

CITY OF WESTLAKE



AGENDA

City Council Regular Meeting

Tuesday, January 18, 2022 at 6:30 PM

Westlake Council Chambers
4005 Seminole Pratt Whitney Road
Westlake, Florida 33470

In efforts to balance the need for the City of Westlake to function and conduct business during the COVID-19 pandemic, we will adhere to the recommended social/physical distancing (staying at least six feet away from each other) guidelines, per the Centers for Disease Control and Prevention (CDC) and Palm Beach County's directives. There will be limited seating available in the Council Chambers. Therefore, preregistration will be required for in-person participation.

The instructions for preregistration attendance/participation and viewing of the meeting are outlined below:

PREREGISTRATION FOR IN-PERSON ATTENDANCE:

- All interested persons, Quasi-Judicial meeting applicants, their representatives, and witnesses must preregister to attend/participate in a meeting by sending an email to City Clerk, Zoie Burgess at zburgess@westlakegov.com or by phone at 561-530-5880 no later than one (1) business day prior to the meeting date (e.g. by 4:00 P.M. on a Friday, if the meeting is scheduled for that Monday, etc.)
- In-person attendance/participation will be based upon the order in which the preregistration requests are received by the City Clerk. For Public Hearing Quasi-Judicial meetings, precedence into the Council Chambers will be given to applicants, their representatives, and/or witnesses over all other preregistered parties.

COMMUNICATIONS MEDIA TECHNOLOGY – WEBEX:

Members of the public may also participate in the meeting through electronic means and may access as follows:

1. Join the Webex meeting from your computer, tablet or smartphone at the following link:
<https://cityofwestlake.my.webex.com/>

Meeting ID: 2630 757 3058

Password: hello

2. Participants may also dial in using your phone with any of the following number(s):

United States Toll: +1-408-418-9388

Meeting ID: 2630 757 3058

For participants attending the meeting via WebEx, public comments will be accepted via an electronic comment card, at least 24 hours prior to the public meeting and also acknowledged during the meeting when participants utilize the “raise your hand” feature during the designated time.

Procedures for Public Comment are also provided via the City website:

<https://www.westlakegov.com/cityclerk/page/covid-19-public-meetings>

CITY COUNCIL:

Roger Manning, Mayor

JohnPaul O’Connor, Vice Mayor

Vacant – Seat 1

Kara Crump, Council Member – Seat 2

Katrina Long Robinson, Council Member – Seat 4

CITY STAFF:

Ken Cassel, City Manager

Zoie P. Burgess, City Clerk

Donald J. Doody, Esq., Interim City Attorney

Nilsa Zacarias, Planning and Zoning Director

Suzanne Dombrowski, City Engineer

[TENTATIVE: SUBJECT TO REVISION]

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

PUBLIC COMMENTS AND REQUESTS- (OPEN FORUM NON-AGENDA ITEMS)

This section of the agenda allows for comments from the public to speak on any item not presented on the agenda. Each speaker will be given a total of three (3) minutes to comment. A public comment card should be completed and returned to the City Clerk. When you are called to speak, please go to the podium, and prior to addressing the Council, state your name and address for the record.

CONSENT AGENDA

This section of the agenda consists of routine or administrative items that require final approval by the City Council and may be approved in its entirety by a single motion. There will be no discussion of these items unless a City Council Member requests such, in which event, the item will be removed from the Consent Agenda and considered on a future agenda.

- A. Financial Report - November 2021

PRESENTATIONS/PROCLAMATIONS

OATH OF OFFICE - PILAR VALLE RON

PUBLIC HEARING - QUASI JUDICIAL

- A. **MPA-2021-04:** Application of Minto PBLH, LLC for a **Master Site Plan Amendment** to Westlake Landings Commercial Plaza on a 50.826 acres in Pod H. The application includes modifying the previously approved entitlement of Parcel G from Office Use to Light Industrial Use and increasing the square footage from 158,000 sq. ft. to 227,000 sq. ft. The subject application is located at 16860 Persimmon Boulevard West, Westlake, Florida, 33470.

Submitted By: Planning and Zoning

NEW BUSINESS

- A. Goals & Objectives Discussion - Robert Koncar, General Manager - Inframark
- B. Discussion & Direction - Art in Public Places Board
- C. Committee Discussion - Vice Mayor O'Connor

CITY COUNCIL COMMENTS

- A. Councilwoman Katrina Long Robinson
- B. Councilwoman Kara Crump
- C. Councilwoman Pilar Valle Ron
- D. Vice Mayor JohnPaul O'Connor
- E. Mayor Roger Manning

REPORT - STAFF

A. Palm Beach County Sheriff's Office - Monthly Report: December

Submitted By: Captain Craig Turner

For Informational Purposes Only

B. Palm Beach County Fire Rescue - Monthly Report: December

Submitted By: District Chief Phillip Olavarria

For Informational Purposes Only

REPORT - CITY ATTORNEY

REPORT - CITY MANAGER

PUBLIC COMMENTS - AGENDA ITEMS ONLY

This section of the agenda allows for comments from the public to speak on items only presented on the agenda. Each speaker will be given a total of three (3) minutes to comment. A public comment card should be completed and returned to the City Clerk.

ADJOURNMENT

Next Meeting (Subject to Change or be Cancelled): **February 14, 2022**

NOTICE: If a person, firm or corporation decides to appeal any decision made by the City Council with respect to any matter considered at this meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The above notice is required by State Law. Anyone desiring a verbatim transcript shall have the responsibility, at his own cost, to arrange for the transcript). The City of Westlake does not prepare or provide such verbatim record.

In accordance with the Americans with Disabilities Act, persons who need an accommodation in order to attend or participate in this meeting should contact the City Clerk at (561) 530-5880 at least three (3) business days prior to the meeting in order to request such assistance.

AGENDA POSTED: January 10, 2022

File Attachments for Item:

A. Financial Report - November 2021



MEMORANDUM

TO: Members of the City Council, City of Westlake
FROM: Steven Fowler, Accountant; Trumaine Easy, Accounting Director
CC: Ken Cassel, City Manager
DATE: December 22, 2021
SUBJECT: November Financial Report

Please find attached the November 2021 financial report. During your review, please keep in mind that the goal is for revenue to meet or exceed the year-to-date budget and for expenditures to be at or below the year-to-date budget. An overview of the City's funds is provided below. Should you have any questions or require additional information, please contact me at Steven.Fowler@inframark.com.

General Fund

- Total Revenues through November were approximately 4% of the annual budget, including collections of the FY2022 Ad Valorem Tax of approximately 6%. The annual budget includes revenue from a funding agreement with the Developer. The Developer is invoiced quarterly for any year-to-date excess of actual expenditures over actual revenue.
- Total Expenditures through November were approximately 12% of the annual budget.

Special Revenue Fund – Housing Assistance Program

- Total Revenues through November were approximately 47% of the annual budget, which is a result of a higher than anticipated rate of residential construction. A donation of \$1,500 per Single Family Residence building permit is paid into the Housing Assistance Program.

Special Revenue Fund – Comprehensive Planning Services

- Total Revenues through November were approximately 15% of the annual budget.
- Total Expenditures through November were approximately 16% of the annual budget.

City of Westlake

Financial Report

November 30, 2021



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City of Westlake

Financial Statements

November 30, 2021

Balance Sheet
November 30, 2021

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND - HOUSING ASSISTANCE PROGRAM	SPECIAL REVENUE FUND - COMPREHENSIVE PLANNING SVCS	TOTAL
ASSETS				
Current Assets				
Cash - Checking Account	\$ 1,756,962	\$ -	\$ -	\$ 1,756,962
Accounts Receivable	-	-	7,030	7,030
Assessments Receivable	46,869	-	-	46,869
Due From Other Gov'tl Units	15,711	-	-	15,711
Due From Other Funds	-	-	1,853,762	1,853,762
Investments:				
Money Market Account	959,811	2,205,136	-	3,164,947
Deposits	641	-	-	641
Total Current Assets	2,779,994	2,205,136	1,860,792	6,845,922
Noncurrent Assets				
Mortgages Receivable	-	485,722	-	485,722
Total Noncurrent Assets	-	485,722	-	485,722
TOTAL ASSETS	\$ 2,779,994	\$ 2,690,858	\$ 1,860,792	\$ 7,331,644
LIABILITIES				
Accounts Payable	\$ 86,471	\$ -	\$ 118,510	\$ 204,981
Accrued Expenses	3,000	-	16,131	19,131
DBPR surcharge	3,469	-	-	3,469
DCA surcharge	5,089	-	-	5,089
Impact Fees	260,337	-	-	260,337
Unearned Revenue	142,484	-	-	142,484
Due To Other Districts	3,306	-	-	3,306
Deferred Revenue-Developer Submittals (Minto)	-	-	100,483	100,483
Due To Other Funds	1,853,762	-	-	1,853,762
TOTAL LIABILITIES	2,357,918	-	235,124	2,593,042
FUND BALANCES				
Nonspendable:				
Deposits	641	-	-	641
Restricted for:				
Special Revenue	-	2,690,858	1,625,668	4,316,526
Unassigned:	421,435	-	-	421,435
TOTAL FUND BALANCES	\$ 422,076	\$ 2,690,858	\$ 1,625,668	\$ 4,738,602
TOTAL LIABILITIES & FUND BALANCE	\$ 2,779,994	\$ 2,690,858	\$ 1,860,792	\$ 7,331,644

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2021

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 222	\$ 222
Ad Valorem Taxes	1,838,592	-	117,558	117,558
Ad Valorem Taxes - Discounts	(73,544)	-	(4,780)	(4,780)
Discretionary Sales Surtaxes	69,700	11,617	-	(11,617)
FPL Franchise	110,300	18,383	33,804	15,421
Solid Waste	-	-	2,059	2,059
Electricity	113,600	18,933	16,819	(2,114)
Water	41,500	6,917	-	(6,917)
Gas	34,600	5,767	3,267	(2,500)
Communication Services Taxes	36,200	6,033	5,683	(350)
Occupational Licenses	6,100	1,017	415	(602)
Building Permits	-	-	150	150
Building Permits - Admin Fee	62,100	10,350	19,046	8,696
Licenses, Fees & Permits	-	-	600	600
State Revenue Sharing Proceeds	17,200	2,867	2,106	(761)
Administrative Fees	245,400	37,400	30,747	(6,653)
Other Public Safety Chrgs/Fees	2,400	400	694	294
Garbage/Solid Waste Revenue	29,100	4,850	28,589	23,739
Other Operating Revenues	5,400	900	2,720	1,820
Special Assmnts- Tax Collector	232,600	-	16,733	16,733
Special Assmnts- Discounts	(9,300)	-	(573)	(573)
Developer Contribution	930,152	-	-	-
Lien Search Fee	1,300	217	2,043	1,826
TOTAL REVENUES	3,693,400	125,651	277,902	152,251
<u>EXPENDITURES</u>				
<u>Legislative</u>				
Mayor/Council Stipend	110,400	18,400	23,400	(5,000)
FICA Taxes	8,400	1,400	1,790	(390)
ProfServ-Legislative Expense	24,000	4,000	-	4,000
Public Officials Insurance	4,400	4,400	3,125	1,275
Misc-Election Fee	-	-	600	(600)
Misc-Event Expense	63,800	-	654	(654)
Council Expenses	15,000	2,500	301	2,199
Dues, Licenses, Subscriptions	1,400	525	896	(371)
Total Legislative	227,400	31,225	30,766	459
<u>City Manager</u>				
Contracts-City Manager	251,900	41,983	41,983	-
Office Supplies	14,900	2,483	743	1,740
Dues, Licenses, Subscriptions	3,900	1,642	1,144	498
Cap Outlay - Equipment	-	-	1,855	(1,855)
Total City Manager	270,700	46,108	45,725	383

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>City Clerk</u>				
ProfServ-Web Site Maintenance	10,600	2,867	2,867	-
Contracts-City Clerk	206,000	34,333	34,333	-
Postage and Freight	1,000	167	131	36
Printing	19,400	3,233	11	3,222
Legal Advertising	31,200	5,200	2,970	2,230
Dues, Licenses, Subscriptions	10,000	1,194	1,173	21
Total City Clerk	278,200	46,994	41,485	5,509
<u>Finance</u>				
Auditing Services	5,300	-	-	-
Contracts-Finance	95,500	15,917	15,917	-
Total Finance	100,800	15,917	15,917	-
<u>Legal Counsel</u>				
ProfServ-Legal Services	275,000	45,833	18,997	26,836
Total Legal Counsel	275,000	45,833	18,997	26,836
<u>Other Administrative Services</u>				
ProfServ-Info Technology	195,100	32,517	22,529	9,988
ProfServ-Compliance Service	25,000	4,167	-	4,167
Contracts-Admin. Service	257,000	42,833	42,833	-
Misc-Public Relations	75,000	12,500	13,550	(1,050)
Misc-Assessment Collection Cost	2,300	-	137	(137)
General Government	90,000	15,000	5,812	9,188
Emergency Comm. Program	25,000	4,167	-	4,167
Total Other Administrative Services	669,400	111,184	84,861	26,323
<u>Facility Services</u>				
Telephone, Cable & Internet Service	13,200	2,200	2,590	(390)
Lease - Copier	16,000	2,666	2,666	-
Lease - Building	86,700	14,450	500	13,950
Insurance (Liab,Auto,Property)	4,500	4,500	5,745	(1,245)
Miscellaneous Services	1,200	200	520	(320)
Cleaning Services	36,500	6,083	6,581	(498)
Principal-Capital Lease	8,500	1,353	1,353	-
Interest-Capital Lease	1,700	349	349	-
Total Facility Services	168,300	31,801	20,304	11,497
<u>Community Services</u>				
Contracts-Solid Waste	248,600	41,433	60,730	(19,297)
Contracts-Sheriff	656,500	109,417	108,333	1,084
Electricity	98,600	16,433	15,201	1,232
R&M-Community Maintenance	27,500	4,583	4,583	-
Operating Supplies	6,100	-	-	-
Total Community Services	1,037,300	171,866	188,847	(16,981)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2021

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>Capital Expenditures & Projects</u>				
Capital Improvements	50,000	20,000	-	20,000
Total Capital Expenditures & Projects	50,000	20,000	-	20,000
<u>Other Fees and Charges</u>				
Misc-Contingency	151,400	25,233	822	24,411
Total Other Fees and Charges	151,400	25,233	822	24,411
<u>Reserves</u>				
1st Quarter Operating Reserves	264,900	44,150	-	44,150
Reserve - Buildings	200,000	33,333	-	33,333
Total Reserves	464,900	77,483	-	77,483
TOTAL EXPENDITURES & RESERVES	3,693,400	623,644	447,724	175,920
Excess (deficiency) of revenues				
Over (under) expenditures	-	(497,993)	(169,822)	328,171
Net change in fund balance	\$ -	\$ (497,993)	\$ (169,822)	\$ 328,171
FUND BALANCE, BEGINNING (OCT 1, 2021)	591,897	591,897	591,897	
FUND BALANCE, ENDING	\$ 591,897	\$ 93,904	\$ 422,075	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 3,800	\$ 633	\$ 546	\$ (87)
Donations	300,000	50,000	141,000	91,000
TOTAL REVENUES	303,800	50,633	141,546	90,913
<u>EXPENDITURES</u>				
<u>Public Assistance</u>				
Misc-Admin Fee (%)	21,000	3,500	-	3,500
Assistance Program	282,800	47,133	-	47,133
Total Public Assistance	303,800	50,633	-	50,633
TOTAL EXPENDITURES	303,800	50,633	-	50,633
Excess (deficiency) of revenues Over (under) expenditures	-	-	141,546	141,546
Net change in fund balance	\$ -	\$ -	\$ 141,546	\$ 141,546
FUND BALANCE, BEGINNING (OCT 1, 2021)	2,549,312	2,549,312	2,549,312	
FUND BALANCE, ENDING	\$ 2,549,312	\$ 2,549,312	\$ 2,690,858	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2021

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ -	\$ -
Building Permits	1,561,100	260,183	340,546	80,363
Reinspection Fees	24,600	4,100	2,550	(1,550)
Building Permits - Surcharge	3,500	583	751	168
Other Building Permit Fees	30,000	5,000	10,650	5,650
Building Permits - Admin Fee	87,900	14,650	7,915	(6,735)
Engineering Permits	374,600	62,433	350	(62,083)
Planning & Zoning Permits	301,700	50,283	4,217	(46,066)
Developer Contribution	25,000	-	-	-
TOTAL REVENUES	2,408,400	397,232	366,979	(30,253)
<u>EXPENDITURES</u>				
<u>Comprehensive Planning</u>				
ProfServ-Engineering	352,600	58,767	41,345	17,422
ProfServ-Info Technology	170,900	28,483	13,923	14,560
ProfServ-Legal Services	-	-	11,878	(11,878)
ProfServ-Planning/Zoning Board	301,700	50,283	48,425	1,858
ProfServ-Consultants	22,000	3,667	-	3,667
ProfServ-Building Permits	1,258,200	209,700	256,323	(46,623)
Telephone, Cable & Internet Service	1,100	183	827	(644)
Lease - Copier	5,100	845	845	-
Lease - Building	43,400	7,233	-	7,233
Printing	1,800	300	-	300
Miscellaneous Services	-	-	499	(499)
Misc-Admin Fee (%)	224,400	37,400	18,870	18,530
Office Supplies	2,200	367	-	367
Capital Improvements	25,000	10,000	-	10,000
Total Comprehensive Planning	2,408,400	407,228	392,935	14,293
TOTAL EXPENDITURES	2,408,400	407,228	392,935	14,293
Excess (deficiency) of revenues				
Over (under) expenditures	-	(9,996)	(25,956)	(15,960)
Net change in fund balance	\$ -	\$ (9,996)	\$ (25,956)	\$ (15,960)
FUND BALANCE, BEGINNING (OCT 1, 2021)	1,651,624	1,651,623	1,651,624	
FUND BALANCE, ENDING	\$ 1,651,624	\$ 1,641,627	\$ 1,625,668	

City of Westlake

Supporting Schedules

November 30, 2021

Cash and Investment Report

November 30, 2021

GENERAL FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	BankUnited	Checking Account	n/a	\$1,756,962
Money Market	BankUnited	MMA	0.15%	\$959,811
Subtotal				\$2,716,773

SPECIAL REVENUE FUND

Money Market	BankUnited	MMA	0.15%	\$2,205,136
Subtotal				\$2,205,136
Total				\$4,921,909

City of Westlake

Bank Reconciliation

Bank Account No. [REDACTED] Bank United GF
 Statement No. 1121
 Statement Date 11/30/2021

G/L Balance (LCY)	1,756,961.83	Statement Balance	1,894,434.46
G/L Balance	1,756,961.83	Outstanding Deposits	290.00
Positive Adjustments	0.00		
Subtotal	1,756,961.83	Subtotal	1,894,724.46
Negative Adjustments	0.00	Outstanding Checks	137,762.63
		Differences	0.00
Ending G/L Balance	1,756,961.83	Ending Balance	1,756,961.83
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
8/11/2021	Payment	[REDACTED]	KOLTER SIGNATURE HOMES, LLC IMPRES	300.00	0.00	300.00
11/5/2021	Payment	[REDACTED]	FLORIDA TECHNICAL CONSULTANTS	3,972.50	0.00	3,972.50
11/17/2021	Payment	[REDACTED]	NZ CONSULTANTS, INC.	27,315.00	0.00	27,315.00
11/17/2021	Payment	[REDACTED]	OTTINOT LAWS PA	950.00	0.00	950.00
11/22/2021	Payment	[REDACTED]	FLORIDA ELECTIONS COMMISSION	600.00	0.00	600.00
11/30/2021	Payment	[REDACTED]	AT&T MOBILTY	95.34	0.00	95.34
11/30/2021	Payment	[REDACTED]	CHEN MOORE & ASSOCIATES, INC.	25,214.18	0.00	25,214.18
11/30/2021	Payment	[REDACTED]	FLORIDA LEAGUE OF MAYORS	350.00	0.00	350.00
11/30/2021	Payment	[REDACTED]	GATEHOUSE WEST PALM BCH	1,740.64	0.00	1,740.64
11/30/2021	Payment	[REDACTED]	GREATAMERICA FINANCIAL SERVICES CO	315.13	0.00	315.13
11/30/2021	Payment	[REDACTED]	INFRAMARK, LLC	73,762.30	0.00	73,762.30
11/30/2021	Payment	[REDACTED]	KATRINA LONG- ROBINSON	301.00	0.00	301.00
11/30/2021	Payment	[REDACTED]	MILNER INC LEASE ACH	2,661.63	0.00	2,661.63
11/30/2021	Payment	[REDACTED]	OFFICE DEPOT	110.68	0.00	110.68
11/30/2021	Payment	DD670	Payment of Invoice 005025	74.23	0.00	74.23
Total Outstanding Checks.....				137,762.63		137,762.63

Outstanding Deposits							
11/29/2021		DEP02096	GP TRASH BIN PURCHASE	G/L Acc	100.00	0.00	100.00
11/30/2021		DEP02098	GP GOLF CART REGISTRATION	G/L Acc	40.00	0.00	40.00
11/30/2021		DEP02099	GP TRASH BIN PURCHASE	G/L Acc	150.00	0.00	150.00
Total Outstanding Deposits.....					290.00		290.00

File Attachments for Item:

A. MPA-2021-04: Application of Minto PBLH, LLC for a **Master Site Plan Amendment** to Westlake Landings Commercial Plaza on a 50.826acres in Pod H. The application includes modifying the previously approved entitlement of Parcel G from Office Use to Light Industrial Use and increasing the square footage from 158,000 sq. ft. to 227,000 sq. ft. The subject application is located at 16860 Persimmon Boulevard West, Westlake, Florida, 33470.

Submitted By: Planning and Zoning



Meeting Agenda Item Coversheet

MEETING DATE:	1/18/22	Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>	MPA-2021-04: Application of Minto PBLH, LLC for a Master Site Plan Amendment to Westlake Landings Commercial Plaza on a 50.826 acres in Pod H. The application includes modifying the previously approved entitlement of Parcel G from Office Use to Light Industrial Use and increasing the square footage from 158,000 sq. ft. to 227,000 sq. ft. The subject application is located at 16860 Persimmon Boulevard West, Westlake, Florida, 33470.		
STAFF RECOMMENDATION: (MOTION READY)	Recommendation for approval of the Pod H Master Plan Amendment Parcel G		
SUMMARY and/or JUSTIFICATION:	<p>The applicant is requesting an amendment to the Master Site Plan for Pod H. Currently, Parcel G is approved for a 35,000 Sq. Ft. of Office use and 150,000 Sq. Ft. of Light Industrial use. The applicant is requesting to amend Parcel G, to convert the Office use entitlement to Light Industrial, and increase the square footage from 158,000 sq. ft. to 227,000 sq. ft.</p> <p>A Master Site Plan Amendment for <i>Pod H "Westlake Landings"</i> was initially approved on June 14, 2021, by the City Council through Resolution 2021-08. On November 8th, 2021, a second amendment application request was postponed by City Council and later approved on November 22, 2021.</p> <p>The subject Plaza is located west of Seminole Pratt Whitney Road on a 50.826 acres. <i>"Westlake Landings"</i> 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.</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>	Agenda Item Sheet Final Staff Report Master Plan Master Site Plan Application Justification Statement Traffic Equivalency Pod H Parcel G Sketch and Legal		
SELECT, if applicable	RESOLUTION:		ORDINANCE:

<p>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)</i> <u>Please keep text indented.</u></p>	
<p>FISCAL IMPACT <i>(if any):</i></p>	<p style="text-align: right;">\$</p>



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 1/18/2022

PETITION DESCRIPTION

PETITION NUMBER: MPA-2021-04 Pod H “Westlake Landings” Parcel G Master Plan Amendment

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 amendment to Westlake Landings Commercial Plaza on a 50.826 acres in Pod H. The application includes modifying the previously approved entitlement of Parcel G from Office Use to Light Industrial Use and increasing the square footage from 158,000 sq. ft. to 227,000 sq. ft.

SUMMARY

The applicant is requesting an amendment to the Master Site Plan for Pod H. Currently, Parcel G is approved for a 35,000 Sq. Ft. of Office use and 150,000 Sq. Ft. of Light Industrial use. The applicant is requesting to amend Parcel G, to convert the Office use entitlement to Light Industrial, and increase the square footage from 158,000 sq. ft. to 227,000 sq. ft.

A Master Site Plan Amendment for Pod H “Westlake Landings” was initially approved on June 14, 2021, by the City Council through Resolution 2021-08. On November 8th, 2021, a second amendment application request was postponed by City Council and later approved on November 22, 2021.

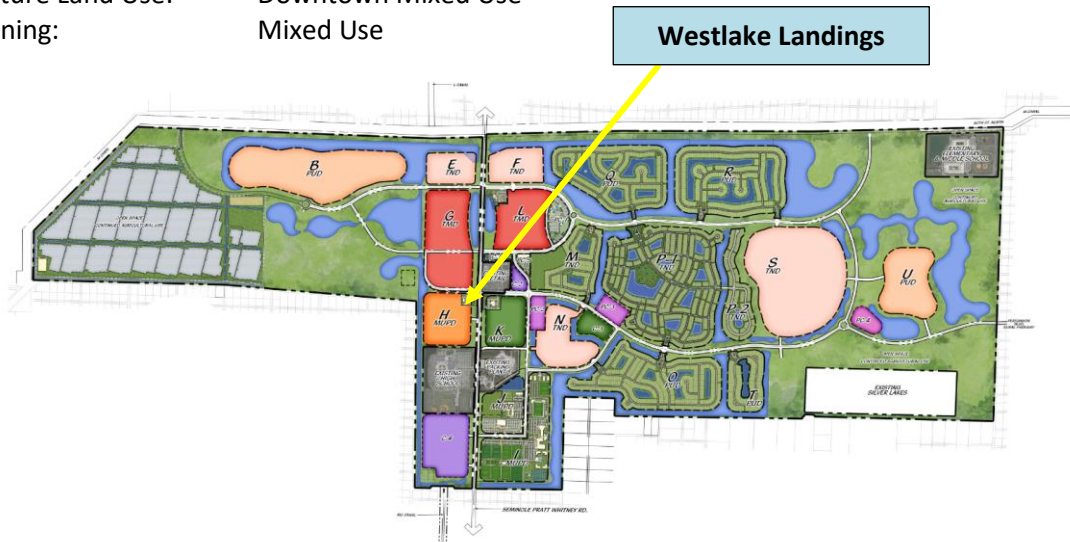
The subject Plaza is located west of Seminole Pratt Whitney Road on a 50.826 acres. “Westlake Landings” will be developed as a Property Owners Association (POA) with individual owners within Pod H. The subject Commercial Plaza consists of a number of parcels that will be developed in phases and respective site plans will be submitted for staff review and approval by the City Council.

STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the **Planning and Zoning and Engineering Department** recommends approval of the subject application without conditions.

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



Background

The applicant is requesting an amendment to the Master Site Plan for Pod H. A Master Site Plan Amendment for *Pod H "Westlake Landings"* was previously approved on June 14, 2021, by the City Council through Resolution 2021-08. On November 8th, 2021, a second amendment application request was postponed by City Council and later approved on November 22, 2021. The subject Plaza is located west of Seminole Pratt Whitney Road on a 50.826 acres.

"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 under construction (Parcel A 1) is included on the subject Commercial Plaza. The June 14, 2021 approval included the following:

- 1.39 acres of Canal; 1.00 acres of Dry Retention;

Phase One:

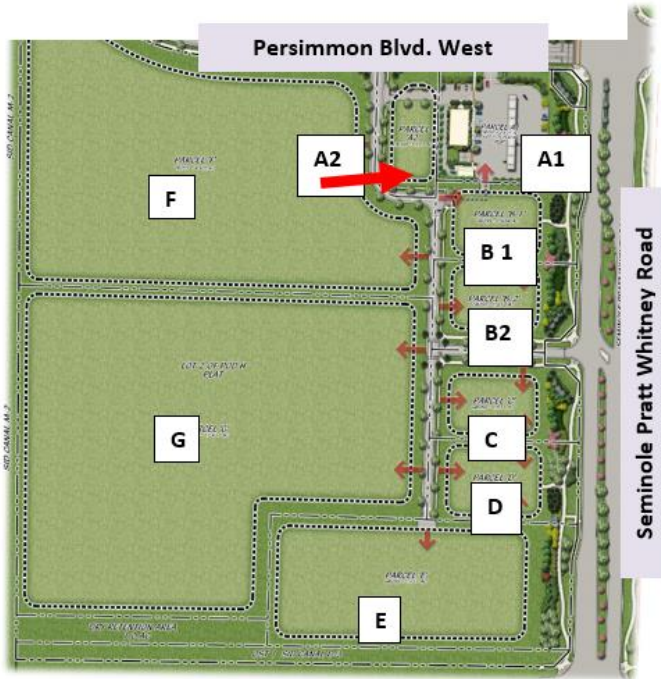
- Parcel A 1 -2.48 acres- with a 4,500 Sq. Ft. Convenience Store with Gas Station,

Phase Two:

- 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; an,
- Parcel G -17.41 acres- with a 35,000 Sq. Ft. Office and 150,000 Sq. Ft. Light Industrial

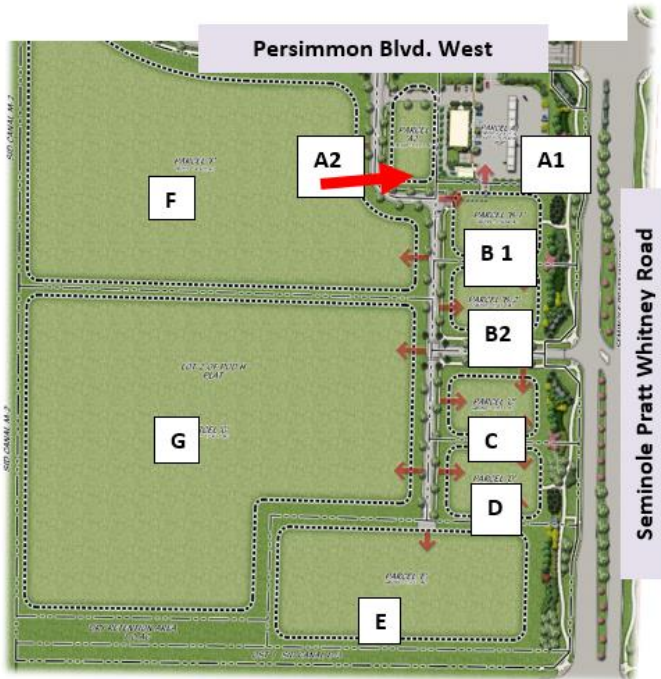
Master Site Plan Amendment approved by City Council on June 14, 2021

- 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



Master Site Plan Amendment approved by City Council on November 22, 2021

- 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



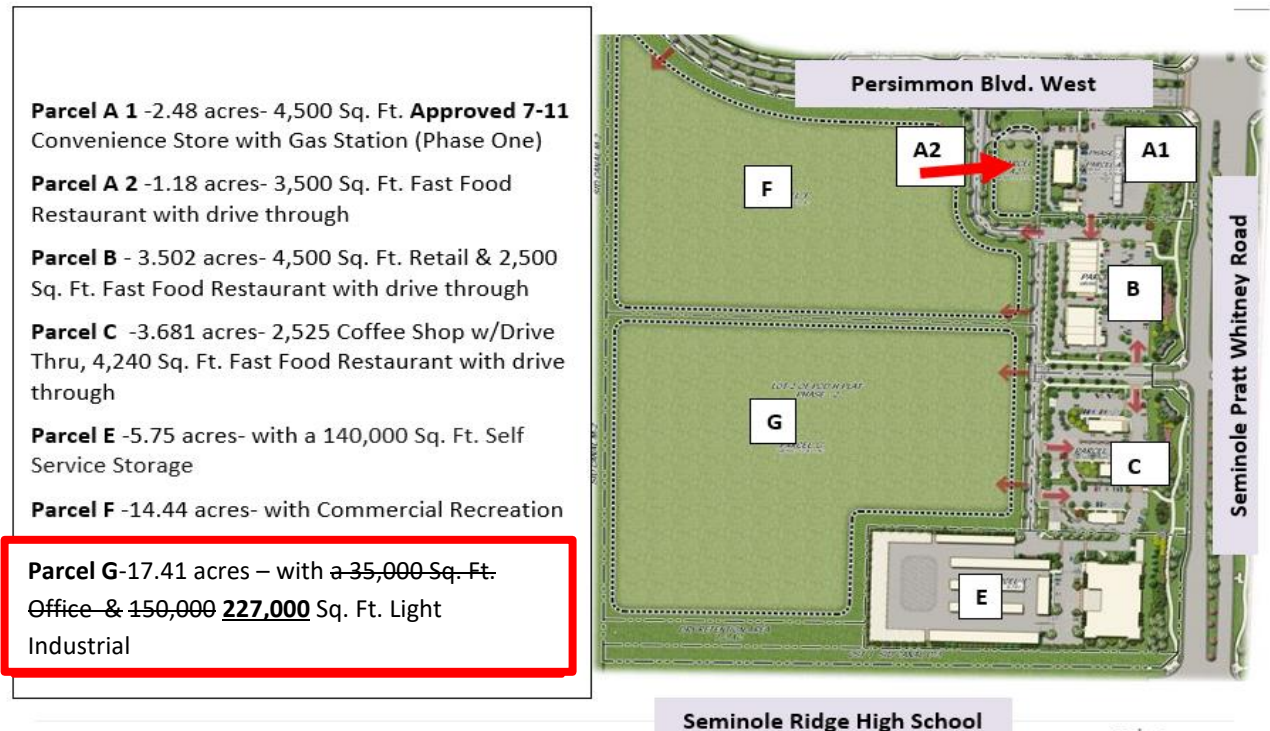
Staff Analysis

The subject site has a Downtown Mixed-Use future land use designation and a Mixed-Use (MU) zoning district. Per Policy FLU 1.1.15, this land use category accommodates an active, pedestrian-friendly area of commercial, residential, and civic uses that provide substantial opportunities for employment, shopping, civic, and recreation activities accessible by mass transit.

