

CITY OF WESTLAKE



AGENDA

City Council Regular Meeting

Tuesday, March 05, 2024, at 6:00 PM

The Lodge at Westlake Adventure Park
5490 Kingfisher Blvd.
Westlake, Florida 33470

Live Broadcasting:

<https://cityofwestlake.my.webex.com>

Meeting ID: 2632 888 9851 | Password: hello

or

United States Toll: 408-418-9388

CITY COUNCIL:

JohnPaul O'Connor, Mayor

Greg Langowski, Vice Mayor

Gary Werner, Council Member – Seat 1

Julian Martinez, Council Member – Seat 2

Charlotte Leonard, Council Member – Seat 3

CITY STAFF:

Ken Cassel, City Manager

Zoie P. Burgess, CMC, City Clerk

Donald J. Doody, Esq., City Attorney

Nilsa Zacarias, AICP, Planning and Zoning Director

Suzanne Dombrowski, P.E., ENV SP, 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

This section of the agenda allows for comments from the public to speak. 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 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 Council Member requests such, in which event, the item will be removed from the Consent Agenda and considered on a future agenda.

- [A.](#) Monthly Financial Report - January
- [B.](#) Minutes_City Council Regular Meeting - 02.06.2024 DRAFT

PRESENTATIONS/PROCLAMATIONS

- [A.](#) Proclamation 2024-03 - Let's Move Palm Beach County
- [B.](#) Proclamation 2024-05 - Women's History Month
- [C.](#) Proclamation 2024-06 - Florida Bicycle Month
- [D.](#) Proclamation 2024-07 - Water Conservation Month

PUBLIC HEARING

- [A.](#) **MPA-2023-04:** The applicant is requesting an amendment to the Master Site Plan for Pod H. The request is limited to Parcel B, to modify the 2,572 square foot Bank with Drive through use to a Fast-Food Restaurant with Drive Through; Parcel C-3, to increase the allocation of Fast Food with Drive Through by 238 square feet to accommodate a minor increase in building area for Taco Bell; and Parcel F, to create three (3) sub-parcels identified on the master plan as Parcels F-1, F-2 and F-3. The subject Plaza is located west of Seminole Pratt Whitney Road on 50.826 acres.

Submitted By: Planning and Zoning

- [B.](#) **SPM-2023-14:** The applicant is requesting a Site Plan Modification of Parcel B within Shoppes of Westlake Landings commercial plaza in Pod H. The proposed amendment is limited to the North Building to replace a previously approved 2,572 square feet Bank with drive through on the south end of the north building with a 2,572 square feet Fast Food Restaurant use with drive through including a 400

square foot outdoor seating area. There are no proposed changes to the overall total of 16,515 Square Feet for the two (2) buildings. The subject site is located at 4951 Seminole Pratt Whitney Road, Westlake, Florida, 33470.

Submitted By: Planning and Zoning

- C. SPM-2023-15:** The applicant is requesting Site Plan Modification approval for a proposed fast food restaurant with drive through located in Parcel C (Taco Bell). The subject application proposes to increase building area by 238 square feet; removal of outdoor seating area; removal of second drive through lane; and modifications to building elevations and colors. The subject building is one of three on a 3.68 acres site at Parcel C within Shoppes of Westlake Landings commercial plaza in Pod H. The subject site is located at 4751 Seminole Pratt Whitney Road.

Submitted By: Planning and Zoning

PUBLIC HEARING - QUASI-JUDICIAL

- A. A Resolution for the Plat of Pod PC-3**

Submitted By: Engineering

RESOLUTION 2024-04

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, A REPLAT OF A PORTION OF OPEN SPACE TRACT #2, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN PORTIONS OF SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 6 AND 7 TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

NEW BUSINESS

- A. Education Advisory Board Consideration and Appointment of Members**

Submitted By: City Clerk

RESOLUTION 2024-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING TWO (2) MEMBERS AND ONE (1) ALTERNATE MEMBER TO SERVE ON THE EDUCATION ADVISORY BOARD; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- B. Amending Ordinance 2023-09 Reconstituting the Education Advisory Board**

Submitted By: Administration

ORDINANCE 2024-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING ORDINANCE 2023-09 REGARDING THE CITY'S EDUCATION ADVISORY BOARD BY SPECIFICALLY AMENDING SECTION 3 (2) ENTITLED "COMPOSITION; APPOINTMENTS; TERM; AND VACANCY" FOR THE PURPOSES OF CLARIFYING THE ROLE OF THE CITY COUNCILMEMBER SERVING AS A LIAISON TO THE EDUCATION ADVISORY BOARD; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

CITY COUNCIL COMMENTS

- A. Councilwoman Charlotte Leonard
- B. Councilman Julian Martinez
- C. Councilman Gary Werner
- D. Vice Mayor Greg Langowski
- E. Mayor JohnPaul O'Connor

REPORT - STAFF

REPORT - CITY ATTORNEY

REPORT - CITY MANAGER

PUBLIC COMMENTS AND REQUESTS

This section of the agenda allows for comments from the public to speak. 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 Council, state your name and address for the record.

ADJOURNMENT

Next Meeting (Subject to Change or be Cancelled): Tuesday, April 2, 2024

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: Thursday, February 29, 2024, Revised: Monday, March 4, 2024

File Attachments for Item:

A. Monthly Financial Report - January



MEMORANDUM

TO: Members of the City Council, City of Westlake
FROM: Steven Fowler, Accountant; Miriam Barahona, Accounting Supervisor
CC: Ken Cassel, City Manager
DATE: February 16, 2024
SUBJECT: January Financial Report

Please find attached the January 2024 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 January were approximately 79% of the annual budget. Collections of the FY2024 Ad Valorem Tax and Special Assessments were approximately 94% and 96%, respectively.
- Total Expenditures and Contingency through January were approximately 30% of the annual budget.

Special Revenue Fund – Housing Assistance Program

- Total Revenues through January were approximately 111% of the annual budget, which was a result of a higher than anticipated rate of construction and donations on commercial permits. 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 January were approximately 16% of the annual budget.
- Total Expenditures through January were approximately 25% of the annual budget.

City of Westlake

Financial Report

January 31, 2024



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City of Westlake

Financial Statements

January 31, 2024

Balance Sheet
January 31, 2024

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND - HOUSING ASSISTANCE PROGRAM	SPECIAL REVENUE FUND - COMPREHENSIVE PLANNING SVCS	TOTAL
<u>ASSETS</u>				
Current Assets				
Cash - Checking Account	\$ 1,856,103	\$ -	\$ -	\$ 1,856,103
Assessments Receivable	41,406	-	-	41,406
Due From Other Funds	-	15,000	467,715	482,715
Investments:				
Money Market Account	6,237,945	2,933,427	-	9,171,372
Treasury Bills (6 months)	-	1,214,992	-	1,214,992
FMV Adjustment	-	(21,273)	-	(21,273)
Deposits	666	-	-	666
Total Current Assets	8,136,120	4,142,146	467,715	12,745,981
Noncurrent Assets				
Mortgages Receivable	-	568,373	-	568,373
Total Noncurrent Assets	-	568,373	-	568,373
TOTAL ASSETS	\$ 8,136,120	\$ 4,710,519	\$ 467,715	\$ 13,314,354
<u>LIABILITIES</u>				
Current Liabilities				
Accounts Payable	\$ 137,793	\$ -	\$ 30,004	\$ 167,797
Accrued Expenses	102,965	-	141,161	244,126
DBPR surcharge	1,394	-	-	1,394
DCA surcharge	1,868	-	-	1,868
Impact Fees	132,683	-	-	132,683
Unearned Revenue	397,570	-	-	397,570
Due To Other Districts	5,484	-	-	5,484
Deferred Revenue-Developer Submittals (Minto)	-	-	65,290	65,290
Due To Other Funds	482,715	-	-	482,715
Total Current Liabilities	1,262,472	-	236,455	1,498,927
Long-Term Liabilities				
Deferred Inflow of Resources	41,406	-	-	41,406
Total Long-Term Liabilities	41,406	-	-	41,406
TOTAL LIABILITIES	1,303,878	-	236,455	1,540,333

Balance Sheet
January 31, 2024

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND - HOUSING ASSISTANCE PROGRAM	SPECIAL REVENUE FUND - COMPREHENSIVE PLANNING SVCS	TOTAL
FUND BALANCES				
Nonspendable:				
Deposits	666	-	-	666
Restricted for:				
Special Revenue	-	4,710,519	231,260	4,941,779
Unassigned:	6,831,576	-	-	6,831,576
TOTAL FUND BALANCES	\$ 6,832,242	\$ 4,710,519	\$ 231,260	\$ 11,774,021
TOTAL LIABILITIES & FUND BALANCES	\$ 8,136,120	\$ 4,710,519	\$ 467,715	\$ 13,314,354

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 33,511	\$ 33,511	0.00%
Ad Valorem Taxes	4,721,257	4,532,407	4,449,186	(83,221)	94.24%
Ad Valorem Taxes - Discounts	(188,850)	(188,850)	(177,799)	11,051	94.15%
FPL Franchise	365,200	121,733	160,786	39,053	44.03%
Gas	60,100	20,033	17,058	(2,975)	28.38%
Solid Waste	22,200	7,400	8,064	664	36.32%
Electricity	430,600	143,533	138,779	(4,754)	32.23%
Water	109,000	36,333	40,518	4,185	37.17%
Gas	102,900	34,300	29,357	(4,943)	28.53%
Communication Services Taxes	148,400	49,467	45,240	(4,227)	30.49%
Occupational Licenses	6,100	2,033	4,912	2,879	80.52%
Building Permits - Admin Fee	95,700	31,900	27,508	(4,392)	28.74%
State Revenue Sharing Proceeds	43,200	14,400	14,381	(19)	33.29%
Other Public Safety Chrgs/Fees	5,400	1,800	3,525	1,725	65.28%
Garbage/Solid Waste Revenue	228,900	76,300	10,926	(65,374)	4.77%
Other Operating Revenues	13,200	3,300	3,548	248	26.88%
Special Events	-	-	3,250	3,250	0.00%
Judgements and Fines	-	-	2,011	2,011	0.00%
Special Assmnts- Tax Collector	499,468	499,468	477,513	(21,955)	95.60%
Special Assmnts- Discounts	(19,979)	(19,979)	(19,087)	892	95.54%
Other Miscellaneous Revenues	-	-	240	240	0.00%
Lien Search Fee	5,900	1,967	3,183	1,216	53.95%
TOTAL REVENUES	6,648,696	5,367,545	5,276,610	(90,935)	79.36%
EXPENDITURES					
Legislative					
Mayor/Council Stipend	60,000	20,000	20,000	-	33.33%
FICA Taxes	4,600	1,533	1,530	3	33.26%
ProfServ-Legislative Expense	24,000	8,000	-	8,000	0.00%
Telephone, Cable & Internet Service	3,800	1,267	1,577	(310)	41.50%
Lease - Building	16,000	5,333	3,000	2,333	18.75%
Public Officials Insurance	4,200	4,200	4,557	(357)	108.50%
Misc-Election Fee	-	-	240	(240)	0.00%
Misc-Event Expense	250,000	50,000	12,642	37,358	5.06%
Council Expenses	50,000	16,667	34,209	(17,542)	68.42%
Dues, Licenses, Subscriptions	1,600	900	2,252	(1,352)	140.75%
Total Legislative	414,200	107,900	80,007	27,893	19.32%
City Manager					
Contracts-City Manager	220,000	73,333	73,333	-	33.33%
Office Supplies	12,300	4,100	4,449	(349)	36.17%
Dues, Licenses, Subscriptions	2,900	1,428	1,350	78	46.55%
Total City Manager	235,200	78,861	79,132	(271)	33.64%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>City Clerk</u>					
ProfServ-Web Site Maintenance	6,100	1,533	2,758	(1,225)	45.21%
Contracts-City Clerk	218,600	72,867	72,867	-	33.33%
Postage and Freight	1,500	500	162	338	10.80%
Printing	15,500	5,167	7	5,160	0.05%
Legal Advertising	23,200	7,733	3,841	3,892	16.56%
Miscellaneous Services	1,300	433	404	29	31.08%
Office Supplies	2,900	967	-	967	0.00%
Dues, Licenses, Subscriptions	19,700	10,470	9,352	1,118	47.47%
Total City Clerk	288,800	99,670	89,391	10,279	30.95%
<u>Finance</u>					
Auditing Services	7,000	-	-	-	0.00%
Contracts-Finance	85,600	28,533	28,533	-	33.33%
Total Finance	92,600	28,533	28,533	-	30.81%
<u>Legal Counsel</u>					
ProfServ-Legal Services	101,400	33,800	24,324	9,476	23.99%
Total Legal Counsel	101,400	33,800	24,324	9,476	23.99%
<u>Other Administrative Services</u>					
ProfServ-Info Technology	81,100	27,033	41,937	(14,904)	51.71%
Contracts-Admin. Service	286,100	95,367	93,285	2,082	32.61%
Misc-Assessment Collection Cost	5,000	5,000	4,587	413	91.74%
General Government	150,000	50,000	4,917	45,083	3.28%
Total Other Administrative Services	522,200	177,400	144,726	32,674	27.71%
<u>Facility Services</u>					
Telephone, Cable & Internet Service	16,200	5,400	4,466	934	27.57%
Lease - Copier	12,500	4,167	4,225	(58)	33.80%
Lease - Building	86,700	28,900	-	28,900	0.00%
Insurance (Liab,Auto,Property)	8,100	8,100	8,624	(524)	106.47%
Miscellaneous Services	1,700	567	523	44	30.76%
Cleaning Services	26,000	8,667	7,605	1,062	29.25%
Principal-Capital Lease	18,200	6,965	8,400	(1,435)	46.15%
Interest-Capital Lease	4,400	1,509	2,131	(622)	48.43%
Total Facility Services	173,800	64,275	35,974	28,301	20.70%
<u>Community Services</u>					
Contracts-Solid Waste	926,300	308,767	336,449	(27,682)	36.32%
Contracts-Sheriff	1,025,600	341,867	341,861	6	33.33%
Electricity	142,700	47,567	44,529	3,038	31.20%
R&M-Community Maintenance	29,100	9,700	9,700	-	33.33%
Operating Supplies	57,300	14,325	27,955	(13,630)	48.79%
Roadway Services	28,000	7,000	10,000	(3,000)	35.71%
Total Community Services	2,209,000	729,226	770,494	(41,268)	34.88%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Capital Expenditures & Projects</u>					
Capital Improvements	50,000	40,000	-	40,000	0.00%
Cap Outlay - Equipment	-	-	37,761	(37,761)	0.00%
Total Capital Expenditures & Projects	50,000	40,000	37,761	2,239	75.52%
<u>Reserves</u>					
Misc-Contingency	201,900	67,300	3,310	63,990	1.64%
1st Quarter Operating Reserves	1,059,800	353,267	-	353,267	0.00%
Reserve - Capital Projects	200,000	66,667	-	66,667	0.00%
Total Reserves	1,461,700	487,234	3,310	483,924	0.23%
TOTAL EXPENDITURES & RESERVES	5,548,900	1,846,899	1,293,652	553,247	23.31%
Excess (deficiency) of revenues					
Over (under) expenditures	1,099,796	3,520,646	3,982,958	462,312	362.15%
<u>OTHER FINANCING SOURCES (USES)</u>					
Contribution to (Use of) Fund Balance	1,099,796	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	1,099,796	-	-	-	0.00%
Net change in fund balance	\$ 1,099,796	\$ 3,520,646	\$ 3,982,958	\$ 462,312	362.15%
FUND BALANCE, BEGINNING (OCT 1, 2023)	2,849,284	2,849,284	2,849,284		
FUND BALANCE, ENDING	\$ 3,949,080	\$ 6,369,930	\$ 6,832,242		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 48,519	\$ 48,519	0.00%
Dividends	-	-	762	762	0.00%
Donations	300,000	100,000	283,500	183,500	94.50%
TOTAL REVENUES	300,000	100,000	332,781	232,781	110.93%
EXPENDITURES					
Public Assistance					
Misc-Admin Fee (%)	21,000	7,000	3,990	3,010	19.00%
Assistance Program	279,000	93,000	-	93,000	0.00%
Total Public Assistance	300,000	100,000	3,990	96,010	1.33%
TOTAL EXPENDITURES	300,000	100,000	3,990	96,010	1.33%
Excess (deficiency) of revenues Over (under) expenditures	-	-	328,791	328,791	0.00%
Net change in fund balance	\$ -	\$ -	\$ 328,791	\$ 328,791	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)	4,381,728	4,381,728	4,381,728		
FUND BALANCE, ENDING	\$ 4,381,728	\$ 4,381,728	\$ 4,710,519		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Building Permits	\$ 2,284,500	\$ 761,500	\$ 367,849	\$ (393,651)	16.10%
Reinspection Fees	4,800	1,600	150	(1,450)	3.13%
Building Permits - Surcharge	4,200	1,400	2,508	1,108	59.71%
Other Building Permit Fees	30,000	10,000	36,600	26,600	122.00%
Building Permits - Admin Fee	135,400	45,133	44,376	(757)	32.77%
Engineering Permits	330,500	110,167	10,921	(99,246)	3.30%
Planning & Zoning Permits	293,200	97,733	20,941	(76,792)	7.14%
TOTAL REVENUES	3,082,600	1,027,533	483,345	(544,188)	15.68%
EXPENDITURES					
Comprehensive Planning					
ProfServ-Engineering	308,500	102,833	43,316	59,517	14.04%
ProfServ-Info Technology	200,800	66,933	96,740	(29,807)	48.18%
ProfServ-Legal Services	75,300	25,100	8,100	17,000	10.76%
ProfServ-Planning/Zoning Board	293,200	97,733	99,135	(1,402)	33.81%
ProfServ-Compliance Service	185,800	61,933	59,760	2,173	32.16%
ProfServ-Consultants	22,000	7,333	-	7,333	0.00%
ProfServ-Building Permits	1,796,000	598,667	415,485	183,182	23.13%
Outside Legal Services	1,800	600	-	600	0.00%
Telephone, Cable & Internet Service	5,300	1,767	1,618	149	30.53%
Lease - Copier	6,800	2,267	1,954	313	28.74%
Lease - Building	43,400	14,467	-	14,467	0.00%
Printing	2,200	733	-	733	0.00%
Miscellaneous Services	1,300	433	320	113	24.62%
Misc-Admin Fee (%)	116,600	38,867	38,867	-	33.33%
Office Supplies	2,100	700	136	564	6.48%
Cleaning Services	15,900	5,300	6,375	(1,075)	40.09%
Principal-Capital Lease	4,500	1,691	-	1,691	0.00%
Interest-Capital Lease	1,100	377	-	377	0.00%
Total Comprehensive Planning	3,082,600	1,027,734	771,806	255,928	25.04%
TOTAL EXPENDITURES	3,082,600	1,027,734	771,806	255,928	25.04%
Excess (deficiency) of revenues					
Over (under) expenditures	-	(201)	(288,461)	(288,260)	0.00%
Net change in fund balance	\$ -	\$ (201)	\$ (288,461)	\$ (288,260)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)	519,721	519,719	519,721		
FUND BALANCE, ENDING	\$ 519,721	\$ 519,518	\$ 231,260		

City of Westlake

Supporting Schedules

January 31, 2024

Cash and Investment Report

January 31, 2024

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	\$1,856,103
Money Market	BankUnited	MMA	5.25%	\$6,237,945
		Subtotal		\$8,094,048

SPECIAL REVENUE FUND

Money Market	BankUnited	MMA	5.25%	\$1,053,096
Government Checking	Valley Bank	Checking Account	5.25%	\$64,561
Brokerage Account	Valley Bank	Government Fund Class A	4.93%	\$1,815,770
Brokerage Account	Valley Bank	Treasury Bills-6 mo		\$1,214,992
		Subtotal		\$4,148,419
		Total		\$12,242,466

File Attachments for Item:

B. Minutes_City Council Regular Meeting - 02.06.2024 DRAFT

CITY OF WESTLAKE



MINUTES

City Council Regular Meeting

Tuesday, February 06, 2024 at 6:00 PM

The Lodge at Westlake Adventure Park
5490 Kingfisher Blvd.
Westlake, Florida 33470

CITY COUNCIL:

JohnPaul O'Connor, Mayor
Greg Langowski, Vice Mayor
Gary Werner, Council Member – Seat 1
Julian Martinez, Council Member – Seat 2
Charlotte Leonard, Council Member – Seat 3

CITY STAFF:

Ken Cassel, City Manager
Zoie P. Burgess, CMC, City Clerk
Donald J. Doody, Esq., City Attorney
Nilsa Zacarias, AICP, Planning and Zoning Director
Suzanne Dombrowski, PE, ENV SP, City Engineer

A regular meeting of the City Council of the City of Westlake was held on Monday, January 8, 2024, at 6:00 PM., at The Lodge at Westlake Adventure Park, 5490 Kingfisher Blvd. Members of the public also attended the meeting through electronic means and accessed as follows:

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

Meeting ID: 2630 557 5663

Password: hello

2. Participants also dialed in using phone with the following number:

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

Meeting ID: 2630 557 5663

CALL TO ORDER

Mayor O'Connor called the City of Westlake Regular City Council meeting of Tuesday February 6, 2024, to order at 6:00 PM.

ROLL CALL

Present and constituting a quorum:

Councilwoman Charlotte Leonard
Councilman Julian Martinez
Councilman Gary Werner
Vice Mayor Greg Langowski
Mayor JohnPaul O'Connor

Also present:

Kenneth Cassel, City Manager
Donald J. Doody, Esq., City Attorney
Zoie Burgess, City Clerk

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance.

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

Mayor O'Connor called for any additions, deletions, or modifications to the agenda.

There being none, Mayor O'Connor called for a motion to approve the agenda as presented.

Motion by Vice Mayor Langowski to approve the agenda as presented, seconded by Councilman Werner.

UPON ROLL CALL:

Councilwoman Leonard	YES
Councilman Martinez	YES
Councilman Werner	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES

With all in favor, motion carried without dissent (5-0).

PUBLIC COMMENTS AND REQUESTS

This section of the agenda allows for comments from the public to speak. 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 Council, state your name and address for the record.

Mayor O'Connor called for public comments.

Ms. Burgess noted there was a public comment card received prior to the meeting from Ms. Tara Duhy from Lewis Longman and Walker.

Tara Duhy of Lewis Longman and Walker on behalf of Minto Communities – Ms. Duhy stated she wanted to introduce herself to the newest councilmember on behalf of Minto. Ms. Duhy stated she understood there was some information in the press regarding 60th Street North mentioning Minto and some discussions they had with Palm Beach County. Ms. Duhy wanted to take the opportunity to bring everyone up to speed. Ms. Duhy discussed the history of 60th street North along the Northern boundary of the City of Westlake was property that was to be dedicated to Palm Beach County pursuant to the original development order that was approved by them in 2014. Several years ago, they entered into an agreement regarding that property and how they would convey it. They are currently in the process of turning over those documents. Ms. Duhy stated during those discussions there was some interest with Palm Beach County about whether they would prefer for them to construct a portion of that roadway. They are currently providing them with some additional information as it is something they are willing to consider doing. Ms. Duhy stated she will update the council as those discussions proceed. Ms. Duhy stated they are always working on creating more connectivity for the City and good infrastructure for the county. Ms. Duhy asked if the council had any further questions.

Councilman Werner asked if the street that was dedicated for the future street is in the city. Ms. Duhy confirmed 60th street North to the extent that is dedicated to being within the City of Westlake. Councilman Werner asked if it was fully or partially. Ms. Duhy stated she thinks it is fully but knows there is a portion of 60th street right-of-way that would be in some of West Palm Beach's water easements but not in the area that is being constructed in or dedicated. More land was dedicated than required to stay out of that easement area.

Councilman Werner stated he read in a news article the developer was offering to build the road for \$10 million, but the county experts are suggesting it is costing around 30 or 40 million dollars. Ms. Duhy stated there has been no discussions regarding cost effect. They are currently working on putting together cost information. Ms. Duhy stated the county probably has estimates based on their standard procedures, but those costs are slightly different for a private community for a variety of reasons. Minto provides cost data on how much it would be worth to complete the job. Councilman Werner asked if that is something Minto will do or is it subject to the county. Ms. Duhy stated it is subject to the county approval whether they want to move forward or not. Ms. Duhy stated they have an obligation to pay money in prop share and if they decide they want to have it as an in-kind construction project, that is something they will offer to do. Councilman Werner asked if there was a timeline of

when that project would be finished. Ms. Duhy stated she believes they have put some aspects of 60th Street North in their five-year capital improvement element. Ms. Duhy said she believes any of that does not include construction in any length but certainly the beginning phases of it. Ms. Duhy stated the county is currently looking at the planning and it could be sooner rather than later as she believes it is a priority for them and the discussions are a priority for them. Ms. Duhy noted it has been a positive conversation. Councilman Werner asked if Minto dedication was done up to 140th street but there is still more to be built to get to SR7. Ms. Duhy stated that was correct. Councilman Werner then asked if that would be done yet as part of the project. Ms. Duhy stated that potentially they don't know how far they would want them to go. Ms. Duhy said it would be easier for Minto to work on property they currently own but there is a lot to say about mobilizing and they don't know the scope yet of what they are interested in and how all that would work out. Ms. Duhy stated they county would have a lot to with Indian trail that wouldn't involve them and the right of way.

Mayor O'Connor asked if Minto were to complete the project if it would be completed in a timelier manner and faster than the county. Ms. Duhy stated yes, for instance in the Seminole Pratt Whiteny Road that goes through the City, it was completed by Minto very expeditiously as a private endeavor and then turned over to Palm Beach County for their ultimate ownership and maintenance. Ms. Duhy stated that is how a lot of projects are done in Palm Beach County and other local jurisdictions.

Mr. Werner inquired if it would be a two-lane road if it was there today. Mr. Werner asked if Minto built it today would it meet county specs or would it be a phased development, two lanes and later add additional. Ms. Duhy stated it would be at their direction as to how they would want to proceed. Ms. Duhy stated she believes it would make sense to do it in their area as they did on Seminole Pratt, to build it out and just add the lanes as they become necessary instead of ripping it up and starting it over.

Councilman Martinez asked if when they built out Seminole Pratt was it Minto's design or was it the county's design and Minto paid for it? Ms. Duhy stated Minto designed it with the county's approval as it must go through their approval process for specs and make sure it meets all their requirements and for their ultimate ownership and maintenance, but Minto creates the design for the county's ultimate approval.

Mayor O'Connor called for additional Public Comments. Ms. Burgess stated no other public comment cards were received but there was someone in the audience with their hand raised.

Hammocks Residents – Inaudible Address – Resident stated he is on the HOA board for the Hammocks. Resident stated a new committee was created regarding 60th street. Resident stated everyone is exited a new road is coming in. Resident stated the public bought the homes knowing eventually a road would be built and currently they have beautiful backyards. Resident stated the plans they have for building will kill the resident's property value. Resident stated this can be done in a better way so the residents can feel protected. Resident stated the public would like some protection from the pollution of noise and lights. Resident stated the committee would like to speak to the city as he understands Minto is building the project, but it must be approved by the City. Resident stated the public would like protection and two feet is not good enough. Resident stated he understands it cost money, but the public also spent good money in buying these homes. Resident wanted to make it clear no one is against the road but they are asking for protection. Resident asked if there are any plans to add the protection. Mayor O'Connor stated he thinks it is early in the conversation considering the land is not dedicated yet. Ms. Duhy stated there is a significant amount of property back there and the plans have not been drawn up yet as to how it will be detailed. Ms. Duhy stated everyone will be updated and they will be very transparent with the plans. However, this must go through the county's approval as it is their design ultimately. Ms. Duhy stated landscaping and design will certainly be a concern to Minto as it is their community, and they would like to keep the community as it is. Ms. Duhy stated it is early in the project and they will certainly keep everyone up to date with the changes. Resident asked if they could confirm they city needs to approve this project. Councilman Werner stated it is the county. Resident stated the road is be constructed in the city. Mayor O'Connor stated the county will own the land. The dirt will be conveyed to the county and the city will no longer

own it. Mayor O'Connor asked if his statement was current. Mr. Cassel stated once the roads are dedicated to the county, they are county roads. Mr. Cassel stated it is a county permitting process and the county communicates with the communities they don't always do what the communities ask for. It will be an ongoing process as they start coming out with the profiles as what is out there.

Mayor called for additional public comments, there being none, next item followed.

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 Council Member requests such, in which event, the item will be removed from the Consent Agenda and considered on a future agenda.

- A. Minutes_City Council Regular Meeting - 01.08.2024 DRAFT
- B. Financial Report - December

Mayor O'Connor identified the consent agenda items and called for a motion to approve.

Motion by Councilman Martinez to approve the Consent Agenda, seconded by Councilwoman Leonard.

UPON ROLL CALL:

Councilman Martinez	YES
Councilman Werner	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilwoman Leonard	YES

With all in favor, motion carried without dissent (5-0).

PRESENTATIONS/PROCLAMATIONS

- A. Proclamation 2024-02 - Declaring February Heart Health Month

Mayor O'Connor identified the Heart Health Proclamation sponsored by Councilwoman Leonard and read item into record.

- B. Proclamation 2024-04 - Declaring February Black History Month

Mayor O'Connor identified the Black History Proclamation sponsored by Vice Mayor Greg Langowski that was previously approved by Council and read item into record.

NEW BUSINESS

- A. Education Advisory Board Consideration and Appointment of Members

Submitted By: City Clerk's Office

RESOLUTION NO. 2024-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING FIVE (5) MEMBERS AND ONE (1) ALTERNATE MEMBER TO SERVE ON THE EDUCATION

ADVISORY BOARD; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor O'Connor introduced the item and asked for Mr. Doody to read item into the record. Mr. Doody stated he would like to defer that until the actual appointments are made.

Mayor O'Connor stated there are three applications that were received and asked how the council would like to move forward and if they have any comments. Mayor O'Connor asked Vice Mayor Langowski if he had any comments as it was his board. Vice Mayor Langowski stated he did not have any comments and asked to approve the slate.

Mr. Doody asked for Vice Mayor Langowski to introduce the names for the record. Mayor Langowski identified Lisa Barron, Anita Kaplan who is present at the meeting, and Krystal Lexima. Vice Mayor Langowski asked if anyone else was present, Lisa Barron stated she was present virtually. Mr. Werner said he would second the motion but asked for clarification if the members appointed are to serve a two-year term. Vice Mayor Langowski stated it was for a one-year term. Mayor O'Connor asked Mr. Doody if a vote had to be made as a motion and second had been made. Mr. Doody stated the council may have discussion of the item first. Councilman Werner pointed out the agenda item cover stated for a two-year term. Mr. Doody stated the ordinance states it is for one year. Mr. Doody stated the members who are appointed to today's meeting are to serve until next April. Mayor O'Connor asked for another motion to state what Mr. Doody said. Mr. Doody stated the board consists of five board members and they are only appointing three and asked if there was an opportunity to appoint other members. Vice Mayor Langowski stated the vacancy will remain on the city website until filled. The council continued discussion of the Education Advisory Board Ordinance. The council discussed the ordinance stating the Liaison can count as a quorum but is not a voting member. Mayor O'Connor asked if any language needed to be stricken, he would like to do it now. Mr. Doody stated the ordinance is not before the council now.

Mayor O'Connor asked for a vote on the members and asked to bring the ordinance back in front of council to have clear language. Mr. Doody stated it would have to be brought to council at next meeting. Councilman Werner stated he had an opportunity to speak to all the applicants and he believed they were all qualified for the board. Councilman Werner asked if a business member was on the board does that create any potential conflict of interest. Mr. Doody stated it would be determined on a case-by-case basis, but an occupation should not preclude them from sitting on the advisory board. Mayor O'Connor stated he thinks the members should have a background in education but at this point, considering they are down members, anyone with a passion in education should be considered as they can't fill the seats they have or the alternate seat.

Mayor O'Connor called for a motion.

Motion by Vice Mayor Langowski to approve Resolution 2024-03, seconded by Councilman Werner.

UPON ROLL CALL:

Councilman Werner	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilwoman Leonard	YES
Councilman Martinez	YES

With all in favor, motion carried without dissent (5-0).

Mr. Doody read item by title only into the record.

Motion by Councilman Werner to amend the ordinance. Mr. Doody stated a motion to adopt the Resolution is needed confirming the appointments.

Motion by Councilman Werner to adopt Resolution 2024-03 confirming the appointment of the three applicants to report to the board, seconded by Councilwoman Leonard.

UPON ROLL CALL:

Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilwoman Leonard	YES
Councilman Martinez	YES
Councilman Werner	YES

With all in favor, motion carried without dissent (5-0).

CITY COUNCIL COMMENTS

A. Councilwoman Charlotte Leonard – Councilwoman Leonard stated she did not have any additional comments.

B. Councilman Julian Martinez – Councilman Werner discussed the City of Westlake's First 5K Run and asked if council would come to a vote on any money that is raised at the 5K where they would want it to go. Councilman Martinez stated he would like the money to go to the Golden Groves Elementary, on the schools located in the city, to support their athletic team. Mayor O'Connor stated he would like to add any money that is raised more than the cost to run the 5K. Councilman Martinez asked for a council vote. Mr. Doody stated he suggests they consider where the money should go in April after the race, when they have a surplus and add it as an Agenda item and council can then take a vote. Councilman Martinez asked if they could advertise, they might be able to donate money. Mr. Doody stated it would be best to wait for April's meeting to announce it. Mayor O'Connor asked what the budget was looking like for the event. Councilman Martinez stated the budget was looking good. Mayor O'Connor asked if we have received more money than has been spent. Mayor O'Connor stated it would be best to hold it until April to discuss. Councilwoman Leonard asked if the school was a Title 1 school. Councilman Martinez stated he was not sure. Councilman Werner asked why the one school would get the benefit of the proceeds. Councilman Martinez stated he would ideally like to have a 5K Run every year and every year donate to a different school. Councilman Werner stated it would be best to discuss after the event as they might raise enough money to split it between all the schools. Mayor O'Connor stated he loves the idea of the proceeds going to education in one way or the other.

C. Councilman Gary Werner – Councilman Werner thanked the city for sending him to Tallahassee the previous month. He was able to attend Palm Beach County Day at the state capitol in the month of January. Councilman Werner stated he was able to bring up the needed funding for the upcoming park and stated the state representative and senator were both able to help out where appropriate and suggested council submit an application no later than November to seek appropriations from the state and also suggested the projected be broken up to a multiyear effort. Mr. Werner also stated he spoke with the City Manager regarding complaints from multiple residents regarding an accident that included a bicycle and a automobile at Town Center and Cresswind Place. Mr. Werner also stated prior to that he received complaints regarding exiting the Cresswind Community and fighting with the traffic along Town Center, suggesting there be a four way stop, and he has asked the City Manager to look further into that situation.

D. Vice Mayor Greg Langowski – Vice Mayor Langowski wanted to thank resident Alicia Torres for always publicizing city news Westlake Wanderer and helping to publicizes the Education Advisory Board and asked Ms. Alicia to please keep sharing in the hopes of by April they will have all the seats filled. Vice Mayor Langowski wanted to propose three proclamations. The first proclamation in partnership with the Palm Beach Transportation Agency in declaring March as Florida Bicycle month. Council agreed with the Proclamation. Next proclamation is Women's History Month, council agreed, and the third Proclamation is in partnership with the South Water Management District for water conservation month, council agreed. Vice Mayor Langowski also stated he traveled with the Florida League of Cities the previous month and Palm Beach County League of Cities they were able to talk about a lot of legislation that's coming up and affecting municipalities throughout the state and some that may affect the city in the future as a small city.

E. Mayor JohnPaul O'Connor – Mayor O'Connor proposed Digital Vibes Let's Move proclamation for the following month which encourages people to get out, move and exercise, council agreed. Mayor O'Connor also

mentioned the upcoming SpringFest the City is hosting to be held on the Saturday before Easter and asked that everyone come to the event.

REPORT - STAFF

A. PBSO 2023 Annual Report

Mayor O'Connor called for the Palm Beach Sheriffs Office to the podium and discuss the monthly report. Lieutenant discussed the monthly report and then discussed the yearly report for the city. The council discussed the report with Lieutenant in further detail. Mayor O'Connor wanted to congratulate the Citizens on Patrol for acquiring another vehicle for patrol and for the work that they do in keeping the city safe.

Inaudible public comment. Lieutenant discussed item further with the public. Inaudible.

Council further discussed Palm Beach Sheriffs Office report.

Public Comment – Inaudible From Audience – Resident asked about additional information on the citizens on patrol program. Mayor O'Connor asked to take the lead on this question and stated the Citizens on Patrol are strictly to observe and report and have not ticketing/citation writing ability. Lieutenant stated its essentially a second pair of eyes to get law enforcement there faster.

Mayor O'Connor called for Palm Beach County Fire Rescue to discuss their monthly report. Inaudible name of representative presenting monthly report. Representative discussed the monthly report items with council.

REPORT - CITY ATTORNEY – Mr. Doody had no additional comment.

REPORT - CITY MANAGER – Mr. Cassel stated the following month with several items added to the agenda. Mayor O'Connor asked if Mr. Cassel knew off the top of his head the ballpark number of residential CO's that were issued last month. Mr. Cassel stated they have been averaging about 40 to 45 CO's in the last two and a half years. Councilman Werner asked if there was an update on the event coordinator position. Mr. Cassel stated there are some issues currently with the position and they are working on it internally.

PUBLIC COMMENTS AND REQUESTS

This section of the agenda allows for comments from the public to speak. 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 Council, state your name and address for the record.

Mayor O'Connor called for any public comments. Ms. Burgess stated no comment cards were received prior to the meeting.

Public Comment – Anita Kaplan - 5459 Santa Rosa Lane – Ms. Kaplan wanted to thank council for their support but wanted to mention her concern for the number of applications that were received for the board vacancy. Ms. Kaplan asked what can be done to advertise for the board as she believes a lot of people are not aware of the vacancies. Ms. Kaplan stated Royal Palm Beach has a digital sign on Royal Palm Beach Blvd. and Southern Blvd. advertising for their board. Ms. Kaplan stated she believes the city should reach out to more residents to see if they are interested. Mayor O'Connor stated he agreed and asked Ms. Torres to help spread the word. Mayor O'Connor stated he will reach out to the Master HOA to send an email blast notifying the residents of the vacancies. Ms. Kaplan asked if the Town Crier could advertise the vacancy. Mayor O'Connor stated the Town Crier is always listening in on the meetings and asked if they were listening to please publish their need for board members.

Public Comment – Alicia Torres – 5847 Whippoorwill Circle – Inquired about the previous company providing PR services for event. Mr. Cassel identified the company and stated their services were for one event, but

additional firms can be considered. Ms. Torres discussed her appreciation of staff and Council and the progress of the city.

Mayor O'Connor called for any additional comments. Councilman Werner asked if the Education Advisory Board that was just appointed, do they have a specified meeting time. Vice Mayor Langowski stated the meetings are currently set to be held quarterly, and once they officially meet, they will then set their times and days.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 7:06 PM

Zoie P. Burgess, City Clerk

JohnPaul O'Connor, Mayor

File Attachments for Item:

A. Proclamation 2024-03 - Let's Move Palm Beach County

Proclamation

DECLARING MARCH 2024 LET'S MOVE PALM BEACH COUNTY MONTH

WHEREAS, the City of Westlake takes special notice and acknowledges exceptional organizations that help residents who live, work and play within the jurisdiction; and

WHEREAS, in 2010 Digital Vibez was founded to reach out to underserved youth in Palm Beach County by empowering them through dance fitness, technology and the arts; and

WHEREAS, Digital Vibez partners with the Palm Health Foundation, annually to host The *Let's Move: Commit to Change Physical Activity Challenge*: a county-wide initiative that focuses on physical activity, nutrition and healthy behaviors; and

WHEREAS, Digital Vibez, Inc. and Palm Health Foundation present the annual challenge, which takes place annually from March 1-31 and encourages individuals within and beyond Palm Beach County to take charge of their health by participating in fun fitness exercises; and

WHEREAS, The *Let's Move* initiative was originally introduced on a national level, by First Lady Michelle Obama in 2010, with the goal of decreasing childhood obesity throughout the United States due to the fact that nearly one in three children in the United States are overweight or obese and if this problem persists, 1/3 of all children born in 2000 or later will suffer from diabetes at some point in their lives, or will face other obesity-related health problems such as heart disease, high blood pressure, asthma and cancer; and

WHEREAS, Digital Vibez and the Palm Health Foundation invite all residents to take the challenge to MOVE by forming teams, registering online, committing to exercising for at least 30 minutes a day throughout the month of March, and logging their minutes on the *Let's Move* website, www.letsmovePBC.org. In 2012, Palm Beach County logged 100,000 minutes in the first year of the challenge and we have met the challenge each year since, rising in 2023 to over 100 million minutes logged!

NOW, THEREFORE, ON BEHALF OF THE CITY COUNCIL AND THE PEOPLE OF THE CITY OF WESTLAKE, I, JOHNPAUL O'CONNOR, MAYOR OF THE CITY OF WESTLAKE, BY VIRTUE OF THE AUTHORITY VESTED IN ME, DO HEREBY OFFICIALLY PROCLAIM AND RECOGNIZE THE MONTH OF MARCH AS:

“LET'S MOVE PALM BEACH COUNTY MONTH”

and urge all citizens to join us in moving to improve their fitness, mental health, and overall health.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Westlake, Florida to be affixed this 5th day of March 2024.

JohnPaul O'Connor, Mayor

ATTEST:

Zoie P. Burgess, CMC
City Clerk

File Attachments for Item:

B. Proclamation 2024-05 - Women's History Month

Proclamation

DECLARING MARCH 2024 WOMEN’S HISTORY MONTH

WHEREAS, in 1987, the United States Congress named the month of March as “Women’s History Month” in special recognition of the many contributions women have made to our country’s history and heritage; and

WHEREAS, the City of Westlake is proud to join in the celebration of Women’s History Month, and the 2024 theme, **Women Who Advocate for Equity, Diversity and Inclusion**, recognizing women throughout the country who understand that, for a positive future, we need to eliminate bias and discrimination entirely from our lives and institutions; and

WHEREAS, American women have played a unique role throughout the history of the Nation by providing the majority of the volunteer labor force of the Nation; and

WHEREAS, American women have been leaders, not only in securing their own rights of suffrage and equal opportunity, but also in the abolitionist movement, the emancipation movement, the industrial labor movement, the civil rights movement, and other movements, especially the peace movement, which create a more fair and just society for all; and

WHEREAS, despite these contributions, the role of American women in history has been consistently overlooked and undervalued, in the literature, teaching and study of American history.

NOW, THEREFORE, ON BEHALF OF THE CITY COUNCIL AND THE PEOPLE OF THE CITY OF WESTLAKE, I, JOHNPAUL O’CONNOR, MAYOR OF THE CITY OF WESTLAKE, BY VIRTUE OF THE AUTHORITY VESTED IN ME, DO HEREBY OFFICIALLY PROCLAIM AND RECOGNIZE MARCH 2024:

“WOMEN’S HISTORY MONTH”

BE IT FURTHER PROCLAIMED BY THE CITY OF WESTLAKE that this proclamation is duly sealed, ribboned and approved by the members of this Council. The foregoing proclamation was sponsored by Vice Mayor Greg Langowski, and upon unanimous consent of the Council, the Mayor declared the proclamation duly enacted.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Westlake, Florida to be affixed this 5th day of March 2024.

JohnPaul O’Connor, Mayor

ATTEST:

Zoie P. Burgess, CMC
City Clerk

File Attachments for Item:

C. Proclamation 2024-06 - Florida Bicycle Month

Proclamation

DECLARING MARCH 2024 AS FLORIDA BICYCLE MONTH

WHEREAS, City of Westlake residents and visitors engage in bicycling as a viable and environmentally sound form of transportation and an excellent form of physical activity and recreation; and

WHEREAS, the State of Florida designates March as Bicycle Month and Palm Beach County will recognize it locally; and

WHEREAS, Florida Bicycle Month features a number of fitness opportunities and events for riders of all ages to enjoy throughout the month at various parks and locations throughout Palm Beach County; and

WHEREAS, the recognition of Florida Bicycle Month will raise awareness of bicycling and ultimately promote physical activity and healthy lifestyles by elevating bicycling as a more widely accepted choice of transportation;

WHEREAS, the Palm Beach Transportation Planning Agency plans and recommends projects to make bicycling more accessible and promotes comprehensive community education efforts aimed at improving bicycle safety; and

WHEREAS, Palm Beach County has an ever-expanding designated or enhanced bicycle lane network, with over 250 miles of existing and 745 miles of planned facilities to create a safe, connected system of bicycle infrastructure.

NOW, THEREFORE, BE IT PROCLAIMED BY THE CITY OF WESTLAKE, assembled in regular session this 5th day of March 2024, that the month of March 2024, in City of Westlake, is hereby proclaimed:

“FLORIDA BICYCLE MONTH”

BE IT FURTHER PROCLAIMED BY THE CITY OF WESTLAKE that this proclamation is duly sealed, ribboned and executed by the members of this Council. The foregoing proclamation was sponsored by Honorable Vice Mayor Greg Langowski, and upon unanimous consent of the Council, the Mayor declared the proclamation duly enacted.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Westlake, Florida to be affixed this 5th day of March 2024.

JohnPaul O’Connor, Mayor

ATTEST:

Zoie P. Burgess, CMC
City Clerk

File Attachments for Item:

D. Proclamation 2024-07 - Water Conservation Month

Proclamation

DECLARING APRIL 2024 AS WATER CONSERVATION MONTH

WHEREAS, water is a basic and essential need of every living creature; and

WHEREAS, The State of Florida, Water Management Districts and the City of Westlake are working together to increase awareness on the importance of water conservation; and

WHEREAS, the City of Westlake and the State of Florida has designated April, typically a dry month when water demands are most acute, Florida's Water Conservation Month, to educate citizens how they can help save Florida's precious water resources; and

WHEREAS, the City of Westlake has always encouraged and supported water conservation, through various educational programs and special events; and

WHEREAS, every business, industry, school and citizen can make a difference when it comes to conserving water; and

WHEREAS, every business, industry, school and citizen can help by saving water and thus promote a healthy economy and community.

NOW, THEREFORE, ON BEHALF OF THE CITY COUNCIL AND THE PEOPLE OF THE CITY OF WESTLAKE, I, JOHNPAUL O'CONNOR, MAYOR OF THE CITY OF WESTLAKE, BY VIRTUE OF THE AUTHORITY VESTED IN ME, DO HEREBY OFFICIALLY PROCLAIM AND RECOGNIZE APRIL 2024 AS:

“WATER CONSERVATION MONTH”

BE IT FURTHER PROCLAIMED BY THE CITY OF WESTLAKE that this proclamation is duly sealed, ribboned and executed by the members of this Council. The foregoing proclamation was sponsored by Honorable Vice Mayor Greg Langowski, and upon unanimous consent of the Council, the Mayor declared the proclamation duly enacted.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Westlake, Florida to be affixed this 5th day of March 2024.

JohnPaul O'Connor, Mayor

ATTEST:

Zoie P. Burgess, CMC
City Clerk

File Attachments for Item:

A. MPA-2023-04: The applicant is requesting an amendment to the Master Site Plan for Pod H. The request is limited to Parcel B, to modify the 2,572 square foot Bank with Drive through use to a Fast-Food Restaurant with Drive Through; Parcel C-3, to increase the allocation of Fast Food with Drive Through by 238 square feet to accommodate a minor increase in building area for Taco Bell; and Parcel F, to create three (3) sub-parcels identified on the master plan as Parcels F-1, F-2 and F-3. The subject Plaza is located west of Seminole Pratt Whitney Road on 50.826 acres.

Submitted By: Planning and Zoning



Meeting Agenda Item Coversheet

MEETING DATE:		3/5/2024		Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		MPA-2023-04: The applicant is requesting an amendment to the Master Site Plan for Pod H. The request is limited to Parcel B, to modify the 2,572 square foot Bank with Drive through use to a Fast-Food Restaurant with Drive Through; Parcel C-3, to increase the allocation of Fast Food with Drive Through by 238 square feet to accommodate a minor increase in building area for Taco Bell; and Parcel F, to create three (3) sub-parcels identified on the master plan as Parcels F-1, F-2 and F-3. The subject Plaza is located west of Seminole Pratt Whitney Road on 50.826 acres.			
STAFF RECOMMENDATION: (MOTION READY)		Motion to Approve MPA-2023-04 - Master Site Plan Amendment for Pod H "Westlake Landings"			
SUMMARY and/or JUSTIFICATION:		<p>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 (MPA-2021-01). On November 22, 2021, a second amendment application (MPA-2021-02) request to eliminate lot lines between Parcels B-1 and B-2, and Parcels C and D, was approved by the City Council. Additional amendments were approved by City Council on January 18, 2022 and June 6, 2023.</p> <p>The applicant is requesting an amendment to the Master Site Plan for Pod H. The request is limited to Parcel B, to modify the 2,572 square foot Bank with Drive through use to a Fast-Food Restaurant with Drive Through; Parcel C-3, to increase the allocation of Fast Food with Drive Through by 238 square feet to accommodate a minor increase in building area for Taco Bell; and Parcel F, to create three (3) sub-parcels identified on the master plan as Parcels F-1, F-2 and F-3. The previously approved Adrenaline World development is being replaced with 10,400 square feet of retail on F-1; 47,529 square feet of tractor supply on F-2; and 73,800 square feet of light industrial on parcel F-3. The subject Plaza is located west of Seminole Pratt Whitney Road on 50.826 acres. "Westlake Landings" is 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:		PROCLAMATION:	
		EXHIBIT(S):		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 Application Justification Statement Master Site Plan			
SELECT, if applicable		RESOLUTION:		ORDINANCE:	

<div>IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE</div> <div>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</div> <div><u>Please keep text indented.</u></div>	
FISCAL IMPACT (if any):	\$



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 3/5/2024

PETITION DESCRIPTION

PETITION NUMBER: MPA-2023-04 “Shoppes of Westlake Landings” Master Plan Amendment Pod H
OWNER: DKC Westlake Landings, 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 Plan amendment to the Westlake Landings Commercial Plaza on 50.826 acres in Pod H. The request is limited to Parcel B, to modify the approved 2,572 square foot Bank with Drive-through use to a Fast-Food Restaurant with Drive-Through); Parcel C-3, to increase the allocation of Fast Food with Drive-Through by 238 square feet to accommodate a minor increase in building area for Taco Bell; and Parcel F, to create three (3) sub-parcels identified on the master plan as Parcels F-1, F-2 and F-3. The previously approved Adrenaline World development is being replaced with 10,400 square feet of retail on F-1; 47,529 square feet of tractor supply on F-2; and 73,800 square feet of light industrial on parcel F-3.

SUMMARY

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 (MPA-2021-01). On November 22, 2021, a second amendment application (MPA-2021-02) request to eliminate lot lines between Parcels B-1 and B-2, and Parcels C and D, was approved by the City Council. Additional amendments were approved by City Council on January 18, 2022 and June 6, 2023.

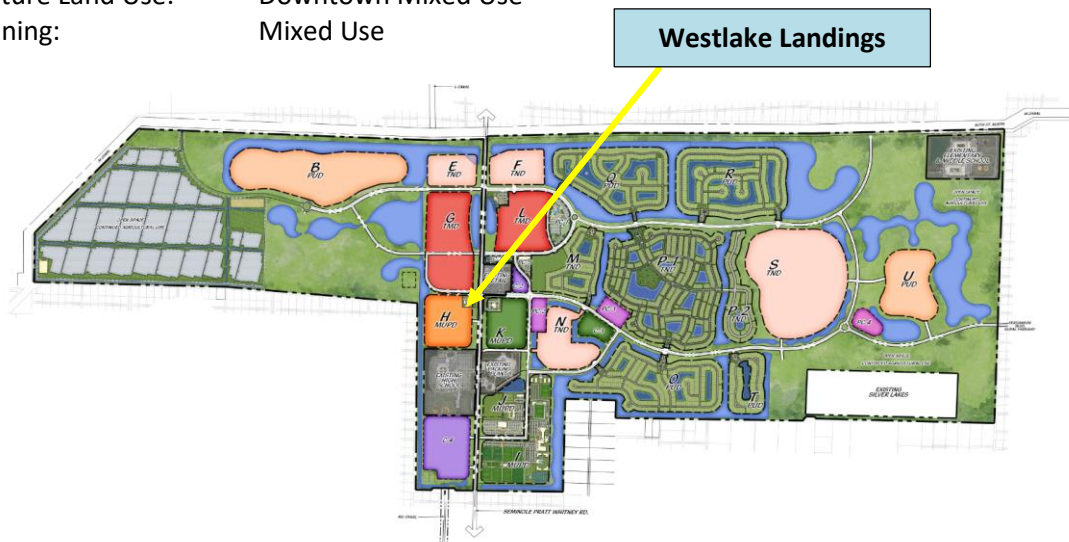
The applicant is requesting an amendment to the Master Site Plan for Pod H. The request is limited to Parcel B, to modify the 2,572 square foot Bank with Drive through use to a Fast-Food Restaurant with Drive Through; Parcel C-3, to increase the allocation of Fast Food with Drive Through by 238 square feet to accommodate a minor increase in building area for Taco Bell; and Parcel F, to create three (3) sub-parcels identified on the master plan as Parcels F-1, F-2 and F-3. The previously approved Adrenaline World development is being replaced with 10,400 square feet of retail on F-1; 47,529 square feet of tractor supply on F-2; and 73,800 square feet of light industrial on parcel F-3. The subject Plaza is located west of Seminole Pratt Whitney Road on 50.826 acres. “Westlake Landings” is 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 initially approved on June 14, 2021, by the City Council through Resolution 2021-08 (MPA-2021-01). The following amendments were approved by the City Council.

