



## City of Westlake

### Planning and Zoning Department – Staff Report

City Council Meeting 11/8/2021

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#### PETITION DESCRIPTION

**PETITION NUMBER:** MPA-2021-02 Pod H “Westlake Landings” Master Site Plan Amendment

**OWNER:** Minto PBLH, LLC

**APPLICANT:** Cotleur & Hearing

**ADDRESS:** 16860 Persimmon Boulevard West

**PCN:** 77-40-43-01-17-000-0010; 77-40-43-01-17-000-0020

**REQUEST:** The applicant is requesting approval for a Master Site Plan amendment to Westlake Landings Commercial Plaza on a 50.826 acres in Pod H. The subject application includes eliminating the lot lines between Parcels B-1 and B-2, and Parcels C and D, and subdividing the property by metes and bounds.

#### SUMMARY

The applicant is requesting an amendment to a previously approved Master Site Plan heard by City Council on June 14, 2021. The subject application, Westlake Landings, is located on a 50.826 acres Commercial Plaza in Pod H.

The applicant is proposing that Pod H will be sub-divided by metes and bounds, whereby no additional platting will be necessary. Westlake Landings is proposing to eliminate the lot lines between Parcels B-1 and B-2 and Parcels C and D. These properties are being developed as unified development plans under common ownership and unity of control. These properties will be managed by a Property Owners Association (POA). While the master plan is removing the previously approved lot lines, the applicant is requesting to subdivide the property by metes and bounds in accordance with City regulations and continue to remain in unity of control and under common management.

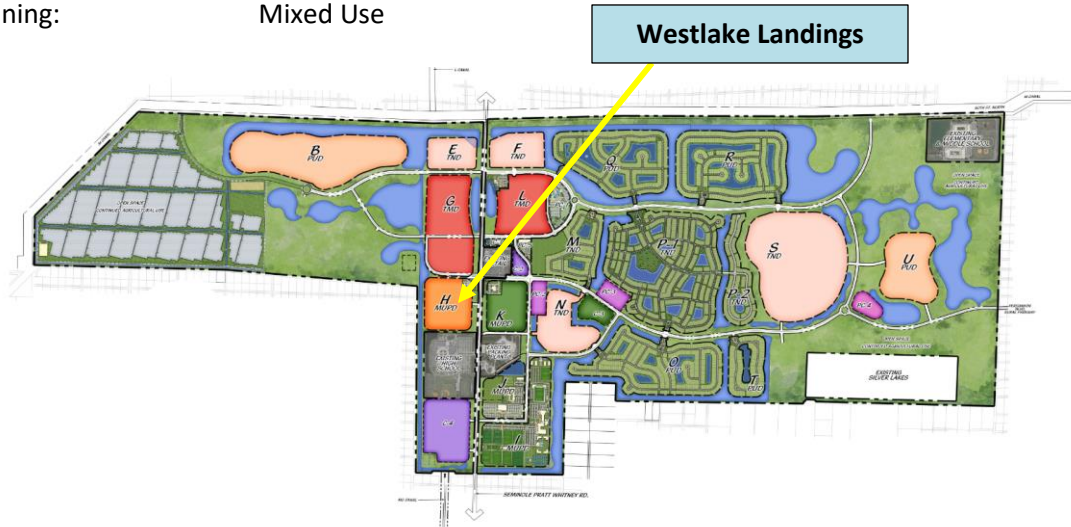
The subject Commercial Plaza consists of a number of parcels that will be developed in phases and respective site plans will be submitted for staff review and approval by the City Council.

#### STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the **Planning and Zoning and Engineering Department** recommends approval of the subject application without conditions.

## PETITION FACTS

- a. Total Gross Site Area: 50.826 acres
- b. Land Use and Zoning
  - Existing Land Use: Vacant/Agricultural/Utility
  - Future Land Use: Downtown Mixed Use
  - Zoning: Mixed Use



## Background

The applicant is requesting an amendment to a previously approved Pod H “Westlake Landings” Master Site Plan heard by City Council on June 14, 2021. The subject Plaza is located west of Seminole Pratt Whitney Road on a 50.826 acres. “Westlake Landings” will be developed as a Property Owners Association (POA) with individual owners within Pod H. The subject Plaza consists of a number of parcels that will be developed according to market driven demand. The 7-11 2.0 Convenience Store with Gas Station under construction (Parcel A 1) is included on the subject Commercial Plaza. The June 14, 2021 approval included the following:

