



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 6/14/2021

PETITION DESCRIPTION

PETITION NUMBER: MPA-2021-01 Pod H “Westlake Landings” Master Site Plan

OWNER: Minto PBLH, LLC

APPLICANT: Cotleur & Hearing

ADDRESS: 16860 Persimmon Boulevard West

PCN: 77-40-43-01-17-000-0010; 77-40-43-01-17-000-0020

REQUEST: The applicant is requesting approval for a Master Site Plan for a 50.826 acres Commercial Plaza in Pod H. The subject application includes 1.39 acres of Canal; 1.00 acres of Dry Retention; **Parcel A 1** -2.48 acres- with a 4,500 Sq. Ft. Convenience Store with Gas Station (**Phase One**); **Parcel A 2** -1.18 acres- with a 3,500 Sq. Ft. Fast Food Restaurant with a drive through; **Parcel B 1** -1.68 acres- with a 4,500 Sq. Ft. Retail and 2,500 Sq. Ft. Fast Food Restaurant with a drive through; **Parcel B 2** -1.82 acres- with a 4,500 Sq. Ft. Retail and 2,500 Sq. Ft. Fast Food Restaurant with a drive through; **Parcel C 1** -1.87 acres- with a 3,585 Sq. Ft. Fast Food Restaurant with a drive through; **Parcel D** -1.81 acres- with 3,585 Sq. Ft. Fast Food Restaurant with a drive through; **Parcel E** -5.75 acres- with a 140,000 Sq. Ft. Self Service Storage; **Parcel F** -14.44 acres- with designation for Commercial Recreation; and **Parcel G** -17.41 acres- with a 35,000 Sq. Ft. Office and 150,000 Sq. Ft. Light Industrial. ** The applicant will apply for a separate Master Sign Plan at a later time, this Site Plan Modification does Not include approvals for any signage.*

SUMMARY

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. The subject Plaza consists of a number of parcels that will be developed according to market driven demand. 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.

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.

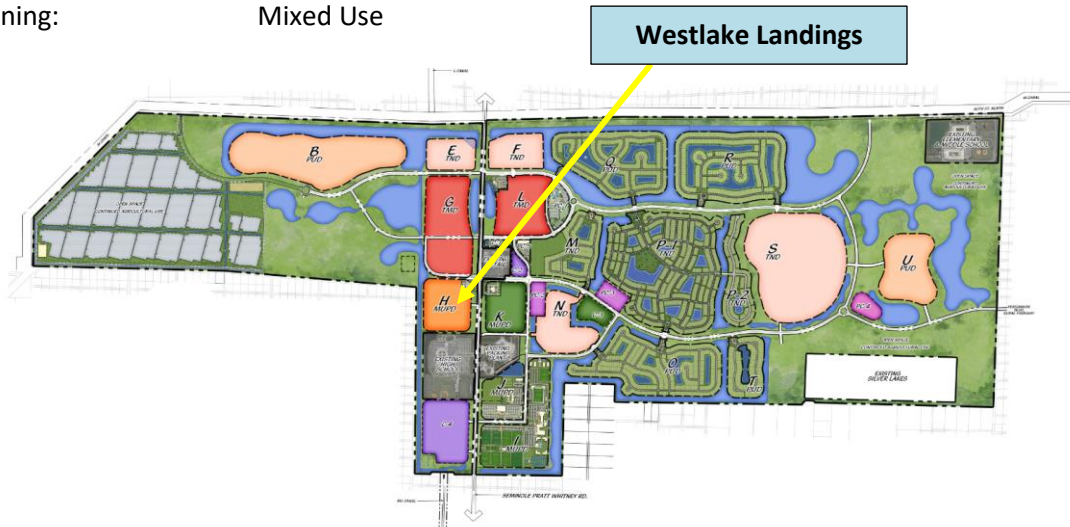
STAFF RECOMMENDATION

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

1. Maintain vacant parcels (A2, B1, B2, C1, D, F, G) to keep a visual appearance. The subject parcels will be stabilized, seeded, mulched, regular mowed and receive temporary watering by way of traditional water trucks.
2. Current egress points to internal parcels from internal road are schematic in nature. Final location of driveway will be reviewed and approved per the current code at time of Land Development Application.