Per Article 3, Table 3-20 of the City of Westlake Zoning Code. The proposed Light Industrial Use is permitted by right in the Mixed-Use (MU) zoning district.

Currently, Parcel G is approved for a 35,000 Sq. Ft. of Office use and 150,000 Sq. Ft. of Light Industrial use. The applicant is requesting to amend Parcel G, to convert the Office use entitlement to **Light Industrial**, and **increase the square footage from 158,000 sq. ft. to 227,000 sq. ft.**

Proposed Master Site Plan Amendment

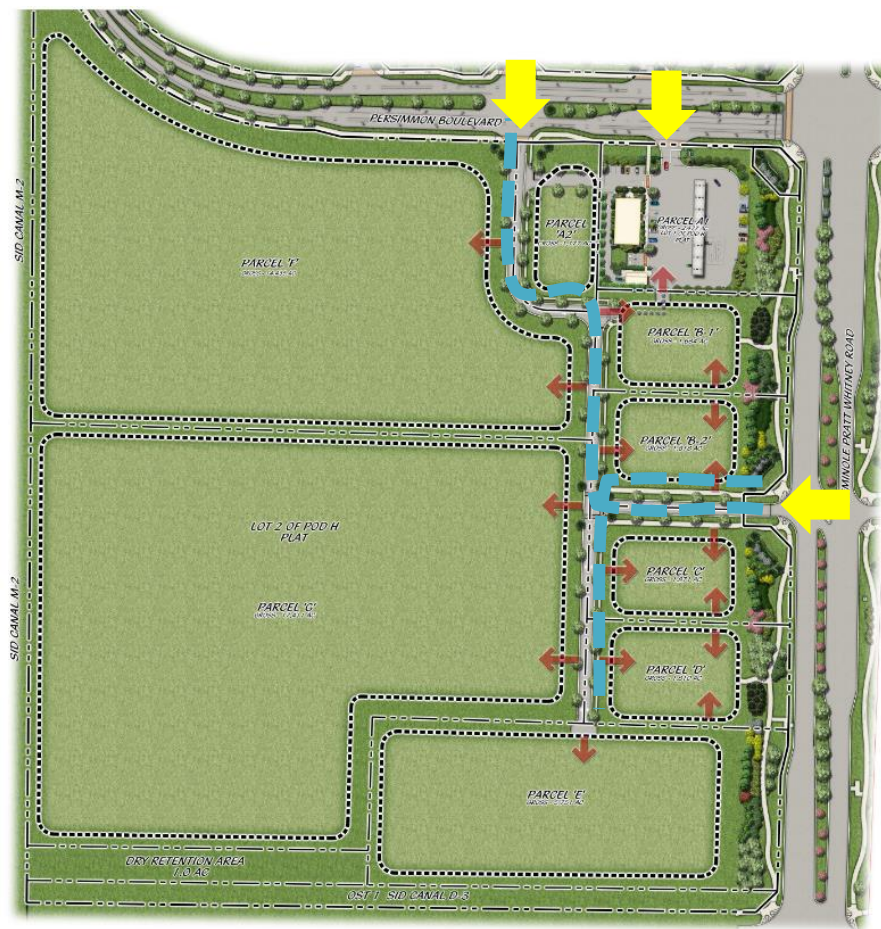


Master Site Plan Phases

The applicant is requesting approval for a Master Plan Amendment 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.

Accessways and Connecting Sidewalks

The subject application continues to provide the same internal sidewalks, pedestrian and bicycle connectivity to the multimodal path along Seminole Pratt Whitney Road as previously approved. 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.



Fire Safety

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

Landscape, Drainage, Traffic

The proposed changes have been reviewed by the Engineering Department for traffic impacts. The submittal was found to be acceptable and in accordance with the City's LDRs. The proposed changes do not have an impact on the landscape, drainage or other components of Engineering Department's review.

FINAL REMARKS

MPA-2021-04 will be heard by the City Council on January 18, 2022. 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 no conditions.

POD H – “Westlake Landings”
Master Plan Amendment (MPA-2021-04)
Justification Statement
November 03, 2021

Introduction

On June 14, 2021, Resolution 2021-08, approved the Amended Master Plan for Pod H, Westlake Landings. Subsequently, a second amendment request was processed and is scheduled for approval at the November 08, 2021, City Council meeting. At this time, the applicant is requesting a 3rd amendment to the Pod H, “Westlake Landings”, master site located within the Westlake Traditional Town Development (TTD). Pod H, as platted, consists of 50.826 total acres located centrally within the TTD on the west side of Seminole Pratt Whitney Road. Westlake Landings will include the previously approved 7-Eleven 2.0 located on Parcel A-1 in Phase 1 of Pod H. Phase 2 of Pod H, the final phase, will contain parcels A-2 (7-Eleven), Parcel B, Parcel C (both part of the Shoppes of Westlake Landings), Parcel E (Self-Storage), and Parcel F (Adrenaline World). This third requested amendment results from the contemplated site planning design for a Light Industrial Warehouse on Parcel G, the final parcel within Pod H.

Background

The Minto Westlake site is located East and West of Seminole Pratt Whitney Blvd., South of 60th Street North, and North of 50th Street N, East of Mead Hill Drive, and 44th Street North, East of 190th Terrace North and West of 140th Avenue North. Per the newly adopted Comprehensive Plan, the 3,788.60-acre property has FLUA designations of R1, R2, DTMU, Civic, OS&R and SE Overlay. To provide consistency with the Development Order and existing zoning, the plan states the FLUA designation as Agricultural Enclave. The property is currently in active construction.

Minto Westlake is roughly co-extensive with Seminole Improvement District (SID), a legislatively created special district with the authority to provide public infrastructure and services and to operate district facilities. SID provides drainage, water, and wastewater services for the subject property, and owns a canal right-of-way and/or easement for access and drainage from the subject site running approximately four miles south to the C-51 Canal.

Historic and Recent Planning and Zoning Entitlements

On October 29, 2014, the property received approval from the Board of County Commissioners for a Comprehensive Plan Amendment (Ordinance 2014-030), Rezoning and Preliminary Master Plan (Resolution 2014-1646), and Requested Uses (Resolutions 2014-1647 and 1648).

Ordinance No. 2014-030 approved an amendment to the Comprehensive Plan for the site-specific Agricultural Enclave, including a Conceptual Master Plan and Implementing Principles. The Ordinance also made various text changes to the Plan related to the Agricultural Enclave Future Land Use. These Amendments were codified and are included as part of the Palm Beach County's Comprehensive Plan.

Resolution No. 2014-1646 approved the Zoning application for the Minto West Traditional Development District. The Resolution included rezoning the property from Agricultural Residential (AR) and Public Ownership (PO) Zoning Districts to the Traditional Town Development (TTD) Zoning District.

Resolution No. R-2014-1647 approved a Requested Use for a College or University to be located within the property.

Resolution No. R-2014-1648 approved a Requested Use for a Hotel to be located within the property.

The Board of County Commission approved a corrective resolution (No. R-2014-1892), which amended Engineering Condition E.9 of Resolution 2014-1646 to add "iii. Notwithstanding the foregoing, no connection of Persimmon Boulevard shall be made to 140th prior to the issuance of the 2700th dwelling unit permit."

On June 20, 2016, the City of Westlake became the 39th municipality in Palm Beach County.

On November 13, 2017, Resolution No. 2017-09 approved the final plat for Persimmon Boulevard East Plat 1.

On March 12, 2018, Ordinance No. 2017-05 approved the adoption of the City of Westlake Comprehensive Plan and Future Land Use Map.

On April 4, 2018, Resolution No. 2018-12 approved the final plat for Town Center Parkway South, Phase II.

On May 14, 2018, Resolution No. 2018-11 approved the final plat for Town Center Parkway Phase II.

On July 3, 2018, Resolution No. 2018-14 approved the amended final plat for Town Center Parkway South, Phase II.

On July 3, 2018, Resolution No. 2018-15 approved the final plat for Ilex Way Phase 1.

On September 10, 2018, Resolution No. 2018-16 approved the final plat for the Meadows of Westlake Phase 1.

On September 10, 2018, Resolution No. 2018-20 approved the final plat for Del Webb at Westlake. This application has been formally withdrawn.

On September 24, 2018, Resolution No. 2018-24 approved the final plat for the School Site C-3.

On September 24, 2018, Resolution No. 2018-25 approved the final plat for Persimmon Boulevard East, Plat 2.

On October 8, 2018, Resolution No. 2018-28 approved the final plat for Waters Edge Drive.

On December 14, 2018, the City of Westlake approved an amendment (MPA-2018-02) to the Final Master Plan, which allowed minor adjustments to the pod dwelling units of Pods M, O, P, S and to modify the pod acreages of Pods M, P, S, PC-2, and PC-3.

On January 14, 2019, Resolution No. 2019-01 approved the final plat for Ilex Way II.

On January 14, 2019, Resolution No. 2019-02 approved the final plat for Ilex Way III.

On January 14, 2019, Resolution No. 2019-03 approved the final Packing House plat.

On January 14, 2019, Resolution No. 2019-04 approved the final plat for Cresswind 'Pod P'.

On March 11, 2019, Resolution No. 2019-07 approved the final plat for Meadows of Westlake Phase II.

On March 11, 2019, Resolution No. 2019-08 approved the final plat for Westlake Civic Tract.

On March 20, 2019, The City of Westlake approved an amendment (MPA-2019-01) to the Final Master Plan, which allowed minor adjustments to the boundaries, acreages and dwelling unit allocation in Pods P, S, and N.

On April 8, 2019, Resolution No. 2019-10 approved the final plat for Sky Cove Phase 1A (Pod M).

On April 8, 2019, Resolution No. 2019-11 approved the final plat for Sky Cove Phase 1B (Pod M).

On July 8, 2019, Resolution No. 2019-12 approved the final plat for 7-Eleven Gas Station.
On July 8, 2019, Resolution No. 2019-15 approved the Site Plan for 7-Eleven Gas Station.

On July 8, 2019, Resolution No. 2019-16 approved the Requested Use for 7-Eleven Gas Station.

On August 12, 2019, Resolution No. 2019-18 approved the Plat for Pod K.

On August 12, 2019, Resolution No. 2019-19 approved the Plat for Pod R (Meadows Phase 2).

On August 12, 2019, Resolution No. 2019-20 approved the Plat for Kingfisher.

On September 9, 2019, Ordinance No. 2019-06 established the Mandatory Signage Design.

On September 9, 2019, Ordinance No. 2019-07 established the Mandatory Landscaping Design and Buffers.

On September 23, 2019, Ordinance No. 2019-09 established Chapter 3 and Adopting of the Zoning Map.

On February 10, 2020, Ordinance No. 2019-10 established Regulations for Parking within the City of Westlake.

On October 28, 2019, Resolution No. 2019-28 approved the Re-plat of Persimmon West.

On October 28, 2019, Resolution No. 2019-32 approved the Requested Use for ISTF.

On October 28, 2019, Resolution No. 2019-31 approved the Site Plan for ISTF Phase 1A.

On October 28, 2019, Resolution No. 2019-33 approved the ISTF Plat.

On October 28, 2019, Resolution No. 2019-35 approved the 7-Eleven 2.0 Requested Use.

On October 28, 2019, Resolution No. 2019-34 approved the Site Plan for 7-Eleven 2.0.

On October 28, 2019, Resolution No. 2019-36 approved the Plat for Pod H.

On November 4, 2019, Resolution No. 2019-29 approved the Plat for Ilex Way Phase III.

On November 4, 2019, Ordinance 2019-12 approved Chapter 1 (Administration).

On November 4, 2019, Ordinance 2019-13 approved Chapter 2 (Land Development).

On November 4, 2019, Resolution 2019-38 approved the Plat for Christ Fellowship Church West Campus.

On December 9, 2019, Resolution No. 2019-39 approved the Site Plan for Christ Fellowship Church West Campus.

On December 9, 2019, Resolution No. 2019-40 approved the Site Plan for the International Soccer Training Facility Phase 1B (ISTF).

On May 11, 2020, Resolution No. 2020-09 approved the Plat for Cresswind Palm Beach Phase 2 (Pod P), A/K/A (Pod P-1).

On May 11, 2020, Resolution No. 2020-08 approved the final plat for Persimmon Boulevard East Plat 3.

On June 08, 2020, Resolution 2020-10 approved the Plat for Sky Cove Phase 1B (Pod M).

On June 08, 2020, Resolution 2020-12 approved the Plat for Groves of Westlake (Pod 0).

On June 08, 2020, Resolution 2020-13 approved the Plat for Tract PC-5 (PBC Tax Collector's and DMV offices)

On June 08, 2020, Resolution 2020-14 approved the Site Plan for the PBC Tax Collector's and DMV offices.

On July 13, 2020, Resolution 2020-16 approved the Site Plan for the Cresswind Palm Beach Amenity Center.

On July 13, 2020, Resolution 2020-11 approved the Final Plat for Green Lane.

On August 10, 2020, Resolution 2020-03 approved a Site Plan Amendment for 7-Eleven 1.0 .

On August 10, 2020, Resolution 2020-04 approved a Site Plan Amendment for 7-Eleven 2.0.

On August 10, 2020, Resolution 2020-05 approved the Final Plat for Persimmon Boulevard East Plat 4.

On August 10, 2020, Resolution 2020-22 approved the Final Plat for Groves of Westlake Phase 2.

On September 14, 2020, Resolution 2020-26 approved the Final Plat for Pod T – Estates of Westlake.

On November 09, 2020, Resolution 2020-32 approved the Final Plat for the Westlake Plaza (Publix).

On November 09, 2020, Resolution 2020-33, approved the Master Site Plan for the Publix at Westlake Plaza.

On November 09, 2020, Resolution 2020-34, approved the Site Plan for the Publix Grocery Store, Drive through Pharmacy, Liquor Store , and 9,600 sf of Inline retail.

On November 12, 2020, the City of Westlake approved an amendment (MPA-2020-04) to the Final Master Plan, which allowed minor adjustments to the dwelling unit allocations and land area in Pods N, S, and U.

On December 14, 2020, Resolution 2020-36, approved the Final Plat for Sky Cove South, Phase 1A (Pod N).

On December 14, 2020, Resolution 2020-37, approved the Final Plat for Sky Cove South, Phase 1B (Pod N).

On December 14, 2020, Resolution 2020-38, approved the Master Sign Plan for 7-Eleven 1.0.

On December 14, 2020, Resolution 2020-39, approved the Master Sign Plan for the Publix at Westlake Plaza.

On December 15, the City of Westlake approved an amendment (MPA-2020-05) to the Final Master Plan, which allowed minor adjustments in Pod S.

On January 11, 2021, Resolution 2020-01, approved the Final Plat for Town Center Parkway South-West.

On January 11, 2021, Resolution 2020-02, approved the Final Plat for Pod G South-West.

On February 8, 2021, Resolution 2021-03, approved the Final Plat for Pod S - Phase I, Orchards of Westlake.

On March 8, 2021, Resolution 2021-06, approved the Final Plat for Pod M – Crossings of Westlake.

On March 8, 2021, Resolution 2021-07, approved the Final Plat for Pod S - Phase II, Orchards of Westlake.

On April 12, 2021, Resolution PZ-2021-01, approved a variance to Pod M-2 The Crossings of Westlake.

On May 10, 2021, Resolution 2021-04, Council approved a variance to Pod M-2 The Crossings of Westlake.

On May 10, 2021, Resolution 2021-11, approved the Final plat for Cresswind Palm Beach, Phase 3 (Pod P-1 Phase 3).

On June 14, 2021, Resolution 2021-08, approved the Amended Master Plan for Pod H, Westlake Landings.

On June 14, 2021, Resolution 2021-15, approved the Site Plan for Pod H – Self-Storage Facility on Parcel E in Pod H, Westlake Landings.

On June 14, 2021, Resolution 2021-16, approved the site plan modification for the Winn-Dixie grocery store in the Groves Market.

On June 14, 2021, Resolution 2021-17, approved the site plan modification for the Groves Market shopping center.

On July 12, Resolution 2021-18, approved the site plan for the Westlake Wellness and Fitness Trail.

On July 12, Resolution 2021-19, approved the master Sign Plan for Pod H, “Westlake Landings”.

On July 12, Resolution 2021-20, approved the master Sign Plan for the Pod H, Parcel E, Self-Storage facility.

On August 9, Resolution 2021-03, approved the Amended the master Sign Plan for 7-11 2.0.

On August 9, Resolution 2021-05, approved the site plan for Pod PC-1, Phase 2.

On August 9, Resolution 2021-25, approved the master Sign Plan for Grove Market.

On September 13, 2021, Resolution 2021-27, approved the replat of Parcel C-2.

On September 13, 2021, Resolution 2021-28, approved the amendment of the Pod S (Orchards) Phase II Plat.

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Subject Request

The Applicant is seeking a third amendment to the master plan approved for Pod H. Pod H is known as “Westlake Landings” and is situated west of Seminole Pratt Whitney Road, south of Persimmon Boulevard (across the street from the recently approved Publix on Pod G), bounded on the north by the existing Seminole Ridge High School. The Final Plat was previously approved by staff on July 24, 2019, and on October 28, 2019, Resolution No. 2019-36 approved the Plat for Pod H. Pod H will be sub-divided by metes and bounds, whereby no additional platting will be necessary. Westlake Landings will include the previously approved 7-Eleven 2.0 located on Parcel A-1 of the plat of Pod H, in Phase 1. Phase 2 of Pod H, the final phase, will contain parcels A-2, B, C, E, F and G. Westlake Landings will include a variety of commercial, retail, restaurant, office, self-service storage, light industrial and commercial recreational uses which will serve the City of Westlake, as well as the overall western community. With the exception of Parcel G, each of aforementioned parcels have undergone site plan review by the City of Westlake.

At present, Parcel A-1 in Phase 1 is under construction with the 7-Eleven (2.0) gas station and convenience store. On June 14, 2021, Resolution 2021-15, approved the Site Plan for Pod H – Self-Storage Facility on Parcel E. Currently, a subsequent modification to the Self-Storage site plan is scheduled for approval at the upcoming November 08, 2021, City Council hearing. In addition, parcels B & C (Shoppes of Westlake Landings), and Parcel F (Adrenaline World) are also scheduled on the November 8th agenda for site plan approval.

Pod H has a Mixed-Use zoning designation allowing a variety of Commercial, Retail, and Industrial uses. All of the uses contemplated will be processed in accordance with Article 3 “Zoning Districts” of the Westlake Code of Ordinances. The subject site maintains a Land Use designation of Downtown Mixed Use and a Zoning designation of Mixed Use and is subject to site plan review and approval. The proposed uses for individual parcels are considered permitted uses; (P) within the Mixed Use (MU) zoning district as defined by Article 3 Table 3-20 of the City of Westlake Code of Ordinances. Individual site plans will require separate review and approval by the City of Westlake. The master plan will require approval by the Westlake City Council with public notice as required by Article 2, Table 2.3.

As such, the amendment request for Parcel G converts the Office use entitlement to Light Industrial in totality. An updated traffic equivalency report is included which supports this entitlement conversion. The amended Master Plan’s site data table is reflected on the following page.

POD H SITE DATA

	ACRES	SQ.FEET	PERCENT
PROPOSED PLAT AREA (INCLUDES RPE)	50.826	2,213,986	100%
MAXIMUM LOT COVERAGE *3	22.872	996,294	45%
MINIMUM PERVIOUS AREA	12.707	553,497	25%

PARCEL DATA

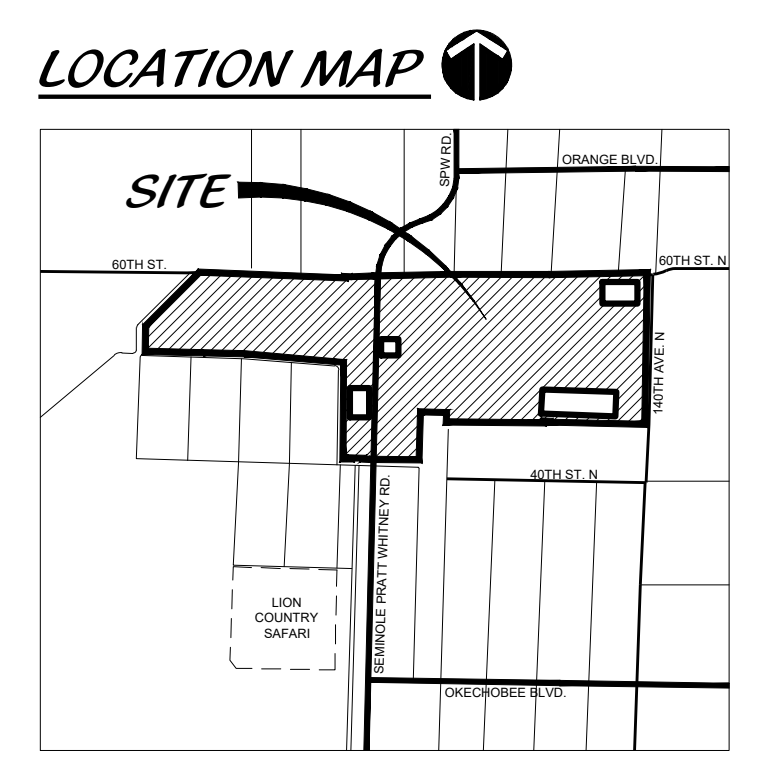
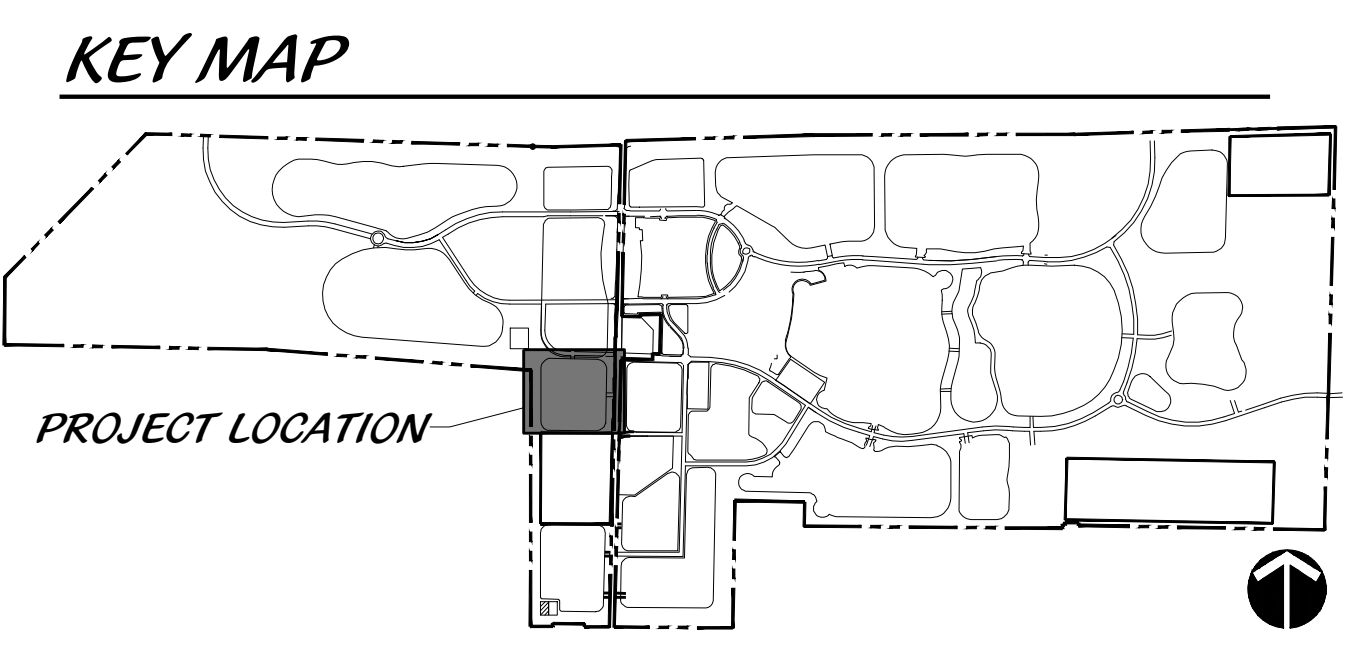
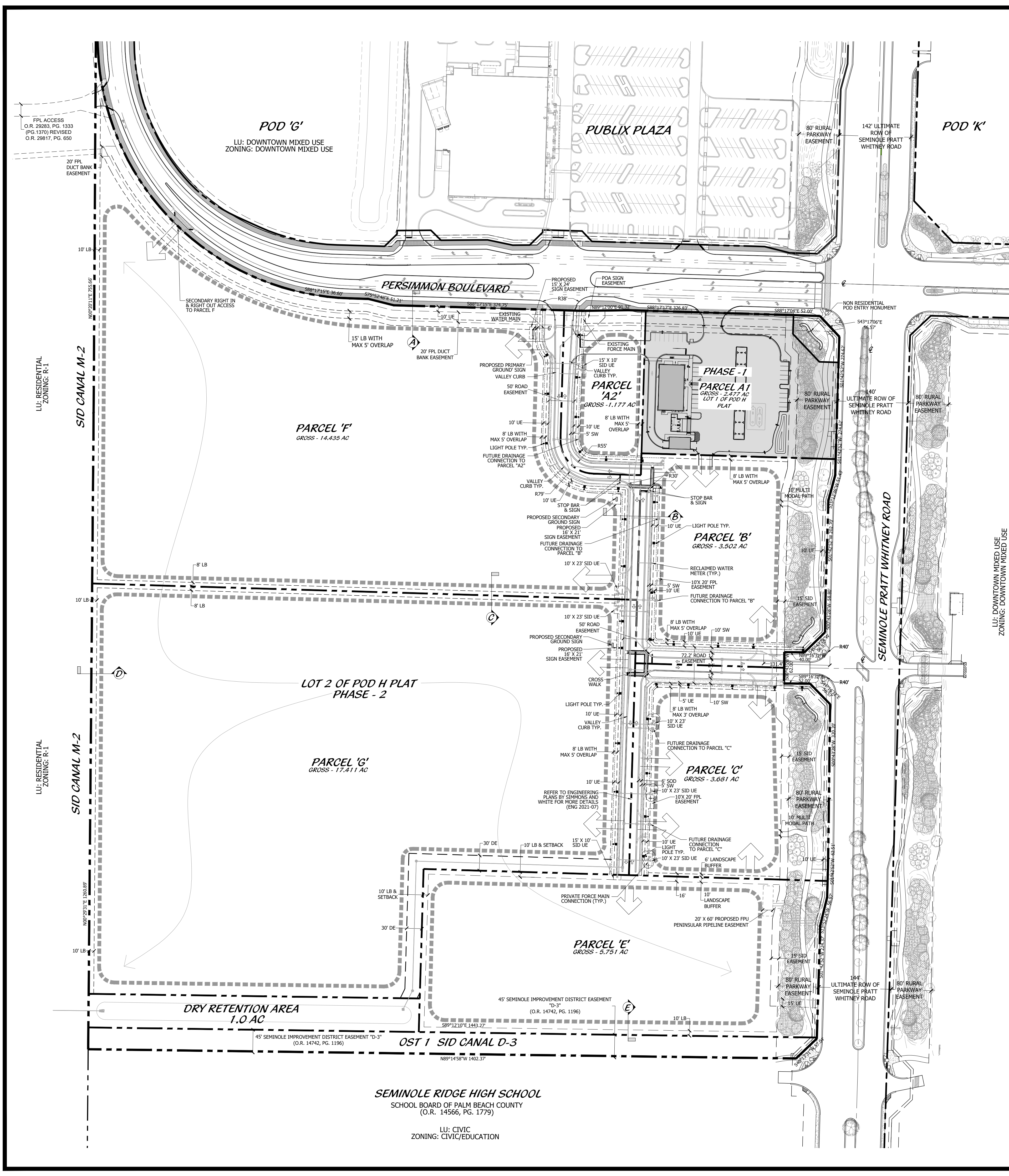
	ACRES	SQ.FEET	PERCENT
PHASE - 1			
PARCEL A 1 CONVENIENCE STORE W GAS	2.477	107,902	4.87%
PHASE - 2			
PARCEL A 2 RESTAURANT, FAST FOOD W DRIVE THRU	1.177	51,267	2.32%
PARCEL B RESTAURANT, FAST FOOD W DRIVE THRU, SHOPPING CTR MIXED USE	3.502	152,569	6.89%
PARCEL C COFFEE SHOP W DRIVE THRU, RESTAURANT, FAST FOOD W DRIVE THRU	3.681	160,365	7.24%
PARCEL E SELF SERVICE STORAGE	5.751	250,535	11.32%
PARCEL F COMMERCIAL RECREATION	14.435	628,779	28.40%
PARCEL G LIGHT INDUSTRIAL	17.411	758,403	34.26%
DRY RETENTION AREA	1.000	43,567	1.97%
OST 1-SID D-3 CANAL	1.391	60,599	2.74%
TOTAL PARCEL DATA	50.826	2,213,986	100.00%

BUILDING DATA

	SQ.FEET	
PARCEL A 1 CONVENIENCE STORE W GAS (PHASE - 1)	4,500	16 FUELING POSITIONS + CAR WASH
PARCEL A 2 RESTAURANT, FAST FOOD W DRIVE THRU	3,500	
PARCEL B		
SHOPPING CENTER MIXED USE (RETAIL, MEDICAL, RESTAURANT)	10,478	
RESTAURANT	3,972	
RESTAURANT FAST FOOD W DRIVE THRU (COFFEE SHOP)	2,065	
PARCEL C		
COFFEE SHOP W DRIVE THRU	2,525	
RESTAURANT,FAST FOOD W DRIVE THRU	4,240	
PARCEL E SELF SERVICE STORAGE	140,000	
PARCEL F	TBD	
COMMERCIAL RECREATION *NOTE 9		6.447 ACRES
PARCEL G		
LIGHT INDUSTRIAL	227,000	
TOTAL	398,280	*NOTE 9

Conclusion

The Applicant is requesting approval of the further amended Pod H Master Plan, “Westlake Landings”, as presented. The Applicant will work closely with Staff to bring this application to completion as quickly as possible. The Applicant and the entire development team are available to answer any questions Staff might have and/or provide necessary information to supplement the information provided in the submittal.



