

CITY OF WESTLAKE

PLANNING SUMMARY, DEVELOPMENT ORDER, AND PUBLIC CIVIC PODS/FACILITIES



City Council Workshop

May 11, 2020

INTRODUCTIONS

AUDREY WOLF, DIRECTOR
PALM BEACH COUNTY
FACILITIES DEVELOPMENT & OPERATIONS DEPARTMENT (FD&O)

Isami Alaya-Collazo, Deputy Director, FD&O

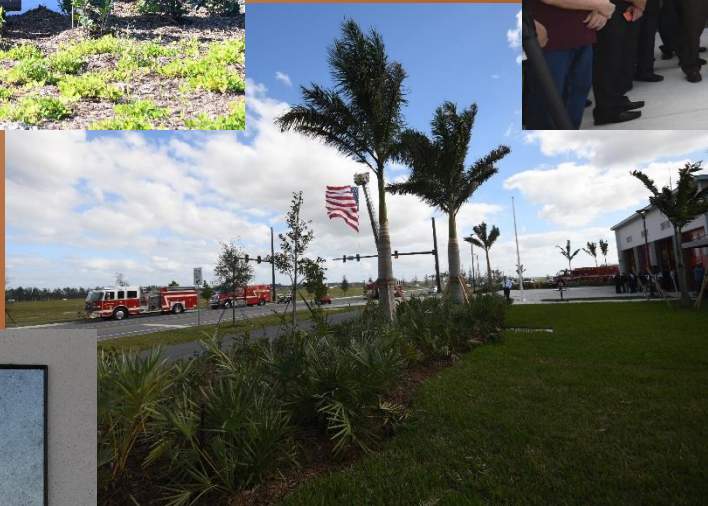
Eric McClellan, Director FD&O Strategic Planning

BACKGROUND

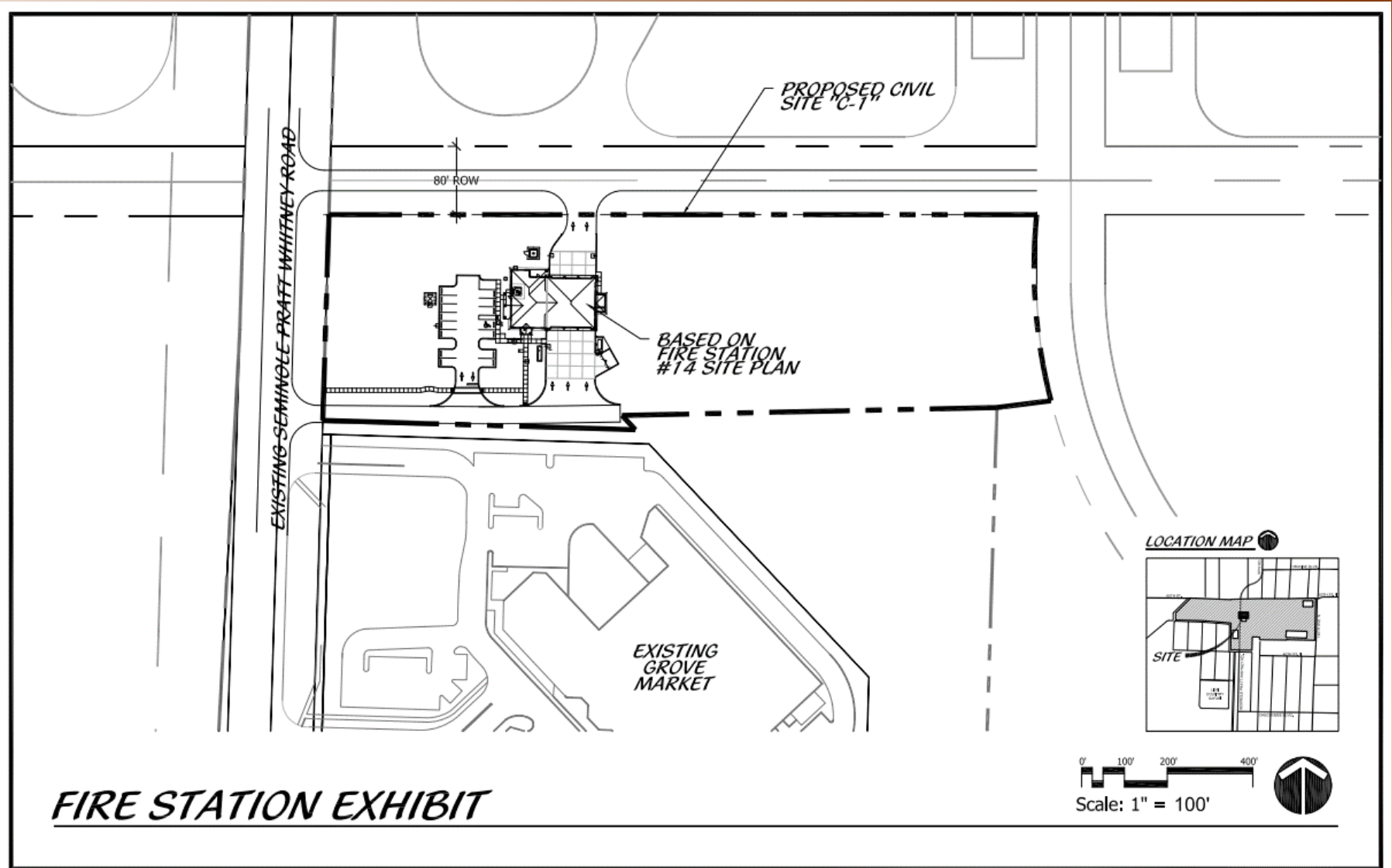
- Limited County real property holdings in the Central Western Communities
- Strategic real estate agreements with ITID
- Minto West application and Development Order (DO) presented the County an opportunity for local service delivery
- DO was highly negotiated with Minto toward a balance of land uses, services and infrastructure into the future

