

CITY OF WESTLAKE



AGENDA

City Council Regular Meeting

Monday, November 08, 2021 at 6:30 PM

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

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

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

PREREGISTRATION FOR IN-PERSON ATTENDANCE:

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

COMMUNICATIONS MEDIA TECHNOLOGY – WEBEX:

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

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

Meeting ID: 2630 301 5700

Password: hello

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

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

Meeting ID: 2630 301 5700

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

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

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

CITY COUNCIL:

Roger Manning, Mayor

JohnPaul O’Connor, Vice Mayor

Patric Paul, Council Member – Seat 1

Kara Crump, Council Member – Seat 2

Katrina Long Robinson, Council Member – Seat 4

CITY STAFF:

Ken Cassel, City Manager

Zoie P. Burgess, City Clerk

Donald J. Doody, Esq., Interim City Attorney

Nilsa Zacarias, Planning and Zoning Director

Suzanne Dombrowski, City Engineer

[TENTATIVE: SUBJECT TO REVISION]

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

PUBLIC COMMENTS AND REQUESTS

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 or unmute your device, 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 City Council Member request such, in which event, the item will be removed from the Consent Agenda and considered on a future agenda.

- A. Financial Report - September 2021

PRESENTATIONS/PROCLAMATIONS

- A. CareerSource Palm Beach County
Presented By: Charles Duval, Associate Vice President

PUBLIC HEARING - QUASI JUDICIAL

- A. **SPM-2021-06:** Application of Minto PBLH, LLC for a **Site Plan Modification** to upgrade an approximately 107,290 square foot self service storage facility, and a .71 acres outdoor area for storage of boats and recreational vehicles. The application includes adding 108 sq. ft. public restrooms on the southeast corner of building 5, removing six parking spaces to accommodate a loading area, removing decorative pavers on building 1, and revising sidewalks and walkways. The subject application is located in Westlake Landings commercial plaza on Pod H, Parcel E at **4701 Seminole Pratt Whitney Road**, Westlake, Florida, 33470.

Submitted By: Planning and Zoning

- B. **MPA-2021-02:** Application of Minto PBLH, LLC for a **Master Site Plan Amendment** to Westlake Landings Commercial Plaza on a 50.826acres in Pod H. The application includes eliminating the lot lines between Parcels B-1 and B-2, and between Parcels C and D; and, sub diving the property by metes and bounds. The subject application is located at 16860 Persimmon Boulevard West, Westlake, Florida, 33470.

Submitted By: Planning and Zoning

- C. SPR-2021-06:** Application of Minto PBLH, LLC for a **Site Plan Review** for an approximately 9,450 Square Feet building with four (4) retail stores and one (1) restaurant known as **North Building**; and, an approximately 7,065 Square Feet building with two (2) retail stores and one (1) fast food restaurant with drive through known as **South Building**. Totaling approximately 16,515 Square Feet and located in a 3.5 acres site at **Parcel B** within Shoppes of Westlake Landings commercial plaza in Pod H. The subject North Building application is located at 4951 Seminole Pratt Whitney Road, Westlake, Florida, 33470. The subject South Building application is located at 4901 Seminole Pratt Whitney Road, Westlake, Florida, 33470.

Submitted By: Planning and Zoning

- D. SPR-2021-07:** Application of Minto PBLH, LLC for a **Site Plan Review** 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. The subject Starbucks application is located at 4801 Seminole Pratt Whitney Road, Westlake, Florida, 33470. The subject KFC application is located at 4775 Seminole Pratt Whitney Road, Westlake, Florida, 33470. The subject Taco Bell application is located at 4751 Seminole Pratt Whitney Road, Westlake, Florida, 33470.

Submitted By: Planning and Zoning

- E. SPR-2021-09:** Application of Minto PBLH, LLC for a **Site Plan Review** of a 14.435 acre indoor and outdoor recreation facility known as, "Adrenaline World" within Pod H, Parcel F at Westlake Landings. The application includes a 92,773 sq. ft. main building, a 564 sq. ft. maintenance shed, a 576 sq. ft. restroom area, and outdoor amenities. The subject application is located at 16604 Town Center Pkwy North, Westlake, Florida, 33470.

Submitted By: Planning and Zoning

PUBLIC HEARING

- A. FIRST READING:** Ordinance 2021-11 – Mobile Food Trucks

Submitted By: Planning & Zoning

ORDINANCE NO. 2021-11

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, ESTABLISHING REQUIREMENTS FOR MOBILE FOOD TRUCKS WHICH SHALL BECOME PART OF THE CITY'S CODE OF ORDINANCES ENTITLED "MOBILE FOOD TRUCKS"; PROVIDING FOR DEFINITIONS; PROVIDING FOR REQUIREMENTS FOR ALL MOBILE FOOD TRUCKS; PROVIDING FOR THE REGULATIONS RELATIVE TO CONDUCTING BUSINESS; PROVIDING PARKING AND STORAGE OF INACTIVE FOOD TRUCKS; PROVIDING FOR WASTE DISPOSAL; PROVIDING FOR LOCATIONS BY ZONING DISTRICT; PROVIDING FOR VIOLATIONS; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS CLAUSE, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

- B. SECOND READING:** ORDINANCE NO. 2021-12 - Amending Chapter 24, Art in Public Places (First Reading October 11, 2021)

Submitted By: Planning and Zoning

ORDINANCE NO. 2021-12

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 24 OF THE CITY'S CODE OF ORDINANCES ENTITLED "ART IN PUBLIC PLACES"; PROVIDING FOR DEFINITIONS; PROVIDING FOR EXEMPTION FOR RESIDENTIAL DEVELOPMENT AND TEMPORARY STRUCTURES; PROVIDING FOR THE APPOINTMENT BY CITY COUNCIL TO THE PUBLIC PLACES ADVISORY BOARD; PROVIDING FOR THE REPAIR OR REPLACEMENT FOR DAMAGED OR DESTROYED ARTWORK; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS CLAUSE, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

NEW BUSINESS

- A.** Happy Program-Subordination Agreement Maikel Morales and Dulcinea Jimenez

Submitted By: Administration

- B.** Discussion and Action - City Council Vacancy - Group 1

Submitted By: Administration

CITY COUNCIL COMMENTS

- A. Councilwoman Katrina Long Robinson
- B. Councilwoman Kara Crump
- C. Councilman Patric Paul
- D. Vice Mayor JohnPaul O'Connor
- E. Mayor Roger Manning

REPORT - STAFF

REPORT - CITY ATTORNEY

REPORT - CITY MANAGER

PUBLIC COMMENTS AND REQUESTS

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ADJOURNMENT

Next Meeting (Subject to Change or be Cancelled): **December 6, 2021**

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: October 29, 2021

File Attachments for Item:

A. Financial Report - September 2021



MEMORANDUM

TO: Members of the City Council, City of Westlake
FROM: Steven Fowler, Accountant; Trumaine Easy, Accounting Director
CC: Ken Cassel, City Manager
DATE: October 18, 2021
SUBJECT: September Financial Report

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

General Fund

- Total Revenues through September were approximately 90% of the annual budget. FY2021 Ad Valorem Tax collections were approximately 97%. The annual budget includes revenue from a funding agreement with the Developer. The Developer is invoiced quarterly for any year-to-date excess of actual expenditures over actual revenue. The Developer was invoiced in October for the deficit at September 30.

During the month of September Westlake received Federal ARPA funding. The related funding agreement is being analyzed to determine what if any Westlake expenditures may be eligible for use of these funds.

- Total Expenditures through September were approximately 87% of the annual budget.

Special Revenue Fund – Housing Assistance Program

- Total Revenues through September were approximately 778% of the annual budget, which is a result of a higher than anticipated rate of residential construction. A donation of \$1,500 per Single Family Residence building permit is paid into the Housing Assistance Program.

Special Revenue Fund – Comprehensive Planning Services

- Total Revenues through September were approximately 185% of the annual budget.
- Total Expenditures through September were approximately 106% of the annual budget.

City of Westlake

Financial Report

September 30, 2021



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City of Westlake

Financial Statements

September 30, 2021

Balance Sheet
September 30, 2021

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND - HOUSING ASSISTANCE PROGRAM	SPECIAL REVENUE FUND - COMPREHENSIVE PLANNING SVCS	TOTAL
ASSETS				
Current Assets				
Cash - Checking Account	\$ 1,838,946	\$ -	\$ -	\$ 1,838,946
Accounts Receivable	5,650	13,500	36,464	55,614
Taxes Receivable	17,234	-	-	17,234
Assessments Receivable	47,122	-	-	47,122
Due From Developer	330,000	-	-	330,000
Due From Other Funds	-	-	1,930,459	1,930,459
Investments:				
Money Market Account	888,167	2,150,363	-	3,038,530
Prepaid Items	529	-	-	529
Deposits	641	-	-	641
Total Current Assets	3,128,289	2,163,863	1,966,923	7,259,075
Noncurrent Assets				
Mortgages Receivable	-	385,722	-	385,722
Total Noncurrent Assets	-	385,722	-	385,722
TOTAL ASSETS	\$ 3,128,289	\$ 2,549,585	\$ 1,966,923	\$ 7,644,797
LIABILITIES				
Accounts Payable	\$ 41,704	\$ -	\$ 164,721	\$ 206,425
Accrued Expenses	15,066	-	56,654	71,720
DBPR surcharge	7,370	-	-	7,370
DCA surcharge	10,883	-	-	10,883
Impact Fees	357,762	-	-	357,762
Unearned Revenue	140,376	-	-	140,376
Due To Other Districts	5,009	-	-	5,009
Deferred Revenue-Developer Submittals (Minto)	-	-	101,161	101,161
Due To Other Funds	1,930,186	273	-	1,930,459
TOTAL LIABILITIES	2,508,356	273	322,536	2,831,165
FUND BALANCES				
Nonspendable:				
Prepaid Items	529	-	-	529
Deposits	641	-	-	641
Restricted for:				
Special Revenue	-	2,549,312	1,644,387	4,193,699
Unassigned:	618,763	-	-	618,763
TOTAL FUND BALANCES	\$ 619,933	\$ 2,549,312	\$ 1,644,387	\$ 4,813,632
TOTAL LIABILITIES & FUND BALANCES	\$ 3,128,289	\$ 2,549,585	\$ 1,966,923	\$ 7,644,797

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 696	\$ 696
Ad Valorem Taxes	1,164,549	1,164,549	1,130,469	(34,080)
Ad Valorem Taxes - Discounts	(46,582)	(46,582)	(43,037)	3,545
Local Option Gas Tax	100	100	-	(100)
FPL Franchise	113,700	113,700	132,295	18,595
Electricity	152,900	152,900	154,984	2,084
Water	27,000	27,000	37,587	10,587
Gas	19,000	19,000	29,945	10,945
Communication Services Taxes	17,800	17,800	28,638	10,838
Occupational Licenses	5,000	5,000	6,135	1,135
Building Permits - Admin Fee	45,500	45,500	119,256	73,756
Other Licenses, Fees & Permits	2,300	2,300	635	(1,665)
General Government	-	-	362,368	362,368
State Revenue Sharing Proceeds	4,700	4,700	7,167	2,467
Administrative Fees	10,500	10,500	244,998	234,498
Other Public Safety Chrgs/Fees	2,500	2,500	4,718	2,218
Garbage/Solid Waste Revenue	3,600	3,600	297,289	293,689
Other Operating Revenues	13,200	13,200	16,908	3,708
Judgements and Fines	-	-	1,299	1,299
Interest - Tax Collector	-	-	494	494
Developer Contribution	1,512,933	1,512,933	540,000	(972,933)
Lien Search Fee	-	-	5,938	5,938
TOTAL REVENUES	3,048,700	3,048,700	3,078,782	30,082
<u>EXPENDITURES</u>				
<u>Legislative</u>				
Mayor/Council Stipend	146,400	146,400	146,400	-
FICA Taxes	11,200	11,200	11,200	-
ProfServ-Legislative Expense	24,000	24,000	-	24,000
Public Officials Insurance	3,900	3,900	4,025	(125)
Misc-Event Expense	25,000	25,000	-	25,000
Council Expenses	15,000	15,000	6,855	8,145
Dues, Licenses, Subscriptions	1,900	1,900	1,395	505
Total Legislative	227,400	227,400	169,875	57,525
<u>City Manager</u>				
Contracts-City Manager	222,900	222,900	222,900	-
Office Supplies	15,500	15,500	12,291	3,209
Dues, Licenses, Subscriptions	2,200	2,200	3,677	(1,477)
Cap Outlay - Equipment	-	-	5,164	(5,164)
Total City Manager	240,600	240,600	244,032	(3,432)

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>City Clerk</u>				
ProfServ-Web Site Maintenance	18,000	18,000	10,600	7,400
Contracts-City Clerk	125,100	125,100	125,100	-
Postage and Freight	1,400	1,400	1,453	(53)
Printing	22,500	22,500	2,423	20,077
Legal Advertising	28,200	28,200	23,214	4,986
Miscellaneous Services	-	-	1,311	(1,311)
Office Supplies	-	-	1,117	(1,117)
Dues, Licenses, Subscriptions	1,400	1,400	10,241	(8,841)
Total City Clerk	196,600	196,600	175,459	21,141
<u>Finance</u>				
Auditing Services	5,300	5,300	5,250	50
Contracts-Finance	92,700	92,700	92,700	-
Total Finance	98,000	98,000	97,950	50
<u>Legal Counsel</u>				
ProfServ-Legal Services	404,000	404,000	76,783	327,217
ProfServ-Other Legal Charges	-	-	339,175	(339,175)
Outside Legal Services	115,000	115,000	-	115,000
Miscellaneous Services	-	-	180	(180)
Miscellaneous Expenses	10,100	10,100	5,891	4,209
Total Legal Counsel	529,100	529,100	422,029	107,071
<u>Other Administrative Services</u>				
ProfServ-Info Technology	144,700	144,700	157,632	(12,932)
ProfServ-Compliance Service	25,000	25,000	-	25,000
Contracts-Admin. Service	158,700	158,700	158,700	-
Misc-Public Relations	50,000	50,000	12,000	38,000
General Government	115,000	115,000	39,719	75,281
Emergency Comm. Program	25,000	25,000	-	25,000
Total Other Administrative Services	518,400	518,400	368,051	150,349
<u>Facility Services</u>				
Telephone, Cable & Internet Service	21,200	21,200	14,382	6,818
Lease - Copier	20,500	20,500	15,984	4,516
Lease - Building	12,500	12,500	500	12,000
Insurance (Liab,Auto,Property)	4,000	4,000	4,088	(88)
Miscellaneous Services	1,200	1,200	1,176	24
Cleaning Services	43,500	43,500	31,481	12,019
Principal-Capital Lease	7,600	7,600	6,961	639
Interest-Capital Lease	2,600	2,600	2,402	198
Total Facility Services	113,100	113,100	76,974	36,126

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>Community Services</u>				
Contracts-Solid Waste	-	-	284,615	(284,615)
Contracts-Sheriff	662,000	662,000	651,060	10,940
Electricity	43,300	43,300	82,642	(39,342)
R&M-Community Maintenance	26,700	26,700	26,700	-
Operating Supplies	25,000	25,000	52,974	(27,974)
Total Community Services	757,000	757,000	1,097,991	(340,991)
<u>Other Fees and Charges</u>				
Misc-Contingency	134,000	134,000	10,051	123,949
Total Other Fees and Charges	134,000	134,000	10,051	123,949
<u>Reserves</u>				
1st Quarter Operating Reserves	234,500	234,500	-	234,500
Total Reserves	234,500	234,500	-	234,500
TOTAL EXPENDITURES & RESERVES	3,048,700	3,048,700	2,662,412	386,288
Excess (deficiency) of revenues Over (under) expenditures	-	-	416,370	416,370
Net change in fund balance	\$ -	\$ -	\$ 416,370	\$ 416,370
FUND BALANCE, BEGINNING (OCT 1, 2020)	203,563	203,563	203,563	
FUND BALANCE, ENDING	\$ 203,563	\$ 203,563	\$ 619,933	

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 3,703	\$ 3,703
Donations	150,000	150,000	1,163,222	1,013,222
TOTAL REVENUES	150,000	150,000	1,166,925	1,016,925
<u>EXPENDITURES</u>				
<u>Public Assistance</u>				
Misc-Admin Fee (%)	11,300	11,300	17,649	(6,349)
Assistance Program	138,700	138,700	23,425	115,275
Total Public Assistance	150,000	150,000	41,074	108,926
TOTAL EXPENDITURES	150,000	150,000	41,074	108,926
Excess (deficiency) of revenues Over (under) expenditures	-	-	1,125,851	1,125,851
Net change in fund balance	\$ -	\$ -	\$ 1,125,851	\$ 1,125,851
FUND BALANCE, BEGINNING (OCT 1, 2020)	1,423,461	1,423,461	1,423,461	
FUND BALANCE, ENDING	\$ 1,423,461	\$ 1,423,461	\$ 2,549,312	

