



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 7/12/2021

PETITION DESCRIPTION

- PETITION NUMBER:** SPR-2020-12 *Westlake Wellness & Fitness Trail Site Plan Review*
- OWNER:** Minto PBLH, LLC
- APPLICANT:** Cotleur & Hearing
- ADDRESS:** 16302 Green Lane, Westlake, Florida 33470
- PCN:** 77-40-43-12-00-000-1010
- REQUEST:** The applicant is requesting approval of a Site Plan Review for a 39-acre fitness trail equipped with nine (9) fitness stations and consisting of a walking, running, and biking trail.

SUMMARY

The applicant is requesting approval for of a site plan for a 39-acre Wellness & Fitness Trail for the City of Westlake. The subject Westlake Wellness and Fitness Trail is equipped with nine (9) fitness stations and consisting of a walking, running, and biking trail.

This trail will be located within the Lake 8 open space & water management tract, which has been dedicated to Seminole Improvement District (SID). The subject fitness trail is located on Pod I and the entrance is at 16302 Green Lane, Westlake, Florida 33470.

The Wellness and Fitness Trail will run along the east and south perimeter of Pod I and will be accessible from the Westlake Multi-Modal Pathway network along Green Lane. The trail can be accessed from Green Lane (Access Point 1) just east of the intersection of Ilex Way as well as from Seminole Pratt Whitney (SPW) (Access Point 2) at the South West corner of Pod I. Bicycle and golf cart parking is provided on the main entrance (Access Point 1). Access Point 2 is gated and only accessible to the residents of Westlake via a key fob system compatible with the Adventure Park facility.

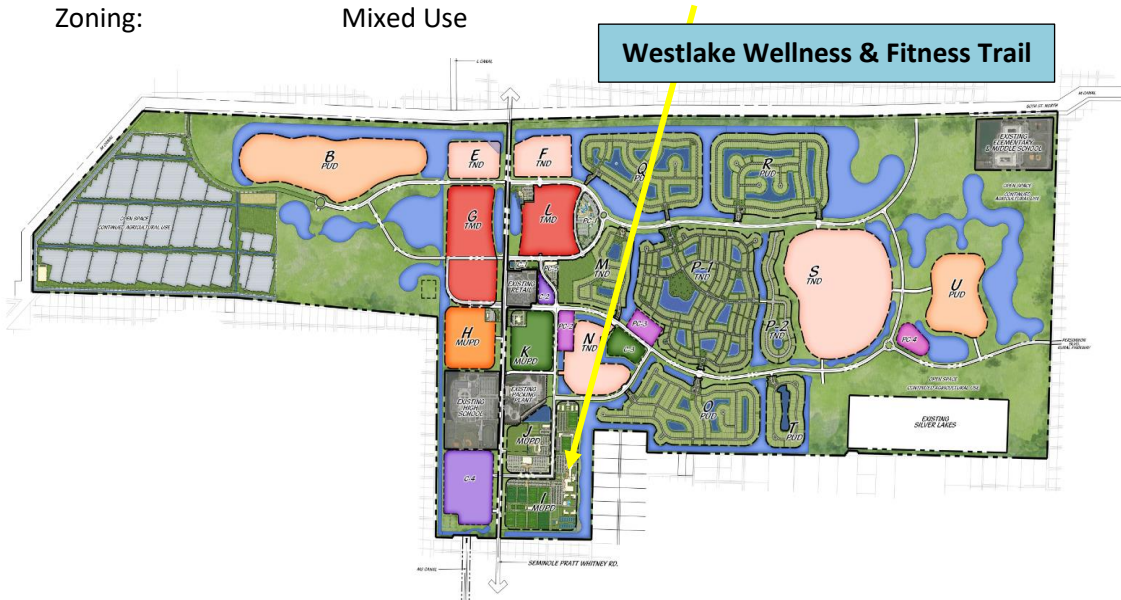
Staff is recommending that when the adjacent site is developed by the International Soccer Training Facility (ISTF), this organization can provide gates for pedestrian and bicycle to allow direct access to proposed Wellnes and Fitness Trail.

STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the **Planning and Zoning and Engineering Departments** recommend approval of the subject application.