POD C-1

PBC Fire-Rescue Station No. 22



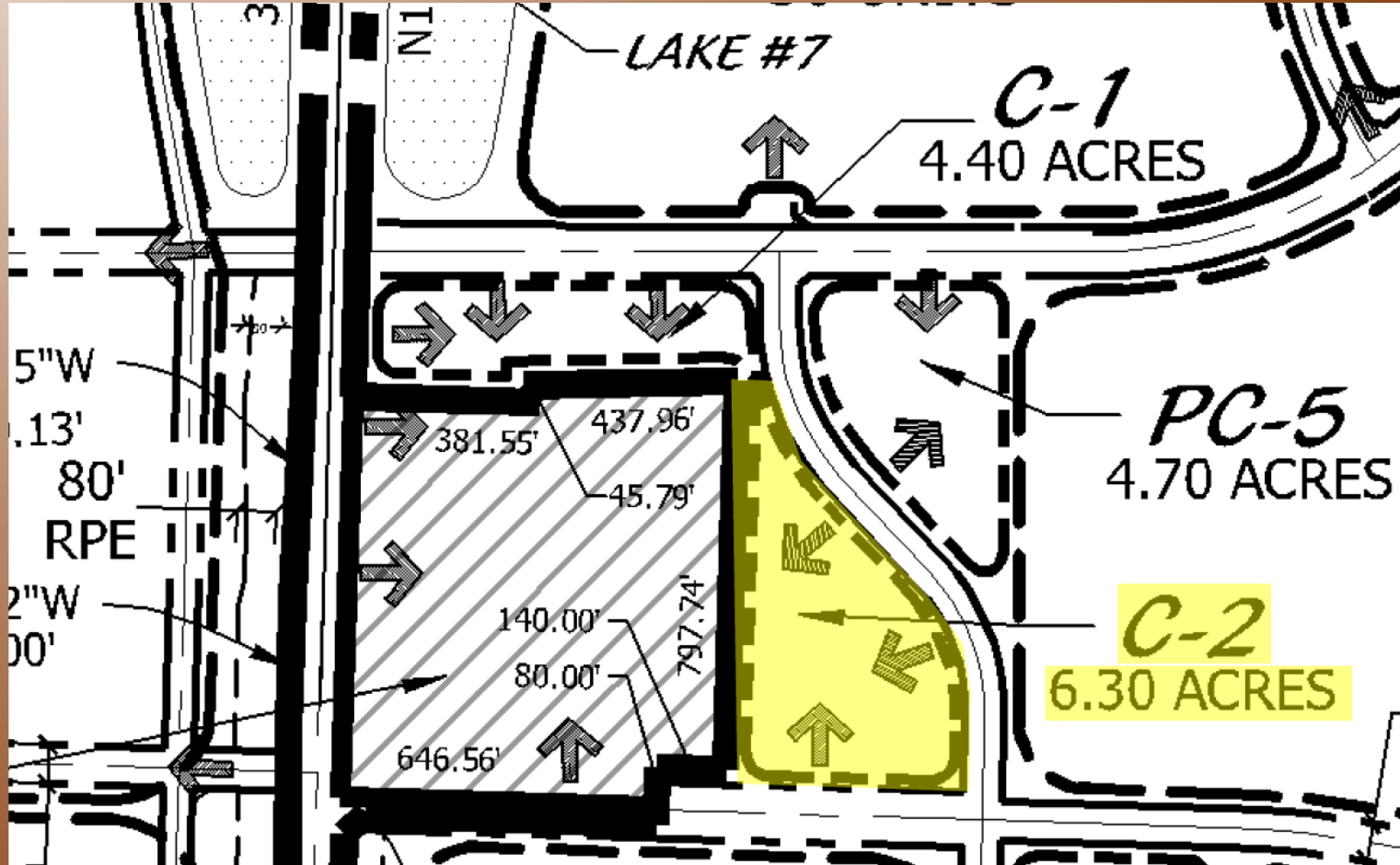
POD C-1 (Cont.)



