



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 7/5/2022

PETITION DESCRIPTION

PETITION NUMBER: SPR-2022-01 James Business Park (Pod G) Site Plan Review
OWNER: Minto PBLH, LLC
APPLICANT: Cotleur & Hearing
ADDRESS: TBD
PCN: 77-40-43-01-21-001-0000; 77-40-43-01-21-023-0000
REQUEST: The applicant is requesting approval of a Site Plan Review for a 145,643 square feet (sq. ft.) of light-industrial warehouse development. The application includes two (2) buildings, a one-story Building I (North) with 135,540 sq. ft.; and a one-story Building II (South) with 10,103 sq.ft. within Pod G Southwest.

Note: The subject application does NOT include signage since the applicant is applying for a Master Sign Plan concurrently.

SUMMARY

The applicant is requesting approval of a Site Plan Review for a 145,643 sq. ft light-industrial warehouse development which includes two (2) one-story buildings with 135,540 sq. ft. and 10,103 sq. ft. respectively. The subject application is including an outdoor storage area of 14,564 sq. ft. of maximum area (10 percent of building gross floor area).

The applicant proposes to build the facility in two phases. Building I, all infrastructure and parking will be built as part of Phase I. A pad area will be constructed, compacted and seeded with Bahia grass at the proposed location of Building II. The landscape plan depicts a phasing line to ensure that the landscape within the perimeter islands are constructed within Phase I and only the foundations planting associated with building 2 is proposed for Phase II.

The applicant is also requesting a waiver from Chapter 3. Table 3-12 (1)(b)(b) to increase the chainlink fence height around the outside storage area from 6 feet to 8 feet for screening purposes. The proposed 11.66-acre development is located within the Pod G Southwest portion.

STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the **Engineering Department** and the **Planning and Zoning Department** recommends approval of the above referenced application with the following conditions of approval:

1. Prior to issuance of building permits. The location and selection of the artwork shall be approved by the City Council.
2. All uses must be in compliance with the Code definition of "light Industrial Uses".
3. Overnight storage or parking of delivery vehicles or trucks shall not be permitted on the property except within the designated areas.
4. Repair or maintenance of vehicles shall not be permitted on the property, excluding emergency repairs.
5. Stacking of pods and containers are prohibited.

6. All fencing for outdoor storage areas shall not to exceed 10% of the building gross square footage.
7. Stored materials shall not exceed the height of the fence and shall not extend out from the back bay of the building no more than sixty (60) feet.
8. All chainlink fence shall be black vinyl coated with opaque slats.
9. Photometrics: trespass at property line is over 0.33 fc at ROW adjust design, exception at the driveway connection to road.
 - a. Parking area exceeds the max to min ratio and average to min ratio, revise.
 - b. Calculations should be based on LLF at 0.95 not 0.90.
 - c. Show spill at the west side of W.M.T and development line.
10. Provide safe site distance triangle at the entrance of the parking lots to the road during the land development process of James Business Park.

PETITION FACTS

- a. Total Gross Site Area: 11.66 acres
- b. Building Data: North Building 135,540 sq. ft.; South Building 10,103 sq. ft. (total 145,643 Sq. Ft. for light-industrial warehouse)
- c. Land Use and Zoning
 - Existing Land Use: Vacant/Agricultural/Utility
 - Future Land Use: 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	Mixed Use
WEST	Residential 2	R-2



BACKGROUND

The subject application is requesting approval of a light industrial e-commerce warehouse facility within the southwest portion of Pod G, to be located on Tract A. The plat for Pod G Southwest was previously approved and recorded on May 24, 2021.

