

***POD H, Parcel G  
Warehouse  
Site Plan Review  
SPR-2021-14  
Justification Statement***  
~~Revised: January 20, 2022~~  
Revised: February 09, 2022

### **Introduction**

The Applicant (Mitchell Property Realty, Inc.) is requesting approval of a Site Plan for a light industrial warehouse. This facility is to be located within the southern portion of Westlake Landings (formerly Pod H), Westlake Landings, on Lot 2 of Parcel G. The plat of Westlake Landings has been previously approved. Parcel G contains 17.41 acres.

### **Background**

The Minto Westlake site is located East and West of Seminole Pratt Whitney Blvd., South of 60<sup>th</sup> Street North, and North of 50<sup>th</sup> Street N, East of Mead Hill Drive, and 44<sup>th</sup> Street North, East of 190<sup>th</sup> Terrace North and West of 140<sup>th</sup> Avenue North. Per the newly adopted Comprehensive Plan, the 3,788.60-acre property has FLUA designations of R1, R2, DTMU, Civic, OS&R and SE Overlay.

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 implementing land development regulations. 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 requesting site plan approval a light industrial warehouse facility within the southern portion of Westlake Landings (formerly referred to as Pod H) , to be located on Lot 2, Parcel G. The warehouse site is a 17.41-acre site.

Westlake Landings is situated west of Seminole Pratt Whitney Road, south of Persimmon Boulevard and north of Seminole Ridge High School. The Final Subdivision Plan was previously approved on July 24, 2019, and on October 28, 2019, Resolution No. 2019-36 approved the Plat for Westlake Landings. Moving forward, Westlake Landings will be sub-divided by metes and bounds, whereby no additional platting will be necessary. Individual parcels within Westlake Landings have been established by metes and bounds.

Pursuant to Chapter 1 of the City's Code:

**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.

Possible Light Industrial uses include, but are not limited to, storage, light manufacturing, distribution, assembly, and laboratories. Examples may include but are not limited to (a) building supply distribution centers such as electrical or plumbing, (b) medical supply distribution centers for all different types of pharma, (c) moving companies, (d) general storage of all types of materials, (e) package delivery corporations, (f) air conditioning, windows, or tile fabricator, and (g) wholesalers such as hardware, furniture, or cosmetics. **(Please refer to "Attachment A" which includes a representative list of potential tenant uses).**

Westlake Landings, and therefore, Lot 2-Parcel G, have a Mixed-Use zoning designation allowing commercial, retail, and industrial uses. The site plan for the light Industrial warehouse 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 slight industrial warehouse is considered a permitted use within the Mixed-Use Zoning District. The site development plan will require approval by the Westlake City Council with public notice as required by Article 2, Table 2.3. All of the proposed uses are 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.

Access to the site is available from Landings Way, which is the main access to Westlake Landings from Seminole Pratt Whitney. The site can also be accessed at the same location from the north-south road servicing Westlake Landings (Landings Drive). The site plan proposes a total of 227,000 sq.ft. of light industrial warehouse use in 2 buildings. The site design provides a central interior loading court which is well screened from public view. Parking and access to individual tenant spaces occurs around the perimeter of the buildings.

The rear loading areas of the buildings may provide two or more fenced in ancillary outdoor storage areas. Tenant specific outdoor storage shall be limited to 10% of the gross building area (22,700 sf) and will be fully screened with 8' height heavy gauge black vinyl fence with opaque PVC slats (**a cut sheet of the fence is also attached**). Stored materials shall not exceed the height of the fence and will extend out from the back bay of the building no more than sixty (60) feet, as shown on the site plan. The fenced areas, as designated on the site plan, are conceptual only. These areas, if required by the specific tenant, are intended to be used for ancillary outdoor storage (please note, in order to provide perspective, the site plan depicts double the amount of fenced storage areas than will ever be permitted).

The landscape plan responds to the use of the site. The landscape design responds to and reinforces the architecture of the proposed buildings.

A master sign plan has been submitted concurrently with the site plan and details the proposed principal structure and building identification, as well as the ground and wall signs for the proposed tenants to occupy space in the warehouse building.

### **Conclusion**

The Applicant is requesting approval of this light industrial facility on Parcel G of 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.

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Attachments/