POD C-1 Concept for Balance



POD C-2



CONVEYANCE NOW DUE 11/25/2020

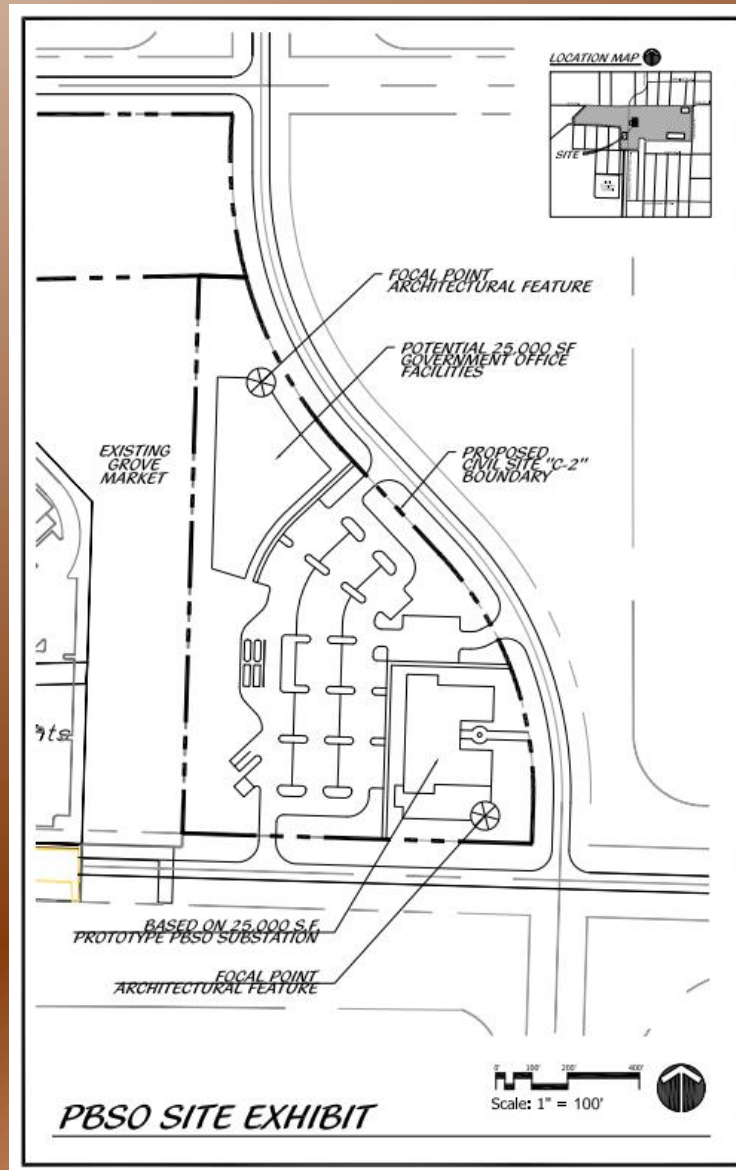
POD C-2 (Cont.)

