

***POD G Southwest
James Business Park
Site Plan Review
SPR-2022-01
Justification Statement
April 28, 2022***

Introduction

The Applicant (Minto PBLH, LLC) is requesting approval of a Site Plan for a light industrial e-commerce warehouse. This facility is to be located within the southwest portion of Pod G, directly west of the Publix Plaza, which is currently under construction. The plat of “Pod G Southwest” was previously approved and is recorded in the Public Records, containing approximately 11.666 acres.

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.

Subsequent to incorporation, Minto proceeded with the development of its property pursuant to the County Development Orders and the Interim Code. The City has adopted its own Comprehensive Plan and implementing land development regulations. Further, most of the conditions of approval contained in the County development orders have either been completed or are superseded by the City's Comprehensive Plan, Land Development Regulations and state law. As a result, on December 01, 2021, Minto notified the City of Westlake of its intention to hereinafter proceed under § 163.3167(5) to complete development of its density and intensity vested by the Proportionate Fair Share Agreement and state law, pursuant to the City's Comprehensive Plan and Land Development Regulations.

(An updated, list of approved entitlements within the City is attached for additional reference).

Subject Request

The Applicant is requesting site plan approval of a light industrial e-commerce warehouse facility within the southwest portion of Pod G, to be located on Tract A. This tract is situated 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. The plat for Pod G Southwest was previously approved and recorded on May 24, 2021. Persimmon Boulevard West, Phase 2 roadway plat was approved at the April 11, 2022, City Council meeting.

The site plan review of this site will be processed in accordance with Article 3 "Zoning Districts" of the Westlake Code of Ordinances. The subject site maintains a Land Use designation of Downtown Mixed Use and a Zoning designation of Mixed Use and is subject to site plan review and approval. The proposed light industrial/warehouse use is considered a permitted use within the Mixed-Use Zoning District. The site development plan will require approval by the Westlake City Council with public notice as required by Article 2, Table 2.3. All of the proposed uses are permitted uses (**P**) within the Mixed Use (**MU**) zoning district as defined by Article 3 Table 3-20 of the City of Westlake Code of Ordinances.

The proposed E-commerce site, to be called "James Business Park", will ultimately be owned and operated by Jamlyn Supply, Inc. Jamlyn will be the primary tenant occupying about half (or 3 units) of the largest building, which is sized to meet their future growth. The maximum number of tenants that can be accommodated will include 3 more with Jamlyn in the largest building and up to 4 in the smaller building. Jamlyn intends to construct Building 1 first. Building 2 will be constructed within 2 years of Building 1.

Jamlyn Supply is an ecommerce company that sells thousands of different 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 our customers. We work with manufacturers and Brands to help them increase

their online presence and sales. Opened in 2014 Jamlyn has served millions of satisfied customers.

Pursuant to Chapter 1 of the City's Code:

LIGHT INDUSTRIAL USES: Land uses that include construction operation and storage facilities, manufacturing, assembly, processing or storage of products when such activities have minimal and inoffensive external impacts such as smoke, noise, dust, soot, dirt, vibration, stench, or adverse visual impacts on the surrounding neighborhood. Light industrial uses may include research and development technology centers including server farms, medical and dental laboratories, warehouse and/or distribution centers, and recycling centers. Light industrial uses shall not include mining and extraction industries, electrical generation plants, or regional sewer treatment plants.

Possible Light Industrial uses include, but are not limited to, storage, light manufacturing, distribution, assembly, and laboratories. Examples may include but are not limited to (a) building supply distribution centers such as electrical or plumbing, (b) medical supply distribution centers for all different types of pharma, (c) moving companies, (d) general storage of all types of materials, (e) package delivery corporations, (f) air conditioning, windows, or tile fabricator, and (g) wholesalers such as hardware, furniture, or cosmetics. **(Please refer to "Attachment A" which includes a representative list of potential tenant uses).**

Pod G has a Mixed-Use zoning designation allowing commercial, retail, and industrial uses. Access to the site is available from either Persimmon Blvd. West, or Town Center Parkway West, both originating from Seminole Pratt Whitney. The site plan proposes 2, 1-story buildings; the larger one at 135,540 sq.ft., containing light industrial uses and a second building at 10,103 sq.ft., containing light industrial uses with ancillary office (limited to 30% of the gross floor area), for a combined total square footage of 145,643.

The site design provides for vehicle parking on the west side of the site, with three (3) ingress/egress locations along Persimmon Blvd. and one (1) at the north on Town Center Parkway. The delivery and loading area will be located on the east side of the larger building and is well screened from public view.

The landscape plan responds to the use of the site and reinforces the architecture of the proposed buildings.

Conclusion

The Applicant is requesting approval of this light industrial e-commerce facility on Pod G Southwest, as presented. The Applicant will work closely with Staff to bring this application to completion as quickly as possible. The Applicant and the entire development team are available to answer any questions Staff might have and/or provide necessary information to supplement the information provided in the submittal.

Attachment A – List of Potential Tenant Uses

Pursuant to Chapter 1 of the City's Code:

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The applicant has not yet begun to secure lease agreements from specific users, and would prefer not to use branded business names as examples of the types of users proposed. Having said that, below is a more specific list of the types of users anticipated to occupy the buildings (include but are not limited to):

- Ecommerce
- Food Distribution
- Air Conditioning Supply
- Plumbing Supply
- Pool Supply
- Contractor Supply Store
- Granite & Marble Supply
- Trade/Contractor Service Business
- Water Bottling & Distribution
- Beverage Supply & Distribution
- Electrical Supply & Distribution
- Flooring & Tile Supply & Distribution
- Glass & Windows Supply & Distribution
- Indoor Storage of Goods including Automobiles
- Furniture Storage & Distribution
- Appliance Storage & Distribution
- Automotive Parts Assembly
- Electronic Supply & Distribution
- Food Supply & Distribution
- Equipment Rental & Supply

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- Party Rental & Supply
- Medical Supply & Distribution
- Medical & Pharma Laboratories & Research Centers
- Cosmetics Supply & Distribution
- Indoor Recreation
- Moving & Storage Companies
- Package Delivery & Distribution

- Light Manufacturing & Assembly of Goods, including but not limited to
 - Medical
 - Computers
 - Pharmaceuticals
 - Laboratories
 - Electronics
 - Household Goods
 - Other Clean Industries