- On November 8, 2021, a Site Plan approval of a 14.435 acre indoor and outdoor recreation facility known as, “Adrenaline World” within Pod H, Parcel F at Westlake Landings was approved by City Council. The application included a 92,773 sq. ft. main building, a 564 sq. ft. maintenance shed, a 576 sq. ft. restroom area, and outdoor amenities.
- On November 22, 2021, a second amendment application (MPA-2021-02) request to eliminate lot lines between Parcels B-1 and B-2, and Parcels C and D, was approved by the City Council.
- On January 18, 2022, the City Council approved a request to amend Parcel G (MPA-2021-04), to convert the Office use entitlement to Light Industrial, and increase the square footage from 158,000 sq. ft. to 227,000 sq. ft.
- On June 6, 2023, the City Council approved a Master Plan Amendment (MPA-2023-01) for Parcel A2 and Parcel B. Parcel A2 was reduced from 3,500 square feet of Fast Food with a Drive Through to 2,500 square feet of Fast Food with a Drive Through. Parcel B was modified to eliminate the 3,972 square feet restaurant in the North Building and replace it with 2,572 square foot Bank with Drive Through and 6,878 square feet of Mixed Use. The subject Plaza is located west of Seminole Pratt Whitney Road on 50.826 acres.

“Westlake Landings” is developed as a Property Owners Association (POA) with individual owners within Pod H. The subject Plaza consists of several parcels that will be developed according to market driven demand. The 7-11 2.0 Convenience Store with Gas Station (Parcel A 1) is included on the subject Commercial Plaza. The original June 14, 2021, approval included the following:

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

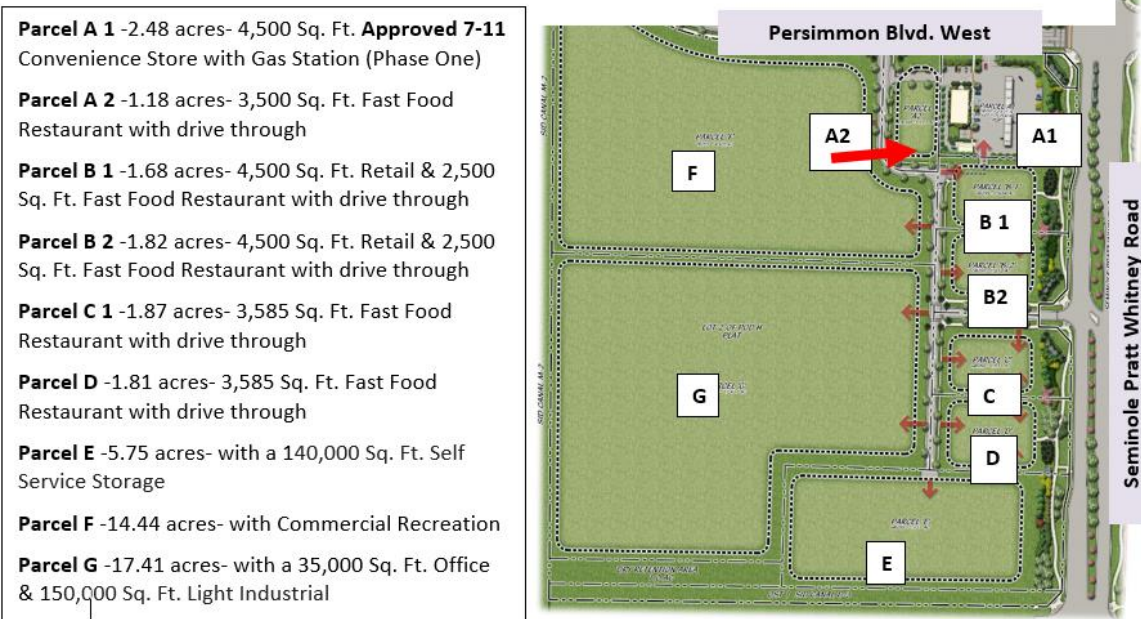
Phase One:

- 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



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

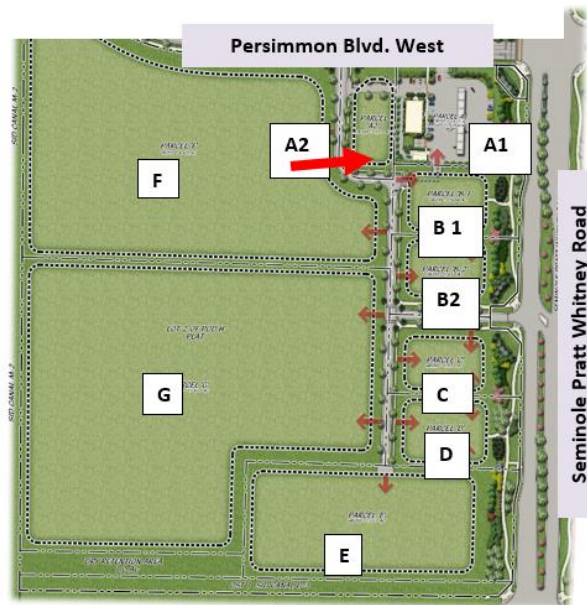
Parcel C 1 -1.87 acres- 3,585 Sq. Ft. Fast Food Restaurant with drive through

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



Master Site Plan Amendment approved by City Council on January 18, 2022

Parcel A 1 - 2.48 acres- 4,500 Sq. Ft. Approved 7-11 Convenience Store with Gas Station (Phase One)

Parcel A2- 1.18 acres- 3,500 Sq. Ft. Fast Food Restaurant with drive through

Parcel B (North & South Bldgs.) - 3.55 acres- 10,478 Sq. Ft. (Retail, Medical, Restaurant); 3,972 Sq. Ft. Restaurant & 2,065 Sq. Ft. Fast Food Restaurant with drive through (coffee shop).

Parcel C -3.68 acres- 2,525 Sq. Ft. Coffee Shop with drive through & 4,240 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 227,000 Sq. Ft. Light Industrial



Master Site Plan Amendment approved by City Council on June 6, 2023

Parcel A 1 - 2.48 acres- 4,500 Sq. Ft. Approved 7-11 Convenience Store with Gas Station (Phase One)

Parcel A2- 1.18 acres- 2,500 Sq. Ft. Fast Food Restaurant with drive through

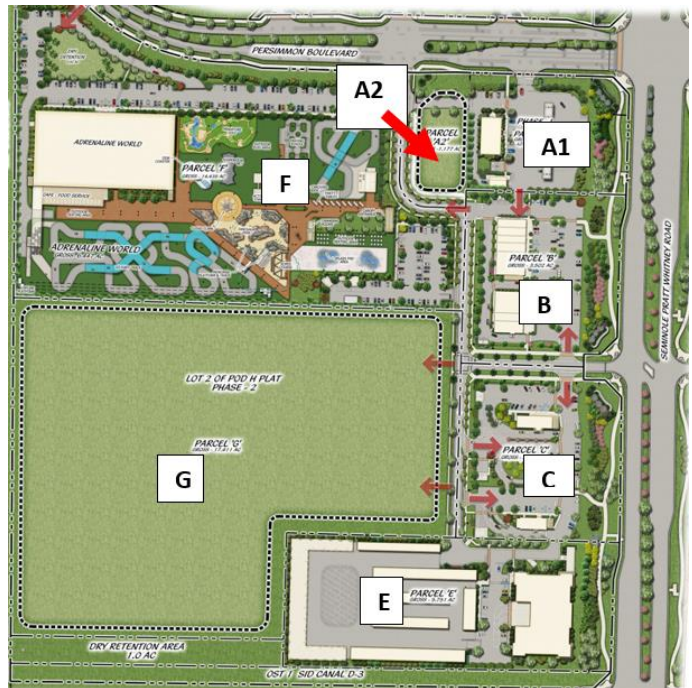
Parcel B (North & South Bldgs.) - 3.55 acres- 11,878 Sq. Ft. (Retail, Medical, Restaurant); 2,572 Sq. Ft. Bank with drive through & 2,065 Sq. Ft. Fast Food Restaurant with drive through.

Parcel C -3.68 acres- 2,525 Sq. Ft. Coffee Shop with drive through & 4,240 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 227,000 Sq. Ft. Light Industrial



Proposed Master Site Plan Amendment

Parcel A1 - 2.48 acres- 4,500 Sq. Ft. Approved 7-11 Convenience Store with Gas Station (Phase One)

Parcel A2 - 1.18 acres- 2,500 Sq. Ft. Fast Food Restaurant with drive through

Parcel B (North & South Bldgs.) - 3.55 acres- 11,878 Sq. Ft. (Retail, Medical, Restaurant); 4,637 Sq. Ft. Fast Food Restaurant with drive through.

Parcel C -3.68 acres- 2,525 Sq. Ft. Coffee Shop with drive through & 4,278 Sq. Ft. Fast Food Restaurant with drive through

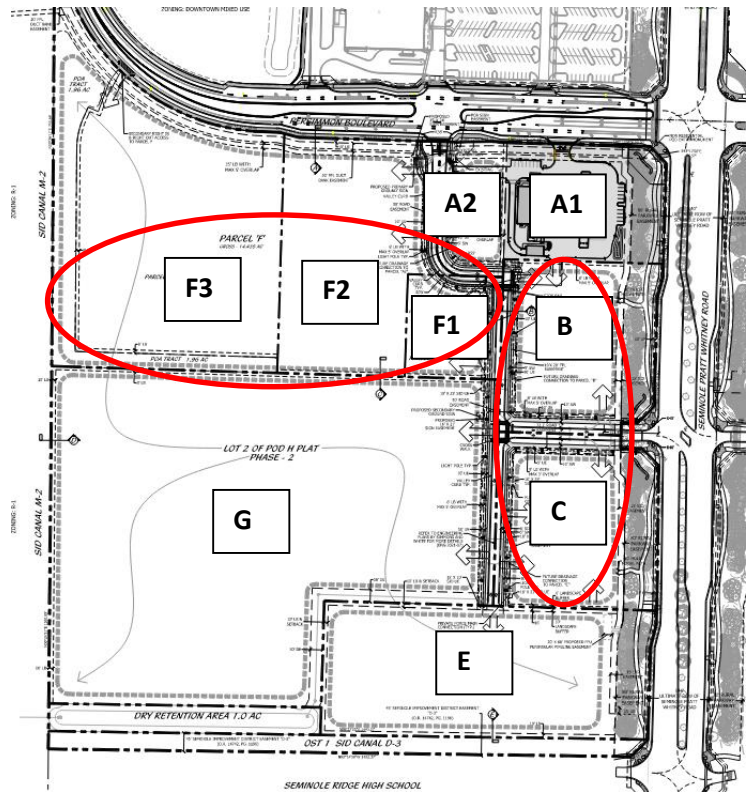
Parcel E -5.75 acres- with a 140,000 Sq. Ft. Self Service Storage

Parcel F1 -1.3 acres- with 10,400 Retail Mixed Use

Parcel F2 – 4.5 – with 47,529 Retail (includes 23,572 sq.ft. outdoor garden area)

Parcel F3 – 1.9 – with 73,800 Light Industrial

Parcel G -17.41 acres- with 227,000 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.

The subject request is limited to Parcels B, C, and F. **Parcel B** is being modified, changing the 2,572 square feet Bank with a drive through lane in the North Building and replace it with 2,572 square foot Fast Food Restaurant with a drive through lane. There is no change to the overall 16,515 total square footage in Parcel B (North & South Bldgs.). **Parcel C** is being amended by increasing 238 square feet to the previously approved building area for Taco Bell totaling 2,278 square feet. **Parcel F** is being modified to create three (3) sub-parcels F1, F2 and F3. The previously approved Adrenaline World is being replaced with 10,400 square feet of retail on F1; 47,529 square feet of Tractor Supply store in F2; and 73,800 square feet of Light Industrial for F3.

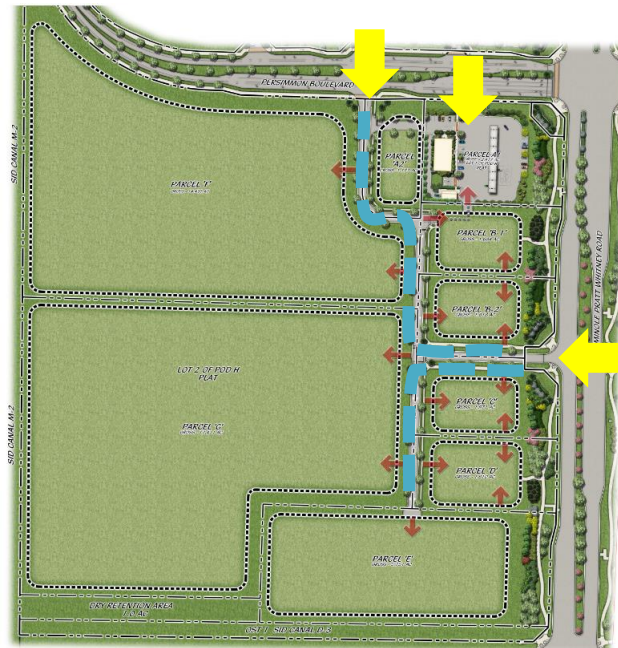
Pod H total square footage is being increased from 397,280 Sq. Ft. to 529,247 Sq. Ft.

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.

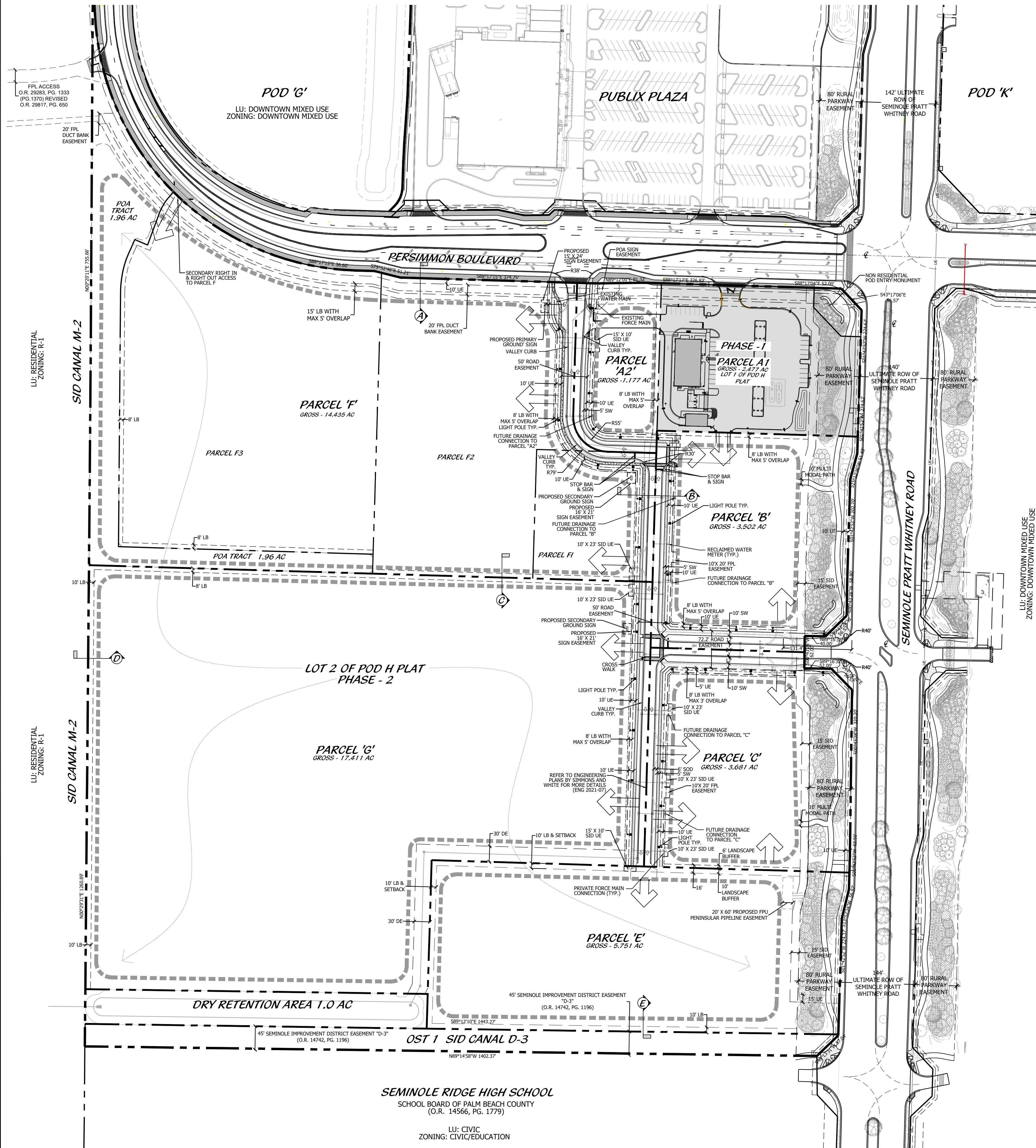
Landscape, Drainage, Traffic

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.

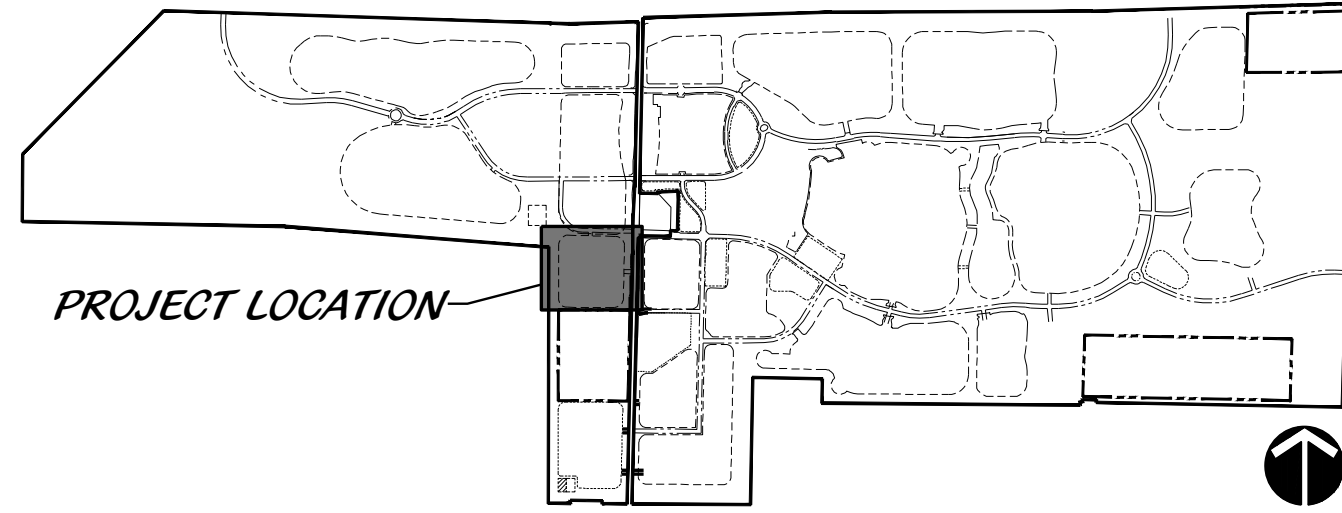
FINAL REMARKS

MPA-2023-04 will be heard by the City Council on March 5, 2024. 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.

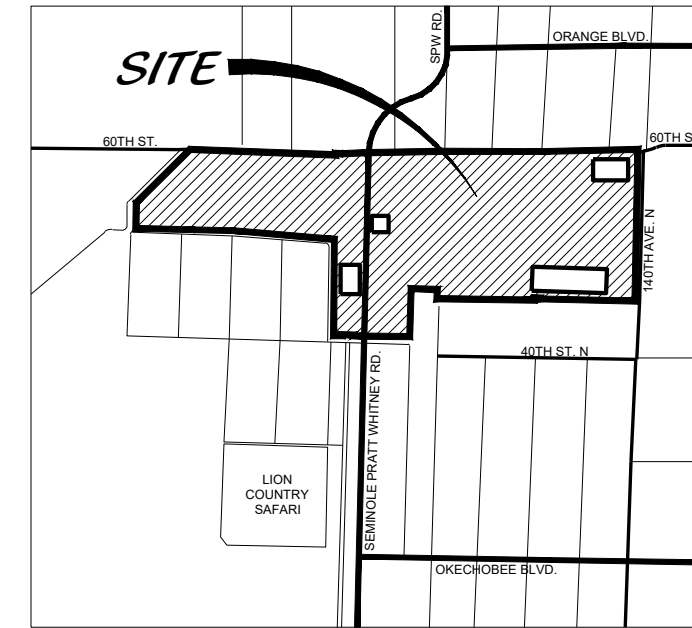
Based upon the facts and findings contained herein, the Planning and Zoning and Engineering Department recommends approval of the subject application with no conditions.



KEY MAP



LOCATION MAP



SITE DATA

NAME OF APPLICATION: WESTLAKE POD H-MUPD MASTER PLAN
APPLICATION NUMBER: MPA 2023-01
PROJECT NUMBER: CH 13-0518.60.08

DEVELOPMENT ORDER APPROVALS POD H MASTER PLAN:
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
77-40-43-01-17-000-0000

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

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 FF RESTAURANT 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%
F1 RETAIL - MIXED USE	1.300	56,628	2.56%
F2 COMMERCIAL (TRACTOR SUPPLY)	4.540	197,762	8.93%
F3 LIGHT INDUSTRIAL	6.635	289,011	13.05%
POA DRY RETENTION TRACT	1.960	85,378	3.86%
PARCEL G LIGHT INDUSTRIAL	17.411	756,403	34.28%
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%

ENTITLEMENT ALLOCATION	SQ. FEET	16 FUELING POSITIONS + CAR WASH
PARCEL A 1 CONVENIENCE STORE W GAS (PHASE - 1)	4,500	
PARCEL A 2 RESTAURANT, FAST FOOD W DRIVE THRU	2,500	
PARCEL B	11,879	
SHOPPING CENTER MIXED USE (RETAIL, MEDICAL, RESTAURANT)	4,637	
RESTAURANT FAST FOOD W DRIVE THRU	2,535	
COFFEE SHOP W DRIVE THRU	4,478	
RESTAURANT FAST FOOD W DRIVE THRU	140,000	
PARCEL E SELF SERVICE STORAGE	10,480	
PARCEL F 1	47,529	
PARCEL F 2	73,898	
PARCEL F 3	227,000	
PARCEL G	529,247	
TOTAL	529,247	

TOTAL PARCEL DATA	TBD
NO OF FLOORS	TBD
PROPOSED BUILDING HEIGHT	TBD FEET
MAX BUILDING HEIGHT FOR MU	120 FEET
MINIMUM PARCEL SIZE	43,560 SQUARE FEET
MAXIMUM LOT COVERAGE *NOTE 3	45 PERCENT
MINIMUM PERVIOUS AREA	25 PERCENT *NOTE 11
PERVIOUS AREA PROVIDED	TBD
MINIMUM BUILDING SEPARATION	20 FEET

PARKING DATA	(1/240 SF + 1 PER PUMP ISLAND)
PARCEL A 1 CONVENIENCE STORE W GAS (PHASE - 1)	(1/190 SF INCL. OUTDOOR PLUS 1/250 SF)
PARCEL A 2 RESTAURANT, FF W DR THRU	(S. CTR. INCL. 1/228 SF), RESTAURANT FF W DR THRU
PARCEL B SHOPPING CTR, MIXED USE/RESTAURANT W DR THRU, FF W DRIVE THRU	(1/190 SF INCL. OUTDOOR PLUS 1/250 SF)
PARCEL C COFFEE SHOP W DRIVE THRU, RESTAURANT, FF W DR THRU	(3 + 1/190 UNITS)
PARCEL E SELF SERVICE STORAGE	TBD AT TIME OF SITE PLAN REVIEW
PARCEL F MIXED USE	OFFICE: 1/200 SF LIGHT INDUSTRIAL: 1/1200 SF + 1/2000 OF OFFICE
PARCEL G LIGHT INDUSTRIAL	VARIABLE BY USE: REFER TO TABLE 8-7 OF THE WESTLAKE PARKING CODE

- NOTE: SITE PLAN BASED ON SURVEY, SIGNED AND SEALED BY GEOPONT INC.
- NOTE: THE APPLICANT WILL SUBMIT AN APPLICATION FOR MASTER SIGN PLAN APPROVAL UNDER SEPARATE COVER.
- NOTE: THE MAXIMUM LOT COVERAGE VARIES BY USE PER TABLE 8-12 MU DISTRICT NON-RESIDENTIAL STANDARDS
- NOTE: ACCESS POINTS TO PARCELS FROM ACCESS DRIVES TO BE PERMITTED AT TIME OF INDIVIDUAL SITE PLAN REVIEW
- NOTE: PEDESTRIAN CONNECTIVITY BETWEEN PARCELS TO BE DETERMINED AT TIME OF INDIVIDUAL SITE PLAN REVIEW
- NOTE: INDOOR RECREATION PARKING RATE IF ANY TBD
- NOTE: SITE CURBING OR PAVEMENT ADJACENT TO THE CURBING SHALL BE PAINTED AND DESIGNED AS A "TIRE LANE - NO PARKING" PER PRO FIRE RESCUE STANDARDS
- NOTE: RESTAURANT USE LESS THAN 200 SF ARE INCLUDED IN THE SHOPPING CENTER MIXED USE CATEGORY AND PARKING RATE
- NOTE: FINAL SQUARE FOOTAGE FOR SUB PARCELS IN PARCEL F SHALL BE DETERMINED AT TIME OF INDIVIDUAL SITE PLAN APPROVAL AND MAY VARY SLIGHTLY
- NOTE: SUB PARCELS IN PARCEL F SHALL BE SUBDIVIDED BY METES & BOUNDS
- NOTE: DRY RETENTION AREA WITHIN PARCEL F MAY BE ALLOCATED TO SUB PARCELS FOR THE PURPOSES OF SATISFYING MINIMUM PERVIOUS AREA

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)	Minimum Pervious Percentage of Parcel
Commercial Uses	20	10	10	10	20	45%
Commercial Recreation	20	10	10	10	20	35%
Light Industrial	30	10	10	10	20	50%

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

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-26000535

WESTLAKE LANDINGS
POD H MASTER PLAN
PALM BEACH COUNTY, FL
Donaldson E
Hearing: A01098
00000015D8A1
3286A00016979



DESIGNED	DEH
DRAWN	JAE/RNK
APPROVED	DEH
JOB NUMBER	13-0518.60
DATE	03-25-21
REVISIONS	04-12-21
10-15-21	05-25-21
11-03-21	06-12-21
03-20-23	07-15-21
01-03-24	09-03-21
01-22-24	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
GEOPONT SURVEYING, INC.
4152 WEST BLUE HERON BLVD, SUITE 105
RIVIERA BEACH, FLORIDA 33404
PHONE: 561-444-2720
FAX: 813-248-2266

TRAFFIC ENGINEER
PINDER TROUTMAN CONSULTING, INC.
2005 VISTA PARKWAY, SUITE 111
WEST PALM BEACH, FLORIDA
PHONE: 561-296-9698
FAX: 561-684-6336

CIVIL ENGINEER
SIMMONS & WHITE
2581 METROCENTRE BLVD, SUITE 3
WEST PALM BEACH, FLORIDA 33407
PHONE: 561-478-7848

ENVIRONMENTAL CONSULTANT
EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD, SUITE 208
STUART, FLORIDA 34996
PHONE: 772-287-8771
MOBILE: 772-485-1700

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

Scale: 1" = 100'

January 22, 2024 12:01:4 p.m.
Drawing: 13-0518.60 MP.DWG

SHEET 1 OF 2

© 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 MASTER SITE PLAN
AMENDMENT 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: The addresses subject to amendment within the Pod H Master Plan are 4901 and 4751
Seminole Pratt Whitney Road

DESCRIPTION OF PROJECT: MPA-2023-04 Westlake Master Plan Amendment – Pod H

Property Control Number (PCN), list additional on a separate sheet: 77-40-43-01-17-000-0022 & 77-40-43-01-17-000-0025

Estimated project cost: TBD

Property Owner(s) of Record (Developer) DKC Westlake Landings, LLC (only for the addresses noted above)

Address: 431 Fairway Drive, Suite 201, Deerfield Beach, FL 33441

Phone No.: 954-354-8289 Fax No.: 954-354-8283 E-mail Address: Bbedard@konoversouth.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
- D) Proposed Use(s), as applicable Parcel B - Commercial, retail, office, restaurant and drive-thru bank. Parcel C-3, Taco Bell drive-thru restaurant, Parcel F – establish upcoming land use (Tractor Supply).

III. ADJACENT PROPERTIES

	Name of Business/ Subdivision	Land Use Designation	Zoning Designation	Existing Use(s)	Approved Use(s)
NORTH	PUBLIX Phase I/Pod G (SW)	Mixed Use	Mixed Use	Constructed	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	Pod H, Parcel F/ Parcel G	Downtown Mixed Use/ Downtown Mixed Use	Mixed Use/ Mixed Use	Vacant/Vacant	Commercial Recreation/ Warehouse

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.

Bob Bedard
Owner's Name (please print)

Owner's Signature

Date

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


Applicant/Agent's Signature

December 29, 2023
Date

II. LAND USE & ZONING

A) ZONING MAP DESIGNATION Mixed Use B) FUTURE LAND USE MAP DESIGNATION Downtown MXD

C) Existing Use(s) Vacant

D) Proposed Use(s), as applicable Parcel B - Commercial, retail, office, restaurant and drive-thru bank. Parcel C ~~3~~, Starbucks drive-thru restaurant. Parcel F - establish upcoming land use (Tractor Supply).
Taco Bell

III. ADJACENT PROPERTIES

	Name of Business/ Subdivision	Land Use Designation	Zoning Designation	Existing Use(s)	Approved Use(s)
NORTH	PUBLIX Phase I/Pod G (SW)	Mixed Use	Mixed Use	Constructed	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	Pod H, Parcel F/ Parcel G	Downtown Mixed Use/ Downtown Mixed Use	Mixed Use/ Mixed Use	Vacant/Vacant	Commercial Recreation/ Warehouse

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 Coteleur & 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.

DKC WESTLAKE LANDINGS, LLC

Owner's Name (please print)

Owner's Signature

Patrick Christie, Director of Construction

November 30, 2023

Date

Donaldson Hearing

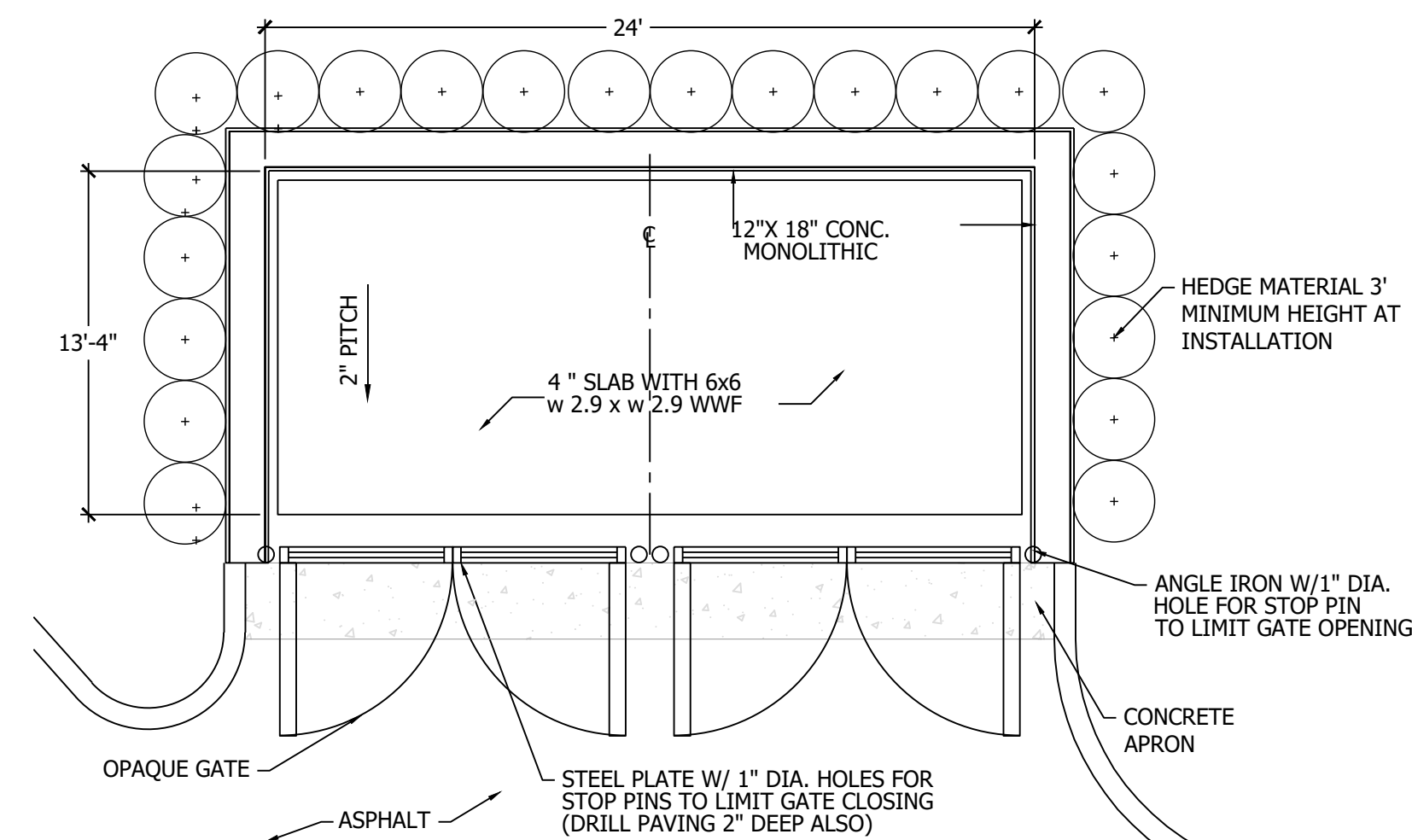
Applicant/Agent's Name (please print)

Applicant/Agent's Signature

Date

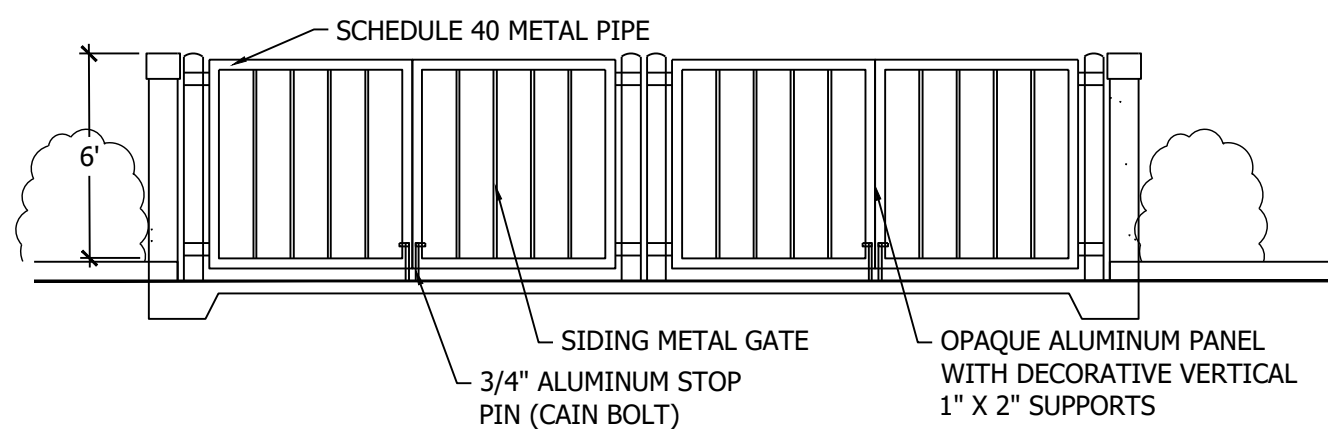
DUMPSTER DETAIL

PLAN VIEW



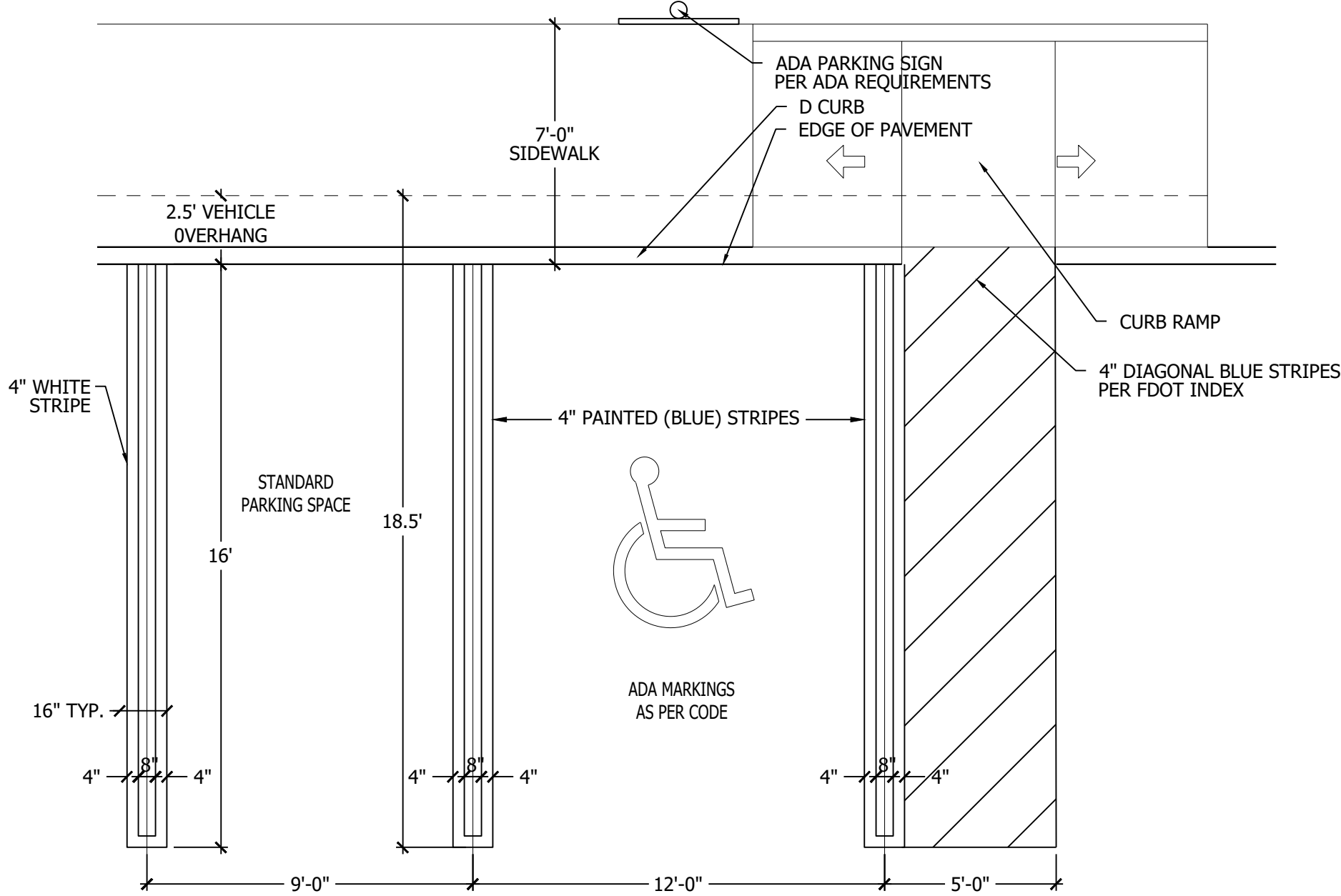
ELEVATION VIEW

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



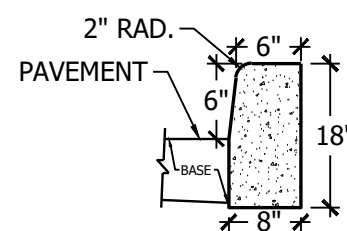
STANDARD AND ADA PARKING DETAIL

NTS



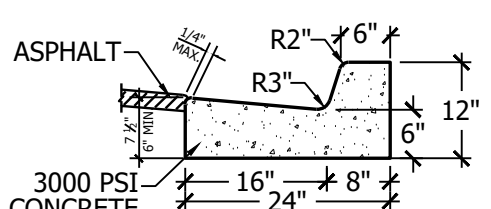
D CURB DETAIL

NTS



F CURB DETAIL

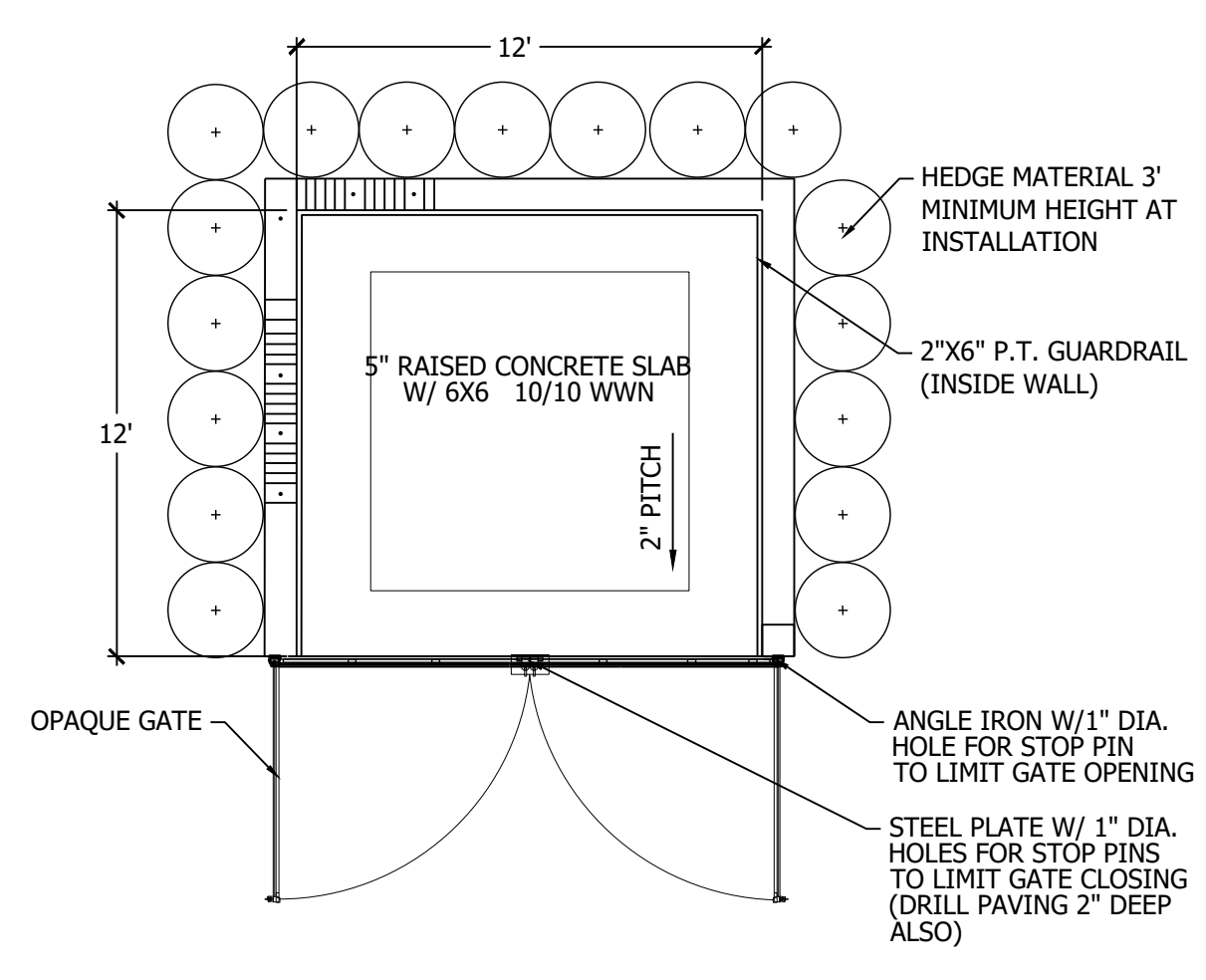
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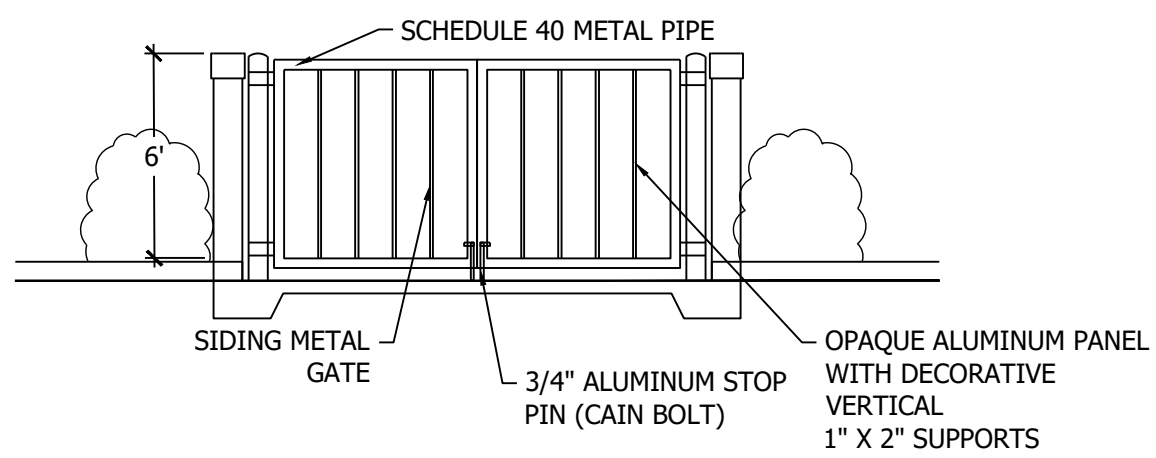
NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE SLOPE OF ADJACENT PAVEMENT AND THICKNESS OF THE LIP SHALL BE 6 INCHES.