4. **RESOLVED.** Staff recommends that the proposed Pod C-2 be revised to achieve a square or rectangular configuration. The proposed triangular configuration presents limitations for any customary development program. Alternatively, this will be recommended as a condition of approval.

10. **COMMENT.** Staff recommends that sites C-1 and C-2 be combined into a larger and more cohesive public civic site, as opposed to two separate sites separated by a vacant/undesignated land area. Accordingly, an additional/second access point along the north property line of site C-1 and east property line of site C-2 is also recommended.

Applicant Response: Pods C-1 and C-2 have been revised on the PMP to eliminate separation between the pods. The applicant has also provided conceptual site plans demonstrating how the civic parcels may be developed for the intended purposes.

POD C-2 (Cont.)

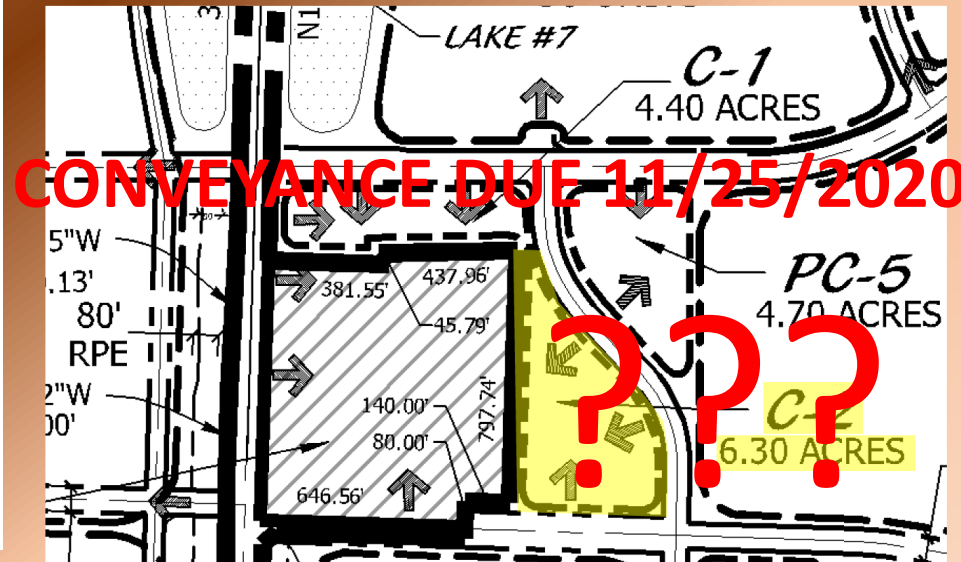
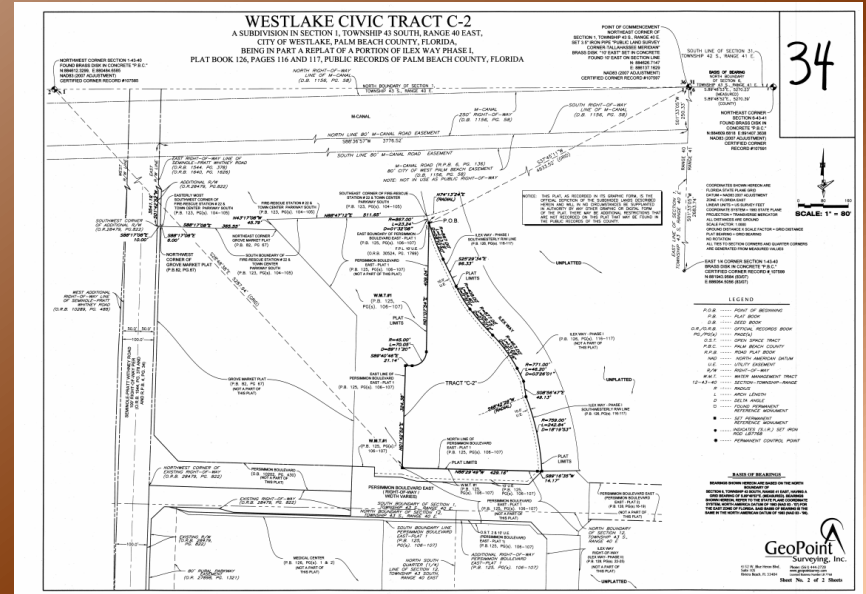
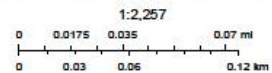