PETITION FACTS

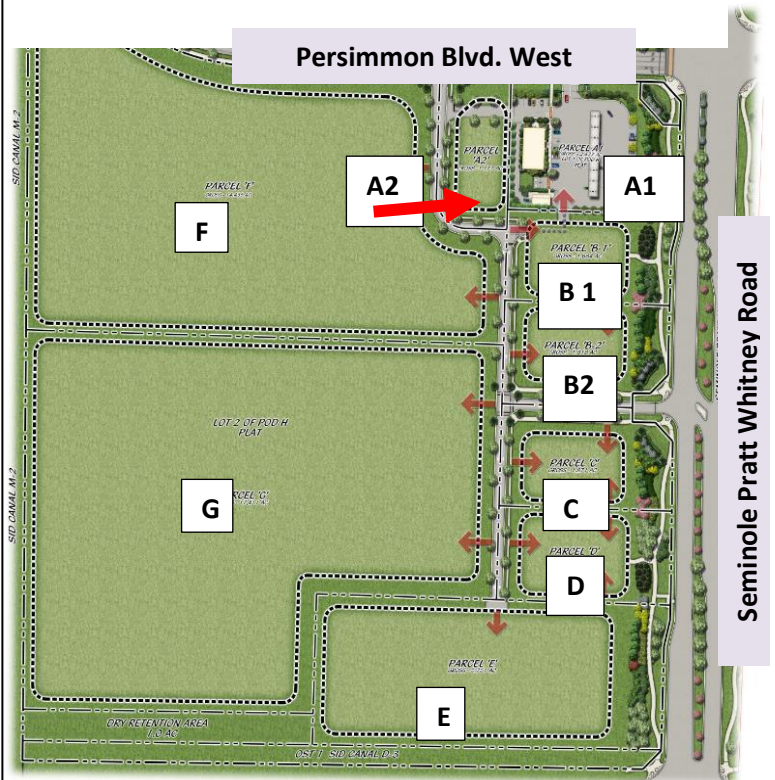
- a. Total Gross Site Area: 50.826 acres
- b. Land Use and Zoning
 - Existing Land Use: Vacant/Agricultural/Utility
 - Future Land Use: Downtown Mixed Use
 - Zoning: Mixed Use



STAFF ANALYSIS

The applicant is requesting approval of a Master Site Plan for a 50.826 acres Commercial Plaza in the Downtown Mixed Use Zoning District. The subject Plaza is located west of Seminole Pratt Whitney Road. The below graphic presents the proposed parcels included on the Master Site Plan:

- Parcel A 1** -2.48 acres- 4,500 Sq. Ft. **Approved 7-11** Convenience Store with Gas Station (Phase One)
- Parcel A 2** -1.18 acres- 3,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel B 1** -1.68 acres- 4,500 Sq. Ft. Retail & 2,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel B 2** -1.82 acres- 4,500 Sq. Ft. Retail & 2,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel C 1** -1.87 acres- 3,585 Sq. Ft. Fast Food Restaurant with drive through
- Parcel D** -1.81 acres- 3,585 Sq. Ft. Fast Food Restaurant with drive through
- Parcel E** -5.75 acres- with a 140,000 Sq. Ft. Self Service Storage
- Parcel F** -14.44 acres- with Commercial Recreation
- Parcel G** -17.41 acres- with a 35,000 Sq. Ft. Office & 150,000 Sq. Ft. Light Industrial



Seminole Ridge High School

Master Site Plan Phases

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. The subject Commercial Plaza consists of a number of parcels that will be developed in phases and respective site plans will be submitted for staff review and approval by the City Council.

Phase One includes the 7-11 2.0 Convenience Store with Gas Station approved last year (**Parcel A 1**). Per the applicant statement, the additional parcels will be considered **Phase Two** and each parcel will be developed according to market driven demand.