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>REVENUES</u>				
Building Permits	\$ 1,159,200	\$ 1,159,200	\$ 2,768,883	\$ 1,609,683
Reinspection Fees	8,600	8,600	58,900	50,300
Building Permits - Surcharge	2,000	2,000	25,717	23,717
Other Building Permit Fees	15,000	15,000	86,700	71,700
Building Permits - Admin Fee	64,400	64,400	165,044	100,644
Engineering Permits	590,900	590,900	625,959	35,059
Planning & Zoning Permits	231,000	231,000	101,982	(129,018)
Other Operating Revenues	-	-	50	50
TOTAL REVENUES	2,071,100	2,071,100	3,833,235	1,762,135
<u>EXPENDITURES</u>				
<u>Comprehensive Planning</u>				
ProfServ-Engineering	562,900	562,900	308,531	254,369
ProfServ-Info Technology	28,100	28,100	32,221	(4,121)
ProfServ-Legal Services	-	-	117,701	(117,701)
ProfServ-Planning/Zoning Board	231,000	231,000	300,493	(69,493)
ProfServ-Consultants	28,000	28,000	4,325	23,675
ProfServ-Building Permits	1,219,900	1,219,900	1,302,980	(83,080)
Outside Legal Services	-	-	825	(825)
Postage and Freight	-	-	19	(19)
Telephone, Cable & Internet Service	1,200	1,200	1,140	60
Lease - Copier	-	-	5,067	(5,067)
Printing	-	-	2,165	(2,165)
Miscellaneous Services	-	-	1,243	(1,243)
Misc-Admin Fee (%)	-	-	109,920	(109,920)
Office Supplies	-	-	2,218	(2,218)
Total Comprehensive Planning	2,071,100	2,071,100	2,188,848	(117,748)
TOTAL EXPENDITURES	2,071,100	2,071,100	2,188,848	(117,748)
Excess (deficiency) of revenues Over (under) expenditures	-	-	1,644,387	1,644,387
Net change in fund balance	\$ -	\$ -	\$ 1,644,387	\$ 1,644,387
FUND BALANCE, BEGINNING (OCT 1, 2020)	-	-	-	-
FUND BALANCE, ENDING	\$ -	\$ -	\$ 1,644,387	\$ 1,644,387

City of Westlake

Supporting Schedules

September 30, 2021

Cash and Investment Report

September 30, 2021

GENERAL FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	BankUnited	Checking Account	n/a	\$1,838,946
Money Market	BankUnited	MMA	0.15%	\$888,167
		Subtotal		<u>\$2,727,114</u>

SPECIAL REVENUE FUND

Money Market	BankUnited	MMA	0.15%	\$2,150,363
		Subtotal		<u>\$2,150,363</u>
		Total		<u><u>\$4,877,477</u></u>

City of Westlake

Bank Reconciliation

Bank Account No. [REDACTED] Bank United GF
 Statement No. 0921
 Statement Date 9/30/2021

G/L Balance (LCY)	1,838,946.35	Statement Balance	1,841,858.81
G/L Balance	1,838,946.35	Outstanding Deposits	423.47
Positive Adjustments	0.00		
	<hr/>		
Subtotal	1,838,946.35	Subtotal	1,842,282.28
Negative Adjustments	0.00	Outstanding Checks	3,335.93
	<hr/>	Differences	0.00
Ending G/L Balance	1,838,946.35	Ending Balance	1,838,946.35
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Outstanding Checks							
8/11/2021	Payment	[REDACTED]	KOLTER SIGNATURE HOMES, LLC IMPRES	300.00	0.00	300.00	
9/15/2021	Payment	[REDACTED]	MILNER INC LEASE	1,125.26	0.00	1,125.26	
9/23/2021	Payment	[REDACTED]	MILNER INC LEASE	1,125.26	0.00	1,125.26	
9/29/2021	Payment	[REDACTED]	OFFICE DEPOT	119.44	0.00	119.44	
9/29/2021	Payment	[REDACTED]	SECURITY ASSOCIATES OF FT. LAUDERDA	665.97	0.00	665.97	
Total Outstanding Checks.....				3,335.93		3,335.93	
Outstanding Deposits							
9/29/2021		DEP01964	GP TRASH BIN PURCHASE	G/L Acc	50.00	0.00	50.00
9/29/2021		DEP01965	ENG FEE	G/L Acc	173.47	0.00	173.47
9/29/2021		DEP01967	GP BTR	G/L Acc	100.00	0.00	100.00
9/30/2021		DEP01966	GP TRASH BIN PURCHASE	G/L Acc	100.00	0.00	100.00
Total Outstanding Deposits.....				423.47		423.47	

File Attachments for Item:

A. Financial Report - September 2021



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File Attachments for Item:

A. SPM-2021-06: Application of Minto PBLH, LLC for a **Site Plan Modification** to upgrade an approximately 107,290 square foot self service storage facility, and a .71 acres outdoor area for storage of boats and recreational vehicles. The application includes adding 108 sq. ft. public restrooms on the southeast corner of building 5, removing six parking spaces to accommodate a loading area, removing decorative pavers on building 1, and revising sidewalks and walkways. The subject application is located in Westlake Landings commercial plaza on Pod H, Parcel E at **4701 Seminole Pratt Whitney Road**, Westlake, Florida, 33470.

Submitted By: Planning and Zoning



Meeting Agenda Item Coversheet

MEETING DATE:		11/8/21	Submitted By: Planning and Zoning		
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		Application of Minto PBLH, LLC for a Site Plan Modification to upgrade an approximately 107,290 square foot self service storage facility, and a .71 acres outdoor area for storage of boats and recreational vehicles. The application includes adding 108 sq. ft. public restrooms on the southeast corner of building 5, removing six parking spaces to accommodate a loading area, removing decorative pavers on building 1, and revising sidewalks and walkways. The subject application is located in Westlake Landings commercial plaza on Pod H, Parcel E at 4701 Seminole Pratt Whitney Road, Westlake, Florida, 33470.			
STAFF RECOMMENDATION: (MOTION READY)		Recommendation for approval of the Self Storage Site Plan Modification			
SUMMARY and/or JUSTIFICATION:		<p>The subject application is located in the Westlake Landings commercial plaza on Pod H, Parcel E, a commercial plaza on Pod H, Parcel E (5.75 acres). The applicant is requesting approval of a Site Plan Modification heard by City Council on June 14, 2021.</p> <p>The previously approved Self Storage consists of approximately 107,290 sq. ft. self service storage facility including 76,510 sq. ft. three (3) story limited access storage building; a 30,780 sq. ft. one (1) story multiaccess storage buildings; and, a 0.71 acres outdoor area for storage of boats and recreational vehicles.</p> <p>The applicant is requesting approval of a Site Plan Modification to include:</p> <ol style="list-style-type: none"> 1. Addition of 108 sq. ft. public restrooms on southeast corner of Building 5. 2. Removing six parking spaces to accommodate a loading area in front of Building 7. 3. Removing decorative pavers on loading zone of Building 1; and, revising sidewalks and walkways. 			
SELECT, if applicable		AGREEMENT:		BUDGET:	
		STAFF REPORT:	X	PROCLAMATION:	
		EXHIBIT(S):	X	OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Agenda Item Sheet Final Staff Report Application Justification Statement Site Plan Landscape Plans 3D rendering 1 3D rendering 2			
SELECT, if applicable		RESOLUTION:		ORDINANCE:	

**IDENTIFY FULL
RESOLUTION OR
ORDINANCE TITLE**

*(if Item is not a
Resolution or Ordinance,
please erase all default
text from this field's
textbox and leave blank)*

**Please keep text
indented.**

FISCAL IMPACT *(if any):*

\$



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 11/8/2021

PETITION DESCRIPTION

PETITION NUMBER: SPM-2021-06 *Pinnacle Storage at Westlake Landings (Pod H) Site Plan Modification*

OWNER: Minto PBLH, LLC

APPLICANT: Cotleur & Hearing

ADDRESS: 4701 Seminole Pratt Whitney Road. Pod H Parcel E

PCN: 77-40-43-01-17-000-0020

REQUEST: The applicant is requesting approval of a Site Plan Modification of an approximately 107,290 square foot self service storage facility, and a .71 acres outdoor area for storage of boats and recreational vehicles. The application includes adding 108 sq. ft. public restrooms on the southeast corner of building 5, removing six parking spaces to accommodate a loading area, removing decorative pavers on building 1 and revising sidewalks and walkways.

SUMMARY

The subject application is located in the Westlake Landings commercial plaza on Pod H, Parcel E, a commercial plaza on Pod H, Parcel E (5.75 acres). The applicant is requesting approval of a Site Plan Modification heard by City Council on June 14, 2021.

The previously approved Self Storage consists of approximately 107,290 sq. ft. self service storage facility including 76,510 sq. ft. three (3) story limited access storage building; a 30,780 sq. ft. one (1) story multiaccess storage buildings; and, a 0.71 acres outdoor area for storage of boats and recreational vehicles.

The applicant is requesting approval of a Site Plan Modification to include:

1. Addition of 108 sq. ft. public restrooms on southeast corner of Building 5.
2. Removing six parking spaces to accommodate a loading area in front of Building 7.
3. Removing decorative pavers on loading zone of Building 1; and, revising sidewalks and walkways.

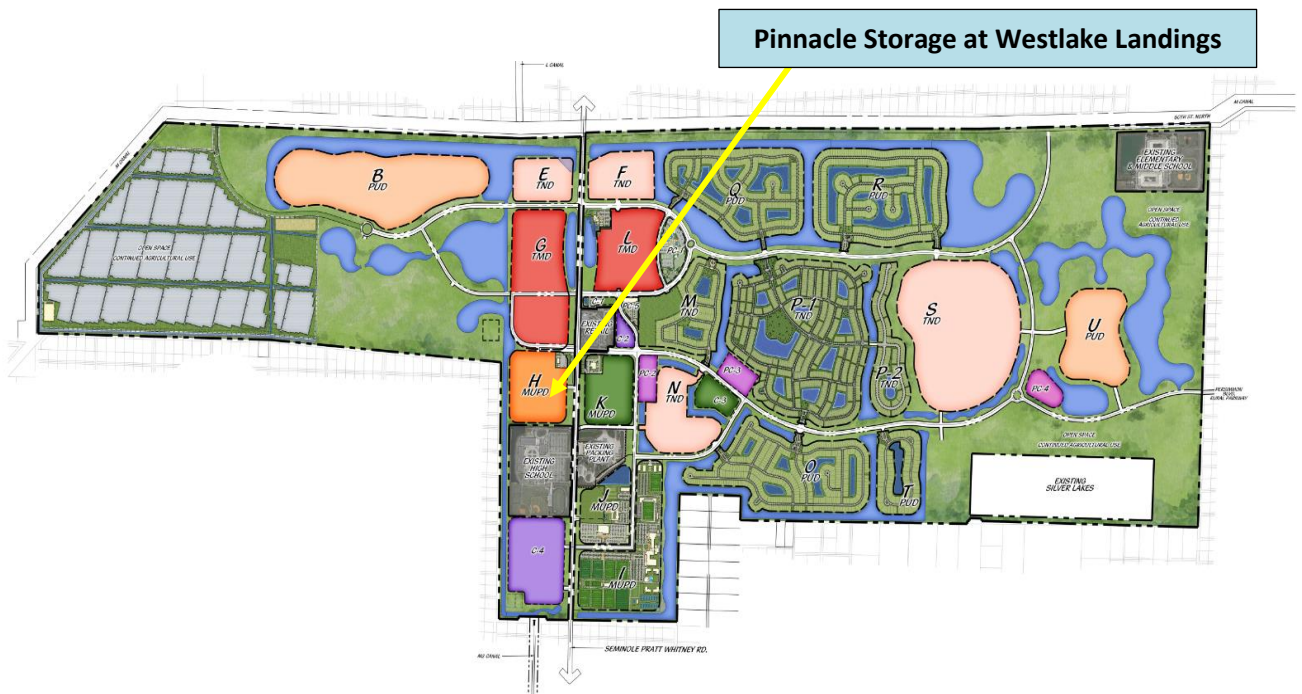
STAFF RECOMMENDATION

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

PETITION FACTS

- a. Total Gross Site Area: 5.75 acres
- b. Building Data: 107,290 Sq. Ft. for self-service storage
- c. Land Use and Zoning
 - Existing Land Use: Vacant/Agricultural/Utility
 - Future Land Use: Downtown Mixed Use
 - Zoning: Mixed Use

	FUTURE LAND USE	ZONING
SUBJECT PROPERTY	Mixed Use	Mixed Use
NORTH	Mixed Use	Mixed Use
SOUTH	Mixed use	Mixed Use
EAST	Mixed Use & Civic	Mixed Use
WEST	Mixed Use	Mixed Use



STAFF ANALYSIS

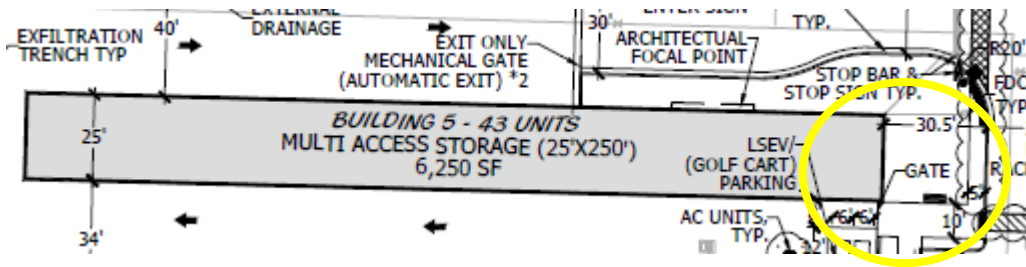
The applicant is requesting approval of a Site Plan Modification for a previously approved self-storage development heard by City Council on June 14, 2021. The subject site modifications include the following:

- 1. Addition of 108 sq. ft. public restrooms on southeast corner of Building 5.
- 2. Removing six parking spaces to accommodate a loading area in front of Building 7.
- 3. Removing decorative pavers on loading zone of Building 1; and, revising sidewalks and walkways.

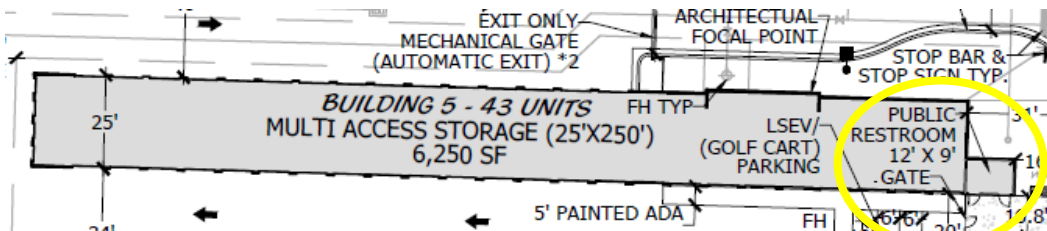
1. Addition of Public Restrooms

The following graphics indicate the location of the proposed 108 sq. ft. public restroom on the southeast corner of Building 5.

Previously approved Site Plan **without** public restroom:



Proposed Site Plan **with** public restroom:



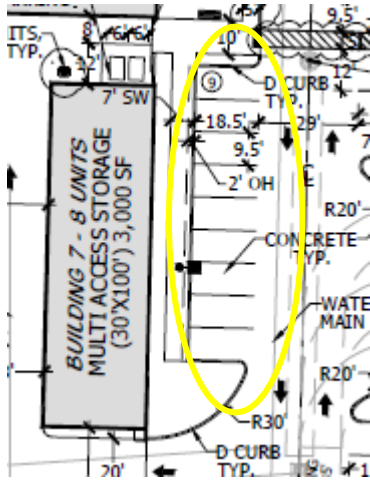
108 square feet



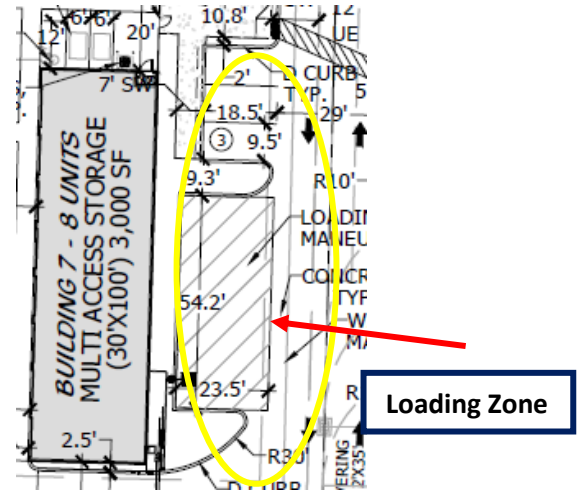
2. Removing six parking spaces to accommodate a loading area in front of Building 7.

The site plan previously approved had a total of 18 parking spaces. The applicant is proposing to remove six (6) parking spaces to accommodate a loading area in front of Building 7. The subject application proposes a total of 12 parking spaces which is still in compliance with Code.

Previously approved Site Plan **without** loading area



Proposed Site Plan **with** loading area:



Applicant has removed a total of six (6) parking spaces and remains compliant. Per City Code, Chapter 8, Parking, 1 per 150 units are required for Self Storage Facilities.