PLAN VIEW

NTS

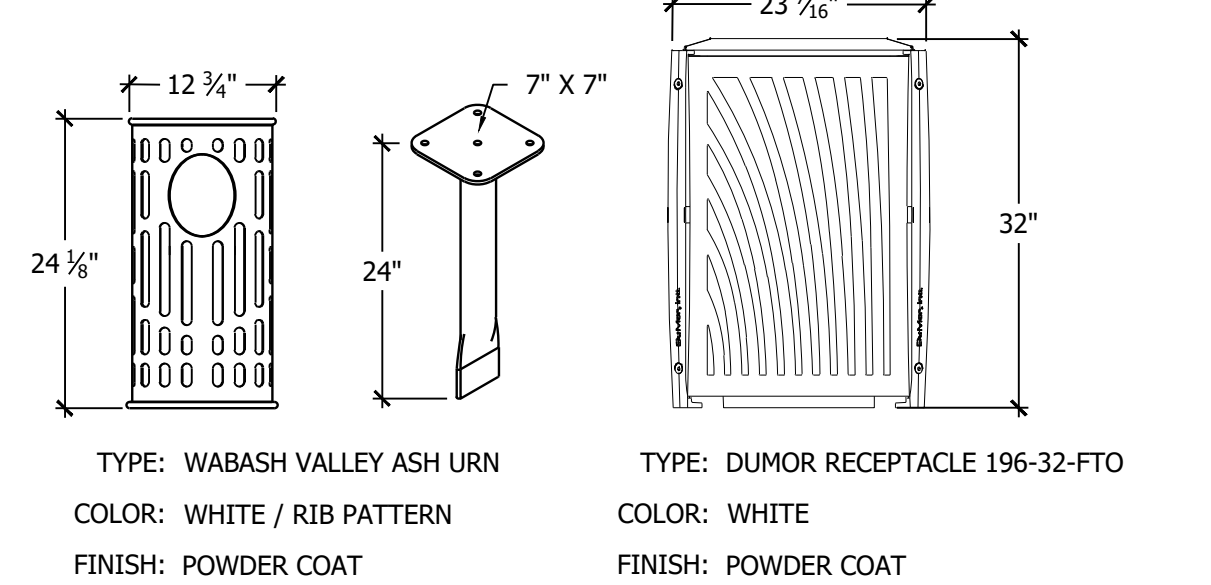


ELEVATION VIEW



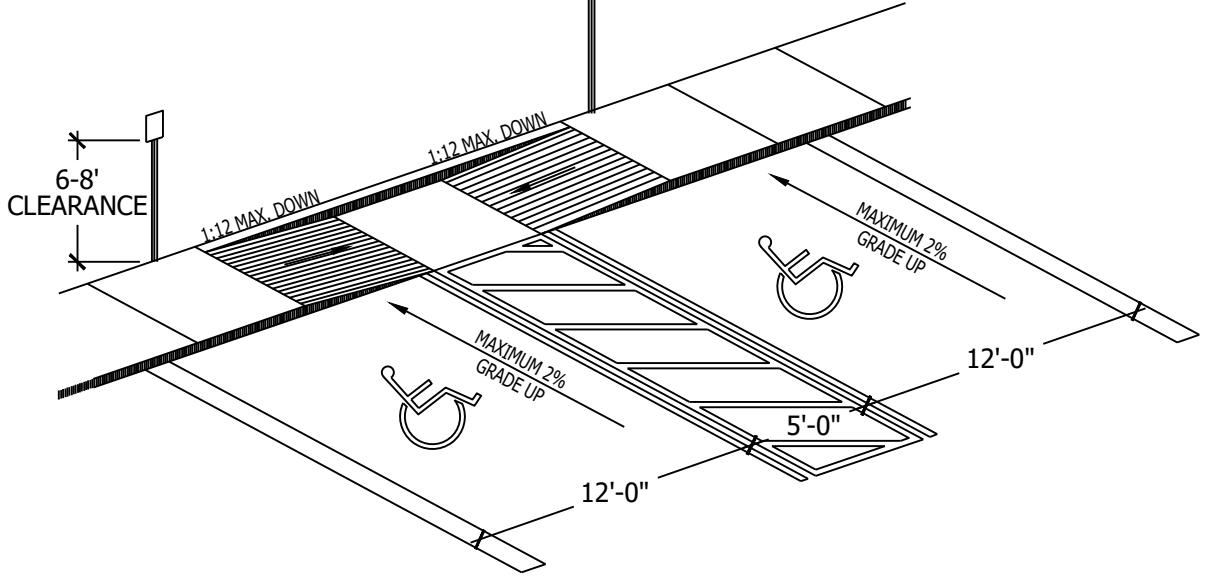
TRASH CAN DETAIL

NTS



ADA RAMP DETAIL

NTS

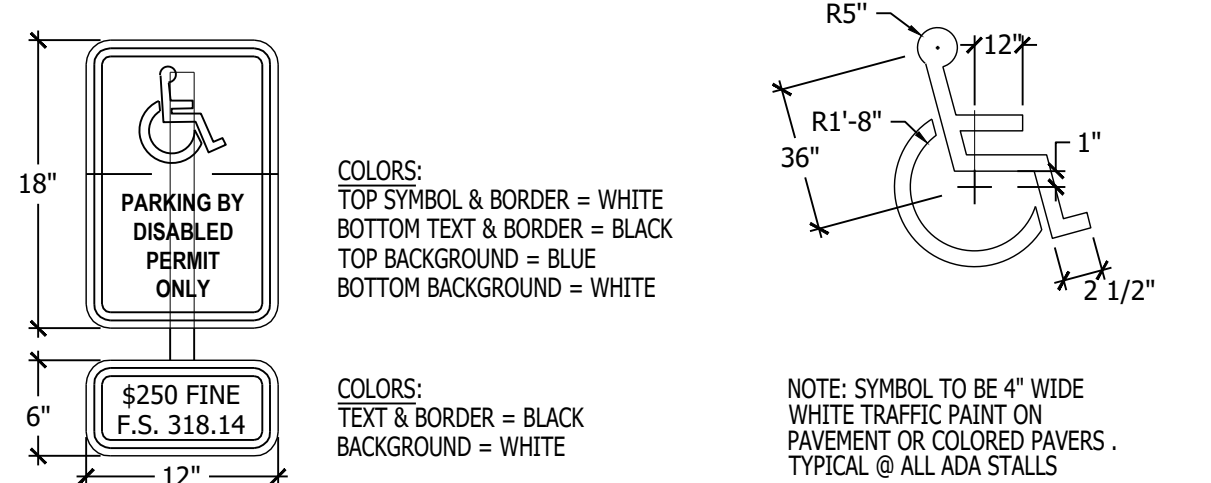


NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK, OR RAMPS SER. TO ENDS OF HC SPACES

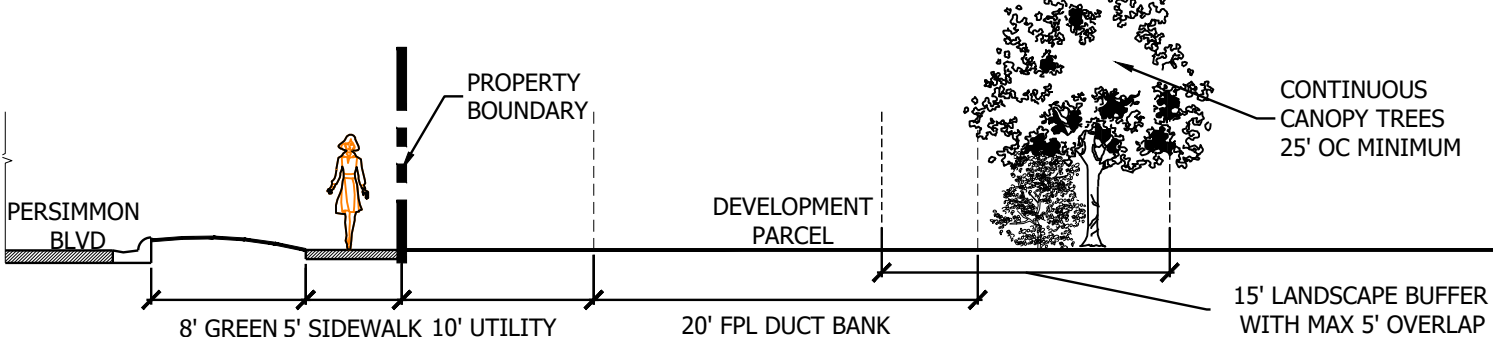
ADA SIGN & SYMBOL DETAIL

NTS

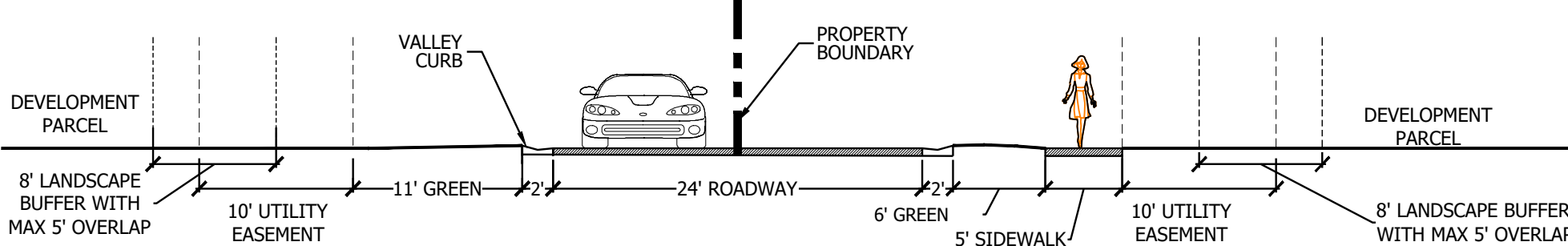


CROSS SECTIONS

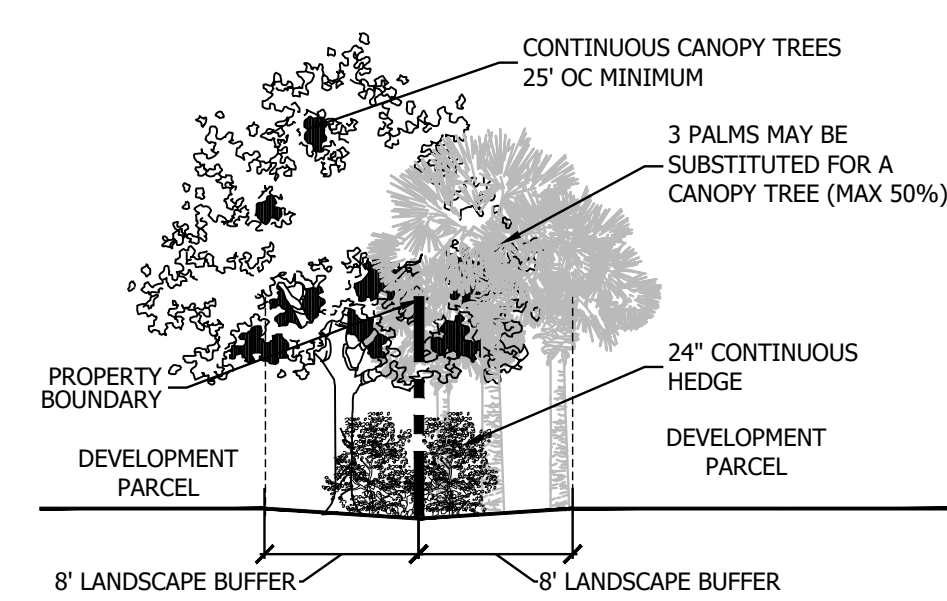
SCALE 1"=10'



A - NORTH BUFFER

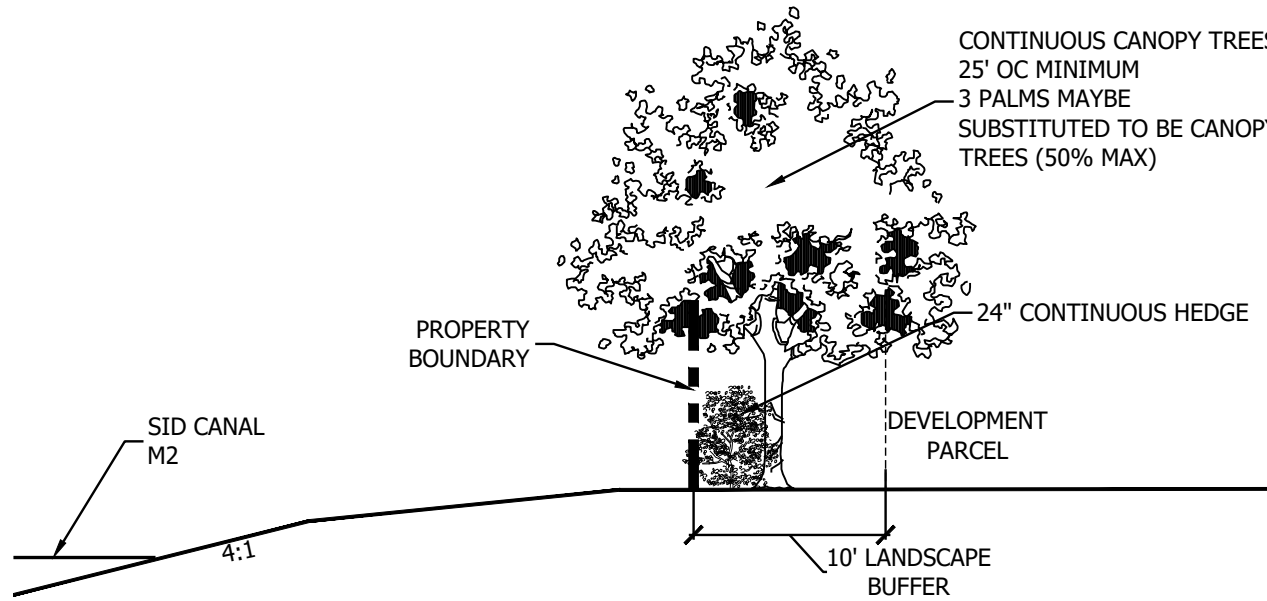


B - ENTRY DRIVE AISLE



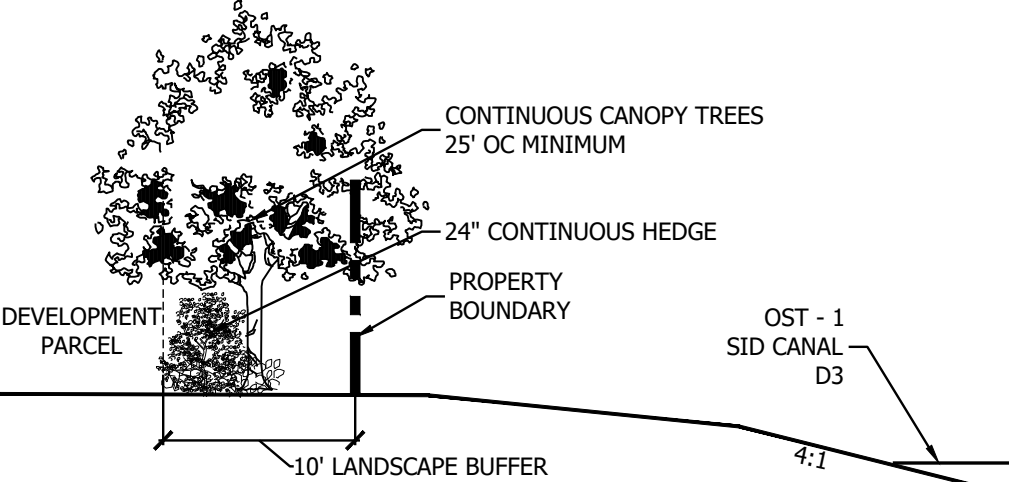
C - PARCEL LANDSCAPE BUFFER

NOTE: PERIMETER BUFFER PER SECTION 4.13 B)1) & 4.13 C)1



D - LANDSCAPE BUFFER ALONG SID CANAL M2

NOTE: PERIMETER BUFFER PER SECTION 4.13 B)1) & 4.13 C)1

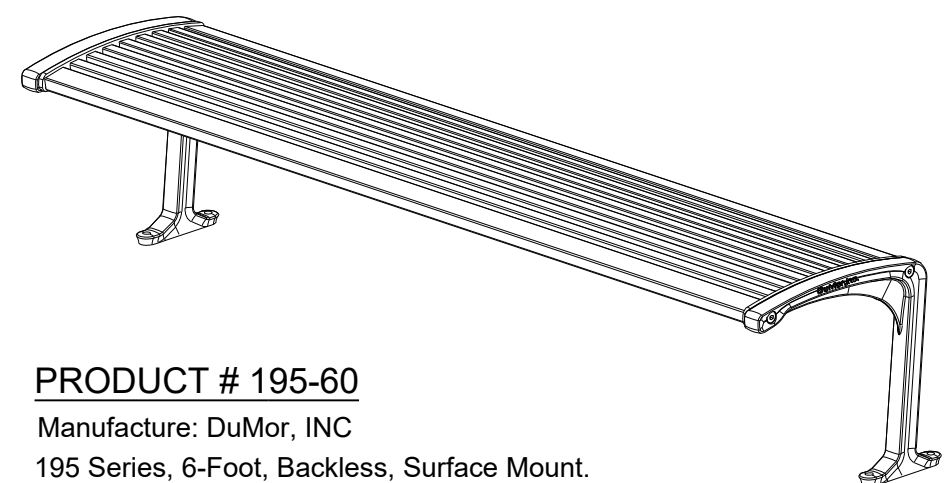


E - LANDSCAPE BUFFER ALONG SID CANAL D3

NOTE: PERIMETER BUFFER PER SECTION 4.13 B)1) & 4.13 C)1

BENCH DETAILS

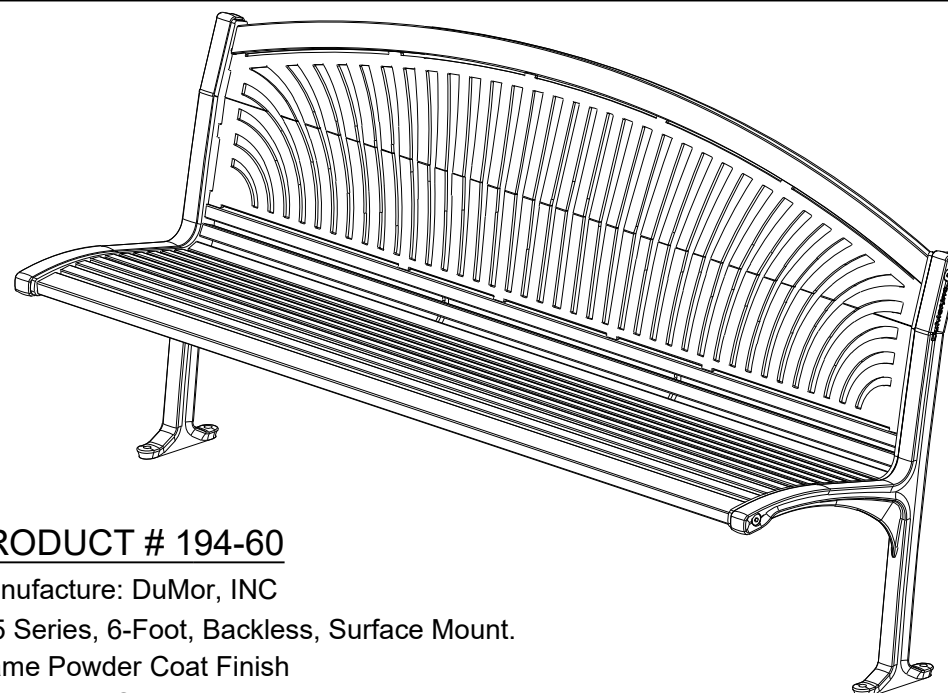
NTS



PRODUCT # 195-60
Manufacture: DuMor, INC
195 Series, 6-Foot, Backless, Surface Mount.
Frame Powder Coat Finish
w/ Textured Silver
Color: White
Or approved by Landscape Architect

INSTALL PER MANUFACTURERS
RECOMMENDATIONS

Contact Information:
repservices.com
sales@repservices.com
Phone: 866.232.8532



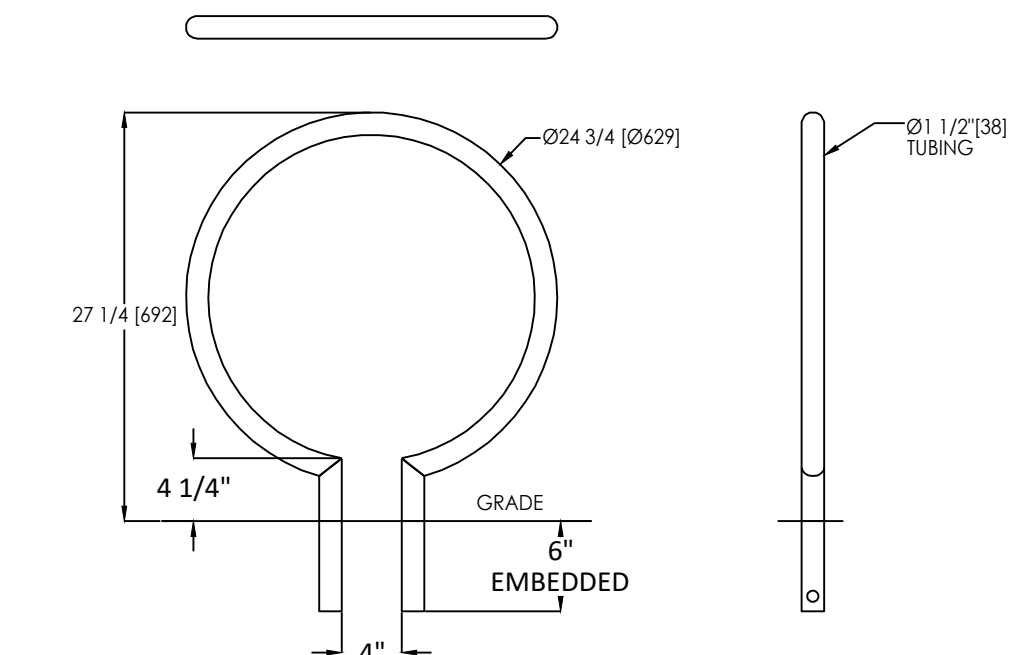
PRODUCT # 194-60
Manufacture: DuMor, INC
195 Series, 6-Foot, Backless, Surface Mount.
Frame Powder Coat Finish
w/ Textured Silver
Color: White
Or approved by Landscape Architect

INSTALL PER MANUFACTURERS
RECOMMENDATIONS

Contact Information:
repservices.com
sales@repservices.com
Phone: 866.232.8532

BIKE RACK DETAIL

NTS



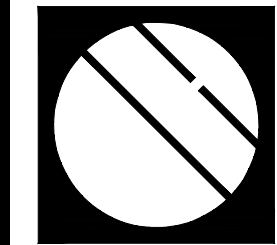
RING BIKE RACK, EMBEDDED (OR EQUAL)
landscapeforms®

www.landscapeforms.com Ph: 800.521.2546



TYPE: MADRAX 5 LOOP HEAVY DUTY WINDER
COLOR: LEXINGTON GREEN OR BLACK
FINISH: POWDER COAT

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

Donaldson E
Hearing:A010
800000015D8
13286A00016
79
Digitally signed by
Donaldson E
Hearing:A01098000
0015D8A13286A00



DESIGNED: DEH
DRAWN: JAE/RNK
APPROVED: DEH
JOB NUMBER: 13-0518.60
DATE: 03-25-21
REVISIONS: 10-08-21 05-25-21
11-03-21 06-12-21
03-20-23 07-15-21
01-03-23 09-03-21
01-22-23 10-04-21

January 22, 2024 12:03:13 p.m.
Drawing: 13-0518.60 SD.DWG

SHEET 2 OF 2

© 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.

POD H – “Westlake Landings”
Master Plan Amendment (MPA-2023-04)
Justification Statement

January 3, 2024

Revised January 22, 2024

Introduction

Most recently, on June 6, 2023, an amended master site plan for Pod H, Westlake Landings commercial plaza, was approved by Development Order (Ref. MPA-2023-01) Prior to that, several amendments to the Pod H master plan were approved as follows:

MPA-2021-04 – January 18, 2022

MPA-2021-02 - November 22, 2021

MPA-2021-01 – June 14, 2021 (R-2021-08)

Currently, the applicant is requesting several amendments to the uses and use allocations within Westlake Landings. The proposed amendments are limited to Parcels B & C (Konover) and Parcel F (former Adrenaline World). Parcel B & C are being amended to replace the bank with drive-through with a restaurant with drive-through. Parcel C is being amended to add square footage to the Taco Bell fast food. Parcel F is being amended to replace the previous Adrenaline World use with 3 sub parcels and to assign retail, tractor supply and light industrial use. “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. This requested amendment to the master plan will be accompanied by companion a site plan amendment to Parcel B and C being submitted concurrently. New site plan request for Parcel F will be submitted in the near future.

Background

The original 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 adopted Comprehensive Plan, the 3,788.60-acre property has FLUA designations of R1, R2, DTMU, Civic, OS&R and SE Overlay. Portions of the Minto Westlake site have been sold since the adoption of the Comprehensive Plan.

The original 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

Prior to the City’s incorporation, Palm Beach County issued several Development Orders to Minto permitting development on Minto’s property that is now within the City of Westlake. Specifically, the County approved Resolution 2014-1646 (as later amended by 2014-1892) rezoning the Westlake Property, and Resolutions 2014-1647 and 2014-1648 approving Hotel

and College/University as requested uses on the Westlake Property. At that same time, Palm Beach County revised its Comprehensive Plan and Unified Land Development Code (“ULDC”) to facilitate development of the Westlake Property pursuant to Ordinances 2014-030 and 2014-031. At the same time, to address the County’s traffic concurrency requirements related to the approved density and intensity, Minto entered into a Proportionate Fair Share Agreement with Palm Beach County dated October 29, 2014.

Subsequent to incorporation, Minto proceeded with the development of its property pursuant to the County Development Orders and the Interim Code. The City has adopted its own Comprehensive Plan and has implemented land development regulations (“LDRs”). Further, most of the conditions of approval contained in the County development orders have either been completed or are superseded by the City’s Comprehensive Plan, Land Development Regulations and state law. As a result, on December 01, 2021, Minto notified the City of Westlake of its intention to hereinafter proceed under § 163.3167(5) to complete development of its density and intensity vested by the Proportionate Fair Share Agreement and state law, pursuant to the City’s Comprehensive Plan and Land Development Regulations.

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 Westlake Publix Plaza 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.

Three amendments are being requested at this time. Parcel B is being amended to modify the approved 2572 square foot Bank with Drive-through use to a fast-food restaurant with drive-through. Parcel C is being amended to increase the allocation of fast food with drive-through by ~~240~~ 238 square feet to accommodate a minor increase in building area for Taco Bell.

Parcel F is being modified to create three (3) sub-parcels identified on the master plan as Parcels F-1, F-2 and F-3. The previously approved Adrenaline World is being replaced with 10,400 square feet of retail on F-1, 47,529 square feet of tractor supply on F-2 and 73,800 square feet of light industrial on parcel F-3.

Westlake Landings will include a variety of commercial, retail, restaurant, office, self-service storage, light industrial and tractor supply uses which will serve the City of Westlake, as well as the overall western community, and will come online individually as the market demands. Each parcel has undergone and received site plan approval from the City of Westlake.

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.

Below is the updated site data for the amended master site plan.

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 FF RESTAURANT 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- MIXED USE *NOTE 8 & 10			
F1 RETAIL - MIXED USE	1.300	56,628	2.56%
F2 COMMERCIAL (TRACTOR SUPPLY)	4.540	197,762	8.93%
F3 LIGHT INDUSTRIAL	6.635	289,011	13.05%
POA DRY RETENTION TRACT	1.960	85,378	3.86%
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%

ENTITLEMENT ALLOCATION

	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	2,500	
PARCEL B		
SHOPPING CENTER MIXED USE (RETAIL, MEDICAL, RESTAURANT)	11,878	
RESTAURANT FAST FOOD W DRIVE THRU	4,637	
PARCEL C		
COFFEE SHOP W DRIVE THRU	2,525	
RESTAURANT, FAST FOOD W DRIVE THRU	4,478	
PARCEL E SELF SERVICE STORAGE	140,000	
PARCEL F 1	10,400	
PARCEL F 2	47,529	(INCLUDE 23,572 SQ.FEET OUTDOOR GARDEN AREA)
PARCEL F 3	73,800	
PARCEL G		
LIGHT INDUSTRIAL	227,000	
TOTAL	529,247	

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.

File Attachments for Item:

B. SPM-2023-14: The applicant is requesting a Site Plan Modification of Parcel B within Shoppes of Westlake Landings commercial plaza in Pod H. The proposed amendment is limited to the North Building to replace a previously approved 2,572 square feet Bank with drive through on the south end of the north building with a 2,572 square feet Fast Food Restaurant use with drive through including a 400 square foot outdoor seating area. There are no proposed changes to the overall total of 16,515 Square Feet for the two (2) buildings. The subject site is located at 4951 Seminole Pratt Whitney Road, Westlake, Florida, 33470.

Submitted By: Planning and Zoning



Meeting Agenda Item Coversheet

MEETING DATE:		3/5/2024		Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		SPM-2023-14: The applicant is requesting a Site Plan Modification of Parcel B within Shoppes of Westlake Landings commercial plaza in Pod H. The proposed amendment is limited to the North Building to replace a previously approved 2,572 square feet Bank with drive through on the south end of the north building with a 2,572 square feet Fast Food Restaurant use with drive through including a 400 square foot outdoor seating area. There are no proposed changes to the overall total of 16,515 Square Feet for the two (2) buildings. The subject site is located at 4951 Seminole Pratt Whitney Road, Westlake, Florida, 33470.			
STAFF RECOMMENDATION: (MOTION READY)		Motion to Approve SPM-2023-14 - Site Plan Modification of Parcel B within Shoppes of Westlake Landings commercial plaza in Pod H.			
SUMMARY and/or JUSTIFICATION:		The applicant is requesting a Site Plan Modification approval for Parcel B within Shoppes of Westlake Landings Commercial Plaza in Pod H. Parcel B is located on the east side of Pod H, located west of Seminole Pratt Whitney Road and within Pod H in the Mixed Use District. The retail center is located on a 3.5 acres and it includes two buildings: the North building is approximately 9,450 square feet and the South Building is approximately 7,065 square feet. The North Building includes four (4) retail stores and one (1) Bank with drive through; and the South Building is comprised of two (2) retail stores and one (1) fast food restaurant with drive through. The applicant is proposing to replace a previously approved 2,572 square feet Bank with drive through on the south end of the north building with a 2,572 square feet Fast Food Restaurant use with drive through including a 400 square foot outdoor seating area.			
SELECT, if applicable		AGREEMENT:		BUDGET:	
		STAFF REPORT:		PROCLAMATION:	
		EXHIBIT(S):		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 Application Justification Statement Site Plan Elevation Plans			
SELECT, if applicable		RESOLUTION:		ORDINANCE:	

<div>IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE</div> <div>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</div> <div><u>Please keep text indented.</u></div>	
FISCAL IMPACT (if any):	\$



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 3/5/2024

PETITION DESCRIPTION

PETITION NUMBER: SPM-2023-14 Parcel B Site Plan Review at Shoppes of Westlake Landings Pod H.
OWNER: Minto PBLH, LLC
APPLICANT: Cotleur & Hearing
PCN: 77-40-43-01-17-000-0022
ADDRESS: North Building is located at 4951 Seminole Pratt Whitney Road, Westlake, Florida, 33470. South Building is located at 4901 Seminole Pratt Whitney Road, Westlake, Florida, 33470.

REQUEST:

Application of Minto PBLH, LLC for a Site Plan Modification of Parcel B within Shoppes of Westlake Landings commercial plaza in Pod H. The proposed amendment is limited to the North Building to replace a previously approved 2,572 square feet Bank with drive through on the south end of the north building with a 2,572 square feet Fast Food Restaurant use with drive through including a 400 square foot outdoor seating area. There are no proposed changes to the overall total of 16,515 Square Feet for the two (2) buildings.

SUMMARY

The applicant is requesting a Site Plan Modification approval for Parcel B within Shoppes of Westlake Landings Commercial Plaza in Pod H. Parcel B is located on the east side of Pod H, located west of Seminole Pratt Whitney Road and within Pod H in the Mixed Use District. The retail center is located on a 3.5 acres and it includes two buildings: the North building is approximately 9,450 square feet and the South Building is approximately 7,065 square feet. The North Building includes four (4) retail stores and one (1) Bank with drive through; and the South Building is comprised of two (2) retail stores and one (1) Fast Food Restaurant with drive through. The applicant is proposing to replace the previously approved 2,572 square feet Bank with drive through on the south end of the north building with a 2,572 square feet Fast Food Restaurant use with drive through including a 400 square foot outdoor seating area.

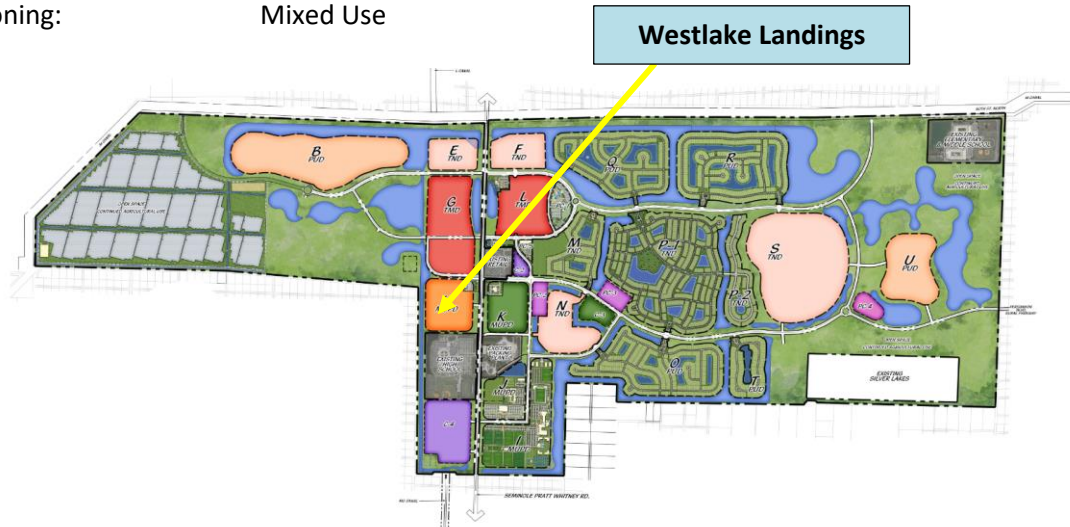
The total number of required parking spaces is 102 spaces, the applicant is providing 112 spaces at the subject site.

STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the **Planning and Zoning and Engineering Department** recommends approval of the subject application with no condition of approval.

PETITION FACTS

- a. Total Gross Site Area: 3.5 acres
- b. Land Use and Zoning
 - Existing Land Use: Vacant/Agricultural/Utility
 - Future Land Use: Downtown Mixed Use
 - Zoning: Mixed Use



Background

Parcel B is within Pod H “Westlake Landings” Master Site Plan, a commercial plaza located west of Seminole Pratt Whitney Road on a 50.826 acres that was originally approved by City Council on June 14, 2021. “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. “Westlake Landings” is also requesting a Master Site Plan Amendment to be heard by the City Council on March 5, 2024 to modify Parcels concurrently with this subject application, see proposed amendment:

Proposed Master Site Plan Amendment

Parcel A1 - 2.48 acres- 4,500 Sq. Ft. Approved 7-11 Convenience Store with Gas Station (Phase One)

Parcel A2 - 1.18 acres- 2,500 Sq. Ft. Fast Food Restaurant with drive through

Parcel B (North & South Bldgs.) - 3.55 acres- 11,878 Sq. Ft. (Retail, Medical, Restaurant); 4,637 Sq. Ft. Fast Food Restaurant with drive through.

Parcel C -3.68 acres- 2,525 Sq. Ft. Coffee Shop with drive through & 4,278 Sq. Ft. Fast Food Restaurant with drive through

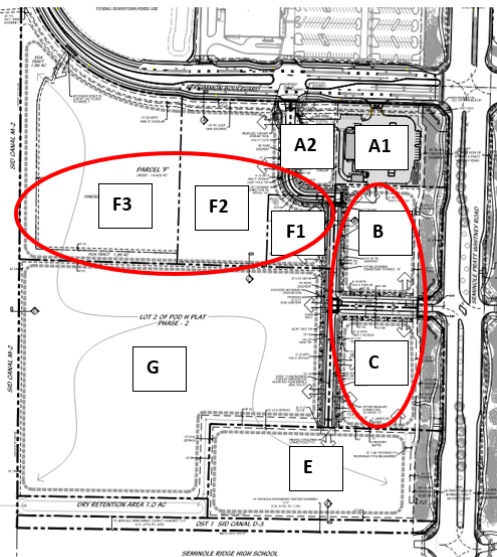
Parcel E -5.75 acres- with a 140,000 Sq. Ft. Self Service Storage

Parcel F1 -1.3 acres- with 10,400 Retail Mixed Use

Parcel F2 – 4.5 – with 47,529 Retail (includes 23,572 sq.ft. outdoor garden area)

Parcel F3 – 1.9 – with 73,800 Light Industrial

Parcel G -17.41 acres- with 227,000 Sq. Ft. Light Industrial



- On November 22, 2021, the City Council approved Parcel B site plan for mixed-retail uses to be located within 2 proposed buildings.
- On June 7, 2023, the City Council approved a site plan modification to replace the previously approved Restaurant use with a Bank with Drive Through on the North Building south end portion.

Staff Analysis

The subject application is for a Site Plan Modification to the 9,450 Square Feet building with four (4) retail stores and one (1) Bank with drive through known as **North Building**. The proposed amendment is limited to the North Building to replace a previously approved 2,572 square feet Bank with drive through on the south end of the north building with a 2,572 square feet Fast Food Restaurant use with drive through including a 400 square foot outdoor seating area. The site plan and landscape plans have been modified to accommodate the proposed outdoor seating area. A loading area has been relocated from the west side of the north building to the east side of the building in order to accommodate vehicle drive through stacking. Additionally, the site plan modifications resulted in the loss of two (2) parking spaces (114 to 112).

There is no proposed change to the approximately 7,065 Square Feet building with two (2) retail stores and one (1) fast food restaurant with drive through known as **South Building**.

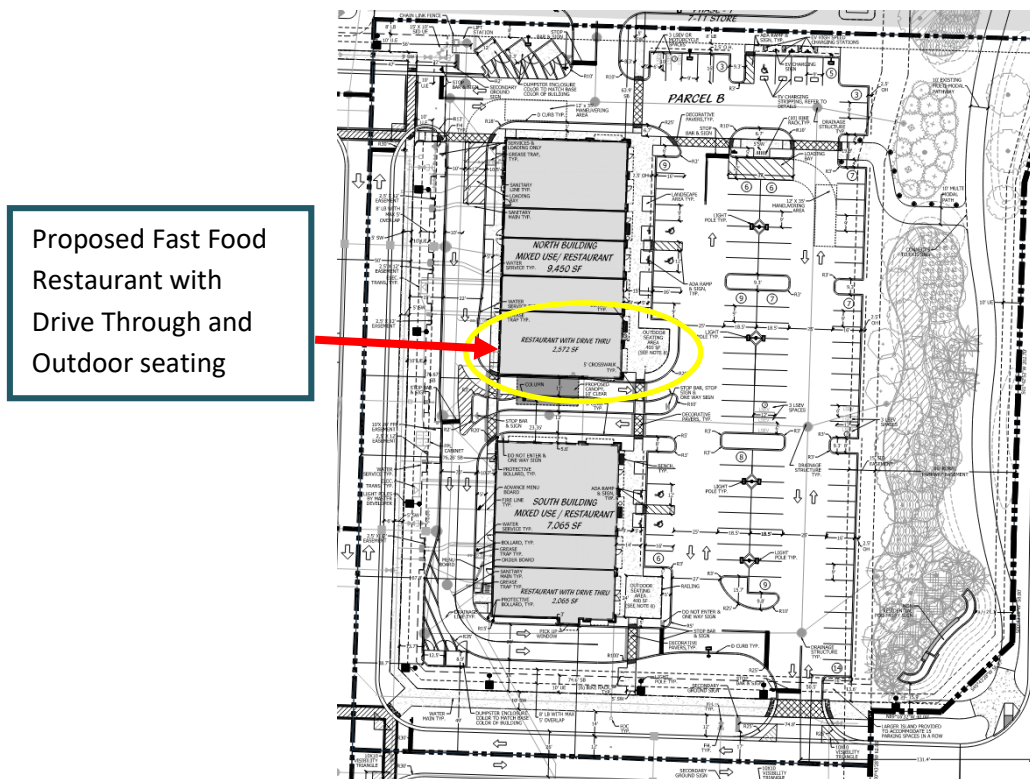
Building Breakdown	Description
NORTH BUILDING	
Bay 1 – Retail	2,792 Sq. Ft.
Bay 2 – Retail	1,190 Sq. Ft.
Bay 3 – Retail	1,506 Sq. Ft.
Bay 4 – Retail	1,400 Sq. Ft.
Bay 5 – Fast Food Restaurant with Drive Through and Outside Seating Area (400 sq.ft.)	2,572 Sq. Ft.
Total:	9,450 Sq. Ft.
SOUTH BUILDING	
Bay 1 – Retail	3,710 Sq. Ft.
Bay 2 – Retail	1,290 Sq. Ft.
Bay 3 – Fast Food Restaurant with Drive Through	2,065 Sq. Ft.
Total:	7,065 Sq. ft.



North Building

South Building

Proposed Site Plan

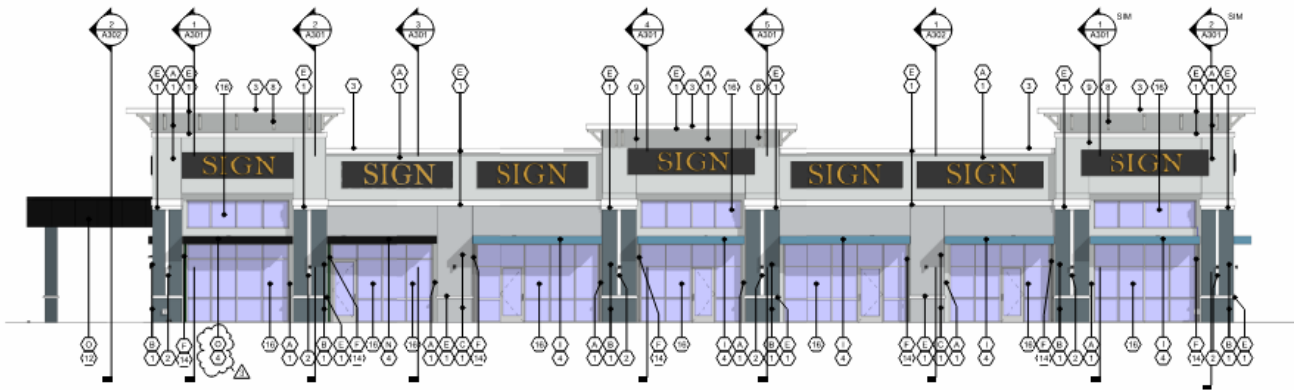


Proposed Fast Food Restaurant with Drive Through and Outdoor seating

Architecture

Design and aesthetics are paramount to the vision and goals of the City of Westlake. Since the City of Westlake is positioned to become a dynamic center of the western surrounding communities, it is critical that this Parcel be consistent with the City’s vision and guiding principles. **Below renderings are proposed color schemes and aesthetics of each building within Parcel B.**

North Building



4 East Elevation
SCALE: 1/8" = 1'-0"

No change to South Building Elevations

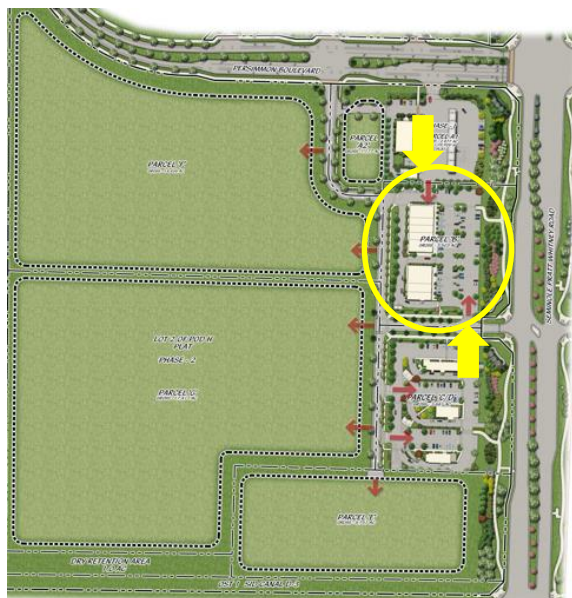
South Building



Accessways and Connecting Sidewalks

The applicant is proposing site amenities such as benches, and connectivity within Pod H parcels. The subject application provide internal sidewalks, pedestrian and bicycle connectivity to the multimodal path along Seminole Pratt Whitney Road as proposed in the Pod H Master Plan Amendment.

Parcel B has **two** (2) points of vehicular access to the site, one (1) from Persimmon Boulevard West from the north, and one (1) from Seminole Pratt Whitney Road.



The following table presents compliance with applicable zoning code:

Zoning District: MixedUse / Commercial Recreation	REQUIRED BY CODE	PROPOSED	COMMENTS
Setbacks			
Front (North)	Main Structure:20'	North Bldg: 226.11 South Bldg: 226.61	<i>In compliance</i>
Rear (South)	Main Structure:10'	North Bldg: 71.50 South Bldg: 76.26	<i>In compliance</i>
Side	Main Structure:10'	North Bldg: 226.11 South Bldg: 226.61	<i>In compliance</i>
Lot Coverage	Max Lot Coverage: 35%	11%	<i>In compliance</i>
Building Height	120 ft. max	North Bldg: 27' South Bldg: 27'	<i>In compliance</i>
Parking	Required parking: Shopping Center (1/225): 53 Fast Food Restaurant w/ Drive Through (1/150 SF + 1/250 SF: 49 Total Required: 102	Total Provided: 112	<i>In compliance</i>
Sidewalks	Pedestrian walkways must be a minimum of 5 ft. wide	5'	<i>In compliance</i>
Minimum Pervious / Open Space	Minimum 25%	35.70%	<i>In compliance</i>
Bike Racks	5 Spaces per Building: 15 12% of Required Parking: 10	16	<i>In compliance</i>

Fire Safety

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

Landscape

The preliminary landscape plan has been reviewed and is in compliance with City Code. Additional comments and actions might be forthcoming at time of full landscape permit review.

Drainage

This property is being served by a common stormwater system. Runoff from the site is directed to on-site inlets and storm sewer with discharge to off-site dry detention systems that serves all of Pod H, excluding Parcel F & G. The system then discharges into the master drainage system owned and operated by Seminole Improvement District (SID) for positive legal outfall. Requirements for pretreatment prior to discharge are addressed as part of the land development permitting process. The discharge into the master drainage system will be accordance with the Master Permit for Westlake.

Traffic

All material traffic comments were addressed. The total trips projected for this application do not exceed the approved trips for Westlake per the Development Order.

FINAL REMARKS

SPM-2023-14 will be heard by the City Council on March 5, 2024. 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.



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
AMENDMENT 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, Shoppes of Westlake (Parcel B)

PROJECT ADDRESS: 4901 Seminole Pratt Whitney Road

DESCRIPTION OF PROJECT: SPM-2023-14 Replace previously approved bank with drive thru on the south end of the north building with a fast food restaurant use with drive thru.

Property Control Number (PCN), list additional on a separate sheet: 77-40-43-01-17-000-0022

Estimated project cost: TBD

Property Owner(s) of Record (Developer) DKC Westlake Landings, LLC

Address: 431 Fairway Drive, Suite 201, Deerfield Beach, FL 33441

Phone No.: 954-354-8289 **Fax No.:** 954-354-8283 **E-mail Address:** Bbedard@konoversouth.com

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

Name: Coteleur & Hearing

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

Phone No.: 561-747-6336 **Fax No.:** **E-mail Address:** dhearing@coteleur-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

D) **Proposed Use(s), as applicable** Retail/Medical (Dental)/Restaurant with w/one drive thru lane

III. ADJACENT PROPERTIES

	Name of Business/ Subdivision	Land Use Designation	Zoning Designation	Existing Use(s)	Approved Use(s)
NORTH	PUBLIX- Phase I/Pod G (SW)	Mixed Use	Mixed Use	Constructed	PUBLIX/Mixed Use
SOUTH	Seminole Ridge High School	Public School	Public School	Public School	Public School
EAST	WRMC/Pod K	Downtown Mixed Use	Medical District	Medical Center/ Vacant	Medical Center/ Medical District
WEST	Pod H, Parcel F	Downtown Mixed Use	Mixed Use	Vacant	Commercial Recreation

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.

Bob Bedard
Owner's Name (please print)

Owner's Signature

Date

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


Applicant/Agent's Signature

December 29, 2023
Date

II. LAND USE & ZONING

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EAST	WRMC/Pod K	Downtown Mixed Use	Medical District	Medical Center/ Vacant	Medical Center/ Medical District
WEST	Pod H, Parcel F	Downtown Mixed Use	Mixed Use	Vacant	Commercial Recreation

V. OWNER/APPLICANT ACKNOWLEDGEMENT AND CONSENT

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I/we, the owners, hereby give consent to Coteleur & 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.

DKC WESTLAKE LANDINGS, LLC

Owner's Name (please print)

Owner's Signature

Patrick Christie, Director of Construction

November 30, 2023

Date

Donaldson Hearing

Applicant/Agent's Name (please print)

Applicant/Agent's Signature

Date

Shoppes of Westlake Landings - Parcel B***Site Plan Modification*****Justification Statement****January 3, 2023*****Revised: January 29, 2024*****Introduction**

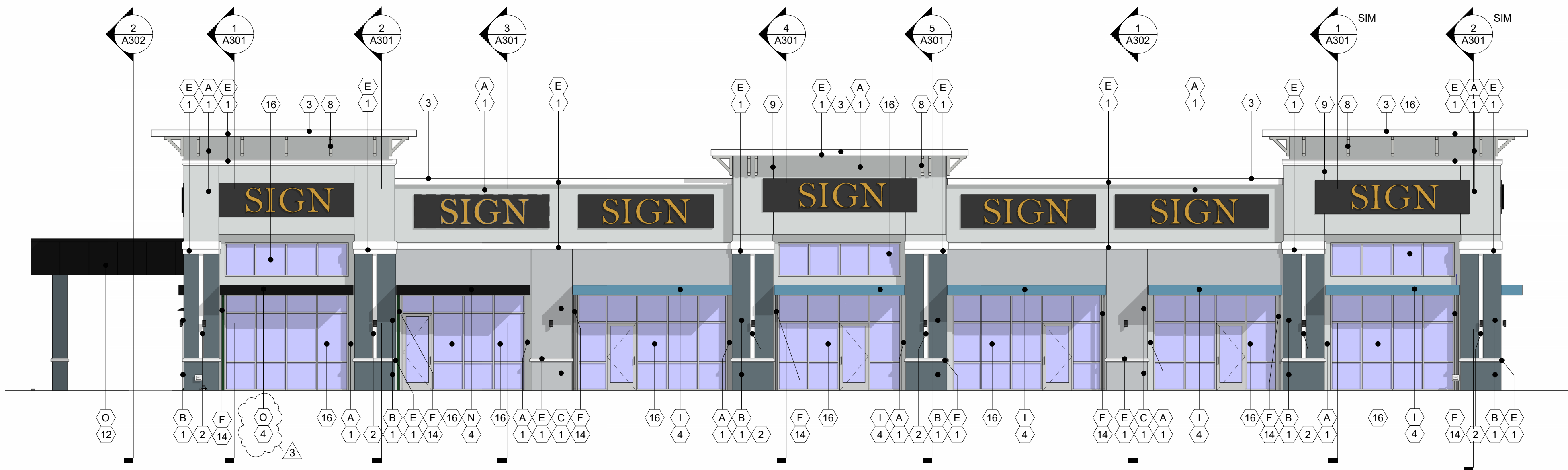
The Applicant is requesting a site plan modification of the Shoppes of Westlake Landings, Parcel B in Pod H, Westlake Landings. The site plan was initially approved by Development Order on November 22, 2021, for mixed-retail uses to be located within 2 proposed buildings situated in the northeast portion of Pod H. Subsequently, on June 7, 2023, the site plan was modified to replace the previously approved restaurant use with a bank with drive-through. Subsequently, a minor site plan modification was approved to replace the originally approved 2 dual charging stations to 4 high-speed charging stations. Pod H plat has been previously platted and approved as “Westlake Landings.”

Subject Request

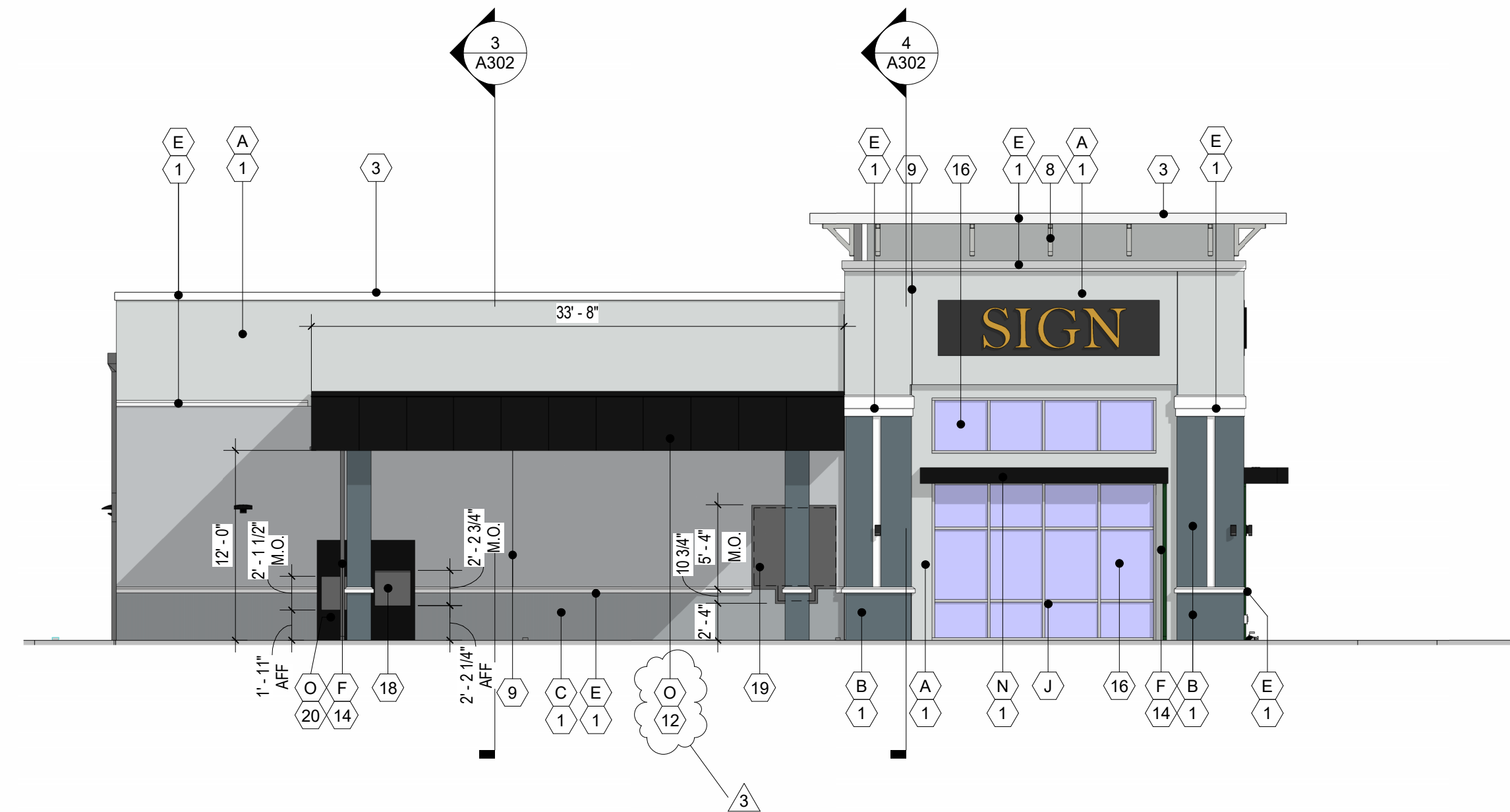
As a result of market conditions, the Applicant is requesting a site plan modification to replace the 2572 square foot bank (TD Bank) with drive thru with a fast-food restaurant use with 1 drive-thru lane at the south end of the north building. The restaurant tenant will utilize the previously approved 2,572 square foot space of the bank and also proposes a 400 square foot outdoor seating area. The site plan and landscape plans have been modified to reflect the proposed use change and to include the proposed outdoor seating area. To satisfy the minimum stacking requirements for the change from bank drive through to fast food one loading zone was relocated from the west side of the north building to the east side of the building within the front parking field. **We believe this is the most logical area for the 2nd loading bay, which will primarily be used for UPS and FedEx deliveries. The location chosen creates the least amount of disruption to the overall site circulation, allowing these deliveries to pull in and out more efficiently in the front parking area.** The collective changes resulted in the loss of 2 parking spaces (114 to 112). The total number of parking spaces provided continues to exceed the minimum code requirements. Minor updates to the architectural elevations have been made to remove the previous color branding associated with the previously proposed bank tenant. There are no changes to architectural details or building square footage.

Conclusion

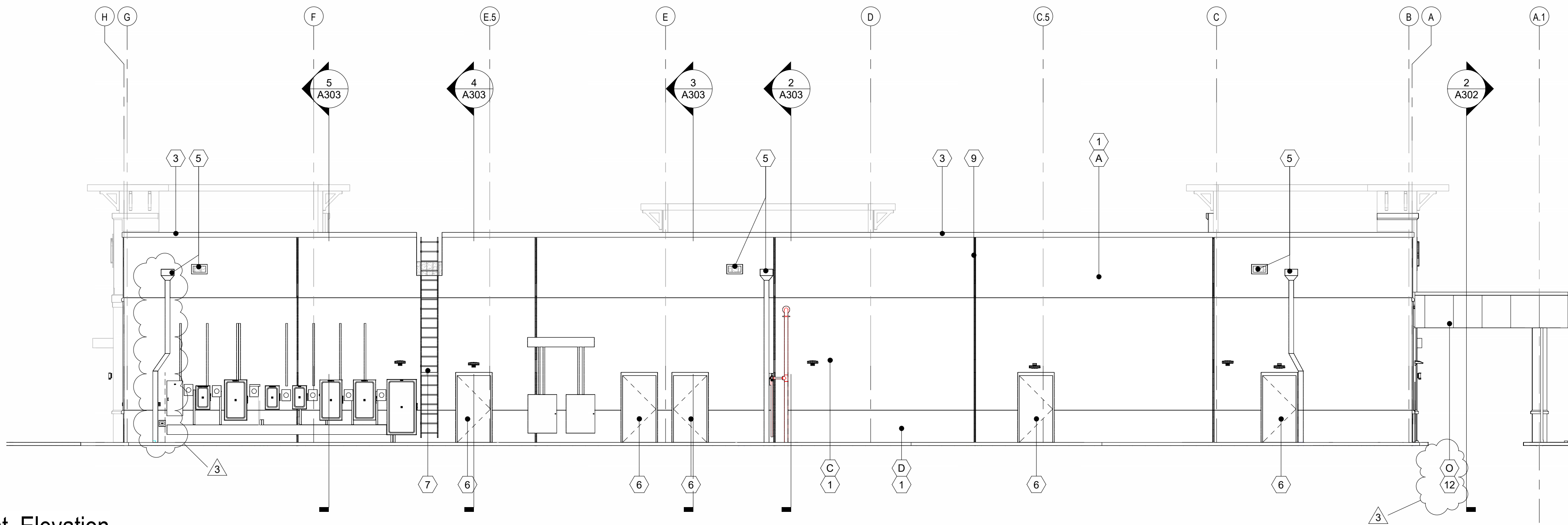
The Applicant is requesting review of the proposed modification to Parcel B at the Shoppes of Westlake Landings site plan as presented, along with the separate application being submitted in tandem for an amendment to the overall master plan of Pod H. The Applicant will work closely with Staff to bring this application to completion as quickly as possible.



