

James Business Park
Art in Public Places
Project Narrative
January 03, 2023

Introduction:

On behalf of the Applicant, Jamlyn Supply, Inc., please accept this as our formal request for approval of the proposed Public Art installation for the James Business Park project. On July 5, 2022, the site plan and master signage plan were approved by the City of Westlake. Pod G has a Mixed-Use zoning designation allowing commercial, retail, and industrial uses.

The James Business Park development consists of 145,643 square feet of light industrial e-commerce warehouse consisting of two (2) one-story buildings of 135,540 sq. ft. and 10,103 sq. ft. and will be located within the southwest portion of Pod G, to the west of the Publix Plaza (currently under construction) adjacent to Persimmon Boulevard West (Phase 2), running north to connect with Town Center Parkway.

Background

The 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 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.

The Applicant, Jamlyn Supply, Inc., is an E-commerce company that sells thousands of various products and ships to its customers. Categories ranging from pet supplies, lawn and garden, pool supplies and household items. Product comes into the warehouse, gets counted, stored and processed, then ships out to their customers. Jamlyn Supply works with manufacturers and Brands to help increase their online presence and sales.

The James Business Park development will showcase a proposed Sculpture designed by renowned artist, Ralfonso. Ralfonso's passion in life is kinetic art for public places, and since 1980 he has been designing environmentally interactive, kinetic and light sculptures all over the world as well as in the United States. The sculpture designed for James Business Park has been appropriately scaled to be consistent with the proposed development and match the quality of construction and aesthetics, taking the place of one of the approved ground monument signs at the northwest corner of the site. Ralfonso's kinetic sculptures move as they interact with water, wind, electricity, as well as with the natural environment and most importantly, the viewer. The Orange Sphere designed represents an Orange peel and the three flowers are Orange Blossoms as an ode to pre-existing Callery Judge orange groves. Each orange blossom has 13 Anthers at its center, totaling 39 Anthers in all, representing Westlake, as the 39th Municipality established in Palm Beach County, Florida.

Proposed Public Art

The "Orange Peel" kinetic sculpture will be the first installation of public art in the City of Westlake. This proposed powder coated aluminum structure will consist of an orange-colored orange peel sphere, three (3) orange blossom flowers (white with green anthers) and grey powder coated sign lettering identifying "James Business Park". The orange peel, being the main focal point of the sculpture, will stand 9 ft. Each flower is 4 ft. high and be placed symmetrically at the front of the base of the sphere. The sign will be 2 ft. tall and span almost 9.5 ft. centrally across the front of the entire sculpture. This will be a "static" piece of art and is non-moving physically, however, the design provides the viewer with the optical illusion of movement as they walk or drive pass the sculpture. The artist's statement is attached.

Artwork Specifications

Orange Sphere & Blossoms

3 - (30" x 14") - 3/8" Aluminum Bases & 1 x (14" Circular Base) - 3/4" Stainless Steel

Letters

3 x (34" x 20") - 1" Aluminum Bases & 8 x (3" x 3" x 1/4") Wall Stiffener

Site to be drilled and anchors installed using a provided template

Lighting

Per Ordinance No. 2021-02, Section 78-262(d), the art will be lit at a minimum from dusk until midnight. The lighting shall be designed and located in order to prevent excessive lighting, energy waste, glare, light trespass, and sky glow, and shall conform to all lighting requirements in Chapter 5 of these LDRs. Lighting proposed will consist of: (as pictured below):

8 - Equidistant In-Ground "UP" LED Spotlights around the Orange Sphere

6 - In-Ground " Directional" LED Spotlights - 2 per Blossom



AIPP Cost Estimate

The cost of the proposed artwork is approximately \$100,000.00, substantially higher than the applicant's required 0.75% of vertical construction (\$97,500,00.00). The estimated cost of vertical construction of both buildings is approximately \$13,000,000.00. This estimate has been determined based on the latest construction costs index. A detailed cost estimate has been provided with this submittal.

Art Safety

In order to discourage climbing, the landscape design incorporates strategic landscaping around and behind the art. No walkways will be present leading up to the piece itself. The art is set back from the street and sidewalk and elevated on two (2) foot plateau. In addition, security cameras will be installed to surveil the art, providing additional discouragement to any negative activity by the public.

Art Maintenance

The applicant will have a maintenance agreement with the company who is fabricating and installing the Art. This will include regular inspections and cleaning. The maintenance schedule will keep the Art looking like new for decades to come.

Landscaping

The landscape for the corner of Town Center Parkway and Persimmon Blvd. has been revised to complement the proposed art. Small Ligustrum trees are used behind the art to create a green barrier approximately 5' in height. Flowering shrubs will line up in front of the Ligustrums for a layered affect. Mexican beach pebble is used at the base of the art to reduce long term maintenance. Larger Palms are provided for scale. Careful attention to the size and heights of the landscape has been given so that the art remains dominant.

James Business Park AIPP

CH 13-1518.98.01

January 3, 2023

Conclusion:

The proposed Art in Public Places is consistent with the City's Comprehensive Plan and zoning regulations. The public art has been designed by Ralfonso with great pleasure as the first public art sculpture to be installed within the City of Westlake. The Applicant looks forward to working with Staff to respond to any questions or issues that might arise as a result of your review.