

RESOLUTION 2021-15

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE SITE PLAN FOR AN APPROXIMATELY 107,290 SQUARE FOOT SELF SERVICE STORAGE; AND APPROXIMATELY HALF-ACRE OUTDOOR AREA FOR STORAGE OF BOATS AND RECREATIONAL VEHICLES LOCATED IN THE WESTLAKE LANDINGS PLAZA ON PARCEL H AT 4701 SEMINOLE PRATT WHITNEY ROAD IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City's Land Development Regulations provides procedures for the review and adoption of site plans by the City Council; and

WHEREAS, the developer Minto PBLH, LLC, submitted an application for a Site Plan review and approval for a Self Service Storage at Westlake Landings, located at 4701 Seminole Pratt Whitney Road, Westlake, Florida, 33470, containing approximately 5.75 acres, legally described in the attached Exhibit "A", and

WHEREAS, the City staff have reviewed the proposed Site Plan Review, SPR -2021-04, which consists of an approximately 76,510 sq. ft. three (3) story limited access storage building, an approximately 30,780 sq. ft. one (1) story multiaccess storage buildings and 0.71-acre outdoor area for storage of boats and recreational vehicles all as provided in the attached Exhibit "B", (Site Plan Review); and

WHEREAS, the applicant will apply for a separate Master Sign Plan for the Self Service Storage project, therefore, this Site Plan Review does not include approvals for any signage, however, the City staff have reviewed the drainage requirements, the landscape plans and other site related improvements for the Site Plan Review, and finds the application consistent with the City's Interim Land Development Regulations and the City's Codes; and

WHEREAS, the Site Plan Review is consistent with all of the requirements of the City of Westlake's Interim Land Development Regulations and the City's Codes, the city staff recommends approval of the Site Plan Review with conditions as set forth in Exhibit "C"; and

WHEREAS, pursuant to law, notice has been given by publication in a paper of general circulation in Palm Beach County, notifying the public of this proposed resolution and of the public hearing; and

WHEREAS, the City Council for the City of Westlake finds that the adoption and implementation of this resolution is in the best interest and welfare of the residents of the City of Westlake.

THAT:

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA,

Section 1: Recitals: The above recitals are true and correct and are incorporated herein by this reference.

Section 2: Approval of Site Plan Review: The City Council for the City of Westlake hereby approves the Site Plan Review, SPR 2021-04, for a Self Service Storage at Westlake Landings consisting of an approximately 76,510 sq. ft. three (3) story limited access storage building, an approximately 30,780 sq. ft. one (1) story multiaccess storage buildings and 0.71-acre outdoor area for storage of boats and recreational vehicles located at 4701 Seminole Pratt Whitney Road, Westlake, Florida, 33470, as described in the Site Plan, attached hereto as Exhibit "B", located on approximately 5.75 acres, in the City of Westlake, and in Palm Beach County, Florida.

Section 3. Implementation: The City Manager and the Interim City Attorney are hereby authorized to take such further action as may be necessary to implement the purpose and provisions of the Resolution.

Section 5: Effective Date: This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this 14th day of June, 2021.

PUBLISHED on this 4th day of June, 2021 in the Palm Beach Post.

City of Westlake
Roger Manning, Mayor

Zoie Burges, City Clerk

Approved as to Form and Sufficiency
Donald J. Doody, Interim City Attorney

Exhibit 'A'

EXHIBIT "A"
Legal Description

DESCRIPTION: POD H - PARCEL "E"

BEING A PORTION OF LOT 2, WESTLAKE - POD H, AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, WESTLAKE - POD H, AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.01°42'45"W., A DISTANCE OF 835.68 FEET TO THE POINT OF BEGINNING; THENCE S.88°17'15"E., A DISTANCE OF 393.75 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PARCEL 101, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING THREE (3) COURSES BEING ALONG SAID WEST RIGHT-OF-WAY: 1) S.01°42'52"W., A DISTANCE OF 32.38 FEET; 2) THENCE S.13°52'24"W., A DISTANCE OF 56.97 FEET; 3) THENCE S.01°42'52"W., A DISTANCE OF 222.40 FEET TO A POINT ON THE NORTH LINE OF OPEN SPACE TRACT #1, AS SHOWN ON SAID PLAT OF WESTLAKE - POD H; THENCE N.89°12'10"W., ALONG SAID NORTH LINE, A DISTANCE OF 788.71 FEET; THENCE N.01°42'45"E., A DISTANCE OF 323.07 FEET; THENCE S.88°17'15"E., A DISTANCE OF 406.87 FEET TO THE POINT OF BEGINNING.