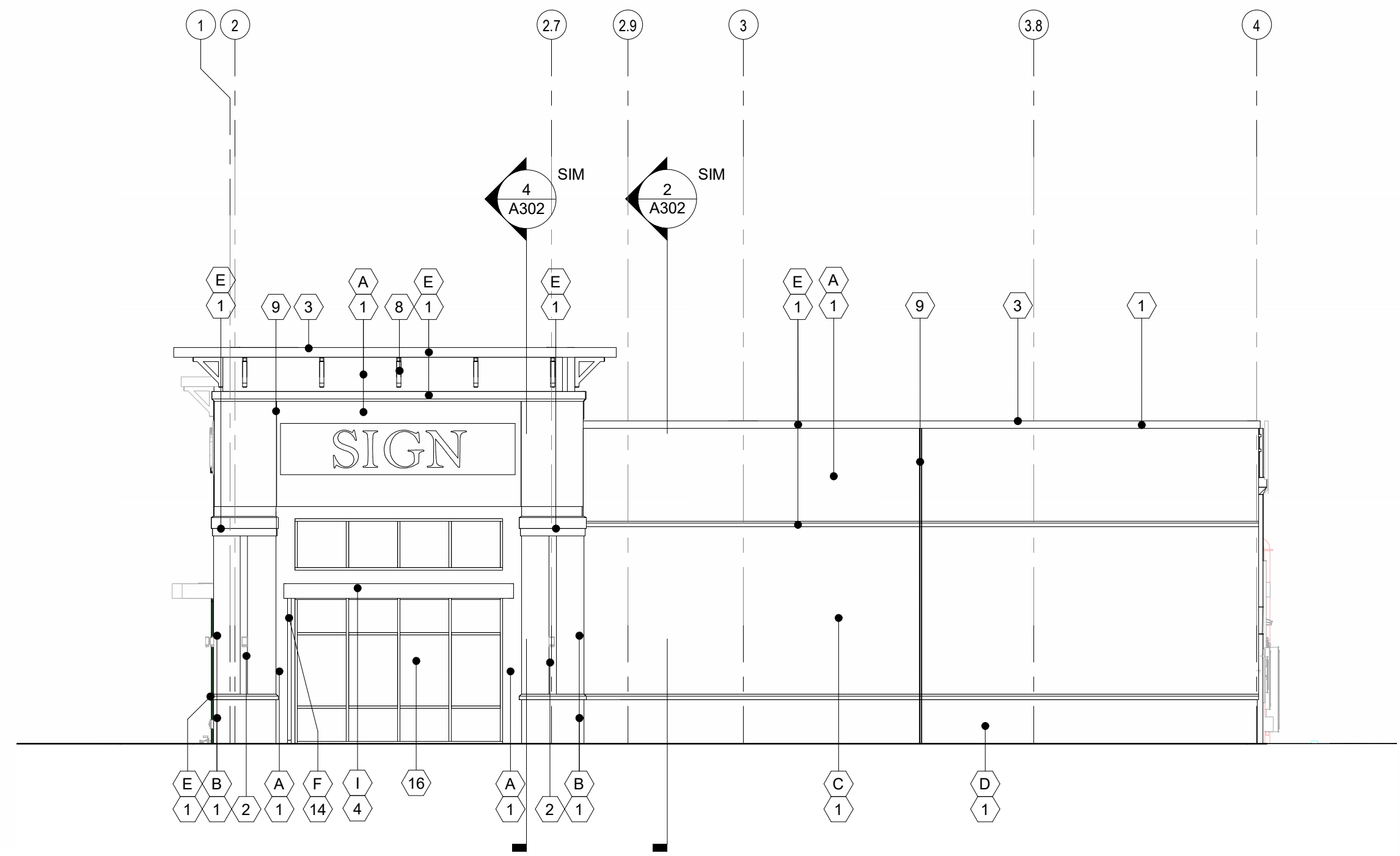
4 East Elevation
SCALE: 1/8" = 1'-0"



3 South Elevation
SCALE: 1/8" = 1'-0"



2 West Elevation
SCALE: 1/8" = 1'-0"



1 North Elevation
SCALE: 1/8" = 1'-0"

- GENERAL NOTES:
1. FOR ADDITIONAL INFORMATION ON STOREFRONTS, SEE ENLARGED STOREFRONT ELEVATIONS SHEET.
 2. FOR ADDITIONAL INFORMATION ON DOORS, SEE THE DOOR SCHEDULE SHEET.
 3. FOR ADDITIONAL INFORMATION ON EXTERIOR FINISHES, SEE ASSEMBLY DETAILS SHEET.
 4. PROVIDE FRIT OR BLOCKING IN STUD SPACE AT ALL EXTERIOR LIGHT FIXTURES, RE: ELECTRICAL.
 5. G.C. TO VERIFY ALL ROUGH OPENINGS FOR BANK EQUIPMENT PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ARCHITECT/OWNER.

Color and Material Schedule

TYPE	MATERIAL/FINISH	COLOR	NOTES	KEYNOTES
(A)	SANDPEBBLE TEXTURE	SW 6253 - OLYMPIUS WHITE		MARK NOTE
(B)	SANDPEBBLE TEXTURE	SW 7624 - SLATE TILE		(1) STUCCO SYSTEM; RE: FLORIDA PRODUCT APPROVALS SHEET G101
(C)	SANDPEBBLE TEXTURE	SW 6254 - LAZY GREY		(2) 6" REVEAL TO BE PAINTED SW 7006 - EXTRA WHITE
(D)	SANDPEBBLE TEXTURE	SW 7073 - NETWORK GREY		(3) PRE-FINISHED METAL ROOF EDGE TRIM; RE ROOF DETAILS
(E)	SANDPEBBLE TEXTURE	SW 7006 - EXTRA WHITE		(4) PRE-FABRICATED, ENGINEERED CANOPY; RE: DELEGATED DESIGN NOTE ON COVER
(F)	PRE-FINISHED, METAL	MATCH ADJACENT COLOR		(5) PRE-FINISHED DOWNSPOUT / OVERFLOW WITH TAPERED CONDUCTOR HEADS
(G)	SHOP-PRIMED, FIELD PAINTED	MATCH ADJACENT COLOR	SEE DOOR FINISH NOTE ON A801	(6) HOLLOW METAL DOOR (IMPACT RATED)
(H)	PRE-FINISHED RAINHOOD	MATCH ADJACENT COLOR		(7) ROOF ACCESS LADDER - RE: A5084
(I)	POWDER-COATED ALUMINUM	RAL 5024 - PASTEL BLUE		(8) ALUMINUM BRACKET, COLOR TO MATCH SW 7006 - EXTRA WHITE
(J)	POWDER-COATED ALUMINUM	RAL 9005 - JET BLACK		(9) CONTROL JOINTS, ALIGN WITH EDGES OF OPENINGS UNLESS NOTED OTHERWISE. ALL CONTROL JOINTS TO BE VERTICAL OR HORIZONTAL AND BE SQUARE TO THE MAJOR ELEMENTS OF THE BUILDING.
(L)	FIELD PAINTED	SW 7006 - EXTRA WHITE		(10) LIGHT FIXTURES RE: ELECTRICAL
(M)	FIELD PAINTED	SW 6254 - LAZY GREY		(11) NOT USED
(N)	FIELD PAINTED	TBD	BLACK	(12) DRIVE THRU CANOPY
(O)	SHOP POWDER COATED FINISH	TBD	BLACK	(13) NOT USED
				(14) CANOPY DOWNSPOUT
				(15) NOT USED
				(16) STOREFRONT CLEAR GLAZING (IMPACT RATING)
				(17) NOT USED
				(18) ATM BY OTHERS
				(19) DRIVE THRU WINDOW
				(20) PREFINISHED METAL PANEL SYSTEM

REVISION / ISSUE HISTORY		
REV	DATE	REVISION / ISSUE NAME
1	11-15-2022	VE
2	6-09-2023	TD Bank Tenant Revision
3	07-02-2023	REVISION 3

PROJECT NO 2210356	DRAWN BY TG, PP, GL
PERMIT SUB DATE 3/29/2022	CHECKED BY MJN, CB

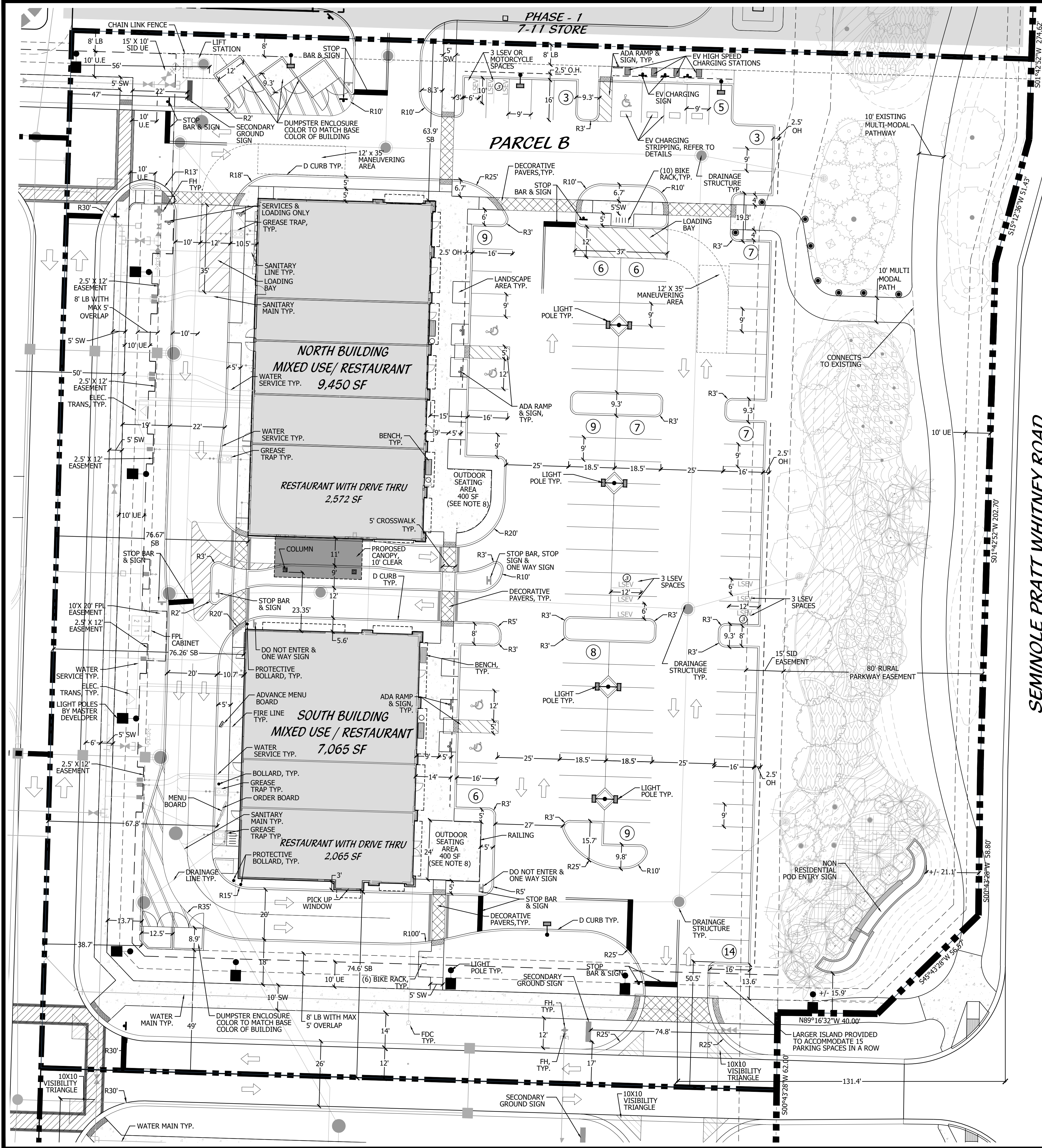
PROJECT
**SHOPPES OF WESTLAKE
LANDINGS BUILDING B-1**
4951 SEMINOLE PRATT WHITNEY RD
WESTLAKE, FL 33470

CLIENT
**DKC WESTLAKE LANDINGS,
LLC**
431 FAIRWAY DRIVE, SUITE 201
DEERFIELD BEACH, FL 33441

SHEET TITLE
Exterior Elevations

SHEET NO
A201

REV
3



SITE DATA

NAME OF APPLICATION APPLICATION NUMBER PROJECT NUMBER LAST BOCA APPROVAL DATE LAST CITY OF "MASTER PLAN" APPROVAL DATE CITY OF "SITE PLAN" APPROVAL DATE	WESTLAKE - POD H PARCEL B - SHOPPES OF WESTLAKE LANDINGS (25) 2023-08 CITY 2023-08-08 10/29/2014 12.15.2020 06.05.2023
RESOLUTION NUMBERS	TTDR-2014-1646, R-2014-1647, R-2014-1648, ORDINANCE 2014-030, MPA-2016-01, MPA-2017-01, MPA-2018-01, MPA-2019-02, MPA-2020-01, MPA-2020-04, MPA-2020-05, R-2021-08, MPA-2021-01, MPA-2021-03
FUTURE LAND USE DESIGNATION EXISTING ZONING DISTRICT	77-40-43-01-17-000-0010 77-40-43-01-17-000-0020
SECTION/TOWNSHIP/RANGE	01 43 40
PROPERTY CONTROL NUMBER(S)	
EXISTING USE APPROVED USE PROPOSED USE	VACANT/ AGRICULTURE UTILITY MIXED USE MIXED USE Note: 2 Note: 3
BUILDING HEIGHT NORTH BUILDING SOUTH BUILDING	1 STORY 1 STORY 27' 27'
SITE DATA TOTAL SITE AREA TOTAL BUILDING LOT COVERAGE	5F 152,569 17,466 3.50 0.40 100 11%
BUILDING DATA	
NORTH BUILDING BAY 1 - SHOPPING CENTER MIXED USE BAY 2 - SHOPPING CENTER MIXED USE BAY 3 - SHOPPING CENTER MIXED USE BAY 4 - SHOPPING CENTER MIXED USE BAY 5 - RESTAURANT W DRIVE THRU (FAST FOOD)	2,782 1,190 1,508 1,400 2,372 9,450
SOUTH BUILDING BAY 1 - SHOPPING CENTER MIXED USE BAY 2 - SHOPPING CENTER MIXED USE BAY 3 - RESTAURANT W DRIVE THRU (FAST FOOD)	3,710 1,290 2,065 7,065
PARKING DATA	
NORTH BUILDING SHOPPING CENTER - MIXED USE (1/225) RESTAURANT W DRIVE THRU (FAST FOOD) (1/150 SF + 1/250 SF)	31 27
SOUTH BUILDING SHOPPING CENTER - MIXED USE (1/225) RESTAURANT W DRIVE THRU (FAST FOOD) (1/150 SF + 1/250 SF)	22 22
SUB TOTAL TOTAL	102 99 112
STANDARD PARKING SPACES ADA PARKING SPACES LOW SPEED ELECTRIC VEHICLES SPACES LOW SPEED ELECTRIC VEHICLES SPACES OR MOTORCYCLES QUEING SPACE PER CODE 8.9(2) BY(2) (MAX 20% OF REQUIRED) LOADING (12' X 35')	94 3 6 4 4 2
AREA CALCULATIONS	
BUILDING FOOTPRINT VEHICULAR USE AREA SIDEWALKS & PLAZAS GREEN SPACE / PERVIOUS TOTAL	16,515 65,739 15,074 55,241 152,569 0.38 1.51 0.35 1.27 3.50 10.82% 43.00% 9.88% 36.21% 100.00%
SITE AMENITIES	
BENCHES BIKE RACK (5 SPACES PER BUILDING) HIGH SPEED ELECTRIC VEHICLE CHARGING STATIONS	10 16 4 4
1. NOTE: SITE PLAN BASED ON SURVEY. SIGNED AND SEALED BY GEOPONT INC. 2. NOTE: USES APPROVED PER POD H MPA R-2021-08 3. NOTE: USES FOR REVENUE POD H MPA SUBMITTED ON 1/15/2021 4. NOTE: ALL CANOPIES AND ROOF OVERHANGS EXCEEDING 30' ARE INCLUDED IN THE BUILDING LOT COVER CALCULATIONS 5. NOTE: RESTAURANT +5% FOOD SALES, WITH ANCILLARY BAR 6. NOTE: ADDITIONAL PARKING AVAILABLE ON PARCEL, BUT NOT REQUIRED TO MEET MINIMUM CODE REQUIREMENTS 7. NOTE: A MASTER SIGNAGE PLAN FOR ALL ON SITE A MENU BOARD, DIRECTIONAL, ENTRY/EXITING WALL SIGNS, WILL BE SUBMITTED UNDER SEPARATE COVER FOR APPROVAL BY THE CITY COUNCIL 8. NOTE: ADDITIONAL PARKING NOT PROPOSED FOR OUTDOOR SEATING WITHOUT WATER SERVICE 9. NOTE: SIDEWALKS CONTIGUOUS TO PARCEL B, ALONG NORTHSOUTH & EASTWEST DRIVE SHALL BE CONSTRUCTED WITH THIS DEVELOPMENT PLAN	

PDR CHART

TABLE 3-12: MU District Non-Residential Standards							
Non-Residential Use Type	Minimum Front Setback (Feet)	Minimum Side Setback (Feet)	Minimum Rear Setback (Feet)	Minimum Building Separation (Feet)	Maximum Building Coverage	Minimum Percentage of Parcel	
Commercial Uses	20	10	10	20	45%	25%	

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

SETBACK CHART

Non-Residential Use Type	Front Setback (Feet)	Side - North Setback (Feet)	Side - South Setback (Feet)	Rear Setback (Feet)	Building Separation (Feet)
North Building	226.11	63.9	197.9	76.67	23.35
South Building	226.61	234.78	74.60	76.26	23.35

LEGEND

ADA LB DE R OH SB SW EV TYP LSEV ELEC TRANS	AMERICANS WITH DISABILITIES LANDSCAPE BUFFER DRAINAGE EASEMENT RADIUS OVER HANG SETBACK SIDEWALK ELECTRIC VEHICLE TYPICAL LOW SPEED ELECTRIC VEHICLE ELECTRONIC TRANSFORMER	ADA SIGN STOP SIGN DO NOT ENTER GREASE TRAP TRANSFORMER
---	---	---

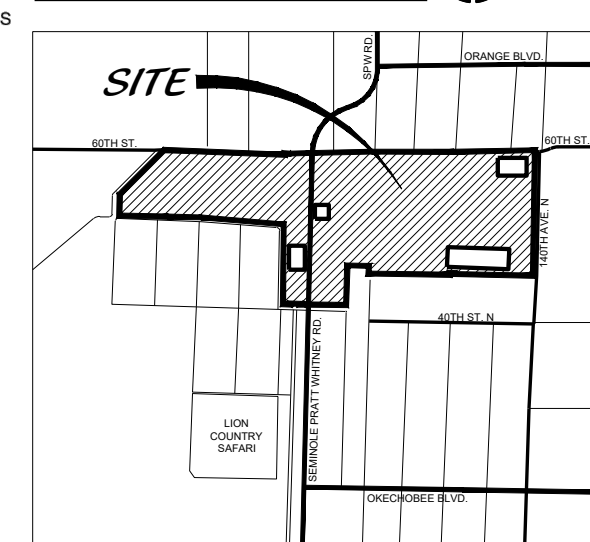
LEGAL DESCRIPTION

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:

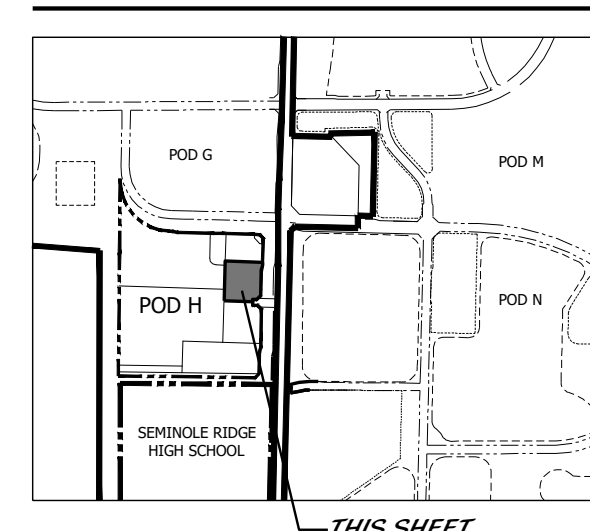
BEGIN AT THE SOUTHWEST CORNER OF LOT 1, WESTLAKE - POD H, AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.88°17'15"E, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 384.78 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PARCEL 101, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING SEVEN (7) COURSES BEING ALONG SAID WEST RIGHT-OF-WAY: 1) THENCE S.01°42'52"W, A DISTANCE OF 32.12 FEET; 2) THENCE S.15°12'36"W, A DISTANCE OF 51.43 FEET; 3) THENCE S.01°42'52"W, A DISTANCE OF 202.70 FEET; 4) THENCE S.00°43'28"W, A DISTANCE OF 58.80 FEET; 5) THENCE S.45°43'28"W, A DISTANCE OF 56.57 FEET; 6) THENCE N.89°16'32"W, A DISTANCE OF 40.00 FEET; 7) THENCE S.00°43'28"W, A DISTANCE OF 31.00 FEET; THENCE N.88°17'15"E, A DISTANCE OF 295.02 FEET; THENCE N.01°42'45"E, A DISTANCE OF 415.99 FEET TO THE POINT OF BEGINNING.

CONTAINING: 152,570 SQUARE FEET OR 3.502 ACRES, MORE OR LESS.

LOCATION MAP



KEY MAP



PROJECT TEAM

PROPERTY OWNER: MINTO PBL, LLC 16604 TOWN CENTER PKWY. NO., SUITE B WESTLAKE, FL 33470 PHONE: 954-973-4490	CIVIL ENGINEER: THOMAS ENGINEERING GROUP 6300 NW 31ST AVENUE FORT LAUDERDALE, FL 33309 PHONE: 954-202-7000
DEVELOPER: KONOVER SOUTH, LLC 431 FAIRWAY DR SUITE 201 DEERFIELD BEACH, FL 33441 PHONE: (954) 354-8282	SURVEYOR: GEOPONT SURVEYING, INC 4152 WEST BLUE HERON BLVD, SUITE 105 RIVIERA BEACH, FLORIDA 33404 PHONE: 561-444-2720
SITE PLANNER/LANDSCAPE ARCHITECT: COTLEUR & HEARING 1934 COMMERCE LANE, SUITE 1 JUPITER, FL 33458 PHONE: 561-747-6336	TRAFFIC ENGINEER: PINDER TROUTMAN CONSULTING, INC. 2005 VISTA PARKWAY, SUITE 111 WEST PALM BEACH, FL 33411-6700 PHONE: 561-296-9698
ARCHITECT: CUHACI & PETERSON 2600 MATTLAND CENTER PARKWAY, SUITE 200 MATTLAND, FL 32751 PHONE: (407) 661-9100	SEMINOLE IMPROVEMENT DISTRICT - ENGINEER: CAULFIELD & WHEELER, INC. 7900 GLADES ROAD, SUITE 100 BOCA RATON, FL 33434 PHONE: 561-392-1991

SITE PLAN

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
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SHOPPES AT WESTLAKE LANDINGS
POD H - PARCEL B
PALM BEACH COUNTY, FL

Donaldson E
Hearing:A01098
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3286A00016979
Digitally signed by
Donaldson E
Hearing:A0109800000016979

DESIGNED	DEH
DRAWN	RNK
APPROVED	DEH
JOB NUMBER	13-0518.60.01
DATE	07-15-21
REVISIONS	09-10-21
01-03-24	10-04-21
01-28-23	10-15-21
	07-11-22
	03-20-23
	04-26-23

Scale: 1" = 20'

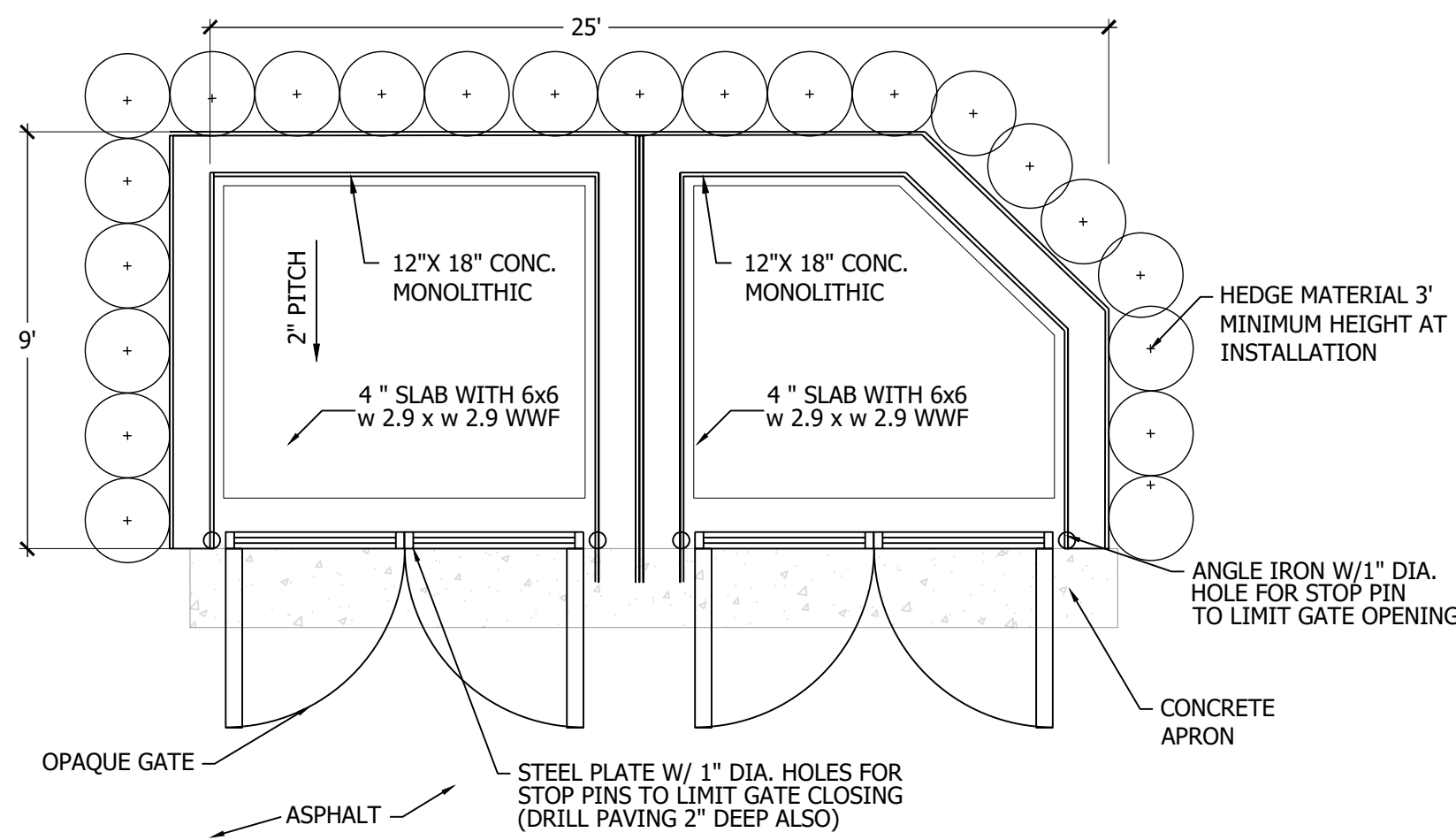
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SHEET 1 OF 2

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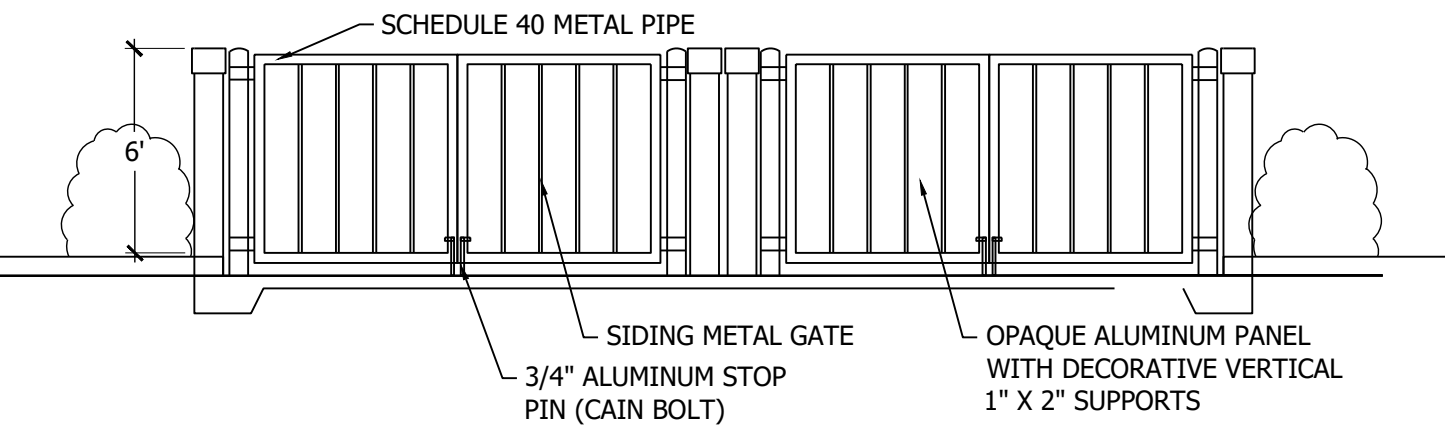
DUMPSTER DETAIL

PLAN VIEW



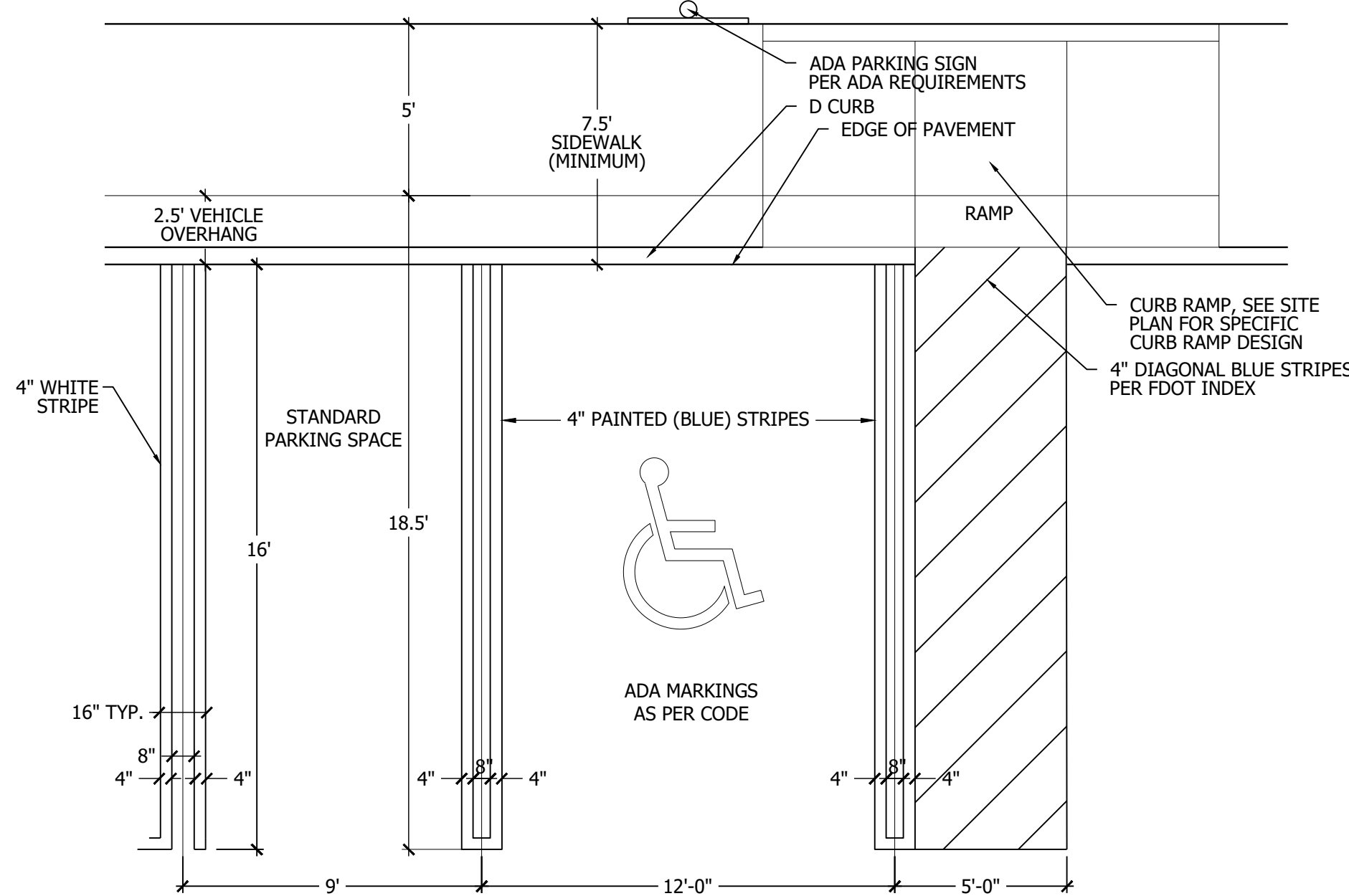
ELEVATION VIEW

NOTE: DUMPSTER MUST BE SCREENED PER SECTION 4.14 A) OF THE CITY OF WESTLAKE LANDSCAPE CODE DUMPSTER TO MATCH THE BASE COLOR OF BUILDING



STANDARD AND ADA PARKING DETAIL

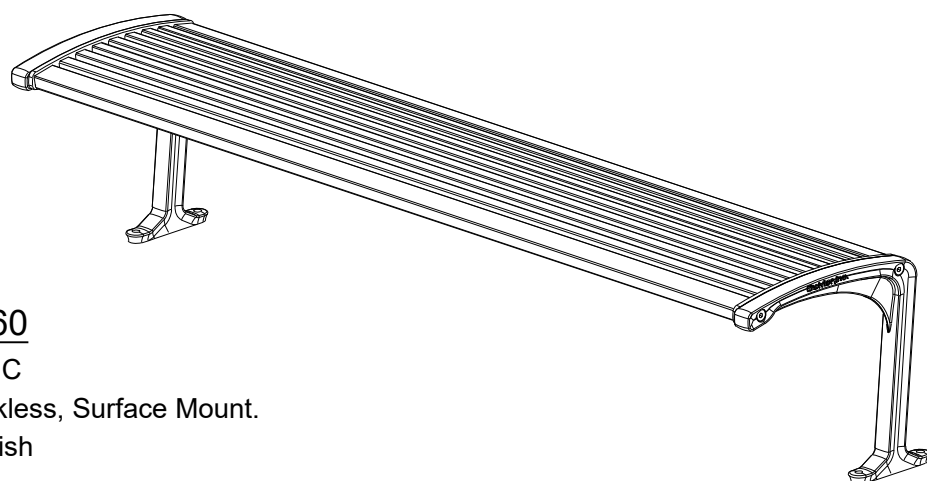
NTS



NOTE: APPLICANT IS USING A FULL 18.5' STALL DEPTH PLUS A 2.5' VEHICLE OVERHANG AREA TO ACCOMMODATE LARGE VEHICLES THAT

BENCH DETAIL

NTS



PRODUCT # 195-60

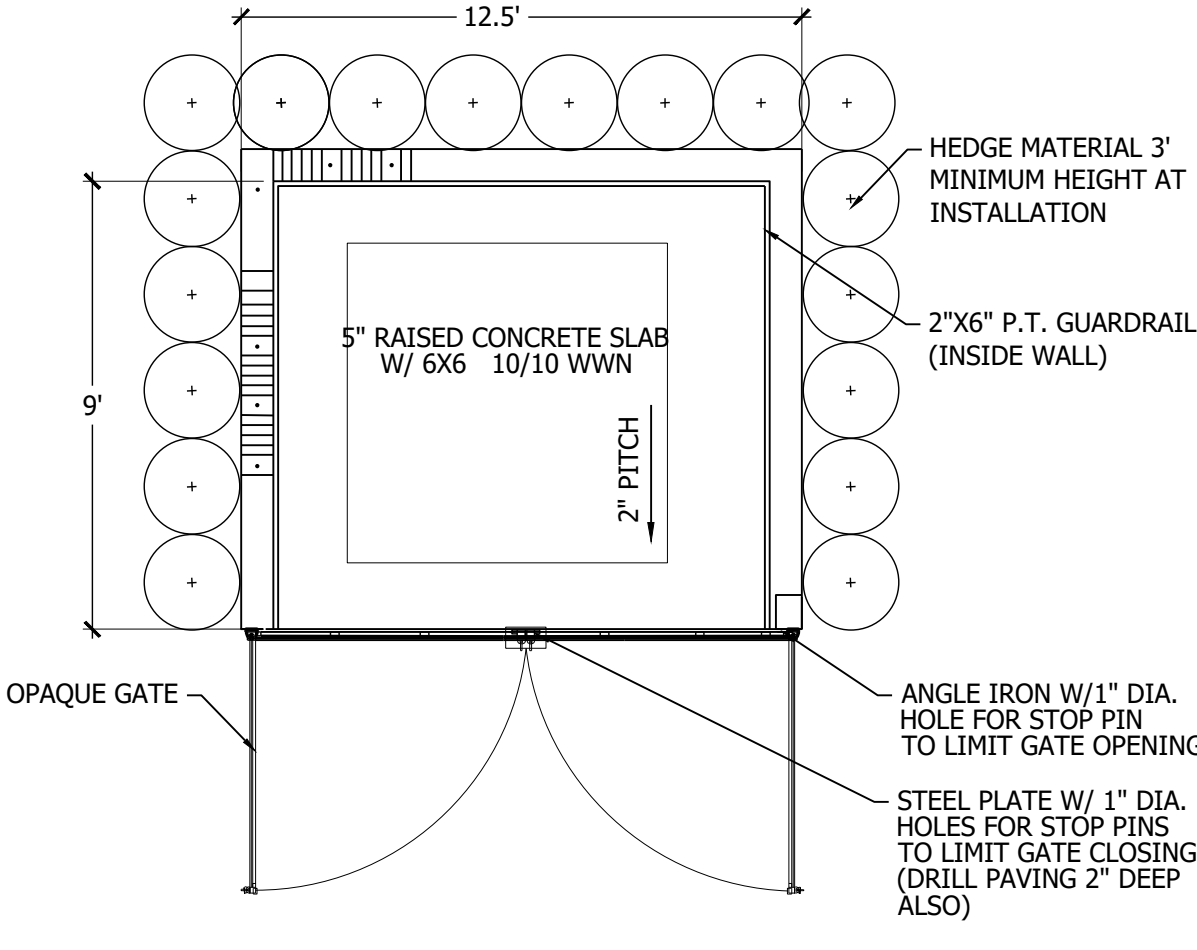
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195 Series, 6-Foot, Backless, Surface Mount.
Frame Powder Coat Finish
w/ Textured Silver
Color: White
Or approved by Landscape Architect

INSTALL PER MANUFACTURERS RECOMMENDATIONS

Contact Information:
repservices.com
sales@repservices.com
Phone: 866.232.8532

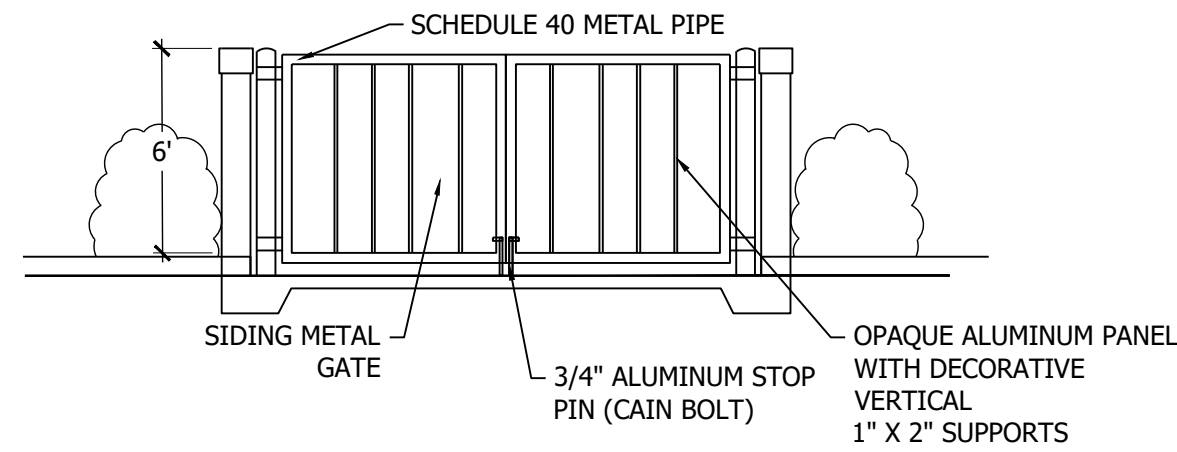
PLAN VIEW

NTS



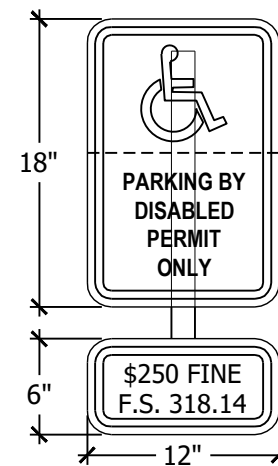
ELEVATION VIEW

NOTE: DUMPSTER TO MATCH THE BASE COLOR OF BUILDING



ADA SIGN DETAIL

NTS

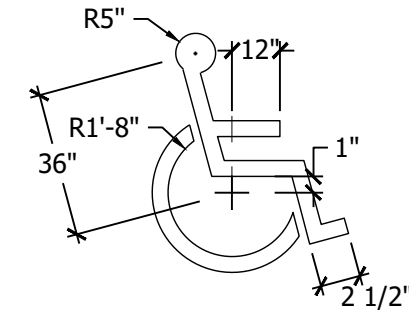


COLORS:
TOP SYMBOL & BORDER = WHITE
BOTTOM TEXT & BORDER = BLACK
TOP BACKGROUND = BLUE
BOTTOM BACKGROUND = WHITE

COLORS:
TEXT & BORDER = BLACK
BACKGROUND = WHITE

ADA SYMBOL DETAIL

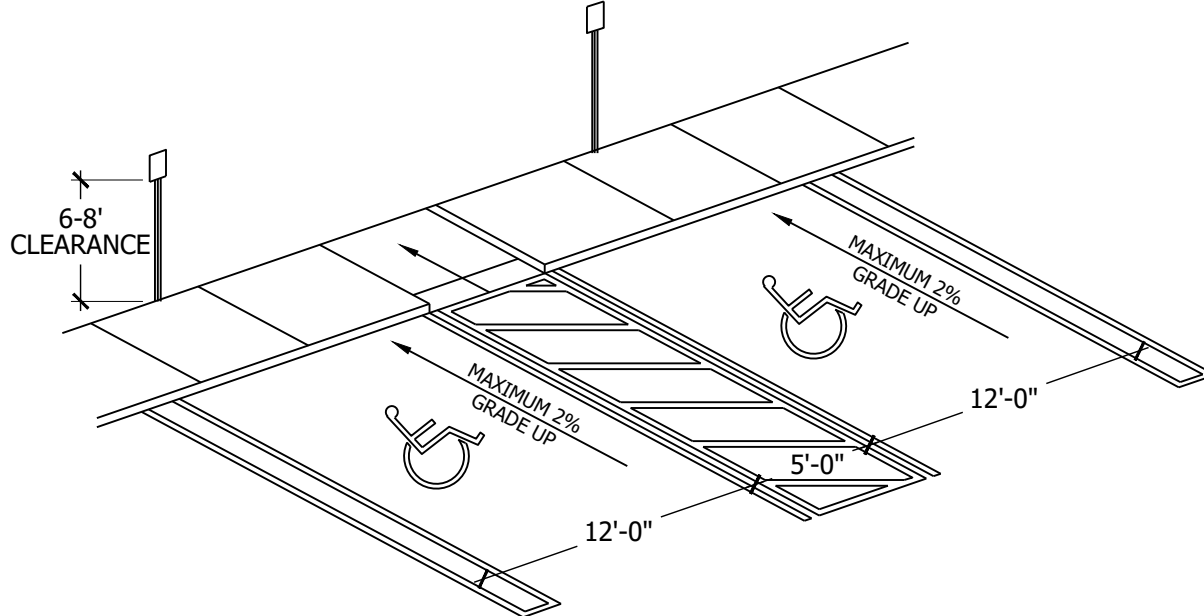
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NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS . TYPICAL @ ALL ADA STALLS

ADA RAMP DETAIL

NTS



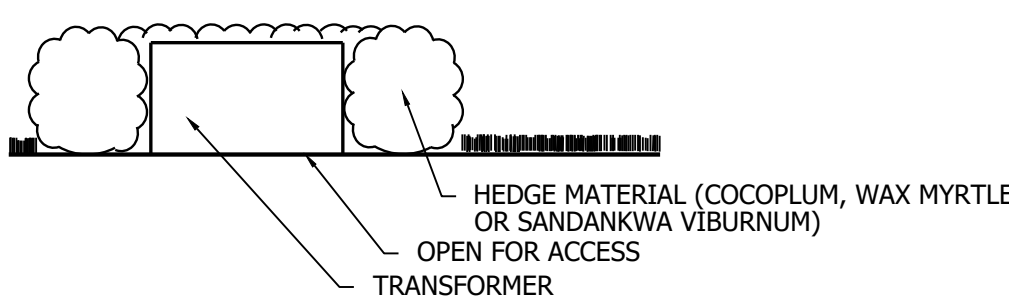
NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

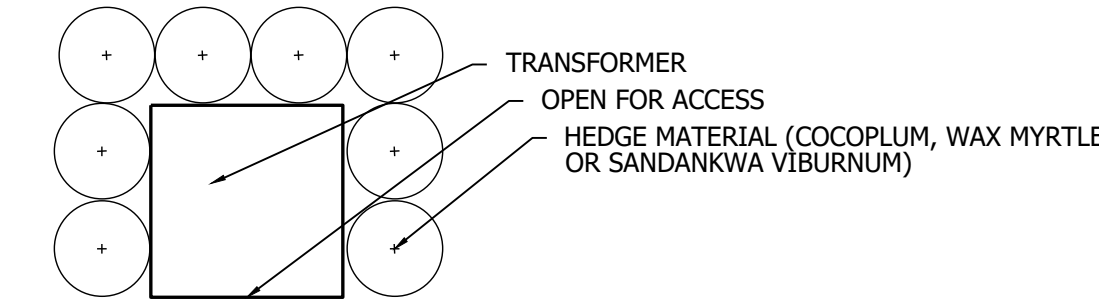
TRANSFORMER DETAIL

NTS

ELEVATION VIEW

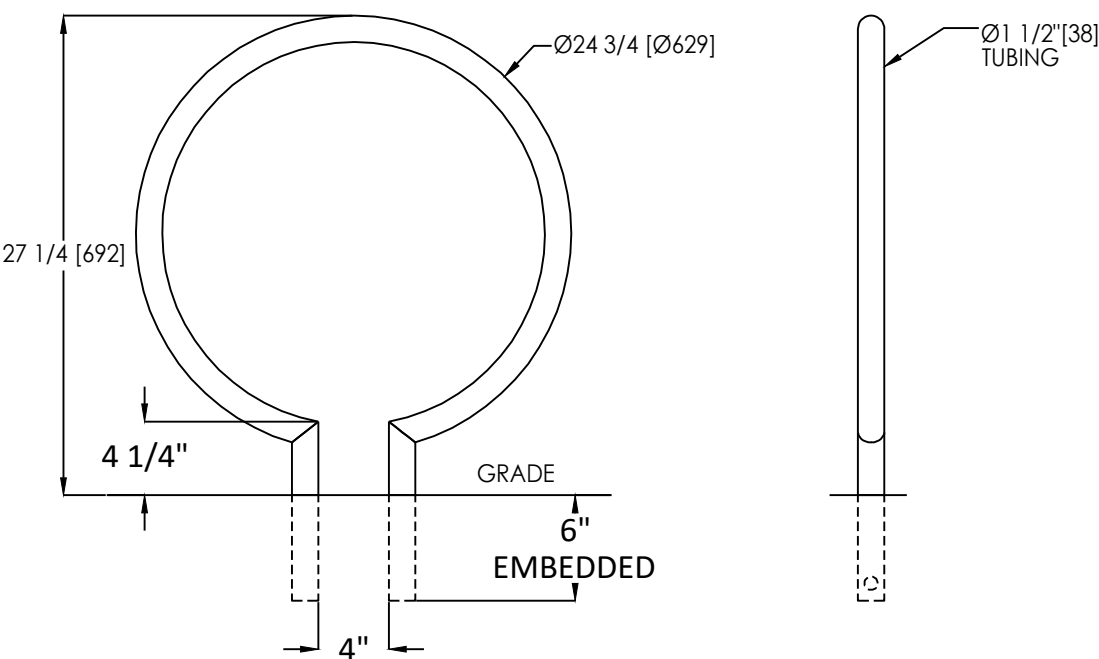


PLAN VIEW



BIKE RACK DETAIL

NTS



RING BIKE RACK, EMBEDDED (OR EQUAL)

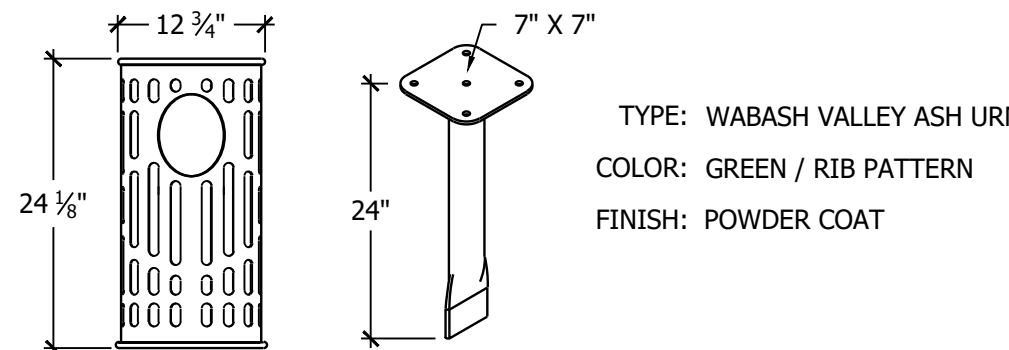
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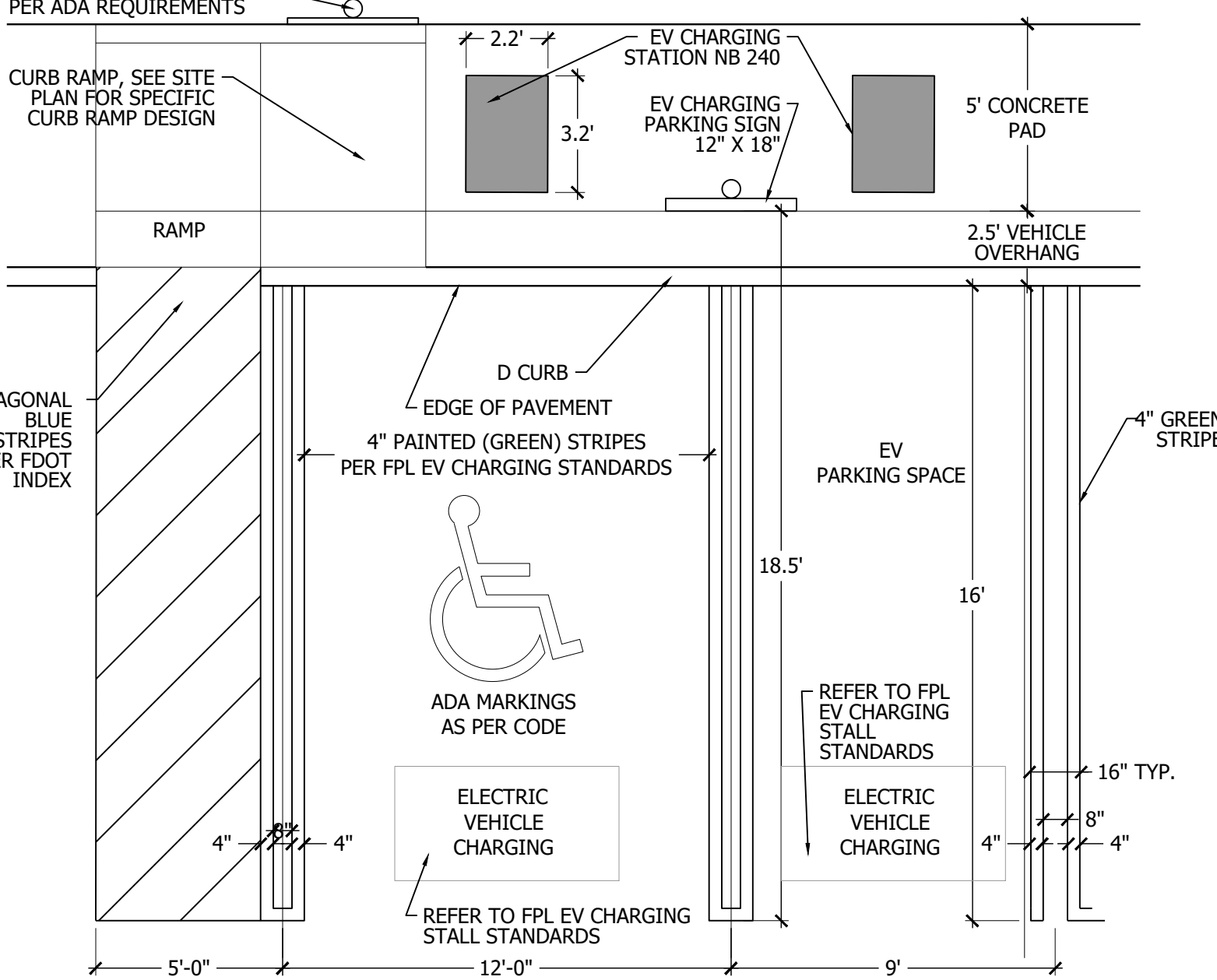
TRASH CAN DETAIL

NTS



ELECTRIC VEHICLE PARKING DETAIL

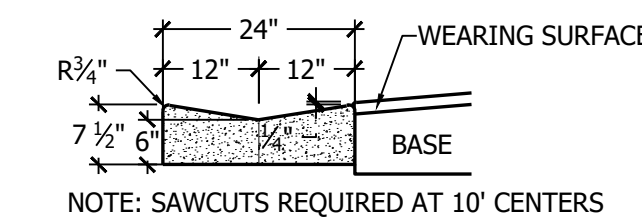
ADA PARKING SIGN PER ADA REQUIREMENTS



NOTE: REFER TO FPL STANDARDS FOR ELECTRIC VEHICLE PARKING STALL DETAILS FOR STRIPPING, SIGNAGE AND OTHER DETAILS

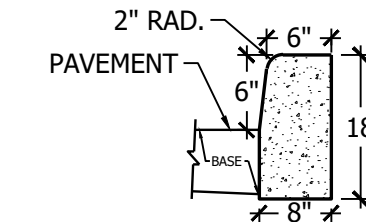
VALLEY CURB DETAIL

NTS



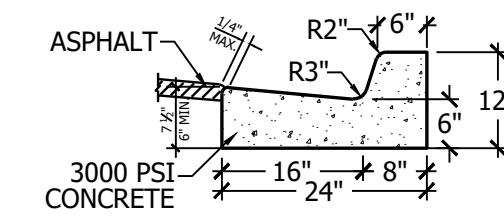
D CURB DETAIL

NTS



F CURB DETAIL

NTS



NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE SLOPE OF ADJACENT PAVEMENT AND THICKNESS OF THE LIP SHALL BE 6 INCHES.

