



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 11/8/2021

PETITION DESCRIPTION

PETITION NUMBER: SPM-2021-06 *Pinnacle Storage at Westlake Landings (Pod H) Site Plan Modification*

OWNER: Minto PBLH, LLC

APPLICANT: Cotleur & Hearing

ADDRESS: 4701 Seminole Pratt Whitney Road. Pod H Parcel E

PCN: 77-40-43-01-17-000-0020

REQUEST: The applicant is requesting approval of a Site Plan Modification of an approximately 107,290 square foot self service storage facility, and a .71 acres outdoor area for storage of boats and recreational vehicles. The application includes adding 108 sq. ft. public restrooms on the southeast corner of building 5, removing six parking spaces to accommodate a loading area, removing decorative pavers on building 1 and revising sidewalks and walkways.

SUMMARY

The subject application is located in the Westlake Landings commercial plaza on Pod H, Parcel E, a commercial plaza on Pod H, Parcel E (5.75 acres). The applicant is requesting approval of a Site Plan Modification heard by City Council on June 14, 2021.

The previously approved Self Storage consists of approximately 107,290 sq. ft. self service storage facility including 76,510 sq. ft. three (3) story limited access storage building; a 30,780 sq. ft. one (1) story multiaccess storage buildings; and, a 0.71 acres outdoor area for storage of boats and recreational vehicles.

The applicant is requesting approval of a Site Plan Modification to include:

1. Addition of 108 sq. ft. public restrooms on southeast corner of Building 5.
2. Removing six parking spaces to accommodate a loading area in front of Building 7.
3. Removing decorative pavers on loading zone of Building 1; and, revising sidewalks and walkways.