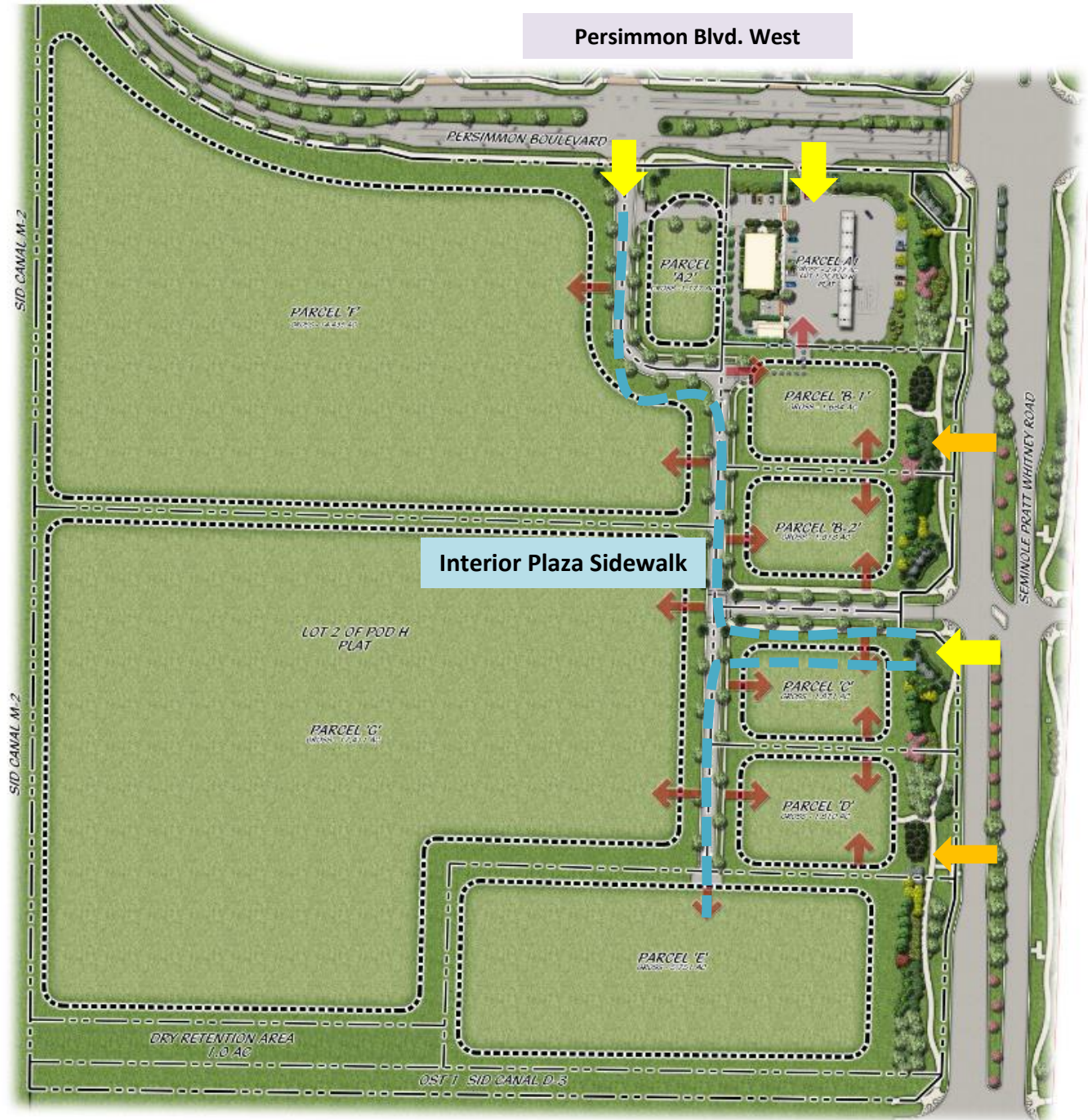
Also, concurrent with the subject application, the City is processing the proposed Self Storage Service for Parcel E. In the future, the Commercial Plaza will include a number of fast food restaurants, retail, commercial recreation, office, and light industrial uses.

The Master Site Plan includes Phase One and Phase Two. Each parcel will be developed according to market driven demand.



Accessways and Connecting Sidewalks

The Commercial Plaza Master Site Plan provides **three** (3) points of vehicular access to the site, two (2) from Persimmon Boulevard West from the north, and one (1) from Seminole Pratt Whitney Road.



The subject Commercial Plaza also provides internal sidewalks, and pedestrian and bicycle connectivity to the multimodal path along Seminole Pratt Whitney Road as shown on above graphics.

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 and will continue to set the standards and precedents for upcoming commercial developments. 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.

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:

Vision for the City

The City will be a vibrant, desirable and welcoming place to live, work and play. The City will support mixed uses and promote safe neighborhoods with access to thriving business districts, employment centers, schools, parks and open spaces. The City will create incentives to promote the development of diverse housing, and will offer public open spaces. An emphasis on the development of complete streets will promote multi-modal transportation opportunities. The City's plans and policies will embrace public participation, encourage a sustainable community, and stimulate a vibrant economy.

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.

Balance the Central Communities in Palm Beach County

The development of the City will include commercial, employment, and recreational opportunities to help alleviate the existing urban sprawl pattern of development that currently exists in central Palm Beach County.