EV CHARGING STATION

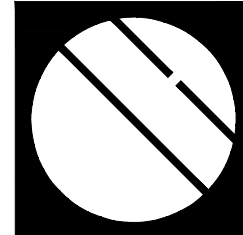
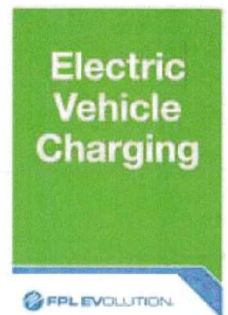
NTS



INSTALL PER MANUFACTURERS RECOMMENDATIONS

EV SIGNAGE DETAIL

NTS



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Lic# LC-C000239

SHOPPES AT WESTLAKE LANDINGS

POD H - PARCEL B

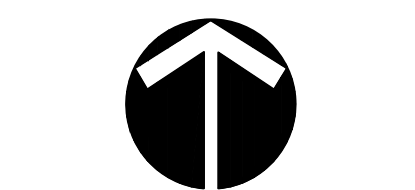
PALM BEACH COUNTY, FL

Donaldson E
Hearing:A01098
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3286A00016979

Digitally signed by
Donaldson E
Hearing:A01098000000
DN: cn=Donaldson E, o=Hearing, ou=Hearing, email=donaldson.e@cotleurhearing.com, c=US



DESIGNED _____ DEH
DRAWN _____ RNK
APPROVED _____ DEH
JOB NUMBER 13-0518.60.01
DATE 07-15-21
REVISIONS 09-10-21
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03-08-23
04-25-23



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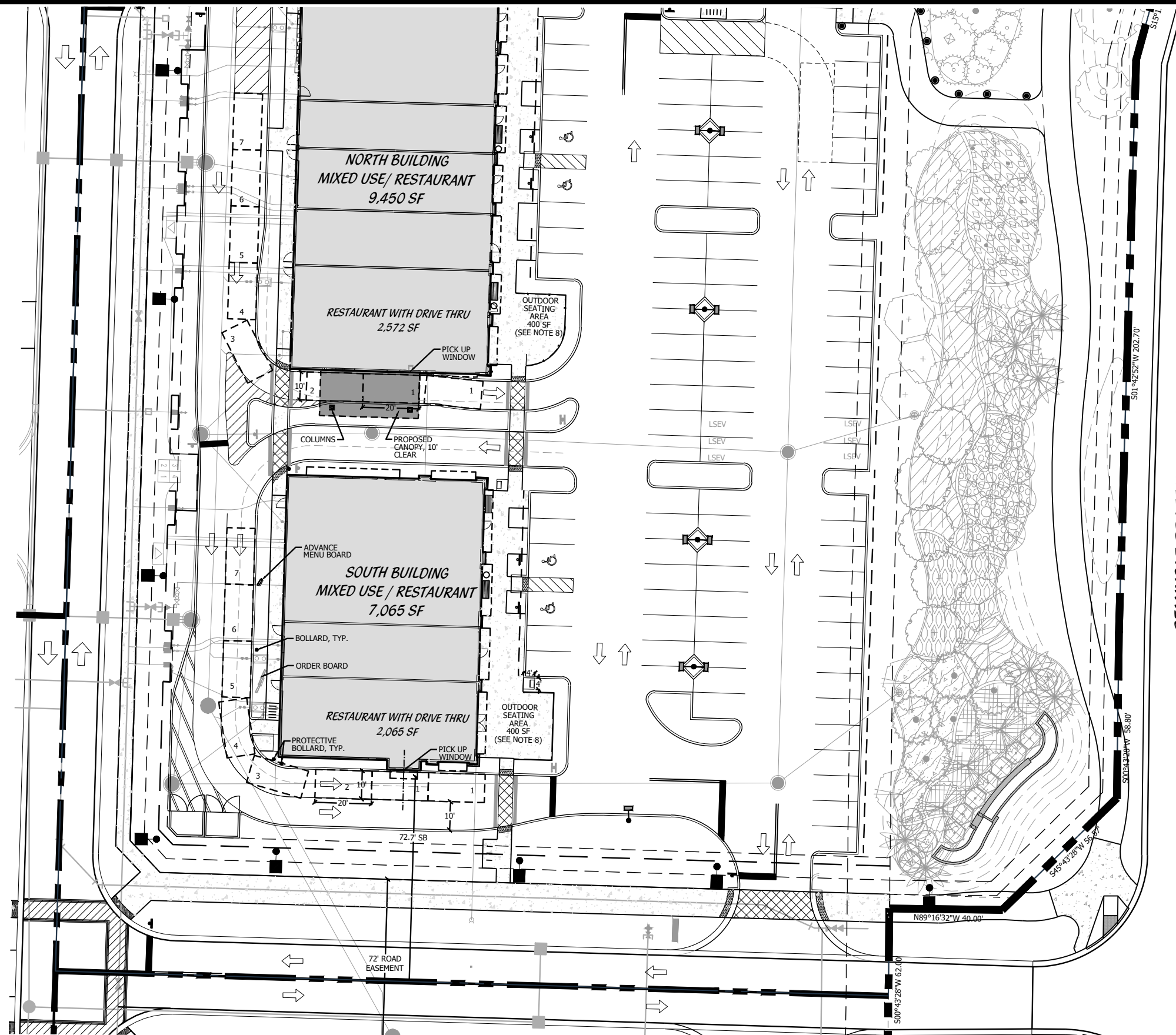
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SHEET 2 OF 2

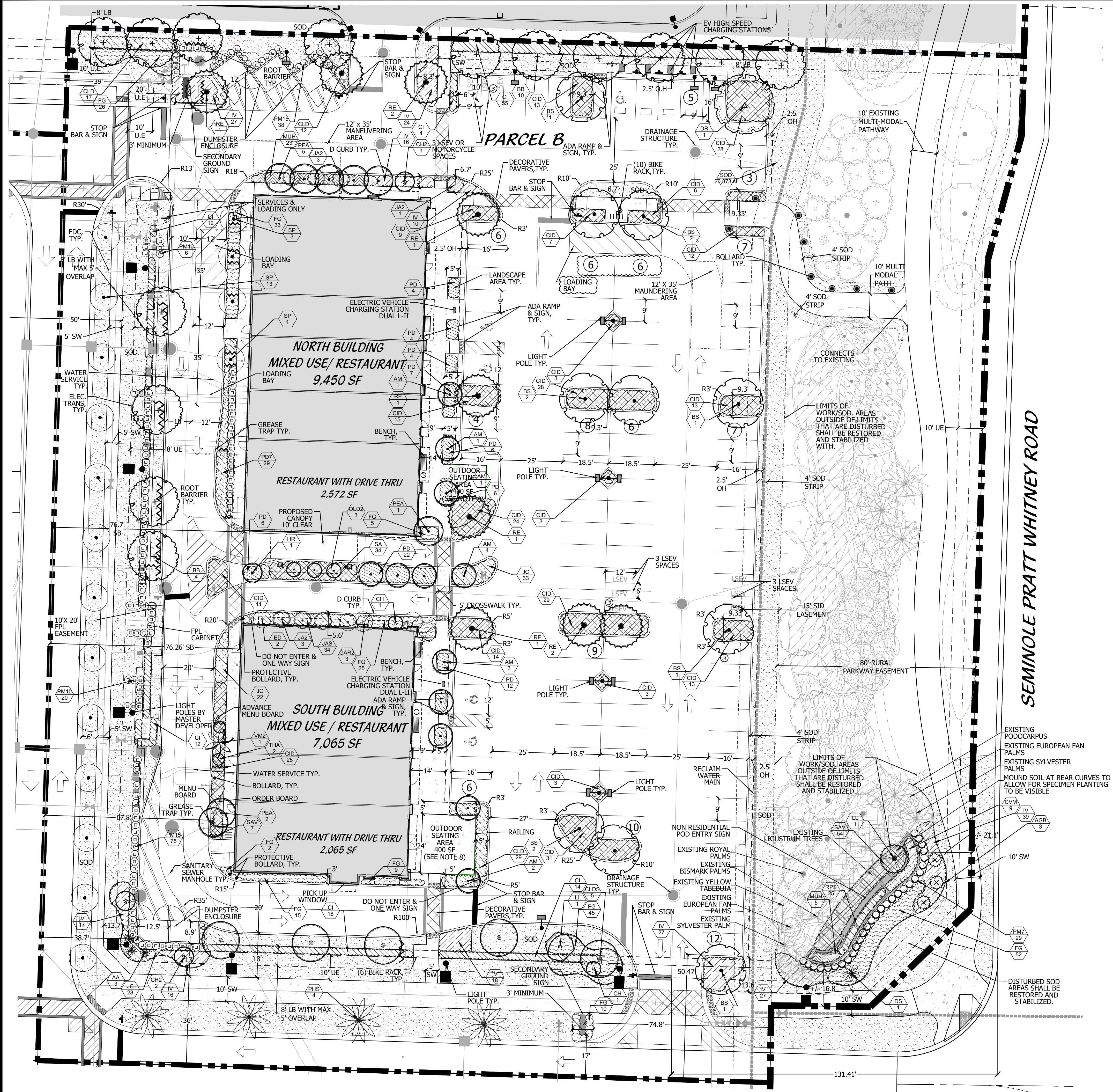
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Site Details

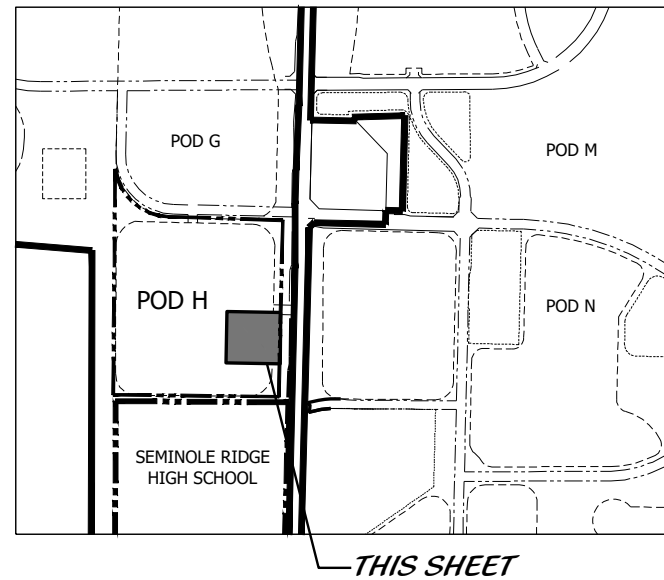


SEMINOLE PRATT WHITNEY ROAD

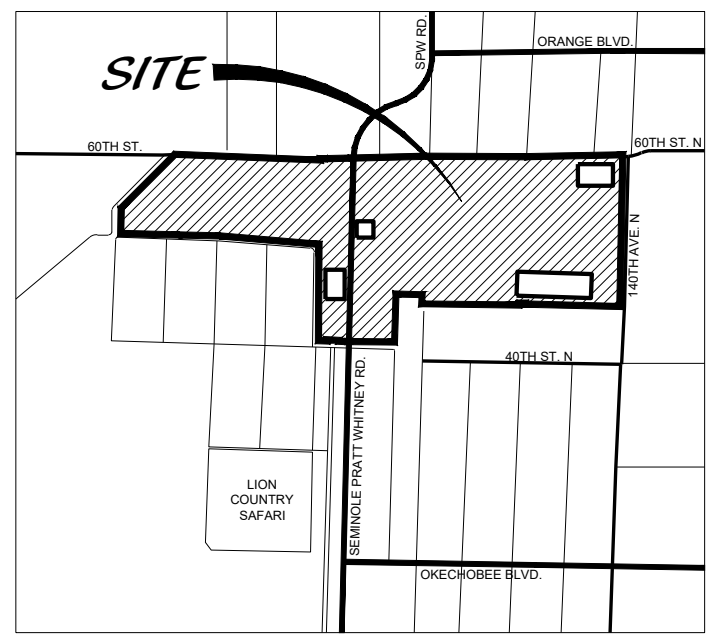
01.29.2024



KEY MAP



LOCATION MAP



LANDSCAPE DATA

AREA CALCULATIONS	S.F.	AC.	%
BUILDING FOOTPRINT	16,515.00	0.379	10.82%
VEHICULAR USE AREA	65,738.93	1.509	43.06%
SIDEWALKS & PLAZAS	15,074.04	0.346	9.87%
LANDSCAPE BUFFER AREA	35,681.25	0.819	23.37%
FOUNDATION PLANTING AREA	2,710.56	0.062	1.78%
INTERIOR LANDSCAPE AREA	16,944.22	0.389	11.10%
TOTAL SITE AREA	152,664	3.50	100.00%

GROSS AFFECTED AREA	152,664 SF
---------------------	------------

CATEGORY	CODE	REQ.	PROV.
INTERIOR LANDSCAPE	(SECTION 4. TABLE 4-3)		
TOTAL TREES FOR GROSS SITE AREA	1/3000 SF	51	97
TOTAL SHRUBS FOR GROSS SITE AREA	3/1250 SF	366	890
FOUNDATION PLANTING - FRONT FAÇADE - 239 LF	(SECTION 4.15)		
TREES - (1/20 LF OF 40% FAÇADE LENGTH)	1/20 OF 96LF	5	6
SHRUBS - (8' WIDTH PLANTING AREA FOR 40% FAÇADE LENGTH)	1/10 OF 96 SF	76	85
FOUNDATION PLANTING - SIDE FAÇADES - 516 LF	(SECTION 4.16)		
TREES - (1/20 LF OF 40% FAÇADE LENGTH)	1/20 OF 206 LF	10	16
SHRUBS - (5' WIDTH PLANTING AREA FOR 40% FAÇADE LENGTH)	1/10 OF 206 SF	103	181
NORTH BUFFER - 342 LF	(SECTION 4.13)		
TREES **	1/25 LF	14	14
CONTINUOUS HEDGE	3' HT.	YES	YES
SOUTH BUFFER - 224 LF	(SECTION 4.13)		
TREES	1/25 LF	9	10
CONTINUOUS HEDGE	3' HT.	YES	YES
WEST BUFFER - 301 LF	(SECTION 4.13)		
TREES	1/25 LF	12	13
CONTINUOUS HEDGE	3' HT.	YES	YES
TREE SPECIES MIX	(SECTION 4.12)		
MIN. NO. OF TREE SPECIES	84 TREES	6	9
PLANT SPECIES	(SECTION 4.12)		
NATIVE TREE SPECIES	60% OF REQ. MIN.	31	40
NATIVE SHRUB SPECIES	60% OF REQ. MIN.	220	624

* NOTE: EAST BUFFER LANDSCAPE REQUIREMENTS ARE SATISFIED BY EXISTING LANDSCAPE BUFFER.
** CANOPY TREE SUBSTITUTE IS 3:1 RATIO. EXCEPTION FOR ROYAL, BISMARCK, PHOENIX, AND CANARY. (7.D.28) [ORD. 2018-002]

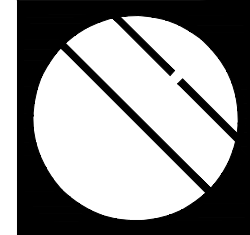
LEGEND

ADA	AMERICANS WITH DISABILITIES	ADA SIGN
LB	LANDSCAPE BUFFER	STOP SIGN
DE	DRAINAGE EASEMENT	DO NOT ENTER
R	RADIUS	OVER HANG
OH	OVER HANG	GREASE TRAP
SB	SETBACK	TRANSFORMER
SW	SIDEWALK	
TYP	TYPICAL	
LSEV	LOW SPEED ELECTRIC VEHICLE	
ELEC TRANS	ELECTRONIC TRANSFORMER	

PROJECT TEAM

PROPERTY OWNER: MINTO PBLH, LLC 16604 TOWN CENTER PKWY. NO., SUITE B WESTLAKE, FL 33470 PHONE: 954-973-4490	CIVIL ENGINEER: THOMAS ENGINEERING GROUP 6300 NW 31ST AVENUE FORT LAUDERDALE, FL 33309 PHONE: 954-202-7000
DEVELOPER: KONOVER SOUTH, LLC 431 FAIRWAY DR SUITE 201 DEERFIELD BEACH, FL 33441 PHONE: (954) 354-8282	SURVEYOR: GEOPOINT SURVEYING, INC. 4152 WEST BLUE HERON BLVD, SUITE 105 RIVIERA BEACH, FLORIDA 33404 PHONE: 561-444-2720
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LANDSCAPE PLAN



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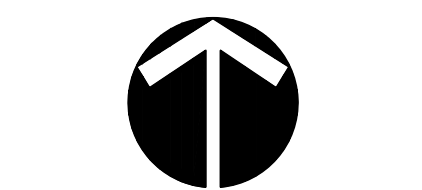
SHOPPES AT WESTLAKE LANDINGS
POD H - PARCEL B
PALM BEACH COUNTY, FL

Donaldson E
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Donaldson E
Hearing:A01098000001
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APPROVED	DEH
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	10-13-23



Scale: 1" = 20'



January 03, 2024 9:48:12 a.m.
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SHEET 1 OF 2

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LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS:

PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS, NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADING AND STANDARDS FOR NURSERY PLANTS PARTS I & II, LATEST EDITION. PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. TIGHTLY KNIT PLANT, SO TRAINED OR FAVORABLE DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND IT IS OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES AND PALMS FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITECT TO BE UNSUITABLE FOR PLANTING, IE, ROAD BASE, PAVEMENT, ETC. REPLACEMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% MUCK. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE COCO BROWN DYED B GRADE MULCH. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS WITHIN 6" OF PLANT STEMS.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGANITE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS SHALL UTILIZE AN 8-2-12+4 ANALYSIS, PLUS MICRO NUTRIENTS, 100 PERCENT OF THE (N) NITROGEN, (K) POTASSIUM, (MG) MAGNESIUM, AND (B) BORON MUST BE IN CONTROLLED RELEASE FORM. THE (MN) MANGANESE AND (FE) IRON SOURCES MUST BE WATER SOLUBLE (SULFATED OR CHELATED).

FERTILIZER WILL BE APPLIED PER THE MANUFACTURERS RECOMMENDATIONS.

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT THE RATE RECOMMENDED BY THE MANUFACTURER.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER DEPTH AND LOCATION. PLANTING SITES RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

BACKFILL AROUND BALL WITH STANDARD PLANTING MIXTURE AND SLIGHTLY COMPACT. WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF STANDARD PLANTING MIXTURE BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH EXCEPT WITHIN 6" OF TRUNK.

PRUNE TREE TO REMOVE DAMAGED BRANCHES ONLY. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WITH THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS FOR POSITIONING AT PROPER HEIGHT. BACKFILL AROUND PLANTS WITH STANDARD PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH EXCEPT WITHIN 6" OF STEMS.

4. PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

5. PLANTING LAWNS

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED STANDARD PLANTING MIX TO FINISH DESIGN ELEVATIONS. ROLL PREPARED SOD ON TO SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS. DO NOT OVERLAP, STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK DISPERSED STANDARD PLANTING MIXTURE INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE, ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOVING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

PLANT MATERIAL SUBSTITUTION

NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

PLANTING BED PREPARATION

ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING, PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION, IF TORPEDO GRASS (PANICUM REPENS) IS PRESENT OR ENCOUNTERED DURING THE PLANTING PROCESS, CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED REPLACEMENT SOIL.

ALL LANDSCAPE ISLANDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED REPLACEMENT SOIL.

LANDSCAPE WARRANTY

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE POINT WHERE THEY NO LONGER MEET FLORIDA #1 CONDITION DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM ACTS OF GOD SUCH AS LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE FINAL ACCEPTANCE, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

IRRIGATION

ALL LANDSCAPE AREAS (INCLUDING SOD AREAS) SHALL BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC SPRINKLER SYSTEM PROVIDING 100 PERCENT COVERAGE. LANDSCAPE INSTALLATION SHALL NOT OCCUR UNTIL THE IRRIGATION SYSTEM IS OPERATIONAL, UNLESS THE OWNER, THE OWNER'S REPRESENTATIVE, OR THE PROJECT LANDSCAPE ARCHITECT GRANTS APPROVAL.

GENERAL LANDSCAPE NOTES

ALL LANDSCAPING AND ABOVE GROUND STRUCTURES SHOWN HEREON ARE DESIGNED AND ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH SEMINOLE IMPROVEMENT DISTRICT (SID) STREETSCAPE STANDARDS.

ALL PROPOSED PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DESCRIBED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICE.

ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF MULCH.

ALL PLANT MATERIAL SHALL BE PRUNED, IF NEEDED, TO ACHIEVE THE SHAPE AND FORM CHARACTERISTIC TO THEIR DESIGN INTENT. PRUNING TO BE IN STRICT ACCORDANCE WITH ISA STANDARDS.

ALL SOD OR SEED SHALL BE CERTIFIED (IF APPLICABLE) AND WEED AND INSECT FREE.

VEGETATION REMOVAL PERMITS ARE REQUIRED PRIOR TO REMOVING, CLEARING OR STRIPPING ANY VEGETATION FROM THE PROPERTY.

AT THE TIME OF BUILDING PERMIT, THE APPLICANT SHALL EXECUTE HOLD HARMLESS AGREEMENTS WITH ALL APPLICABLE UTILITIES FOR LANDSCAPING WITHIN UTILITY EASEMENTS.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS OR CHANGES WITHOUT THE AUTHORIZATION OF S.I.D., THE OWNER AND THE LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

CALL SUNSHINE ONE CALL SERVICE FOR UNDERGROUND UTILITY LOCATIONS 48 HOURS PRIOR TO ANY EXCAVATION OF DIGGING 1-800-432-4770.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS REQUIRED TO PERFORM LANDSCAPE WORK.

THE CONTRACTOR SHALL COORDINATE THE PLANTING AND TRIMMING OF STREET TREES TO ENSURE FULL VISIBILITY TO TRAFFIC CONTROL AND SAFETY SIGNAGE.

TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING. LARGER TREES WILL BE PROVIDED AT INTERSECTIONS WHERE DEEMED NECESSARY BY S.I.D. DESIGN REQUIREMENTS.

ANY PLANT MATERIAL PLANTED WITHIN SAFE SIGHT DISTANCE TRIANGLES SHALL BE MAINTAINED IN A WAY THAT PROVIDES UNOBSTRUCTED VISIBILITY AT A LEVEL BETWEEN 30" AND 8' ABOVE THE PAVEMENT SURFACE OF THE ADJACENT ROADWAY.

VEGETATION LOCATED WITHIN SAFE SIGHT DISTANCE TRIANGLE AREAS SHALL BE TRIMMED SO THAT NO CANOPY LIMBS OR FOLIAGE EXTEND INTO REQUIRED VISIBILITY AREA.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALIKE SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL TO THE TALLEST POINT OF SAID EQUIPMENT AT THE TIME OF PLANTING.

LOCAL UTILITY AND FIRE RESCUE CLEARANCE ZONES SHALL BE PROVIDE AROUND ALL ABOVE GROUND OR AT GRADE METERS AND EQUIPMENT.

ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.

ALL SOD SHALL BE STENOATAPHRUM SECUNDATUM FLORITAM-PALMETTO (ST. AUGUSTINE SOD) UNLESS OTHERWISE NOTED ON PLANS.

TYPE D, E OR F RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

ALL TREES PLANTED UNDER OR ADJACENT TO FPL POWER LINES WILL COMPLY WITH THE FPL RIGHT TREE IN THE RIGHT PLACE GUIDELINES (REV. 5/95)

ALL TREES AND PALMS SHALL BE STAKED/GUYED IN ACCORDANCE WITH THE SPECIFICATIONS AND PLANTING DETAILS.

STREET TREE LOCATIONS SHALL BE COORDINATED WITH DRIVEWAYS, STREET LIGHTS, UTILITIES AND FIRE HYDRANTS.

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

ALL LANDSCAPE ISLANDS SHALL INCORPORATE THE INSTALLATION OF MOUNDING OF NATIVE SOILS A MINIMUM OF SIX INCHES (6") ABOVE THE TOP OF CURB.

ROYAL PALM TREES WITHIN THE ROW SHALL BE REGULARLY MAINTAINED AND TRIMMED SO FRONDS DO NOT FALL ONTO ROADWAYS.

ALL LANDSCAPE ISLANDS AND MEDIANS SHALL BE EXCAVATED TO A DEPTH OF 30" MINIMUM AND BACKFILLED WITH A SOIL MIX CONSISTING IF ¾ NATIVE SOIL, ¼ CLEAN SAND AND ¼ COMPOSED COW MANURE OR COMPARABLE COMPOSED ORGANIC MATERIAL. CLEARANCE BETWEEN LANDSCAPE AND UTILITIES WILL BE REVIEWED BY SEMINOLE IMPROVEMENT DISTRICT.

ROOT BARRIER NOTES

TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON SEMINOLE IMPROVEMENT DISTRICT (S.I.D.) STREETSCAPE STANDARDS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM S.I.D. UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOW HEREIN.

ADDITIONALLY, LARGE TREES OR PALMS ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE SHALL BE INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL FOR INSTALLATION REQUIREMENTS. HOWEVER, IN NO CASE SHALL TREE ENCROACH INTO A SID U WITHOUT PRIOR SOD APPROVAL AND ONLY SOD CAN BE INSTALLED WITHIN 7.5' OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHALL.

ALL LANDSCAPING AND ABOVE GROUND STRUCTURE SHOWN HEREIN ARE DESIGNED AND ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH SEMINOLE IMPROVEMENT DISTRICT STANDARDS.

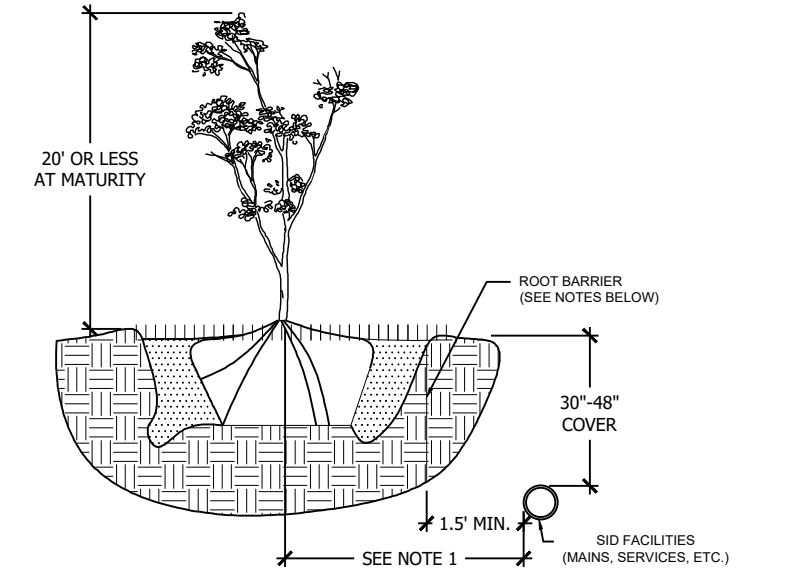
ROYAL PALM TREES PLANTED WITHIN RIGHT OF WAY'S SHALL BE REGULARLY MAINTAINED SO THAT FRONDS DO NOT FALL INTO THE RIGHT OF WAY.

TREES SHALL HAVE A MINIMUM TWO FOOT SEPARATION FROM BIKE PATHS AND SIDEWALKS.

PLANT LIST

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
CANOPY TREES								
BB	14	BUCIDA BUCERAS 'SHADY LADY'	SHADY LADY BLACK OLIVE	65 GAL	5" CAL	12'-14' OA	N	FULL CANOPY, MATCHED.
BS	10	BURSERA SIMARUBA	GUMBO LIMBO	45 GAL	3.5" CAL	12' HT X 6' SPRD	Y	FULL CANOPY
CLDS	5	CLUSIA FLAVA	SMALL LEAF CLUSIA TREE	65 GAL	3" CAL	12' HT X 6' SPRD	N	FULL CANOPY, COLUMNAR. MATCHED.
DR	1	DELONIX REGIA	ROYAL POINCIANA	65 GAL	4" CAL	16' OA	N	FULL CANOPY, SPECIMEN.
LI	1	LAGROSTROEMIA INDICA 'MUSKOGEE' OR 'TUSKEGEE'	CREPE MYRTLE	30 GAL	2" CAL	12' HT X 4' SPRD	N	MULTI, LIMB UP 5'. CHERRY LAKE NURSERY.
PALM TREES								
AM	12	ADONIDIA MERRILLII	CHRISTMAS PALM	FIELD GROWN	NA	12' OA	N	FULL CANOPY, SINGLE TRUNK, MATCHED
OLD2	3	COCCOTHRINAX CRINITA BREVICRINIS	SHORT HAIR OLD MAN PALM	25 GAL	N.A.	4'-5' O.A	N	FULL CANOPY
PHS	4	PHOENIX SYLVESTRIS	SYLVESTER DATE PALM	FIELD GROWN	NA	8' GW	N	FULL CANOPY, STRAIGHT TRUNK. CT SPECIFIED ON PLANS, MATCHED, RELOCATED FROM ON SITE. (FISH BRANCH)
PEA	8	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	FIELD GROWN	NA	9' CT	N	FULL CANOPY, SINGLE STEM, MATCHED
RE	9	ROYSTONEA ELATA	ROYAL PALM	FIELD GROWN	NA	8' GW	Y	FULL CANOPY, MATCHED
SP	17	SABAL PALMETTO	SABAL PALMETTO	FIELD GROWN	NA	12' CT	Y	SLICK TRUNK, PERFECTLY MATCHED
VM2	1	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	FIELD GROWN	NA	12' OA	N	DOUBLE TRUNK, FULL CANOPY
SMALL PALMS								
CH	2	CHAMAEROPS HUMILIS 'SILVER SELECT'	EUROPEAN FAN PALM SILVER SELECT	30 GAL	NA	4'-5' OA	N	MULTI TRUNK, FULL CANOPY
CH2	3	CHAMAEROPS HUMILIS 'SILVER SELECT'	EUROPEAN FAN PALM SILVER SELECT	65 GAL	NA	6'-7' OA	N	MULTI TRUNK, FULL CANOPY
LL	1	LATANIA LODDIGESII	BLUE LATAN PALM	FIELD GROWN	NA	8-10' OA	N	FULL CANOPY
THA	2	THRINAX MORRISII	KEY THATCH PALM	B & B	NA	5' OA	Y	FULL & THICK
SMALL TREES								
ED	2	ELAEOCARPUS DECIPIENTS	JAPANESE BLUEBERRY TREE	25 GAL	NA	6'-8' OA	N	STANDARD. FULL & THICK CANOPY. SINGLE STRAIGHT TRUNK. MATCHED, CHERRY LAKE. FULL TO BASE
GAR2	3	GARCINIA SPICATA	GARCINIA	15 GAL	NA	3' OA	N	FULL & THICK
JA2	7	JATROPHA	JATROPHA BUSH FORM	25 GAL	NA	4'-5' OA	N	FULL, SPECIMEN
SHRUBS								
AA	3	AGAVE AMERICANA 'GAINESVILLE BLUE'	BLUE CENTURY PLANT	15 GAL	30" x 30"	AS	N	FULL & THICK
AGB	3	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	7 GAL	24" X 24"	AS	N	FULL & THICK
DS	1	DIOON SPINULOSUM	MEXICAN CYCAD	15 GAL	5" X 5"	AS	N	FULL & THICK
HR	1	HIBISCUS ROSA SINENSIS	WHITE WING HIBISCUS	7 GAL	24" X 24"	30" OC	N	FULL & THICK
PM10	26	PODOCARPUS MACROPHYLLUS	PODOCARPUS	10 GAL	4'-5' OA	AS	N	FULL & THICK
PM15	135	PODOCARPUS MACROPHYLLUS	PODOCARPUS	15 GAL	6'-7' OA	AS	N	FULL & THICK
PM7	29	PODOCARPUS MACROPHYLLUS	PODOCARPUS 'PRINGLES'	7 GAL	2' HT X 2' SPRD	AS	N	FULL & THICK, MATCHED.
GROUND COVERS								
CL	115	CHRYSOBALANUS ICAGO	COCOPLUM	3 GAL	24" X 24"	24" OC	Y	FULL & THICK
CID	25	CHRYSOBALANUS ICAGO 'HORIZONTAL'	DWARF COCOPLUM	3 GAL	12" X 12"	24" OC	Y	FULL & THICK, NOT STRETCHED, FLORIDA FANCY
CLD	58	CLUSIA FLAVA	CLUSIA	7 GAL	36" X 24"	36" OC	N	FULL & THICK
CVM	9	CODIAEUM VARIEGATUM 'MANGO'	MANGO CROTON	7 GAL	18" X18"	24" OC	N	FULL & THICK
FG	222	FICUS MACROPHYLLA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL	12" X 12"	24" OC	N	FULL & THICK
IV	221	ILEX VOMITORIA 'STOKES DWARF'	DWARF YAUPOH HOLLY	3 GAL	14" X 14"	24" OC	Y	FULL & THICK
JAS	34	JASMINUM SIMPLICIFOLIUM	WAX JASMINE	3 GAL	24" X 24"	24" OC	N	FULL & THICK
JC	78	JUNIPERUS CONFERTA	BLUE PACIFIC SHORE JUNIPER	7 GAL	8" X 18"	24" OC	N	FULL & THICK
MUH	28	MUHLENBERGIA CAPILLARIS	MUHY GRASS	3 GAL	18" X 18"	30" OC	Y	FULL & THICK
PD7	29	PODOCARPUS MACR. 'PRINGLES' OR 'META'	DWARF PODOCARPUS	7 GAL	12" X 18"	24" OC	N	FULL & THICK
PD	71	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES'	DWARF PODOCARPUS	3 GAL	12" X 12"	24" OC	N	FULL & THICK
RPS	25	RUELLIA BRITTONIANA 'PURPLE SHOWERS'	PURPLE RUELLIA	3 GAL	24" X 18"	24" OC	N	FULL & THICK
SA	34	SCHEFFLERA ARBORICOLA	DWARF SCHEFFLERA	3 GAL	18" X18"	30" OC	N	FULL & THICK
SAV	61	SCHEFFLERA ARBORICOLA 'TRINETTE'	DWARF VARIEGATED SCHEFFLERA	3 GAL	18" X18"	30" OC	N	FULL & THICK
SOD								
SOD	20,574 sf	STENOTAPHRUM SECANDATUM	ST AUGUSTINE OR CITRA BLUE	NA	NA	NA		WEED FREE

PLANTING DETAILS



NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. THIS DISTANCE SHALL BE MINIMUM WITH ROOT BARRIER AND 5' MINIMUM IF NO ROOT BARRIER IS USED.
2. ALL ROOT BARRIERS SHALL BE 1.5' MINIMUM FROM ALL SID FACILITIES.
3. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH SID AND INSPECTED BY SID PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
4. ROOT BARRIERS SHALL BE MINIMUM 60" DEEP. APPROVED PRODUCTS INCLUDE "DE

File Attachments for Item:

C. SPM-2023-15: The applicant is requesting Site Plan Modification approval for a proposed fast food restaurant with drive through located in Parcel C (Taco Bell). The subject application proposes to increase building area by 238 square feet; removal of outdoor seating area; removal of second drive through lane; and modifications to building elevations and colors. The subject building is one of three on a 3.68 acres site at Parcel C within Shoppes of Westlake Landings commercial plaza in Pod H. The subject site is located at 4751 Seminole Pratt Whitney Road.

Submitted By: Planning and Zoning



Meeting Agenda Item Coversheet

MEETING DATE:		3/5/2024		Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		SPM-2023-15: The applicant is requesting Site Plan Modification approval for a proposed fast food restaurant with drive through located in Parcel C (Taco Bell). The subject application proposes to increase building area by 238 square feet; removal of outdoor seating area; removal of second drive through lane; and modifications to building elevations and colors. The subject building is one of three on a 3.68 acres site at Parcel C within Shoppes of Westlake Landings commercial plaza in Pod H. The subject site is located at 4751 Seminole Pratt Whitney Road.			
STAFF RECOMMENDATION: (MOTION READY)		Motion to Approve SPM-2023-15 - Site Plan Modification for a proposed fast-food restaurant with drive through located in Parcel C within the Shoppes of Westlake Landings commercial plaza in Pod H.			
SUMMARY and/or JUSTIFICATION:		<p>The applicant is requesting a Site Plan Modification approval for Parcel C, limited to the Taco Bell site. Parcel C was previously approved for an approximately 2,525 Square Feet coffee shop with drive through known as Starbucks; an approximately 2,200 Square Feet fast food restaurant with drive through known as KFC; and an approximately 2,040 Square Feet fast food restaurant with drive through known as Taco Bell. Totaling approximately 6,765 Square Feet and located in a 3.68 acres site at Parcel C within Shoppes of Westlake Landings commercial plaza in Pod H.</p> <p>The applicant proposes to amend the Taco Bell site plan by increasing building area by 238 square feet, totaling 2,278 square feet; removal of outdoor seating area; removal of second drive through lane; and modifications to building elevations and colors.</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 Staff Report Application Justification Statement Site Plan Landscape Plan Elevation Plans			
SELECT, if applicable		RESOLUTION:			ORDINANCE:

<div>IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE</div> <div>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</div> <div><u>Please keep text indented.</u></div>	
FISCAL IMPACT (if any):	\$



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 3/5/2024

PETITION DESCRIPTION

PETITION NUMBER: SPM-2023-15 Parcel C Site Plan Review at Shoppes of Westlake Landings Pod H.

OWNER: DKC Westlake Landings, LLC
APPLICANT: Coteleur & Hearing
PCN: 77-40-43-01-17-000-0025
ADDRESS: 4751 Seminole Pratt Whitney Road.

REQUEST:

The applicant is requesting Site Plan Modification approval for a proposed fast food restaurant with drive through located in Parcel C (Taco Bell). The subject application proposes to increase building area by 238 square feet; removal of outdoor seating area; removal of second drive through lane; and modifications to building elevations and colors. The subject building is one of three located in a 3.68 acres site at Parcel C within Shoppes of Westlake Landings commercial plaza in Pod H.

SUMMARY

The applicant is requesting a Site Plan Modification approval for Parcel C, limited to the Taco Bell site. Parcel C was previously approved for an approximately 2,525 Square Feet coffee shop with drive through known as Starbucks; an approximately 2,200 Square Feet fast food restaurant with drive through known as KFC; and an approximately 2,040 Square Feet fast food restaurant with drive through known as Taco Bell. Totalling approximately 6,765 Square Feet and located in a 3.68 acres site at Parcel C within Shoppes of Westlake Landings commercial plaza in Pod H.

The applicant proposes to amend the Taco Bell site by increasing building area by 238 square feet, totalling 2,278 square feet; removal of outdoor seating area; removal of second drive through lane; and modifications to building elevations and colors.

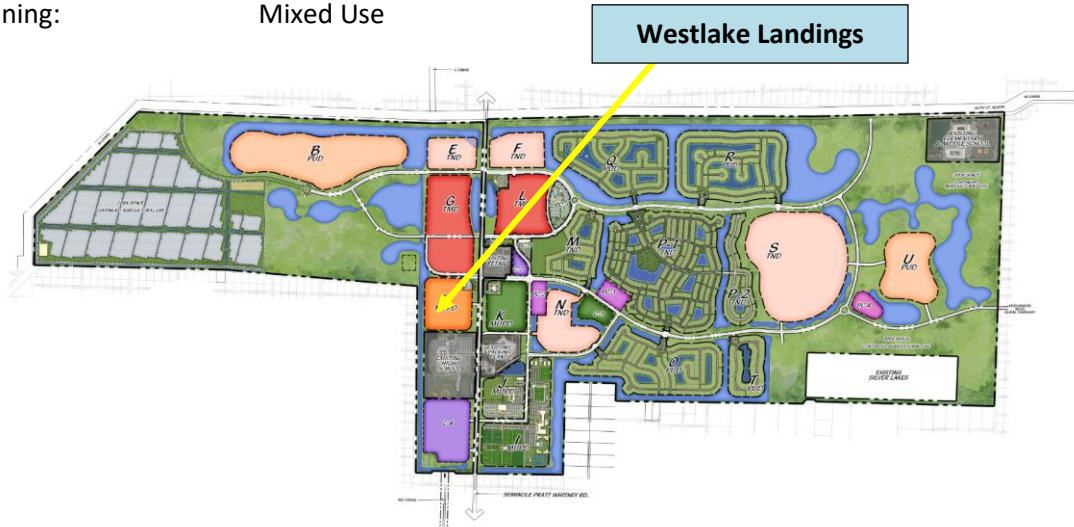
The total number of required parking spaces is 80 spaces, the applicant is providing 109 spaces at the subject site.

STAFF RECOMMENDATION

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

PETITION FACTS

- Total Gross Site Area: 3.68 acres
- Land Use and Zoning
 - Existing Land Use: Vacant/Agricultural/Utility
 - Future Land Use: Downtown Mixed Use
 - Zoning: Mixed Use



Background

Parcel C is within Pod H “Westlake Landings” Master Site Plan, a commercial plaza located west of Seminole Pratt Whitney Road on a 50.826 acres that was originally approved by City Council on June 14, 2021. “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. “Westlake Landings” is requesting a Master Site Plan Amendment (MPA-2023-04) to be heard by the City Council on Marh 5, 2024 to modify Parcels concurrently with this subject application, see proposed amendment:

Proposed Master Site Plan Amendment

Parcel A1 - 2.48 acres- 4,500 Sq. Ft. Approved 7-11 Convenience Store with Gas Station (Phase One)

Parcel A2 - 1.18 acres- 2,500 Sq. Ft. Fast Food Restaurant with drive through

Parcel B (North & South Bldgs.) - 3.55 acres- 11,878 Sq. Ft. (Retail, Medical, Restaurant); 4,637 Sq. Ft. Fast Food Restaurant with drive through.

Parcel C -3.68 acres- 2,525 Sq. Ft. Coffee Shop with drive through & 4,278 Sq. Ft. Fast Food Restaurant with drive through

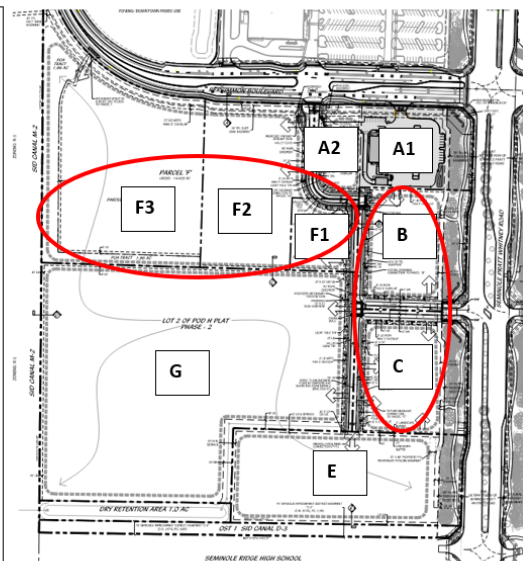
Parcel E -5.75 acres- with a 140,000 Sq. Ft. Self Service Storage

Parcel F1 -1.3 acres- with 10,400 Retail Mixed Use

Parcel F2 – 4.5 – with 47,529 Retail (includes 23,572 sq.ft. outdoor garden area)

Parcel F3 – 1.9 – with 73,800 Light Industrial

Parcel G -17.41 acres- with 227,000 Sq. Ft. Light Industrial



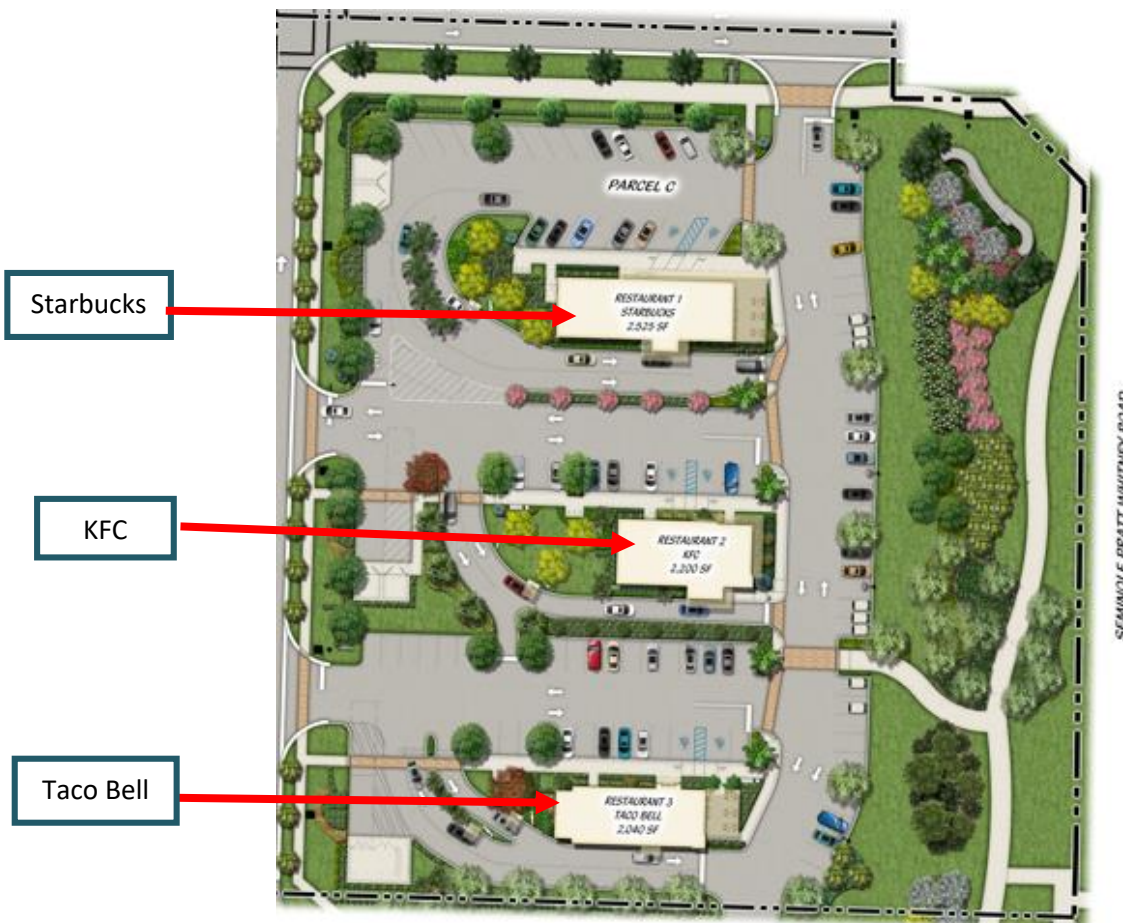
- On November 22, 2021 the City Council approved a Site Plan Review for Parcel C which included three (3) Fast-Food restaurants.
- On March 30, 2023, the applicant received approval for a minor site plan modification for the removal of a second drive-through lane for the Starbucks building.
- On November 2, 2023, the applicant received approval for a minor site plan modification to remove two (2) dual level II EV charging stations located on the north and east side of the Starbucks building and adding EV charging stations to Parcel B.

Staff Analysis

The applicant is requesting Site Plan Modification approval to increase the allocation of Fast Food with Drive-Through by 238 square feet to accommodate a minor increase in building area for Taco Bell for a total of 2,278; removal of outdoor seating area; removal of second drive through lane; and modifications to building elevations and colors. There are no proposed changes to the rest of Parcel C and will remain an approximately 2,525 Square Feet coffee shop with drive through known as Starbucks; an approximately 2,200 Square Feet fast food restaurant with drive through known as KFC. Parcel C within Shoppes of Westlake Landings commercial plaza in Pod H new overall total is approximately 7,003 Square Feet.

Breakdown of buildings are as follows:

Starbucks with Drive Through: 2,525 Sq. Ft.
 KFC with Drive Through: 2,200 Sq. Ft.
 Taco Bell with Drive Through: 2,278 Sq. Ft.
Total: 7,003 Sq. Ft.



Architecture

Design and aesthetics are paramount to the vision and goals of the City of Westlake. The proposed improvements to this existing commercial plaza will enhance the City's vibrant Seminole Pratt Whitney corridor. Since the City of Westlake is positioned to become a dynamic center of the western surrounding communities, it is critical that this Parcel be consistent with the City's vision and guiding principles. Below renderings are proposed color schemes and aesthetics of each fastfood restaurant within Parcel C.