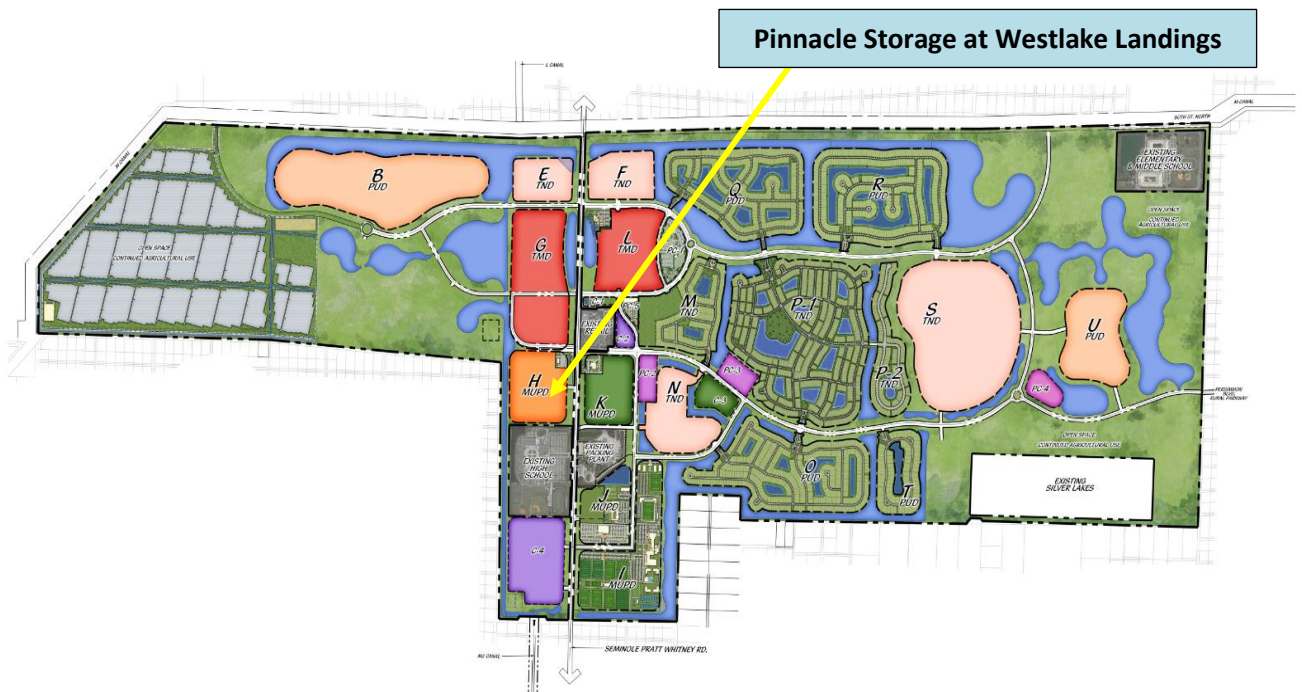
STAFF RECOMMENDATION

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

PETITION FACTS

- a. Total Gross Site Area: 5.75 acres
- b. Building Data: 107,290 Sq. Ft. for self-service storage
- c. Land Use and Zoning
 - Existing Land Use: Vacant/Agricultural/Utility
 - Future Land Use: Downtown Mixed Use
 - Zoning: Mixed Use

	FUTURE LAND USE	ZONING
SUBJECT PROPERTY	Mixed Use	Mixed Use
NORTH	Mixed Use	Mixed Use
SOUTH	Mixed use	Mixed Use
EAST	Mixed Use & Civic	Mixed Use
WEST	Mixed Use	Mixed Use



STAFF ANALYSIS

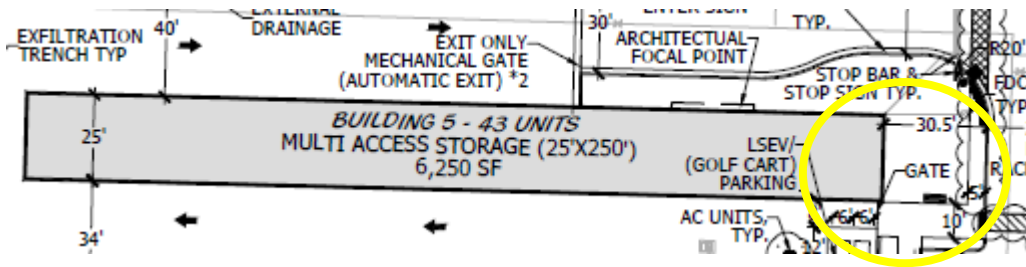
The applicant is requesting approval of a Site Plan Modification for a previously approved self-storage development heard by City Council on June 14, 2021. The subject site modifications include the following:

- 1. Addition of 108 sq. ft. public restrooms on southeast corner of Building 5.
- 2. Removing six parking spaces to accommodate a loading area in front of Building 7.
- 3. Removing decorative pavers on loading zone of Building 1; and, revising sidewalks and walkways.

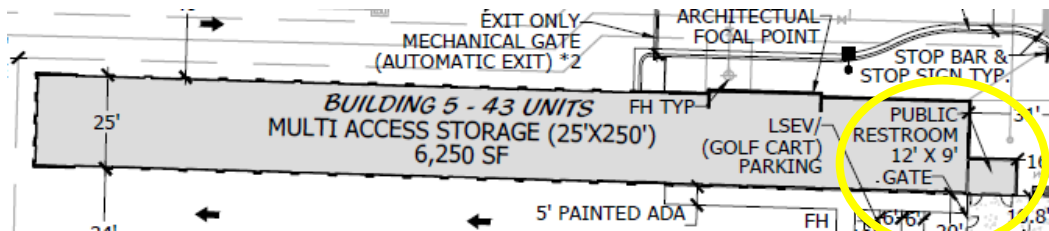
1. Addition of Public Restrooms

The following graphics indicate the location of the proposed 108 sq. ft. public restroom on the southeast corner of Building 5.

Previously approved Site Plan **without** public restroom:



Proposed Site Plan **with** public restroom:



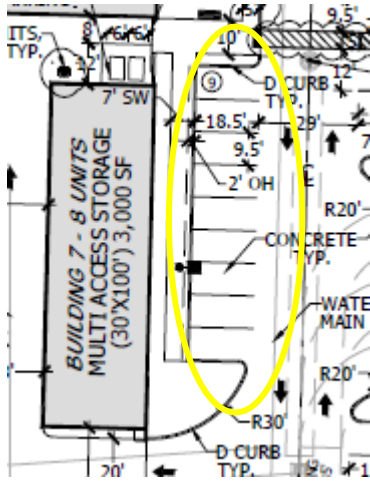
108 square feet



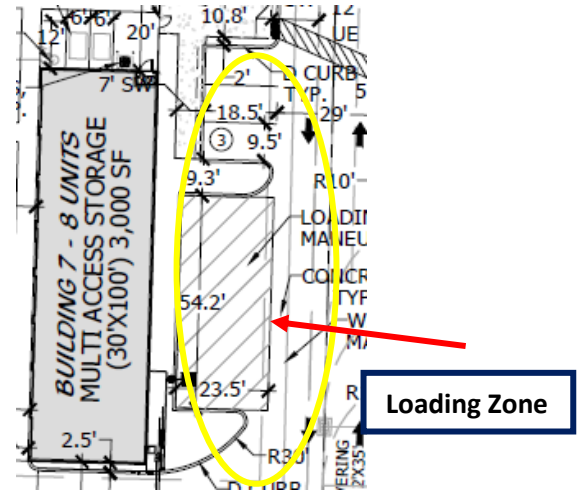
2. Removing six parking spaces to accommodate a loading area in front of Building 7.

The site plan previously approved had a total of 18 parking spaces. The applicant is proposing to remove six (6) parking spaces to accommodate a loading area in front of Building 7. The subject application proposes a total of 12 parking spaces which is still in compliance with Code.

Previously approved Site Plan **without** loading area



Proposed Site Plan **with** loading area:



Applicant has removed a total of six (6) parking spaces and remains compliant. Per City Code, Chapter 8, Parking, 1 per 150 units are required for Self Storage Facilities.