- 1.39 acres of Canal; 1.00 acres of Dry Retention;

### Phase One:

- Parcel A 1 -2.48 acres- with a 4,500 Sq. Ft. Convenience Store with Gas Station,

### Phase Two:

- Parcel A 2 -1.18 acres- with a 3,500 Sq. Ft. Fast Food Restaurant with a drive through;
- Parcel B 1 -1.68 acres- with a 4,500 Sq. Ft. Retail and 2,500 Sq. Ft. Fast Food Restaurant with a drive through;
- Parcel B 2 -1.82 acres- with a 4,500 Sq. Ft. Retail and 2,500 Sq. Ft. Fast Food Restaurant with a drive through; Parcel C 1 -1.87 acres- with a 3,585 Sq. Ft. Fast Food Restaurant with a drive through;
- Parcel D -1.81 acres- with 3,585 Sq. Ft. Fast Food Restaurant with a drive through;
- Parcel E -5.75 acres- with a 140,000 Sq. Ft. Self Service Storage;
- Parcel F -14.44 acres- with designation for Commercial Recreation; an,
- Parcel G -17.41 acres- with a 35,000 Sq. Ft. Office and 150,000 Sq. Ft. Light Industrial

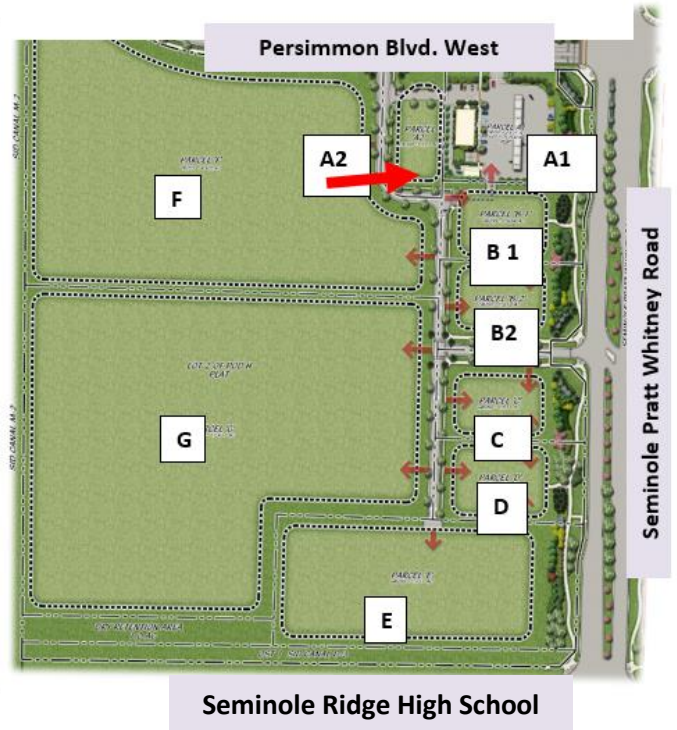
## Staff Analysis

The applicant is proposing to eliminate the lot lines between Parcels B-1 and B-2, and Parcels C and D. These properties will be developed as unified development plans under common ownership and unity of control, and managed Property Owners Association (POA). While the master plan is removing the previously approved lot lines, the applicant is requesting the right to subdivide the property by metes and bounds in accordance with City regulations and continue to remain in unity of control and under common management.

The following presents a graphic comparison between the approved Master Site Plan on June 14, 2021, and the proposed Master Site Plan amendment:

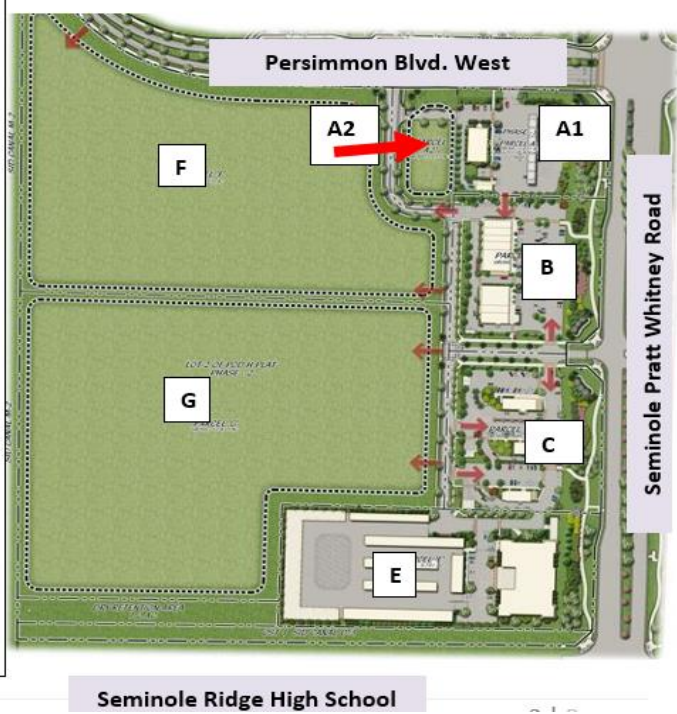
**Master Site Plan approved by City Council on June 14, 2021**