Not Changing

Starbucks

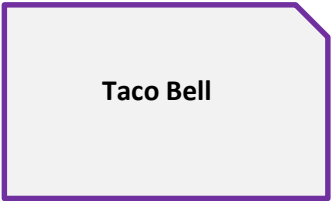


Not Changing

Kentucky Fried
Chicken



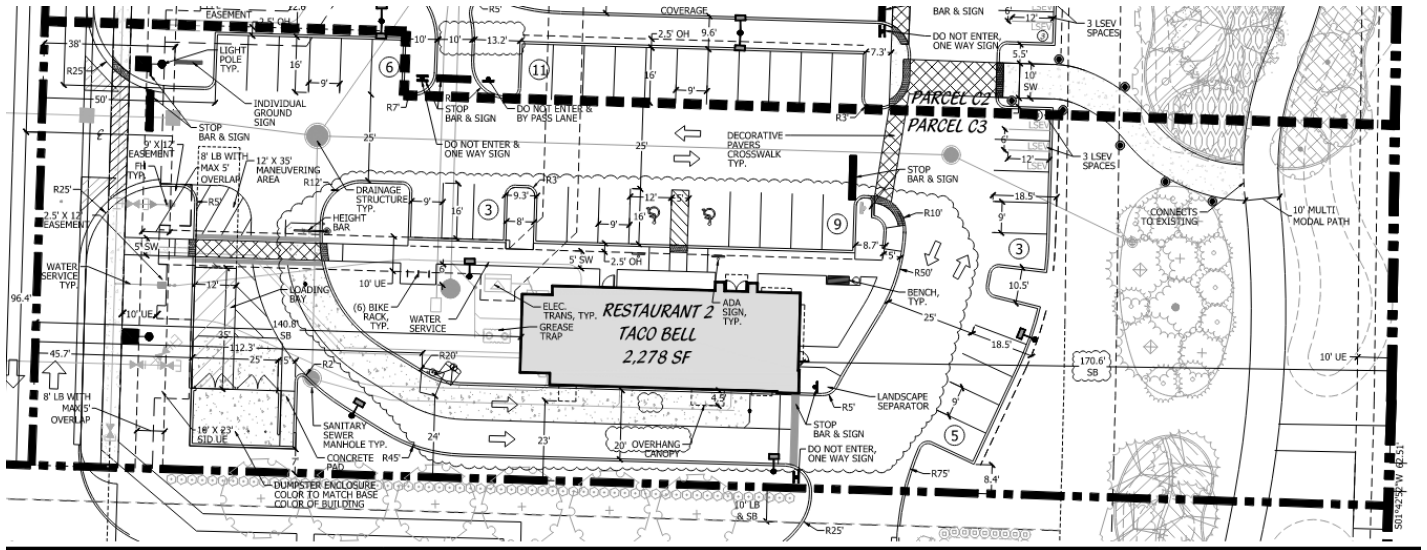
Previous Elevations



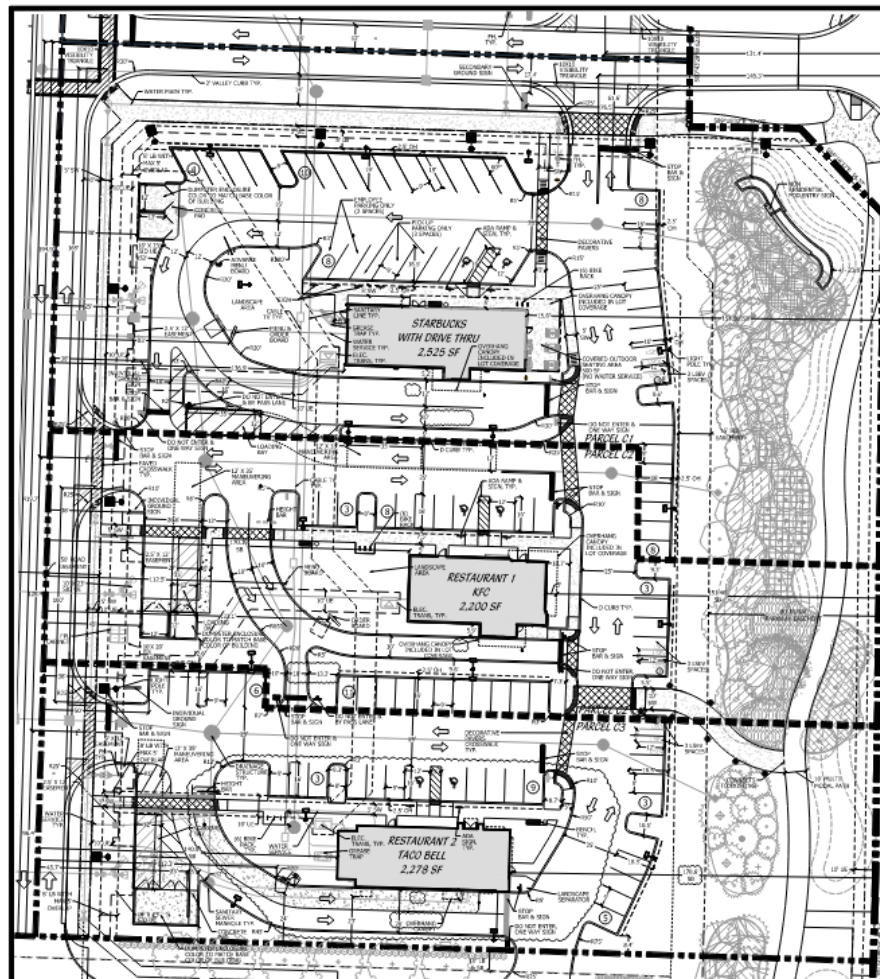
Proposed Elevations



Proposed Taco Bell Site Plan



Overall Site Plan



Parking Analysis

The total number of required parking spaces is 80 spaces, the applicant is providing 109 spaces at the subject site. The subject application is in compliance with the City Code Chapter 8. Parking Regulations.

The following table presents compliance with applicable zoning code:

Zoning District: MixedUse / Commercial Recreation	REQUIRED BY CODE	PROPOSED	COMMENTS
Setbacks			
Front (North)	Main Structure: 20'	Building 1 (KFC): 151.46 Building 2 (Taco Bell): 170.6 Building 3 (Starbucks): 151.08	<i>In compliance</i>
Rear (South)	Main Structure: 10'	Building 1 (KFC): 170.19 Building 2 (Taco Bell): 140.8 Building 3 (Starbucks): 136.9	<i>In compliance</i>
Side	Main Structure: 10'	Building 1 (KFC): 35.6 Building 2 (Taco Bell): 23 Building 3 (Starbucks): 32.2	<i>In compliance</i>
Lot Coverage	Max Lot Coverage: 35%	5.19%	<i>In compliance</i>
Building Height	120 ft. max	Building 1 (KFC): 25' Building 2 (Taco Bell): 20' Building 3 (Starbucks): 20' 2"	<i>In compliance</i>
Parking	Required parking: Coffee shop with drive-thru (1/150 + 1/250 SF): 27 Outdoor seating 500 SF: 5 Building 1 with drive-thru (1/150 + 1/250 SF): 23 Building 2 with drive-thru (1/150 + 1/250 SF): 24 Total required: 80 spaces 6 ADA spaces	Total provide spaces: 109 6 ADA Spaces	<i>In compliance</i>
Sidewalks	Pedestrian walkways must be a minimum of 5 ft. wide	5'	<i>In compliance</i>

Minimum Pervious / Open Space	Minimum 25%	40.70%	<i>In compliance</i>
Bike Racks	5 Spaces per Building: 15 12% of Required Parking: 15	18	<i>In compliance</i>

Fire Safety

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

Landscape

The preliminary landscape plan has been reviewed and is in compliance with City Code. Review and approval from SID will be required for the landscaping abutting underground utilities.

Drainage

This property is being served by a common stormwater system. Runoff from the site is directed to on-site inlets and storm sewer with discharge to off-site dry detention systems that serves all of Pod H, excluding Parcel F & G. The system then discharges into the master drainage system owned and operated by Seminole Improvement District (SID) for positive legal outfall. Requirements for pretreatment prior to discharge are addressed as part of the land development permitting process. The discharge into the master drainage system will be accordance with the Master Permit for Westlake.

Traffic

All material traffic comments were addressed. The total trips projected for this application do not exceed the approved trips for Westlake per the Development Order.

FINAL REMARKS

SPR-2023-15 will be heard by the City Council on March 5, 2024. 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.



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
MODIFICATION 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, Shoppes of Westlake Landings (Parcel C)

PROJECT ADDRESS: 4751 Seminole Pratt Whitney Road

DESCRIPTION OF PROJECT: SPM-2023-15 Modify previously approved Taco Bell on Parcel C-3

Property Control Number (PCN), list additional on a separate sheet: 77-40-43-01-17-000-0025

Estimated project cost: TBD

Property Owner(s) of Record (Developer) DKC Westlake Landings, LLC

Address: 431 Fairway Drive, Suite 201, Deerfield Beach, FL 33441

Phone No.: 954-354-8289 **Fax No.:** 954-354-8283 **E-mail Address:** Bbedard@konoversouth.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

D) **Proposed Use(s), as applicable** Restaurants; Fast Food with Drive Thru

III. ADJACENT PROPERTIES

	Name of Business/ Subdivision	Land Use Designation	Zoning Designation	Existing Use(s)	Approved Use(s)
NORTH	PUBLIX Phase I/Pod G (SW)	Mixed Use	Mixed Use	Constructed	PUBLIX/Mixed Use
SOUTH	Seminole Ridge High School	Public School	Public School	Public School	Public School
EAST	WRMC/Pod K	Downtown Mixed Use	Medical District	Medical Center/ Vacant	Medical Center/ Medical District
WEST	Pod H, Parcel G	Downtown Mixed Use	Mixed Use	Vacant	Warehouse

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.

Bob Bedard
Owner's Name (please print)

Owner's Signature

Date

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


Applicant/Agent's Signature

December 29, 2023
Date

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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.

DKC WESTLAKE LANDINGS, LLC

Owner's Name (please print)

Owner's Signature

Patrick Christie, Director of Construction

November 30, 2023

Date

Donaldson Hearing

Applicant/Agent's Name (please print)

Applicant/Agent's Signature

Date

Shoppes of Westlake Landings - Parcel C – Taco Bell***Site Plan Modification******Justification Statement***

January 3, 2023

Introduction

The Applicant is requesting a site plan modification for proposed Taco Bell Fast Food Restaurant in Parcel C at the Shoppes of Westlake Landings, Pod H, Westlake Landings. Taco Bell is the southernmost fast-food restaurant within Parcel C. The Parcel C site plan was previously approved by Development Order on November 22, 2021, to contain three popular fast-food restaurants. Subsequently, on March 30, 2023, the site plan received a minor modification approval for the removal of a second drive-through lane for Starbucks. In October of 2023, the applicant requested, and was granted approval, to replace the two (2) dual level II EV charging stations located on the site across from Starbucks (Parcel C) with four (4) high-speed Super EV Charging Stations to be located on Parcel B. Pod H has been previously approved and platted and known as “Westlake Landings.”

Subject Request

The subject request includes 4 specific amendments;

1. Increase in building area by 238 square feet.
2. Removal of outdoor seating area.
3. Removal of second drive through lane.
4. Minor modification to building elevations and colors.

The Applicant is requesting a site plan modification for the Taco Bell restaurant to increase the size of their building from 2,040 square feet to approximately 2,278 square feet. The equates to a 238 square foot addition to the previously approved square footage.

The applicant is requesting to remove the previously approved 360 square foot outdoor seating area. This area has been replaced with landscaping resulting in an increase in green space on the site.

The applicant is requesting to remove the previously approved second drive through lane (Dual Drive Through). A single drive lane through and menu board is proposed. The applicant has determined that a high intensity dual drive through is not warranted for this location. The proposed change results in increased green space.

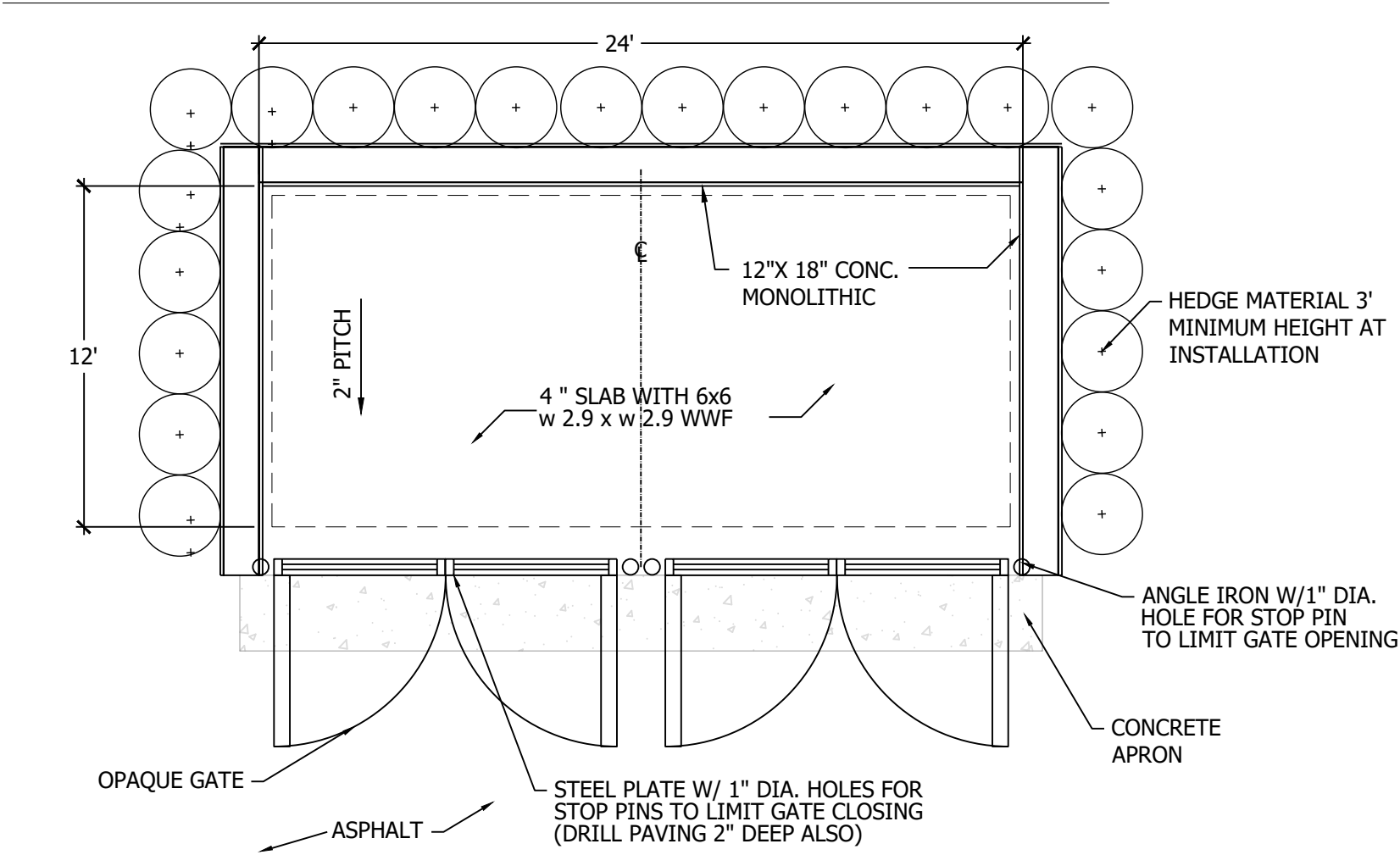
The applicant is proposing to update the elevations of the building to reflect the increase in building size as well as to be consistent with the current brand guidelines for Taco Bell. Minor modifications to the colors and scoring pattern of the stucco are proposed. The overall design remains substantially consistent with the previously approved plans and with the theme of the Shoppes at Westlake Landings.

Conclusion

The Applicant is requesting review of this site plan amendment for Parcel C in the Shoppes of Westlake Landings. The Applicant is committed to working with the City of Westlake Staff to process this application.

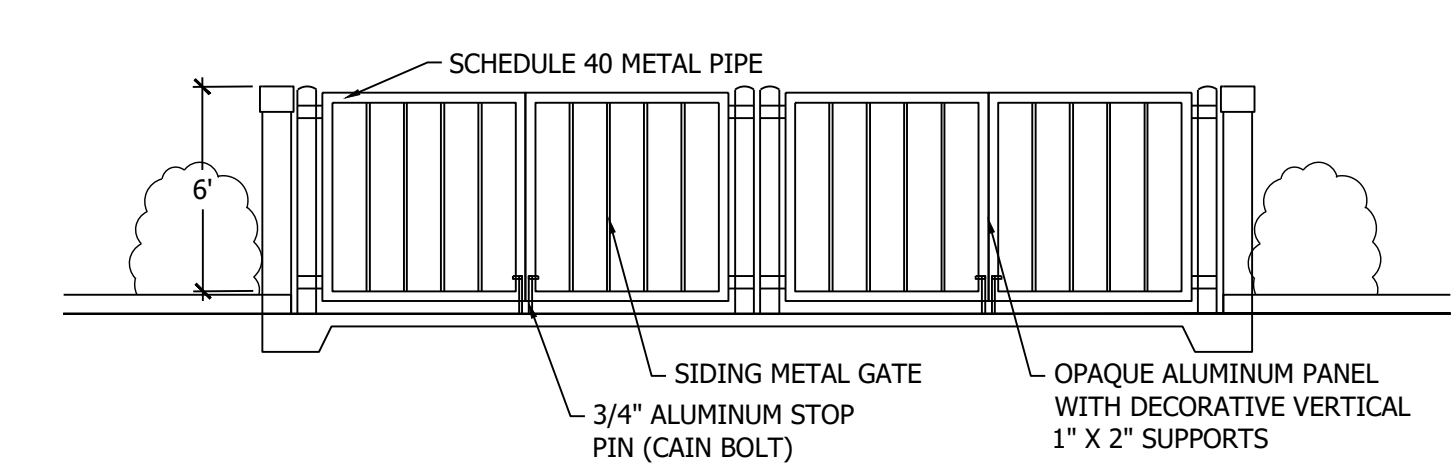
DUMPSTER DETAIL

PLAN VIEW



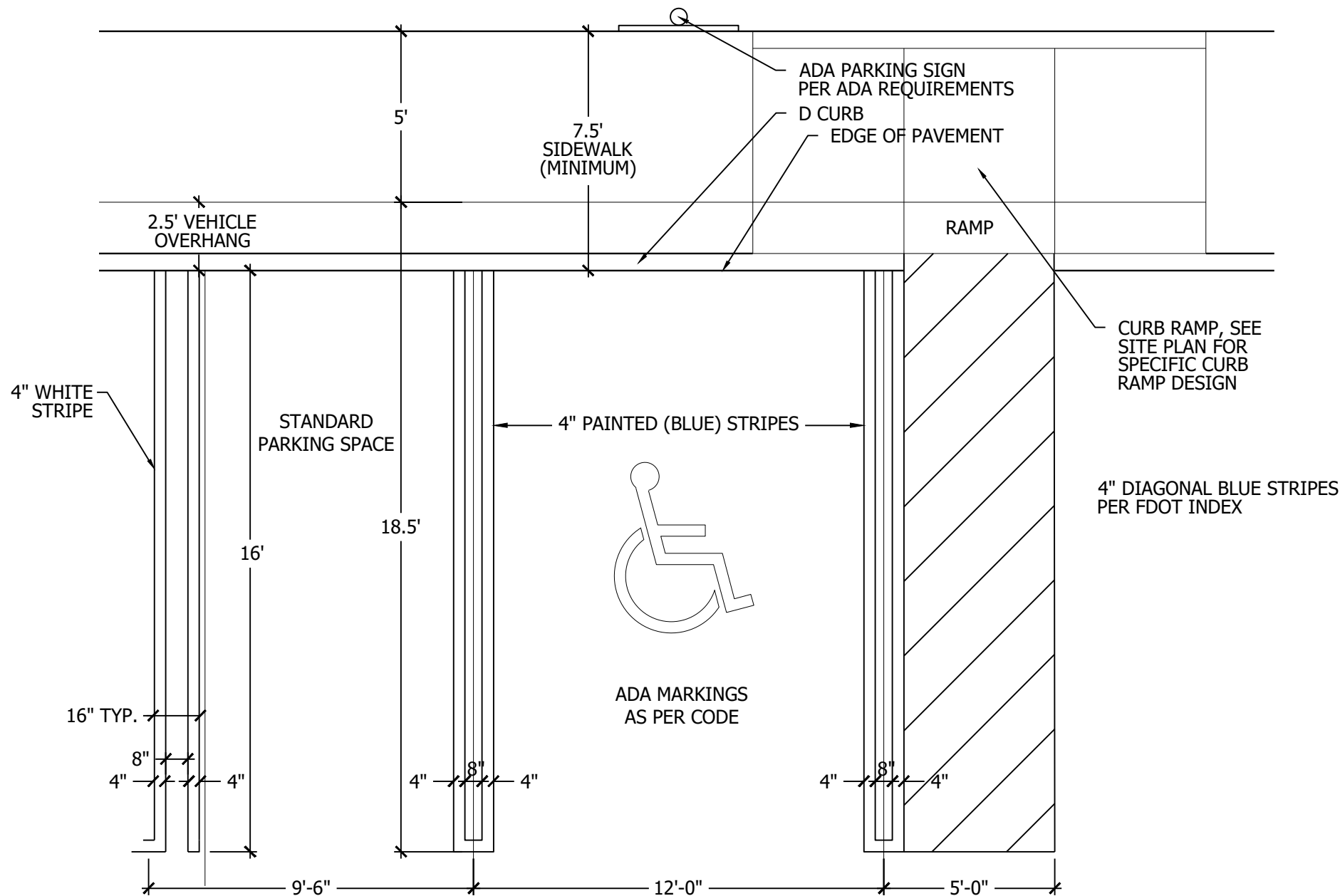
ELEVATION VIEW

NOTE: DUMPSTER MUST BE SCREENED PER SECTION 4.14 A) OF THE CITY OF WESTLAKE LANDSCAPE CODE DUMPSTER TO MATCH THE BASE COLOR OF BUILDING



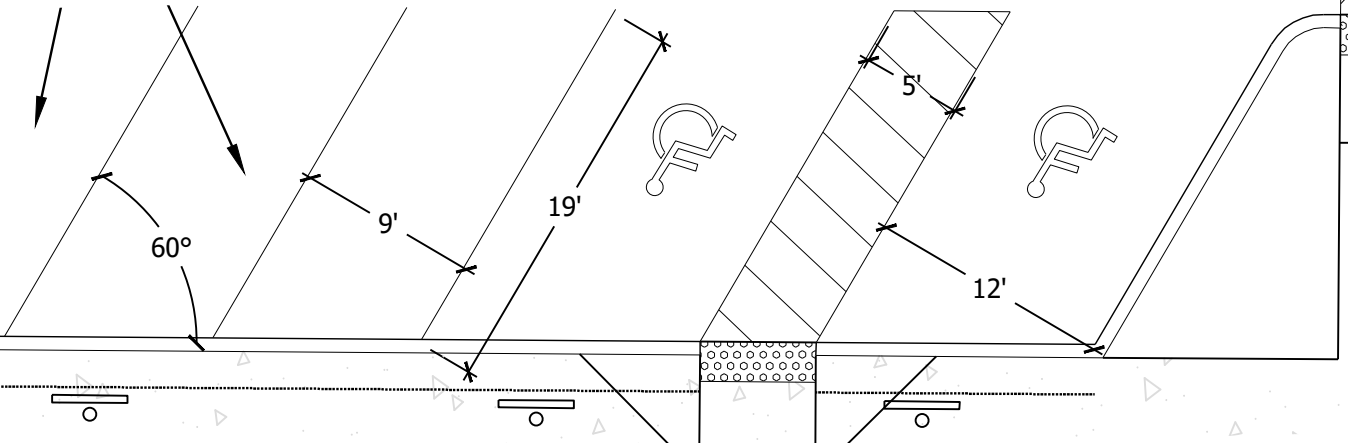
STANDARD AND ADA PARKING DETAIL

NTS



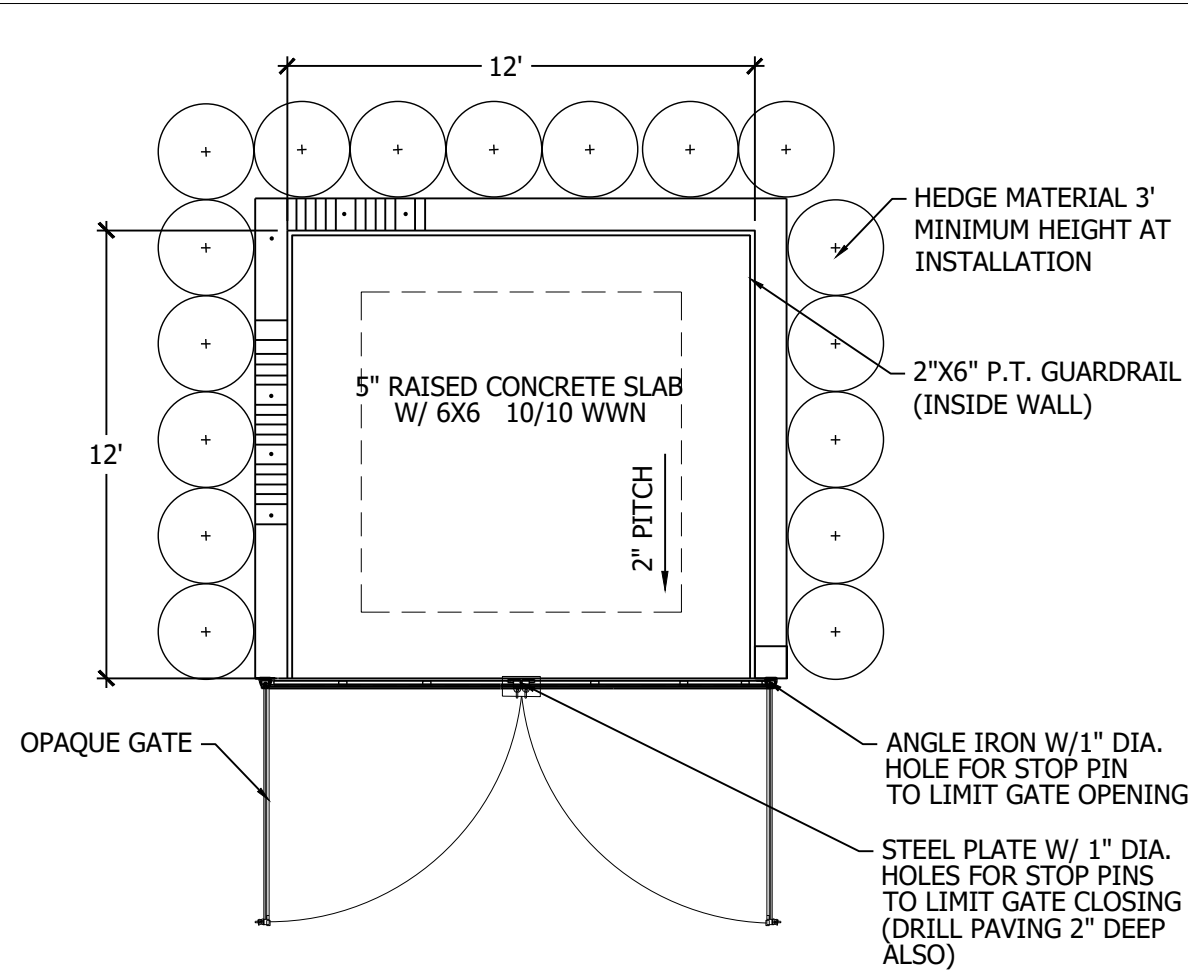
NOTE: APPLICANT IS USING A FULL 18.5' STALL DEPTH PLUS A 2.5' VEHICLE OVERHANG AREA TO ACCOMMODATE LARGE VEHICLES THAT

60° ANGLED STANDARD & ADA PARKING DETAIL



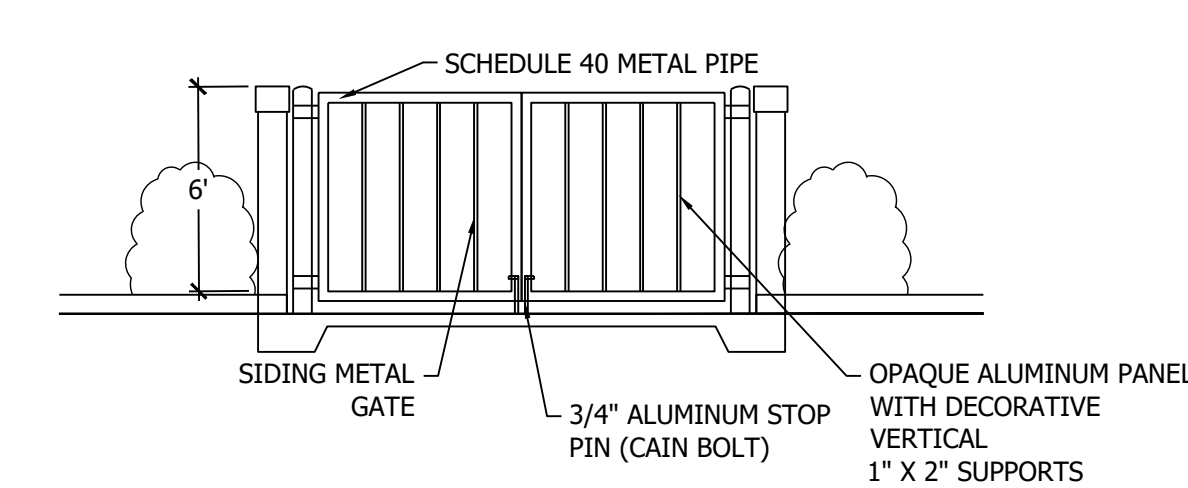
PLAN VIEW

NTS



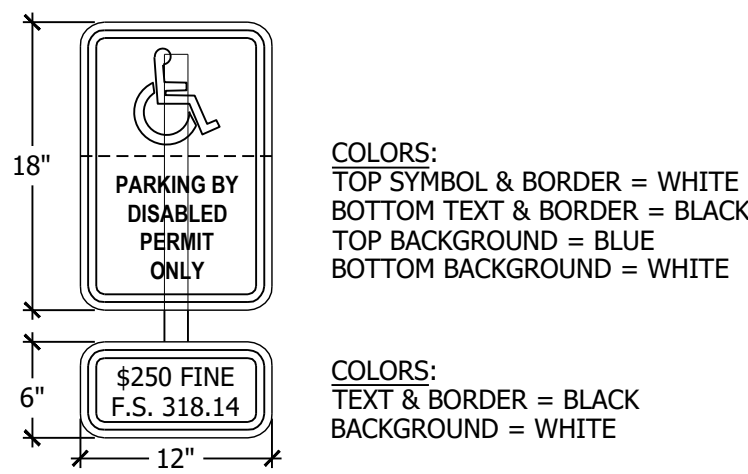
ELEVATION VIEW

NOTE: DUMPSTER TO MATCH THE BASE COLOR OF BUILDING



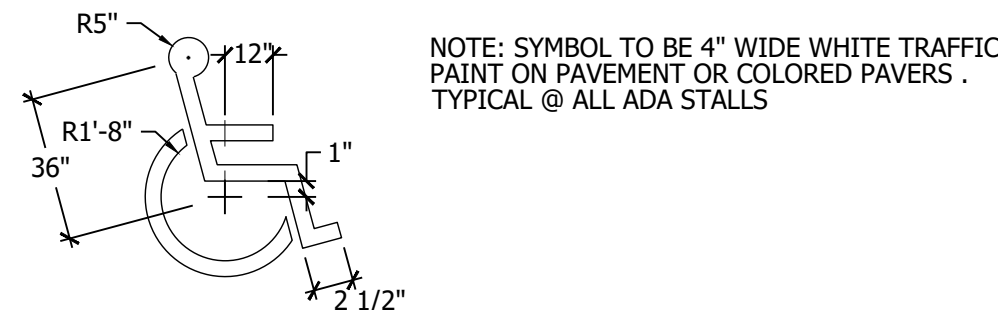
ADA SIGN DETAIL

NTS



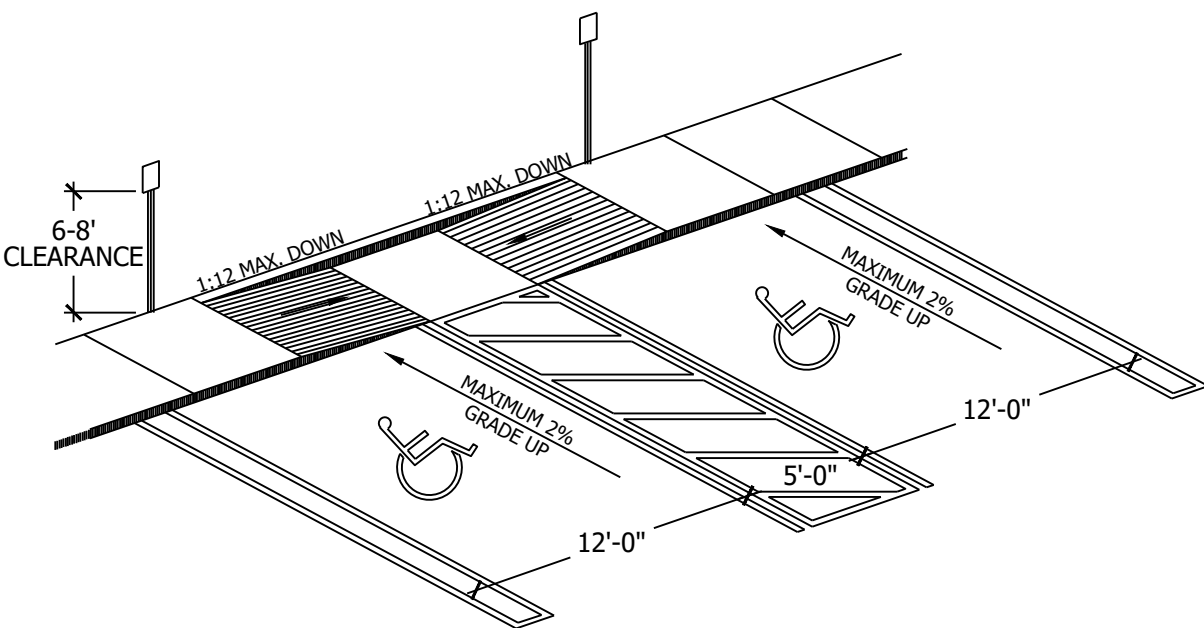
ADA SYMBOL DETAIL

NTS



ADA RAMP DETAIL

NTS



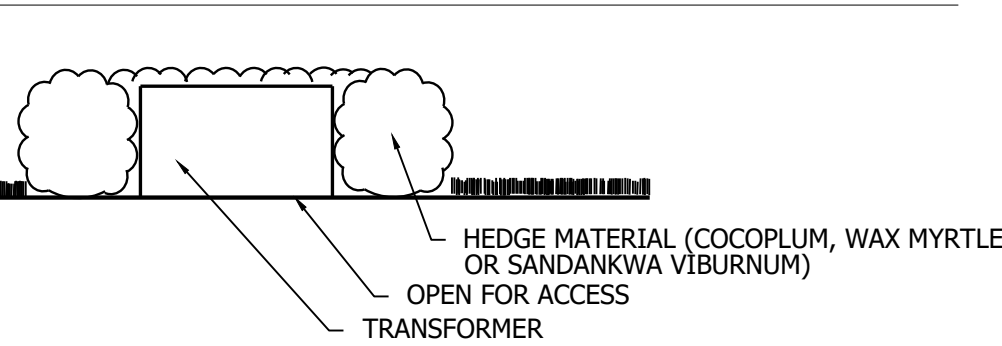
NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

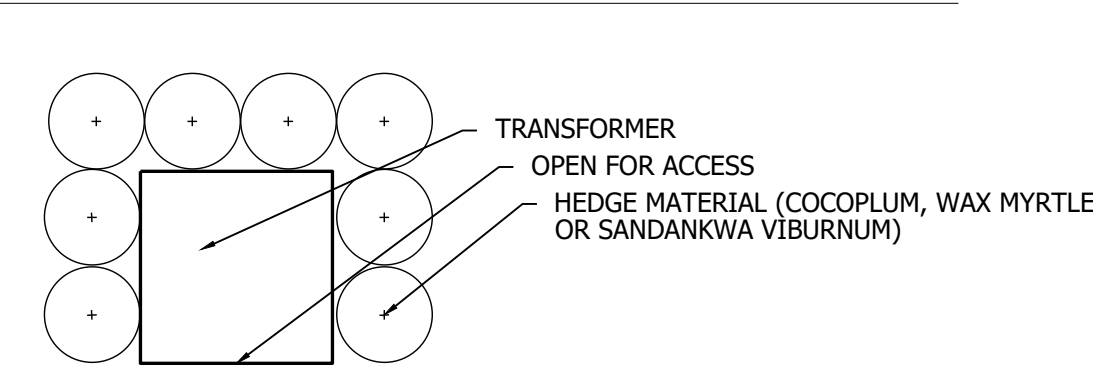
TRANSFORMER DETAIL

ELEVATION VIEW

NTS

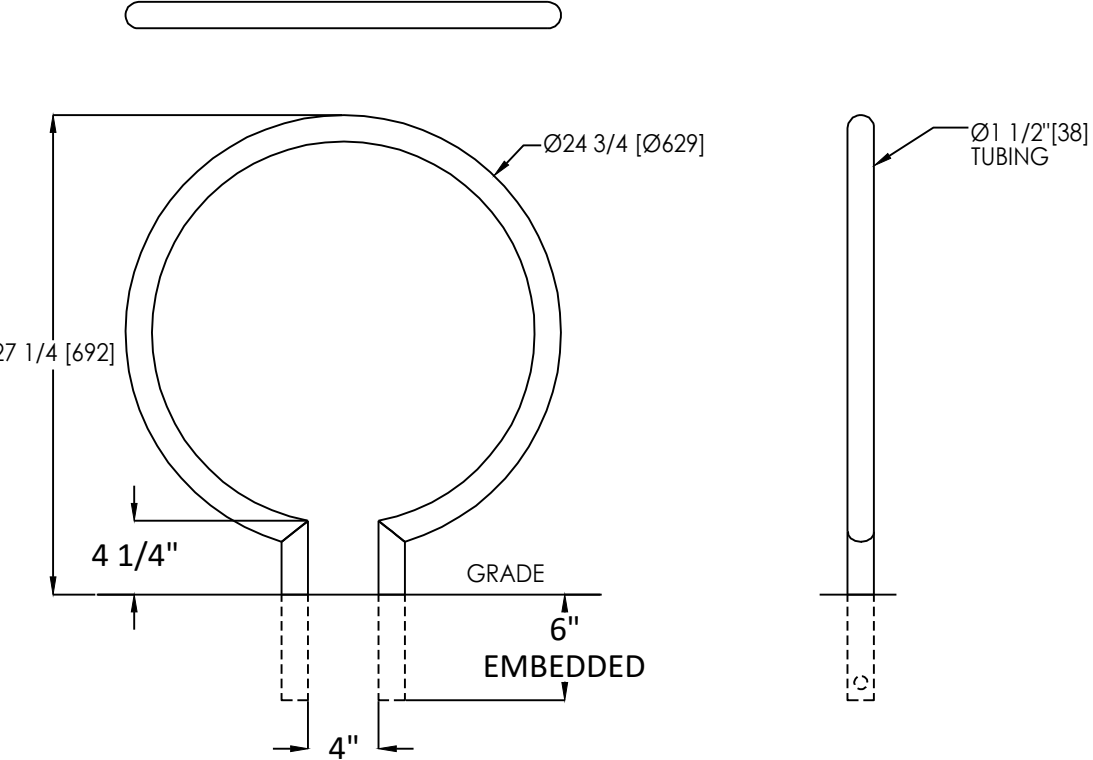


PLAN VIEW



BIKE RACK DETAIL

NTS

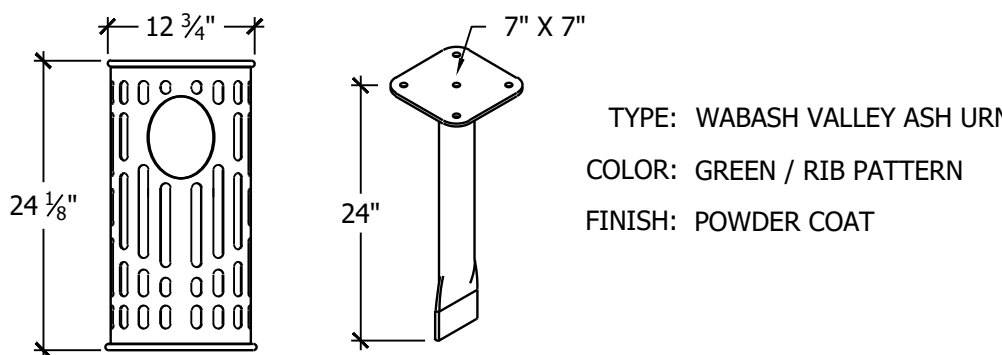


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www.landscapeforms.com Ph: 800.521.2546

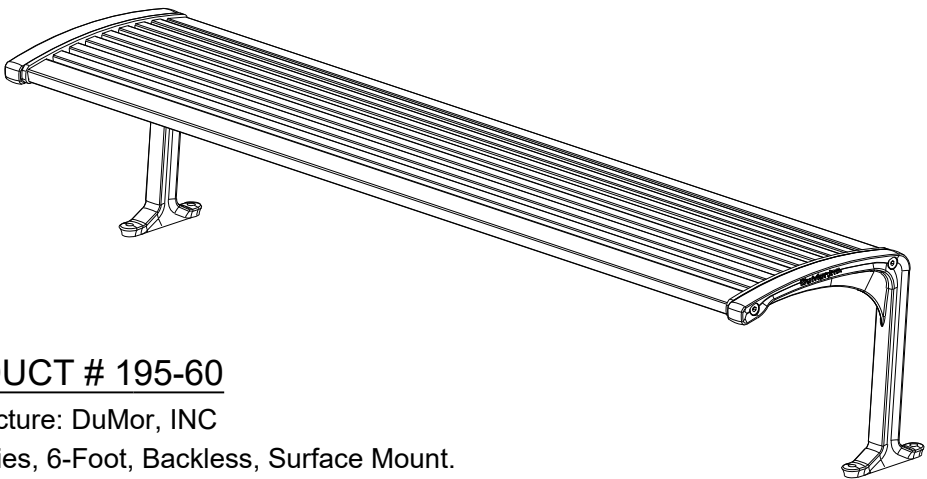
TRASH CAN DETAIL

NTS



BENCH DETAIL

NTS



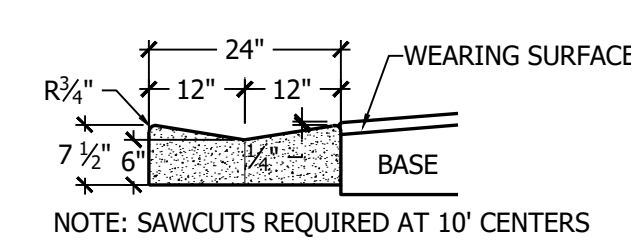
PRODUCT # 195-60 Manufacture: DuMor, INC 195 Series, 6-Foot, Backless, Surface Mount. Frame Powder Coat Finish w/ Textured Silver Color: White Or approved by Landscape Architect

INSTALL PER MANUFACTURERS RECOMMENDATIONS

Contact Information: repservices.com sales@repservices.com Phone: 866.232.8532

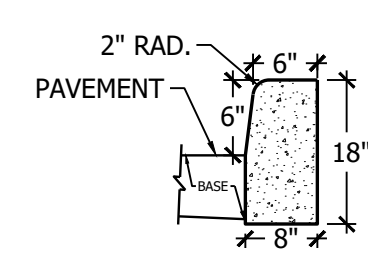
VALLEY CURB DETAIL

NTS



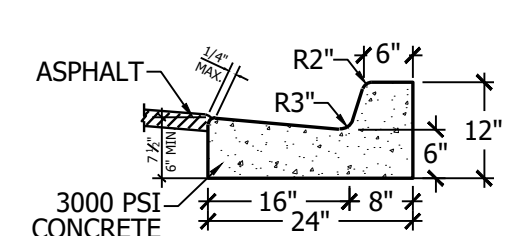
D CURB DETAIL

NTS

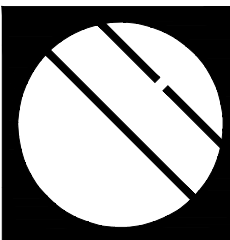


F CURB DETAIL

NTS



NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE SLOPE OF ADJACENT PAVEMENT AND THICKNESS OF THE LIP SHALL BE 6 INCHES.



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

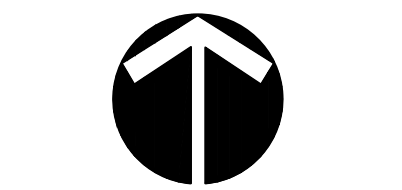
SHOPPES AT WESTLAKE LANDINGS

POD H - PARCEL C
PALM BEACH COUNTY, FL

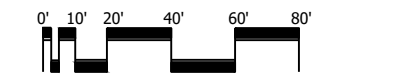
Donaldson E
Hearing:A010980
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Digitally signed by
Donaldson E
Hearing:A0109800000015



DESIGNED	DEH
DRAWN	RNK
APPROVED	DEH
JOB NUMBER	13-0518.60.01
DATE	07-15-21
REVISIONS	09-10-21
03-20-23	10-04-21
01-03-24	04-05-22
01-25-24	07-11-22
	01-06-23



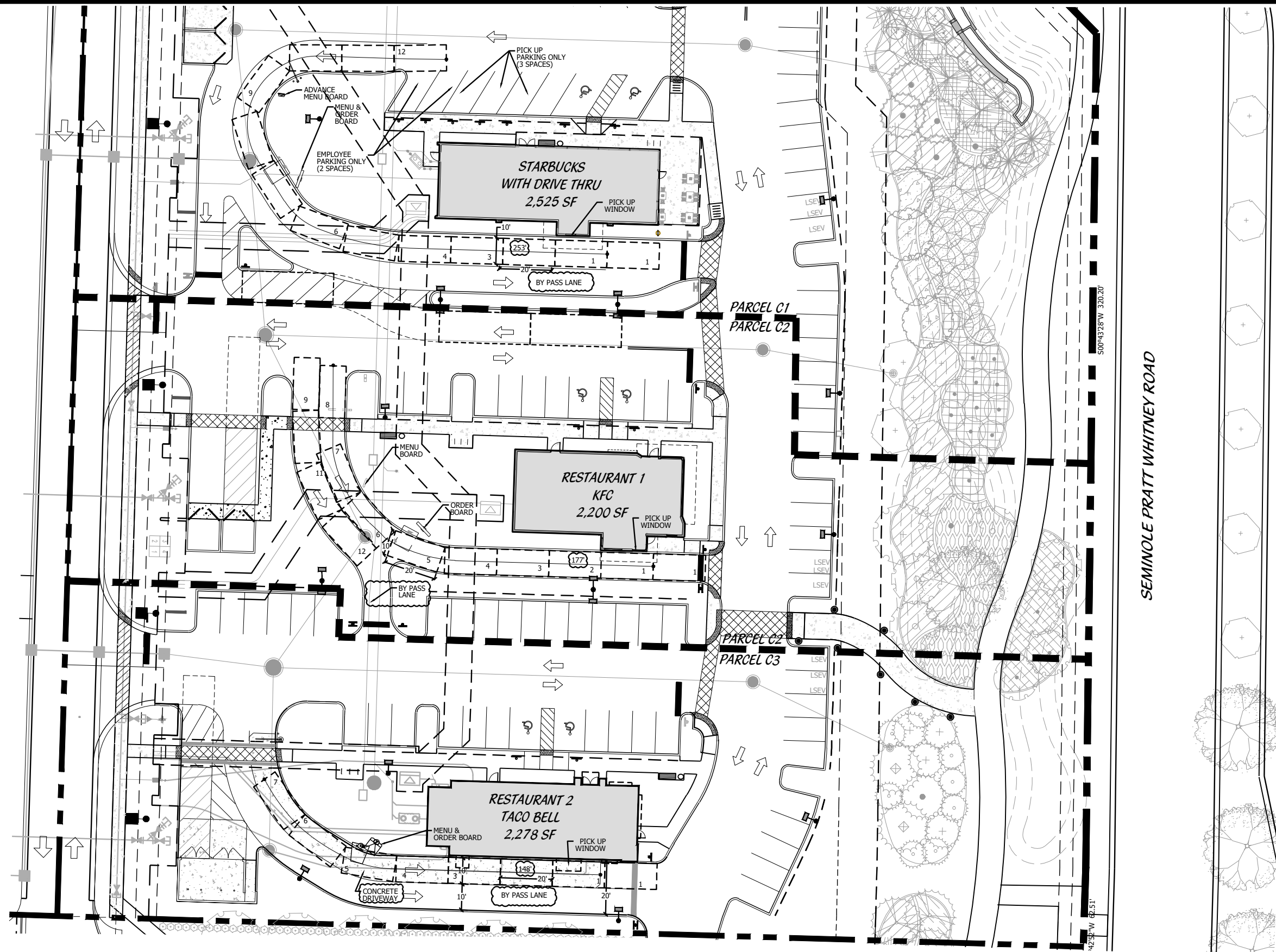
Scale: 1" = 20'



January 29, 2024 11:36:3 a.m.
Drawing: 13-0518.60.01 SP.DWG

SHEET 2 OF 2

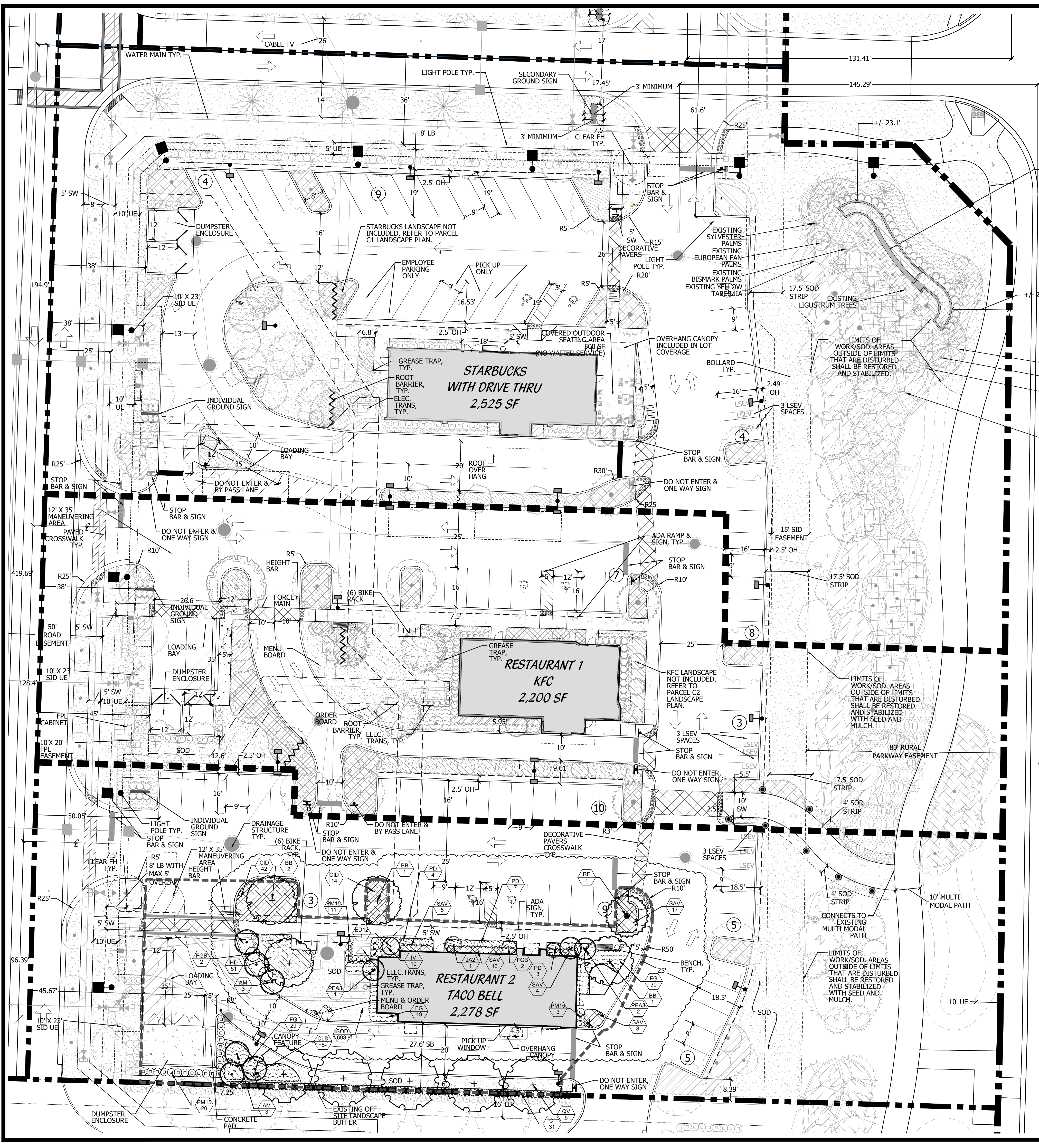
© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. A limited liability is granted to a government entity who has jurisdiction for the sole purpose of fulfilling its public records requirement under Florida law.