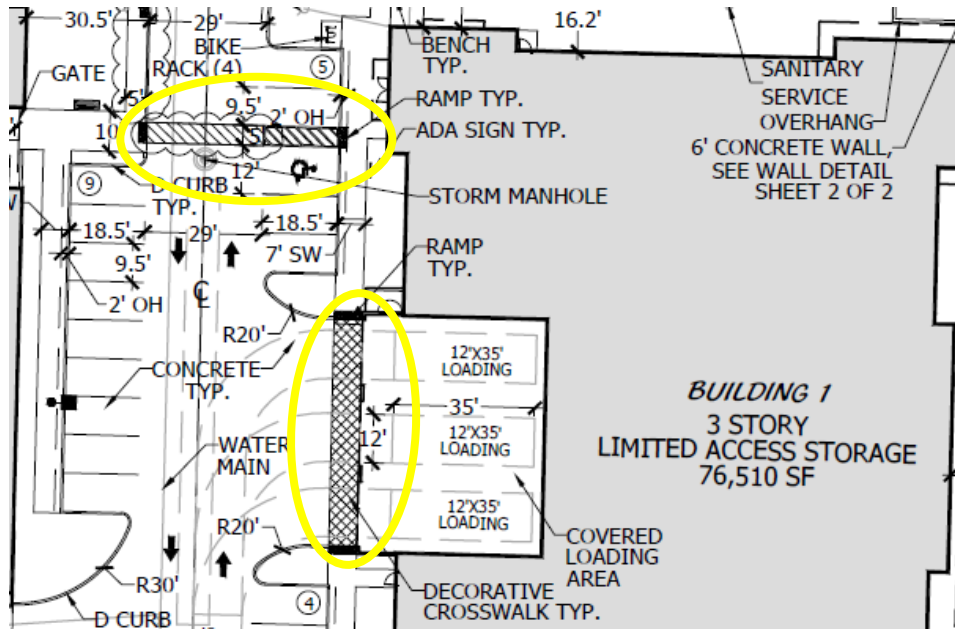
Required spaces: 9

Total proposed parking spaces with Modification: 12

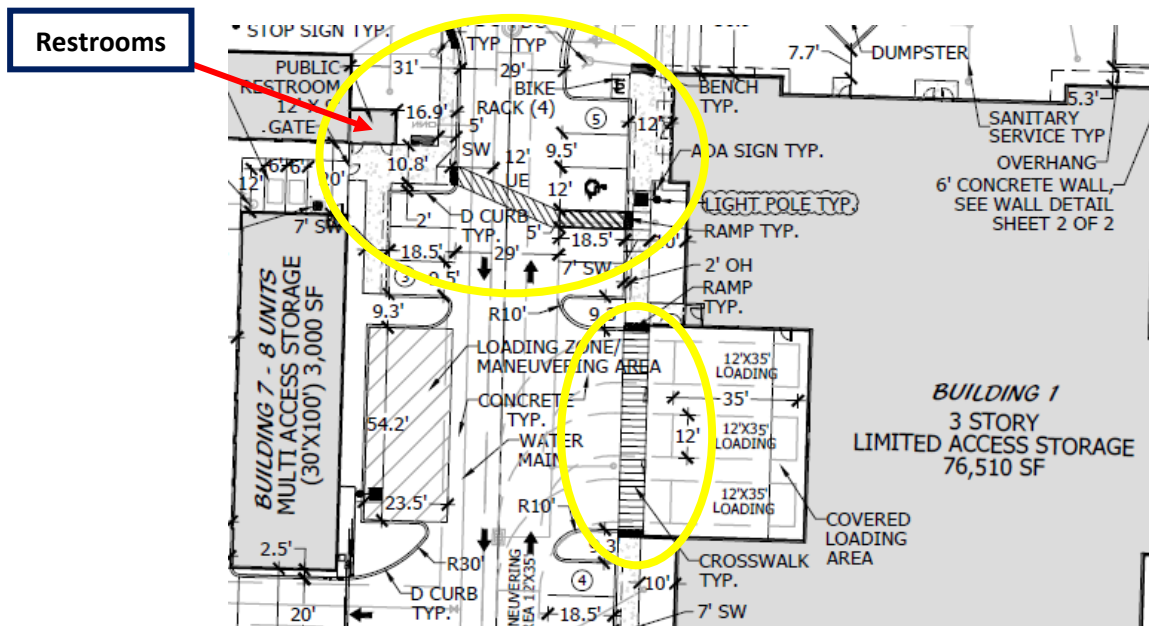
3. Removing decorative pavers on loading zone of Building 1 and Sidewalks revisions

The applicant indicates “The raised decorative pavers on the driveway apron on the loading zone of Building 1 have been removed to eliminate a bump or slope obstruction to support a more efficient loading and unloading condition for patrons”.

Previously approved Site Plan **with** decorative pavers:



Proposed Site Plan **without** decorative pavers for loading needs and sidewalk revisions to access public restrooms:



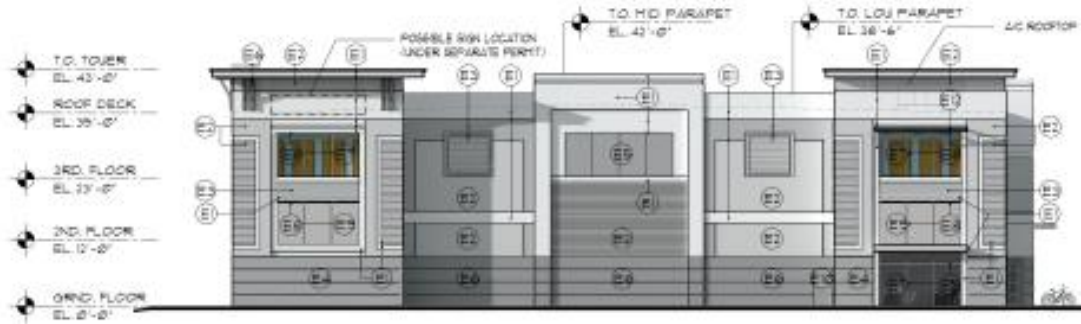
The following table presents compliance with zoning code of the previously approved self-storage development heard by City Council on June 14, 2021; and includes the modification to the number of parking spaces:

ZONING DISTRICT MIXED USE	REQUIRED BY CODE	PROPOSED	COMMENTS
Setbacks			
Front	Main Structure: 20'	97.2'	<i>In compliance</i>
Rear	Main Structure: 10'	545.7'	<i>In compliance</i>
Side Yard - South	Main Structure: 10'	32.4'	<i>In compliance</i>
Side Yard - North	Main Structure: 10'	77.6'	<i>In compliance</i>
Lot Coverage	Max Lot Coverage: 45%	23.14%	<i>In compliance</i>
Building Height	120 ft. max	3 story / 43'	<i>In compliance</i>
Parking	Required parking: 1/150 SF = 9 spaces, 1 ADA	12 provided, 1 ADA	<i>In compliance</i>
Sidewalks	Pedestrian walkways must be a minimum of 5 ft. wide	5+ ft.	<i>In compliance</i>
Minimum Previous/ Open Space	Minimum 25%	51.38%	<i>In compliance</i>
Bike Racks	5% of parking required. Total: 1	4 provided	<i>In compliance</i>

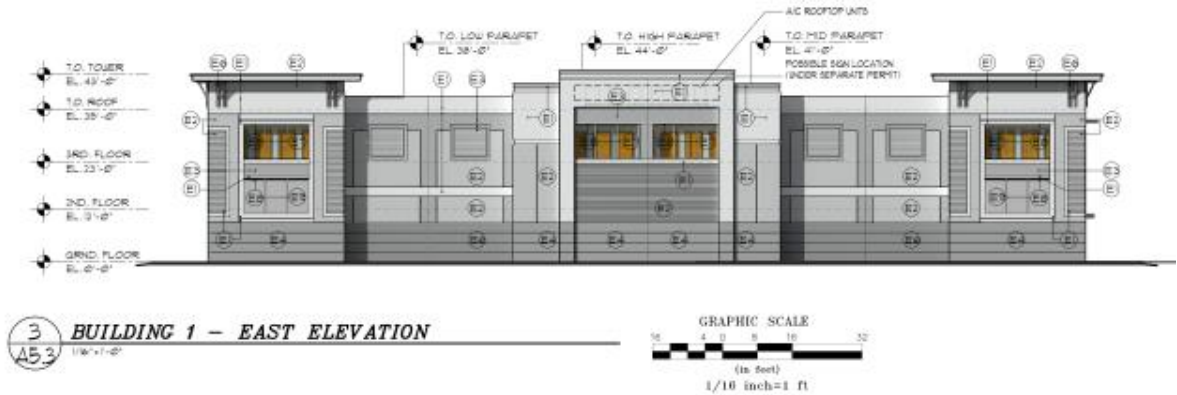
Architectural Elevations

The subject application **does not** include modification to the architectural design approved by City Council on June 14, 2021.

Principal Building Façade facing North



Principal Building Façade facing Seminole Pratt Whitney Road



One (1) story multiaccess storage building elevation located on the rear of the property



Landscape

The revisions to the landscape plan follow the modifications to the site plan. There is one occurrence noted on the north side of the buildings where the foundation landscaping blocks doorways and landings. It has been noted in the approval letter that shrub material or other foundation landscape cannot block access points to the building or mechanical equipment. This is a preliminary landscape plan, and this level of detail can be amended at the time of Landscape Permit application. No further amendments are necessary to the preliminary landscape plan as it is clear that the intent of the landscape provided meets and is in compliance with City Code.

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 with exfiltration trenches. The discharge into the master drainage system will be accordance with the Master Permit for Westlake.

Traffic

Traffic comments were addressed during the original site plan review. No additional traffic impacts were identified for this modification. The total trips projected for this application do not exceed the approved trips for Westlake per the Development Order.

Roadway Connections

Entry and exit points onto Persimmon Blvd. are approved for the configuration of Town Center Parkway that was presented in this application. If the Town Center Parkway configuration is altered during the Land Development Permit process, applicant will be required to modify the site plan for consistency. Further details about phasing of the work in this application as it relates to the Town Center Parkway construction will be reviewed at the time of Land Development permits.

Fire Safety

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

FINAL REMARKS

SPM-2021-06 will be heard by the City Council on November 8, 2021. 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 Department** and **Engineering Department** recommends approval of the subject application.



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

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

APPLICATION FOR SITE PLAN REVIEW

PLANNING & ZONING BOARD

Meeting Date: _____

CITY COUNCIL

Meeting Date: _____

INSTRUCTIONS TO APPLICANTS:

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

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

I. PROJECT DESCRIPTION & APPLICANT INFORMATION

PROJECT NAME: Self-Service Storage at Westlake Landings, Pod H- Parcel E – Site Plan Modification (SPM-2021-06)

PROJECT ADDRESS: 4701 Seminole Pratt Whitney Road

DESCRIPTION OF PROJECT: Self-Service Storage Facility minor site plan modification

Property Control Number (PCN), list additional on a separate sheet: 77-40-43-01-17-000-0020

Estimated project cost: TBD

Property Owner(s) of Record (Developer) Minto PBLH LLC (Contract Purchaser: Pinnacle Storage of Westlake, LLC)

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

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

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

Name: Cotleur & Hearing

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

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

II. LAND USE & ZONING

- A) ZONING MAP DESIGNATION Mixed Use B) FUTURE LAND USE MAP DESIGNATION Downtown Mixed Use
 C) Existing Use(s) Vacant/Agriculture/Utility
 D) Proposed Use(s), as applicable Self-Service Storage, including Limited Access, Multi-access and Open Outdoor Storage

III. ADJACENT PROPERTIES


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


V. OWNER/APPLICANT ACKNOWLEDGEMENT AND CONSENT

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

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

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

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

 Owner's Signature
September 20, 2021
 Date

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

 Applicant/Agent's Signature
9.23.21
 Date

***POD H, Parcel E – Westlake
Landings
Self-Service Storage
Minor Site Plan Modification
Justification Statement
September 23, 2021***

Introduction

The Applicant is requesting a minor modification to the previously approved site plan for the Self Storage facility. This facility is to be located within the southern portion of Pod H, on Lot 2 of Parcel E. The plat of Pod H has been previously approved. The self-service storage site is 5.75 acres and will contain both limited and multi-access storage units comprising approximately 107,261 sq.ft. as well as .71-acre outdoor area for the storage of boats and recreation vehicles. Pod H is located centrally within the TTD on the west side of Seminole Pratt Whitney Road, just north of Seminole Ridge High School.

Background

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

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

Historic and Recent Planning and Zoning Entitlements

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Westlake POD H – Self-Service Storage SP Modification
Justification Statement
SPR-2021-04
CH 13-0518.60.01
September 23, 2021

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

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

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

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

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

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

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

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

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

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

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

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

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

Westlake POD H – Self-Service Storage SP Modification
Justification Statement
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On January 11, 2021, Resolution 2020-02, approved the Final Plat for Pod G South-West.

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

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

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

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

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

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

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

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

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

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

On July 14, Resolution 2021-18, approved the site plan for the Westlake Wellness and Fitness Trail.

On July 14, Resolution 2021-19, approved the master Sign Plan for Pod H, “Westlake Landings”.

On July 14, Resolution 2021-20, approved the master Sign Plan for the Pod H, Parcel E, Self-Storage facility.

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

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

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

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

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

Subject Request

The Applicant is requesting minor site plan modifications to the approved Self-Service Storage facility (R-2021-20) within the southern portion of Pod H, to be situated on Lot 2-Parcel E, of the previously platted Pod H site. Parcel E is a part of Lot 2 of Pod H to be further subdivided by metes and bounds. The self-service storage site remains at 5.75 acres and will contain both limited and multi-access storage units comprising approximately 107,261 sq.ft., as well as .71 acre outdoor area for the storage of boats and recreation vehicles.

Modifications to the site plan include the addition of a 12' x 9' sq.ft. public restroom on the southeast corner of Building 5. In addition, the sidewalk has been removed in front of some of the parking spaces in front of Building 7 to create a loading area for patrons. The raised decorative pavers on the driveway apron of the loading zone of Building 1 have been removed to eliminate a bump or slope obstruction to support a more efficient loading and unloading condition for patrons, as well as a portion of the sidewalk and the walkway in this zone has been revised to be flush with the doors, for the same reason.

Pod H is to be known as “Westlake Landings” and is situated west of Seminole Pratt Whitney Road, south of Persimmon Boulevard and north of Seminole Ridge High School. The Final Subdivision Plan was previously approved on July 24, 2019, and on October 28, 2019, Resolution No. 2019-36 approved the Plat for Pod H. Moving forward, Pod H will be subdivided by metes and bounds, whereby no additional platting will be necessary.

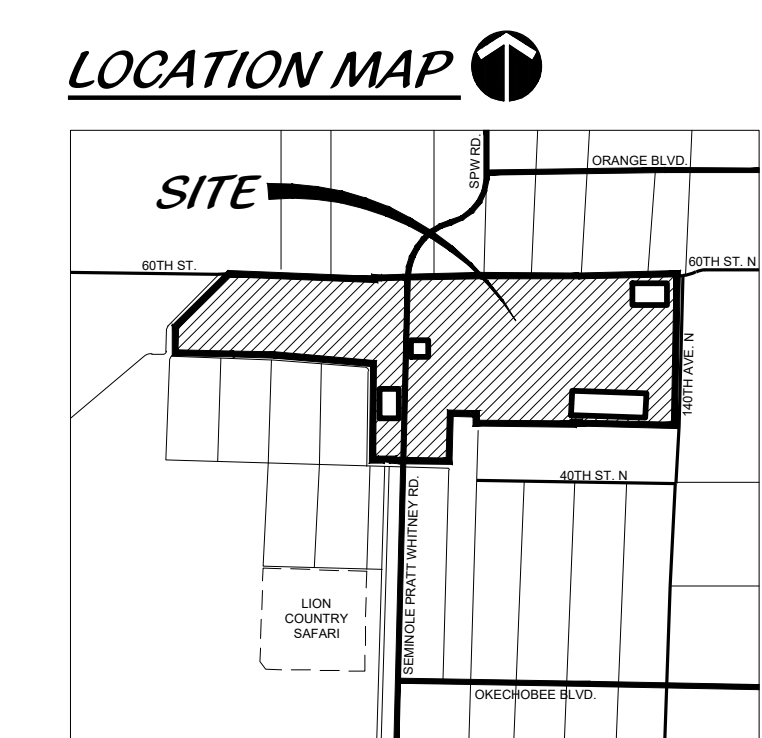
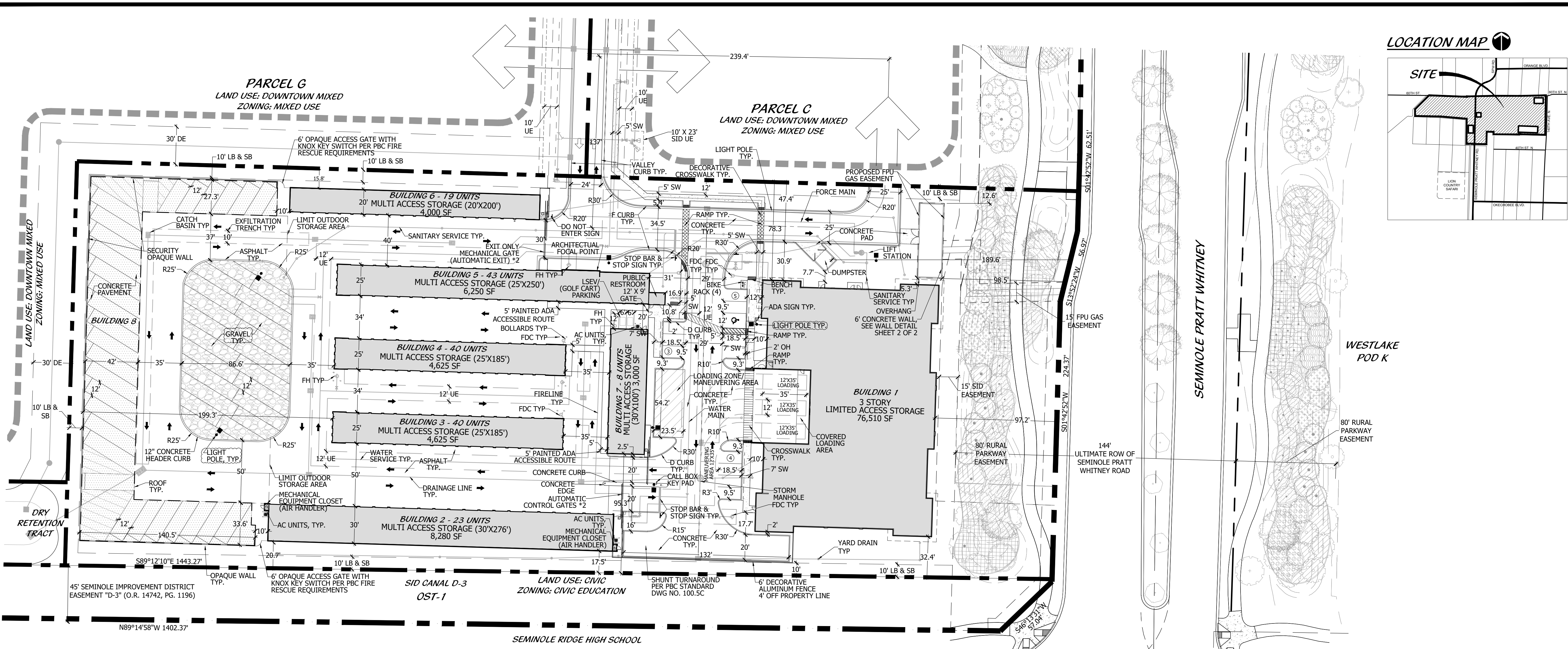
Pod H, and therefore, Lot 2-Parcel E, have a Mixed-Use zoning designation allowing commercial, retail, and industrial uses. The site plan for the Self-Service Storage facility will be processed in accordance with Article 3 “Zoning Districts” of the Westlake Code of Ordinances. The subject site maintains 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 self-service storage facility is considered a permitted use within the Mixed-Use Zoning District. The site development plan will require approval by the Westlake City Council with public notice as required by Article 2, Table 2.3. All of the proposed uses are permitted uses (P) within the

Westlake POD H – Self-Service Storage SP Modification
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Mixed Use (**MU**) zoning district as defined by Article 3 Table 3-20 of the City of Westlake Code of Ordinances.