Promote Mixed-Use Corridor

The Downtown Mixed-Use Category is important to the development of the City as a center of commerce, employment, and services. Neighborhood centers, which will vary in scale, use, and intensity, will be developed within walking distance of residential neighborhoods to provide accessible and convenient opportunities to work, shop, and participate in civic life.

Emphasize Housing Diversity and Livable Neighborhoods

A variety of housing choices will be provided to accommodate a diverse range of residents at varying income levels and at all stages of life, including young adults, families, non-family households, empty nesters, retirees, and seniors. Housing opportunities will include small lots, multi-family housing, and live-work units, in addition to the traditional large, single family homes. Neighborhood commercial centers will offer convenient and walkable amenities to residents by providing retail and service facilities.

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.

Promote Complete Streets, Transportation Choice and Mobility

A safe, reliable, and integrated transportation system that supports multiple modes of transportation including walking, biking, mass transit, and motor vehicles will be encouraged within the City. Investment in the transportation system should promote multi-modal travel solutions, especially in the Downtown Mixed-Use Category, around schools, and between neighborhoods.

Fire Safety

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

Landscape

Landscape was not presented at this master plan level. Landscape will be evaluated with development of each parcel.

Maintenance of Vacant Parcels

All landscaped areas will be fully irrigated and maintained on a regular basis. The future development parcels (A 2, B 1, B 2, C 1, D, E, F, & G) will be stabilized and seeded and mulched with Argentine Bahia Grass. These areas will receive temporary watering by way of traditional water trucks during the initial establishment period. The future development parcels will be regular mowed consistent with industry standards to maintain a neat visual appearance.

Drainage

Proposed stormwater runoff from the site will be interconnected between the parcels and directed to on-site inlets and storm sewers that discharge into a proposed detention area for water quality treatment prior to discharge to the Master Stormwater System. Legal positive outfall is available via connection to the Master Stormwater System, SID Canal M-2.

Traffic

Westlake was previously approved under Article 12, Traffic Performance Standards, of the Palm Beach County Unified Land Development Code. The specialty uses in Pod H were not specifically analyzed in the originally approved Westlake traffic study. Under this application, an equivalency analysis was conducted to demonstrate that the trips for proposed uses do not exceed the trips for the approved uses. The information was reviewed and found to be acceptable in accordance with the City LDRs."

Roadway Connections

Entry and exit points onto Persimmon Blvd. are approved for the configuration of Persimmon Blvd. that was presented in this application. If the Persimmon Blvd. 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 Persimmon Blvd. construction will be reviewed at the time of Land Development permits.

FINAL REMARKS

MPA-2021-01 will be heard by the City Council on June 14, 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 and Engineering Department recommends approval of the subject application with the following conditions :

1. Maintain vacant parcels (A2, B1, B2, C1, D, F, G) to keep a visual appearance. The subject parcels will be stabilized, seeded, mulched, regular mowed and receive temporary watering by way of traditional water trucks.
2. Current egress points to internal parcels from internal road are schematic in nature. Final location of driveway will be reviewed and approved per the current code at time of Land Development Application.



CITY OF WESTLAKE

Engineering Department

4001 Seminole Pratt Whitney Road

Westlake, Florida 33470

Phone: (561) 530-5880

www.westlakegov.com

DATE: 5/19/2021
APPLICATION NUMBER: MPA-2021-01
DESCRIPTION: Pod H – Master Plan Amendment
APPLICANT: Cotleur & Hearing
OWNER: Minto PBLH, LLC
REQUEST: Master Plan Amendment Review
LOCATION: Westlake, FL 33470
STAFF REVIEW: **RECOMMENDATION OF APPROVAL**

The Engineering Department has reviewed the application above and recommends approval with the following note:

- Current egress points to internal parcels from internal road are schematic in nature. Final location of driveway will be reviewed and approved per the current code at time of Land Development Application.

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 "Suzanne Dombrowski".

Suzanne Dombrowski, P.E.
Chen Moore and Associates
Tel: 561.746.6900 x 1035
Email: sdombrowski@chenmoore.com

RE: MPA-2021-01 Pod H & SPR-2021-04 Pod H -Pinnacle Resubmittals

External Westlake/Pod H x

← **Wesley Jolin R.** <WJolin@pbcgov.org>

Tue, Apr 20, 3:05 PM

to me ▾

Hi Gina,

Fire's comments have been addressed. No additional comments.

Wesley Jolin, CFI ®

PB County Fire Rescue

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West Palm Beach, FL 33411

561-233-2695

wjolin@pbcgov.org