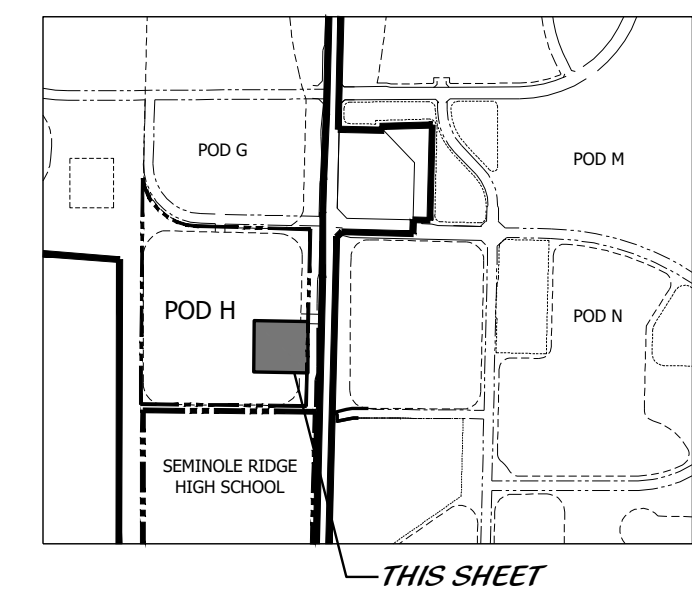
DRIVE THRU QUEUING EXHIBIT

POD H - PARCEL C
City of Westlake, Florida

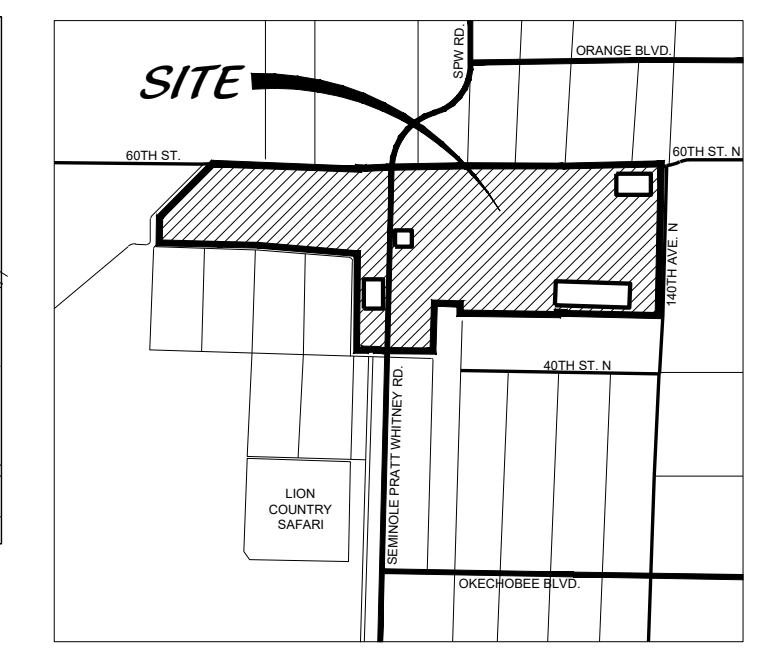
01.29.2024



KEY MAP



LOCATION MAP



LANDSCAPE DATA

AREA CALCULATIONS	S.F.	AC.	%
BUILDING FOOTPRINT	17,266.44	0.396	11.32%
VEHICULAR USE AREA	65,187.16	1.496	42.73%
SIDEWALKS & PLAZAS	15,650.78	0.359	10.26%
LANDSCAPE BUFFER AREA	35,681.25	0.819	23.39%
FOUNDATION PLANTING AREA	3,024.48	0.069	1.98%
INTERIOR LANDSCAPE AREA	15,758.89	0.362	10.33%
TOTAL SITE AREA	152,569	3.50	100.00%

GROSS AFFECTED AREA 152,569 SF			
CATEGORY	CODE	REQ.	PROV.
INTERIOR LANDSCAPE (SECTION 4. TABLE 4-3)			
TOTAL TREES FOR GROSS SITE AREA	1/3000 SF	51	95
TOTAL SHRUBS FOR GROSS SITE AREA	3/1250 SF	366	890
FOUNDATION PLANTING: FRONT FAÇADE - 239 LF (SECTION 4.15)			
TREES - (1/20 LF OF 40% FAÇADE LENGTH)	1/20 OF 96LF	5	6
SHRUBS - (8' WIDTH PLANTING AREA FOR 40% FAÇADE LENGTH)	1/10 OF 96 SF	76	85
FOUNDATION PLANTING - SIDE FAÇADES - 516 LF (SECTION 4.16)			
TREES - (1/20 LF OF 40% FAÇADE LENGTH)	1/20 OF 206 LF	10	16
SHRUBS - (5' WIDTH PLANTING AREA FOR 40% FAÇADE LENGTH)	1/10 OF 206 SF	103	181
NORTH BUFFER- 342 LF (SECTION 4.13)			
TREES **	1/25 LF	14	14
CONTINUOUS HEDGE	3' HT.	YES	YES
SOUTH BUFFER- 224 LF (SECTION 4.13)			
TREES	1/25 LF	9	10
CONTINUOUS HEDGE	3' HT.	YES	YES
WEST BUFFER - 301 LF (SECTION 4.13)			
TREES	1/25 LF	12	13
CONTINUOUS HEDGE	3' HT.	YES	YES
TREE SPECIES MIX (SECTION 4.12)			
MIN. NO. OF TREE SPECIES	84 TREES	6	9
PLANT SPECIES (SECTION 4.12)			
NATIVE TREE SPECIES	60% OF REQ. MIN.	31	40
NATIVE SHRUB SPECIES	60% OF REQ. MIN.	220	624

* NOTE: EAST BUFFER LANDSCAPE REQUIREMENTS ARE SATISFIED BY EXISTING LANDSCAPE BUFFER.
** CANOPY TREE SUBSTITUTE IS 3:1 RATIO. EXCEPTION FOR ROYAL, BISMARCK, PHOENIX, AND CANARY. (7.D.28) [ORD. 2018-002]

LEGEND

ADA	AMERICANS WITH DISABILITIES	ADA SIGN
LB	LANDSCAPE BUFFER	STOP SIGN
DE	DRAINAGE EASEMENT	DO NOT ENTER
R	RADIUS	GREASE TRAP
OH	OVER HANG	TRANSFORMER
SB	SETBACK	
SW	SIDEWALK	
TYP	TYPICAL	
LSEV	LOW SPEED ELECTRIC VEHICLE	
ELEC TRANS	ELECTRONIC TRANSFORMER	

PROJECT TEAM

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LANDSCAPE PLAN

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SHOPPES AT WESTLAKE LANDINGS

POD H - PARCEL C3
PALM BEACH COUNTY, FL

Donaldson E
Hearing: A01098000
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DESIGNED	DEH
DRAWN	JCO/RNK
APPROVED	DEH
DATE	13-0518.60.01
JOB NUMBER	12-29-21
DATE	04-19-22
REVISIONS	07-12-22
	09-09-22
	02-15-23
	03-20-23

Scale: 1" = 20'

January 03, 2024 10:13:11 a.m.
Drawing: 13-0518.60.01 LP C3 TB.DWG

SHEET 1 OF 2

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LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS:

PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS, NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADING AND STANDARDS FOR NURSERY PLANTS PARTS I & II, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND IT IS OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES AND PALMS FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITECT TO BE UNSUITABLE FOR PLANTING, I.E. ROAD BASE, PAVEMENT, ETC. REPLACEMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% MUCK. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE COCO BROWN DYED B GRADE MULCH. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS WITHIN 6" OF PLANT STEMS.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGANITE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS SHALL UTILIZE AN 8-2-12+4 ANALYSIS, PLUS MICRO NUTRIENTS, 100 PERCENT OF THE (N) NITROGEN, (K) POTASSIUM, (MG) MAGNESIUM, AND (B) BORON MUST BE IN CONTROLLED RELEASE FORM. THE (MN) MANGANESE AND (FE) IRON SOURCES MUST BE WATER SOLUBLE (SULFATED OR CHELATED).

FERTILIZER WILL BE APPLIED PER THE MANUFACTURERS RECOMMENDATIONS. "FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT THE RATE RECOMMENDED BY THE MANUFACTURER.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

BACKFILL AROUND BALL WITH STANDARD PLANTING MIXTURE AND SLIGHTLY COMPACT. WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF STANDARD PLANTING MIXTURE BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH EXCEPT WITHIN 6" OF TRUNK.

PRUNE TREE TO REMOVE DAMAGED BRANCHES ONLY. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER. GUY AND STAKE TREE IN ACCORDANCE WITH THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'4" WIDER THAN THE SPREAD OF ROOTS FOR POSITIONING AT PROPER HEIGHT. BACKFILL AROUND PLANTS WITH STANDARD PLANTING MIXTURE, COMPACTED. ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH EXCEPT WITHIN 6" OF STEMS.

4. PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

5. PLANTING LAWNS

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED STANDARD PLANTING MIX TO FINISH DESIGN ELEVATIONS. ROLL PREPARED SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTOR TO DISTRIBUTE THE FERTILIZER AT THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS. DO NOT OVERLAP, STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED STANDARD PLANTING MIXTURE INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOVING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

PLANT MATERIAL SUBSTITUTION

NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

PLANTING BED PREPARATION

ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (PANICUM REPENS) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED REPLACEMENT SOIL.

ALL LANDSCAPE ISLANDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED REPLACEMENT SOIL.

LANDSCAPE WARRANTY

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE POINT WHERE THEY NO LONGER MEET FLORIDA #1 CONDITION DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM ACTS OF GOD SUCH AS LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE FINAL ACCEPTANCE, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

IRRIGATION

ALL LANDSCAPED AREAS (INCLUDING SOD AREAS) SHALL BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC SPRINKLER SYSTEM PROVIDING 100 PERCENT COVERAGE. LANDSCAPE INSTALLATION SHALL NOT OCCUR UNTIL THE IRRIGATION SYSTEM IS OPERATIONAL, UNLESS THE OWNER, THE OWNER'S REPRESENTATIVE, OR THE PROJECT LANDSCAPE ARCHITECT GRANTS APPROVAL.

GENERAL LANDSCAPE NOTES

ALL LANDSCAPING AND ABOVE GROUND STRUCTURES SHOWN HEREON ARE DESIGNED AND ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH SEMINOLE IMPROVEMENT DISTRICT (SID) STREETSCAPE STANDARDS.

ALL PROPOSED PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DESCRIBED IN GRADING AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICE.

ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF MULCH.

ALL PLANT MATERIAL SHALL BE PRUNED, IF NEEDED, TO ACHIEVE THE SHAPE AND FORM CHARACTERISTIC TO THEIR DESIGN INTENT. PRUNING TO BE IN STRICT ACCORDANCE WITH ISA STANDARDS.

ALL SOD OR SEED SHALL BE CERTIFIED (IF APPLICABLE) AND WEED AND INSECT FREE.

VEGETATION REMOVAL PERMITS ARE REQUIRED PRIOR TO REMOVING, CLEARING OR STRIPPING ANY VEGETATION FROM THE PROPERTY.

AT THE TIME OF BUILDING PERMIT, THE APPLICANT SHALL EXECUTE HOLD HARMLESS AGREEMENTS WITH ALL APPLICABLE UTILITIES FOR LANDSCAPING WITHIN UTILITY EASEMENTS.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS OR CHANGES WITHOUT THE AUTHORIZATION OF S.I.D.. THE OWNER AND THE LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

CALL SUNSHINE ONE CALL SERVICE FOR UNDERGROUND UTILITY LOCATIONS 48 HOURS PRIOR TO ANY EXCAVATION OF DIGGING 1-800-432-4470.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS REQUIRED TO PERFORM LANDSCAPE WORK.

THE CONTRACTOR SHALL COORDINATE THE PLANTING AND TRIMMING OF STREET TREES TO ENSURE FULL VISIBILITY TO TRAFFIC CONTROL AND SAFETY SIGNAGE.

TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING. LARGER TREES WILL BE PROVIDED AT INTERSECTIONS WHERE DEEMED NECESSARY BY S.I.D. DESIGN REQUIREMENTS.

ANY PLANT MATERIAL PLANTED WITHIN SAFE SIGHT DISTANCE TRIANGLES SHALL BE MAINTAINED IN A WAY THAT PROVIDES UNOBSTRUCTED VISIBILITY AT A LEVEL BETWEEN 30" AND 6" ABOVE THE PAVEMENT SURFACE OF THE ADJACENT ROADWAY.

VEGETATION LOCATED WITHIN SAFE SIGHT DISTANCE TRIANGLE AREAS SHALL BE TRIMMED SO THAT NO CANOPY LIMBS OR FOLIAGE EXTEND INTO REQUIRED VISIBILITY AREA.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALIKE SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL TO THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

LOCAL UTILITY AND FIRE RESCUE CLEARANCE ZONES SHALL BE PROVIDE AROUND ALL ABOVE GROUND OR AT GRADE DEVICES AND EQUIPMENT.

ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.

ALL SOD SHALL BE STENOTAPHRUM SECUNDATUS FLORITAM-PALMETTO (ST. AUGUSTINE SOD) UNLESS OTHERWISE NOTED ON PLANS.

TYPE D, E OR F RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

ALL TREES PLANTED UNDER OR ADJACENT TO FPL POWER LINES WILL COMPLY WITH THE FPL RIGHT TREE IN THE RIGHT PLACE GUIDELINES (REV. 5/95)

ALL TREES AND PALMS SHALL BE STAKED/GUYED IN ACCORDANCE WITH THE SPECIFICATIONS AND PLANTING DETAILS.

STREET TREE LOCATIONS SHALL BE COORDINATED WITH DRIVEWAYS, STREET LIGHTS, UTILITIES AND FIRE HYDRANTS.

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

ALL LANDSCAPE ISLANDS SHALL INCORPORATE THE INSTALLATION OF MOUNDING OF NATIVE SOILS A MINIMUM OF SIX INCHES (6") ABOVE THE TOP OF CURB.

ROYAL PALM TREES WITHIN THE ROW SHALL BE REGULARLY MAINTAINED AND TRIMMED SO FRONDS DO NOT FALL ONTO ROADWAYS.

ALL LANDSCAPE ISLANDS AND MEDIANS SHALL BE EXCAVATED TO A DEPTH OF 30" MINIMUM AND BACKFILLED WITH A SOIL MIX CONSISTING IF ½ NATIVE SOIL, ¼ CLEAN SAND AND ¼ COMPOSED COW MANURE OR COMPARABLE COMPOSED ORGANIC MATERIAL. CLEARANCE BETWEEN LANDSCAPE AND UTILITIES WILL BE REVIEWED BY SEMINOLE IMPROVEMENT DISTRICT.

ROOT BARRIER NOTES

TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON SEMINOLE IMPROVEMENT DISTRICT (S.I.D.) STREETSCAPE STANDARDS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM S.I.D. UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOW HEREIN.

ADDITIONALLY, LARGE TREES OR PALMS ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE SHALL BE INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL FOR INSTALLATION REQUIREMENTS. HOWEVER, IN NO CASE SHALL TREE ENCROACH INTO A SID UE WITHOUT PRIOR SID APPROVAL AND ONLY SOD CAN BE INSTALLED WITHIN 7.5' OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHALL.

ALL LANDSCAPING AND ABOVE GROUND STRUCTURE SHOWN HEREIN ARE DESIGNED AND ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH SEMINOLE IMPROVEMENT DISTRICT STANDARDS.

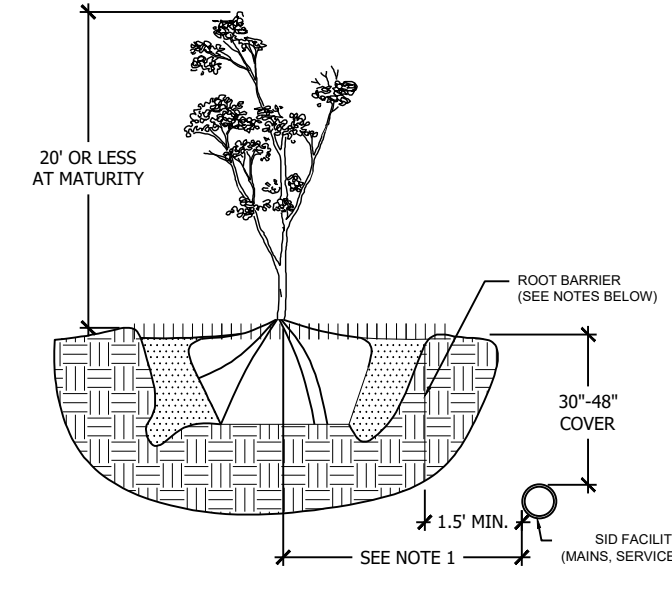
ROYAL PALM TREES PLANTED WITHIN RIGHT OF WAYS SHALL BE REGULARLY MAINTAINED SO THAT FRONDS DO NOT FALL INTO THE RIGHT OF WAY.

TREES SHALL HAVE A MINIMUM TWO FOOT SEPARATION FROM BIKE PATHS AND SIDEWALKS.

OVERALL PLANT LIST

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
BB	4	BUCIDIA BUCERAS 'SHADY LADY'	SHADY LADY BLACK OLIVE	65 GAL	5" CAL	12'-14' OA	N	FULL CANOPY, MATCHED.
ED12	1	ELAEOCARPUS DECIPiens	JAPANESE BLUEBERRY TREE	45 GAL	NA	12' OA	N	FULL & THICK CANOPY, SHEARED CONICAL SHAPE. FLORIDA FANCY, SINGLE STRAIGHT TRUNK. MATCHED, FULL TO BASE. FULL CANOPY, 5' CT MIN. MATCHED. BECKER OR FISH BRANCH.
QV	5	QUERCUS VIRGINIANA	LIVE OAK (MEDIUM)	65 GAL	5" CAL	12'-14' HT X 6' SPRD	Y	
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
AM	6	ADONIDIA MERRILLII	CHRISTMAS PALM	FIELD GROWN	NA	12' OA	N	FULL CANOPY, SINGLE TRUNK, MATCHED
PE3	3	PTYCHOSPHERMA ELEGANS	ALEXANDER PALM	FIELD GROWN	NA	8' CT	N	FULL CANOPY, 3 STEMS, MATCHED, FL FANCY
RE	1	ROYSTONEA ELATA	ROYAL PALM	FIELD GROWN	NA	8' GW	Y	FULL CANOPY, MATCHED
SMALL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
JA2	1	JATROPHA	JATROPHA BUSH FORM	25 GAL	NA	4'-5' OA	N	FULL, SPECIMEN
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
FG8	4	FICUS MACROPHYLLA 'GREEN ISLAND'	GREEN ISLAND FICUS 'BALL'	7 GAL	4'-5" OA	AS	N	FULL & THICK, MATCHED.
PM15	34	PODOCARPUS MACROPHYLLUS	PODOCARPUS	15 GAL	6'-7" OA	AS	N	FULL & THICK
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
CI	31	CHRYSOBALANUS ICACO	COCORLUM	3 GAL	24" X 24"	24" OC	Y	FULL & THICK
CID	56	CHRYSOBALANUS ICACO 'HORIZONTAL'	DWARF COCOPLUM	3 GAL	12" X 12"	24" OC	Y	FULL & THICK, NOT STRETCHED, FLORIDA FANCY
CLO	8	CLUSIA FLAVA	CLUSIA	7 GAL	36" X 24"	36" OC	N	FULL & THICK
FG	78	FICUS MACROPHYLLA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL	12" X 12"	24" OC	N	FULL & THICK
HD	51	HAMELIA PATENS 'COMPACTA'	DWARF FIREBUSH	3 GAL	18" X18"	30" OC	Y	FULL & THICK, FLORIDA NATIVE VARIETY
IV	10	ILEX VOMITORIA 'STOKES DWARF'	DWARF YALPOU HOLLY	3 GAL	14" X 14"	24" OC	Y	FULL & THICK
PD	14	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES'	DWARF PODOCARPUS	3 GAL	12" X 12"	24" OC	N	FULL & THICK
SAV	44	SCHAEFFERA ARBORICOLA 'TRINETTE'	DWARF VARIEGATED SCHAEFFERA	3 GAL	18" X18"	30" OC	N	FULL & THICK
SOD	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
SOD	1,692 sf	STENOTAPHRUM SECANDATUM	ST AUGUSTINE OR CITRA BLUE	NA	NA	NA		WEED FREE

PLANTING DETAILS



NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. THIS DISTANCE SHALL 3' MINIMUM WITH ROOT BARRIER AND 5' MINIMUM IF NO ROOT BARRIER IS USED.

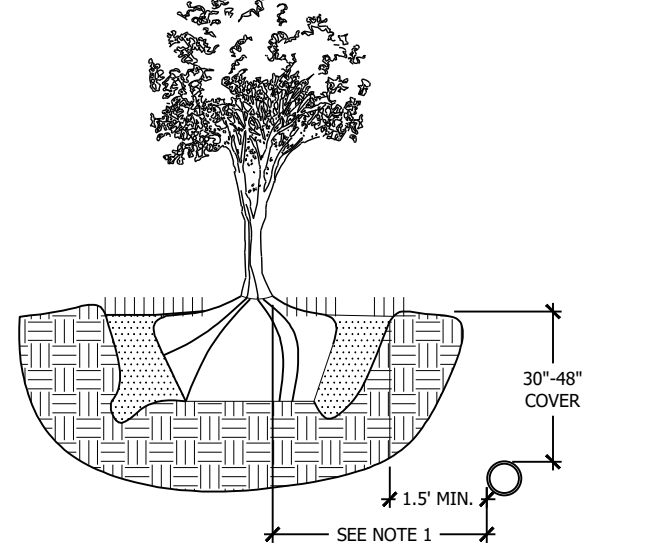
2. ALL ROOT BARRIERS SHALL BE 1.5' MINIMUM FROM ALL SID FACILITIES.

3. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH SID AND INSPECTED BY SID PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.

4. ROOT BARRIERS SHALL BE MINIMUM 60" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 30" PANELS MANUFACTURED BY BIOBARRIER.

5. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

SEMINOLE IMPROVEMENT DISTRICT (SID) TYP. SMALL TREE OR PALM WITH ROOT BARRIER



NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. THIS DISTANCE SHALL 5' MINIMUM WITH ROOT BARRIER AND 10' MINIMUM IF NO ROOT BARRIER IS USED.

2. ALL ROOT BARRIERS SHALL BE 1.5' MINIMUM FROM ALL SID FACILITIES.

3. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH SID AND INSPECTED BY SID PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.

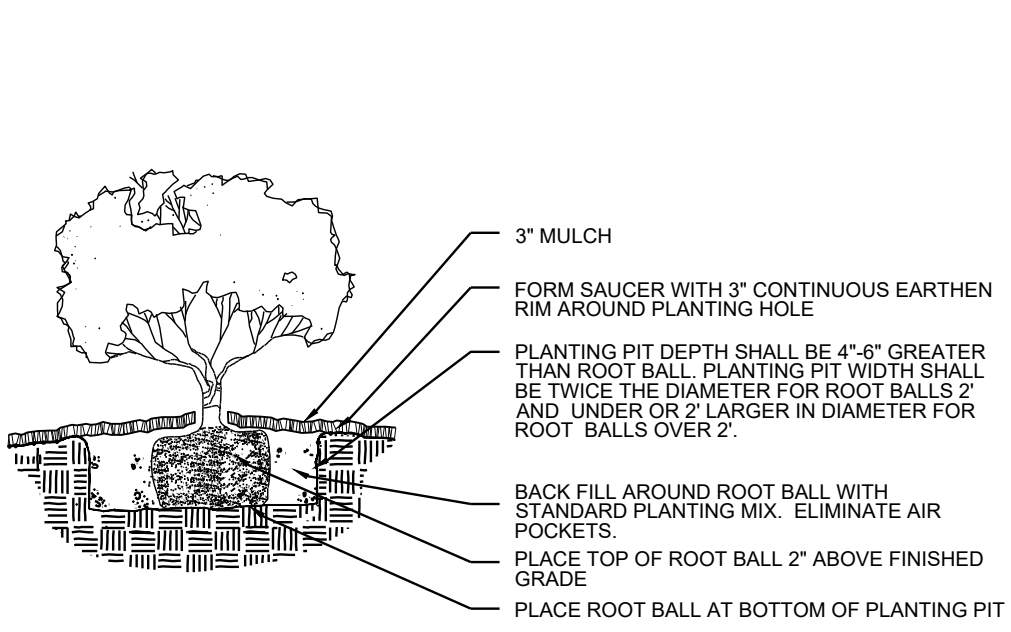
4. ROOT BARRIERS SHALL BE MINIMUM 60" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 30" PANELS MANUFACTURED BY BIOBARRIER.

5. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

6. LARGE PALM TREES INCLUDE ROYAL, WASHINGTONIAN, BISHMARK AND SIMILAR SIZED SPECIES.

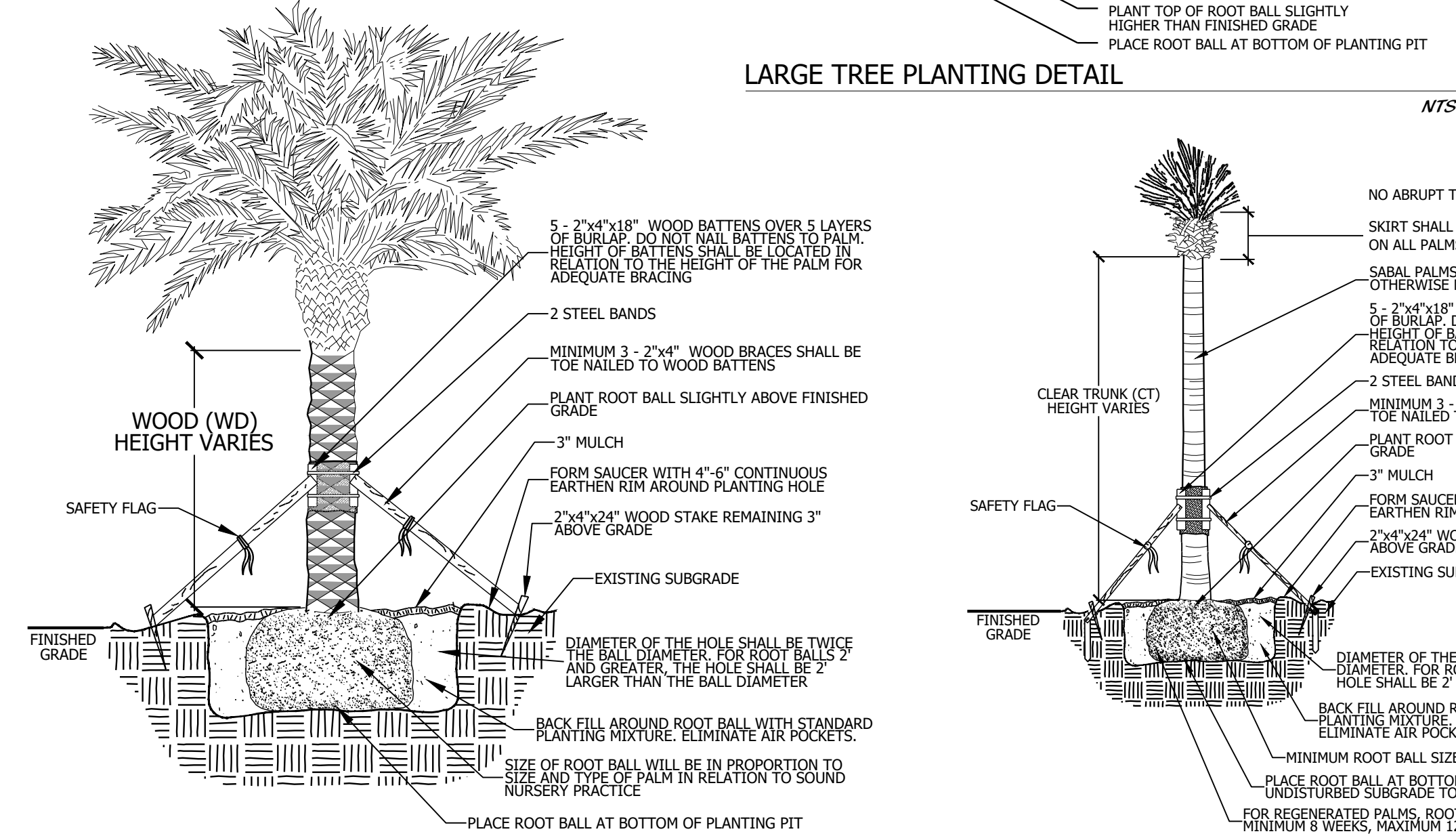
SEMINOLE IMPROVEMENT DISTRICT (SID) TYP. LARGE TREE OR PALM WITH ROOT BARRIER

NOTES



SHRUB/GROUNDCOVER PLANTING DETAIL

NTS



LARGE PALM PLANTING DETAIL

MEDJOOL, CANARY ISLAND, SYLVESTER DATE PALM, ETC.

NTS

LARGE TREE PLANTING DETAIL

NTS

LANDSCAPE AND ROOT BARRIER NOTE:

TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOW HEREON.

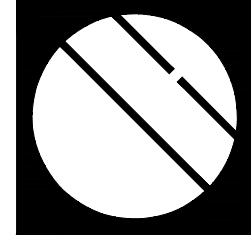
NOTE: CONTRACTOR SHALL CONTACT PALM BEACH COUNTY TRAFFIC OPERATIONS AT 561-233-3900 AND/OR SEMINOLE IMPROVEMENT DISTRICT 561-790-1742 FORTY- EIGHT (48) HOURS PRIOR TO CONSTRUCTION IF WORK IS BEING DONE WITHIN 10 FEET ON ANY SIGNAL EQUIPMENT.

DAMAGES TO LOOPS OR ANY SIGNAL EQUIPMENT CAUSED BY CONSTRUCTION OF THIS PROJECT MUST BE REPAIRED OR REPLACED TO ORIGINAL OR BETTER CONDITION AT NO COST TO PALM BEACH COUNTY AND/OR SEMINOLE IMPROVEMENT DISTRICT.

48 HOURS BEFORE DIGGING CALL TOLL FREE

1-800-432-4770

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

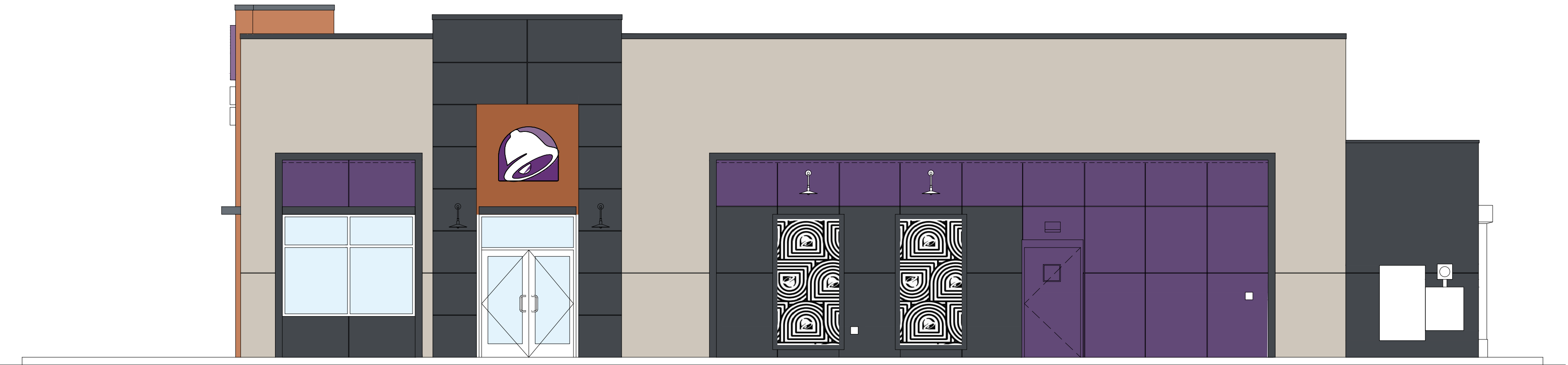


Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants



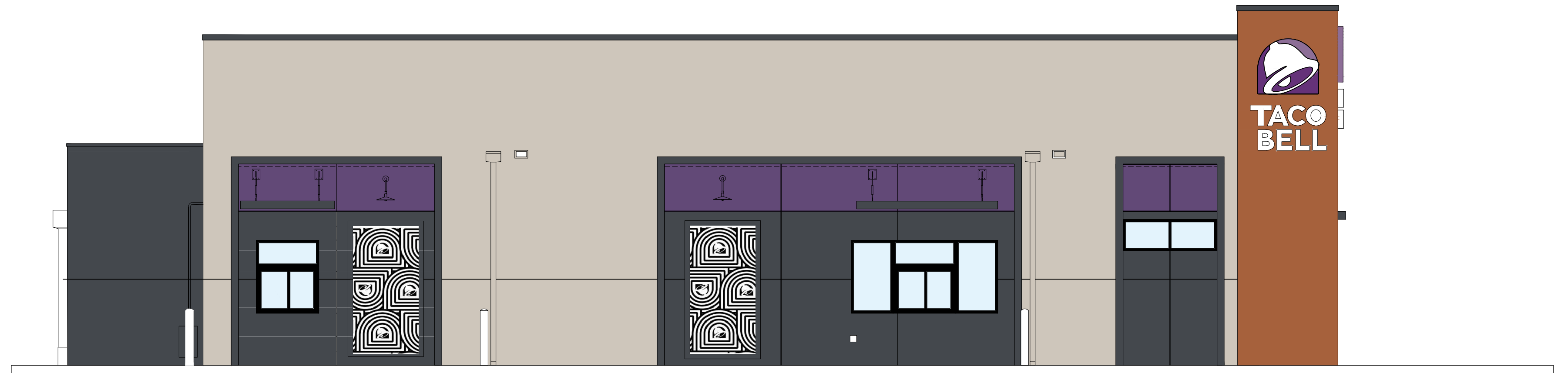
FRONT SIDE ELEVATION 3/16" = 1'-0" 4



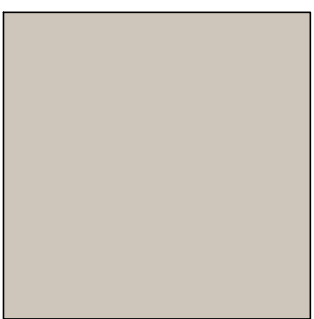
RIGHT SIDE ELEVATION 3/16" = 1'-0" 3



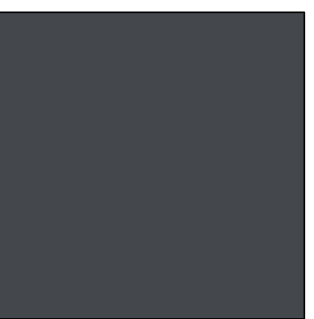
REAR ELEVATION 3/16" = 1'-0" 5



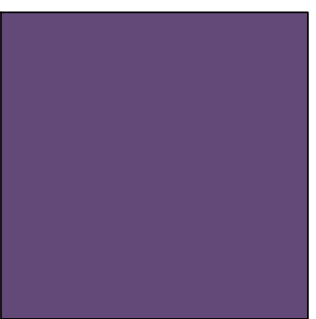
LEFT SIDE ELEVATION 3/16" = 1'-0" 2



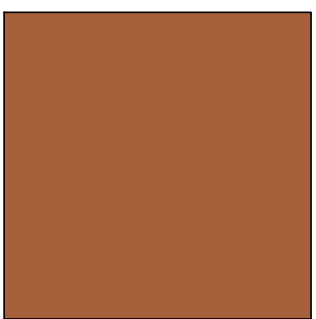
SHERWIN WILLIAMS,
SW7043 "WORLDLY GRAY"



SHERWIN WILLIAMS,
SW7076 "CYBERSPACE"



SHERWIN WILLIAMS, SW
PURPLE TB2603C



SHERWIN WILLIAMS,
SW6356 "COPPER
MOUNTAIN"

MATERIAL & PAINT SPEC BOARD N.T.S. 1



LEE B. MANSKE, AIA
FLORIDA LICENSE NO. AR97470



18332R22010

07.17.23 CIVIL COORDINATION

CONTRACT DATE:	06.08.2023
BUILDING TYPE:	END. MED40
PLAN VERSION:	XX.XX.XXXX
SITE NUMBER:	XXXXXX
STORE NUMBER:	

TACO BELL
SEMINOLE PRATT WHITNEY RD.
WESTLAKE, FL



RENDERED
ELEVATIONS

File Attachments for Item:

A. A Resolution for the Plat of Pod PC-3

Submitted By: Engineering

RESOLUTION 2024-04

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, A REPLAT OF A PORTION OF OPEN SPACE TRACT #2, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN PORTIONS OF SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 6 AND 7 TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



Meeting Agenda Item Coversheet

MEETING DATE:		March 5, 2024		Submitted By: Engineering	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		A Resolution for the Plat of Pod PC-3			
STAFF RECOMMENDATION: (MOTION READY)		Motion to Approve			
SUMMARY and/or JUSTIFICATION:		The City of Westlake has the exclusive jurisdiction to approve the plat pursuant to Florida Statutes, §177.071. The application has been reviewed and approved by a Professional Surveyor and Mapper for the City of Westlake, and said Surveyor and Mapper has found the application to be consistent with the requirement under Florida Statutes, Chapter 177. The plat includes 11.500 acres of land. The plat has been reviewed and approved by the City Engineer, SID, and the City Attorney.			
SELECT, if applicable		AGREEMENT:		BUDGET:	
		STAFF REPORT:		PROCLAMATION:	
		EXHIBIT(S):		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 Cover Sheet Staff Report Resolution Legal Description Plat Boundary Survey Approval Letter(s)			
SELECT, if applicable		RESOLUTION:		ORDINANCE:	
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>		A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, A REPLAT OF A PORTION OF OPEN SPACE TRACT #2, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN PORTIONS OF SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 6 AND 7 TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.			
FISCAL IMPACT (if any):					\$

RESOLUTION 2024-04

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING A REPLAT OF A PORTION OF OPEN SPACE TRACT #2, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN PORTIONS OF SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 6 AND 7 TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Minto PBLH, LLC, a Florida Limited Liability Company, as the Owner has requested approval for the plat of Pod PC-3, being a replat of a portion of Open Space Tract #2, Persimmon Boulevard East – Plat 2, Plat Book 128, Pages 16 through 19, Inclusive, Public Records of Palm Beach County, Florida, and Lying in Portions of Sections 1 and 12, Township 43 South, Range 41 East, City of Westlake, Palm Beach County, Florida, containing approximately 11.500 acres as described in Exhibit "A", attached hereto; and

WHEREAS, the City of Westlake has the exclusive jurisdiction to approve the plat and boundary survey pursuant to Florida Statutes, §177.071; and

WHEREAS, the application has been reviewed and approved by a Professional Surveyor and Mapper for the City of Westlake, and said Surveyor and Mapper has found the application to be consistent with the requirements under Florida Statutes, Chapter 177; and

WHEREAS, the Building staff, Engineering staff and Planning staff for the City of Westlake have reviewed the application, the final plat, attached hereto as "Exhibit B", and the boundary survey, attached hereto as "Exhibit C", and the collective staff has recommended approval; and

WHEREAS, after careful review and consideration, the collective staff has determined that this application has complied with the City's Land Development Regulations and Florida law.

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

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

Section 2: **CITY COUNCIL APPROVALS.** The City Council for the City of Westlake hereby approves the final plat, "Exhibit B" and boundary survey, "Exhibit C" for the Pod PC-3, as described in the attached Exhibit "A", containing approximately 11.500 acres, which is located in the City of Westlake, and in Palm Beach County, Florida.

Section 3. **RECORDATION.** The applicant shall provide a certified copy of the recorded plat and the applicant shall cover the costs of recording the plat in the public records in and for Palm Beach County Florida.

Section 4: **SCRIVENER'S ERRORS.** This Resolution can be renumbered or re-lettered and typographical errors and clarification of ambiguous wording that do not affect the intent can be corrected with the authorization of the City Manager and City Attorney without the need for public hearing.

Section 5: **EFFECTIVE DATE.** This resolution shall take effect immediately upon its adoption.

Section 6: **CONFLICTS.** All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7: **SEVERABILITY.** If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

PASSED AND APPROVED by City Council for the City of Westlake, on this ____ day of _____, 2024.

PUBLISHED on this ____ day of _____ in the Palm Beach Post.

City of Westlake
JohnPaul O' Connor, Mayor

Zoie Burgess, City Clerk

Approved as to Form and Sufficiency
_____, City Attorney
(PRINT NAME)



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

STAFF MEMORANDUM

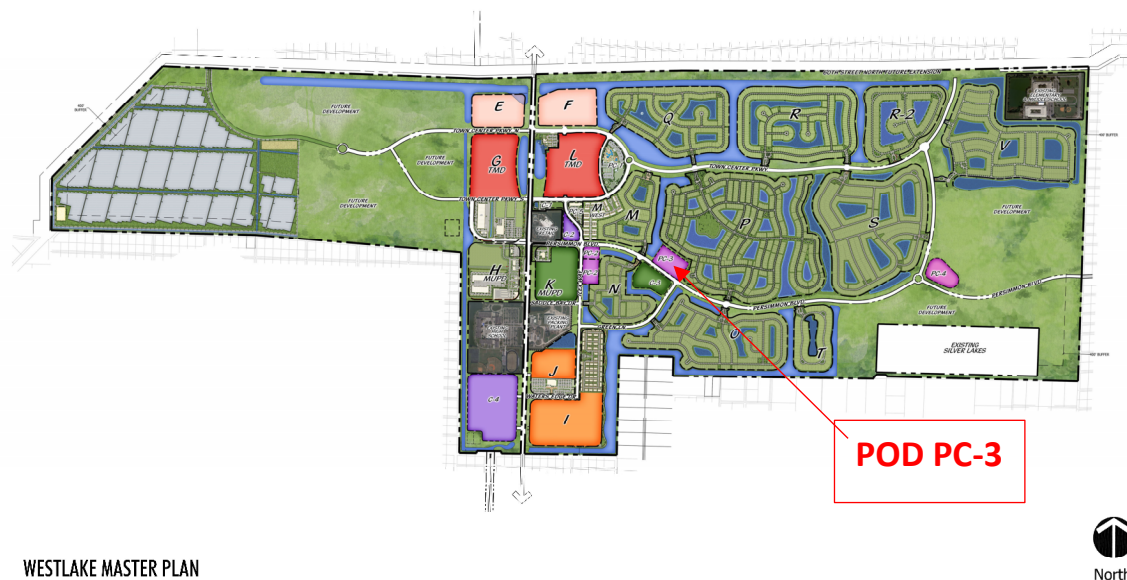
DATE: 2/16/2024
PETITION NO.: ENG-2023-11
DESCRIPTION: Review of Plat for Pod PC-3
APPLICANT: Cotleur and Hearing
OWNER: Minto PBLH, LLC
REQUEST: Owner (Minto PBLH, LLC) is requesting approval of the Plat for Pod PC-3

Final Recommendation

The Office of the City Engineer has reviewed the documents associated with the application referenced above and recommends approval by the Council. Approval by the Seminole Improvement District's Engineering Department and Board of Supervisors is scheduled for March 5, 2024.

Discussion

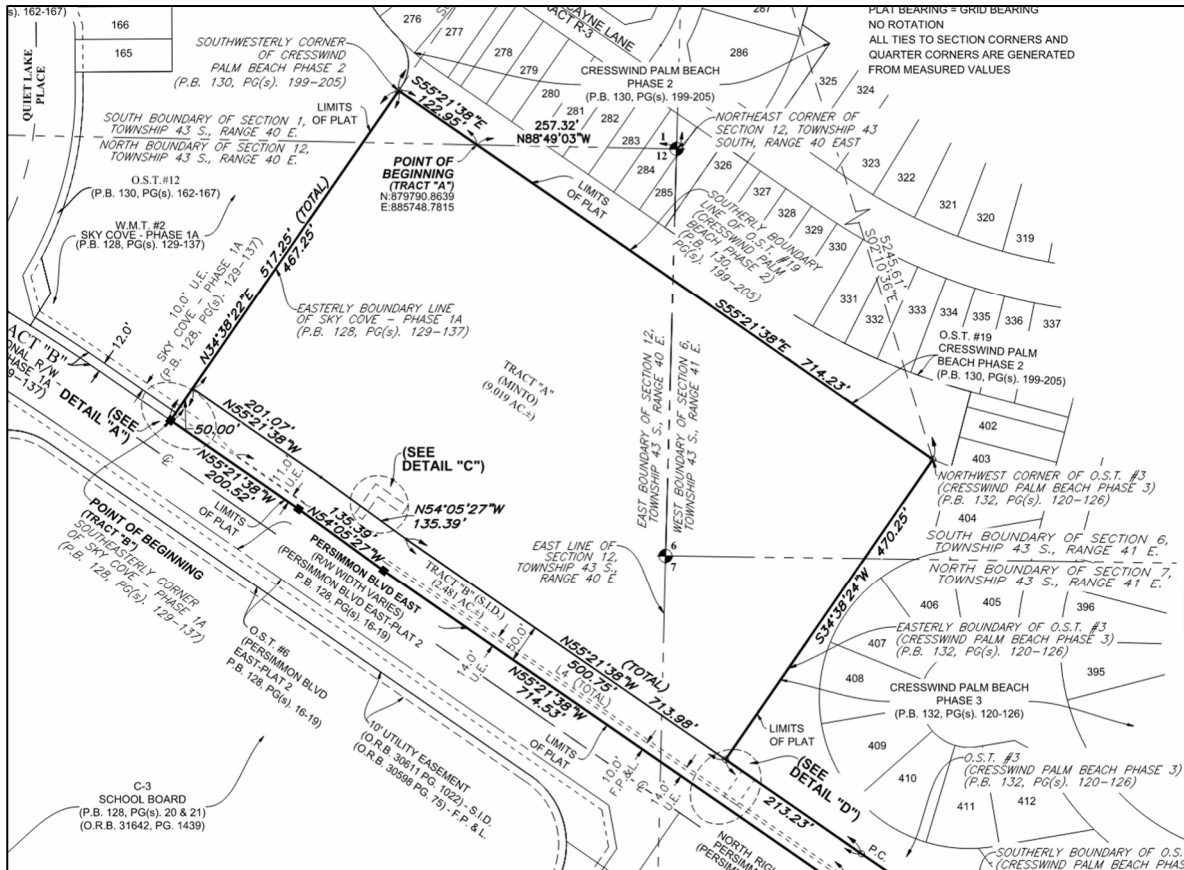
Pod PC-3 will contain 11.500 acres of land. Pod PC-3 is located in the central portion of Westlake, southwest of Pod P, northeast of Pod N, east of Pod M and north of Persimmon Boulevard, as shown in the graphics below. The primary access point to Pod PC-3 has yet to be determined and will be specified later with a site plan submittal.



WESTLAKE MASTER PLAN



Location Map



Pod PC-3 is comprised of Tract "A" and Tract "B". Tract "A" is a parcel of land lying in Sections 1 and 12, Township 43 South, Range 40 East, and Sections 6 and 7 Township 43 South, Range 41 East, City of Westlake, Florida. Tract "B" is a parcel of land being a portion of Open Space Tract #2, as shown on Persimmon Boulevard East – Plat 2, according to the plat thereof, as recorded in plat book 128, pages 16 through 19, inclusive, of the public records of Palm Beach County, Florida and a portion of Section 12, Township 43 South, Range 40 East and Section 7, Township 43 South, Range 41 East, Palm Beach County, City of Westlake, Florida.

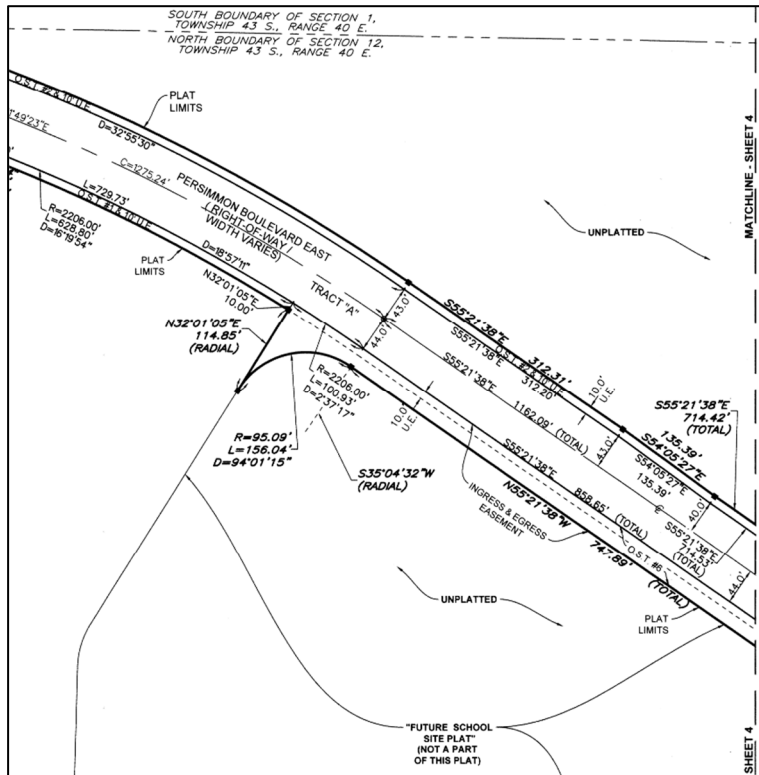


Figure 1. Snippet from Persimmon Boulevard East – Plat 2 (P.B. 128, P.G. 16 – 19) showing the location of O.S.T. #2

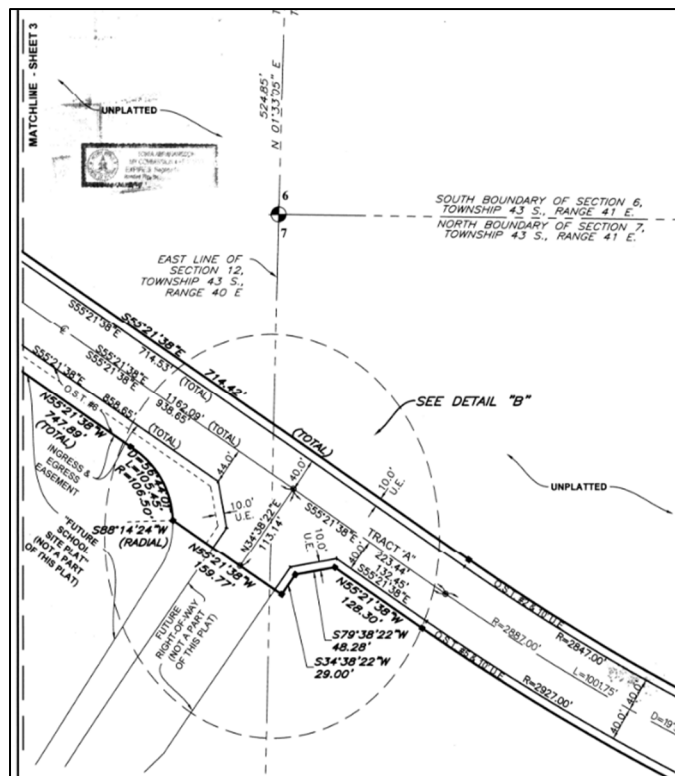


Figure 2. Snippet from Persimmon Boulevard East – Plat 2 (P.B. 128, P.G. 16 – 19) showing the continuation of O.S.T. #2

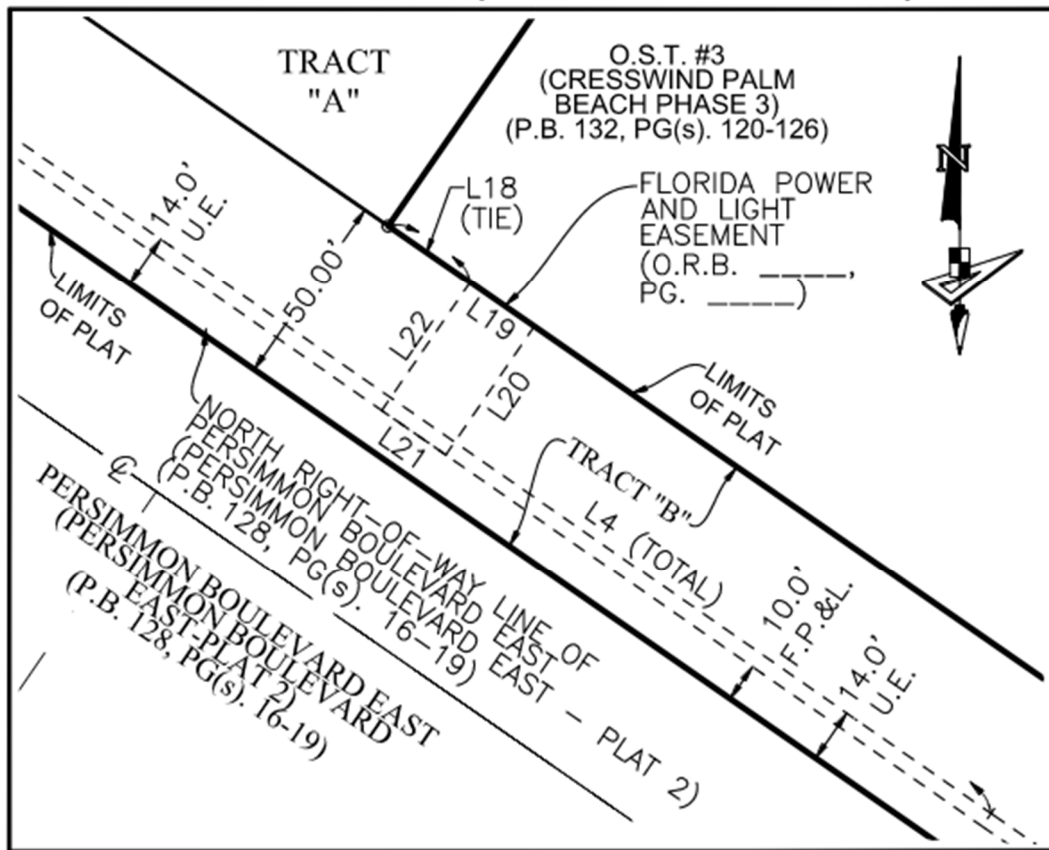


Figure 3. Snippet from Pod PC-3 Plat showing the location and callout of Tract "B"

The Legal Description of the Plat can be found in Exhibit A, and replications of the plat and plat topographical survey can be found in Exhibits B and C.

