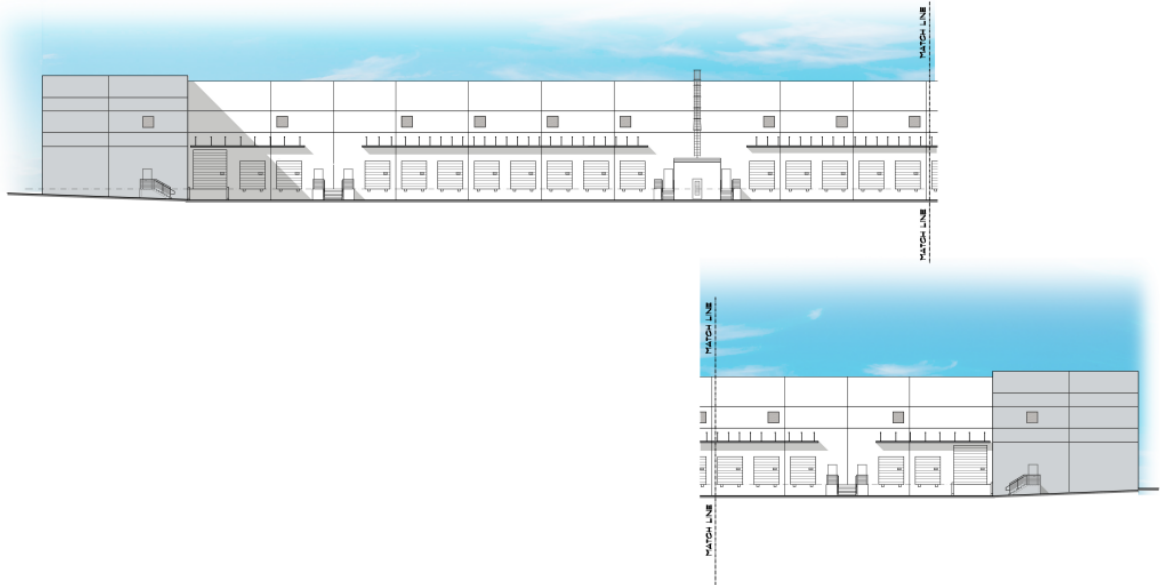


South Building (West Elevation)



WEST ELEVATION

South Building (North Elevation)



NORTH ELEVATION

South Building (East Elevation)



EAST ELEVATION

Landscape

The preliminary landscape plan for Pod H, Parcel G Warehouse exhibits perimeter landscape buffers, building foundation planting, parking lot landscaping, and landscaping surrounding ground and monument signs. The landscape design is in compliance with City Code.

Drainage

Proposed stormwater runoff from the site will be directed to on-site inlets and storm sewers then connected to the Master Stormwater System for water quality treatment and attenuation. Legal positive outfall is available via connection to the Master Stormwater System which ultimately discharges to the SID system.

Traffic

The total trips projected for this application do not exceed the approved trips for Westlake per Palm Beach County's Traffic Performance Standards (TPS) and the City's Code.

Fire Rescue

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

STAFF RECOMMENDATION

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