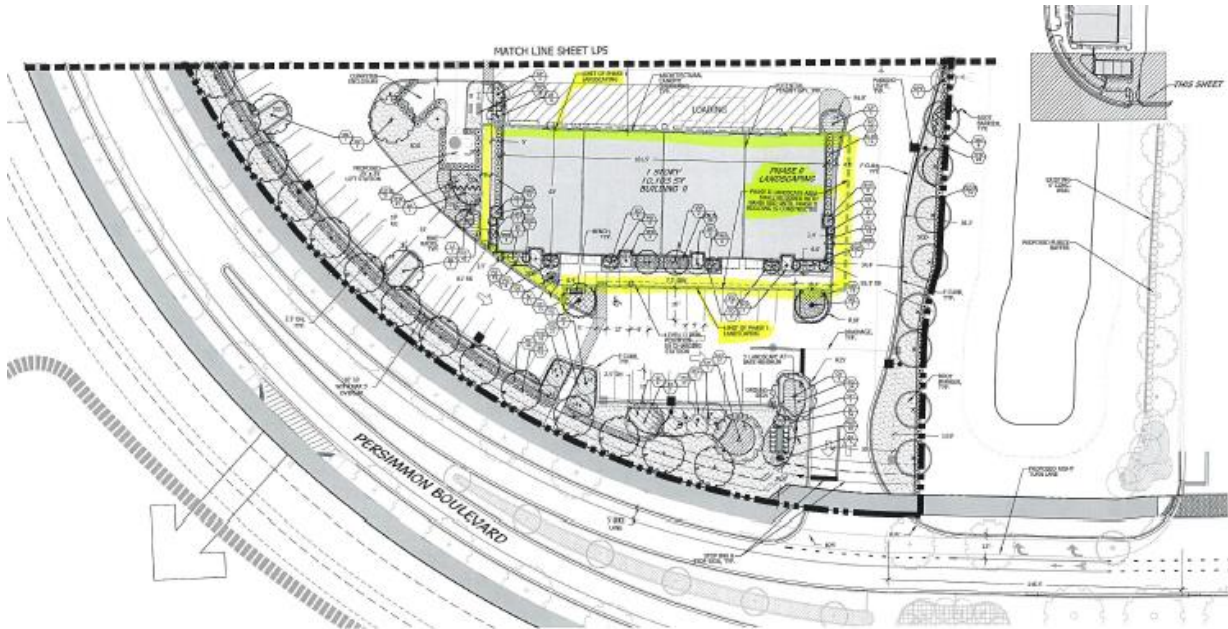
STAFF ANALYSIS

Pod G Southwest (11.66 acres), includes Tract A and a Water Management Tract (W.M.T), which is dedicated to the Seminole Improvement District (SID) and provides open space and water management to the site. The proposed light industrial warehouse development is a permitted use within the Mixed-Use Zoning District. The site plan proposes two, 1-story buildings, the north building (building I) has 135,540 sq. ft. and the south building (building II) 10,103 sq. ft. for a combined total of 145,643 sq. ft. of light industrial use with accessory office limited to 30% of the gross floor area. Access to the site is provided from either Persimmon Blvd. West, or Town Center Parkway West. The applicant proposes to provide Art in Public Places (AIPP) on-site. Per Ordinance 2021-12 (Art in Public Places) City Council must approve the location and selection of the artwork (see condition of approval).

Loading areas are located on the east side of the north building, and on the north side of the south building and will be screen from public view by additional landscape material provided at both site entrance and a 6' concrete wall along the east property boundary (Publix Plaza) provides screening to the adjacent property.



The applicant proposes to build the facility in two phases. Building I, all infrastructure and parking will be built as part of Phase I. A pad area will be constructed, compacted and seeded with Bahia grass at the proposed location of Building II. The landscape plan depicts a phasing line to ensure that the landscape within the perimeter islands are constructed within Phase I and only the foundations planting associated with Building 2 is proposed for Phase II.



LANDSCAPE PLAN

The city code Chapter 1, Article 1.2, Interpretations, Section 1, Definitions and Acronyms, defines Light Industrial as follows:

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.

The above definition will serve as the basis to determine allowable uses, and their potential impact in terms of smoke, noise, dust, soot, dirt, vibration, stench, or adverse visual effect. The applicant provided the below representative uses that could be placed at the warehouse:

- E-commerce
- 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
- 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:
 - o Medical
 - o Computers
 - o Pharmaceuticals
 - o Laboratories
 - o Electronics
 - o Household Goods
 - o Other Clean Industries

Fencing

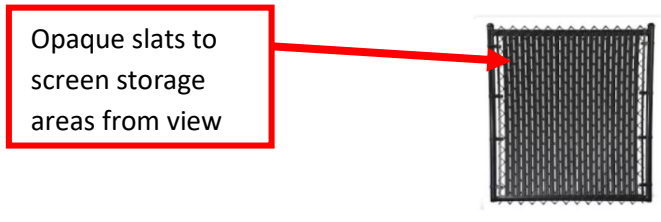
City Code limits fence height to 6 feet per Chapter 3, Zoning Districts and Standards, Section 3: Mixed Use (MU), (B) Requirements, (2) Non-residential, (1) Accessory Structures:

- (1) **Accessory Structures.** Accessory structures shall be permitted pursuant to the requirements below:
 - (a) Unless otherwise specified below, accessory structures are subject to the same setback and height requirements as the principle structure.
 - (b) The following structures are subject to the following additional requirements:
 - (i) Fences and walls.
 - a. The minimum front setback for fences and walls is 10 feet. Fences and walls are not subject to any other setback requirements.
 - b. The maximum height of a wall or fence shall be 6 feet; except for fences or walls for an athletic training facility, which have a maximum height of 8 feet. The City Council may approve additional fence height for purposes of protecting public health, safety, or welfare.