CONTAINING: 250,535 SQUARE FEET OR 5.751 ACRES, MORE OR LESS.

EXHIBIT "B"
Site Plan

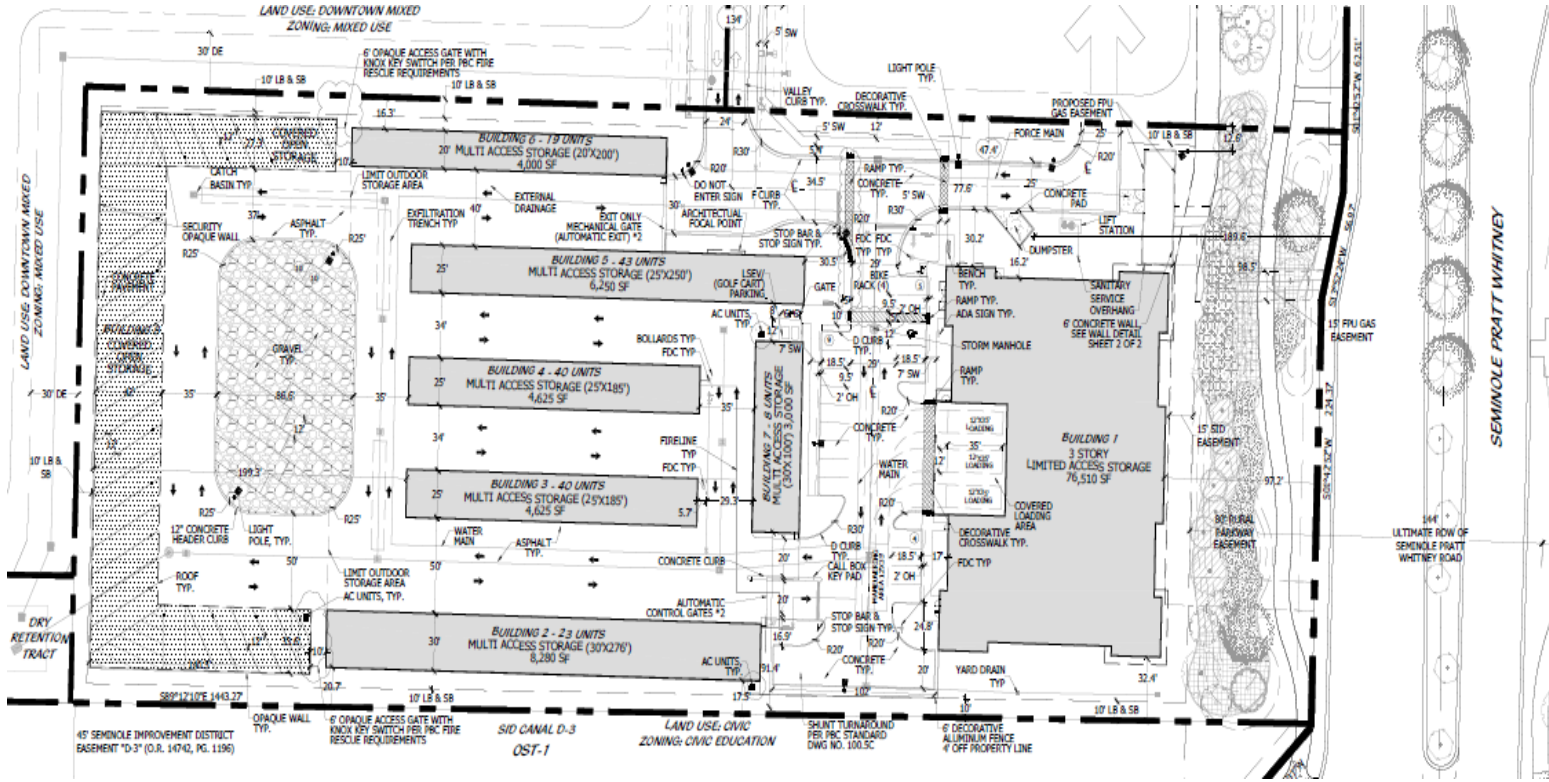


Exhibit 'C'

Conditions of Approval

Self Service Storage (Pod H, Parcel E)

1. Traffic approval is for up to 107,290 square feet of Self Storage and 50 spaces of Outdoor Storage OR up to 140,000 square feet of Self Storage, which is equivalent to 27,000 square feet of Research & Development.