- Parcel A 1** -2.48 acres- 4,500 Sq. Ft. **Approved 7-11** Convenience Store with Gas Station (Phase One)
- Parcel A 2** -1.18 acres- 3,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel B 1** -1.68 acres- 4,500 Sq. Ft. Retail & 2,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel B 2** -1.82 acres- 4,500 Sq. Ft. Retail & 2,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel C 1** -1.87 acres- 3,585 Sq. Ft. Fast Food Restaurant with drive through
- Parcel D** -1.81 acres- 3,585 Sq. Ft. Fast Food Restaurant with drive through
- Parcel E** -5.75 acres- with a 140,000 Sq. Ft. Self Service Storage
- Parcel F** -14.44 acres- with Commercial Recreation
- Parcel G** -17.41 acres- with a 35,000 Sq. Ft. Office & 150,000 Sq. Ft. Light Industrial



**Proposed Master Site Plan Amendment**

- Parcel A 1** -2.48 acres- 4,500 Sq. Ft. **Approved 7-11** Convenience Store with Gas Station (Phase One)
- Parcel A 2** -1.18 acres- 3,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel B** - 3.502 acres- 4,500 Sq. Ft. Retail & 2,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel C** -3.681 acres- 2,525 Coffee Shop w/Drive Thru, 4,240 Sq. Ft. Fast Food Restaurant with drive through
- Parcel E** -5.75 acres- with a 140,000 Sq. Ft. Self Service Storage
- Parcel F** -14.44 acres- with Commercial Recreation
- Parcel G** -17.41 acres- with a 35,000 Sq. Ft. Office & 150,000 Sq. Ft. Light Industrial



### Master Site Plan Phases

The applicant is requesting approval for a Master Plan Amendment for a 50.826 acres Commercial Plaza fronting Seminole Pratt Whitney Road. “Westlake Landings” will be developed as a Property Owners Association (POA) with individual owners within Pod H. The subject Commercial Plaza consists of a number of parcels that will be developed in phases and respective site plans will be submitted for staff review and approval by the City Council.

### Accessways and Connecting Sidewalks

The subject application continues to provide the same internal sidewalks, pedestrian and bicycle connectivity to the multimodal path along Seminole Pratt Whitney Road as previously approved. The Commercial Plaza Master Site Plan provides **three** (3) points of vehicular access to the site, two (2) from Persimmon Boulevard West from the north, and one (1) from Seminole Pratt Whitney Road.



**Fire Safety**

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

**Landscape**

No landscape impacts have been identified in this Master Plan Amendment. Landscape will be reviewed at the site plan level.

**Drainage**

The Pod has been designed with a master stormwater system that is to be owned and operated by a property owners association. Runoff from the roadways and site is directed to storm inlets and storm sewer that discharges to dry detention systems located in the South West corner of the Pod. This system that serves all of Pod H, excluding Parcel F & G. The Pod system then discharges into the master drainage system owned and operated by Seminole Improvement District (SID) for positive legal outfall. Requirements for pretreatment must be addressed by each site prior to discharge to the SID system. The discharge into the master drainage system will be accordance with the Master Permit for Westlake.

**Traffic**

All material traffic comments were addressed. The total trips projected for this application do not exceed the approved trips for Westlake per the Development Order.

**FINAL REMARKS**

MPA-2021-21 will be heard by the City Council on November 8, 2021. The public hearing was advertised in compliance with the City's code. The subject application was reviewed by the City of Westlake staff (Planning and Zoning, Engineering), Seminole Improvement District (SID) and Palm Beach County Fire Rescue.

*Based upon the facts and findings contained herein, the Planning and Zoning and Engineering Department recommends approval of the subject application with no conditions.*