Conclusion

The Applicant is requesting approval of the Self-Service Storage facility on Pod H 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.



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 www.cotleurhearing.com
 Lic# LC-26000535

WESTLAKE LANDINGS

PARCEL E - SELF-STORAGE STORAGE OF WESTLAKE, LLC.
 PALM BEACH COUNTY, FL

SITE DATA

NAME OF APPLICATION	WESTLAKE POD H- PINNACLE SELF STORAGE
APPLICATION NUMBER	096-2021-04
PROJECT NUMBER	04-13-0518-K-0-02
LAST CITY OF "VOT" OR "MASTER PLAN" APPROVAL DATE	06-14-2021
RESOLUTION NUMBER	TTD/0-2021-1446, R-2021-01647, R-2021-1649, ORDINANCE 2014-030, MPA-2014-01, MPA-2017-01, MPA-2018-01, MPA-2019-01, MPA-2019-02, MPA-2020-01, MPA-2020-04, MPA-2020-05
FUTURE LAND USE DESIGNATION	DOWNTOWN MIXED USE
EXISTING ZONING DISTRICT	MIXED USE
SECTION/ TOWNSHIP/ RANGE	77-40-43-01-1-900-0020
PROPERTY CONTROL NUMBER	
EXISTING USE	VACANT/AGRI CULTURE/ UTILITY
APPROVED USE	SELF SERVICE STORAGE
PROPOSED USE	

SITE DATA	SQ.FT.	AC.	%
TOTAL SITE AREA	250,535.03	5.75	100
BUILDING DATA	SQ.FT.		
TOTAL GROSS FLOOR AREA	107,290		
LIMITED ACCESS SELF STORAGE	76,510		
MULTI ACCESS SELF STORAGE	30,780		
PERVIOUS AREA	SQ.FT.	AC.	%
PERVIOUS GRAVEL STORAGE	1,188.11	0.17	4.24%
SUB TOTAL	69,019.50	1.50	27.55%

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PERVIOUS GRAVEL STORAGE	1,188.11	0.17	4.24%
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SUB TOTAL	69,019.50	1.50	27.55%

1. BUILDINGS SEPARATED FROM RESIDENTIAL ZONING DISTRICTS BY A ROAD OR CANAL ARE NOT CONSIDERED ADJACENT TO RESIDENTIAL ZONING DISTRICTS.

PROJECT TEAM

PROPERTY OWNER:
 MINTO PBL, LLC
 16604 TOWN CENTER PKWY. NO., SUITE B
 WESTLAKE, FL 33470
 PHONE: 954-973-4490

DEVELOPER:
 PINNACLE STORAGE OF WESTLAKE, LLC
 55 BRAMS POINT ROAD
 HILTON HEAD, SC 29926
 PHONE: 843-298-3373

SITE PLANNER/LANDSCAPE ARCHITECT:
 COTLEUR & HEARING
 1934 COMMERCE LANE, SUITE 1
 JUPITER, FL 33458
 PHONE: 561-747-6336

ARCHITECT:
 KENNETH R. CARLSON, ARCHITECT P.A.
 1166 W. NEWPORT CENTER DRIVE, SUITE 311
 DEERFIELD BEACH, FL 33442
 PHONE: 954-427-8848

CIVIL ENGINEER:
 JEFF H. IRAVANI, INC.
 1934 COMMERCE LANE, SUITE 5
 JUPITER, FL 33458
 PHONE: 561-575-6030

SURVEYOR:
 CAULFIELD & WHEELER, INC.
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FL 33434
 PHONE: 561-392-1991

TRAFFIC ENGINEER:
 PINDER TROUTMAN CONSULTING, INC.
 2005 VISTA PARKWAY, SUITE 111
 WEST PALM BEACH, FL 33411-6700
 PHONE: 561-296-9698

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

SEMIMOLE IMPROVEMENT DISTRICT - DISTRICT:
 ENGINEER
 CAULFIELD & WHEELER, INC.
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FL 33434
 PHONE: 561-392-1991

Non-Residential Use Type	Minimum Parcel Size (Square Feet)	Minimum Front Setback (Feet)	Minimum Side Setback (Feet)	Minimum Rear Setback (Feet)	Minimum Building Separation (Feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Light Industrial	43,560	30	10	10	20	50%	25%

LEGAL DESCRIPTION

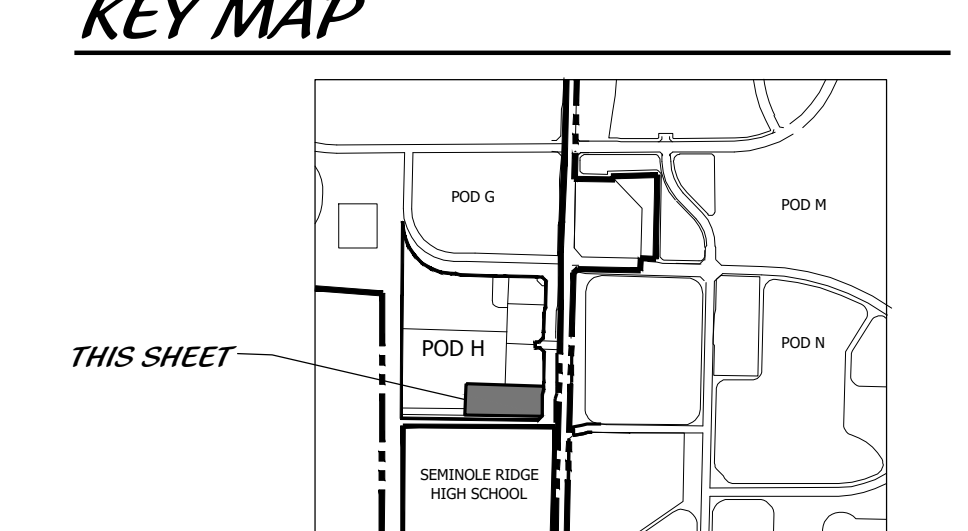
DESCRIPTION: POD H - PARCEL "E" BEING A PORTION OF LOT 2, WESTLAKE - POD H, AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, WESTLAKE - POD H, AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.01°42'45"W, A DISTANCE OF 835.68 FEET TO THE POINT OF BEGINNING; THENCE S.88°17'15"E, A DISTANCE OF 393.75 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PARCEL 101, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING THREE (3) COURSES BEING ALONG SAID WEST RIGHT-OF-WAY: 1) S.01°42'52"W, A DISTANCE OF 32.38 FEET; 2) THENCE S.13°52'24"W, A DISTANCE OF 56.97 FEET; 3) THENCE S.01°42'52"W, A DISTANCE OF 222.40 FEET TO A POINT ON THE NORTH LINE OF OPEN SPACE TRACT #1, AS SHOWN ON SAID PLAT OF WESTLAKE - POD H; THENCE N.89°12'10"W, ALONG SAID NORTH LINE, A DISTANCE OF 788.71 FEET; THENCE N.01°42'45"E, A DISTANCE OF 323.07 FEET; THENCE S.88°17'15"E, A DISTANCE OF 406.87 FEET TO THE POINT OF BEGINNING. CONTAINING: 250,535 SQUARE FEET OR 5.751 ACRES, MORE OR LESS.

NOTES

- THE MASTER PLAN FOR WESTLAKE LANDINGS (POD H) ASSIGNS 140,000 SF OF SELF STORAGE USE. THE PROPOSED SITE PLAN INCLUDES 108,705 SF OF SELF SERVICE STORAGE ALONG WITH 1.99 ACRES OF OUTDOOR STORAGE. THE UNUSED ENTITLEMENT RETAINED ON THE MASTER PLAN WILL BE AVAILABLE FOR FUTURE EXPANSION SUBJECT TO SITE PLAN REVIEW & APPROVAL BY THE CITY.
- THE NORTH AND SOUTH GATE SYSTEMS SHALL BE EQUIPPED WITH CLICK TO ENTER (PRIMARY) AND KNOX KEY SWITCH (SECONDARY) SYSTEMS PER PBC FIRE RESCUE STANDARDS.
- THE SITE CURBING OR PAVEMENT ADJACENT TO THE CURBING SHALL BE PAINTED AND DESIGNED AS A "FIRE LANE - NO PARKING" PER PBC FIRE RESCUE STANDARDS.

Building Number	Front Setback (Feet)	Side North Setback (Feet)	Side South Setback (Feet)	Rear Setback (Feet)
1	97.2	78.3	32.4	545.7
2	348.4	269.3	17.7	157.8
3	394	194.3	98.8	210.5
4	394	135.4	157.7	210.5
5	315.6	75.4	214.7	210.5
6	429.8	15.8	281.6	170.8
7	329	120.9	95.3	425.3
Covered Open Storage (8)	735.3	11.5	16.5	10.2

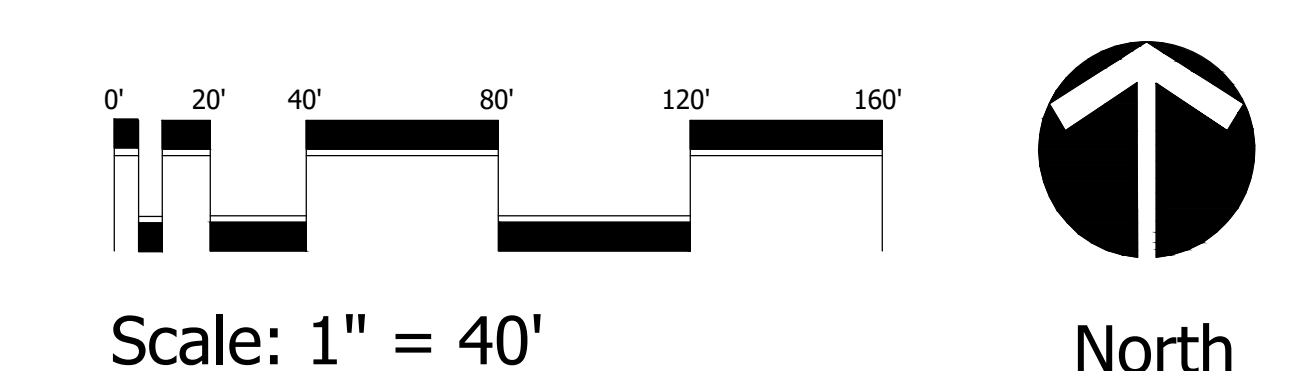
KEY MAP



LEGEND

- ADA AMERICANS WITH DISABILITIES
- LB LANDSCAPE BUFFER
- DE DRAINAGE EASEMENT
- R RADIUS
- SB SETBACK
- SW SIDEWALK
- TP TYPICAL
- LSEV LOW SPEED ELECTRIC VEHICLE
- ADA SIGN
- STOP SIGN
- DO NOT ENTER
- PARKING LIGHT

SITE PLAN



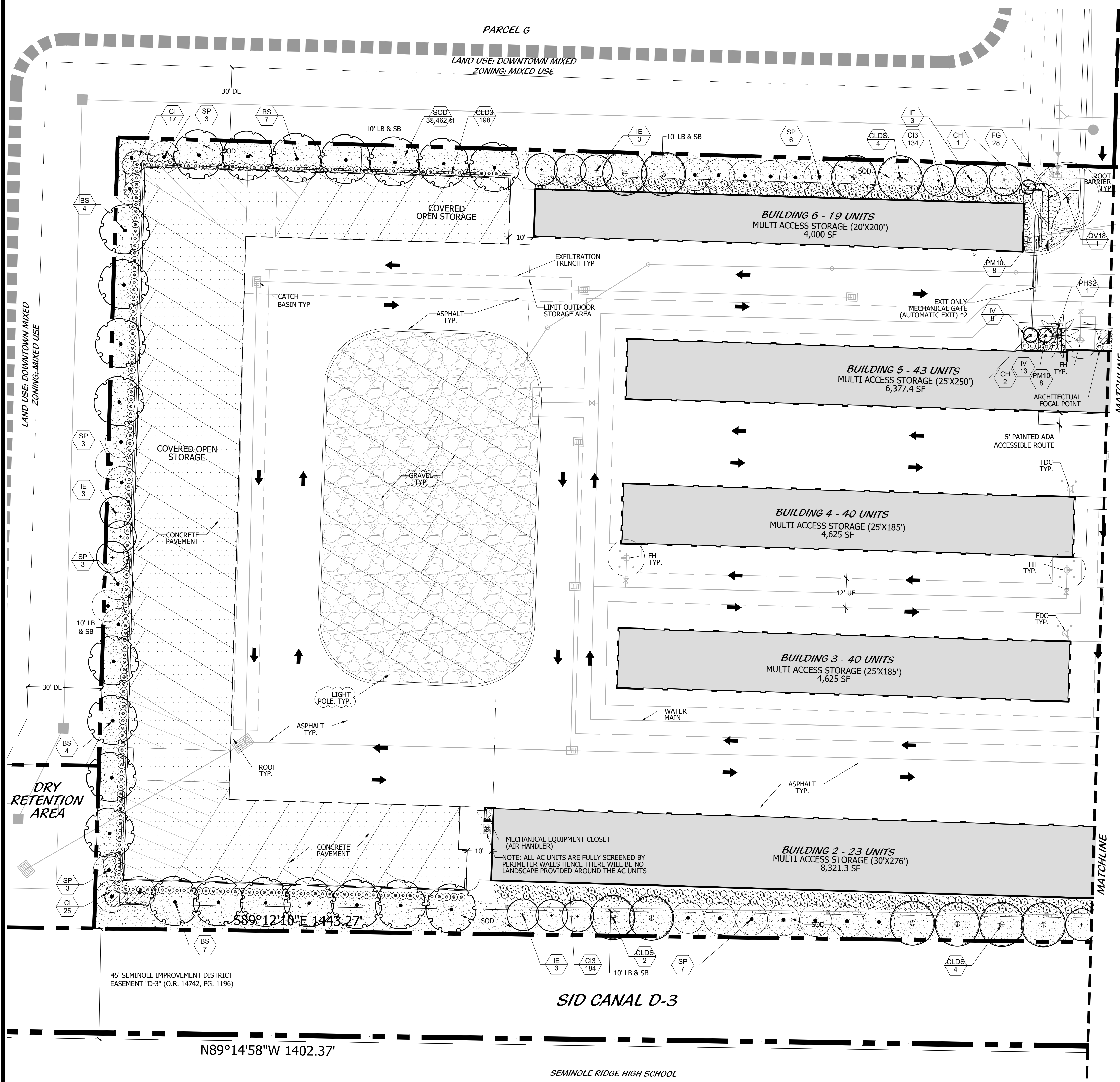
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DRAWN	JAE/RNK
APPROVED	DEH
JOB NUMBER	13-0518.60.02
DATE	03-25-21
REVISIONS	04-19-21
	09-20-21
	(09-30-21)

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 SHEET 1 OF 2
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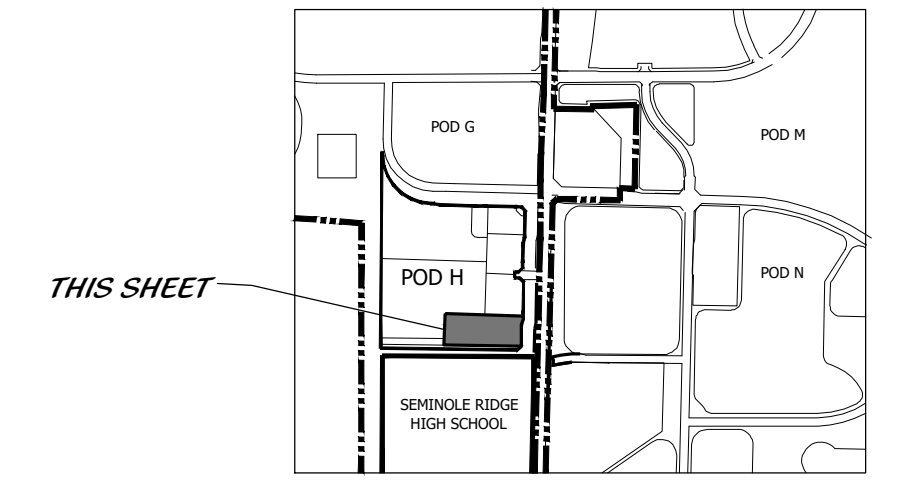