SITE DATA

NAME OF APPLICATION: WESTLAKE POD H MUPD MASTER PLAN
 APPLICATION NUMBER: MPA 2020-02
 PROJECT NUMBER: CH 13-0518-00
 LAST BCC APPROVAL DATE: 10/29/2024
 LAST CITY OF "MASTER PLAN" APPROVAL DATE: 11.12.2020

RESOLUTION NUMBERS: TTD/R-2014-1646, R-2014-1647, R-2014-1648, ORDINANCE 2014-090, MPA-2016-01, MPA-2017-01, MPA-2019-01, MPA-2019-02, MPA 2020-01, MPA 2020-04, MPA 2020-05, MPA 2021-01
 FUTURE LAND USE DESIGNATION: DOWNTOWN MIXED USE
 EXISTING ZONING DISTRICT: MIXED USE

SECTION/TOWNSHIP/RANGE: 01 43 40
 PROPERTY CONTROL NUMBER(S): 77-40-43-01-17-000-0010, 77-40-43-01-17-000-0020
 EXISTING USE: VACANT AGRICULTURE/UTILITY
 APPROVED USE: MIXED USE
 PROPOSED USE: MIXED USE

POD H SITE DATA

PROPOSED PLAT AREA (INCLUDES PPE)	ACRES	SQ. FEET	PERCENT
MAXIMUM LOT COVERAGE ^{1,3}	22.872	2,213,968	100%
MINIMUM PERVIOUS AREA	12,787	995,294	45%
		553,497	25%

PARCEL DATA

PHASE	ACRES	SQ. FEET	PERCENT
PHASE 1	2.477	107,902	4.87%
PHASE 2	1.177	51,267	2.32%
PARCEL A 1 CONVENIENCE STORE W GAS	3.502	152,269	6.89%
PARCEL A 2 RESTAURANT, FAST FOOD W DRIVE THRU	3.891	166,365	7.74%
PARCEL B RESTAURANT, FAST FOOD W DRIVE THRU, SHOPPING CTR MIXED USE	6.751	290,535	13.20%
PARCEL C COFFEE SHOP W DRIVE THRU, RESTAURANT, FAST FOOD W DRIVE THRU	14.485	628,773	28.60%
PARCEL D SELF SERVICE STORAGE	17.411	758,403	34.26%
PARCEL E COMMERCIAL RECREATION	1.000	43,567	1.97%
PARCEL F OFFICE/LIGHT INDUSTRIAL	1.391	60,569	2.74%
PARCEL G DRY RETENTION AREA	1.000	43,567	1.97%
OST SID CANAL	1.391	60,569	2.74%
TOTAL PARCEL DATA	60.826	2,274,986	100.00%

BUILDING DATA

PARCEL	NO. OF FLOORS	PROPOSED BUILDING HEIGHT	MAX BUILDING HEIGHT FOR MU
PARCEL A 1 CONVENIENCE STORE W GAS (PHASE - 1)	1	10 FEET	10 FEET
PARCEL A 2 RESTAURANT, FAST FOOD W DRIVE THRU	1	10 FEET	10 FEET
PARCEL B RESTAURANT, FAST FOOD W DRIVE THRU	1	10 FEET	10 FEET
PARCEL C SHOPPING CENTER MIXED USE (RETAIL, MEDICAL, RESTAURANT)	1	10 FEET	10 FEET
PARCEL D RESTAURANT, FAST FOOD W DRIVE THRU (COFFEE SHOP)	1	10 FEET	10 FEET
PARCEL E COFFEE SHOP W DRIVE THRU	1	10 FEET	10 FEET
PARCEL F RESTAURANT, FAST FOOD W DRIVE THRU	1	10 FEET	10 FEET
PARCEL G SELF SERVICE STORAGE	1	10 FEET	10 FEET
PARCEL H COMMERCIAL RECREATION	1	10 FEET	10 FEET
PARCEL I OFFICE	1	10 FEET	10 FEET
PARCEL J LIGHT INDUSTRIAL	1	10 FEET	10 FEET
TOTAL	10	10 FEET	10 FEET

TOTAL PARCEL DATA

NO. OF FLOORS	PROPOSED BUILDING HEIGHT	MAX BUILDING HEIGHT FOR MU	MINIMUM PARCEL SIZE	MINIMUM LOT COVERAGE ^{1,3}	MINIMUM PERVIOUS AREA	PERVIOUS AREA PROVIDED	MINIMUM BUILDING SEPARATION
TBD	TBD FEET	120 FEET	43,560 SQUARE FEET	45 PERCENT	25 PERCENT	TBD	20 FEET

PARKING DATA

PARCEL	TYPE	SPACES
PARCEL A 1 CONVENIENCE STORE W GAS (PHASE - 1)	(1240 SF + 1 PER PUMP ISLAND)	12
PARCEL A 2 RESTAURANT, FF W DR THRU	(1150 SF INCL. OUTDOOR PLUS 1/250 SF)	11
PARCEL B SHOPPING CTR MIXED USE (RESTAURANT, FF W DRIVE THRU)	(6, CTR. INCL. 1/225 SF), (RESTAURANT & RESTAURANT FF: 1/150 SF INCL. OUTDOOR PLUS 1/250 SF)	6
PARCEL C COFFEE SHOP W DRIVE THRU, RESTAURANT, FAST FOOD W DRIVE THRU	(1150 SF INCL. OUTDOOR PLUS 1/250 SF)	11
PARCEL D SELF SERVICE STORAGE	(3 + 1/150 UNITS)	3
PARCEL E COMMERCIAL RECREATION	(# SPACES PER ACRES) ⁴	16
PARCEL F OFFICE/LIGHT INDUSTRIAL	(OFFICE: 1/300 SF LIGHT INDUSTRIAL: 1/1200 SF + 1/300 OF OFFICE)	16

- NOTE: SITE PLAN BASED ON SURVEY, SIGNED AND SEALED BY GEOPRO INC.
- NOTE: THE ATTACHED WILL BE SUBMITTED TO THE CITY OF WESTLAKE FOR APPROVAL. APPROVAL DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.
- NOTE: THE MINIMUM LOT COVERAGE AS SET BY THE CITY OF WESTLAKE IS 45% FOR RESIDENTIAL ZONING DISTRICTS.
- NOTE: ACCESS POINTS TO PARCELS FROM ACCESS DRIVES TO BE DETERMINED AT THE TIME OF INDIVIDUAL SITE PLAN REVIEW.
- NOTE: NEIGHBORHOOD CONCEPTS (NEIGHBORHOODS) TO BE DETERMINED AT THE TIME OF INDIVIDUAL SITE PLAN REVIEW.
- NOTE: RECORDS SECTION FOR PARCEL A ONLY.
- NOTE: SITE LAYOUT AND PLACEMENT ADJACENT TO THE DRAINAGE SHALL BE DETERMINED AND DESIGNED AS A "PERMEABLE" NO PARKING ZONE PER RESOLUTION STANDARDS.
- NOTE: RESTAURANT USES: 1/1000 SF PER 1000 SF OF AREA IN THE SHOPPING CENTER MIXED USE CATEGORY AND PARKING RATE:
- NOTE: INTERVIEW WITH PLANNING FOR COMMERCIAL SEPARATION MEASURES IN A-2.

LEGEND

SID: SEMINOLE IMPROVEMENT DISTRICT	CL: CENTER LINE
ROW: RIGHT OF WAY	SW: SIDEWALK
AC: ACRES	PBC: PALM BEACH COUNTY
UE: UTILITY EASEMENT	LME: LAKE MAINTENANCE EASEMENT
DE: DRAINAGE EASEMENT	WMT: WATER MANAGEMENT TRACT
LU: LANDUSE	RPE: RURAL PARKWAY EASEMENT
LB: LANDSCAPE BUFFER	SPW: SEMINOLE PRATT WHITNEY
LAE: LIMITED ACCESS EASEMENT	PBW: PERSIMMON BLVD. WEST
ESMT: EASEMENT	LSEV: LOW SPEED ELECTRIC VEHICLE

LEGAL DESCRIPTION

LOT 2, WESTLAKE POD H, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

PDR CHART

TABLE 3-12: MU District Non-Residential Standards

Non-Residential Use Type	Minimum Parcel Size (Square Feet)	Minimum Front Setback (Feet)	Minimum Side Setback (Feet)	Minimum Rear Setback (Feet)	Minimum Building Separation (Feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Commercial Uses		20	10	10	20	45%	25%
Commercial Recreation		20	10	10	20	35%	25%
Light Industrial		30	10	10	20	50%	25%

1. Buildings separated from residential zoning districts by a road or canal are not considered adjacent to residential zoning districts.

PROJECT TEAM

- PROPERTY OWNER**
 PBLH, LLC
 4400 WEST SAMPLE RD. SUITE 200
 COCONUT CREEK, FLORIDA 33073
 PHONE: 954-973-4490
 FAX: 954-978-5330
- SURVEYOR**
 GEOPRO SURVEYING, INC.
 4162 WEST BLUE HERON BLVD, SUITE 105
 RIVIERA BEACH, FLORIDA 33404
 PHONE: 561-444-2720
 FAX: 813-248-2286
- SITE PLANNER**
 COTLEUR & HEARING
 1934 COMMERCE LANE, SUITE 1
 JUPITER, FLORIDA 33458
 PHONE: 561-747-6336
 FAX: 561-747-1377
- TRAFFIC ENGINEER**
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 WEST PALM BEACH, FLORIDA
 PHONE: 561-236-8998
 FAX: 561-684-6336
- CIVIL ENGINEER**
 SIMMONS & WHITE
 2581 METROCENTRE BLVD, SUITE 3
 WEST PALM BEACH, FLORIDA 33407
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 MOBILE: 772-485-1700
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 EW CONSULTANTS, INC.
 1000 SE MONTEREY COMMONS BLVD, SUITE 208
 STUART, FLORIDA 34996
 PHONE: 772-478-7771
 MOBILE: 772-485-1700
- SEMINOLE IMPROVEMENT DISTRICT ENGINEER**
 CAULFIELD & WHEELER
 7800 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE: 561-392-1991
- DEVELOPER**
 PBLH, LLC
 4400 WEST SAMPLE RD. SUITE 200
 COCONUT CREEK, FLORIDA 33073
 PHONE: 954-973-4490
 FAX: 954-978-5330

Cotleur & Hearing
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 561.747.6336 · Fax 747.1377
 www.cotleurhearing.com
 Lic# LC-26000535

WESTLAKE LANDINGS
 POD H MASTER PLAN
 PALM BEACH COUNTY, FL

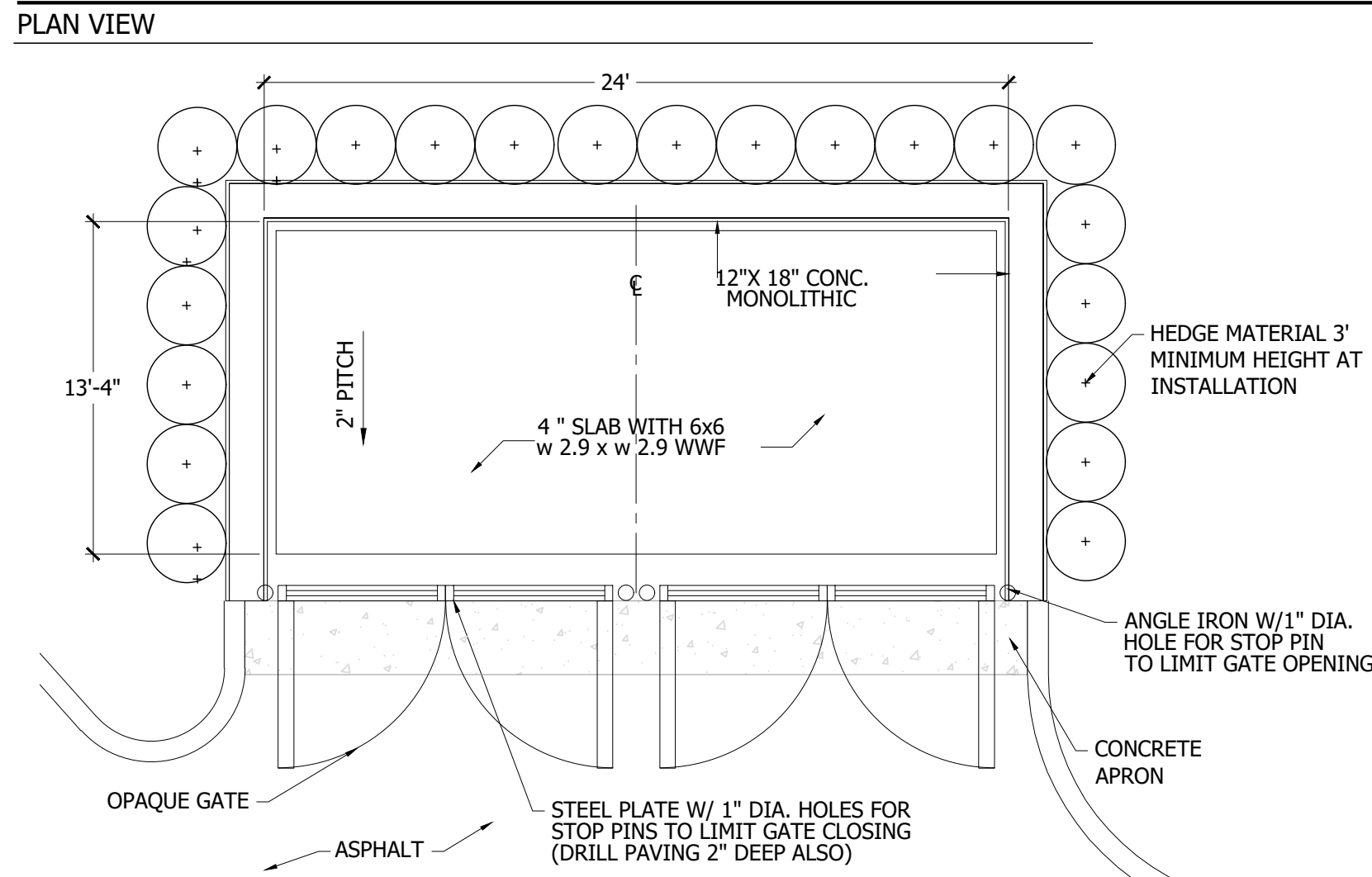
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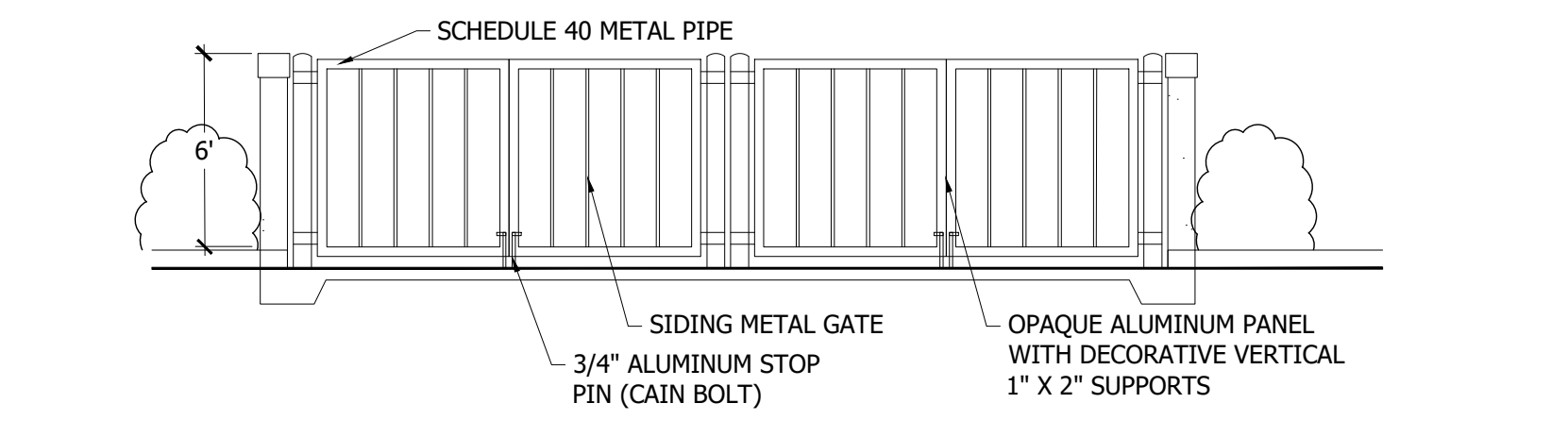
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 DATE: 03-25-21
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Scale: 1" = 100'

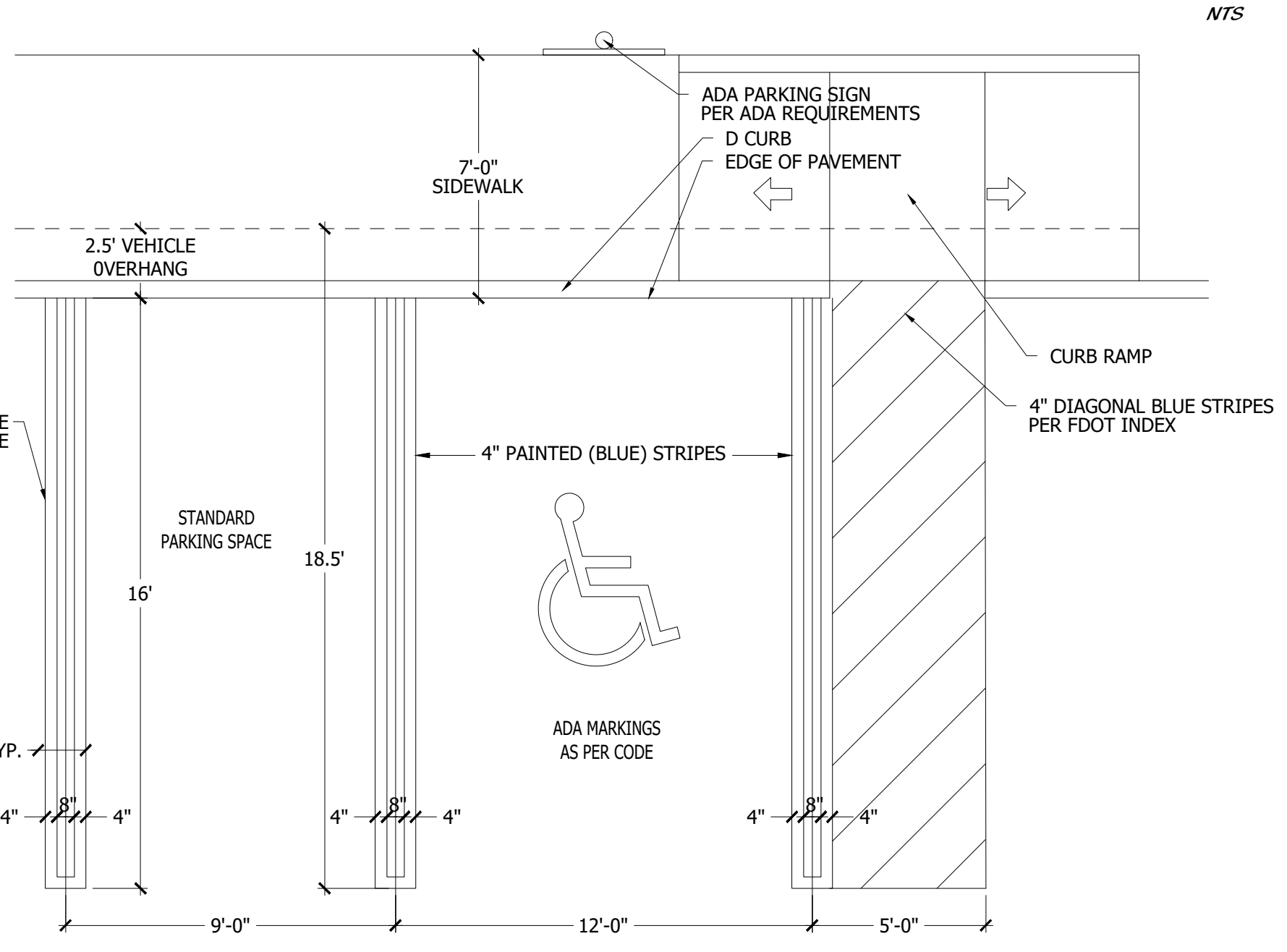
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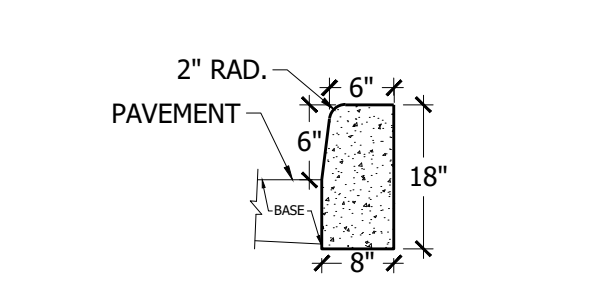
ELEVATION VIEW
NOTE: DUMPSTER MUST BE SCREENED PER SECTION 4.14(A) OF THE CITY OF WESTLAKE LANDSCAPE CODE



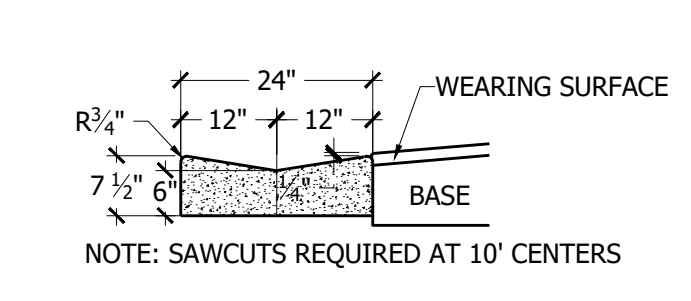
STANDARD AND ADA PARKING DETAIL



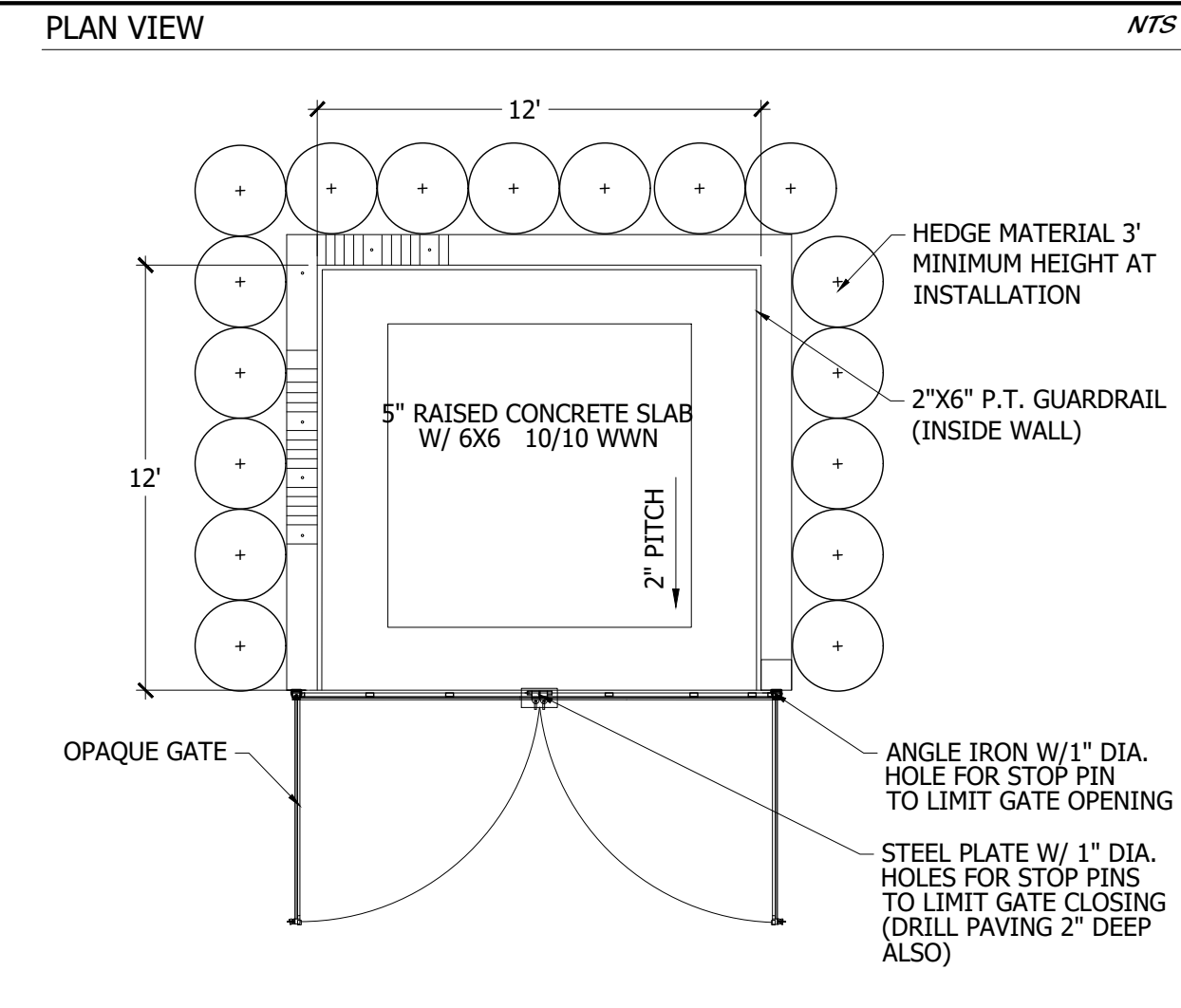
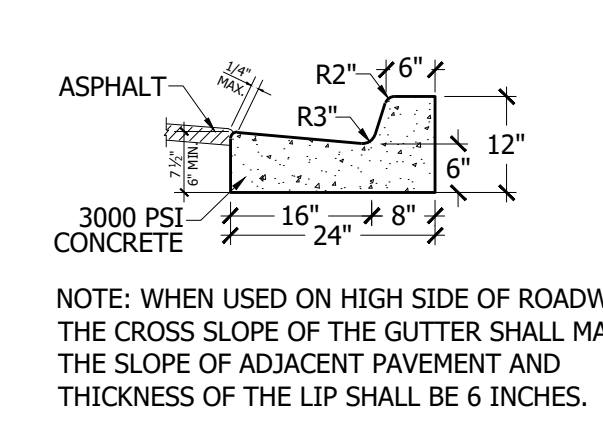
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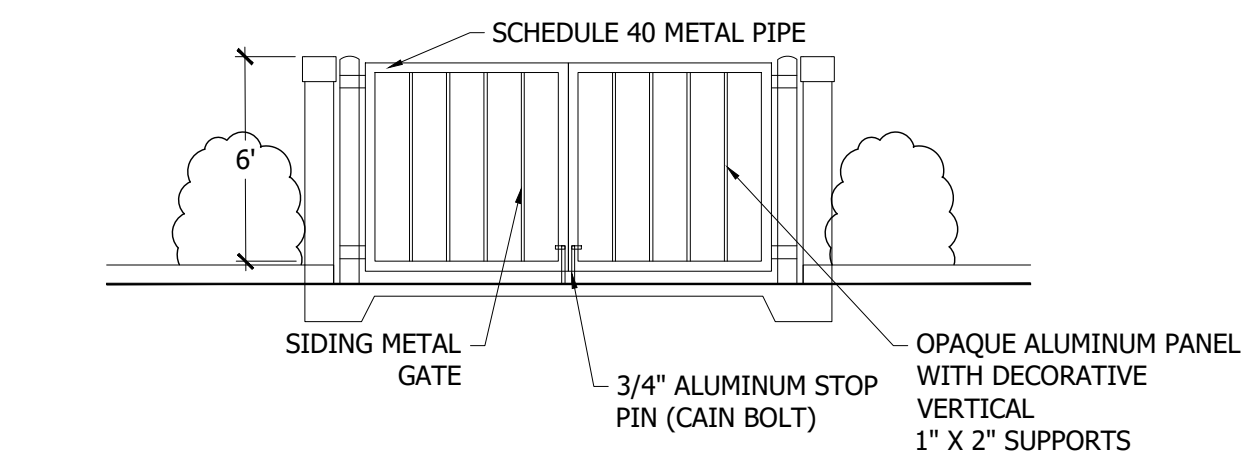
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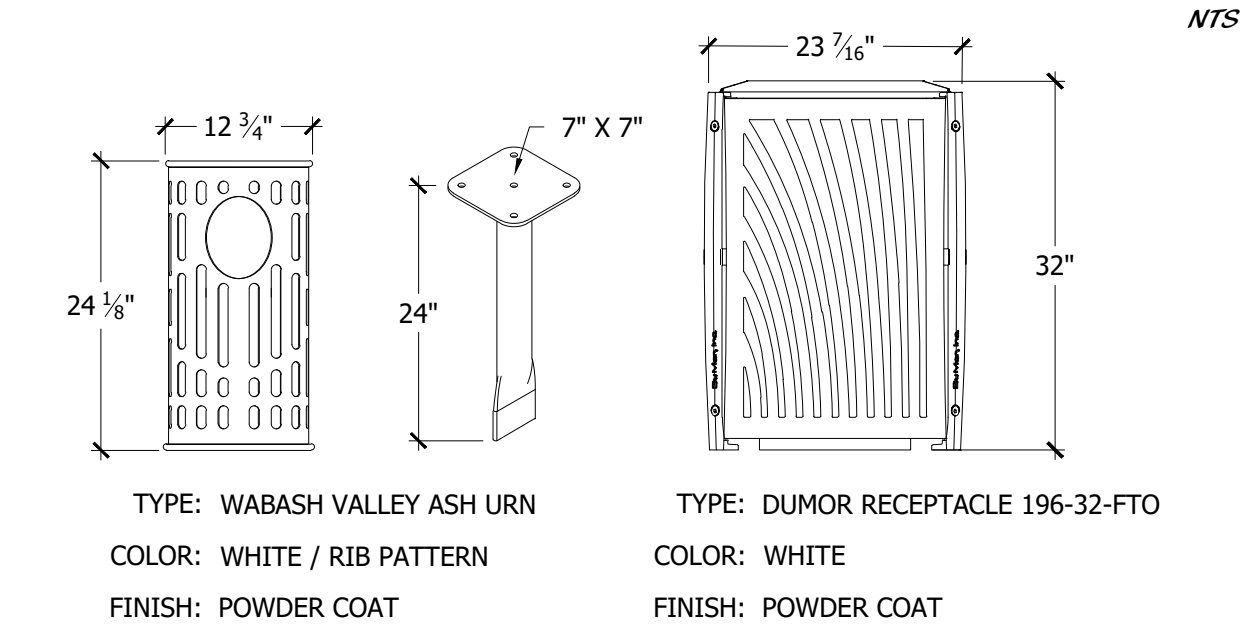
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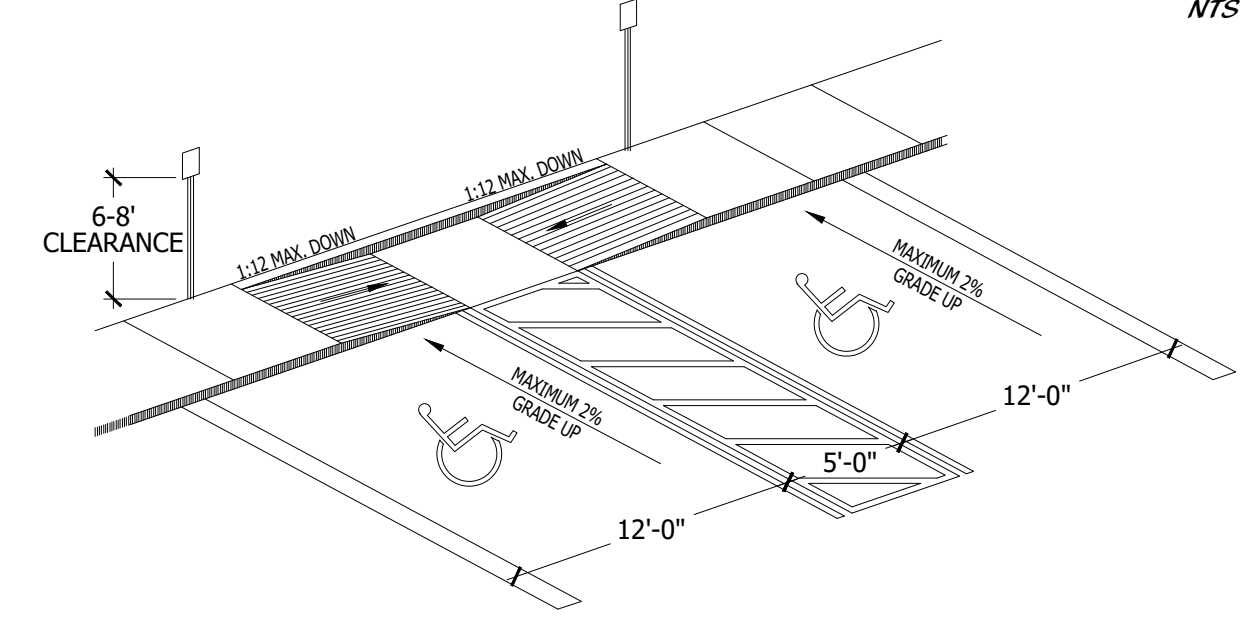
ELEVATION VIEW



