



# Meeting Agenda Item Coversheet

<b>MEETING DATE:</b>		4/12/21	<b>Submitted By:</b> Gina Lawrence / Planning & Zoning	
<b>SUBJECT:</b> <i>This will be the name of the Item as it will appear on the Agenda</i>		VAR-2021-01 Variance Application - Pod M2 - Crossings of Westlake. 130 attached single family townhomes in the R-2 Zoning District.		
<b>STAFF RECOMMENDATION:</b> (MOTION READY)		Based upon the facts and findings contained herein, the Planning and Zoning, and Engineering Departments recommend approval of the subject application. Also, <i>the Palm Beach County Fire Rescue has no objection to the number of dead-end streets.</i>		
<b>SUMMARY and/or JUSTIFICATION:</b>	The subject application, Crossings, is located in Pod M-2 and part of Pod M. The proposed Crossings will be build south of the future Town Center district and the existing Westlake Adventure Park. Sky Cove, an existing single-family residential community, is located east of Crossings within Pod M and designated as Pod M-1. Crossings residential development consists of 130 attached single family townhome units located on 15.57 acres (Pod M-2). The primary access points to the Crossings community will be on Town Center Parkway, at the intersection of Kingfisher Boulevard.			
	On March 8, 2021, the Crossings plat received a conditional approval by the City Council. The subject condition is because the proposed development exceeds by 60 percent the amount of dead-end streets that the City's interim code allows. So, the applicant is requesting a Variance to allow eighty (80) percent dead end streets where the Interim City Code from Palm Beach County requires a maximum of twenty (20) percent dead end streets; relief from Article 3.2.A.2.a. Dead End Streets.			
<b>SELECT, if applicable</b>	<b>AGREEMENT:</b>		<b>BUDGET:</b>	
	<b>STAFF REPORT:</b>	X	<b>PROCLAMATION:</b>	
	<b>EXHIBIT(S):</b>		<b>OTHER:</b>	
<b>IDENTIFY EACH ATTACHMENT.</b> <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>	Variance Pod M2 Cover Sheet Resolution Variance Crossings of Westlake / POD M2 Final Staff Report Variance Application Variance Justification VAR-2021-01 Pod M2 Crossings Eng. Staff Memo VAR-2021-01 Eng. Approval Variance Map M2 The Crossings			
<b>SELECT, if applicable</b>	<b>RESOLUTION:</b> X		<b>ORDINANCE:</b>	

<p><b>IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE</b>  <i>(if Item is <b>not</b> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i>  <b><u>Please keep text indented.</u></b></p>	<p><b>Resolution PZ 2021-01</b>  <b>A RESOLUTION OF THE PLANNING AND ZONING BOARD FOR THE CITY OF WESTLAKE, FLORIDA, RELATING TO A VARIANCE REQUEST FROM THE APPLICANT MINTO PBLH, LLC FOR THE CROSSINGS OF WESTLAKE (POD M-2), A ONE-HUNDRED-THIRTY (130) UNIT TOWNHOME PROJECT, LOCATED AT 5075 SEMINOLE PRATT WHITNEY ROAD, SAID VARIANCE APPROVAL WILL ALLOW EIGHTY PERCENT (80%) DEAD END STREETS, WHERE THE CITY'S INTERIM UNIFIED LAND DEVELOPMENT CODE, ARTICLE 3, SECTION 2.A.2(a), ALLOWS A MAXIMUM OF TWENTY PERCENT DEAD END STREETS (20%); IN THE CITY OF WESTLAKE, PALM BEACH COUNTY FLORIDA, PROVIDING FOR AN EFFECTIVE DATE.</b></p>	
<p><b>FISCAL IMPACT</b> <i>(if any):</i></p>		<p>\$</p>