WESTLAKE SELF STORAGE
SEMINOLE PRATT WHITNEY RD, WESTLAKE, FLORIDA

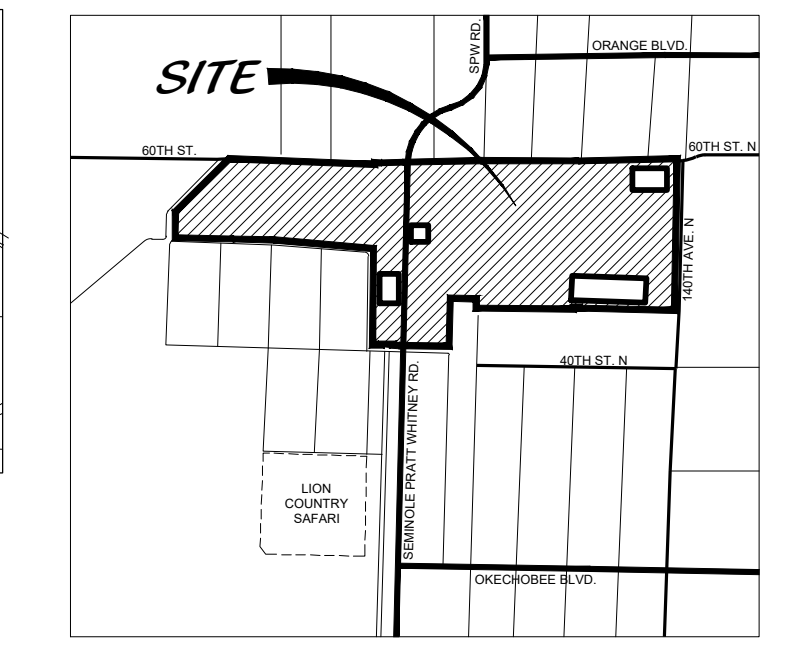
**KENNETH
CARLSON**
ARCHITECT- P.A.
DESIGN
PLANNING
INTERIORS



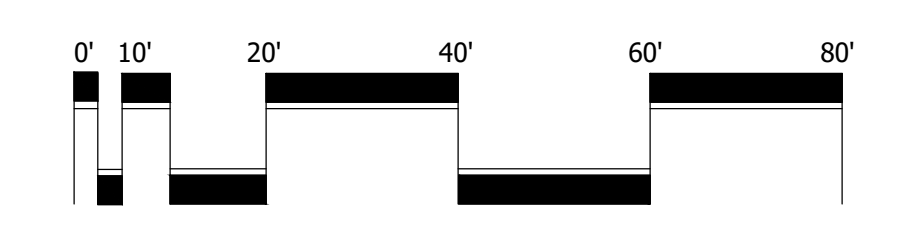
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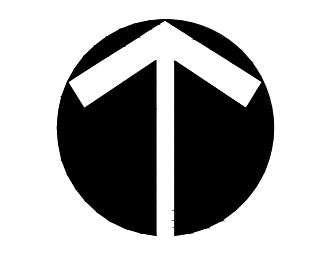
LOCATION MAP



LANDSCAPE PLAN



Scale: 1" = 20'



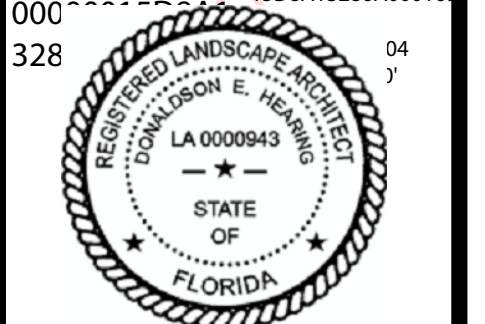
North

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PALM BEACH COUNTY, FL

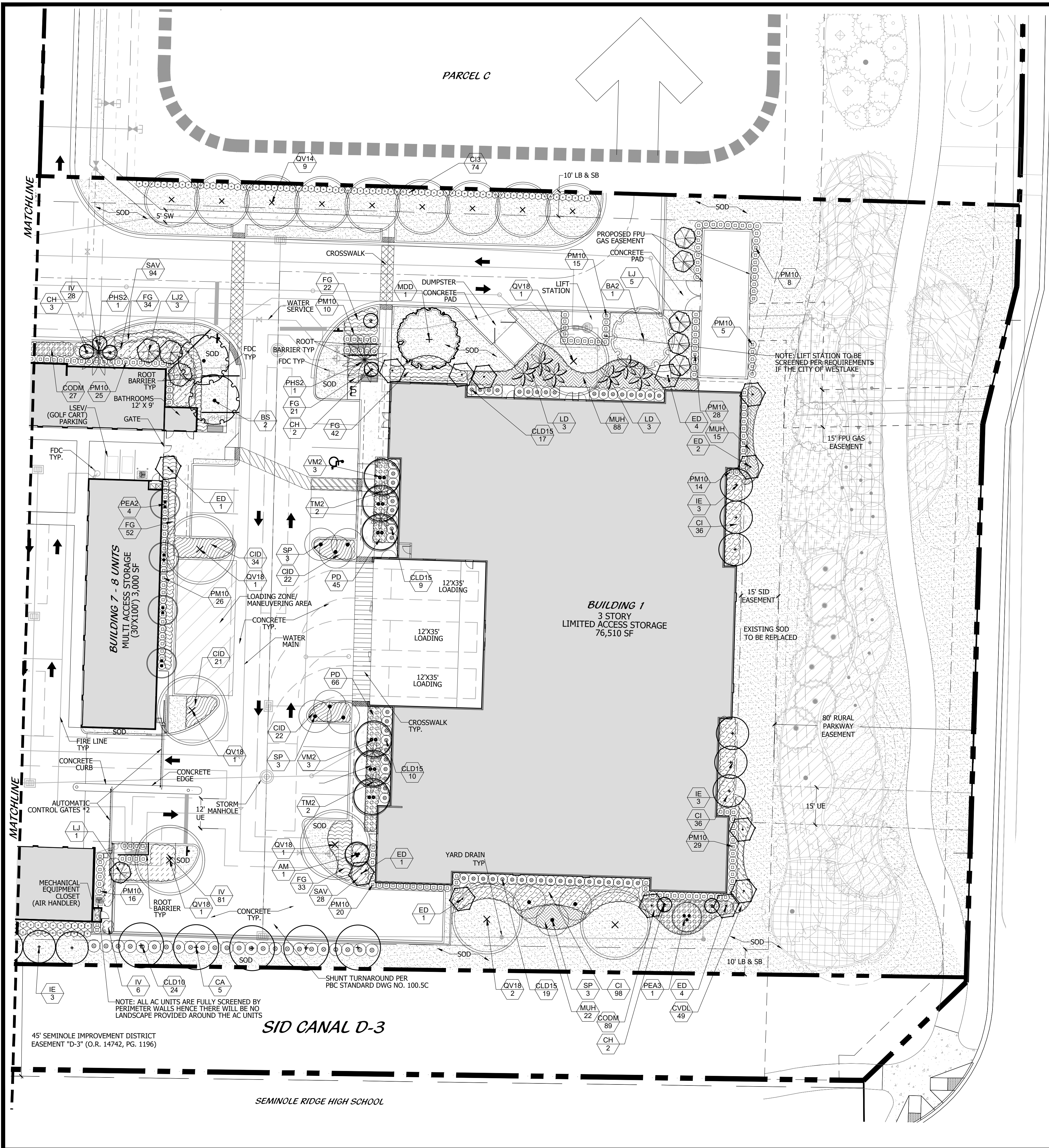
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DRAWN	RNK
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	09-23-21
	10-01-21

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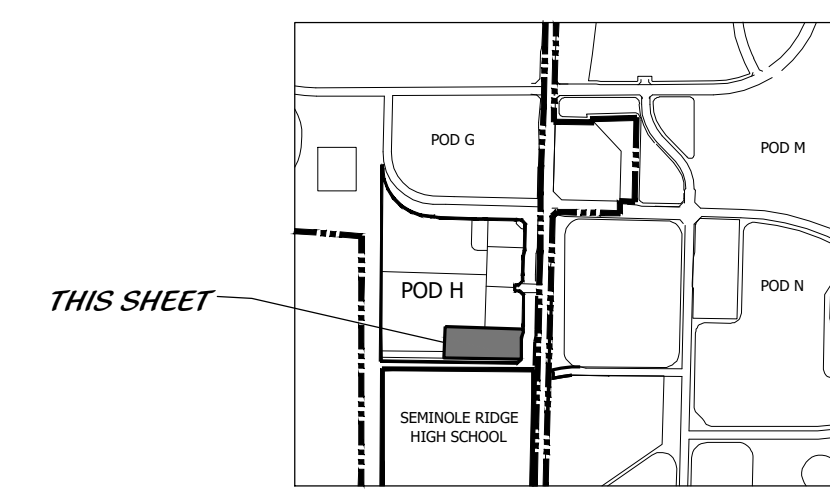


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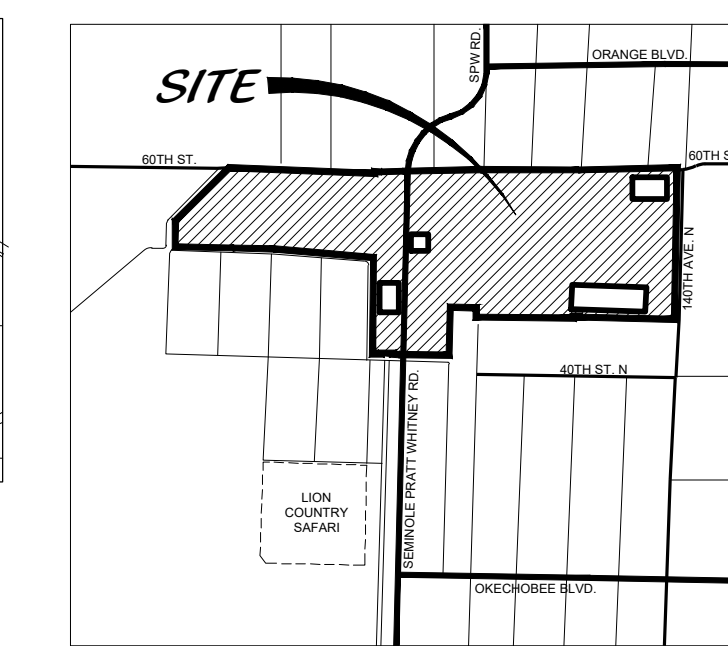
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KEY MAP



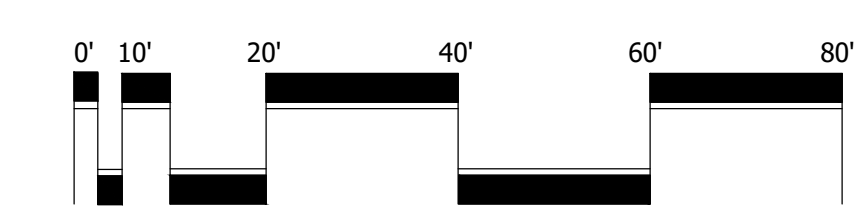
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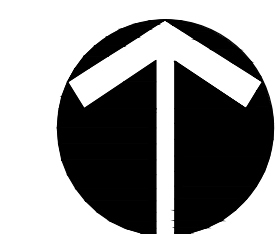
LEGEND

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|------|-----------------------------|---|--------------|
| ADA | AMERICANS WITH DISABILITIES | ○ | ADA SIGN |
| LB | LANDSCAPE BUFFER | ■ | STOP SIGN |
| DE | DRAINAGE EASEMENT | ⊕ | DO NOT ENTER |
| R | RADIUS | | |
| SB | SETBACK | | |
| SW | SIDEWALK | | |
| TYP | TYPICAL | | |
| LSEV | LOW SPEED ELECTRIC VEHICLE | | |

LANDSCAPE PLAN



Scale: 1" = 20'



North

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WESTLAKE LANDINGS
 PARCEL E - SELF-STORAGE STORAGE OF WESTLAKE, LLC.
 PALM BEACH COUNTY, FL

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DRAWN	RNK
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	09-23-21
	(10-01-21)

Donaldson E Digitally signed by
 Donaldson E
 OOC
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October 01, 2021 9:03:09 a.m.
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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 GRADES 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, PAWMENT, 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 DELIVERED TO THE 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 MORGANITE 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 COSTS 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 BARK TERMINAL LEAF.

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 1-3" 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 DISHD 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 HOLE LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHD 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 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 ELEVATION. ROLL PREPARED LAWN 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 THE CORRECT 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. DO NOT SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

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

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 IN 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. 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 BE IN ACCORDANCE WITH 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 (S.I.D.) TREE SPECIFICATION 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 PLANTED 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 SIGNAGE IS 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 AREAS.

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 STENOTAPHRUM 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 GUIDE 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 OF 1/2 NATIVE SOIL, 1/4 CLEAN SAND AND 1/4 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 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 UY WITHOUT PRIOR SUD 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 SHALL BE REGULARLY MAINTAINED SO THAT FRONDS DO NOT FALL INTO THE RIGHT OF WAY.

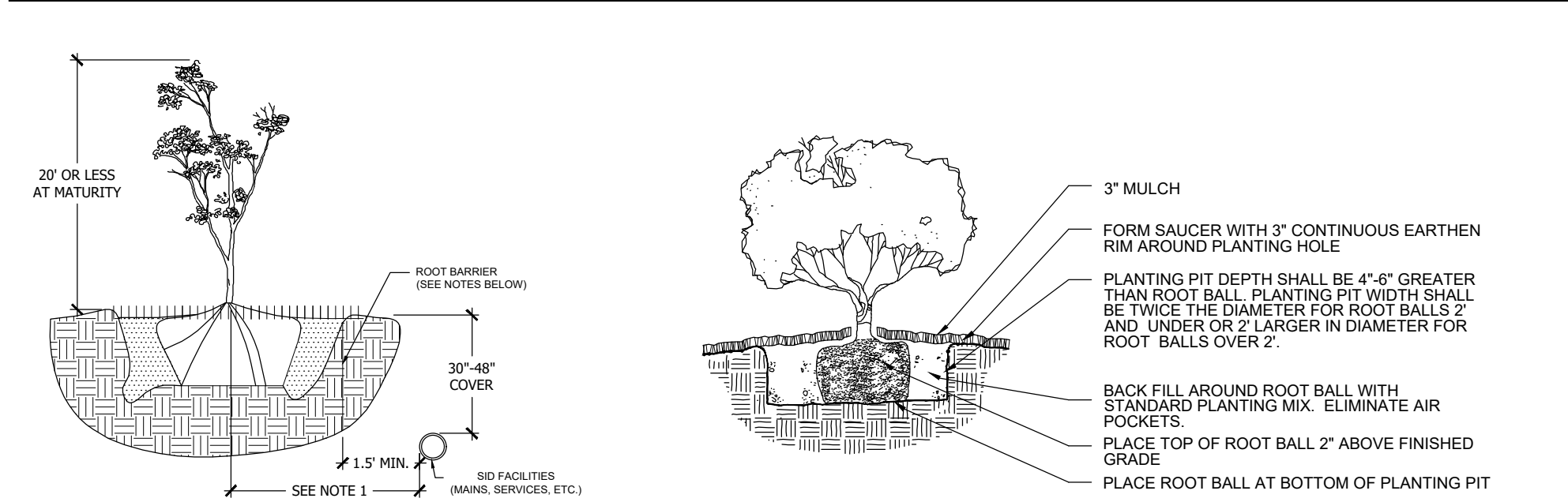
TREES SHALL HAVE A MINIMUM TWO FOOT SEPARATION FROM BIKE PATHS AND SIDEWALKS.