TRASH CAN DETAIL

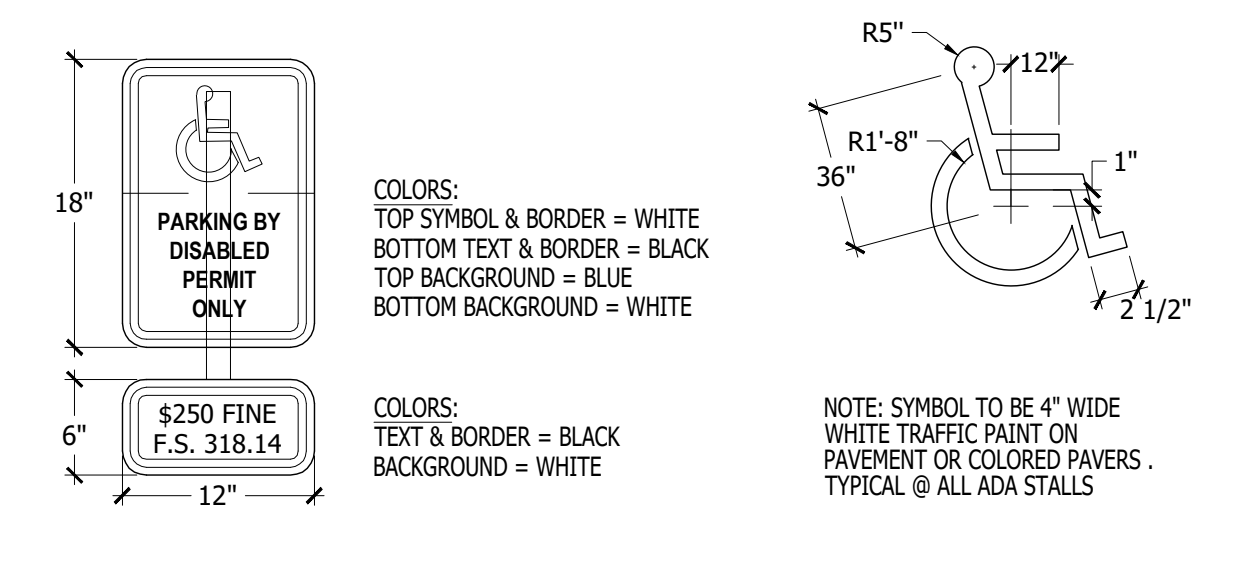


ADA RAMP DETAIL

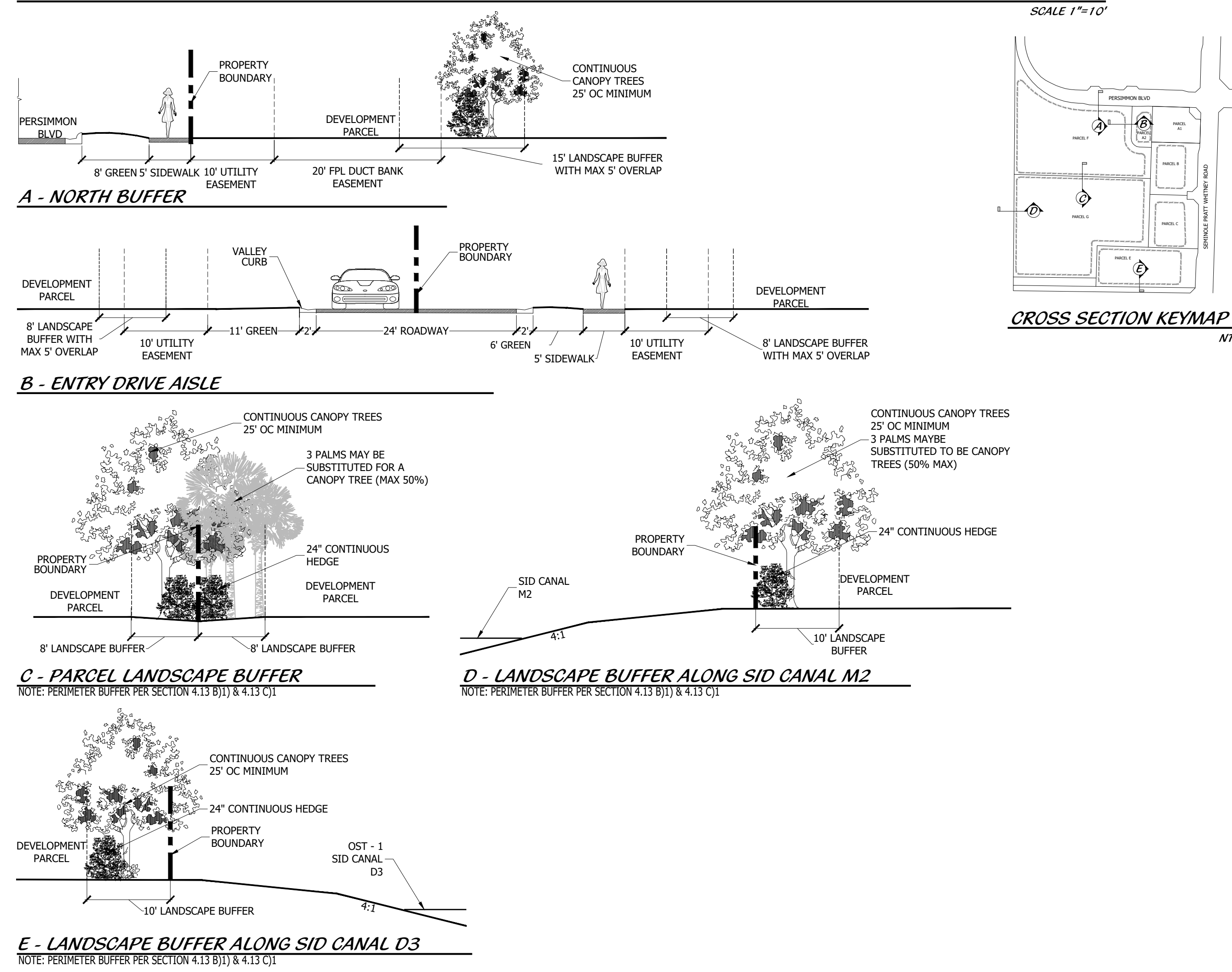


NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES
NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

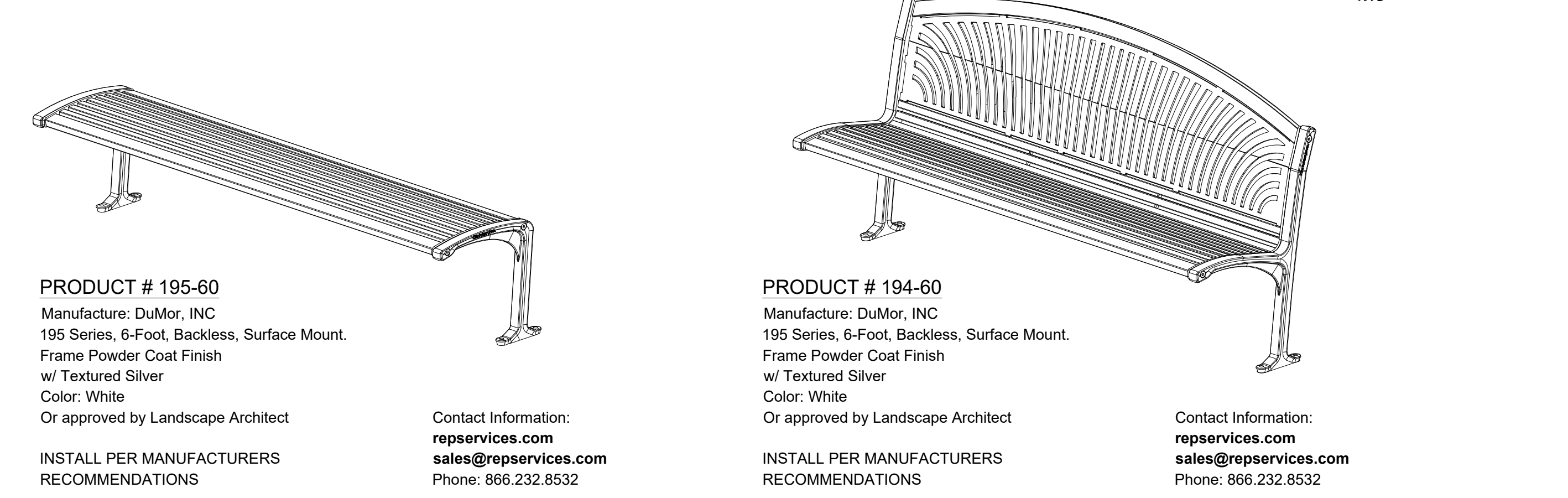
ADA SIGN & SYMBOL DETAIL



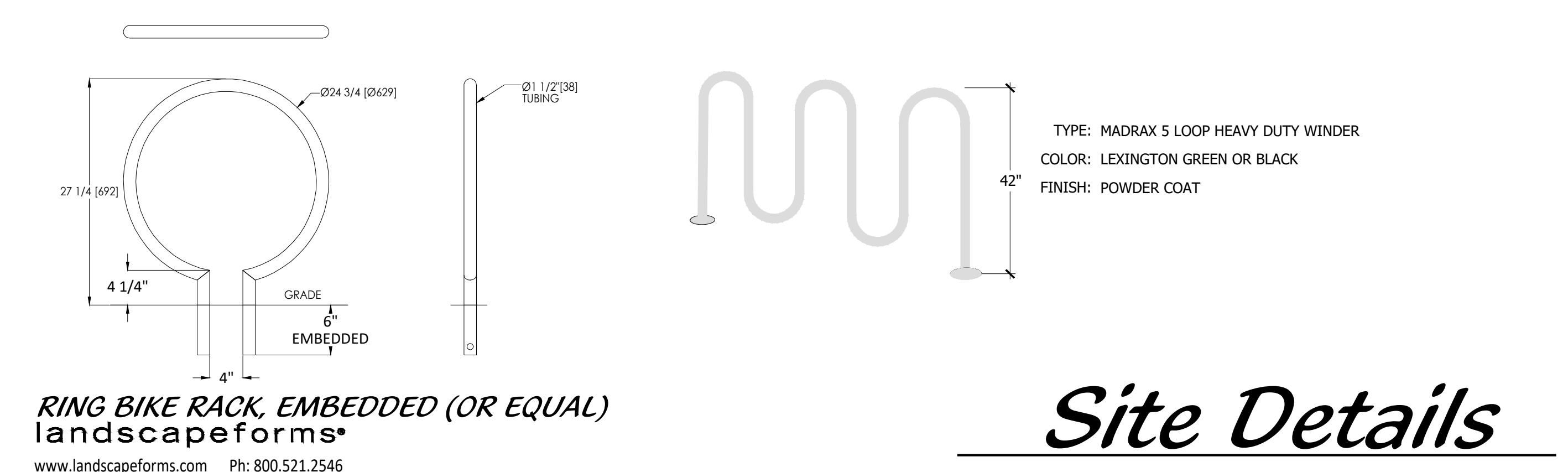
CROSS SECTIONS



BENCH DETAILS



BIKE RACK DETAIL



Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

WESTLAKE LANDINGS

POD H MASTER PLAN
PALM BEACH COUNTY, FL

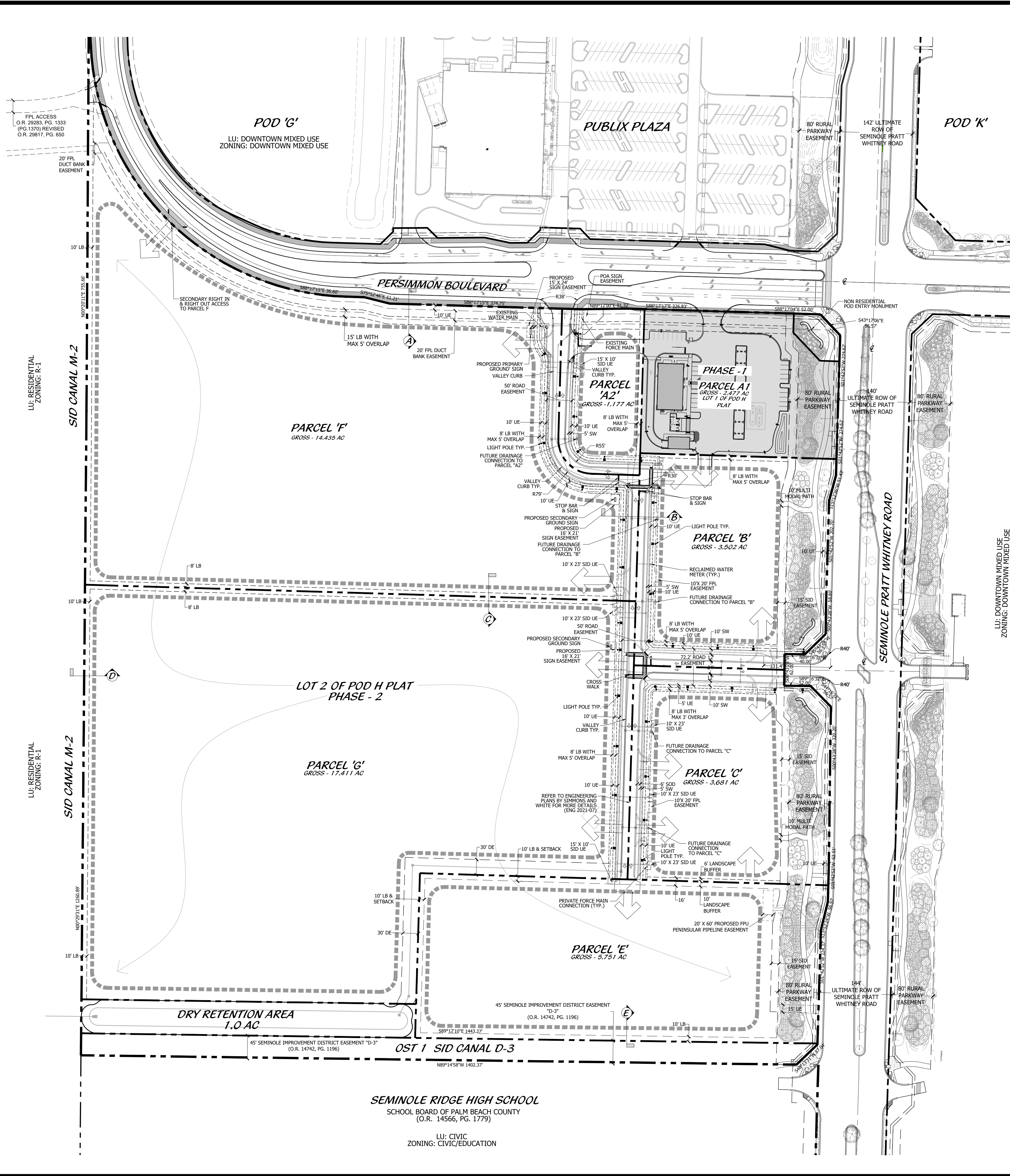
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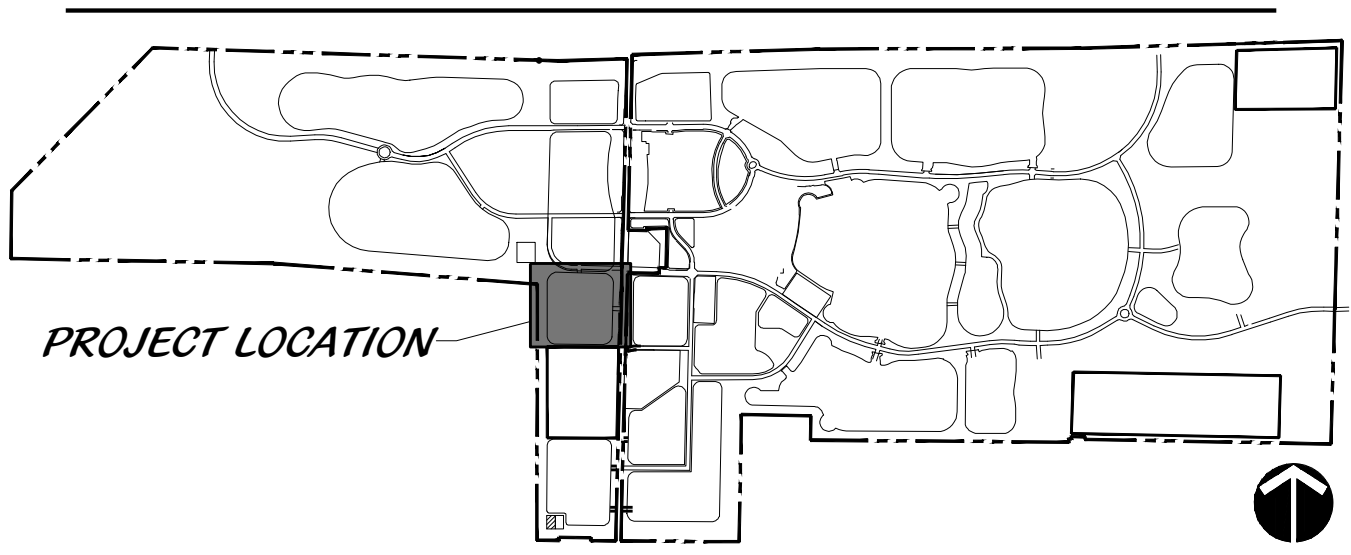
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REVISIONS	04-12-21
	05-25-21
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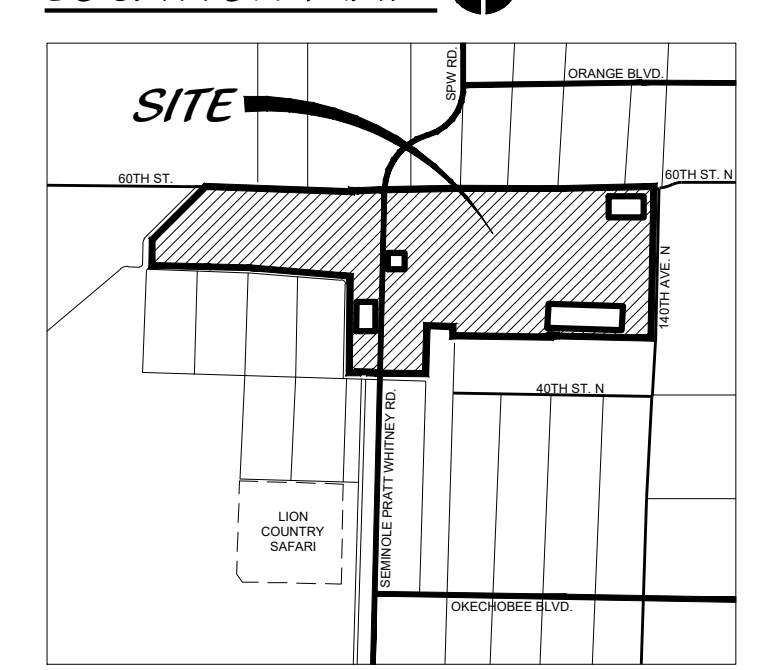
Site Details



KEY MAP



LOCATION MAP



SITE DATA

NAME OF APPLICATION: WESTLAKE POD H- MUPO MASTER PLAN
 APPLICATION NUMBER: MPA 2021-06
 PROJECT NUMBER: CH 13-018-00
 LAST BCC APPROVAL DATE: 10/29/2014
 LAST CITY OF WL "MASTER PLAN" APPROVAL DATE: 11.12.2020

RESOLUTION NUMBERS: TTD/R 2014-1646, R 2014-1647, R 2014-1648, ORDINANCE 2014-030, MPA-2016-01, MPA-2017-01, MPA-2019-01, MPA-2019-02, MPA 2020-01, MPA 2020-04, MPA 2020-05, MPA 2021-01

FUTURE LAND USE DESIGNATION: DOWNTOWN MIXED USE
 EXISTING ZONING DISTRICT: MIXED USE

SECTION/TOWNSHIP/RANGE: 01 / 43 / 17
 PROPERTY CONTROL NUMBER(S): 77-40-43-01-17-000-0010, 77-40-43-01-17-000-0020

EXISTING USE: VACANT AGRICULTURE/UTILITY
 APPROVED USE: MIXED USE
 PROPOSED USE: MIXED USE

POD H SITE DATA

ACRES	SQ. FEET	PERCENT
56.826	2,213,986	100%
22.872	996,794	45%
12.707	553,497	25%

PARCEL DATA

PHASE	ACRES	SQ. FEET	PERCENT
PHASE - 1	2.477	107,902	4.87%
PHASE - 2	1.177	51,287	2.32%
PARCEL B RESTAURANT, FAST FOOD W DRIVE THRU, SHOPPING CTR MIXED USE	3.981	160,365	7.24%
PARCEL C COFFEE SHOP W DRIVE THRU, RESTAURANT, FAST FOOD W DRIVE THRU	6.751	290,535	13.24%
PARCEL D COMMERCIAL RECREATION	14.435	628,779	28.40%
PARCEL E LIGHT INDUSTRIAL	17.411	758,403	34.26%
DRY RETENTION AREA	1.000	43,587	1.97%
OST 1 SID CANAL	1.361	60,595	2.74%
TOTAL PARCEL DATA	50.826	2,213,986	100.00%

BUILDING DATA

PARCEL	SQ. FEET	NOTES
PARCEL A 1 CONVENIENCE STORE W GAS (PHASE - 1)	4,500	16 FUELING POSITIONS + CAR WASH
PARCEL A 2 RESTAURANT, FAST FOOD W DRIVE THRU	3,500	
PARCEL B SHOPPING CENTER MIXED USE (RETAIL, MEDICAL, RESTAURANT)	10,478	
PARCEL C COFFEE SHOP W DRIVE THRU, RESTAURANT, FAST FOOD W DRIVE THRU	3,872	
PARCEL D COMMERCIAL RECREATION	2,065	
PARCEL E SELF SERVICE STORAGE	2,525	
PARCEL E RESTAURANT, FAST FOOD W DRIVE THRU	4,240	
PARCEL E SELF SERVICE STORAGE	149,000	
COMMERCIAL RECREATION NOTES	TBD	6.447 ACRES
PARCEL C LIGHT INDUSTRIAL	TBD	227,000
TOTAL	398,280	NOTES

TOTAL PARCEL DATA

NO OF FLOORS	TBD
PROPOSED BUILDING HEIGHT	TBD FEET
MAX BUILDING HEIGHT FOR IMU	120 FEET
MINIMUM PARCEL SIZE	43,580 SQUARE FEET
MAXIMUM LOT COVERAGE %	45 PERCENT
MINIMUM PERVIOUS AREA	25 PERCENT
PERVIOUS AREA PROVIDED	TBD
MINIMUM BUILDING SEPERATION	20 FEET

PARKING DATA

PARCEL	NOTES
PARCEL A 1 CONVENIENCE STORE W GAS (PHASE - 1)	(1/260 SF + 1 PER PUMP ISLAND)
PARCEL A 2 RESTAURANT, FF W DR THRU	(1/150 SF INCL. OUTDOOR PLUS 1/250 SF)
PARCEL B SHOPPING CTR MIXED USE/RESTAURANT, FF W DRIVE THRU	(6 CTR. IMU: 1/250 SF), (RESTAURANT & RESTAURANT FF: 1/150 SF INCL. OUTDOOR PLUS 1/250 SF)
PARCEL C COFFEE SHOP W DRIVE THRU, RESTAURANT, FF W DR THRU	(1/150 SF INCL. OUTDOOR PLUS 1/250 SF)
PARCEL D SELF SERVICE STORAGE	(3 + 1/150 UNITS)
PARCEL E COMMERCIAL RECREATION	(8 SPACES PER ACRES)
PARCEL E LIGHT INDUSTRIAL	OFFICE: 1/200 SF LIGHT INDUSTRIAL: 1/1200 SF + 1/300 SF OFFICE)

LEGEND: CL: CENTER LINE, SW: SIDEWALK, PBC: PALM BEACH COUNTY, LME: LAKE MAINTENANCE EASEMENT, WMT: WATER MANAGEMENT TRACT, LU: LANDUSE, RPE: RURAL PARKWAY EASEMENT, LB: LANDSCAPE BUFFER, SPW: SEMINOLE PRATT WHITNEY, LAE: LIMITED ACCESS EASEMENT, PBW: PERSIMMON BLVD. WEST, ESMT: EASEMENT, LSEV: LOW SPEED ELECTRIC VEHICLE

LEGAL DESCRIPTION
 LOT 2, WESTLAKE POD H, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

PDR CHART

Non-Residential Use Type	Minimum Parcel Size (Square Feet)	Minimum Front Setback (Feet)	Minimum Side Setback (Feet)	Minimum Rear Setback (Feet)	Minimum Building Separation (Feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Commercial Uses	20	10	10	20	45%	25%	
Commercial Recreation	20	10	10	20	35%	25%	
Light Industrial	30	10	10	20	50%	25%	

1. Buildings separated from residential zoning districts by a road or canal are not considered adjacent to residential zoning districts.