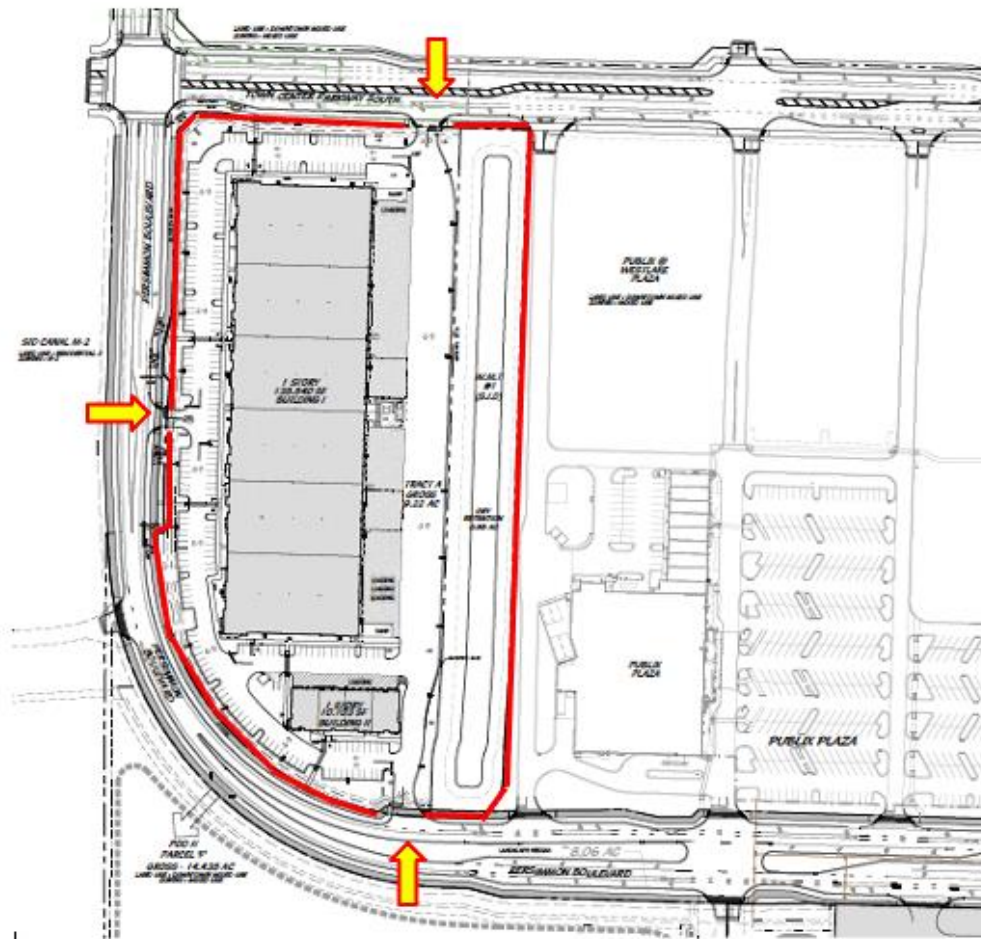
The applicant is requesting to allow an 8 (eight) foot black vinyl fence with opaque slats on the rear of the buildings for tenants. The purpose for the additional height is to ensure proper screening of unsightly materials from the ancillary outdoor storage.

Each tenant will be required to adhere to City Code to refrain from unsightly conditions in the rear of the North and South Building. Whereas some may utilize the back of the building for outside storage, a black fence with opaque slats will be required (*see condition of approval*) to decrease visual impacts. Staff has worked closely with the applicant make sure any outside storage or staging performed by tenants of the proposed warehouse will be screened from public view.

The tenant specific outdoor storage shall be limited to 10% of the gross building area (14,564 sq. ft. max) and will be fully screened with 8' high heavy gauge black vinyl fence with opaque PVC slats (*see condition of approval*).