POD C-2 (Cont.)

77-40-43-01-07-023-0012



March 27, 2020



PUBLIC FACILITIES REQUIRING FUTURE ACCOMMODATIONS

High Probability

- ✓ PBSO District 15
- ✓ Fuel Island
- ✓ Youth Services

Medium Probability

- Property Appraiser
- Supervisor of Elections
- BCC District 6
- Library System
- Building Division
- FL Health PBC
- PBC Fire-Rescue

Low Probability

- Community Services
- Cooperative Extension
- Palm Tran
- PBC Fleet Management
- PBSO Fleet Management

FUTURE OPTIONS



Conveyed to SID
and

Comp Plan Prohibits
colocation with park!

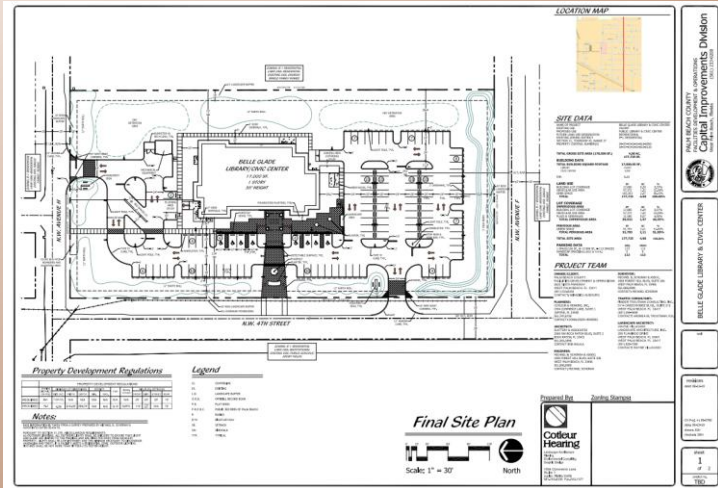
FUTURE OPTIONS (Cont.)



FUTURE OPTIONS (Cont.)



FUTURE OPTIONS (Cont.)



PBC Belle Glade Library and Civic Center



PUBLIC CIVIC PODS/FACILITIES CONCLUSIONS

- Palm Beach County planned extensively with Minto on Civic Pods C-1, C-2 and C-4 in 2013-2014
- There are no changed conditions that justify a material change to the plans that the County and Minto mutually forged in 2014
- Palm Beach County remains the expressly identified recipient in all Development Order conditions for Pods C-1, C-2 and C-4
- The remaining +/-7.5 acres of land area (balance of Pod C-1 and Pod C-2) is all the County will have to deliver its future facilities for the City and region
- The remainder of Pod C-1 could be essential for a County fueling station
- Land conveyed (Pod C-1) and to be conveyed (Pod C-2) to the County is not adequate to fulfill County and City combined needs in a jointly planned arrangement of co-located public buildings

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