PETITION FACTS

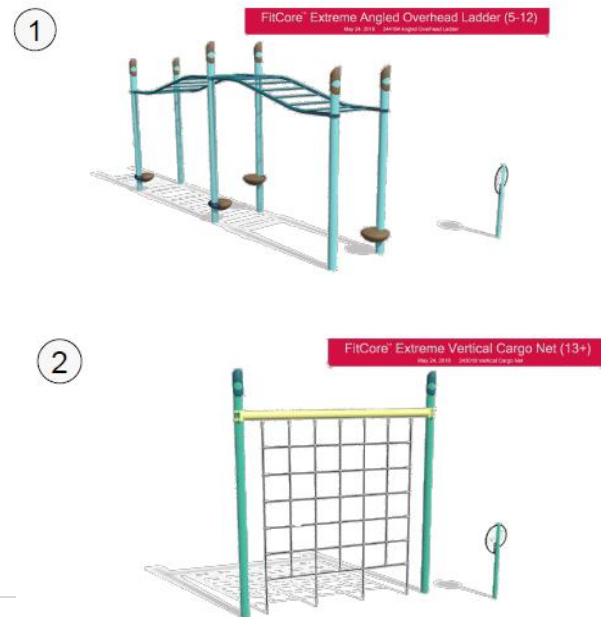
- a. Total Gross Site Area: 39 acres
- b. Park Data: 39 acre fitness trail equipped with nine (9) fitness stations and consisting of a walking, running, and biking trail
- c. Land Use and Zoning
 - Existing Land Use: Vacant/Agricultural/Utility
 - Future Land Use: Downtown Mixed Use
 - Zoning: Mixed Use



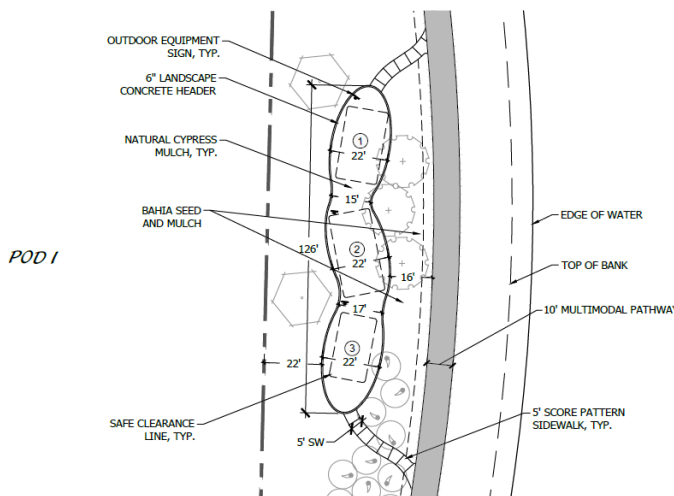
STAFF ANALYSIS

The applicant is requesting approval of a Site Plan Review for a 39-acre fitness park equipped with nine (9) fitness stations and consisting of a walking, running, and biking trail. Proposed stations will be situated within a one (1) mile path and include open green space for extra outdoor activities.