Review Criteria

Plats shall be prepared in accordance with the provisions of Chapter 177 F.S., as amended, and the City of Westlake Land Development Regulations. The plat was reviewed for clarity, legibility, and conformance with this statute and City requirements. The plat provides a graphic depiction of the legal description through geometric data. The data includes but is not limited to parcel, block, tract, right-of-way, street and associated names, easement, permanent reference monuments and permanent control points, and interior excepted parcels. Other requirements such as paper size, line work, layout of sheet and required content including the subdivision name, title, legal description, key map, vicinity map, north arrow, scale, and legend are verified in the Engineering Department review.

Conclusion

Two (2) reviews of the plat occurred, which resulted in an acceptable plat. The review was done for compliance with Chapters 177, 5J-17, Florida Statutes, and the City of Westlake's codes and ordinances. All comments have been adequately addressed and the plat is in compliance. We therefore recommend that the plat be approved for recording.

Exhibit 'A'
POD PC-3
LEGAL DESCRIPTION

DEDICATION AND RESERVATIONS

BEING, IN PART, A PORTION OF OPEN SPACE TRACT #2, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN PORTIONS OF SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 6 AND 7 TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS:

POD PC-3:

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 6 AND 7 TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S.01°33'05"W. ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 4842.94 FEET TO THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE N.88°49'03"W., DEPARTING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 257.32 FEET THE POINT OF BEGINNING, ALSO BEING A POINT ON THE SOUTHERLY BOUNDARY OF OPEN SPACE TRACT #19, CRESSWIND PALM BEACH PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA; THENCE S.55°21'38"E., ALONG SAID SOUTHERLY LINE OF OPEN SPACE TRACT #19, A DISTANCE OF 714.23 FEET TO THE NORTHWEST CORNER OF OPEN SPACE TRACT #3, CRESSWIND PALM BEACH PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGES 120 THROUGH 126, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.34°38'24"W., ALONG THE EASTERLY LINE OF SAID OPEN SPACE TRACT #3, A DISTANCE OF 470.25 FEET TO A POINT ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD EAST, PERSIMMON BOULEVARD EAST - PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.55°21'38"E., ALONG SAID PARALLEL LINE AND THE SOUTHERLY LINE OF SAID OPEN SPACE TRACT #3, A DISTANCE OF 213.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 2797.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID PARALLEL LINE AND SAID SOUTHERLY LINE OF OPEN SPACE TRACT #3, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°52'51", A DISTANCE OF 970.52 FEET TO A POINT OF TANGENCY; THENCE S.75°14'29"E., ALONG SAID PARALLEL LINE AND SAID SOUTHERLY LINE OF OPEN SPACE TRACT #3, A DISTANCE OF 147.60 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PERSIMMON BOULEVARD EAST, AS SHOWN ON SAID PLAT OF PERSIMMON BOULEVARD EAST - PLAT 2; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD EAST FOR THE FOLLOWING SEVEN (7) COURSES; 1) THENCE S.14°45'31"W., A DISTANCE OF 10.00 FEET; 2) THENCE S.59°45'31"W., A DISTANCE OF 56.57 FEET; 3) N.75°14'29"W., A DISTANCE OF 107.60 FEET TO A POINT OF

CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 2847.00 FEET; 4) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°52'51", A DISTANCE OF 987.87 FEET TO A POINT OF TANGENCY; 5) THENCE N.55°21'38"W., A DISTANCE OF 714.53 FEET; 6) THENCE N.54°05'27"W., A DISTANCE OF 135.39 FEET; 7) THENCE N.55°21'38"W., A DISTANCE OF 200.52 FEET TO THE SOUTHEASTERLY CORNER OF SKY COVE PHASE 1 A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGES 129 THROUGH 137, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE N.34°38'22"E., ALONG THE EASTERLY BOUNDARY LINE OF SAID SKY COVE PHASE 1A, A DISTANCE OF 517.25 FEET TO THE SOUTHWESTERLY CORNER OF SAID CRESSWIND PALM BEACH PHASE 2 AND A POINT ON THE SOUTHERLY BOUNDARY LINE OF OPEN SPACE TRACT #19 OF SAID PLAT; THENCE S.55°21'38"E., ALONG SAID SOUTHERLY BOUNDARY LINE OF OPEN SPACE TRACT #19, A DISTANCE OF 122.95 FEET TO THE POINT OF BEGINNING.

CONTAINING: 500,940 SQUARE FEET OR 11.500 ACRES MORE OR LESS.

POD PC-3 IS COMPRISED OF TRACT "A" AND TRACT "B" AS DESCRIBED BELOW:

DESCRIPTION: TRACT "A"

A PARCEL OF LAND LYING IN SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 6 AND 7 TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S.01°33'05"W. ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 4842.94 FEET TO THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE N.88°49'03"W., DEPARTING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 257.32 FEET THE POINT OF BEGINNING, ALSO BEING A POINT ON THE SOUTHERLY BOUNDARY OF OPEN SPACE TRACT #19, CRESSWIND PALM BEACH PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA; THENCE S.55°21'38"E., ALONG SAID SOUTHERLY LINE OF OPEN SPACE TRACT #19, A DISTANCE OF 714.23 FEET TO THE NORTHWEST CORNER OF OPEN SPACE TRACT #3, CRESSWIND PALM BEACH PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGES 120 THROUGH 126, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.34°38'24"W., ALONG THE EASTERLY LINE OF SAID OPEN SPACE TRACT #3, A DISTANCE OF 470.25 FEET TO A POINT ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD EAST, PERSIMMON BOULEVARD EAST - PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE N.55°21'38"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 500.75 FEET; THENCE N.54°05'27"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 135.39 FEET; THENCE N.55°21'38"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 201.07 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SKY COVE PHASE 1 A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGES 129 THROUGH 137, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE N.34°38'22"E., ALONG SAID EASTERLY LINE, A DISTANCE OF 467.25 FEET TO THE SOUTHWESTERLY CORNER OF SAID PLAT OF CRESSWIND PALM BEACH PHASE 2; THENCE S.55°21'38"E., ALONG SAID THE SOUTHERLY LINE OF OPEN SPACE TRACT #19, OF SAID PLAT, DISTANCE OF 122.95 FEET TO THE POINT OF BEGINNING.

CONTAINING: 392,878 SQUARE FEET OR 9.019 ACRES MORE OR LESS.

TOGETHER WITH:

DESCRIPTION: TRACT "B" (OFFICIAL RECORDS BOOK 34202, PAGE 535)

A PARCEL OF LAND BEING A PORTION OF OPEN SPACE TRACT #2, AS SHOWN ON PERSIMMON BOULEVARD EAST-PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST AND SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, CITY OF WESTLAKE FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY CORNER OF SKY COVE PHASE 1 A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGES 129 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.34°38'22"E., ALONG THE EAST LINE OF SAID PLAT OF SKY COVE PHASE 1 A, A DISTANCE OF 50.00 FEET; THENCE S.55°21'38"E., ALONG A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE NORTHERLY RIGHT OF WAY LINE OF PERSIMMON BOULEVARD EAST, SHOWN ON PERSIMMON BOULEVARD EAST-PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, OF SAID PUBLIC RECORDS, A DISTANCE OF 201.07 FEET; THENCE S.54°05'27"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 135.39 FEET; THENCE S.55°21'38"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 713.98 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 2797.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID PARALLEL LINE, THROUGH A CENTRAL ANGLE OF 19°52'51", A DISTANCE OF 970.52 FEET TO A POINT OF TANGENCY; THENCE S.75°14'29"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 147.60 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD EAST, AS SHOWN ON SAID PLAT; THE FOLLOWING SEVEN (7) COURSES, BEING BY SAID NORTHERLY RIGHT-OF-WAY LINE; 1) THENCE S.14°45'31"W., A DISTANCE OF 10.00 FEET; 2) THENCE S.59°45'31"W., A DISTANCE OF 56.57 FEET; 3) N.75°14'29"W., A DISTANCE OF 107.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 2847.00 FEET; 4) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°52'51", A DISTANCE OF 987.87 FEET TO A POINT OF TANGENCY; 5) THENCE N.55°21'38"W., A DISTANCE OF 714.53 FEET; 6) THENCE N.54°05'27"W., A DISTANCE OF 135.39 FEET; 7) THENCE N.55°21'38"W., A DISTANCE OF 200.52 FEET TO THE POINT OF BEGINNING.

CONTAINING: 108,062 SQUARE FEET OR 2.481 ACRES MORE OR LESS.

Exhibit 'B'
POD PC-3
PLAT

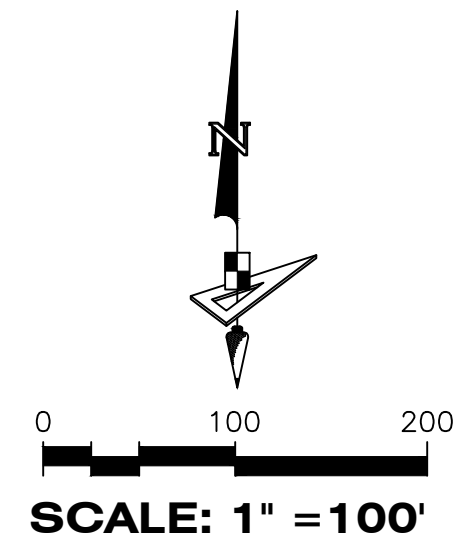
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POD PC-3

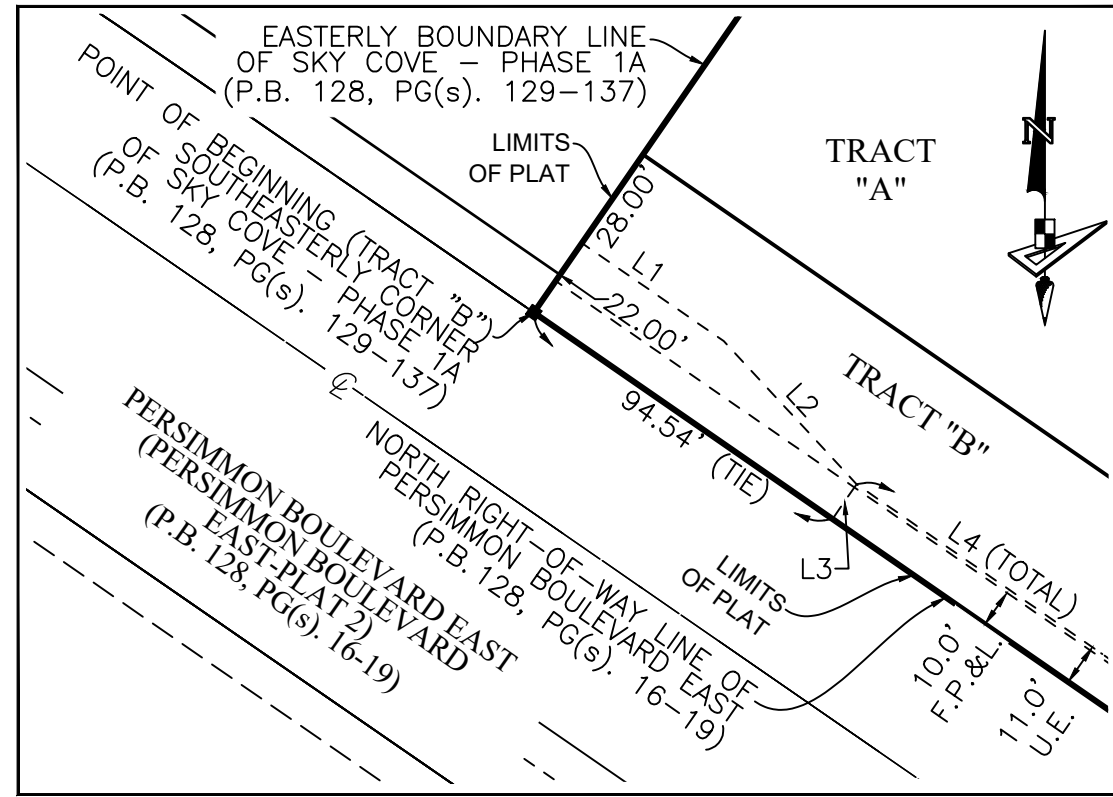
BEING, IN PART, A REPLAT OF A PORTION OF OPEN SPACE TRACT #2,
PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128,
PAGES 16 THROUGH 19, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
AND LYING IN PORTIONS OF SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
AND SECTIONS 6 AND 7 TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

POINT OF COMMENCEMENT (TRACT "A") - NORTHEAST CORNER OF
SECTION 1, TOWNSHIP 43 S., RANGE 40 E.
SET 3.5" IRON PIPE "PUBLIC LAND SURVEY CORNER-TALLAHASSEE MERIDIAN"
BRASS DISK "10' EAST" SET IN CONCRETE / FOUND 10' EAST ON SECTION LINE
N: 884626.7147 / E: 886137.1629
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107597

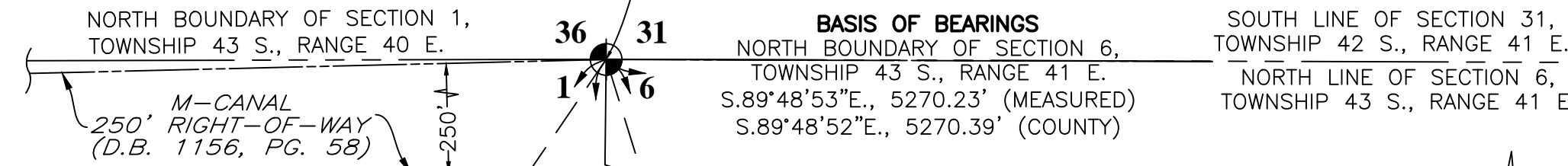
NORTHEAST CORNER SECTION 6-43-41
FOUND BRASS DISK IN CONCRETE "P.B.C."
N:884609.6818 E:891407.3638
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107591



DETAIL "A" (SCALE: 1"=50')



NO.	BEARING	LENGTH
L1	S 55°21'38" E	44.91'
L2	S 42°51'56" E	50.84'
L3	S 34°38'22" W	11.00'
L4	S 55°21'38" E	955.86'



BASIS OF BEARINGS
NORTH BOUNDARY OF SECTION 6,
TOWNSHIP 43 S., RANGE 41 E.
S.89°48'53"E, 5270.23' (MEASURED)
S.89°48'52"E, 5270.39' (COUNTY)

M-CANAL ROAD EASEMENT
(P.B. 6, PG. 136)
80' CITY OF WEST PALM BEACH EASEMENT
(D.B. 1156, PG. 58)
NOTE: NOT IN USE AS PUBLIC RIGHT-OF-WAY

SOUTH LINE OF SECTION 31,
TOWNSHIP 42 S., RANGE 41 E.
NORTH LINE OF SECTION 6,
TOWNSHIP 43 S., RANGE 41 E.

WEST LINE OF SECTION 5,
TOWNSHIP 43 SOUTH,
RANGE 41 EAST

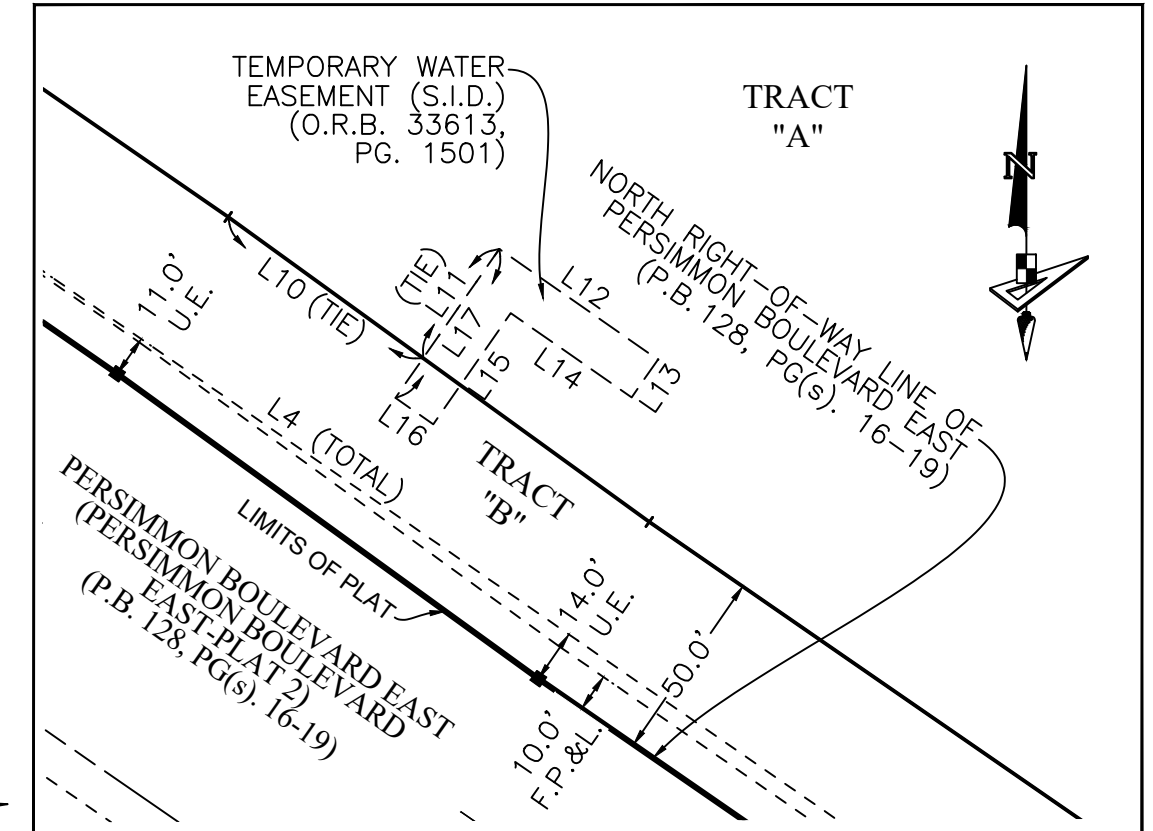
BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH
BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
HAVING A GRID BEARING OF S.89°48'53"E. (MEASURED), BEARINGS
SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE
SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - 07) FOR THE
EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN
THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - 90).

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL
DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND
WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY
ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY
BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS
PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS
COUNTY.

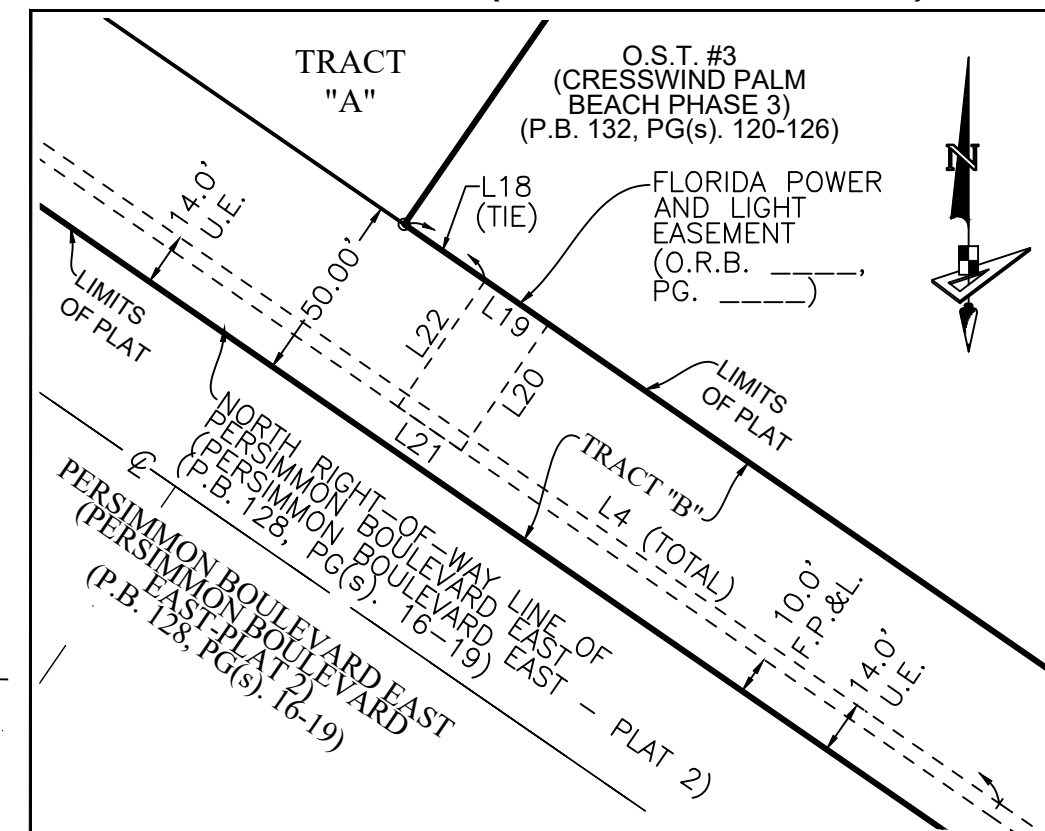
NOTE: EASEMENTS, BUFFERS AND OTHER
SUCH LABELS AND DIMENSIONS OF A PARALLEL
NATURE AS SHOWN HEREON AND INDICATED TO
THE NEAREST FOOT (IE: 5' UTILITY EASEMENT)
ARE ASSUMED TO BE THE SAME DIMENSION
EXTENDED TO THE NEAREST HUNDRETH OF A
FOOT WITH NO GREATER OR LESSER VALUE
(IE: 5' = 5.00') (IE: 7.5' = 7.50')

DETAIL "C" (SCALE: 1"=50')



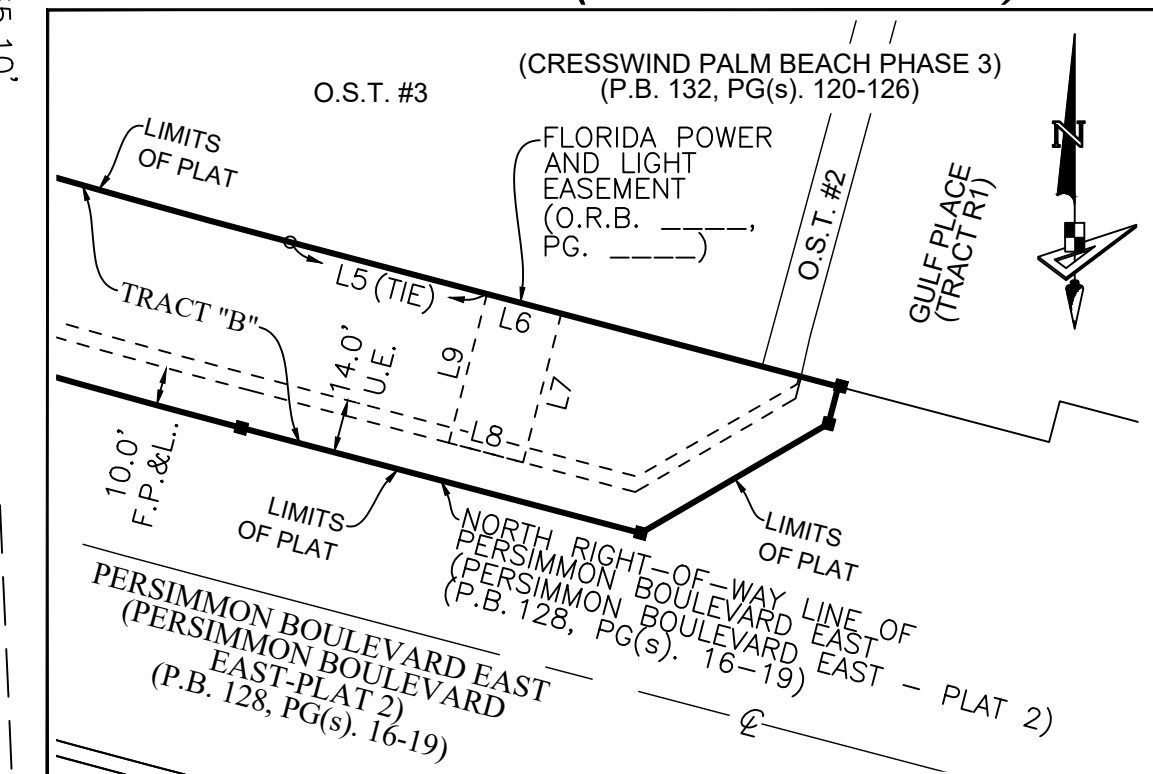
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L10	S 54°05'27" E	62.70'	L14	N 55°07'11" W	38.37'
L11	N 34°52'49" E	34.67'	L15	S 34°52'49" W	35.28'
L12	S 55°07'11" E	50.37'	L16	N 55°07'11" W	12.00'
L13	S 34°52'49" W	12.00'	L17	N 34°52'49" E	47.28'

DETAIL "D" (SCALE: 1"=50')



NO.	BEARING	LENGTH
L18	S 55°21'38" E	25.67'
L19	S 55°21'38" E	20.00'
L20	S 34°38'22" W	40.00'
L21	N 55°21'38" W	20.00'
L22	N 34°38'22" E	40.00'

DETAIL "B" (SCALE: 1"=50')



NO.	BEARING	LENGTH
L5	N 75°14'29" W	53.01'
L6	S 75°14'49" E	20.00'
L7	N 14°25'13" E	40.00'
L8	S 75°14'29" E	20.00'
L9	S 14°25'13" W	40.00'

LEGEND

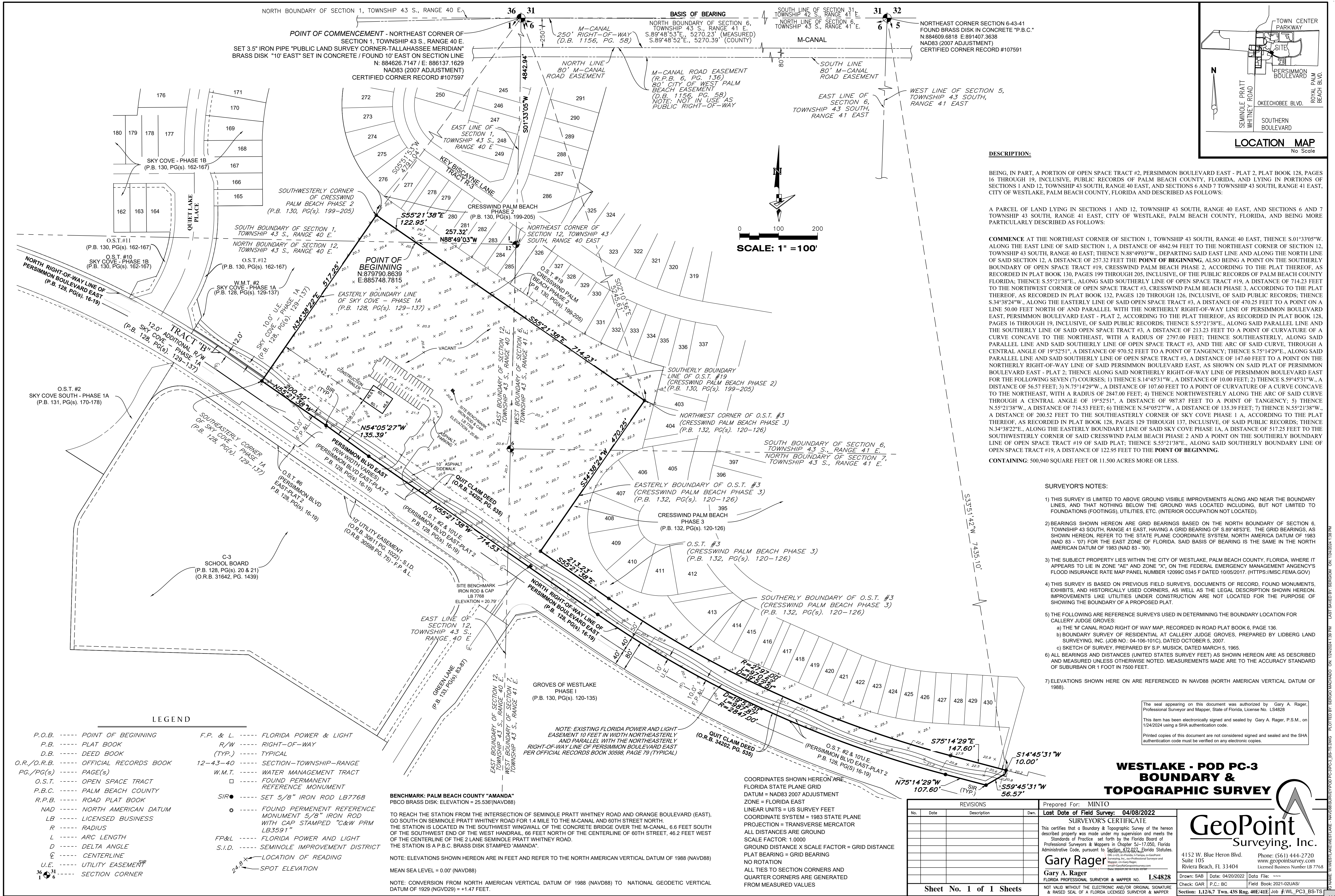
P.B. PLAT BOOK	CL CENTERLINE
D.B. DEED BOOK	U.E. UTILITY EASEMENT
O.R./O.R.B. OFFICIAL RECORDS BOOK	F.P. & L. FLORIDA POWER & LIGHT
PG./PG(s) PAGE(S)	R/W RIGHT-OF-WAY
O.S.T. OPEN SPACE TRACT	12-43-40 SECTION-TOWNSHIP-RANGE
P.B.C. PALM BEACH COUNTY	W.M.T. WATER MANAGEMENT TRACT
R.P.B. ROAD PLAT BOOK	S.I.D. SEMINOLE IMPROVEMENT DISTRICT
NAD NORTH AMERICAN DATUM	O FOUND 5/8" IRON ROD WITH CAP
LB LICENSED BUSINESS	STAMPED "C&W PRM LB3591"
R RADIUS	SECTION CORNER
L ARC LENGTH	SET 4"x4" CONCRETE MONUMENT WITH
D DELTA ANGLE	2" ALUMINUM DISK STAMPED
	"PRM LB 7768"
	FOUND PERMANENT
	REFERENCE MONUMENT

GROVES OF WESTLAKE
PHASE I
(P.B. 130, PG(s). 120-135)

NOTE: EXISTING FLORIDA POWER AND LIGHT
EASEMENT 10 FEET IN WIDTH NORTHEASTERLY
AND PARALLEL WITH THE NORTHEASTERLY
RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD EAST
PER OFFICIAL RECORDS BOOK 30598, PAGE 79 (TYPICAL)

Exhibit 'C'
POD PC-3
TOPOGRAPHICAL SURVEY

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

DATE:	2/9/2024
PETITION NUMBER:	ENG-2023-11
DESCRIPTION:	Pod PC-3 Plat
APPLICANT:	Cotleur & Hearing
OWNER:	Minto PBLH, LLC
REQUEST:	Plat & Boundary Survey Review
LOCATION:	Westlake, Florida
STAFF REVIEW:	RECOMMENDED APPROVAL

This is the second review of this plat. This review is done for compliance with Chapters 177, Florida Statutes, and the City of Westlake's codes and ordinances. All previous comments have been adequately addressed. This plat is now in compliance with Chapter 177 Florida Statutes. We therefore recommend that the plat be approved by City Council.

This letter has been prepared by the following individual, in association with their consultants and subconsultants:

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

File Attachments for Item:

A. Education Advisory Board Consideration and Appointment of Members

Submitted By: City Clerk

RESOLUTION 2024-05

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA,
APPOINTING TWO (2) MEMBERS AND ONE (1) ALTERNATE MEMBER TO SERVE ON
THE EDUCATION ADVISORY BOARD; PROVIDING FOR CONFLICTS, PROVIDING FOR
SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**CITY OF WESTLAKE
RESOLUTION NO. 2024-05**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA,
APPOINTING TWO (2) MEMBERS AND ONE (1) ALTERNATE MEMBER TO SERVE
ON THE EDUCATION ADVISORY BOARD; PROVIDING FOR CONFLICTS,
PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City Council deems it to be in the best interests of the City of Westlake to appoint two (2) members and one (1) alternate member to serve on the Education Advisory Board.

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

SECTION 1. RECITALS. The foregoing "WHEREAS" clauses are hereby ratified and confirmed by the City Council and incorporated herein by this reference.

SECTION 2. APPOINTMENT. The City Council of the City of Westlake, Florida, hereby appoints the following two (2) members and one (1) alternate to serve on the Education Advisory Board:

_____ (alt.)

SECTION 3. CONFLICTS. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. SEVERABILITY. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this 5th day of March 2024.

City of Westlake
JohnPaul O'Connor, Mayor

Zoie Burgess, CMC
City Clerk



Advisory Board/Committee Application

DATE:	02/25/2024	NAME:	Colleen E. Forlizzi	
ADDRESS:	5687 St. Armands Way, Westlake, FL 33470			
PHONE:	781-490-3832	E-MAIL:	colleenforlizzi@verizon.net	
What is the Board/Committee of your choice?		Education		
How long have you lived in the City of Westlake?		2 years		
Are you a full-time resident? If not, how many months do you reside in City?				yes 9-10 month
Are you a registered voter?		yes		
Current occupation and employer, if retired, please list previous occupation and employer:		retired		
Do you currently hold public office? If so, what is the office?				no
Please list any business, volunteer, community activities you have been involved in:				
Cresswind Womens' Club, Girl Scouts, Church Mission Trips, Chernobyl Childrens' Project Volunteer Yoga Instructor, Many School volunteer positions through the years				
Have you ever been convicted, plead no contest, plead guilty or had the adjudication of guilt withheld for any criminal offense other than a minor traffic violation? If yes, please explain.				
no				
Would you and/or any organization with which you are affiliated, benefit from decisions or recommendations made by this advisory board/committee? If yes, explain:				
no				
Experience. Please list experience and/or and any knowledge, skills, abilities, or qualifications that you possess and believe relevant to the board/committee for which you seek appointment:				
Assistant School Superintendent, Rockland, MA 2013-2022 Middle School Mathematics Coordinator, Rockland, MA 2010-2013 Middle School Teacher, Rockland, MA 1998-2020 Mortgage Banker, Various Mortgage Companies, MA 1979-1998				

Resumes are encouraged to be attached, and any other information you feel pertinent. This application should be forwarded to the City Clerk, Zoie Burgess: zburgess@westlakegov.com or by mail/in person: City of Westlake, City Clerk's Office 4001 Seminole Pratt Whitney Road, Westlake, Florida 33470.

Thank you for volunteering to serve the citizens of Westlake.



Advisory Board/Committee Application

DATE:	February 18, 2024	NAME:	Harris Gropper
ADDRESS:	5442 Starfish Road		
PHONE:		E-MAIL:	groppers@aol.com
What is the Board/Committee of your choice?		Education and Youth Advisory Board	
How long have you lived in the City of Westlake?		3+ years	
Are you a full-time resident? If not, how many months do you reside in City?			Yes
Are you a registered voter?		Yes	
Current occupation and employer, if retired, please list previous occupation and employer:		retired teacher and school administrator	
Do you currently hold public office? If so, what is the office?			No
Please list any business, volunteer, community activities you have been involved in:			
Have you ever been convicted, plead no contest, plead guilty or had the adjudication of guilt withheld for any criminal offense other than a minor traffic violation? If yes, please explain.			
Would you and/or any organization with which you are affiliated, benefit from decisions or recommendations made by this advisory board/committee? If yes, explain:			
Experience. Please list experience and/or and any knowledge, skills, abilities, or qualifications that you possess and believe relevant to the board/committee for which you seek appointment:			
35 years in the field of education New York Permanent certification in both SCHOOL AND SCHOOL DISTRICT ADMINISTRATION (eligible for Florida equivalent) Master of Science in education (City University of New York) with additional doctoral level coursework			

Resumes are encouraged to be attached, and any other information you feel pertinent. This application should be forwarded to the City Clerk, Zoie Burgess: zburgess@westlakegov.com or by mail/in person: City of Westlake, City Clerk's Office 4001 Seminole Pratt Whitney Road, Westlake, Florida 33470.

Thank you for volunteering to serve the citizens of Westlake.



Advisory Board/Committee Application

DATE:	10/09/2023	NAME:	Keith A. Miller, Sr.
ADDRESS:	15848 Orchard Drive, Westlake FL 33470		
PHONE:	561-452-9901	E-MAIL:	keithmillersr07@gmail.com
What is the Board/Committee of your choice?		Education or Advisory	
How long have you lived in the City of Westlake?		1 year	
Are you a full-time resident? If not, how many months do you reside in City?			Yes
Are you a registered voter?		Yes	
Current occupation and employer, if retired, please list previous occupation and employer:		Real Estate - LPT Realty	
Do you currently hold public office? If so, what is the office?			No
Please list any business, volunteer, community activities you have been involved in:			
HOA Vice President of Hidout Ranch in San Antonio Texas, Church Volunteer			
Have you ever been convicted, plead no contest, plead guilty or had the adjudication of guilt withheld for any criminal offense other than a minor traffic violation? If yes, please explain.			
N/A			
Would you and/or any organization with which you are affiliated, benefit from decisions or recommendations made by this advisory board/committee? If yes, explain:			
No			
Experience. Please list experience and/or and any knowledge, skills, abilities, or qualifications that you possess and believe relevant to the board/committee for which you seek appointment:			
Military Veteran (Desert ShielStorm), School Principal, General Manager of Car Dealership.			

Resumes are encouraged to be attached, and any other information you feel pertinent. This application should be forwarded to the City Clerk, Zoie Burgess: zburgess@westlakegov.com or by mail/in person: City of Westlake, City Clerk's Office 4001 Seminole Pratt Whitney Road, Westlake, Florida 33470.

Thank you for volunteering to serve the citizens of Westlake.

Keith A. Miller

15848 Orchard Drive, Westlake FL 33470 • keithmillersr07@gmail.com • (561) 452-9901

REALTOR/SALES/ENTREPRENEUR

"Goal-Oriented, Visionary Self-starter and Proven Leader"

Goal-oriented realtor, sales professional, and entrepreneur with a proven track record of building client loyalty and referrals. Exceptional at aggressive sales strategies, relationship management, and achieving or exceeding monthly targets.

PROFESSIONAL PROFICIENCY

PROVEN METHODOLOGY:

- Growth of business achieved through aggressive sales initiatives that resulted in increased revenue growth.
- Identifies, establishes, and manages strategic relationships to leverage significant long-term business opportunities
- Effectively convey intricate marketing and sales presentations
- Meticulous, detail-oriented and works well under pressure.
- Recognized for professional excellence on many occasions; excellent communication and interpersonal skills
- Proficient in analysis of markets, targeting areas of highest returns and developing strategies to meet goals.
- Strong analytical skills, aptitude for problem solving and striving for the best and excellent writing skills.

DEMONSTRATED RESULTS:

- Skilled in developing strong rapport with customers by providing value through individual consultation, helping the customer to analyze and solve process problems.
 - Functions well as a productive team member and accomplishes tasks without supervision. Mission oriented with excellent persuasive skills.
 - Served as Squad Leader during Operation Desert Shield and Operation Desert Storm. Decorated for leadership and meritorious service.
 - Successfully trained, supervised, and instructed assigned personnel on regulations, policies, and procedures. Provided inspirational team leadership and counseling to subordinates that increased morale and raised performance and productivity levels during a war-time environment.
-

CAREER PATH

Real Estate Agent LPT Realty

2017-Present

- Proven ability to generate high-quality leads through strategic networking, referrals, and targeted marketing campaigns.
- Proficient in utilizing online platforms and social media to create engaging content and attract potential clients, resulting in a substantial increase in lead volume.
- Leveraged comprehensive knowledge of local real estate markets to identify emerging trends and capitalize on opportunities, leading to a consistent influx of leads.
- Developed and maintained a strong presence in the community through participation in local events, workshops, and seminars, contributing to a consistent stream of qualified leads.
- Implemented innovative lead generation techniques, including hosting open houses, collaborating with local businesses, and nurturing relationships with past clients for ongoing referrals.
- Utilized CRM systems to track, categorize, and manage leads effectively, ensuring timely and personalized follow-up for optimal conversion rates.
- Demonstrated expertise in analyzing lead data and metrics to refine lead generation strategies, resulting in a significant improvement in lead quality and conversion rates.
- Act as an intermediary in negotiations between buyers and sellers.
- Promote sales of properties through advertisements, open houses, and participation in multiple listing services.
- Prepare documents such as representation contracts, purchase agreements, closing statements, deeds and leases.
- Answer clients' questions regarding construction work, financing, maintenance, repairs, and appraisals.
- Inspect condition of premises and arrange for necessary maintenance or notify owners of maintenance needs.
- Evaluate mortgage options to help clients obtain financing at the best prevailing rates and terms.

General Manager**Florida Fine Cars (Carvix) – West Palm Beach, FL****2017-2023**

- Relocated and opened a new dealership from the ground up.
- Hired and trained all sales, BDC, Sales Managers and technicians to ensure excellent customer service and sales performance.
- Hired and trained sales managers to close customers on backend products.
- Oversaw daily operations of the used cars sales department, including inventory management, pricing, and customer service.
- Developed and implemented sales strategies to increase revenue and meet or exceed sales goals.
- Conducted regular performance evaluations of sales staff and provided coaching and feedback as needed.
- Monitored and analyzed sales and marketing trends to make data-driven decisions about pricing, inventory and sales strategies.
- Collaborated with other departments, such as marketing and finance, to develop and execute marketing campaigns and financial plans.
- Maintained strong relationships with customers, vendors, and financial institutions to ensure a positive and profitable customer experience.
- Ensured compliance with all legal and regulatory requirements related to used car sales, including vehicle registration, titling and financing.
- Created and implemented policies and procedures to improve efficiency and profitability of the used car department.
- Managed a budget and expenses for the used car sales department and worked to maximize profitability and minimize costs.
- Negotiated and opened accounts with all vendors.
- Exceed monthly goals for backend profit.
- Consistently convert cash and outside finance deals to in-house.
- Negotiate and close deals for purchase and warranty.
- Conduct seminars and training sessions for sales agents to improve sales techniques.

Auto Sales**Offlease Only - Lake Worth,****2014-2017**

- Consistently exceeded sales targets by developing and maintaining a strong client base and building customer loyalty.
- Proactively reached out to potential customers, identified their needs, and provided expert advice on vehicle features, financing options, and warranties.
- Developed and maintained excellent product knowledge of the vehicles being sold, including features, specifications, and performance, and staying up to date with new releases.
- Demonstrated exceptional customer service skills by providing prompt responses to inquiries, following up on leads, and ensuring customer satisfaction throughout the sales process.
- Developed and maintained relationships with lenders, finance managers, and other key stakeholders in the car sales industry to help secure financing options for customers.
- Managed and maintained customer data and sales records, ensuring accuracy and completeness, and using data to identify trends and opportunities for growth.
- Participated in dealership events, trade shows, and other marketing activities to promote sales and build brand awareness.
- Demonstrated proficiency in negotiation skills to successfully close deals and maximize revenue for the dealership.
- Collaborated with other departments, such as service and parts, to ensure a seamless customer experience from purchase to maintenance and repairs.
- Trained and mentored new sales staff, sharing knowledge and experience to help them develop into successful salespeople.

National Sales Director**Livewell Financial - Pembroke Pines, FL****2013–2014**

- Developed and executed national sales strategies to meet or exceed revenue and profitability goals for the company.

- Established and maintained relationships with key stakeholders, including real estate agents, builders, and financial institutions, to drive new business and increase referrals.
- Recruited Mortgage Loan Originators from 30 out of 50 States.
- Trained mortgage loan originators on guidelines and the loan process.
- Worked with underwriters regarding guidelines and clearing stip.
- Established and implemented a marketing program for 30 states.

Financial Advisor

Valic – West Palm Beach, FL

2009–2013

- Conducted Financial Needs Analysis and recommends appropriate products to meet clients' needs.
- Developed and maintained client relationships, providing personalized financial advice and guidance to meet their financial goals and objectives.
- Conducted financial planning, including retirement planning, investment planning, and estate planning, and developed customized financial plans for clients.
- Analyzed clients' financial situations, including assets, liabilities, and cash flow, to identify areas of opportunity and risk, and developed strategies to mitigate risk and maximize returns.
- Recommended investment products and strategies, including stocks, bonds, mutual funds, and other investment vehicles, to help clients achieve their financial goals.
- Conducted market research and analysis to stay up to date on industry trends and emerging investment opportunities.
- Maintained a strong understanding of tax laws and regulations, and recommended tax-efficient investment strategies to clients.
- Managed and monitored client portfolios, including making investment recommendations and executing trades.

Regional Account Executive

Equifirst/Regions Bank - Charlotte, NC

2003-2008

- Actively prospect and establish new business relationships with mortgage brokers to expand the bank's client base.
- Attend industry events, conferences, and networking functions to identify potential partners and opportunities.
- Identify and target key market segments, geographic areas, or niches to maximize business growth
- Foster strong and lasting relationships with mortgage brokers by providing exceptional customer service and support.
- Act as the primary point of contact for brokers, addressing their inquiries, concerns, and needs promptly and effectively.
- Regularly communicate with brokers to understand their clients' financial needs and tailor solutions accordingly.
- Analyze clients' financial situations, creditworthiness, and loan requirements to structure suitable loan solutions.
- Collaborate with mortgage brokers to customize loan packages, considering factors such as loan type, term, interest rate, and repayment options.
- Ensure compliance with all regulatory guidelines and internal policies while structuring loans.
- Manage the end-to-end loan origination process, from application submission to closing, to ensure a seamless experience for brokers and their clients.
- Review and evaluate loan applications, documentation, and financial statements for accuracy and completeness.
- Coordinate with internal teams, including underwriters, processors, and legal, to facilitate smooth loan processing and timely closings.
- Present loan options and terms to mortgage brokers, effectively highlighting the bank's offerings and competitive advantages.
- Negotiate terms and conditions with brokers to ensure mutually beneficial agreements and maximize loan origination volume.
- Maintain an organized and up-to-date loan pipeline, tracking each loan's progress and ensuring all necessary steps are completed in a timely manner.
- Provide regular updates to brokers on the status of their loans, addressing any potential issues or delays proactively
- Ensure accurate and complete documentation for each loan application, adhering to regulatory requirements and internal policies.
- Stay informed about industry regulations and changes, and ensure all loans are compliant with relevant laws.
- Generate reports and analyze data related to loan origination volume, performance metrics, and market trends.
- Use data insights to identify opportunities for process improvements and strategic business decisions.
- Stay updated on industry trends, market conditions, and loan products to maintain a competitive edge in the market.

Principal

Broward County School Board – Ft. Lauderdale, FL

1992-2003

- Trained and supervised 85 professional staff members, concentrating on strategies and acquisition of programs to meet individual needs of more than 950 students.
- Developed and implemented a comprehensive strategic plan to improve academic performance and student outcomes, including setting specific goals and metrics to measure progress.
- Created a positive and collaborative school culture that fostered a safe and inclusive learning environment for all students, staff, and families.
- Established high expectations for academic performance and behavior, and provided the necessary support and resources to help students meet those expectations.
- Implemented data-driven instructional practices, including regular assessments and progress monitoring, to identify areas of need and implement targeted interventions.
- Built and maintained relationships with families and the broader community, including local businesses and community organizations, to promote collaboration and support for the school.
- Received recognition and accolades for dramatically elevating an inner city school from failing to High performing
- Collaborated with other principals, district leaders, and education professionals to share best practices and promote continuous improvement.

Military Policeman/Squad Leader

United States Army

1985-1992

- Trained, mentored, counseled, and evaluated personnel to ensure combat and operational readiness.
- Led and managed a squad of military police soldiers, providing guidance, training, and supervision to ensure mission readiness and operational success.
- Conducted patrols and security operations to protect military installations, convoys, and personnel from threats such as enemy forces and terrorist attacks.
- Maintained situational awareness and assessed potential threats and vulnerabilities and developed plans and protocols to mitigate risk and enhance security.
- Conducted investigations and maintained law and order within military communities, including responding to incidents and enforcing military regulations and policies.
- Provided guidance and support to soldiers and their families, including assisting with personal and financial issues and connecting them with appropriate resources and services.
- Maintained accurate and complete records and reports, including incident reports, patrols, and other relevant information.
- Conducted training and development activities for soldiers, including weapons proficiency, physical fitness, and leadership development.
- Maintained a high level of readiness and preparedness for rapid deployment and mission execution.

EDUCATION

- **Maxwell Leadership Certified Speaker, Trainer and Coach – John C. Maxwell**
 - DISC Certified Trainer – Expert trainer in the four personality traits that people possess and effects on the workplace
- **Master of Science in Administrative Leadership** - Nova Southeastern University
- **Bachelor of Science in Education** – Indiana University of Pennsylvania
- United States Military Police School
- F.A.S.T. Training – Equifirst Corporation (Senior Management Course)
- Mortgage Broker licensed
- Real Estate Licensed

AWARDS & RECOGNITION

- 2 Army Achievement Medals – Desert Shield/Storm
 - Good Conduct Medal
 - Letter of Recognition for Outstanding Leadership During War-time Deployment
-

File Attachments for Item:

B. Amending Ordinance 2023-09 Reconstituting the Education Advisory Board

Submitted By: Administration

ORDINANCE 2024-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING ORDINANCE 2023-09 REGARDING THE CITY'S EDUCATION ADVISORY BOARD BY SPECIFICALLY AMENDING SECTION 3 (2) ENTITLED "COMPOSITION; APPOINTMENTS; TERM; AND VACANCY" FOR THE PURPOSES OF CLARIFYING THE ROLE OF THE CITY COUNCILMEMBER SERVING AS A LIAISON TO THE EDUCATION ADVISORY BOARD; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

ORDINANCE 2024-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING ORDINANCE 2023-09 REGARDING THE CITY'S EDUCATION ADVISORY BOARD BY SPECIFICALLY AMENDING SECTION 3 (2) ENTITLED "COMPOSITION; APPOINTMENTS; TERM; AND VACANCY" FOR THE PURPOSES OF CLARIFYING THE ROLE OF THE CITY COUNCILMEMBER SERVING AS A LIAISON TO THE EDUCATION ADVISORY BOARD; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Westlake has determined that it is in the public's interest to Amend Ordinance 2023-09 for purposes of clarifying the role of the City councilmember serving as a liaison to the Education Advisory Board.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AS FOLLOWS:

Section 1: Recitals. The foregoing recitals are confirmed, adopted and incorporated herein and made a part hereof by this reference.

Section 2: The City Council hereby amends Ordinance No. 2023-09, adopted on January 8, 2024 by specifically amending Section 3 (2) as follows:

Section 3: **Composition; Appointments; Term; and Vacancy.**

- (1) **Liaison:** One (1) Councilmember shall serve as liaison but shall have no voting power. ~~The liaison is not a member of the Board but may be counted on in determining if a quorum is present.~~

Section 7. Codification: It is the intention of the City Council, and it is hereby ordained that the provisions of this ordinance entitled "Education Advisory Board" shall become and be made a part of the Code of Ordinances for the City of Westlake, Florida and the sections of this ordinance may be re-numbered or re-lettered to accomplish such intentions, and the word "ordinance" shall be changed to "section" or other appropriate word.

Section 8. Conflicts: All ordinance or part of ordinances, resolutions or parts of resolutions which are in conflict herewith, are hereby repealed to the extent of such conflict.

Section 9. Severability: Should the provisions of this ordinance be declared to be severable and if any section, sentence, clause or phrase of this ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this ordinance but they shall remain in effect, it being the legislative intent that this ordinance shall remain notwithstanding the invalidity of any part.

1
2 **Section 10. Effective Date:** This ordinance shall become effective upon second reading.
3 **PASSED AND APPROVED** on First Reading on ____ of _____, 2024.
4 **PUBLISHED** on this ____ day of _____, 2024 in the Sun Sentinel.
5 **PASSED AND ADOPTED** by City Council for the City of Westlake, on this ____ day of _____, 2024.

6
7
8 _____
9 City of Westlake
10 JohnPaul O'Connor, Mayor

11 ATTEST:

12
13 _____
14 Zoie Burgess, CMC City Clerk
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