OVERALL PLANT LIST

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NATIVE	QTY	REMARKS
BAZ	BULNESIA ARBOREA / VERAWOOD	30 GAL	3"	12' X 4'	N	1	GRADE #1, SINGLE LEADER, FULL, STANDARD
BS	BURSERA SIMARUBA / GUMBO LIMBO	45 GAL OR F.G.	3" CAL	12'-14' O.A.	Y	24	FULL CANOPY
CA	CALOPHYLLUM BRASILIENSE / BRAZILIAN BEAUTY LEAF	45 GAL OR F.G.	3" CAL	12' HT X 5' SPRD	N	5	FULL CANOPY
CLDS	CLUSIA FLAM / SMALL LEAF CLUSIA TREE	65 GAL	3" CAL	14' HT. X 7' SPRD	N	10	FULL CANOPY, COLUMNAR, MATCHED.
ED	ELAEOCARPUS DECIPENS / JAPANESE BLUEBERRY TREE	45 GAL OR F.G.	N.A.	12'-14' 5" SPRD.	N	13	FULL & THICK CANOPY, FLORIDA FANCY, 4' CT SINGLE STRAIGHT TRUNK, MATCHED.
IE	ILEX 'EAGLESTON' / EAGLESTON HOLLY	45 GAL OR F.G.	3" CAL	14'-16' O.A.	Y	21	FULL & THICK CANOPY, SHEARED CONICAL
LJ	LIGUSTRUM JAPONICUM / JAPANESE PRIVET	45 GAL OR F.G.	3 TRK MIN., 1"-2" CAL EA.	6' HT., 6' SPD.	N	6	FULL CANOPY, MULTI TRUNK, LIMB UP 3'
LJ2	LIGUSTRUM JAPONICUM / JAPANESE PRIVET	65 GAL	3 TRK MIN., 1"-2" CAL EA.	8'-10' OA	N	3	FULL CANOPY, MULTI TRUNK, LIMB UP 3'
MDD	MAGNOLIA GRANDIFLORA 'O.D. BLANCHARD' / SOUTHERN MAGNOLIA	200 GAL OR FG	2.5" CAL	16'-18' HT, 10'-12' SPD	Y	1	FULL CANOPY, CHREY LAKE NURSERY.
QV14	QUERCUS VIRGINIANA / LIVE OAK	100 GAL OR FG	4" CAL	14' HT. X 7' SPRD	Y	9	FULL CANOPY, FF, MATCHED
QV18	QUERCUS VIRGINIANA / LIVE OAK	200 GAL OR FG	6" CAL	18' O.A.	Y	8	FULL CANOPY, FF
ACCENT TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NATIVE	QTY	REMARKS
CH	CHAMAEROPS HUMILIS / EUROPEAN FAN PALM	30 GAL	N.A.	4'-5' OA	N	10	MULTI TRUNK, FULL CANOPY
PALM TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NATIVE	QTY	REMARKS
AM	ADONDISA MERILLII / CHRISTMAS PALM	F.G.	N.A.	12' O.A.	N	1	FULL CANOPY, SINGLE TRUNK, MATCHED
LD	LIVISTONIA DECIPENS / RIBBON PALM	FG	N.A.	20'-25' O.A.	N	6	FULL CANOPY, STRAIGHT TRUNK, MATCHED
PHS2	PHOENIX SYLVESTRIS / SYLVESTER DATE PALM	FG	N.A.	8'-10' CT	N	3	STRAIGHT TRUNK, FULL CANOPY, MATCHED, DIAMOND CUT.
PEA2	PTYCHOSPHERA ELEGANS / DOUBLE ALEXANDER PALM	FG	N.A.	12'-14' O.A.	N	4	DOUBLE TRUNK, MATCHED.
PEA3	PTYCHOSPHERA ELEGANS ~ / TRIPLE ALEXANDER PALM	FG	N.A.	14'-16' O.A.	N	1	TRIPLE TRUNK, MATCHED
SP	SABAL PALMETTO / SABAL PALMETTO	FG	N.A.	12', 14', 18', 24' CT STG HTS	Y	34	SEE PLAN FOR SIZES, SLICK TRUNK
TM2	TRINAX MORRISII / KEY THATCH PALM	30 GAL	N.A.	6' O.A.	Y	4	FULL & THICK
VN4	VEITCHIA MONTGOMERYANA / MONTGOMERY PALM	FG	N.A.	14'-18' O.A.	N	6	DOUBLE TRUNK, FULL CANOPY.
SHRUBS	BOTANICAL / COMMON NAME	CONT	SIZE	SPACE	NATIVE	QTY	REMARKS
CS	CHRYSOBALANUS ICAGO 'RED TIP' / REDTIP COCO PALM	3 GAL	2" X 24"	2' O.C.	Y	392	FULL AND THICK
CLD10	CLUSIA GUTTIFERA / CLUSIA	10 GAL	4" HT. X 3' SPRD.	3' O.C.	N	24	FULL & THICK
CLD15	CLUSIA GUTTIFERA / CLUSIA	15 GAL	5'- 6" X 3' SPRD.	4' O.C.	N	55	FULL & THICK
CLD3	CLUSIA GUTTIFERA / CLUSIA	3 GAL	2" X 24"	2' O.C.	N	198	FULL & THICK
PM10	PODOCARPUS MACROPHYLLUS / PODOCARPUS	10 GAL	4'-5' O.A.	A.S.	Y	212	FULL & THICK
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SIZE	SPACE	NATIVE	QTY	REMARKS
CI	CHRYSOBALANUS ICAGO / COCO PALM	3 GAL	18" X18"	30" O.C.	Y	212	FULL & THICK
CID	CHRYSOBALANUS ICAGO 'HORIZONTAL' / DWARF COCO PALM	3 GAL	12" X 12"	24" O.C.	Y	99	FULL & THICK, NOT STRETCHED, FF
CVOL	CODIAEUM VARIEGATUM 'DREAD LOCK' / DREADLOCK CROTON	3 GAL	18" X18"	24" O.C.	Y	49	FULL & THICK
COOM	CODIAEUM VARIEGATUM 'MANGO' / MANGO CROTON	3 GAL	18" X 18"	24" O.C.	N	116	FULL & THICK
FG	FICUS MACROPHYLLA 'GREEN ISLAND' / GREEN ISLAND FIGUS	3 GAL	15" X 15"	24" O.C.	N	232	FULL & THICK
IV	ILEX VOMITORIA 'STOKES DWARF' / DWARF YAUPOH HOLLY	3 GAL	12" X 12"	24" O.C.	Y	136	FULL & THICK
MUH	MULLENBERGIA CAPILLARIS / PINK MUHLY GRASS	3 GAL	18" X 18"	30" O.C.	Y	125	FULL & THICK
PD	PODOCARPUS MACROPHYLLUS 'DWARF FRINGLES' / DWARF PODOCARPUS	3 GAL	15" X 15"	24" O.C.	N	111	FULL & THICK
SAV	SCHEFFERA ARBORICOLA 'TRINETTE' / DWARF VARIEGATED SCHEFFELERA	3 GAL	18" X18"	24" O.C.	N	122	FULL & THICK
SOD/SEED	BOTANICAL / COMMON NAME	CONT	SIZE	SPACE	NATIVE	QTY	REMARKS
SOD	STENOTAPHRUM SECUNDATUM / ST AUGUSTINE - TOWNHOUSE AREAS	sod	N.A.	N.A.	N.A.	35,461 sf	

LEGEND: FF-FLORIDA FANCY RP-ROOT PRUNED CT-CLEAR TRUNK GW-GREY WOOD

PLANTING DETAILS





REVISION  09/21/21 GENERAL COORDINATION

WESTLAKE SELF STORAGE
SEMINOLE PRATT WHITNEY RD, WESTLAKE, FLORIDA

**KENNETH
CARLSON**
ARCHITECT- P.A.
DESIGN
PLANNING
INTERIORS

File Attachments for Item:

B. MPA-2021-02: Application of Minto PBLH, LLC for a **Master Site Plan Amendment** to Westlake Landings Commercial Plaza on a 50.826acres in Pod H. The application includes eliminating the lot lines between Parcels B-1 and B-2, and between Parcels C and D; and, subdividing the property by metes and bounds. The subject application is located at 16860 Persimmon Boulevard West, Westlake, Florida, 33470.

Submitted By: Planning and Zoning



Meeting Agenda Item Coversheet

MEETING DATE:		11/8/21	Submitted By: Planning and Zoning		
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		Application of Minto PBLH, LLC for a Master Site Plan Amendment to Westlake Landings Commercial Plaza on a 50.826 acres in Pod H. The application includes eliminating the lot lines between Parcels B-1 and B-2, and between Parcels C and D; and, sub diving the property by metes and bounds. The subject application is located at 16860 Persimmon Boulevard West, Westlake, Florida, 33470.			
STAFF RECOMMENDATION: (MOTION READY)		Recommendation for approval of the Pod H Master Plan Amendment			
SUMMARY and/or JUSTIFICATION:		<p>The applicant is requesting an amendment to a previously approved Master Site Plan heard by City Council on June 14, 2021. The subject application, Westlake Landings, is located on a 50.826 acres Commercial Plaza in Pod H.</p> <p>The applicant is proposing that Pod H will be sub-divided by metes and bounds, whereby no additional platting will be necessary. Westlake Landings is proposing to eliminate the lot lines between Parcels B-1 and B-2 and Parcels C and D. These properties are being developed as unified development plans under common ownership and unity of control. These properties will be managed by a Property Owners Association (POA). While the master plan is removing the previously approved lot lines, the applicant is requesting to subdivide the property by metes and bounds in accordance with City regulations and continue to remain in unity of control and under common management.</p> <p>The subject Commercial Plaza consists of a number of parcels that will be developed in phases and respective site plans will be submitted for staff review and approval by the City Council.</p>			
SELECT, if applicable		AGREEMENT:		BUDGET:	
		STAFF REPORT:	X	PROCLAMATION:	
		EXHIBIT(S):	X	OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Agenda Item Sheet Final Staff Report Application Justification Statement Pod H master Plan Traffic Equivalency			
SELECT, if applicable		RESOLUTION:		ORDINANCE:	

**IDENTIFY FULL
RESOLUTION OR
ORDINANCE TITLE**

*(if Item is not a
Resolution or Ordinance,
please erase all default
text from this field's
textbox and leave blank)*

**Please keep text
indented.**

FISCAL IMPACT *(if any):*

\$



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 11/8/2021

PETITION DESCRIPTION

PETITION NUMBER: MPA-2021-02 Pod H “Westlake Landings” Master Site Plan Amendment

OWNER: Minto PBLH, LLC

APPLICANT: Cotleur & Hearing

ADDRESS: 16860 Persimmon Boulevard West

PCN: 77-40-43-01-17-000-0010; 77-40-43-01-17-000-0020

REQUEST: The applicant is requesting approval for a Master Site Plan amendment to Westlake Landings Commercial Plaza on a 50.826 acres in Pod H. The subject application includes eliminating the lot lines between Parcels B-1 and B-2, and Parcels C and D, and subdividing the property by metes and bounds.

SUMMARY

The applicant is requesting an amendment to a previously approved Master Site Plan heard by City Council on June 14, 2021. The subject application, Westlake Landings, is located on a 50.826 acres Commercial Plaza in Pod H.

The applicant is proposing that Pod H will be sub-divided by metes and bounds, whereby no additional platting will be necessary. Westlake Landings is proposing to eliminate the lot lines between Parcels B-1 and B-2 and Parcels C and D. These properties are being developed as unified development plans under common ownership and unity of control. These properties will be managed by a Property Owners Association (POA). While the master plan is removing the previously approved lot lines, the applicant is requesting to subdivide the property by metes and bounds in accordance with City regulations and continue to remain in unity of control and under common management.

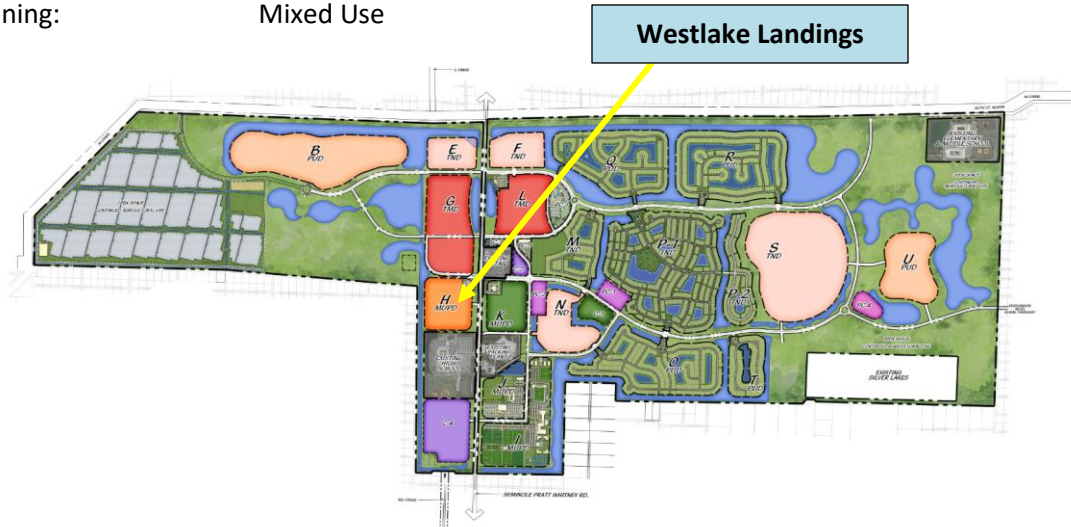
The subject Commercial Plaza consists of a number of parcels that will be developed in phases and respective site plans will be submitted for staff review and approval by the City Council.

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 a previously approved Pod H “Westlake Landings” Master Site Plan heard by City Council on June 14, 2021. The subject Plaza is located west of Seminole Pratt Whitney Road on a 50.826 acres. “Westlake Landings” will be developed as a Property Owners Association (POA) with individual owners within Pod H. The subject Plaza consists of a number of parcels that will be developed according to market driven demand. The 7-11 2.0 Convenience Store with Gas Station under construction (Parcel A 1) is included on the subject Commercial Plaza. The June 14, 2021 approval included the following:

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

Phase One:

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

Phase Two:

- Parcel A 2 -1.18 acres- with a 3,500 Sq. Ft. Fast Food Restaurant with a drive through;
- Parcel B 1 -1.68 acres- with a 4,500 Sq. Ft. Retail and 2,500 Sq. Ft. Fast Food Restaurant with a drive through;
- Parcel B 2 -1.82 acres- with a 4,500 Sq. Ft. Retail and 2,500 Sq. Ft. Fast Food Restaurant with a drive through; Parcel C 1 -1.87 acres- with a 3,585 Sq. Ft. Fast Food Restaurant with a drive through;
- Parcel D -1.81 acres- with 3,585 Sq. Ft. Fast Food Restaurant with a drive through;
- Parcel E -5.75 acres- with a 140,000 Sq. Ft. Self Service Storage;
- Parcel F -14.44 acres- with designation for Commercial Recreation; an,
- Parcel G -17.41 acres- with a 35,000 Sq. Ft. Office and 150,000 Sq. Ft. Light Industrial

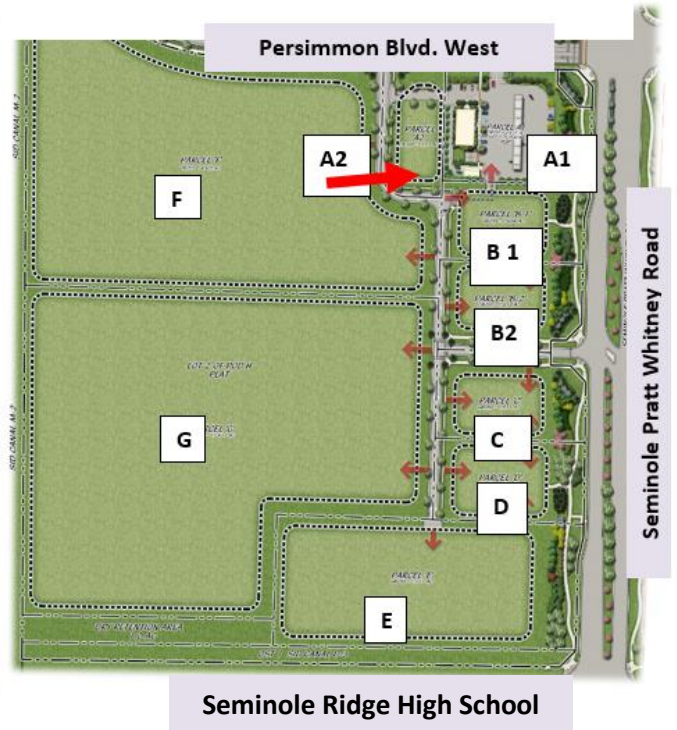
Staff Analysis

The applicant is proposing to eliminate the lot lines between Parcels B-1 and B-2, and Parcels C and D. These properties will be developed as unified development plans under common ownership and unity of control, and managed Property Owners Association (POA). While the master plan is removing the previously approved lot lines, the applicant is requesting the right to subdivide the property by metes and bounds in accordance with City regulations and continue to remain in unity of control and under common management.

The following presents a graphic comparison between the approved Master Site Plan on June 14, 2021, and the proposed Master Site Plan amendment:

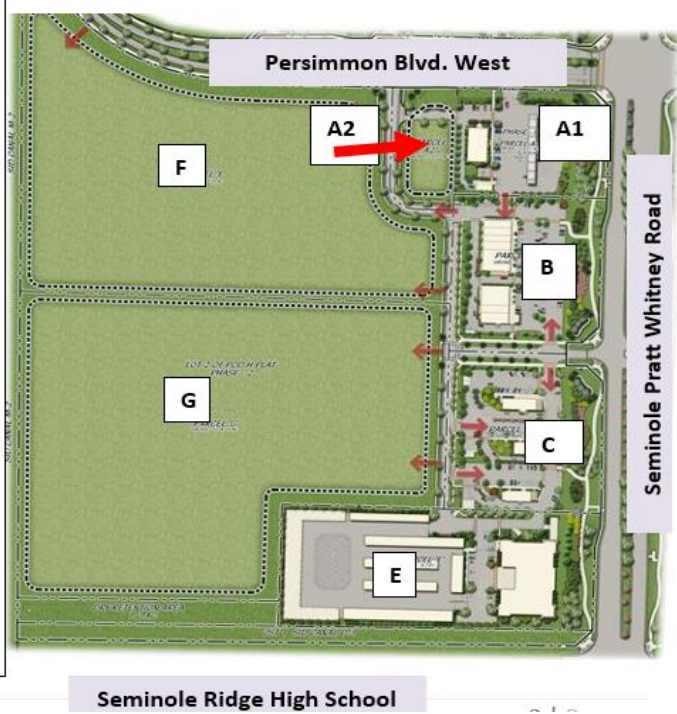
Master Site Plan approved by City Council on June 14, 2021

- Parcel A 1** -2.48 acres- 4,500 Sq. Ft. **Approved 7-11** Convenience Store with Gas Station (Phase One)
- Parcel A 2** -1.18 acres- 3,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel B 1** -1.68 acres- 4,500 Sq. Ft. Retail & 2,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel B 2** -1.82 acres- 4,500 Sq. Ft. Retail & 2,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel C 1** -1.87 acres- 3,585 Sq. Ft. Fast Food Restaurant with drive through
- Parcel D** -1.81 acres- 3,585 Sq. Ft. Fast Food Restaurant with drive through
- Parcel E** -5.75 acres- with a 140,000 Sq. Ft. Self Service Storage
- Parcel F** -14.44 acres- with Commercial Recreation
- Parcel G** -17.41 acres- with a 35,000 Sq. Ft. Office & 150,000 Sq. Ft. Light Industrial



Proposed Master Site Plan Amendment

- 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** - 3.502 acres- 4,500 Sq. Ft. Retail & 2,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel C** -3.681 acres- 2,525 Coffee Shop w/Drive Thru, 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 a 35,000 Sq. Ft. Office & 150,000 Sq. Ft. Light Industrial



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

No landscape impacts have been identified in this Master Plan Amendment. Landscape will be reviewed at the site plan level.