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 Lic# LC-26000535

WESTLAKE LANDINGS
 POD H MASTER PLAN
 PALM BEACH COUNTY, FL

DESIGNED: DEH
 DRAWN: JAE/RNK
 APPROVED: DEH
 JOB NUMBER: 13-0518.60
 DATE: 03-25-21
 REVISIONS: 04-12-21
 10-15-21
 06-12-21
 (11-03-21)
 07-15-21
 09-03-21
 10-04-21

PROJECT TEAM

PROPERTY OWNER
 PBLH, LLC
 4400 WEST SAMPLE RD, SUITE 200
 COCONUT CREEK, FLORIDA 33073
 PHONE: 954-973-4490
 FAX: 954-978-5330

SURVEYOR
 GEOPPOINT SURVEYING, INC
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 RIVIERA BEACH, FLORIDA 33404
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SITE PLANNER
 COTLEUR & HEARING
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CIVIL ENGINEER
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 MOBILE: 772-287-8771

ENVIRONMENTAL CONSULTANT
 EW CONSULTANTS, INC.
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 MOBILE: 772-488-1700

SEMINOLE IMPROVEMENT DISTRICT ENGINEER
 CAULFIELD & WHEELER
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE: 561-392-1991

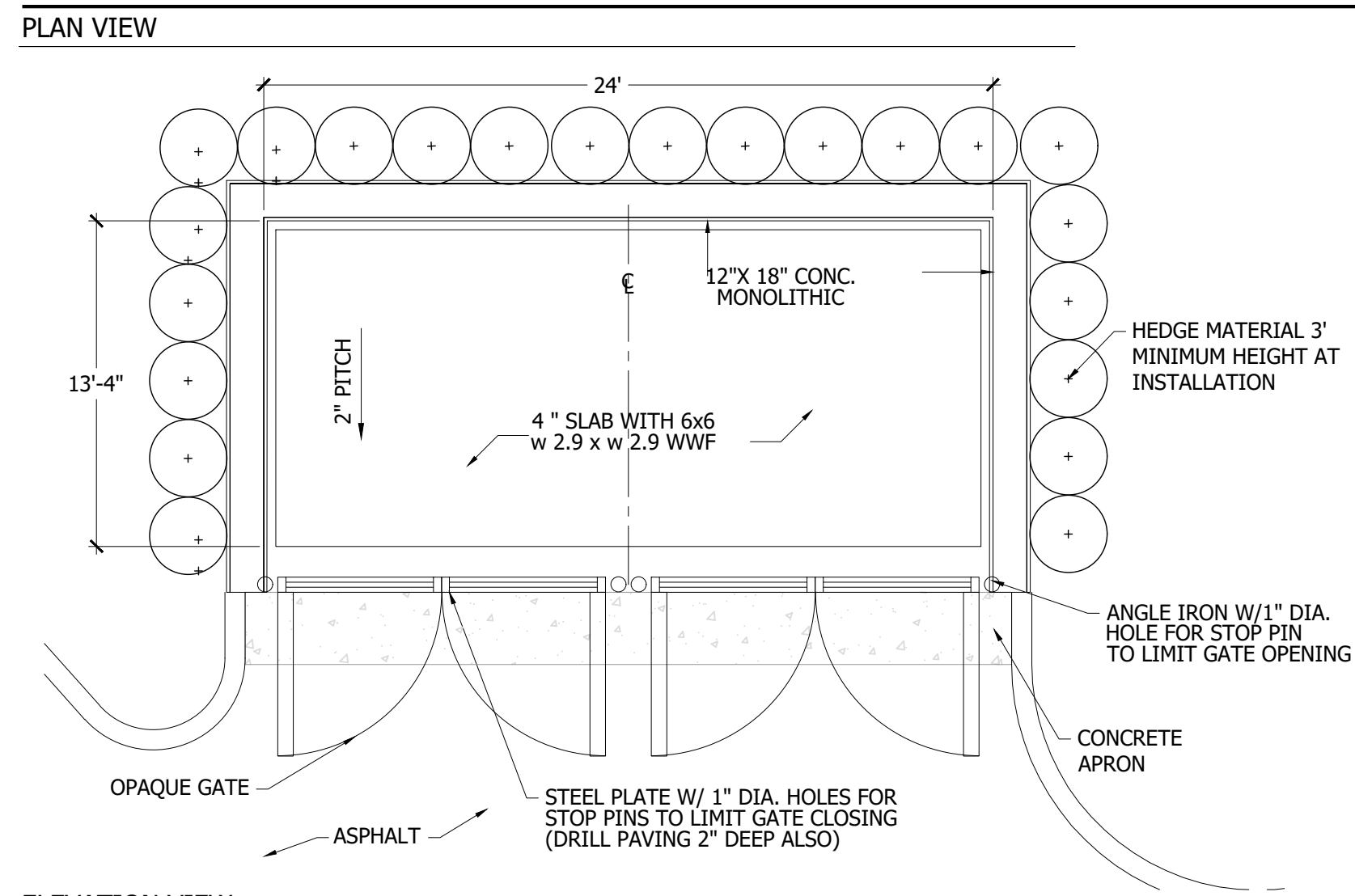
DEVELOPER
 PBLH, LLC
 4400 WEST SAMPLE RD, SUITE 200
 COCONUT CREEK, FLORIDA 33073
 PHONE: 954-973-4490
 FAX: 954-978-5330

Scale: 1" = 100'

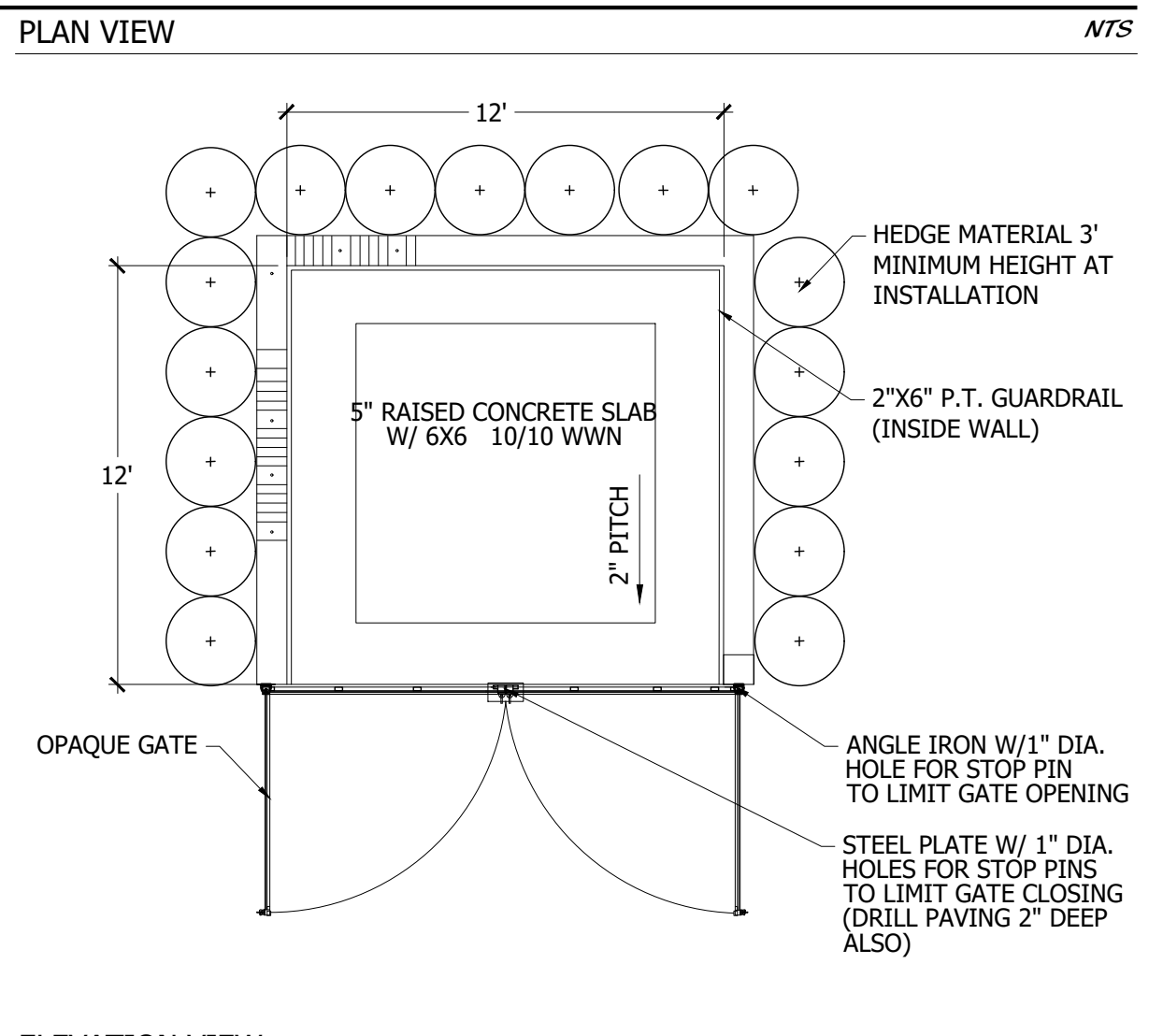
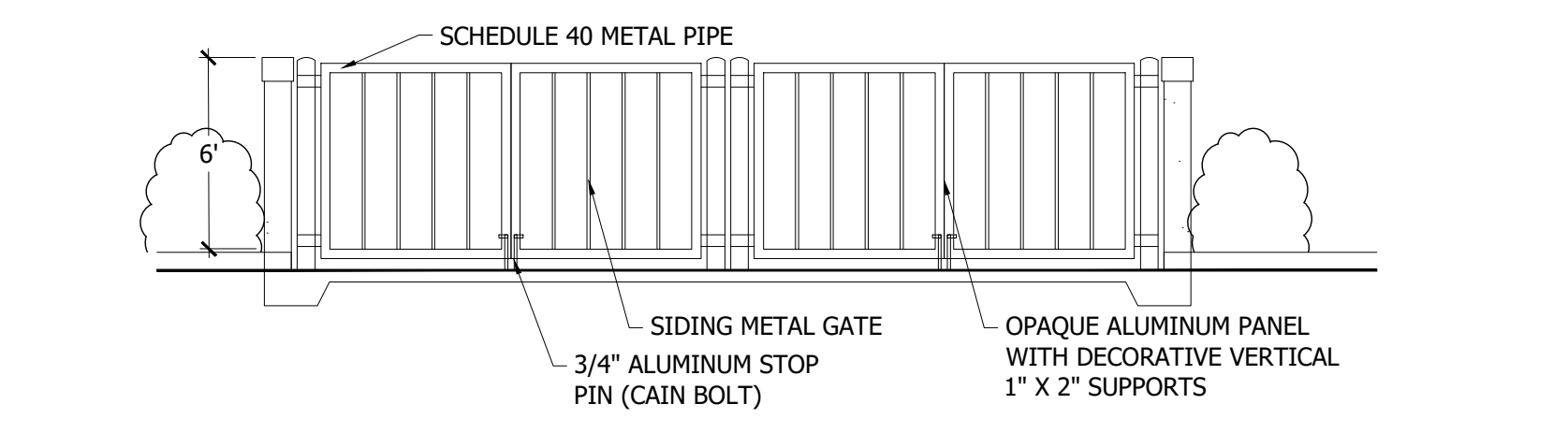
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SHEET 1 OF 2

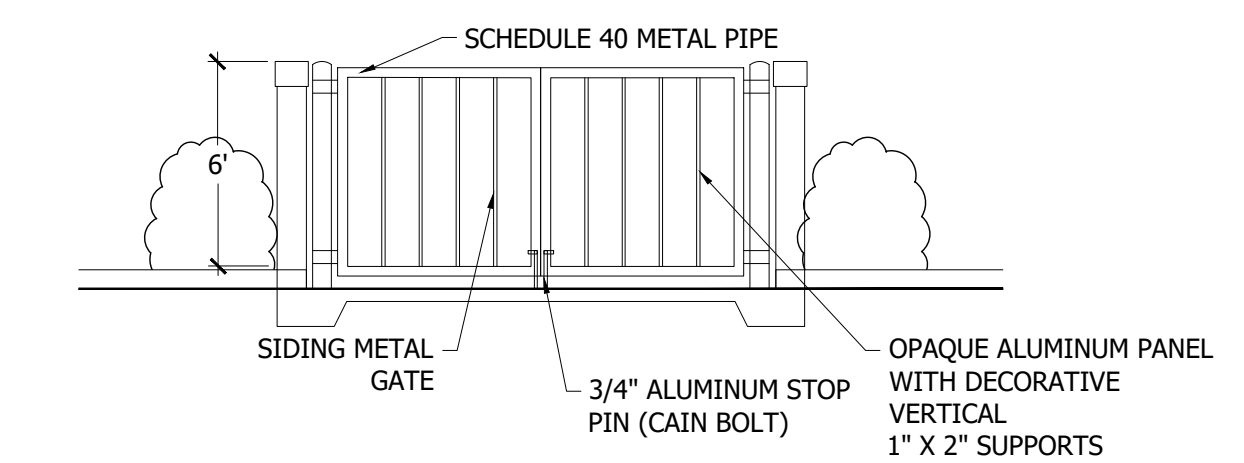
DUMPSTER DETAIL



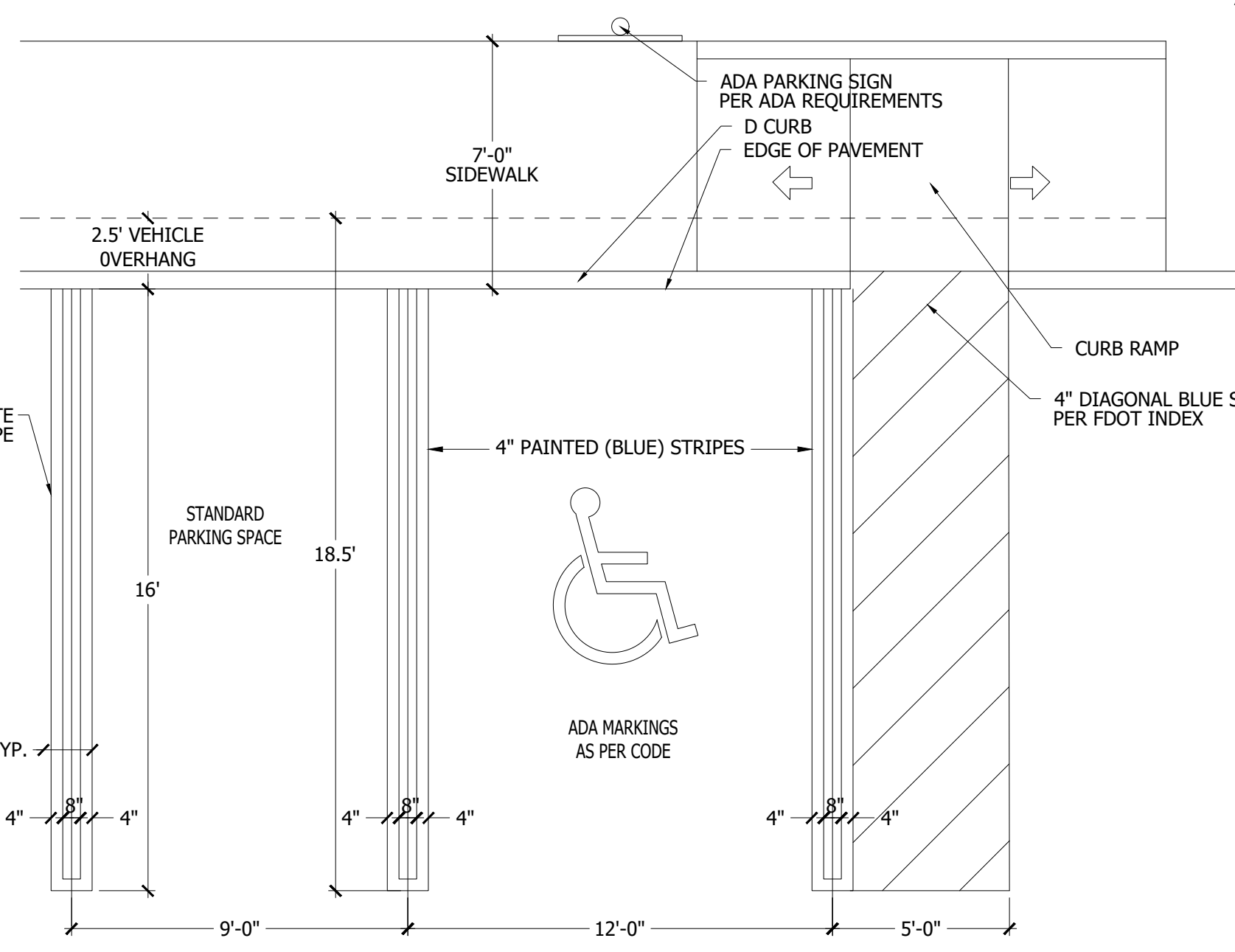
ELEVATION VIEW
NOTE: DUMPSTER MUST BE SCREENED PER SECTION 4.14 (A) OF THE CITY OF WESTLAKE LANDSCAPE CODE



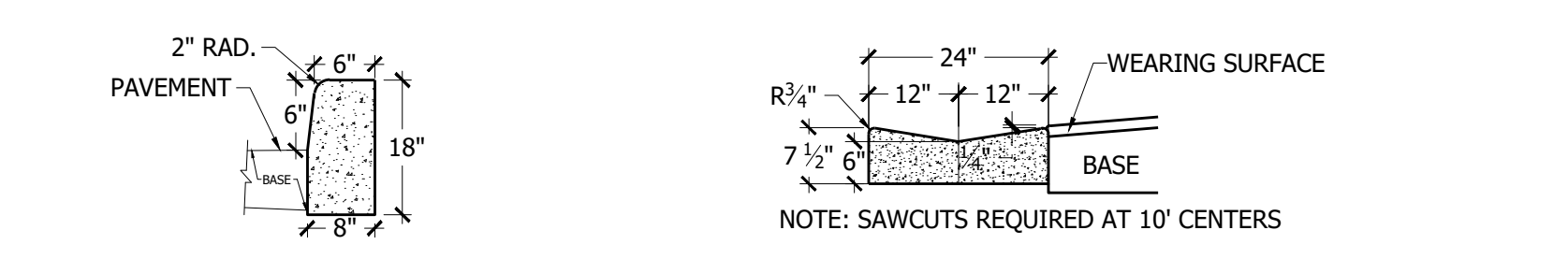
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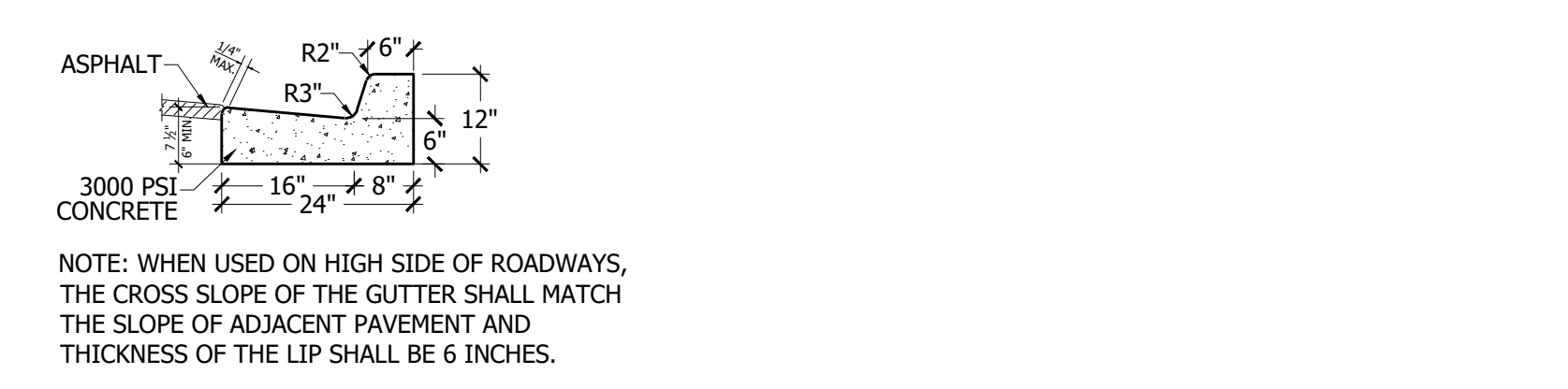
STANDARD AND ADA PARKING DETAIL



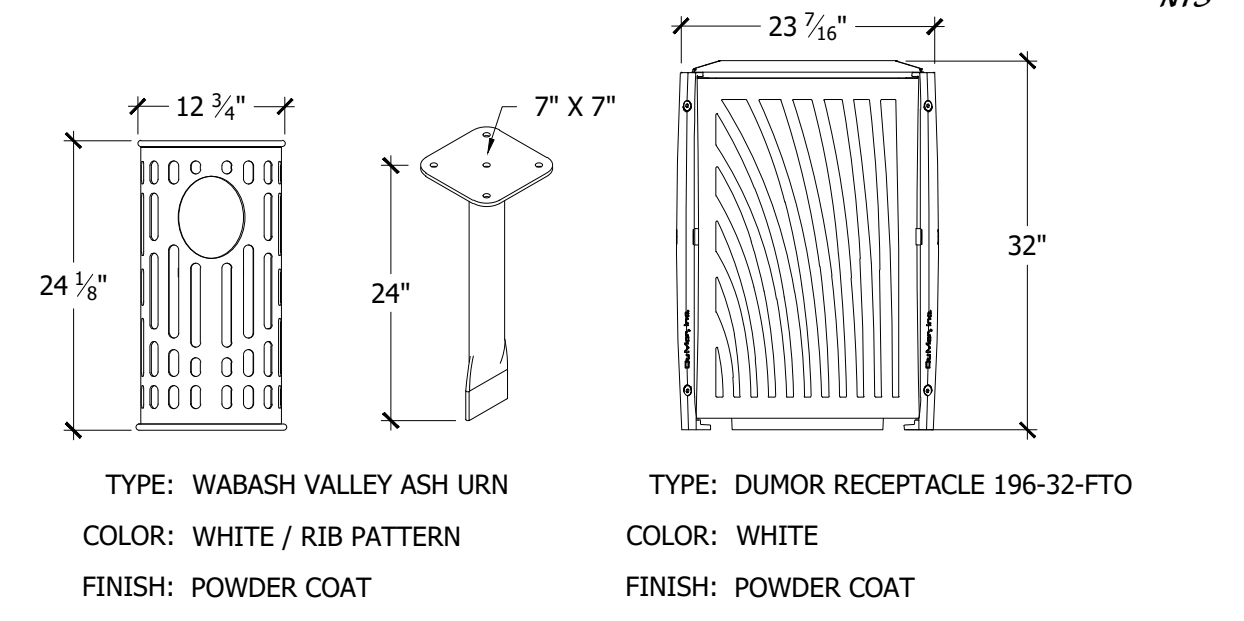
D CURB DETAIL VALLEY CURB DETAIL



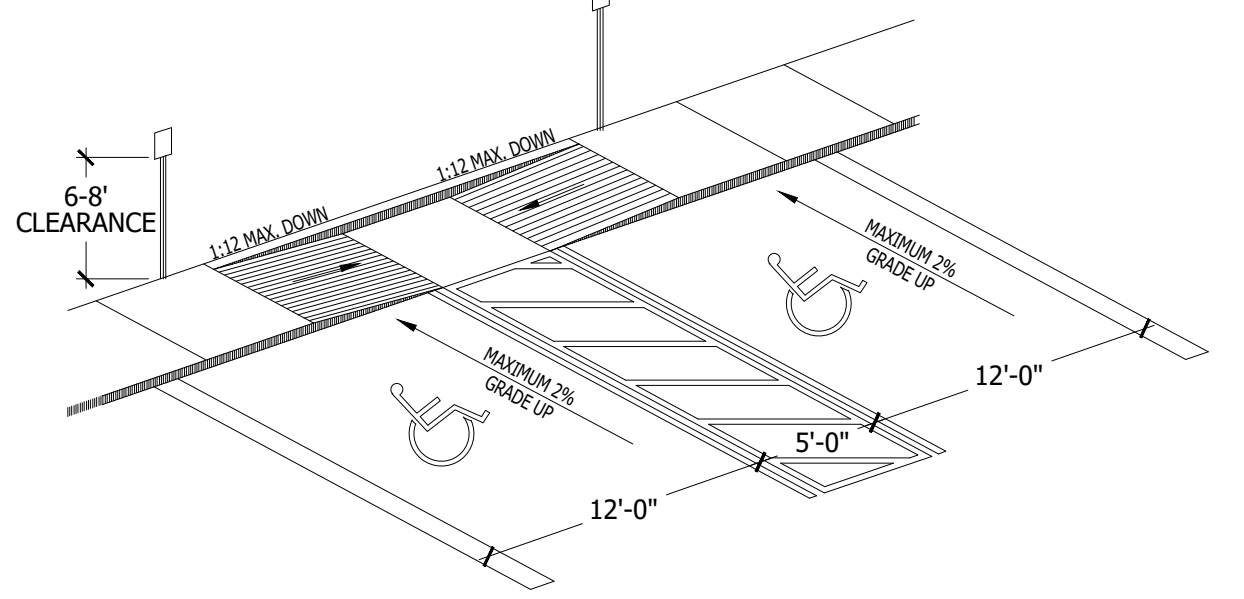
F CURB DETAIL



TRASH CAN DETAIL

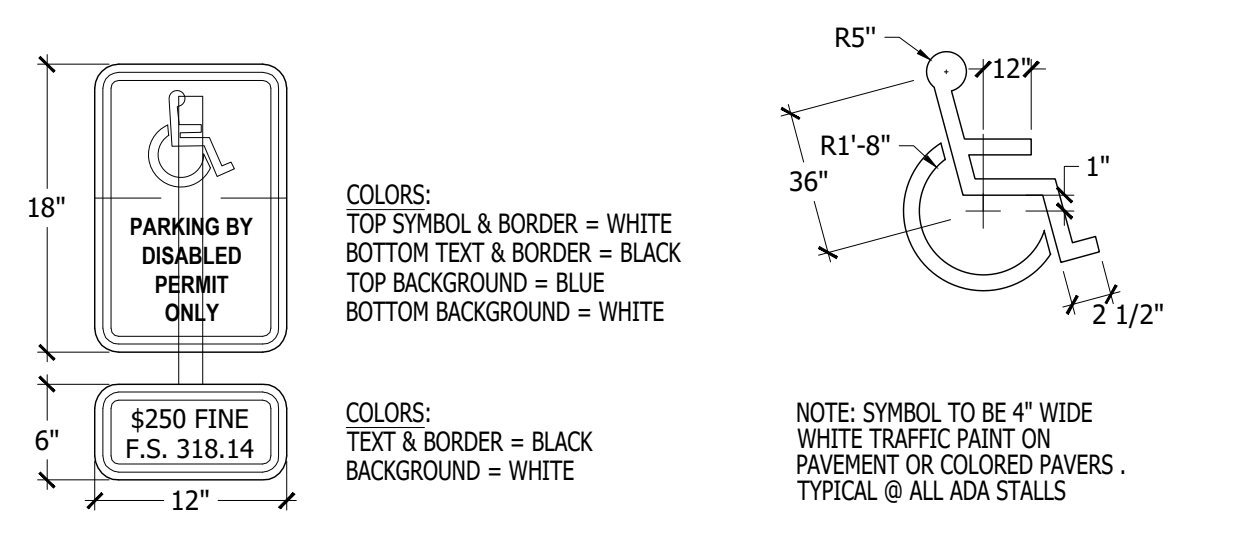


ADA RAMP DETAIL

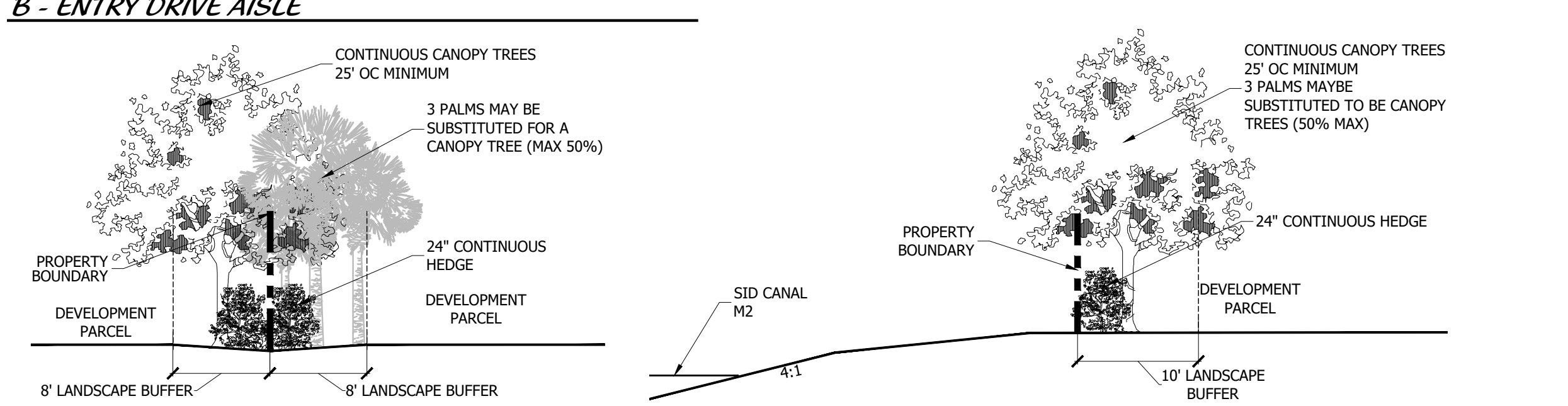
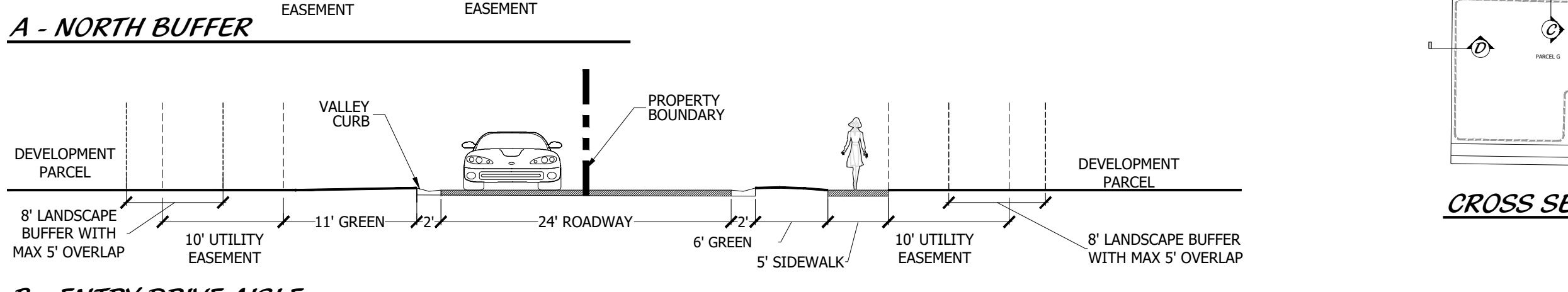
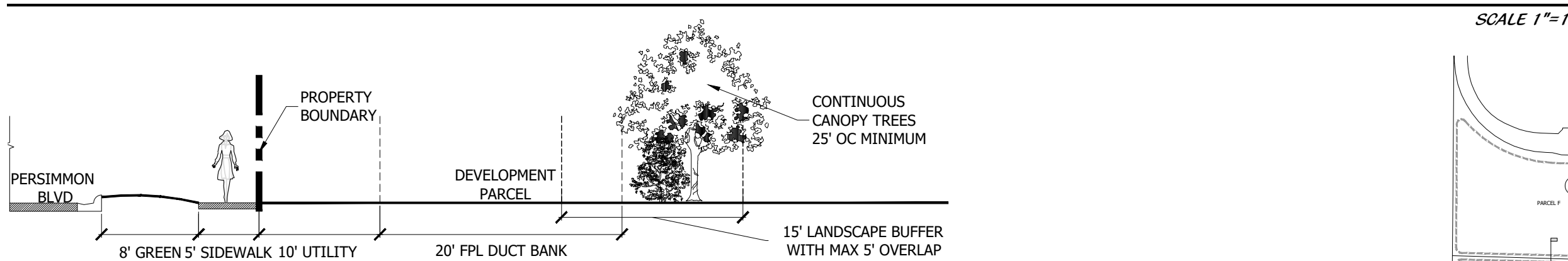


NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES
NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

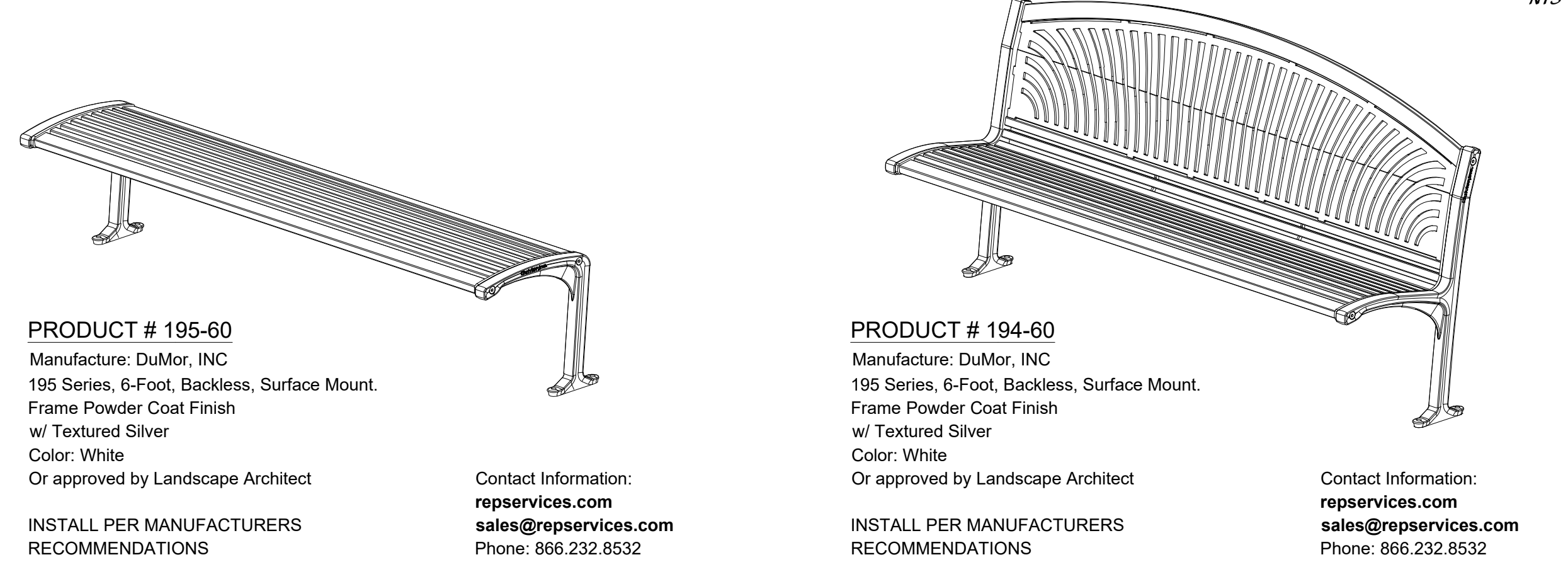
ADA SIGN & SYMBOL DETAIL



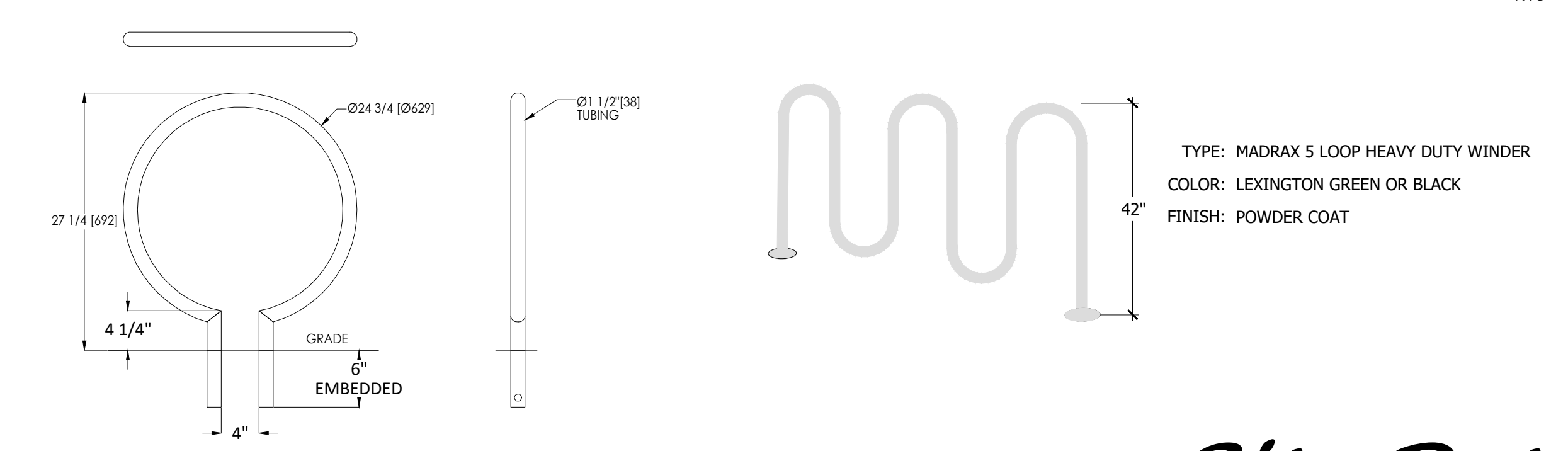
CROSS SECTIONS



BENCH DETAILS



BIKE RACK DETAIL



RING BIKE RACK, EMBEDDED (OR EQUAL) landscapeforms®
www.landscapeforms.com Ph: 800.521.2546

Site Details

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 - Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

WESTLAKE LANDINGS

POD H MASTER PLAN
PALM BEACH COUNTY, FL

DESIGNED	DEH
DRAWN	JAE/RNK
APPROVED	DEH
JOB NUMBER	13-0518-60
DATE	03-25-21
REVISIONS	04-12-21
	05-25-21
	06-12-21
	07-15-21
	09-03-21
	10-04-21

November 02, 2021 3:32:48 p.m.
Drawing: 13-0518.60 SD.DWG

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.