POD G SOUTHWEST, JAMES BUSINESS PARK OVERVIEW



The following table presents compliance with applicable zoning code:

ZONING DISTRICT MIXED USE	REQUIRED BY CODE	PROPOSED	COMMENTS
Setbacks			
Front	Main Structure: 30'	North Building: 70.7'-89.7' South Building: 61'	<i>In compliance</i>
Rear	Main Structure: 10'	North Building: 227.9' South Building: 79.8' (to building 1)	<i>In compliance</i>
Side Yard	Main Structure: 10'	North Building: 70.7'-93.5' South Building: 61'-155.8'	<i>In compliance</i>
Lot Coverage	Max Lot Coverage: 45%	29%	<i>In compliance</i>
Building Height	70 ft. max	48'	<i>In compliance</i>
Parking	Required parking: (1/2400 SF and 1/300 SF Office) = 188 spaces, 7 ADA, 4 Loading LSEV = 4 Spaces	224 provided 8 ADA 40 loading spaces 2 LSEV spaces	<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%	32.98%	<i>In compliance</i>
Bike Racks	5% of parking required. Total: 9.4	16 provided	<i>In compliance</i>

DESIGN AND AESTHETICS

Design and aesthetics are paramount to the vision and goals of the City of Westlake. This development will be a warehouse facility of the City’s vibrant Seminole Pratt Whitney corridor and will continue to set the standards and precedents for future developments. Since the City of Westlake is positioned to become a dynamic center of the western surrounding communities, it is critical that the proposed development be consistent with the City’s vision and guiding principles.

City’s Comprehensive Plan and Vision

The City of Westlake Comprehensive Plan adopted in 2018 includes a Data and Analysis section that define the City’s Vision and Guiding Principles. These are the building blocks of the City, and they were formulated by the City Council through a series of workshops. “Build City Character and Identity” guiding principle emphasizes how important is aesthetics and design for the City’s identity and urban character. The subject document includes the following key paragraphs:

The City’s Guiding Principles

Build City Character and Identity

The City will promote economic development and provide for attractive public spaces through the coordination of building architecture, site design, and streetscape improvements.

Grow A Vibrant Economy

The City will work towards becoming a Sustainable Community with an environmentally, socially, and economically healthy and resilient City for existing and future populations. A healthy and sustainable business environment will be promoted through investment in efficient infrastructure, the provision of incentives, and by fostering development of a community that is attractive to employers and their workers. The Plan will seek to enhance the City’s competitive advantage and to attract high quality companies, entrepreneurs, and knowledge-based businesses to the area.

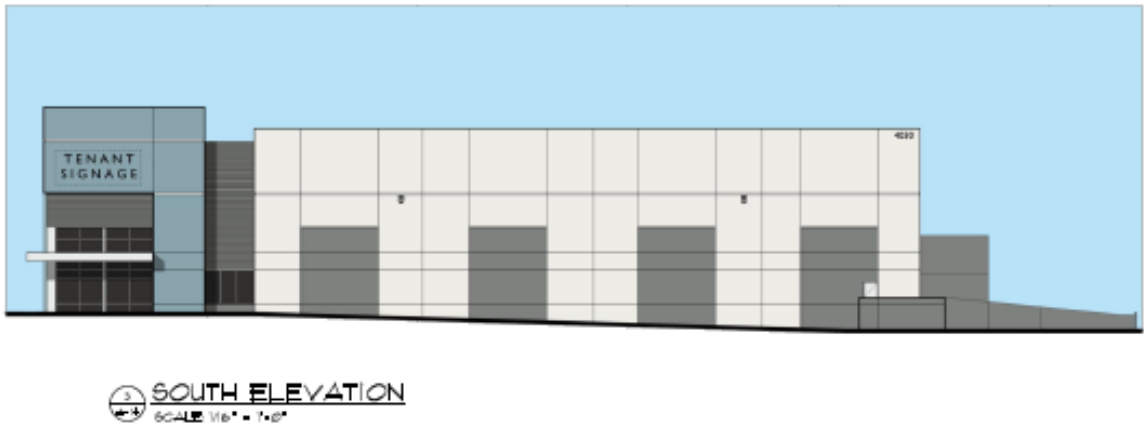
ARCHITECTURAL ELEVATIONS



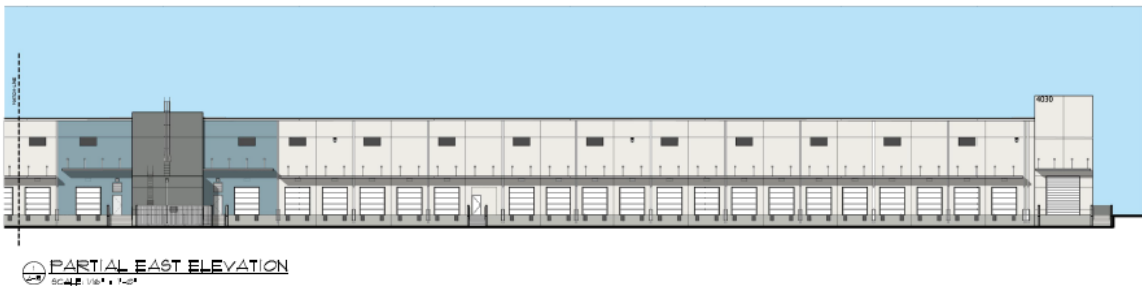
Building I (West Elevation)