Drainage

The Pod has been designed with a master stormwater system that is to be owned and operated by a property owners association. Runoff from the roadways and site is directed to storm inlets and storm sewer that discharges to dry detention systems located in the South West corner of the Pod. This system that serves all of Pod H, excluding Parcel F & G. The Pod system then discharges into the master drainage system owned and operated by Seminole Improvement District (SID) for positive legal outfall. Requirements for pretreatment must be addressed by each site prior to discharge to the SID system. 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

MPA-2021-21 will be heard by the City Council on November 8, 2021. 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.



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

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

APPLICATION FOR SITE PLAN REVIEW

PLANNING & ZONING BOARD

Meeting Date: _____

CITY COUNCIL

Meeting Date: _____

INSTRUCTIONS TO APPLICANTS:

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

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

I. PROJECT DESCRIPTION & APPLICANT INFORMATION

PROJECT NAME: Pod H "Westlake Landings"

PROJECT ADDRESS: TBD

DESCRIPTION OF PROJECT: MPA-2021-02 Westlake Master Plan Amendment – Pod H

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

Estimated project cost: TBD

Property Owner(s) of Record (Developer) Minto PBLH LLC

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

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

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

Name: Cotleur & Hearing

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

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

II. LAND USE & ZONING

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

III. ADJACENT PROPERTIES

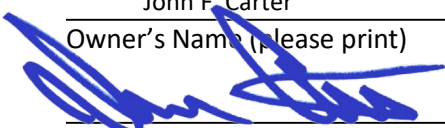
	Name of Business/ Subdivision	Land Use Designation	Zoning Designation	Existing Use(s)	Approved Use(s)
NORTH	PUBLIX/Pod G (SW)	Mixed Use	Mixed Use	Pre-Construction/ Vacant	PUBLIX/Mixed Use
SOUTH	Seminole Ridge High School	Civic	Civic - Education	Public School	Public School
EAST	WRMC/Pod K	Downtown Mixed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

V. OWNER/APPLICANT ACKNOWLEDGEMENT AND CONSENT

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

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

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

 Owner's Signature
July 13, 2021
 Date

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

 Applicant/Agent's Signature
July 14, 2021
 Date

POD H – “Westlake Landings”

Master Plan Amendment

Justification Statement

July 15, 2021

Introduction

On June 14, 2021, Resolution 2021-08, approved the Amended Master Plan for Pod H, Westlake Landings. At this time, the applicant is requesting a minor amendment to the Pod H, “Westlake Landings”, master site located within the Westlake Traditional Town Development (TTD). Pod H, as platted, consists of 50.826 total acres located centrally within the TTD on the west side of Seminole Pratt Whitney Road. Westlake Landings will include the previously approved 7-Eleven 2.0 located on Parcel A-1 in Phase 1 of Pod H. Phase 2 of Pod H, the final phase, will contain parcels A-2, B, C, D, E, F and G. This second requested amendment results from the final site planning design of these parcels in Phase 2. The proposed amendments are intended to update the allowable building areas to match the final proposed site plans.

Background

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

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

Historic and Recent Planning and Zoning Entitlements

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

Ordinance No. 2014-030 approved an amendment to the Comprehensive Plan for the site-specific Agricultural Enclave, including a Conceptual Master Plan and Implementing Principles.

The Ordinance also made various text changes to the Plan related to the Agricultural Enclave Future Land Use. These Amendments were codified and are included as part of the Palm Beach County's Comprehensive Plan.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Subject Request

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

Currently, Parcel A-1 in Phase 1 is under construction with the 7-Eleven (2.0) gas station and convenience store. In addition, on June 14, 2021, Resolution 2021-15, approved the Site Plan for Pod H – Self-Storage Facility on Parcel E. The remaining unapproved parcels located in Phase 2 (A-2, B, C, D, F & G) are subject to site plan review and approval by the City. The proposed amendment is intended to recognize the actual building square footages and development intensities planned for Parcels A-2, B, C, D, F & G. Site plans for these parcels will be submitted contemporaneously with the proposed master plan amendment. In addition, the applicant is proposing to eliminate the lot lines between Parcels B-1 and B-2 and Parcels C & D. These properties are being developed as unified development plans under common ownership and unity of control. These properties will be managed by the appropriate property owners association declarations. While the master plan is removing the previously approved lot lines, the applicant reserves the right to subdivide the property by metes and bounds in accordance with City regulations. Regardless, the properties will remain in unity of control and under common management

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.

Please see the site data table on the following page.

SITE DATA

POD H SITE DATA

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

PARCEL DATA

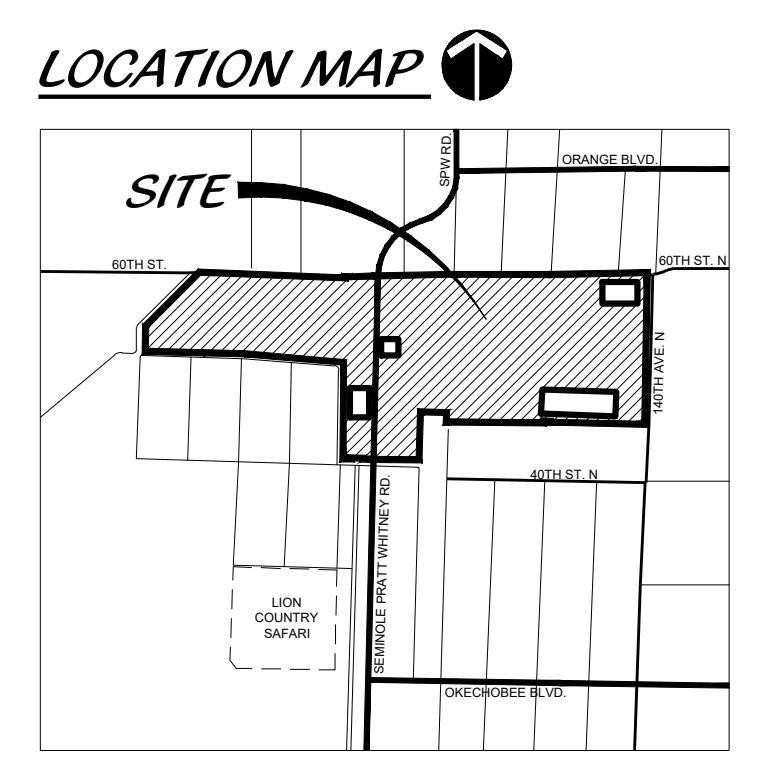
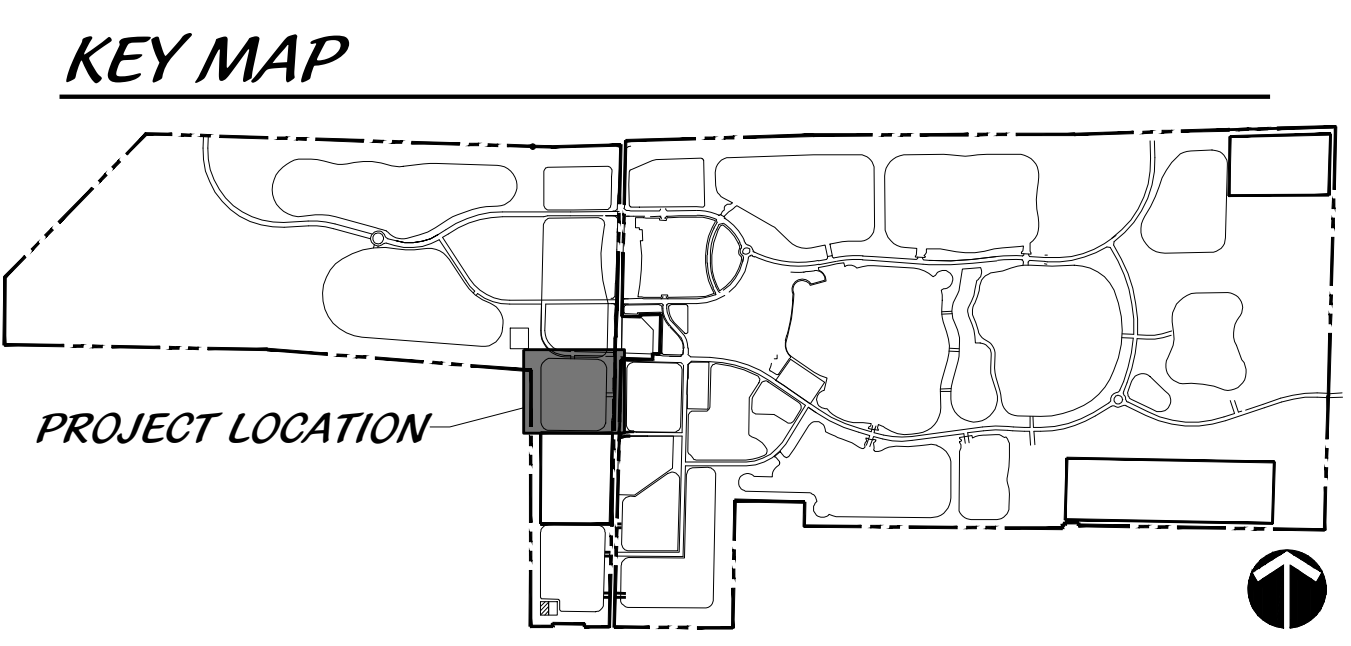
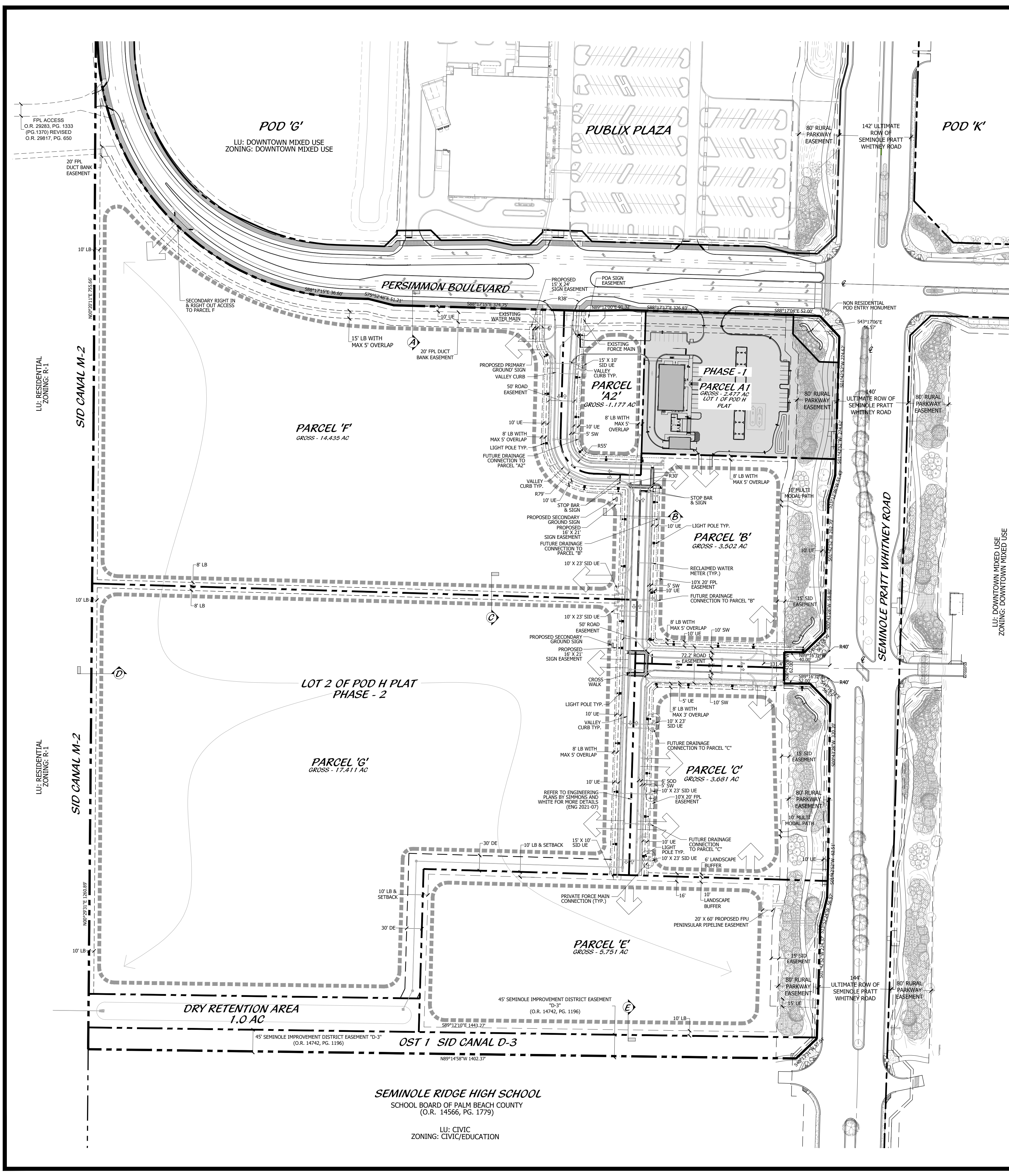
	ACRES	SQ.FEET	PERCENT
PHASE - 1			
PARCEL A 1 CONVENIENCE STORE W GAS	2.477	107,902	4.87%
PHASE - 2			
PARCEL A 2 RESTAURANT, FAST FOOD W DRIVE THRU	1.177	51,267	2.32%
PARCEL B RESTAURANT, FAST FOOD W DRIVE THRU, SHOPPING CTR MIXED USE	3.503	152,569	6.89%
PARCEL C/D RESTAURANT, FAST FOOD W DRIVE THRU	3.681	160,365	7.24%
PARCEL E SELF SERVICE STORAGE	5.751	250,535	11.32%
PARCEL F COMMERCIAL RECREATION	14.435	628,779	28.40%
PARCEL G OFFICE/LIGHT INDUSTRIAL	17.411	758,403	34.26%
DRY RETENTION AREA	1.000	43,567	1.97%
OST 1-SID D-3 CANAL	1.391	60,599	2.74%
TOTAL PARCEL DATA	50.826	2,213,986	100.00%

BUILDING DATA

	SQ.FEET	
PARCEL A 1 CONVENIENCE STORE W GAS (PHASE - 1)	4,500	16 FUELING POSITIONS + CAR WASH
PARCEL A 2 RESTAURANT, FAST FOOD W DRIVE THRU	3,500	
PARCEL B		
SHOPPING CENTER MIXED USE (RETAIL, MEDICAL, RESTAURANT)	11,890	
RESTAURANT	3,000	
RESTAURANT FAST FOOD W DRIVE THRU (COFFEE SHOP)	1,660	
PARCEL C/D RESTAURANT, FAST FOOD W DRIVE THRU	7,040	
PARCEL E SELF SERVICE STORAGE	140,000	
PARCEL F	TBD	
COMMERCIAL RECREATION		6.447 ACRES
TENNIS & PICKLE BALL COURTS		19 COURTS
HEALTH CLUB	11,000	
PARCEL G		
OFFICE	35,000	
LIGHT INDUSTRIAL	150,000	
TOTAL	367,590	

Conclusion

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



SITE DATA

NAME OF APPLICATION: WESTLAKE POD H MUPD MASTER PLAN
 APPLICATION NUMBER: MPA 2021-02
 PROJECT NUMBER: CH 13-0518-00
 LAST BCC APPROVAL DATE: 10/29/2024
 LAST CITY OF "MASTER PLAN" APPROVAL DATE: 11.12.2020

RESOLUTION NUMBERS

TTO/R-2014-1646, R-2014-1647, R-2014-1648, ORDINANCE 2014-090,
 MPA-2016-01, MPA-2017-01, MPA-2019-01, MPA-2019-02, MPA 2020-01,
 MPA 2020-04, MPA 2020-05, MPA 2021-01

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

EXISTING USE

PROPOSED PLAT AREA (INCLUDES PPE)	ACRES	SQ. FEET	PERCENT
MAXIMUM LOT COVERAGE ^{1,3}	22.872	2,213,968	100%
MINIMUM PERVIOUS AREA	12.787	995,294	45%
		553,497	25%