CITY OF WESTLAKE
Planning and Zoning Department
 4001 Seminole Pratt Whitney Road
 Westlake, Florida 33470
 Phone: (561) 530-5880
 www.westlakegov.com

DEPARTMENTAL USE ONLY
 Ck. # _____
 Fee: _____
 Intake Date: _____
PROJECT #

APPLICATION FOR SITE PLAN REVIEW

PLANNING & ZONING BOARD

Meeting Date: _____

CITY COUNCIL

Meeting Date: _____

INSTRUCTIONS TO APPLICANTS:

1. Please complete all sections of this application. If not applicable, indicate with N/A.
2. Provide all required documents as shown on the attached checklist. If not applicable, indicate with N/A.

The Planning & Zoning Board meets the second Monday of the month at 6:00 p.m., as needed in the City Council Chambers, 4005 Seminole Pratt Whitney Road. The applicant will be informed in writing of their scheduled meeting date. After review and recommendation by the Planning & Zoning Board, applications will be heard by the City Council. The City Council meets on the second Monday of the month at 6:30 p.m., in the City Council Chambers.

I. PROJECT DESCRIPTION & APPLICANT INFORMATION

PROJECT NAME: Pod H "Westlake Landings" _____

PROJECT ADDRESS: TBD _____

DESCRIPTION OF PROJECT: MPA-2021-04 Westlake Master Plan Amendment – Pod H _____

Property Control Number (PCN), list additional on a separate sheet: 77-40-43-12-00-000-1010 _____

Estimated project cost: _____ TBD _____

Property Owner(s) of Record (Developer) Minto PBLH LLC (Contract Purchaser: Mitchell Property Realty, Inc.) _____

Address: _____ 16604 Town Center Pkwy N, Suite B, Westlake, FL 33470 _____

Phone No.: 954-973-4490 _____ Fax No.: _____ E-mail Address: jfcarter@mintousa.com _____

Agent (if other than owner complete consent section on page 3):

Name: _____ Cotleur & Hearing _____

Address: _____ 1934 Commerce Lane, Suite 1, Jupiter, FL 33458 _____

Phone No.: 561-747-6336 _____ Fax No.: _____ E-mail Address: dhearing@cotleur-hearing.com _____

II. LAND USE & ZONING

- A) **ZONING MAP DESIGNATION** Mixed Use B) **FUTURE LAND USE MAP DESIGNATION** Downtown MXD
- C) Existing Use(s) Vacant, AG
- D) Proposed Use(s), as applicable Commercial, retail, office, restaurant, self-service storage, light industrial and commercial recreation.

III. ADJACENT PROPERTIES

	Name of Business/ Subdivision	Land Use Designation	Zoning Designation	Existing Use(s)	Approved Use(s)
NORTH	PUBLIX/Pod G (SW)	Mixed Use	Mixed Use	Pre-Construction/ Vacant	PUBLIX/Mixed Use
SOUTH	Seminole Ridge High School	Civic	Civic - Education	Public School	Public School
EAST	WRMC/Pod K	Downtown Mixed Use	Mixed Use	Medical Center/ Vacant	Medical Center/ Medical District
WEST	Loxahatchee	Rural Residential	Residential	Rural Residential	Rural Residential

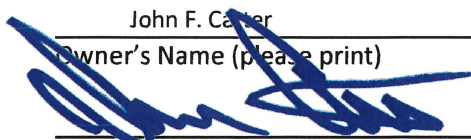
V. OWNER/APPLICANT ACKNOWLEDGEMENT AND CONSENT

Consent statement (to be completed if owner is using an agent)

I/we, the owners, hereby give consent to Cotleur & Hearing to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the application and property I/we own described in the application.


By signing this document, I/we affirm that I/we understand and will comply with the provisions and regulations of the City of Westlake, Florida, Code of Ordinances. I/we further certify that all of the information contained in this application and all the documentation submitted is true to the best of my/our knowledge.

John F. Carter
 Owner's Name (please print)


 Owner's Signature

October 28, 2021
 Date

Donaldson Hearing
 Applicant/Agent's Name (please print)


 Applicant/Agent's Signature

11.2.2021
 Date

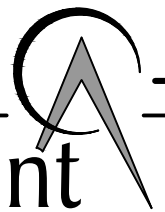
DESCRIPTION:

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 NORTHWEST CORNER OF OPEN SPACE TRACT #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 N.00°29'31"E., ALONG THE EAST LINE OF THE M-2 CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 1749, AND THE WEST BOUNDARY LINE OF WESTLAKE - POD H PLAT, BOTH OF SAID PUBLIC RECORDS, A DISTANCE OF 66.49 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE N.00°29'31"E., ALONG SAID EAST LINE OF THE M-2 CANAL EASEMENT AND WEST BOUNDARY LINE OF SAID PLAT, A DISTANCE OF 812.66 FEET; THENCE S.88°17'15"E., A DISTANCE OF 1080.37 FEET; THENCE S.01°42'45"W., A DISTANCE OF 545.42 FEET; THENCE N.88°17'15"W., A DISTANCE OF 406.87 FEET; THENCE S.01°42'45"W., A DISTANCE OF 256.57 FEET; THENCE N.89°12'10"W., A DISTANCE OF 655.97 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 758,403 SQUARE FEET OR 17.411 ACRES, MORE OR LESS.

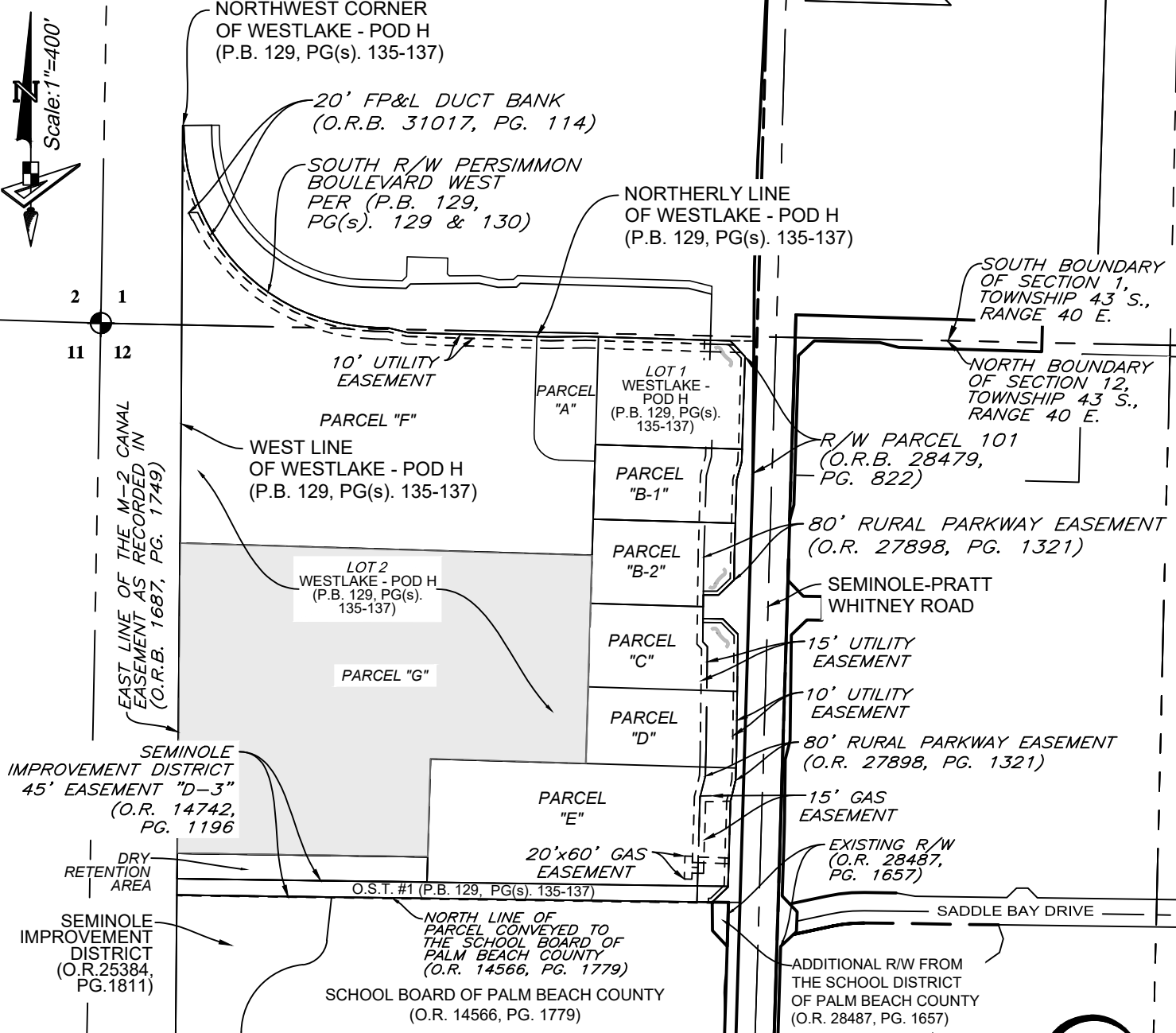
**WESTLAKE - POD H _ PARCEL "G"
SKETCH AND DESCRIPTION**



REVISIONS				Prepared For: MINTO COMMUNITIES	
No.	Date	Description	Dwn.	Last Date of Field Survey: N/A	
				SURVEYOR'S CERTIFICATE This certifies this Sketch and Description was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.	
				Gary Rager <small>Digitally signed by Gary Rager DN: c=US, st=Florida, l=Tampa, o=GeoPoint Surveying, Inc., ou=Professional Surveyor and Mapper, cn=Gary Rager, email=GaryR@geopointsurvey.com Date: 2021.05.10 15:31:15 -0400</small>	
				Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828	
Sheet No. 1 of 3 Sheets				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
				GeoPoint Surveying, Inc. 4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768	
				Drawn: SWM Check: GAR	Date: 03/02/21 P.C.: ~~~
				Data File: ~~~~~ Field Book: ~~~~~	43
				Section: 12 Twn. 43S Rng. 40E Job #: Pod H_PARCEL G	

LEGEND

- O.R.B. -- OFFICIAL RECORDS BOOK
- P.O.C. -- POINT OF COMMENCEMENT
- P.O.B. -- POINT OF BEGINNING
- P.B. -- PLAT BOOK
- PG./PG(s) -- PAGE(s)
- R/W -- RIGHT-OF-WAY
- O.S.T. -- OPEN SPACE TRACT
- F.P.&L -- FLORIDA POWER & LIGHT



WESTLAKE - POD H PARCEL "G" SKETCH AND DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: MINTO COMMUNITIES
 Last Date of Field Survey: N/A



GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

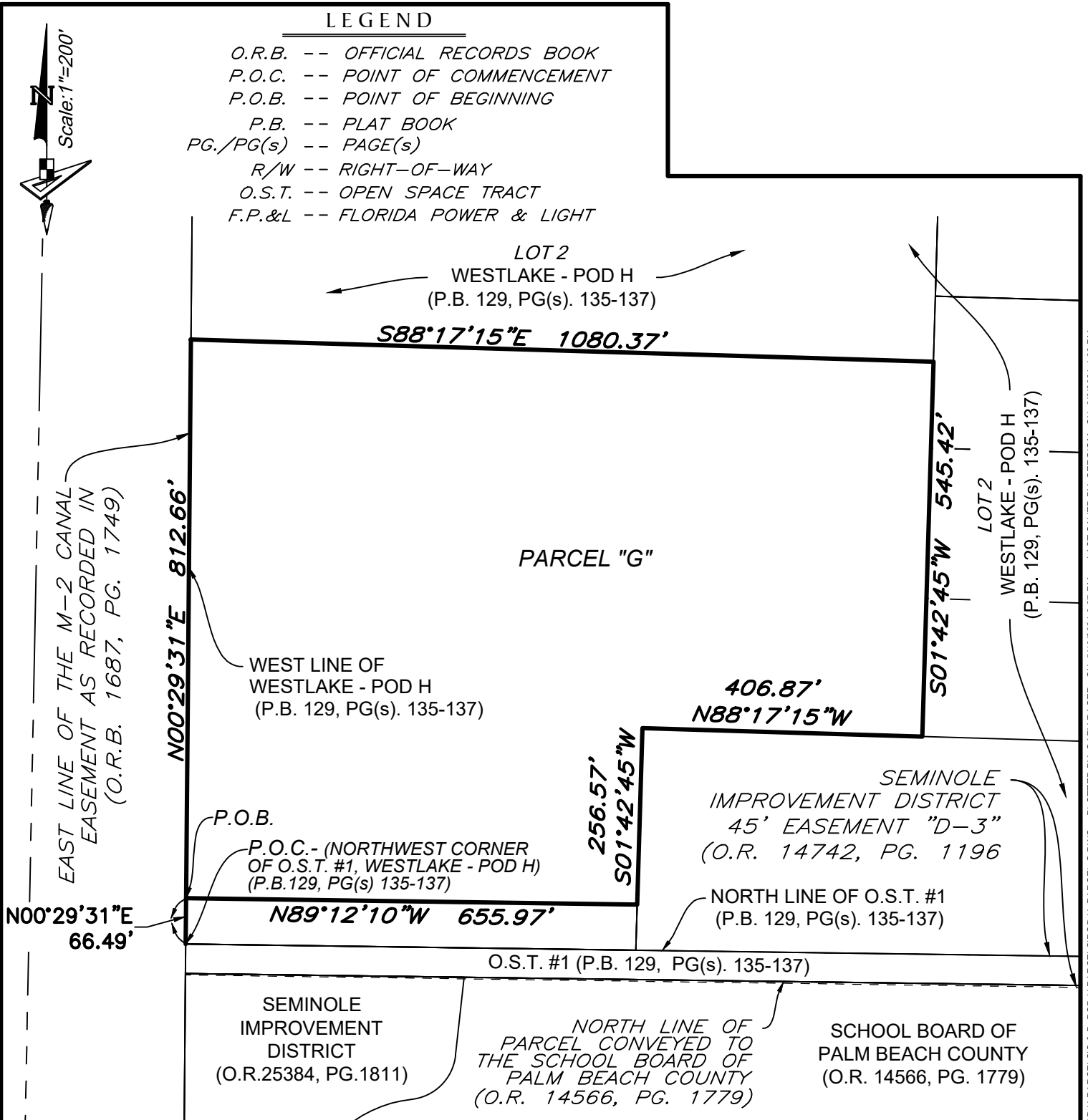
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Drawn: SWM	Date: 03/02/21	Data File: ~~~~~
Check: GAR	P.C.: ~~~	Field Book: ~~~~~

DWG NAME: W:\WESTLAKE\WESTLAKE - NAV D88\SURVEYS & D_POD H\PARCELS\POD H_PARCEL G.DWG PLOTTED BY: GARY RAGER ON: 5/10/2021 3:27 PM LAST SAVED BY: SERGIOM ON: 3/8/2021 4:08 PM

LEGEND

- O.R.B. -- OFFICIAL RECORDS BOOK
- P.O.C. -- POINT OF COMMENCEMENT
- P.O.B. -- POINT OF BEGINNING
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- F.P.&L -- FLORIDA POWER & LIGHT



**WESTLAKE - POD H _ PARCEL "G"
SKETCH AND DESCRIPTION**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: MINTO COMMUNITIES
 Last Date of Field Survey: N/A



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Check: GAR	P.C.: ~~~	Field Book: ~~~~~
Section: 12	Twn. 43S Rng. 40E	Job #: Pod H_PARCEL G

DWG NAME: W:\WESTLAKE\WESTLAKE - NAV D88\SURVEYS & D _ POD H\PARCELS\POD H_PARCEL G.DWG PLOTTED BY: GARY RAGER ON: 5/10/2021 3:27 PM LAST SAVED BY: SERGIOM ON: 3/8/2021 4:08 PM

November 2, 2021

Mr. Ken Cassel, City Manager
City of Westlake
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470

**Re: Westlake Pod H Master Plan Amendment - #PTC21-094
Equivalency Statement**

Dear Mr. Cassel:

The purpose of this letter is to present a trip equivalency analysis for the proposed Pod H Master Plan Amendment Application. Westlake is an approved project under Article 12, Traffic Performance Standards, of the Palm Beach County Unified Land Development Code (ULDC) with a buildout year of 2035. This application is for the "specialty uses" on Pod H that were not specifically analyzed in the approved Westlake traffic study. These uses consist of 227,000 SF Light Industrial, 140,000 SF Self Storage, 14.435 Acres Commercial Recreation, 9,805 SF Fast Food Restaurant with Drive-thru, and 2,525 SF Coffee Shop with Drive-thru. This Equivalency Statement is specifically for an additional 77,000 SF of Light Industrial, and is to replace the one conducted on October 14, 2021.

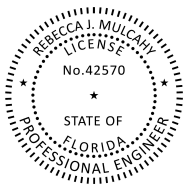
Attachment E1 provides the calculation of daily, AM and PM peak hour trips associated with this parcel. Because the individual uses were not identified specifically in the original Approval, an equivalency analysis was conducted. Equivalencies for Westlake are based on PM peak hour two-way trips. The trip generation for the PM peak hour was analyzed to determine the equivalent use and intensity. As shown on Attachment E2, the Pod H specialty uses are equivalent to 35,000 SF of General Office, 378,000 SF of Research & Development, and 93,000 SF of Shopping Center. Attachments E3 and E4 provide the AM peak hour and Daily trip generation, for informational purposes only. The internalization matrices are provided in the Appendix.

Because this Equivalency Statement is for numerous parcels within Pod H that will have site plan applications processed at different times, individual use equivalents were determined. It is known from this statement that the entire Pod H is equivalent to 35,000 SF General Office, 378,000 SF of R & D, and 93,000 SF of Shopping Center. However, for future site plan applications, individual equivalent uses must be reported. Therefore, Attachment E5 provides

the calculations and resultant equivalent uses for each of the sub-parcels within Pod H. These converted uses and intensities will be reported in future Pod H site plan applications.

We request that this equivalency analysis be reviewed and approved for future site plan applications within Pod H.

Sincerely,



Digitally signed by
Rebecca J Mulcahy
Date: 2021.11.02
12:02:19 -04'00'

Rebecca J. Mulcahy, P.E.
Vice President

Attachments

ec: John Carter

Rebecca J. Mulcahy, State of Florida, Professional Engineer, License No. 42570

This item has been electronically signed and sealed by Rebecca J. Mulcahy, P.E. on 11/2/21 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Attachment E1
Westlake Pod H Master Plan
Trip Generation - Pod H Specialty Uses

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips		Pass-by Trips (1)		Total Trips	
					In	Out	In	Out	In	Out
Light Industrial	110	227,000 SF	4.96 / 1000 SF	50%	1,126		113	10%	1,013	
Self Storage	151	140,000 SF	1.51 / 1000 SF	50%	211		21	10%	190	
Commercial Recreation	PBC	14.435 Acres	103.944 / Acre	50%	1,500		-	0%	1,500	
Fast Food Rest. With DT	934	9,805 SF	470.95 / 1000 SF	50%	4,618		2,263	49%	2,355	
Coffee/Donut Shop With DT	937	2,525 SF	820.38 / 1000 SF	50%	2,071		1,015	49%	1,056	
Commercial Uses Subtotal					8,400		3,299	39%	5,101	
Pod H Total					9,526		3,412		6,114	

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	In	Out	In	Out	Trips
Light Industrial	110	227,000 SF	0.7 / 1000 SF	88%	140	19	159	16	10%	126	17	143
Self Storage	151	140,000 SF	0.1 / 1000 SF	60%	8	6	14	1	10%	7	6	13
Commercial Recreation	PBC	14.435 Acres	1.27 / Acre	67%	12	6	18	-	0%	12	6	18
Fast Food Rest. With DT	934	9,805 SF	40.19 / 1000 SF	51%	201	193	394	193	49%	103	98	201
Coffee/Donut Shop With DT	937	2,525 SF	88.99 / 1000 SF	51%	115	110	225	110	49%	59	56	115
Commercial Uses Subtotal					336	315	651	304	47%	181	166	347
Pod H Total					476	334	810	320		307	183	490

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	In	Out	In	Out	Trips
Light Industrial	110	227,000 SF	0.63 / 1000 SF	13%	19	124	143	14	10%	17	112	129
Self Storage	151	140,000 SF	0.17 / 1000 SF	47%	11	13	24	2	10%	10	12	22
Commercial Recreation	PBC	14.435 Acres	8.83 / Acre	48%	61	66	127	-	0%	61	66	127
Fast Food Rest. With DT	934	9,805 SF	32.67 / 1000 SF	52%	166	154	320	157	49%	85	78	163
Coffee/Donut Shop With DT	937	2,525 SF	43.38 / 1000 SF	50%	55	55	110	54	49%	28	28	56
Commercial Uses Subtotal					293	288	581	213	37%	184	184	368
Pod H Total					312	412	724	227		201	296	497

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 10th Edition.

Attachment E2
Westlake Pod H Master Plan Equivalency
PM Peak Hour Trip Generation at Buildout

West Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips (2)	External Trips			Interzonal Trips (2)	External Trips			Pass-by Trips (3)		New Trips				
				In	Out	Total		In	Out	Total		In	Out	Total	In	Out	Total				
Residential - MF Condos.	230	150 DUs	$\ln(T) = 0.82\ln(x)+0.32$ (67/33)	56	28	84	41	48.4%	28	15	43	18	21.4%	18	7	25	-	0%	18	7	25
Residential - 55+ Detached	251	300 DUs	0.27 /DU (61/39)	49	32	81	39	48.4%	25	17	42	18	22.2%	15	9	24	-	0%	15	9	24
Residential - 55+ Attached	252	200 DUs	0.25 /DU (54/46)	27	23	50	24	48.4%	14	12	26	11	22.0%	8	7	15	-	0%	8	7	15
General Office	710	15,000 SF (4)	1.49 /1000 SF (17/83)	4	18	22	6	26.1%	2	14	16	4	18.2%	1	11	12	1	10%	1	10	11
Research & Devel.	760	- SF (4)	$\ln(T) = 0.83\ln(X)+1.06$ (15/85)	-	-	-	-	26.1%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Pod H Industrial Use	N/A	227,000 SF	Pre-Calc'd	19	124	143	37	26.1%	11	95	106	28	19.6%	4	74	78	8	10%	4	66	70
Shopping Center	820	117,000 SF (4)	$\ln(T) = 0.67\ln(X)+3.31$ (48/52)	320	346	666	36	5.4%	302	328	630	132	19.8%	253	245	498	143	28.7%	180	175	355
Park	412	125 Acres	0.09 /Acre (61/39)	7	4	11	1	10.0%	6	4	10	1	10.0%	5	4	9	-	0%	5	4	9
Car Wash	PBC	1 Lane	13.65 /Lane (50/50)	7	7	14	1	5.4%	7	6	13	3	21.4%	6	4	10	-	0%	6	4	10
Pod H Commercial Uses	N/A	152,330 SF	Pre-Calc'd	293	288	581	31	5.4%	278	272	550	115	19.8%	235	200	435	125	28.7%	168	142	310
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	$12.3*FP + 15.5(X)$ (50/50)	134	133	267	14	5.4%	127	126	253	53	19.9%	107	93	200	122	61%	42	36	78
Publix at Westlake Plaza	N/A	140,000 SF	Pre-Calc'd	444	450	894	48	5.4%	421	425	846	178	19.9%	354	314	668	192	28.7%	252	224	476
TOTALS				1,360	1,453	2,813	278	9.9%	1,221	1,314	2,535	561	19.9%	1,006	968	1,974	591		699	684	1,383

East Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips (2)	External Trips			Interzonal Trips (2)	External Trips			Pass-by Trips (3)		New Trips				
				In	Out	Total		In	Out	Total		In	Out	Total	In	Out	Total				
Residential - SF (N,O,T,U)	210	1,010 DUs	$\ln(T) = 0.90\ln(x)+0.51$ (63/37)	530	312	842	131	15.6%	447	264	711	122	14.5%	359	230	589	-	0%	359	230	589
Residential - SF (F,M,P,Q,R,S)	210	1,936 DUs	$\ln(T) = 0.90\ln(x)+0.51$ (63/37)	953	560	1,513	236	15.6%	804	473	1,277	220	14.5%	645	412	1,057	-	0%	645	412	1,057
Residential - MF Condos.	230	450 DUs	$\ln(T) = 0.82\ln(x)+0.32$ (67/33)	138	68	206	32	15.6%	116	58	174	30	14.6%	94	50	144	-	0%	94	50	144
Residential - 55+ Detached	251	500 DUs	0.27 /DU (61/39)	82	53	135	21	15.6%	69	45	114	20	14.8%	55	39	94	-	0%	55	39	94
Hotel	310	150 Rooms	0.6 /Room (51/49)	46	44	90	39	43.3%	22	29	51	12	13.3%	16	23	39	4	10%	14	21	35
Community College	540*	- Students	0.14 /Student (54/46)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
General Office	710	296,000 SF	1.49 /1000 SF (17/83)	75	366	441	62	14.1%	51	328	379	32	7.3%	45	302	347	35	10%	41	271	312
Research & Devel.	760	175,000 SF	$\ln(T) = 0.83\ln(X)+1.06$ (15/85)	32	178	210	30	14.1%	22	158	180	15	7.1%	19	146	165	17	10%	17	131	148
Light Industrial	110	450,000 SF	0.97 /1000 SF (12/88)	52	385	437	62	14.1%	36	339	375	32	7.3%	30	313	343	34	10%	27	282	309
Shopping Center	820	150,000 SF	$\ln(T) = 0.67\ln(X)+3.31$ (48/52)	377	409	786	286	36.4%	269	231	500	53	6.7%	241	206	447	164	36.6%	153	130	283
Park	412	67 Acres	0.09 /Acre (61/39)	4	2	6	2	31.9%	3	1	4	-	0.0%	3	1	4	-	0%	3	1	4
Community Center	495	70,000 SF	2.74 /1000 SF (49/51)	94	98	192	61	31.9%	63	68	131	2	1.0%	62	67	129	6	5%	59	64	123
Church	560	70,000 SF	0.55 /1000 SF (48/52)	19	20	39	12	31.9%	13	14	27	-	0.0%	13	14	27	1	5%	12	14	26
Daycare	565	10,000 SF	12.34 /1000 SF (47/53)	58	65	123	39	31.9%	39	45	84	1	0.8%	38	45	83	42	50%	19	22	41
ISTF	N/A	1 Complex	Pre-Calc'd	184	239	423	56	13.2%	159	208	367	18	4.3%	150	199	349	-	0%	150	199	349
FSED	650	12,379 SF	Pre-Calc'd	9	10	19	11	57.9%	1	7	8	1	5.3%	1	6	7	1	10%	1	5	6
Tax Collector	730	23,735 SF	Pre-Calc'd	13	28	41	6	14.1%	9	26	35	3	7.3%	8	24	32	3	10%	7	22	29
TOTALS				2,666	2,837	5,503	1,086	19.7%	2,123	2,294	4,417	561	10.2%	1,779	2,077	3,856	307		1,656	1,893	3,549

COMBINED TOTALS				4,026	4,290	8,316	1,364	16.4%	3,344	3,608	6,952	1,122	13.5%	2,785	3,045	5,830	898		2,355	2,577	4,932
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* Rate obtained from Palm Beach State College trip generation study by Kimley-Horn.

(1) Source: Institute of Transportation Engineers, Trip Generation, 9th Edition, unless otherwise noted.

(2) Internalization matrices are included in Appendix B.

(3) Source: Palm Beach County ULDC Article 13. Retail pass-by rate limited to 28.7% per approved study.

(4) Previous amount = 50,000 SF of Office, 378,000 SF of R&D and 210,000 SF of Retail. Results in a decrease of 35,000 SF of Office, 378,000 SF of R&D and 93,000 SF of Retail.

