



## City of Westlake

### Planning and Zoning Department – Staff Report

City Council Meeting 11/8/2021

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#### PETITION DESCRIPTION

**PETITION NUMBER:** SPR-2021-09 Adrenaline World Site Plan Review

**OWNER:** Minto PBLH, LLC

**APPLICANT:** Cotleur & Hearing

**ADDRESS:** 16604 Town Center Pkwy N, Westlake, FL 33470

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

**REQUEST:** The applicant is requesting Site Plan approval of a 14.435 acre indoor and outdoor recreation facility known as, “Adrenaline World” within Pod H, Parcel F at Westlake Landings. The application includes a 92,773 sq. ft. main building, a 564 sq. ft. maintenance shed , a 576 sq. ft. restroom area, and outdoor amenities.

#### SUMMARY

The applicant is requesting approval of a site plan for a 14.435 acre indoor and outdoor recreation facility known as, “Adrenaline World” within Pod H, Parcel F, at Westlake Landings.

The indoor recreation building will include arcade games, virtual reality games, various themed climbing structures, a trampoline park, laser tag arenas and miniature golf. The miniature golf venue will be a space theme and it will include 9 holes within the building and 9 holes outside connected via a doorway portal to be known as the “vortex”. Party rooms will be available as well as, food service for guests only.

The outdoor recreation area will include the longest Go-Kart track in Florida, small child driving track, dinosaur park, outdoor play area, suspension nets, ropes course, zipline, splash pad, cloud climb, an outdoor restroom and benches.

*Applicant has advised that a Master Sign Plan will be submitted at a later date.*

#### STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the **Planning and Zoning and Engineering Departments** recommend approval of the subject application.

**PETITION FACTS**

- a. Total Gross Site Area: 14.435 acres
- b. Park Data: Indoor and Outdoor Recreation
- c. Land Use and Zoning
  - Existing Land Use: Vacant/Agricultural/Utility
  - Future Land Use: Downtown Mixed Use
  - Zoning: Mixed Use



**STAFF ANALYSIS**

The applicant is requesting Site Plan approval of a 14.435 acre indoor and outdoor recreation venue known as, “Adrenaline World” within Pod H, Parcel F Westlake Landings. Pod H is located on the west side of Seminole Pratt Whitney Road, and north of Seminole Ridge High School.

Adrenaline World will be open to all guests by appointment only in two-hour blocks of time. All Go-Karts will be powered by sustainable electric batteries to reduce noise and fumes. The subject application will be operated in accordance with the City’s Noise Ordinance.



The subject application includes the following structures and recreation features:

Structures / Recreation Features	Description
Adrenaline World Building	One (1) story plus Mezzanine Main Building: 92,773 SF
Maintenance Shed	564 SF
Restrooms / Changing Rooms	576 SF
<b>Total</b>	<b>93,913 SF</b>

In addition to above structures and recreation features, the subject application also includes the following:

- Viewing Terrace: 3,480 SF
- Covered Entry Pavillion: 1,180 SF
- Pit Lane Shade Cover: 187 SF
- Zipline & Monorail Platforms: 1,273 SF
- Café-Food Service (Covered): 3,535 SF
- Benches
- Bike Racks



Covered Entry Pavillion



Pit Lane Shade Structure

**Accessways and Connecting Sidewalks**

Adrenaline World provides **two** (2) points of access to the site, from the north on Persimmon Boulevard (**Access Point 1**) and from the west within Pod H, Parcel B (**Access Point 2**).

All entrances are gated by a six (6) foot decorative picket fence and will remain locked after hours.