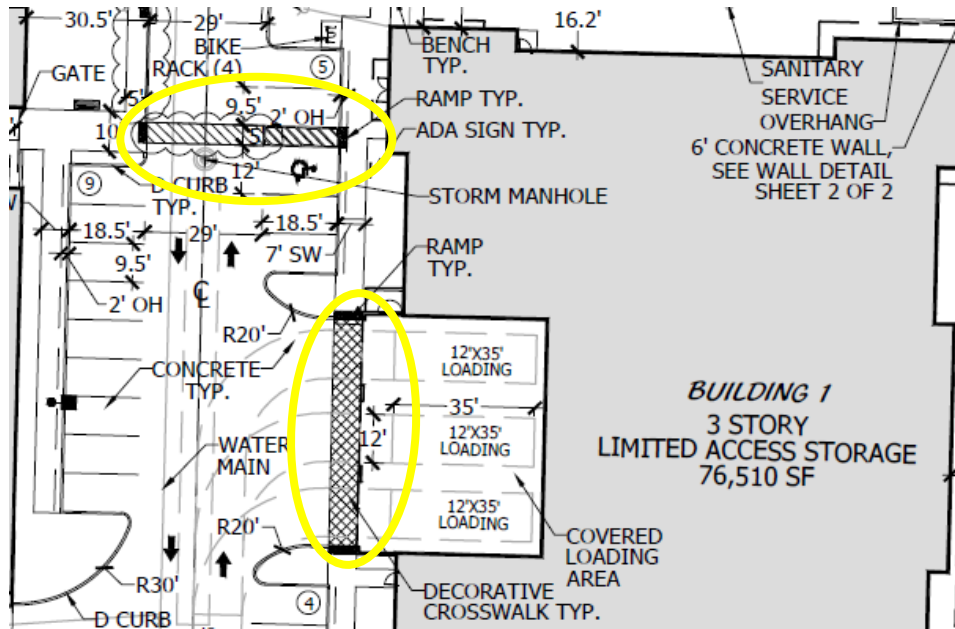
Required spaces: 9

Total proposed parking spaces with Modification: 12

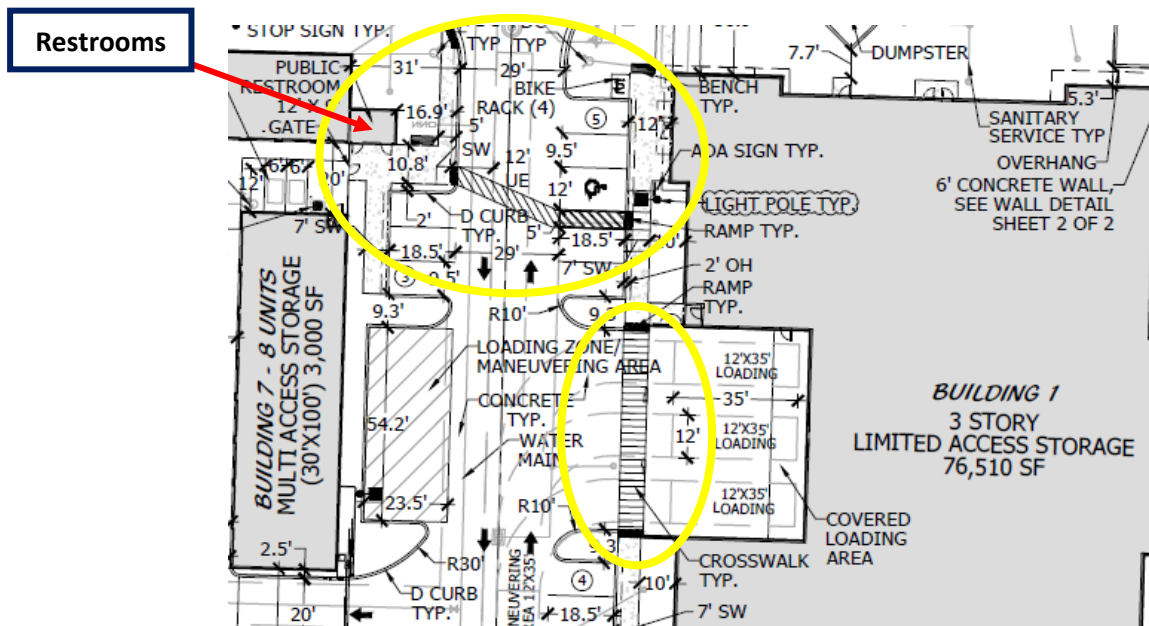
3. Removing decorative pavers on loading zone of Building 1 and Sidewalks revisions

The applicant indicates “The raised decorative pavers on the driveway apron on the loading zone of Building 1 have been removed to eliminate a bump or slope obstruction to support a more efficient loading and unloading condition for patrons”.

Previously approved Site Plan **with** decorative pavers:



Proposed Site Plan **without** decorative pavers for loading needs and sidewalk revisions to access public restrooms:



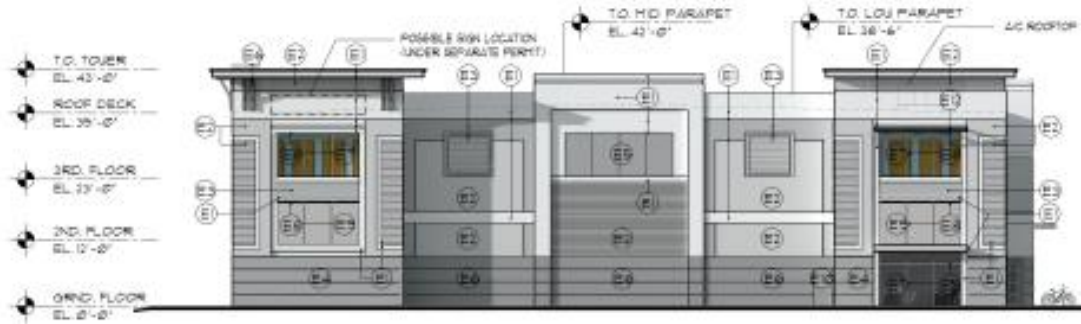
The following table presents compliance with zoning code of the previously approved self-storage development heard by City Council on June 14, 2021; and includes the modification to the number of parking spaces:

ZONING DISTRICT MIXED USE	REQUIRED BY CODE	PROPOSED	COMMENTS
Setbacks			
Front	Main Structure: 20'	97.2'	<i>In compliance</i>
Rear	Main Structure: 10'	545.7'	<i>In compliance</i>
Side Yard - South	Main Structure: 10'	32.4'	<i>In compliance</i>
Side Yard - North	Main Structure: 10'	77.6'	<i>In compliance</i>
Lot Coverage	Max Lot Coverage: 45%	23.14%	<i>In compliance</i>
Building Height	120 ft. max	3 story / 43'	<i>In compliance</i>
Parking	Required parking: 1/150 SF = 9 spaces, 1 ADA	12 provided, 1 ADA	<i>In compliance</i>
Sidewalks	Pedestrian walkways must be a minimum of 5 ft. wide	5+ ft.	<i>In compliance</i>
Minimum Previous/ Open Space	Minimum 25%	51.38%	<i>In compliance</i>
Bike Racks	5% of parking required. Total: 1	4 provided	<i>In compliance</i>

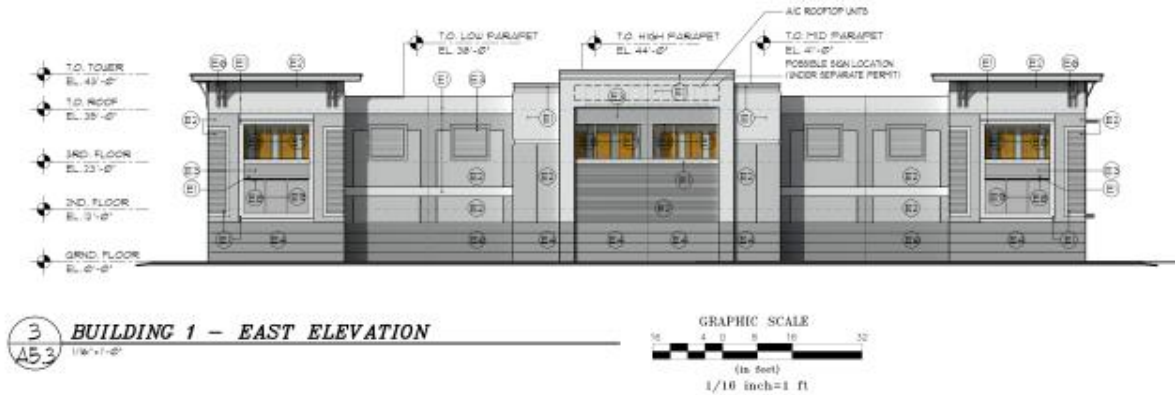
Architectural Elevations

The subject application **does not** include modification to the architectural design approved by City Council on June 14, 2021.

Principal Building Façade facing North



Principal Building Façade facing Seminole Pratt Whitney Road



One (1) story multiaccess storage building elevation located on the rear of the property



Landscape

The revisions to the landscape plan follow the modifications to the site plan. There is one occurrence noted on the north side of the buildings where the foundation landscaping blocks doorways and landings. It has been noted in the approval letter that shrub material or other foundation landscape cannot block access points to the building or mechanical equipment. This is a preliminary landscape plan, and this level of detail can be amended at the time of Landscape Permit application. No further amendments are necessary to the preliminary landscape plan as it is clear that the intent of the landscape provided meets and is in compliance with City Code.

Drainage

This property is being served by a common stormwater system. Runoff from the site is directed to on-site inlets and storm sewer with discharge to off-site dry detention systems that serves all of Pod H, excluding Parcel F & G. The system then discharges into the master drainage system owned and operated by Seminole Improvement District (SID) for positive legal outfall. Requirements for pretreatment prior to discharge are addressed with exfiltration trenches. The discharge into the master drainage system will be accordance with the Master Permit for Westlake.

Traffic

Traffic comments were addressed during the original site plan review. No additional traffic impacts were identified for this modification. The total trips projected for this application do not exceed the approved trips for Westlake per the Development Order.

Roadway Connections

Entry and exit points onto Persimmon Blvd. are approved for the configuration of Town Center Parkway that was presented in this application. If the Town Center Parkway configuration is altered during the Land Development Permit process, applicant will be required to modify the site plan for consistency. Further details about phasing of the work in this application as it relates to the Town Center Parkway construction will be reviewed at the time of Land Development permits.

Fire Safety

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

FINAL REMARKS

SPM-2021-06 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 Department** and **Engineering Department** recommends approval of the subject application.