Approved Total

4,932

Attachment E3
Westlake Pod H Master Plan Equivalency
AM Peak Hour Trip Generation at Buildout

West Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips (2)	External Trips			Interzonal Trips (2)	External Trips			Pass-by Trips (3)		New Trips				
				In	Out	Total		In	Out	Total		In	Out	Total	In	Out	Total				
Residential - MF Condos.	230	150 DUs	$\ln(T) = 0.80\ln(x)+0.26 (17/83)$	12	59	71	2	4.0%	12	57	69	7	9.9%	10	52	62	-	0%	10	52	62
Residential - 55+ Detached	251	300 DUs	0.22 /DU (35/65)	23	43	66	3	4.0%	23	40	63	7	10.6%	21	35	56	-	0%	21	35	56
Residential - 55+ Attached	252	200 DUs	0.2 /DU (34/66)	14	26	40	2	4.0%	14	24	38	4	10.0%	13	21	34	-	0%	13	21	34
General Office	710	15,000 SF	$\ln(T) = 0.80\ln(x)+1.57 (88/12)$	37	5	42	4	9.5%	34	4	38	4	9.5%	31	3	34	3	10%	28	3	31
Research & Devel.	760	- SF	$\ln(T) = 0.87\ln(x)+0.86 (83/17)$	-	-	-	-	9.5%	(1)	1	-	-	0.0%	(1)	1	-	-	10%	(1)	1	-
Pod H Industrial Use	N/A	227,000 SF	Pre-Calc'd	140	19	159	15	9.5%	131	13	144	14	8.8%	119	11	130	13	10%	107	10	117
Shopping Center	820	117,000 SF	0.96 /1000 SF (62/38)	69	43	112	1	1.1%	67	44	111	10	8.9%	62	39	101	29	28.7%	44	28	72
Park	412	125 Acres	0.02 /Acre (61/39)	2	1	3	-	10.0%	2	1	3	-	10.0%	2	1	3	-	0%	2	1	3
Car Wash	PBC	1 Lane	11.97 /Lane (50/50)	6	6	12	-	1.1%	6	6	12	1	8.3%	5	6	11	-	0%	5	6	11
Pod H Commercial Uses	N/A	152,330 SF	Pre-Calc'd	336	315	651	7	1.1%	332	312	644	55	8.4%	303	286	589	169	28.7%	216	204	420
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	12.3*FP + 15.5(X) (50/50)	134	133	267	3	1.1%	133	131	264	23	8.6%	121	120	241	147	61%	47	47	94
Publix at Westlake Plaza	N/A	140,000 SF	Pre-Calc'd	207	161	368	4	1.1%	205	159	364	31	8.4%	188	145	333	96	28.7%	134	103	237
TOTALS				980	811	1,791	41	2.3%	958	792	1,750	156	8.7%	874	720	1,594	457		626	511	1,137

East Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips (2)	External Trips			Interzonal Trips (2)	External Trips			Pass-by Trips (3)		New Trips				
				In	Out	Total		In	Out	Total		In	Out	Total	In	Out	Total				
Residential - SF (N,O,T,U)	210	1,010 DUs	0.75 /DU (25/75)	190	568	758	74	9.7%	168	516	684	8	1.1%	166	510	676	-	0%	166	510	676
Residential - SF (F,M,P,Q,R,S)	210	1,936 DUs	0.75 /DU (25/75)	363	1,089	1,452	141	9.7%	321	990	1,311	16	1.1%	316	979	1,295	-	0%	316	979	1,295
Residential - MF Condos.	230	450 DUs	$\ln(T) = 0.80\ln(x)+0.26 (17/83)$	29	143	172	17	9.7%	26	129	155	2	1.2%	25	128	153	-	0%	25	128	153
Residential - 55+ Detached	251	500 DUs	0.22 /DU (35/65)	39	71	110	11	9.7%	34	65	99	1	0.9%	34	64	98	-	0%	34	64	98
Hotel	310	150 Rooms	0.53 /Room (59/41)	47	33	80	36	45.0%	43	1	44	2	2.5%	42	-	42	4	10%	38	-	38
Community College	540*	- Students	0.11 /Student (87/13)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
General Office	710	296,000 SF	$\ln(T) = 0.80\ln(x)+1.57 (88/12)$	401	55	456	56	12.2%	358	42	400	21	4.6%	350	29	379	38	10%	315	26	341
Research & Devel.	760	175,000 SF	$\ln(T) = 0.87\ln(x)+0.86 (83/17)$	175	36	211	26	12.2%	156	29	185	10	4.7%	152	23	175	18	10%	137	20	157
Light Industrial	110	450,000 SF	0.92 /1000 SF (88/12)	364	50	414	51	12.2%	325	38	363	19	4.6%	317	27	344	34	10%	285	25	310
Shopping Center	820	150,000 SF	0.96 /1000 SF (62/38)	89	55	144	83	57.6%	34	27	61	11	7.6%	29	21	50	18	36.6%	18	14	32
Park	412	67 Acres	0.02 /Acre (61/39)	1	-	1	-	30.1%	1	-	1	-	0.0%	1	-	1	-	0%	1	-	1
Community Center	495	70,000 SF	2.05 /1000 SF (66/34)	95	49	144	43	30.1%	67	34	101	3	2.1%	66	32	98	5	5%	63	30	93
Church	560	70,000 SF	0.56 /1000 SF (62/38)	24	15	39	12	30.1%	17	10	27	1	2.6%	17	9	26	1	5%	16	9	25
Daycare	565	10,000 SF	12.18 /1000 SF (53/47)	65	57	122	37	30.1%	46	39	85	2	1.6%	45	38	83	42	50%	23	18	41
ISTF	N/A	1 Complex	Pre-Calc'd	474	334	808	98	12.1%	419	291	710	56	6.9%	392	262	654	-	0%	392	262	654
FSED	650	12,379 SF	Pre-Calc'd	7	7	14	2	14.3%	7	5	12	1	7.1%	7	4	11	1	10%	6	4	10
Tax Collector	730	23,735 SF	Pre-Calc'd	59	20	79	10	12.2%	53	16	69	4	5.1%	51	14	65	7	10%	46	12	58
TOTALS				2,422	2,582	5,004	697	13.9%	2,075	2,232	4,307	157	3.1%	2,010	2,140	4,150	168		1,881	2,101	3,982
COMBINED TOTALS				3,402	3,393	6,795	738	10.9%	3,033	3,024	6,057	313	4.6%	2,884	2,860	5,744	625		2,507	2,612	5,119

* Rate obtained from Palm Beach State College trip generation study by Kimley-Horn.
 (1) Source: Institute of Transportation Engineers, Trip Generation, 9th Edition, unless otherwise noted.
 (2) Internalization matrices are included in Appendix B.
 (3) Source: Palm Beach County ULDC Article 13. Retail pass-by rate limited to 28.7% per approved study.

**Attachment E4
Westlake Pod H Master Plan Equivalency
Daily Trip Generation at Buildout**

West Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Internal Trips (2)	External Trips	Interzonal Trips (4)	External Trips	Pass-by Trips (1)	New Trips			
Residential - MF Condos.	230	150 DUs	6.65 /DU	998	261	26.2%	737	88	11.9%	649	-	0%	649
Residential - 55+ Detached	251	300 DUs	8 /DU	2,400	629	26.2%	1,771	220	12.4%	1,551	-	0%	1,551
Residential - 55+ Attached	252	200 DUs	6 /DU	1,200	314	26.2%	886	108	12.2%	778	-	0%	778
General Office	710	15,000 SF	$\text{Ln}(T) = 0.77\text{Ln}(X) + 3.65$	310	55	17.8%	255	27	10.6%	228	23	10%	205
Research & Devel.	760	- SF	$\text{Ln}(T) = 0.83\text{Ln}(X) + 3.09$ (3)	-	-	17.8%	-	-	0.0%	-	-	10%	-
Pod H Industrial Use	N/A	227,000 SF	Pre-Calc'd	1,126	200	17.8%	926	99	10.7%	827	83	10%	744
Shopping Center	820	117,000 SF	$\text{Ln}(T) = 0.65\text{Ln}(X) + 5.83$	7,521	248	3.3%	7,273	794	10.9%	6,479	1,859	28.7%	4,620
Park	412	125 Acres	2.28 /Acre	285	29	10.0%	256	20	7.8%	236	-	0%	236
Car Wash	PBC	1 Lane	166 /Lane	166	5	3.3%	161	18	11.2%	143	-	0%	143
Pod H Commercial Uses	N/A	152,330 SF	Pre-Calc'd	8,400	277	3.3%	8,123	868	10.7%	7,255	2,082	28.7%	5,173
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	14.3 X PM Peak Hour Trips	3,818	126	3.3%	3,692	400	10.8%	3,292	2,008	61%	1,284
Publix at Westlake Plaza	N/A	140,000 SF	Pre-Calc'd	9,570	316	3.3%	9,254	996	10.8%	8,258	2,370	28.7%	5,888
TOTALS				35,794	2,460	6.9%	33,334	3,638	10.2%	29,696	8,425		21,271

East Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Internal Trips (2)	External Trips	Interzonal Trips (2)	External Trips	Pass-by Trips (1)	New Trips			
Residential - SF (N,O,T,U)	210	1,010 DUs	10 /DU	10,100	1,283	12.7%	8,817	688	7.8%	8,129	-	0%	8,129
Residential - SF (F,M,P,Q,R,S)	210	1,936 DUs	10 /DU	19,360	2,459	12.7%	16,901	1,318	7.8%	15,583	-	0%	15,583
Residential - MF Condos.	230	450 DUs	6.65 /DU	2,993	380	12.7%	2,613	206	7.9%	2,407	-	0%	2,407
Residential - 55+ Detached	251	500 DUs	8 /DU	4,000	508	12.7%	3,492	276	7.9%	3,216	-	0%	3,216
Hotel	310	150 Rooms	8.92 /Room	1,338	591	44.2%	747	59	7.9%	688	69	10%	619
Community College	540*	- Students	2.29 /Student	-	-	0.0%	-	-	0.0%	-	-	0%	-
General Office	710	296,000 SF	$\text{Ln}(T) = 0.77\text{Ln}(X) + 3.65$	3,077	406	13.2%	2,671	160	6.0%	2,511	251	10%	2,260
Research & Devel.	760	175,000 SF	$\text{Ln}(T) = 0.83\text{Ln}(X) + 3.09$ (3)	1,598	211	13.2%	1,387	82	5.9%	1,305	131	10%	1,174
Light Industrial	110	450,000 SF	6.97 /1000 SF	3,137	414	13.2%	2,723	163	6.0%	2,560	256	10%	2,304
Shopping Center	820	150,000 SF	$\text{Ln}(T) = 0.65\text{Ln}(X) + 5.83$	8,839	4,154	47.0%	4,685	337	7.2%	4,348	1,591	36.6%	2,757
Park	412	67 Acres	2.28 /Acre	153	47	31.0%	106	-	0.0%	106	-	0%	106
Community Center	495	70,000 SF	33.82 /1000 SF	2,367	734	31.0%	1,633	26	1.6%	1,607	80	5%	1,527
Church	560	70,000 SF	9.11 /1000 SF	638	198	31.0%	440	6	1.3%	434	22	5%	412
Daycare	565	10,000 SF	74.06 /1000 SF	741	230	31.0%	511	6	1.2%	505	253	50%	252
ISTF	N/A	1 Complex	Pre-Calc'd	5,520	701	12.7%	4,819	270	5.6%	4,549	-	0%	4,549
FSED	650	12,379 SF	Pre-Calc'd	309	112	36.1%	197	12	6.2%	185	19	10%	166
Tax Collector	730	23,735 SF	Pre-Calc'd	536	71	13.2%	465	29	6.2%	436	44	10%	392
TOTALS				64,706	12,499	19.3%	52,207	3,638	5.6%	48,569	2,716		45,853
COMBINED TOTALS				100,500	14,959	14.9%	85,541	7,276	7.2%	78,265	11,141		67,124

* Rate obtained from Palm Beach State College trip generation study by Kimley-Horn.
 (1) Source: Palm Beach County ULDC Article 13, unless otherwise noted. Retail pass-by rate limited to 28.7% per approved study.
 (2) Utilized average of individual AM and PM peak hour internalization rates.
 (3) Source: Institute of Transportation Engineers, Trip Generation, 9th Edition.
 (4) Utilized average of individual AM and PM peak hour internalization rates with adjustments to balance with the east side interzonal trips.

**Attachment E5
Westlake Pod H Master Plan
Individual Use Equivalents**

Converted Uses - PM PEAK HOUR

Land Use	ITE Code	Intensity
General Office	710	35,000 SF
Research & Devel.	760	378,000 SF
Shopping Center	820	93,000 SF

New Uses - PM PEAK HOUR

Parcel/Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			% of Total Trips	Equivalent SF
					In	Out	Trips		
Uses Converted from R & D									R & D
A2 / Fast Food w/DT	934	3,500 SF	32.67 /1000 SF	52%	59	55	114	22%	82,080
B / Fast Food w/DT	934	2,065 SF	32.67 /1000 SF	52%	35	32	67	13%	48,240
C / Coffee/Donut Shop w/DT	937	2,525 SF	43.38 /1000 SF	50%	55	55	110	21%	79,200
C / Fast Food w/DT	934	4,240 SF	32.67 /1000 SF	52%	72	67	139	26%	100,080
G / Light Industrial	110	150,000 SF	0.63 /1000 SF	13%	12	83	95	18%	68,400
R & D Total							525	100%	378,000
Uses Converted from General Office									General Office
G / Light Industrial	110	77,000 SF	0.63 /1000 SF	13%	6	43	49	100%	35,000
General Office Total							49	100%	35,000
Uses Converted from Shopping Center									Shopping Center
E / Self Storage	151	140,000 SF	0.17 /1000 SF	47%	11	13	24	16%	14,781
F / Recreation Uses		14.435 Acres	8.83 / Acre	48%	61	66	127	84%	78,219
Shopping Center Total							151	100%	93,000
Pod H Total							725		

PM PEAK HOUR (from Attachment E1)

Land Use	ITE Code	Intensity	Trip Generation Rate (2)	% In	Total Trips		
					In	Out	Trips
Light Industrial	110	227,000 SF	0.63 / 1000 SF	13%	19	124	143
Self Storage	151	140,000 SF	0.17 / 1000 SF	47%	11	13	24
Commercial Recreation	PBC	14.435 Acres	8.83 / Acre	48%	61	66	127
Fast Food Rest. With DT	934	9,805 SF	32.67 / 1000 SF	52%	166	154	320
Coffee/Donut Shop With DT	937	2,525 SF	43.38 / 1000 SF	50%	55	55	110
Commercial Uses Subtotal					293	288	581
Pod H Total					312	412	724

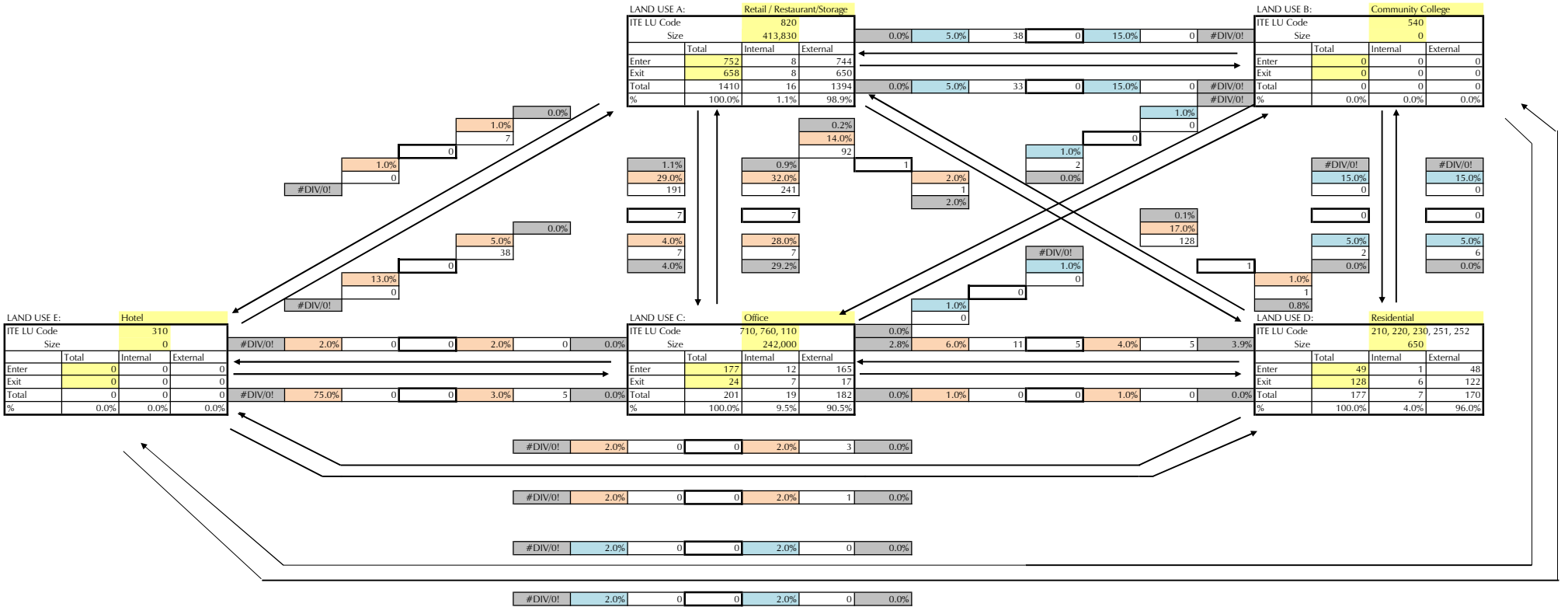
(1) Source: from approved Minto West traffic study, which is based on Institute of Transportation Engineers, Trip Generation, 9th Edition.

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 10th Edition.

APPENDIX

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - West Side
TIME PERIOD: AM Peak Hour Traffic
DATE: 11/02/21



	Net External Trips for Multi-Use Development					TOTAL
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	
Enter	744	0	165	48	0	957
Exit	650	0	17	122	0	789
Total	1394	0	182	170	0	1746
Single-Use Trip Gen. Estimate	1410	0	201	177	0	1788

INTERNAL CAPTURE

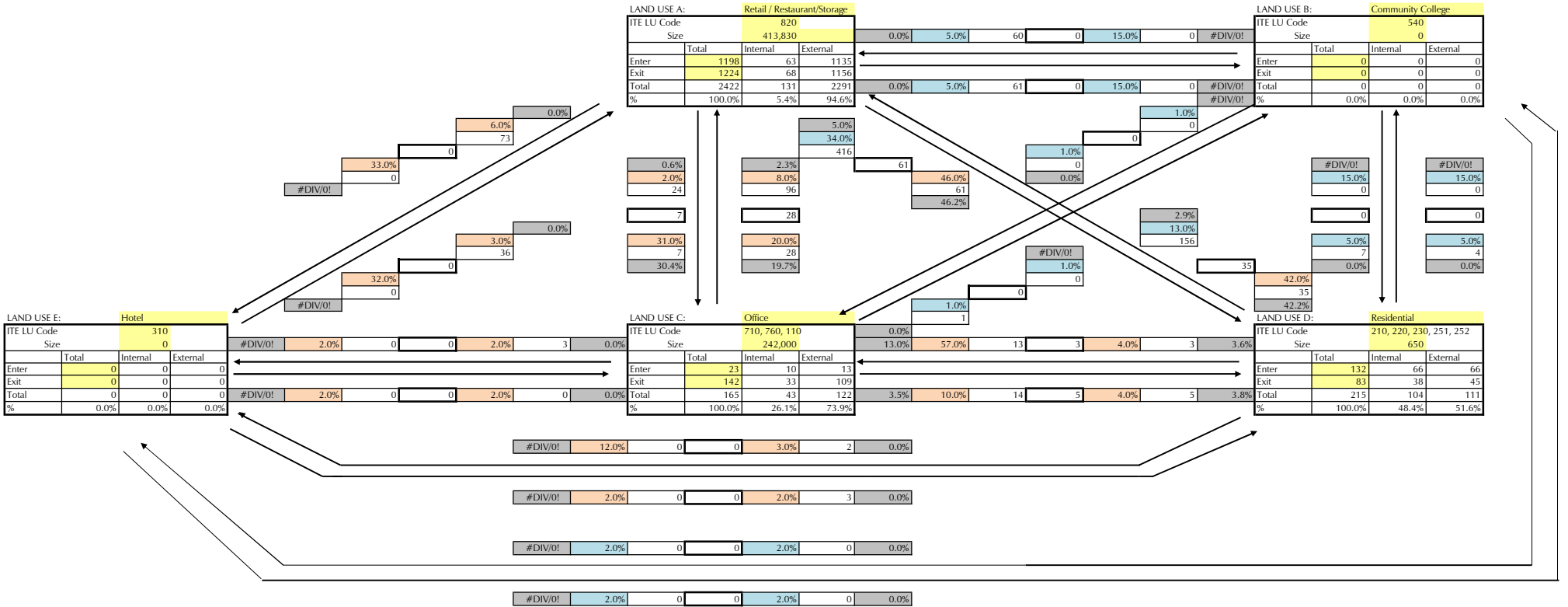
2.3%

LEGEND

- 1.0% Actual percent of trips entering (or exiting) a land use from another land use based on balanced number of trips.
- 5.0% Estimated percent of trips entering (or exiting) a land use from another land use based on NCHRP Report 684 (input by user).
- 5.0% Estimated percent of trips entering (or exiting) a land use from another land use (input by user).
- 61 Number of trips entering (or exiting) a land use from another land use based on percent input by user.
- 12 Balanced number of trips (lowest value) between two land uses.

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - West Side
TIME PERIOD: PM Peak Hour Traffic
DATE: 11/02/21



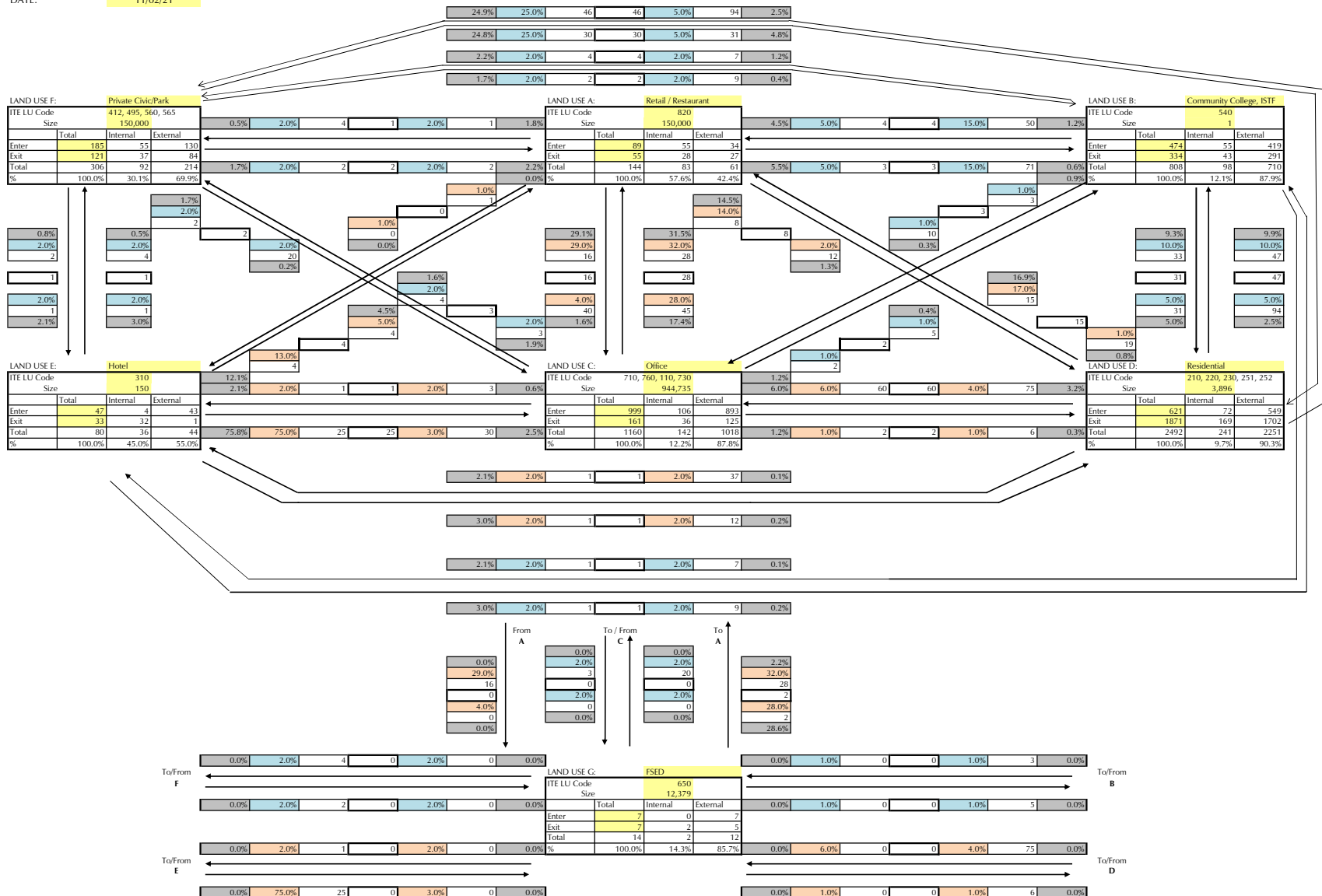
	Net External Trips for Multi-Use Development					
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	1135	0	13	66	0	1214
Exit	1156	0	109	45	0	1310
Total	2291	0	122	111	0	2524
Single-Use Trip Gen. Estimate	2422	0	165	215	0	2802
						9.9%

INTERNAL CAPTURE

LEGEND	
1.0%	Actual percent of trips entering (or exiting) a land use from another land use based on balanced number of trips.
5.0%	Estimated percent of trips entering (or exiting) a land use from another land use based on NCHRP Report 684 (input by user).
5.0%	Estimated percent of trips entering (or exiting) a land use from another land use (input by user).
61	Number of trips entering (or exiting) a land use from another land use based on percent input by user.
12	Balanced number of trips (lowest value) between two land uses.

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - East Side
TIME PERIOD: AM Peak Hour Traffic
DATE: 11/02/21



Net External Trips for Multi-Use Development									
	LU. A	LU. B	LU. C	LU. D	LU. E	LU. F	LU. G	TOTAL	
Enter	34	419	893	549	43	130	7	2025	
Exit	27	291	125	1702	1	84	5	2235	
Total	61	710	1018	2251	44	214	12	4310	
Single-Use Trip Gen. Estimate	144	808	1160	2492	80	306	14	5004	13.9%

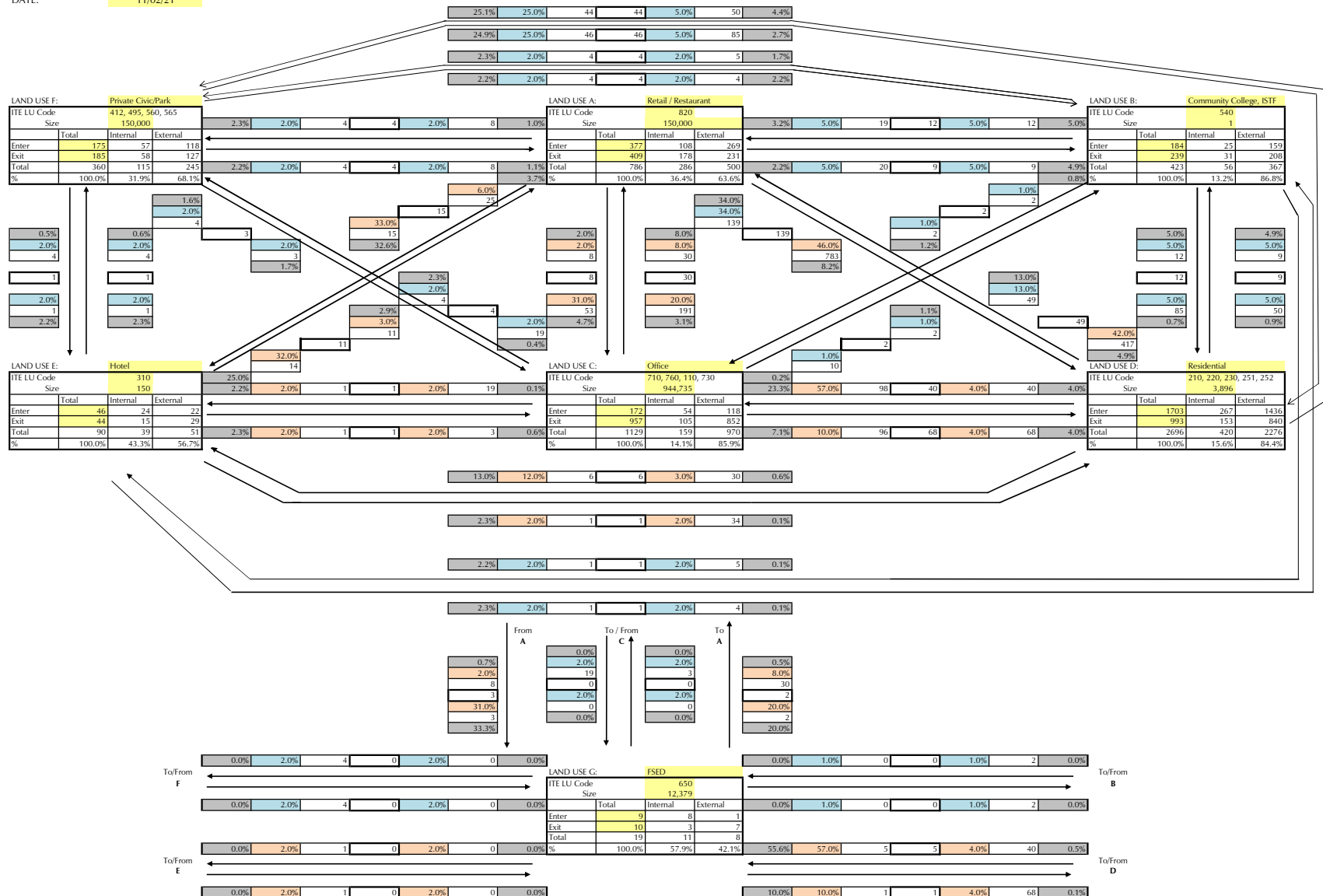
INTERNAL CAPTURE

LEGEND

- 1.0% Actual percent of trips entering (or exiting) a land use from another land use based on balanced number of trips.
- 5.0% Estimated percent of trips entering (or exiting) a land use from another land use based on NCHRP Report 684 (input by user).
- 5.0% Estimated percent of trips entering (or exiting) a land use from another land use (input by user).
- 61 Number of trips entering (or exiting) a land use from another land use based on percent input by user.
- 12 Balanced number of trips (lowest value) between two land uses.