Examples of Fitness Stations



OUTDOOR FITNESS STATIONS 1, 2 & 3



Accessways and Connecting Sidewalks

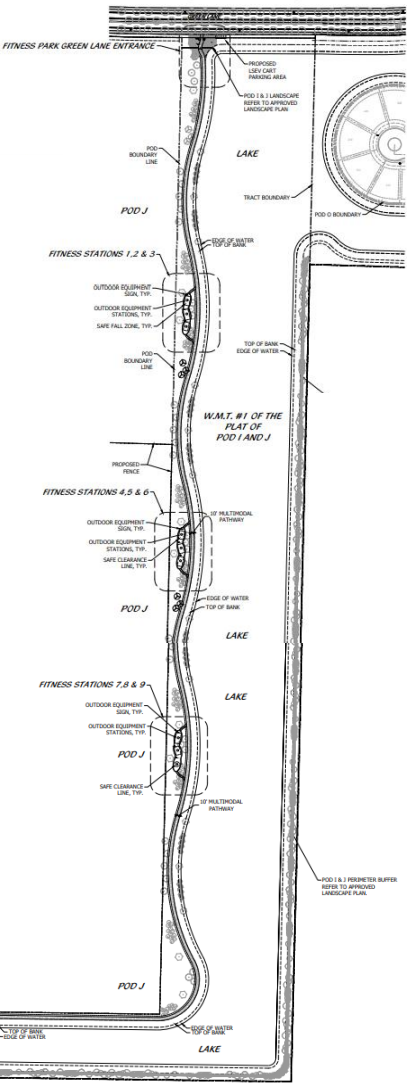
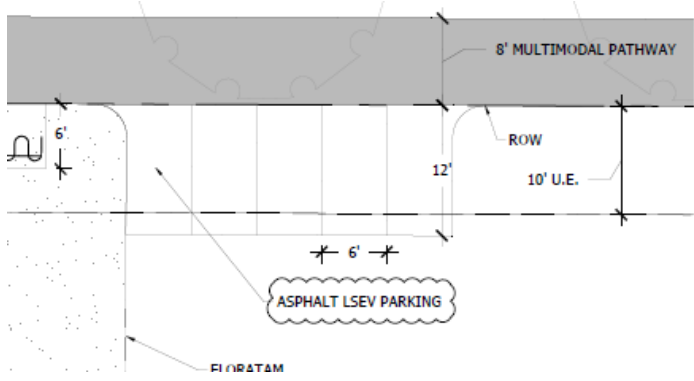
The Wellness and Fitness trail provides **two** (2) points of access to the site, from the north on Green Lane and from the west on Seminole Pratt Whitney Road. The subject Trail will run along the east and south perimeter of Pod I and will be accessible from the Westlake Multi-Modal Pathway network along Green Lane.

The trail can be accessed from Green Lane (**Access Point 1**) just east of the intersection of Ilex Way as well as from Seminole Pratt Whitney (SPW) (**Access Point 2**) at the South West corner of Pod I. Bicycle and golf cart parking is provided on the main entrance (Access Point 1). Access Point 2 is gated and only accessible to the residents of Westlake via a key fob system compatible with the Adventure Park facility.

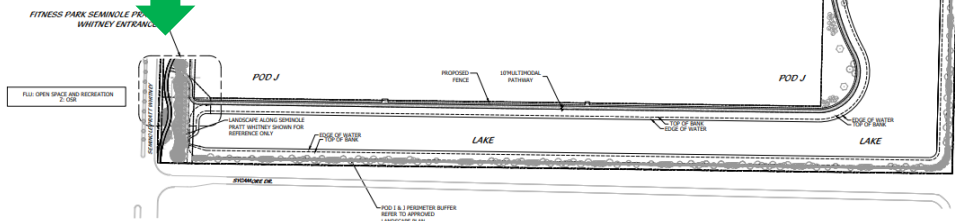
Access Point 1 – Green Lane



Low Speed Electric Vehicle Parking and Bicycle Racks will be provided only at the main entrance at Green Lane.



Access Point 2 – Seminole Pratt Whitney Road



Wellness and Fitness Trail Signage

The proposed aesthetics for the subject Trail entrance and signage is consistent with the Westlake Adventure Park desing, materials and colors.



Drainage

Runoff from the proposed fitness trail will be minimal, and will be directed to the adjacent lake.

Landscape

The trail head off of Green Lane features a trellis, signage, and surrounding trees, palms, shrubs and groundcover. The remainder of the trail is flanked by shade trees, palms and flowering trees in an alternating fashion along the trail and lakeside. The existing landscaping along Seminole Pratt Whitney will be field adjusted to accommodate the trails' connection to the existing multimodal pathway.

Additional Engineering Comment

The access gates that are provided at each entrance are wide enough for a police vehicle to enter in case of an emergency. Entrances have been oriented so the pathway can connect to the shared use pathways on Green Lane and Seminole Pratt Whitney Road. The Palm Beach Sherrif's Office was consulted by the City Manager's office during review. The Sherriff's Office had no objection to the proposed improvements.

Fire Rescue

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

FINAL REMARKS

SPR-2020-12 will be heard by the City Council on July 12, 2021. The public hearing was advertised in compliance with the City’s code.

Staff is recommending that when the adjacent site is developed by the International Soccer Training Facility (ISTF), this organization can provide gates for pedestrian and bicycle to allow direct access to proposed Wellnes and Fitness Trail.

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.*