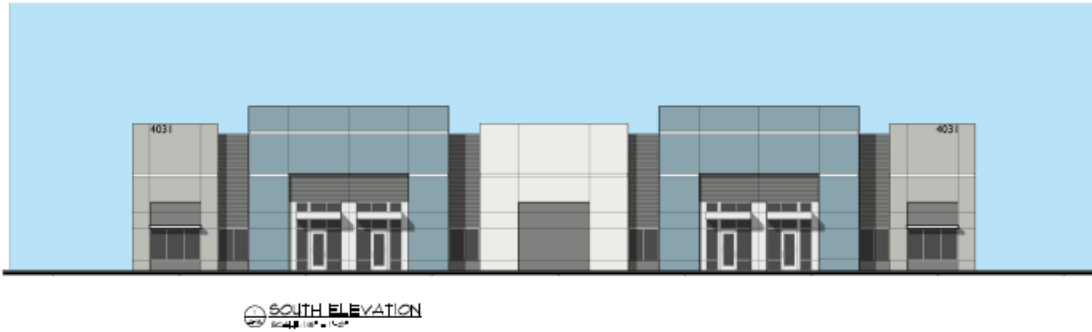
Building I (South Elevation)



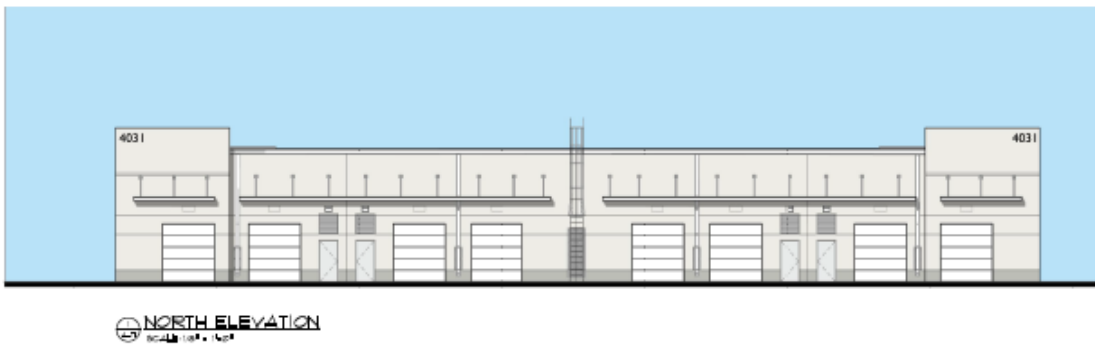
Building I (East Elevation)



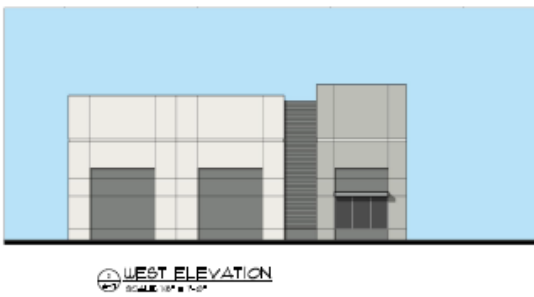
Building II (South Elevation)



Building II (North Elevation)



Building II (West & East Elevation)



Landscape

The preliminary landscape plan for Pod G Southwest – James Business Park Site Plan exhibits perimeter landscape buffers, building foundation planting, parking lot landscaping, and landscaping surrounding ground and monument signs. The perimeter buffer on the eastern side of the property line is reduced due to the adjacent open space that is greater than 30 feet in width. The loading area shall be screened from public view by the concrete wall on the neighboring property to the east as well as additional landscaping provided along the eastern property line on the northernmost and southernmost ends in effort to obstruct views from the roadways to the north and the south. The landscape design is in compliance with City Code.

Drainage

The site is located within the boundaries of the South Florida Water Management District (SFWMD) C-51 basin, Seminole Improvement District (S.I.D.) and the City of Westlake. It is proposed that runoff be directed to on-site inlets and storm sewer with discharge to an existing off-site S.I.D. owned dry detention area along the east boundary of the site for ½” dry pre-treatment. Legal positive outfall is available via an existing connection to the Master Drainage System.

Traffic

The total trips projected for this application do not exceed the approved trips for Westlake per Palm Beach County’s Traffic Performance Standards (TPS) and the City’s Code.

Fire Rescue

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

STAFF RECOMMENDATION

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