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - East Side
TIME PERIOD: PM Peak Hour Traffic
DATE: 11/02/21



Net External Trips for Multi-Use Development									
	LU. A	LU. B	LU. C	LU. D	LU. E	LU. F	LU. G	TOTAL	
Enter	269	159	118	1436	22	118	1	2123	
Exit	231	208	852	840	29	127	7	2294	
Total	500	367	970	2276	51	245	8	4417	
Single-Use Trip Gen. Estimate	786	423	1129	2696	90	360	19	5503	19.7%

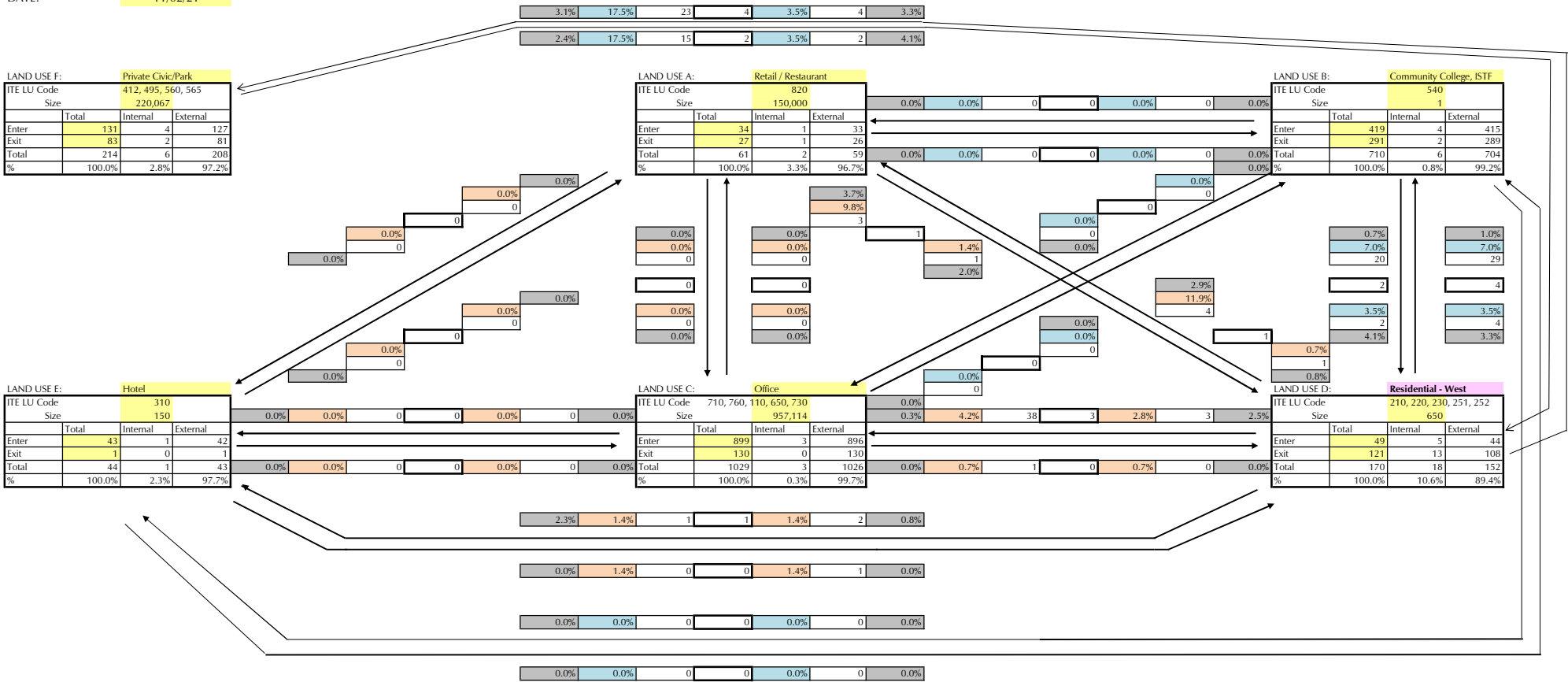
INTERNAL CAPTURE

LEGEND

- 1.0% Actual percent of trips entering (or exiting) a land use from another land use based on balanced number of trips.
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- 61 Number of trips entering (or exiting) a land use from another land use based on percent input by user.
- 12 Balanced number of trips (lowest value) between two land uses.

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Residential
 TIME PERIOD: AM Peak Hour Traffic
 DATE: 11/02/21



LAND USE F: Private Civic/Park

ITE LU Code	412, 495, 560, 565
Size	220,067
Enter	131
Exit	83
Total	214
%	100.0%

LAND USE A: Retail / Restaurant

ITE LU Code	820
Size	150,000
Enter	34
Exit	27
Total	61
%	100.0%

LAND USE B: Community College, ISTF

ITE LU Code	540
Size	1
Enter	419
Exit	291
Total	710
%	100.0%

LAND USE E: Hotel

ITE LU Code	310
Size	150
Enter	43
Exit	1
Total	44
%	100.0%

LAND USE C: Office

ITE LU Code	710, 760, 110, 650, 730
Size	957,114
Enter	899
Exit	130
Total	1029
%	100.0%

LAND USE D: Residential - West

ITE LU Code	210, 220, 230, 251, 252
Size	650
Enter	49
Exit	121
Total	170
%	100.0%

	Net External Trips for Multi-Use Development					TOTAL
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	
Enter	33	415	896	44	42	1430
Exit	26	289	130	108	1	554
Total	59	704	1026	152	43	1984
Single-Use Trip Gen. Estimate	61	710	1029	170	44	2014

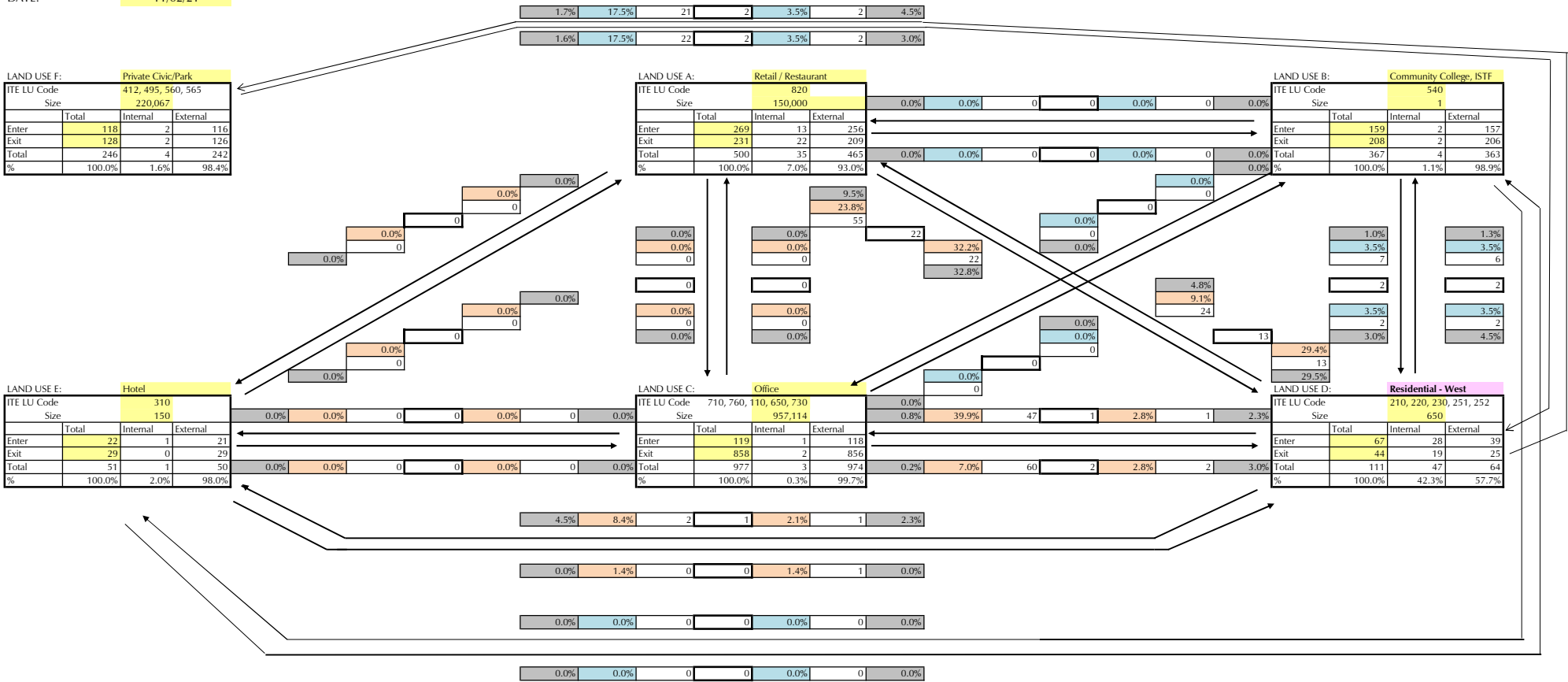
INTERNAL CAPTURE

LEGEND

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INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Residential
 TIME PERIOD: PM Peak Hour Traffic
 DATE: 11/02/21



	Net External Trips for Multi-Use Development						TOTAL
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	L.U. F	
Enter	256	157	118	39	21	591	
Exit	209	206	856	25	29	1325	
Total	465	363	974	64	50	1916	
Single-Use Trip Gen. Estimate	500	367	977	111	51	2006	

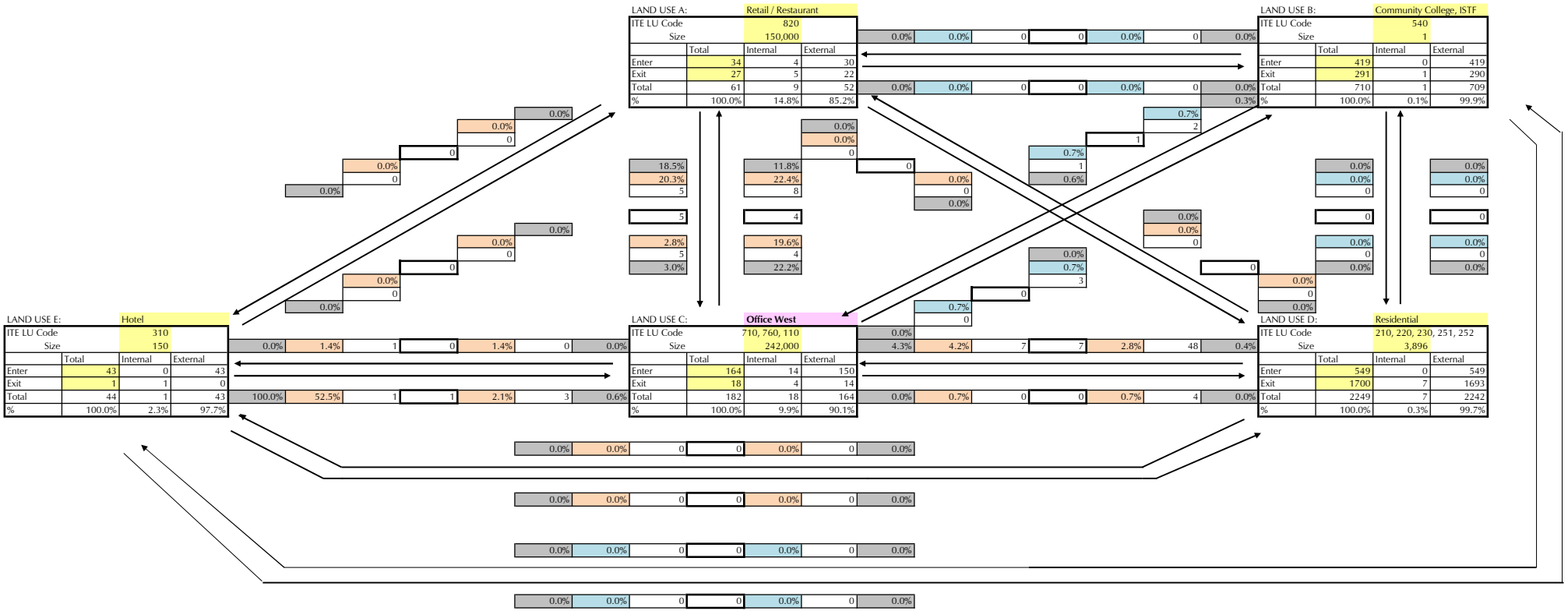
INTERNAL CAPTURE 4.5%

LEGEND

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INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Office
 TIME PERIOD: AM Peak Hour Traffic
 DATE: 11/02/21



Net External Trips for Multi-Use Development						
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	30	419	150	549	43	1191
Exit	22	290	14	1693	0	2019
Total	52	709	164	2242	43	3210
Single-Use Trip Gen. Estimate	61	710	182	2249	44	3246

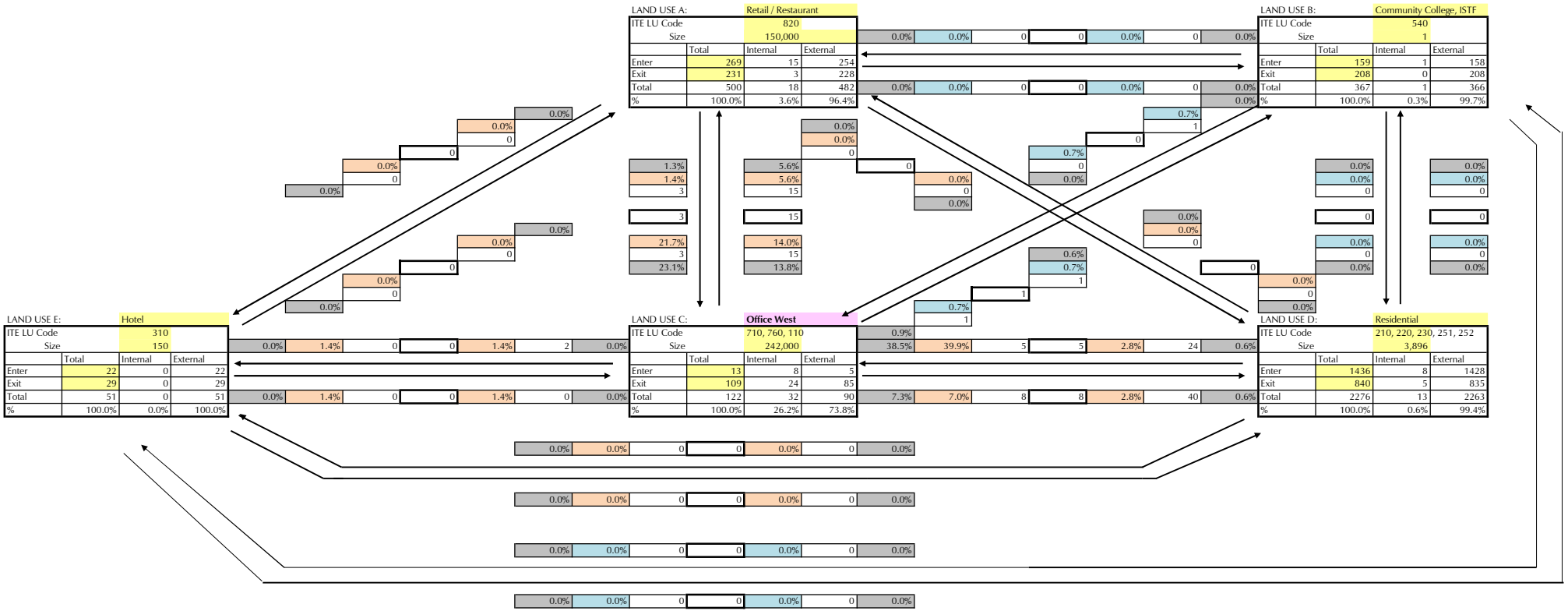
INTERNAL CAPTURE 1.1%

LEGEND

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INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Office
 TIME PERIOD: PM Peak Hour Traffic
 DATE: 11/02/21



Net External Trips for Multi-Use Development						
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	254	158	5	1428	22	1867
Exit	228	208	85	835	29	1385
Total	482	366	90	2263	51	3252
Single-Use Trip Gen. Estimate	500	367	122	2276	51	3316

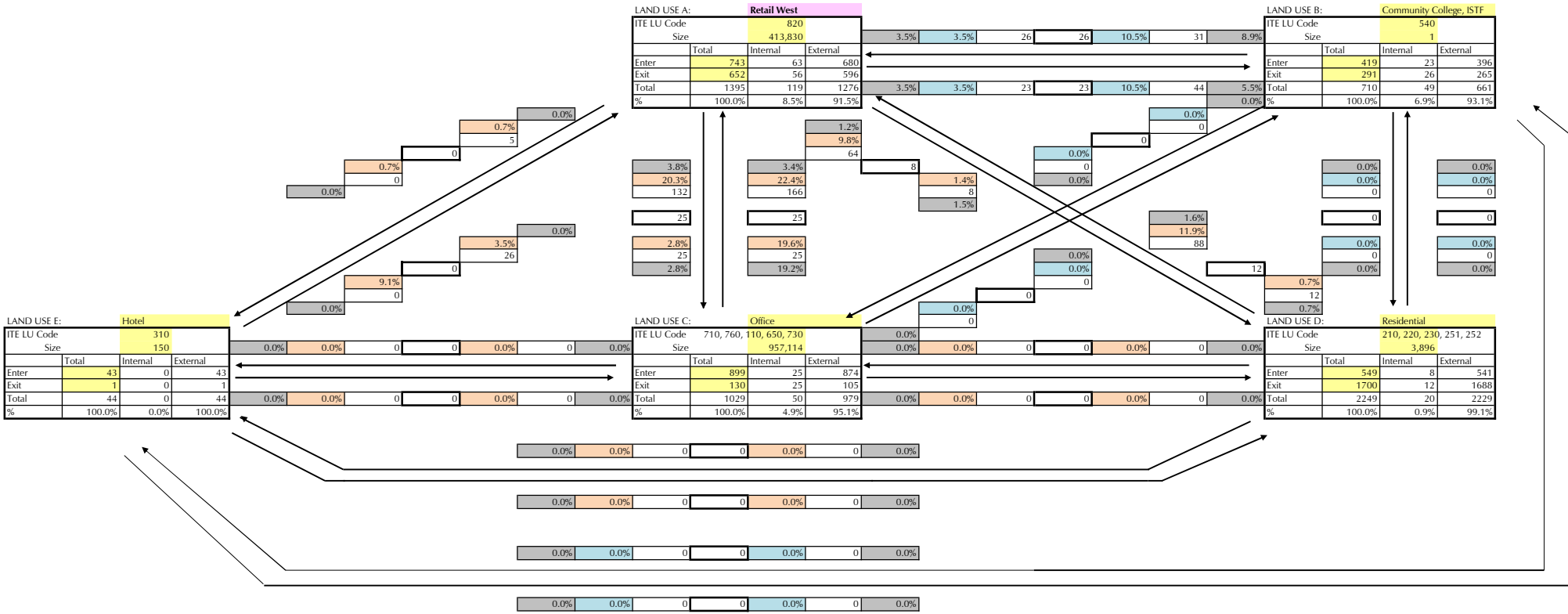
INTERNAL CAPTURE

LEGEND

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INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Retail
 TIME PERIOD: AM Peak Hour Traffic
 DATE: 11/02/21



Net External Trips for Multi-Use Development						
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	680	396	874	541	43	2534
Exit	596	265	105	1688	1	2655
Total	1276	661	979	2229	44	5189
Single-Use Trip Gen. Estimate	1395	710	1029	2249	44	5427

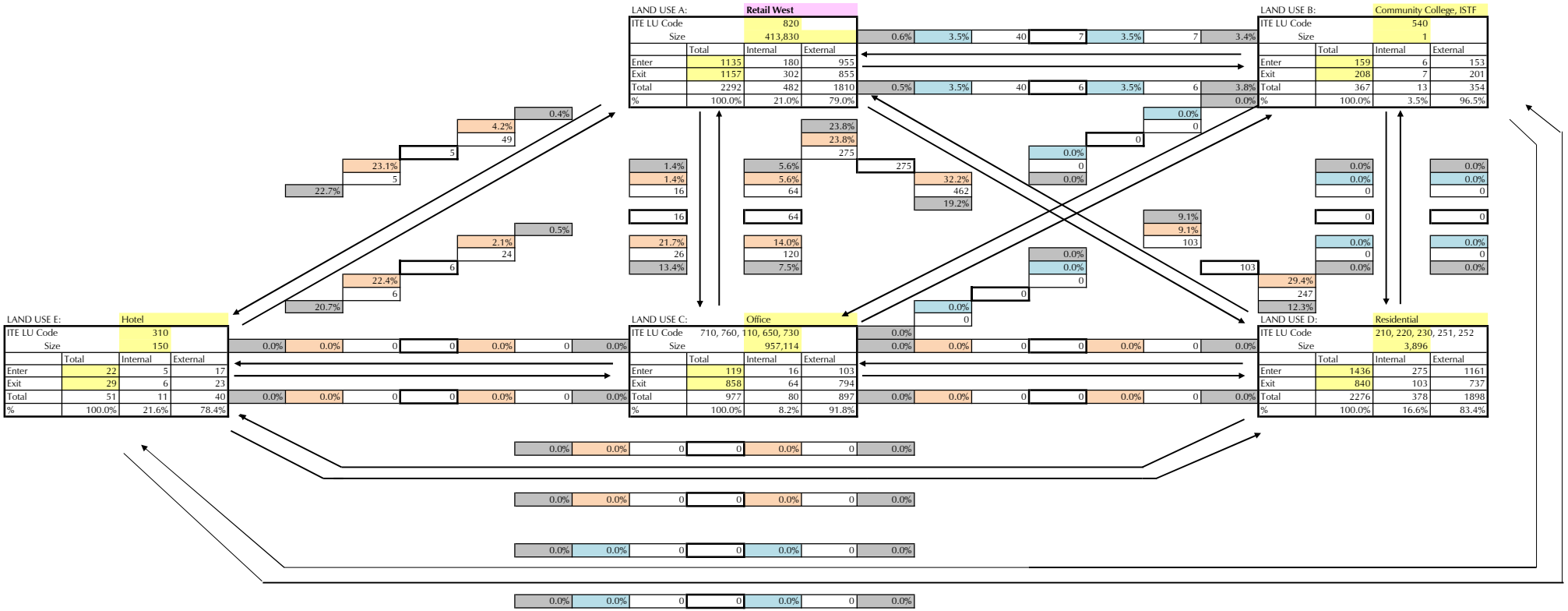
4.4% **INTERNAL CAPTURE**

LEGEND

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INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Retail
 TIME PERIOD: PM Peak Hour Traffic
 DATE: 11/02/21



LAND USE E: Hotel

ITE LU Code	310		
Size	150		
Enter	22	5	17
Exit	29	6	23
Total	51	11	40
%	100.0%	21.6%	78.4%

LAND USE A: Retail West

ITE LU Code	820		
Size	413,830		
Enter	1135	180	955
Exit	1157	302	855
Total	2292	482	1810
%	100.0%	21.0%	79.0%

LAND USE B: Community College, ISTF

ITE LU Code	540		
Size	1		
Enter	159	6	153
Exit	208	7	201
Total	367	13	354
%	100.0%	3.5%	96.5%

LAND USE C: Office

ITE LU Code	710, 760, 110, 650, 730		
Size	957,114		
Enter	119	16	103
Exit	858	64	794
Total	977	80	897
%	100.0%	8.2%	91.8%

LAND USE D: Residential

ITE LU Code	210, 220, 230, 251, 252		
Size	3,896		
Enter	1436	275	1161
Exit	840	103	737
Total	2276	378	1898
%	100.0%	16.6%	83.4%

Net External Trips for Multi-Use Development						
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	955	153	103	1161	17	2389
Exit	855	201	794	737	23	2610
Total	1810	354	897	1898	40	4999
Single-Use Trip Gen. Estimate	2292	367	977	2276	51	5963

INTERNAL CAPTURE

LEGEND

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File Attachments for Item:

A. Palm Beach County Sheriff's Office - Monthly Report: December

Submitted By: Captain Craig Turner

For Informational Purposes Only

District 18 City of Westlake Monthly Report: December 2021



Calls for Service	Monthly
Business/Residence Checks	880
Traffic Stops	50
Calls for Service (Excluding 1061's)	151
All CAD Calls – Total*	1,031

Traffic Summary	Monthly
Written Warnings	14
Verbal Warnings	29
Citations	6
Total	49

Data Source: Motorola Premier 1 and TraCS

*Omit Miscellaneous Calls

Summary: During the month of December, there were 1,031 generated calls within the district. 90% of these calls were self-initiated.

Crimes	Monthly
Homicide	0
Robbery	0
Sexual Assault	0
Shooting	0
Stabbing	0
Burglary- Business	0
Burglary- Construction	2
Burglary- Residential	0
Burglary- Vehicle	0
Larceny	0
Motor Vehicle Theft	0
Motor Vehicle Recovery	0
Vandalism	0
Fire (Arson only)	0
Total	2

Construction Burglaries:

REPORT #	DATE/TIME FROM	DATE/TIME TO	ADDRESS	NOTATIONS
21138664	12/16/21 09:09	12/16/21 10:30	16610 Town Center Pkwy N	(2) Faucets were taken from the construction site.
21142861	12/27/21 00:00	12/29/21 09:00	16610 Town Center Pkwy N	(152) Sheets of plywood valued at \$6840 was stolen from construction site. No CCTV, suspects or witnesses.

File Attachments for Item:

B. Palm Beach County Fire Rescue - Monthly Report: December

Submitted By: District Chief Phillip Olavarria

For Informational Purposes Only



1/5/2022

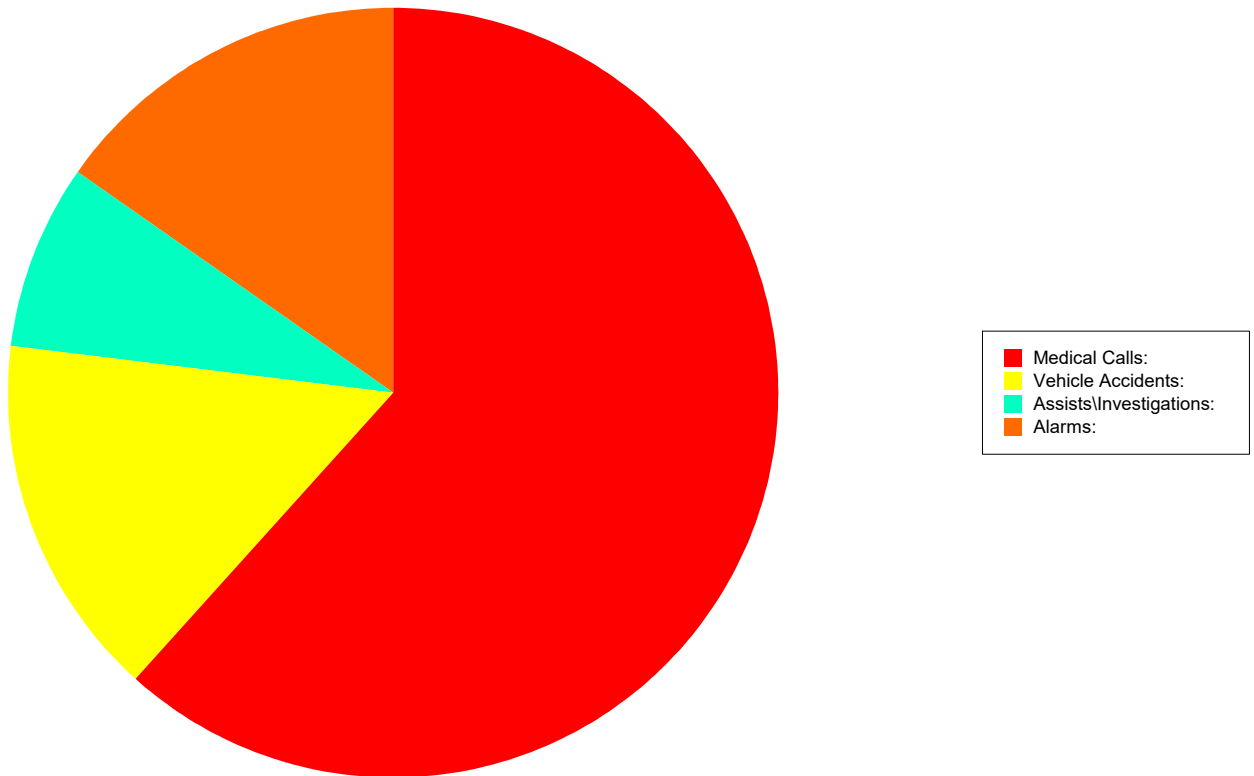
Palm Beach County Fire Rescue

Westlake - # of Calls by Type

20211201 to 20211231

<u>Type - Situation Dispatched</u>	<u># of Incidents</u>
Medical Calls:	8
Vehicle Accidents:	2
Assists\Investigations:	1
Alarms:	2
Total number of Events:	13

Calls by Situation Dispatched





1/5/2022

Palm Beach County Fire Rescue

Westlake Response Time Report

20211201 to 20211231

Event #	Station	Sit Disp	Location of Event	Date	Received	Entered	Dispatch	Enroute	Oncene	Close	Disp Hand	Turnout	Travel	Resp Time*
Emergency Calls:														
F21217275	22	Medical	60TH ST N/SEMINOLE PRATT WHITNEY RD	P 12/03/2021	22:31:38	22:32:42	22:32:51	22:33:45	22:36:14	22:37:35	0:01:13	0:00:54	0:02:29	0:04:36
F21217512	22	Medical	QUAILBERRY CT WLK	12/04/2021	09:48:09	09:48:37	09:48:48	09:50:02	09:55:22	10:09:52	0:00:39	0:01:14	0:05:20	0:07:13
F21219402	22	Medical	ORCHARD DR WLK	12/07/2021	05:09:30	05:09:55	05:10:00	05:11:20	05:21:11	05:54:46	0:00:30	0:01:20	0:09:51	0:11:41
F21223644	22	Medical	LITTLE GATOR LN/60TH ST N WLK	12/13/2021		08:01:00	08:01:07	08:01:28	08:06:10	08:33:05	0:00:32	0:00:21	0:04:42	0:05:35
F21224386	22	Medical	KEY BISCAYNE LN WLK	12/14/2021	08:56:44	08:57:06	08:57:14	08:58:02	09:02:24	09:47:52	0:00:30	0:00:48	0:04:22	0:05:40
F21224654	22	Medical	GOLDFINCH CIR WLK	12/14/2021		15:24:01	15:24:07	15:24:56	15:27:31	15:31:30	0:00:31	0:00:49	0:02:35	0:03:55
F21225519	22	Medical	SEMINOLE PRATT WHITNEY RD WLK	12/15/2021	20:26:16	20:27:08	20:27:19	20:28:09	20:30:37	20:55:45	0:01:03	0:00:50	0:02:28	0:04:21
F21229957	22	Medical	SEMINOLE PRATT WHITNEY RD WLK	12/22/2021		10:34:37	10:34:41	10:35:15	10:39:55	11:12:24	0:00:29	0:00:34	0:04:40	0:05:43
F21230366	22	Medical	WHIPPOORWILL CIR WLK	12/22/2021		22:03:21	22:03:32	22:03:38	22:07:09	22:24:22	0:00:36	0:00:06	0:03:31	0:04:13
Average Response Times:											0:00:40	0:00:46	0:04:26	0:05:53
Non Emergency Calls:														
F21218698	22	Assist	SEMINOLE PRATT WHITNEY RD WLK	12/06/2021		05:49:47	05:49:53	05:51:58	05:55:11	05:56:59	0:00:31	0:02:05	0:03:13	0:05:49
F21225144	22	Fire Alarm	RAIN LILLY WAY WLK	12/15/2021	11:03:51	11:04:16	11:04:34	11:05:38	11:10:11	11:14:19	0:00:43	0:01:04	0:04:33	0:06:20
Corrupt Data:														
F21221358	22	Medical	SEA GLASS WAY WLK	12/09/2021	19:57:55	20:11:55	20:12:04	20:12:55	20:16:41	20:37:05	Possible problem with Received Time			
F21215418	22	Fire Alarm	KINGFISHER BLVD WLK	12/01/2021		06:38:20	06:38:26	06:39:05		06:42:38	Empty Time Fields			

Total number of Events: 13

*Represents call received to arrival. If there is no received time, the County annual average call received to call entered time is used.