



Meeting Agenda Item Coversheet

MEETING DATE:		6/14/21	Submitted By: Gina Lawrence	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		A Resolution for the Pod H "Landings" Master Plan		
STAFF RECOMMENDATION: (MOTION READY)		Motion to approve Resolution 2021-08, the Pod H "Landings" Master Plan		
SUMMARY and/or JUSTIFICATION:		<p>The applicant is requesting approval for a Master Site Plan for a 50.826 acres Commercial Plaza fronting Seminole Pratt Whitney Road. "Westlake Landings" will be developed as a Property Owners Association (POA) with individual owners within Pod H. <i>The subject Plaza consists of a number of parcels that will be developed according to market driven demand.</i> The 7-11 2.0 Convenience Store with Gas Station approved last year (Parcel A 1) is included on the subject Commercial Plaza. Also, concurrent with the subject application, the City is processing the proposed Self Storage Service for Parcel E. In the future, the Commercial Plaza will include a number of fast food restaurants, retail, commercial recreation, office, and light industrial uses. <i>Design and aesthetics are paramount to the vision and goals of the City of Westlake. This development will be a NEW commercial plaza at the City's vibrant Seminole Pratt Whitney corridor. Since the City of Westlake is positioned to become a dynamic center of the western surrounding communities, it is critical that the proposed Commercial Plaza "Westlake Landings" be consistent with the City's vision and guiding principles.</i></p>		
SELECT, if applicable		AGREEMENT:		BUDGET:
		STAFF REPORT:		X PROCLAMATION:
		EXHIBIT(S):		X OTHER:
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Resolution 2021-08, Final Staff report, Pod H Master Plan, Pod H SD, Justification Statement, Drainage Statement, Westlake Landings Declaration of Covenants, Application, Traffic Report, Conceptual Engineering		
SELECT, if applicable		RESOLUTION:		X ORDINANCE:
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank) <u>Please keep text indented.</u></i>		<p>A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE MASTER SITE PLAN AMENDMENT FOR WESTLAKE LANDINGS, CONTAINING A CONVENIENCE STORE WITH A GAS STATION ON PARCEL A1; FAST FOOD RESTAURANT WITH DRIVE THROUGH ON PARCEL A2; RETAIL AND FAST FOOD RESTAURANT WITH DRIVE THROUGH ON PARCEL B1; RETAIL AND FAST FOOD RESTAURANT WITH DRIVE THROUGH ON PARCEL B2; FAST FOOD RESTAURANT WITH DRIVE THROUGH ON PARCEL C1; FAST FOOD RESTAURANT WITH DRIVE THROUGH ON PARCEL C2; SELF SERVICE STORAGE ON PARCEL E; COMMERCIAL RECREATION ON PARCEL F AND OFFICE AND LIGHT INDUSTRIAL ON PARCEL G, LOCATED AT 16860 PERSIMMON BOULEVARD WEST IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.</p>		
FISCAL IMPACT (if any):				\$

