



CITY OF WESTLAKE
Engineering Department
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STAFF MEMORANDUM

DATE: 3/15/2021
PETITION NO.: VAR-2021-01
DESCRIPTION: Variance for Crossings of Westlake (Pod M-2) Site Plan
APPLICANT: Cotleur and Hearing
OWNER: Minto PBLH, LLC
REQUEST: Applicant (Minto PBLH, LLC) is requesting review of the Variance for Crossings of Westlake (Pod M-2) Site Plan

Final Recommendation

The Office of the City Engineer has reviewed the documents associated with the application referenced above and recommends approval of the variance to facilitate the site plan approval for Pod M-2.

Discussion

The Crossings of Westlake (Pod M-2) proposes 130 attached single-family (townhome) units on 15.57 acres. Pod M-2 is centrally located within Westlake, adjacent to the future Town Center, east of Town Center Parkway South and north of Persimmon Boulevard East, as shown in the graphics below. Specifically, the applicant is requesting a variance to allow short, dead end, vehicular alleys to be used to as the means to access attached single-family residential within the parcel.

Location Maps





POD M-2



The primary access points to the Crossings community will be on Town Center Parkway, at the intersection of Kingfisher Boulevard. All of the residences within the Crossings of Westlake are within a five-minute walk to the Westlake Adventure Park. Within Pod M-2, there will be 30-foot-wide lots containing attached single-family homes in clusters of 4 and 5. Side corner lots are generally 40' wide. The proposed lot area exceeds the minimum area required by the City Code.

The 130 single-family attached homes have a net density of 8.34 dwelling units per acre. The Westlake Master Plan provides for up to 150 attached single-family homes thus the proposed plan is consistent with the land use, zoning, and Westlake Master Plan. The 20 unused units will be transferred to another attached single-family pod the next time the master plan is formally amended. The 130 units however remains fully consistent with the approved Development Order. The approved Density for Pod M which includes Sky Cove (M-1 and Crossings M-2) is 5.84 dwelling units per acre. With the reduction of 20 attached single-family units the density at build out will be 5.53 dwelling units per acre.

The townhomes within Crossings create a “New Florida Coastal Town” feeling by drawing inspiration from historic coast vernaculars and reinterpreting them with a cleaner more contemporary execution. Rooflines, eaves, windows, garage doors, entry doors, and rooflines work together to form a unified theme. Colors of the homes are pastels and tones with neutral colors on elements such as front doors or shutters. Trim and body colors should work together by complementing and contrasting each other.

Conclusion

(2) reviews of the site plan application occurred, which resulted in a recommendation to the applicant to apply for the variance. (2) reviews of the variance application occurred. The plan meets the criteria for length of dead-end streets and is significantly under the maximum length allowed. A maximum 900-foot is allowed, and 100-foot is provided for each alley. The street connecting the alleys, Willow Creek Drive, is 780-feet. The subject plan does not meet the review criteria for number of dead-end streets (20-percent required, 80-percent provided). However, if additional connections were included, the resulting vehicle or pedestrian travel time would not change significantly. Therefore, the City Engineer has no objection to

the site plan as configured. Also, Palm Beach County Fire Rescue has no objection to the plan. Therefore, the City Engineer recommends that the plan be approved in the current configuration.

This letter has been prepared by the following individual, in association with their consultants and subconsultants:

A handwritten signature in blue ink, appearing to read 'S. Dombrowski', with a stylized flourish at the end.

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