**Access Point 1 – Persimmon Blvd**



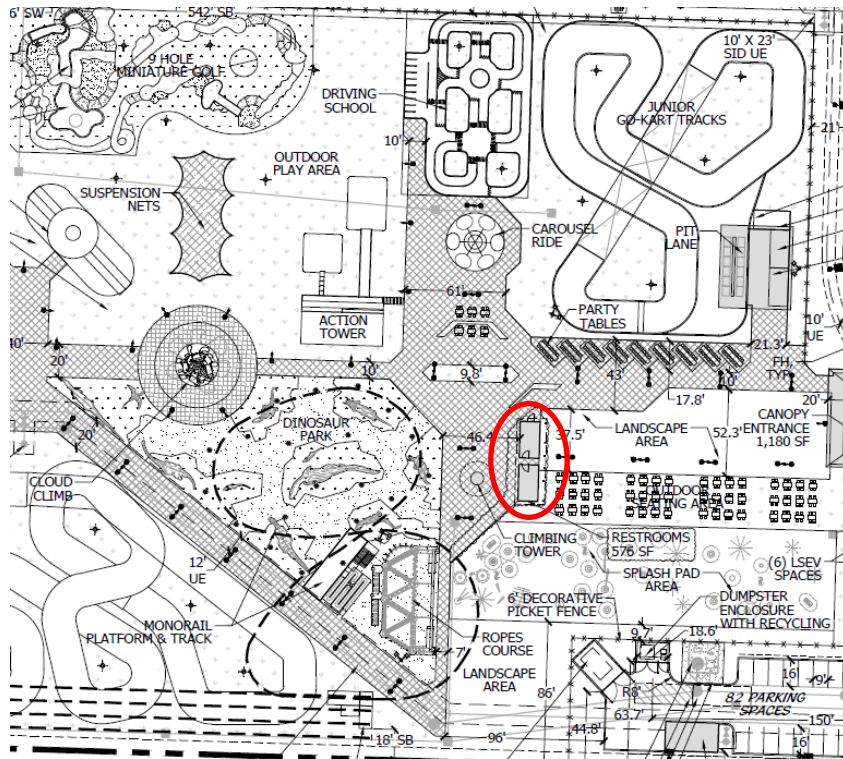
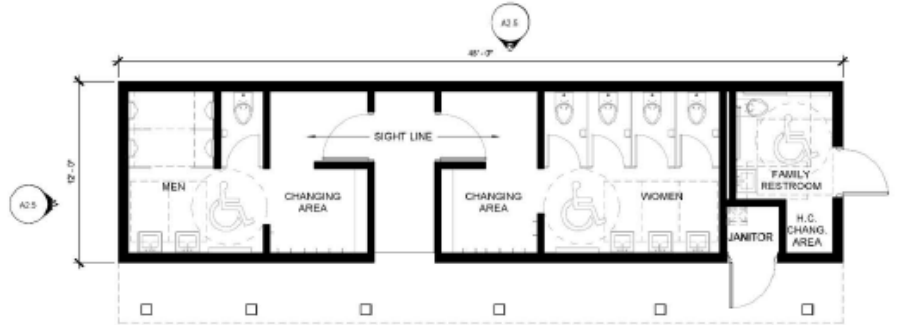
**Access Point 2 – Parcel B**

**Architectural Elevations**

Adrenaline World will continue with the design aesthetics goals and vision for the City of Westlake while incorporating the yellow accent branding of the “Nxt Gen Adrenaline World” company as shown below.



The outdoor entertainment venue will also include a 576 Sq. Ft. restroom / changing rooms for guests to comfortably change for use of the splash pad or other amenities. Centrally located within the center of Adrenaline World, accessibility is current with City standards.



*The following table presents compliance with applicable zoning code:*

<b>Zoning District: MixedUse / Commercial Recreation</b>	<b>REQUIRED BY CODE</b>	<b>PROPOSED</b>	<b>COMMENTS</b>
<b>Setbacks</b>			
Front (North)	Main Structure: 20'	138.6'	<i>In compliance</i>
Rear (South)	Main Structure: 10'	123.8'	<i>In compliance</i>
Side (East) (West)	Main Structure: 10'	East - 542' West - 30'	<i>In compliance</i>
Lot Coverage	Max Lot Coverage: 35%	12%	<i>In compliance</i>
Building Height	120 ft. max	61.5'	<i>In compliance</i>
Parking	Required parking: 95 (1/650 SF Indoor Rec.) Outdoor rec: 87 (6 Per AC)	Total: 267	<i>In compliance</i>
Sidewalks	Pedestrian walkways must be a minimum of 5 ft. wide	5'	<i>In compliance</i>
Minimum Pervious / Open Space	Minimum 25%	51.77%	<i>In compliance</i>
Bike Racks	5 Spaces per Building: 15 12% of Required Parking: 10	30	<i>In compliance</i>

**Drainage**

Runoff from the site is directed to on-site inlets and storm sewer with discharge to on-site dry detention systems. The system then discharges into the master drainage system(M-2 Canal) owned and operated by Seminole Improvement District (SID) for positive legal outfall. Requirements for pretreatment prior to discharge are addressed as part of the land development permitting process. The discharge into the master drainage system will be accordance with the Master Permit for Westlake.

**Landscape**

The preliminary landscape plan has been reviewed and is in compliance with City Code. Additional comments and actions might be forthcoming at time of full landscape permit review.

**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.

**Fire Rescue**

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

**FINAL REMARKS**

SPR-2021-09 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.