PARCEL DATA

PHASE	ACRES	SQ. FEET	PERCENT
PHASE 1	2.477	107,902	4.87%
PHASE 2	1.177	51,267	2.32%
PARCEL A 1 CONVENIENCE STORE W GAS	3.502	152,269	6.89%
PARCEL B RESTAURANT, FAST FOOD W DRIVE THRU	3.891	180,365	7.24%
PARCEL C COFFEE SHOP W DRIVE THRU, RESTAURANT, FAST FOOD W DRIVE THRU	6.751	250,535	11.30%
PARCEL D SELF SERVICE STORAGE	14.485	628,773	28.40%
PARCEL E COMMERCIAL RECREATION	17.411	758,403	34.26%
PARCEL F OFFICE/LIGHT INDUSTRIAL	1.000	43,567	1.97%
PARCEL G DRY RETENTION AREA	1.391	62,069	2.74%
TOTAL PARCEL DATA	60.826	2,274,986	100.00%

BUILDING DATA

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

PARKING DATA

PARCEL	NO. OF SPACES	TYPE
PARCEL A 1 CONVENIENCE STORE W GAS (PHASE - 1)	12	1 PER PUMP ISLAND
PARCEL A 2 RESTAURANT, FF W DR THRU	1150	1150 SF INCL. OUTDOOR PLUS 1/250 SF
PARCEL B SHOPPING CTR. MIXED USE (RESTAURANT, FF W DRIVE THRU)	1150	1150 SF INCL. OUTDOOR PLUS 1/250 SF
PARCEL C COFFEE SHOP W DRIVE THRU, RESTAURANT, FF W DR THRU	1150	1150 SF INCL. OUTDOOR PLUS 1/250 SF
PARCEL D SELF SERVICE STORAGE	1150	1150 SF INCL. OUTDOOR PLUS 1/250 SF
PARCEL E COMMERCIAL RECREATION	1150	1150 SF INCL. OUTDOOR PLUS 1/250 SF
PARCEL F OFFICE/LIGHT INDUSTRIAL	1150	1150 SF INCL. OUTDOOR PLUS 1/250 SF

LEGEND

SID: SEMINOLE IMPROVEMENT DISTRICT
 ROW: RIGHT OF WAY
 AC: ACRES
 UE: UTILITY EASEMENT
 DE: DRAINAGE EASEMENT
 LU: LANDUSE
 LB: LANDSCAPE BUFFER
 LAE: LIMITED ACCESS EASEMENT
 ESM: EASEMENT

CL: CENTER LINE
 SW: SIDEWALK
 PBC: PALM BEACH COUNTY
 LME: LAKE MAINTENANCE EASEMENT
 WMT: WATER MANAGEMENT TRACT
 RPE: RURAL PARKWAY EASEMENT
 SPW: SEMINOLE PRATT WHITNEY
 PBW: PERSIMMON BLVD. WEST
 LSEV: LOW SPEED ELECTRIC VEHICLE

LEGAL DESCRIPTION

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

PDR CHART

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

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

PROJECT TEAM

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

SURVEYOR
 GEOPOINT SURVEYING, INC.
 4162 WEST BLUE HERON BLVD, SUITE 105
 RIVIERA BEACH, FLORIDA 33404
 PHONE: 561-444-2720
 FAX: 813-248-2286

SITE PLANNER
 COTLEUR & HEARING
 1934 COMMERCE LANE, SUITE 1
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 PHONE: 561-747-6336
 FAX: 561-747-1377

TRAFFIC ENGINEER
 PINDER TROUTMAN CONSULTING, INC.
 2005 VISTA PARKWAY, SUITE 111
 WEST PALM BEACH, FLORIDA
 PHONE: 561-236-8998
 FAX: 561-684-6336

CIVIL ENGINEER
 SIMMONS & WHITE
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 WEST PALM BEACH, FLORIDA 33407
 PHONE: 561-727-8771
 MOBILE: 772-485-1700

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

SEMINOLE IMPROVEMENT DISTRICT ENGINEER
 CAULFIELD & WHEELER
 7800 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE: 561-392-1991

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

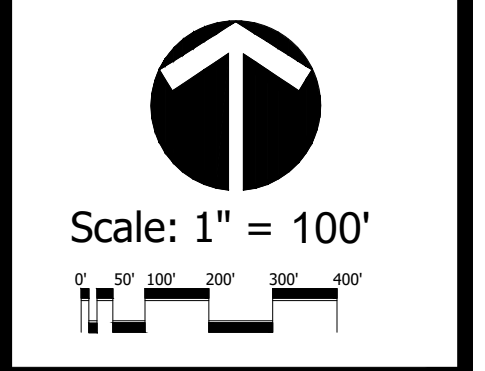
Cotleur & Hearing
 Landscape Architects
 Land Planners
 Environmental Consultants
 1934 Commerce Lane
 Suite 1
 Jupiter, Florida 33458
 561.747.6336 · Fax 747.1377
 www.cotleurhearing.com
 Lic# LC-26000535

WESTLAKE LANDINGS
 POD H MASTER PLAN
 PALM BEACH COUNTY, FL

Donaldson E. Hearing
 Hearing: A01098
 0000001508A1
 0000001508A1



DESIGNED: DEH
 DRAWN: JAE/RNK
 APPROVED: DEH
 JOB NUMBER: 13-0518.00
 DATE: 03-25-21
 REVISIONS: 04-12-21
 05-25-21
 06-12-21
 07-15-21
 09-03-21
 10-04-21

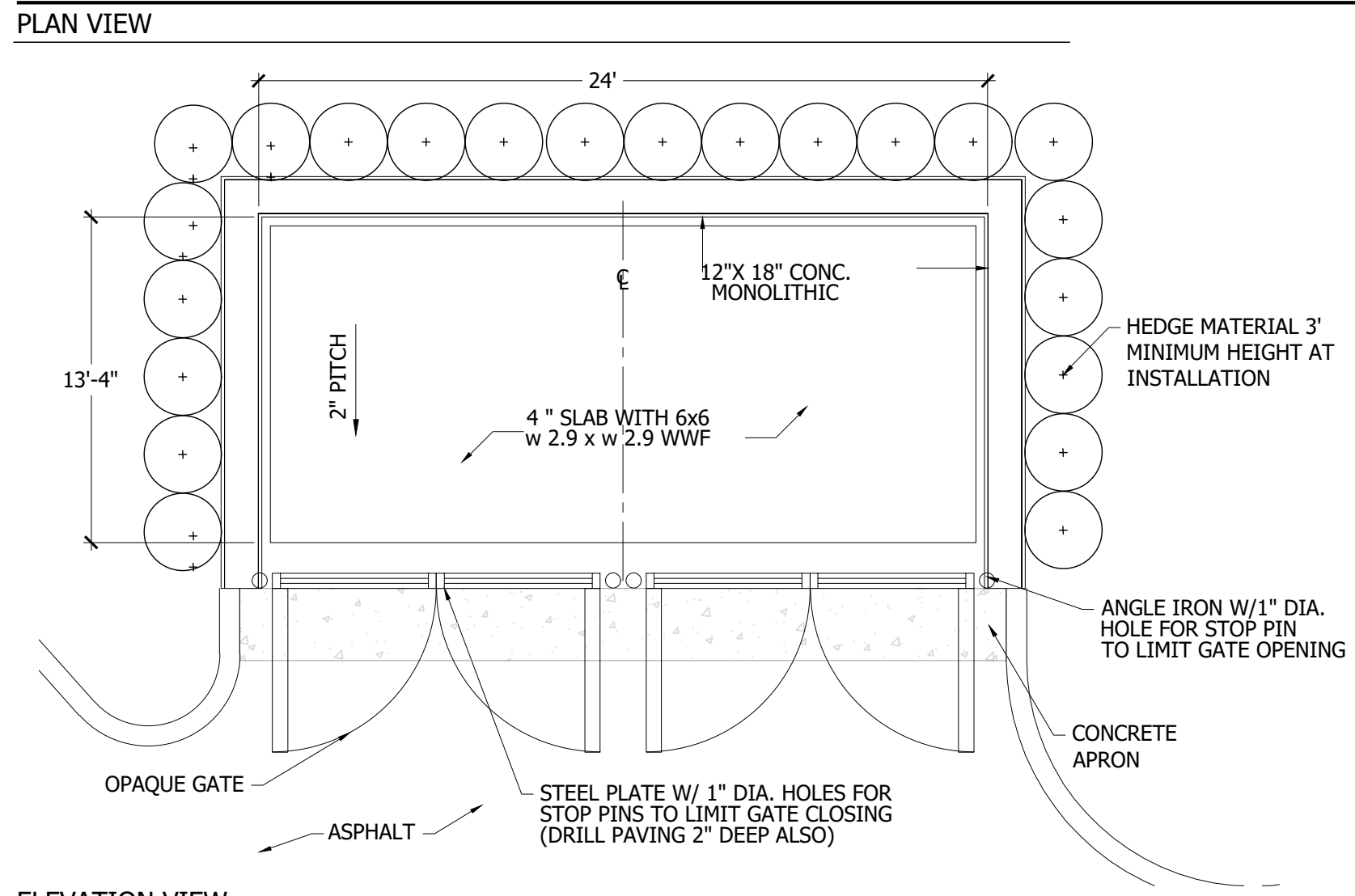


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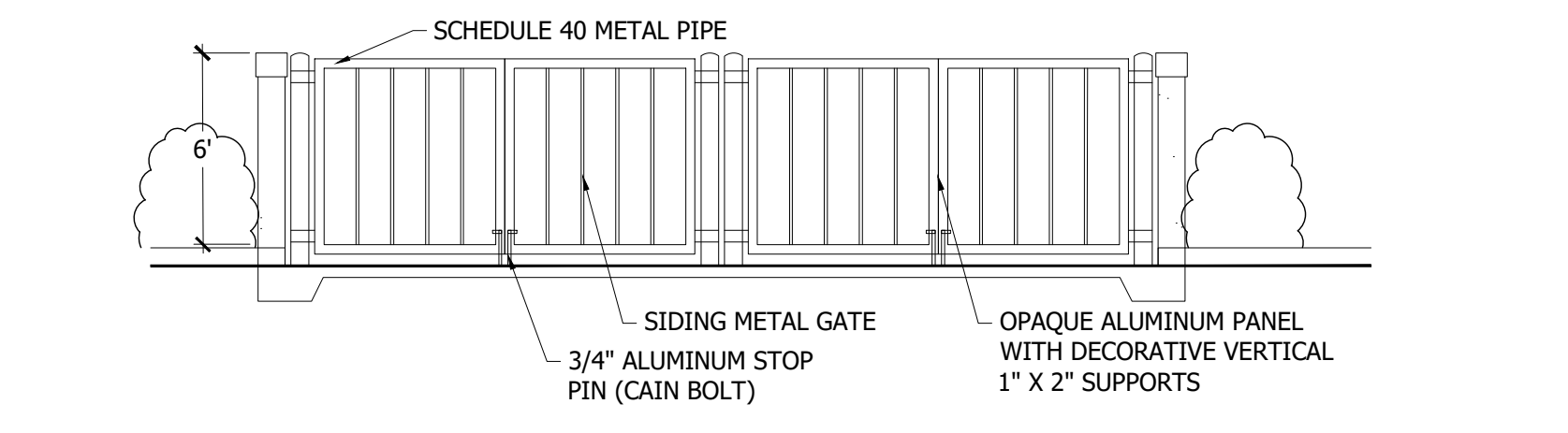
SHEET 1 OF 2

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 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.

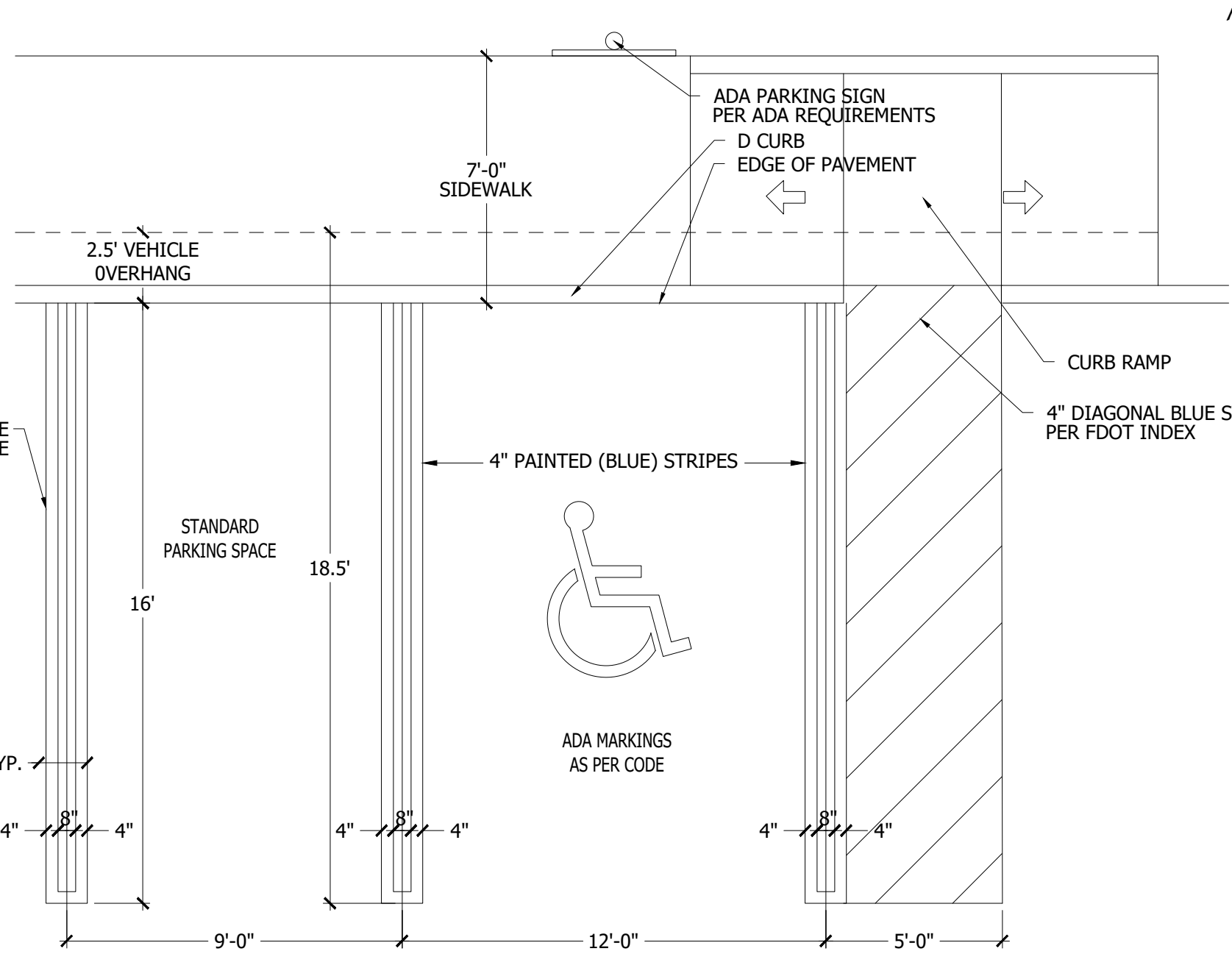
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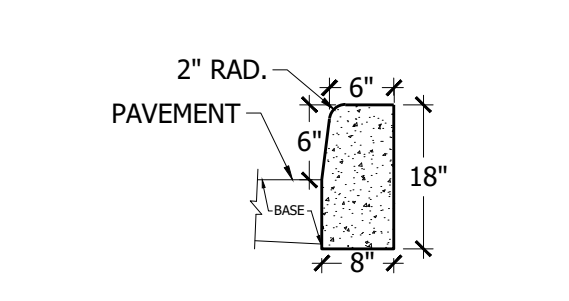
ELEVATION VIEW
NOTE: DUMPSTER MUST BE SCREENED PER SECTION 4.14(A) OF THE CITY OF WESTLAKE LANDSCAPE CODE



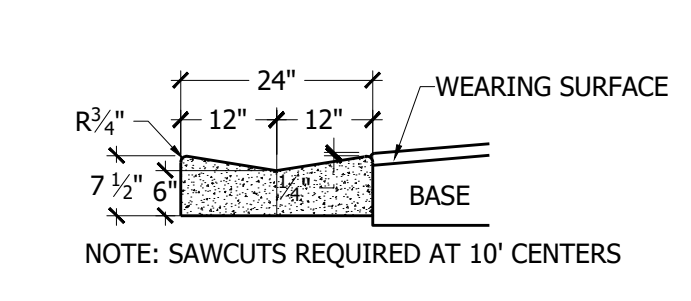
STANDARD AND ADA PARKING DETAIL



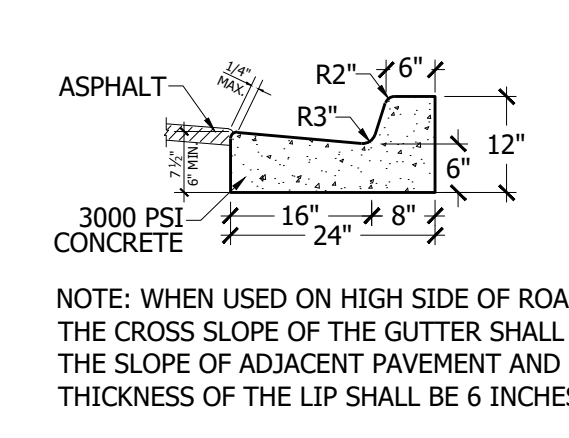
D CURB DETAIL



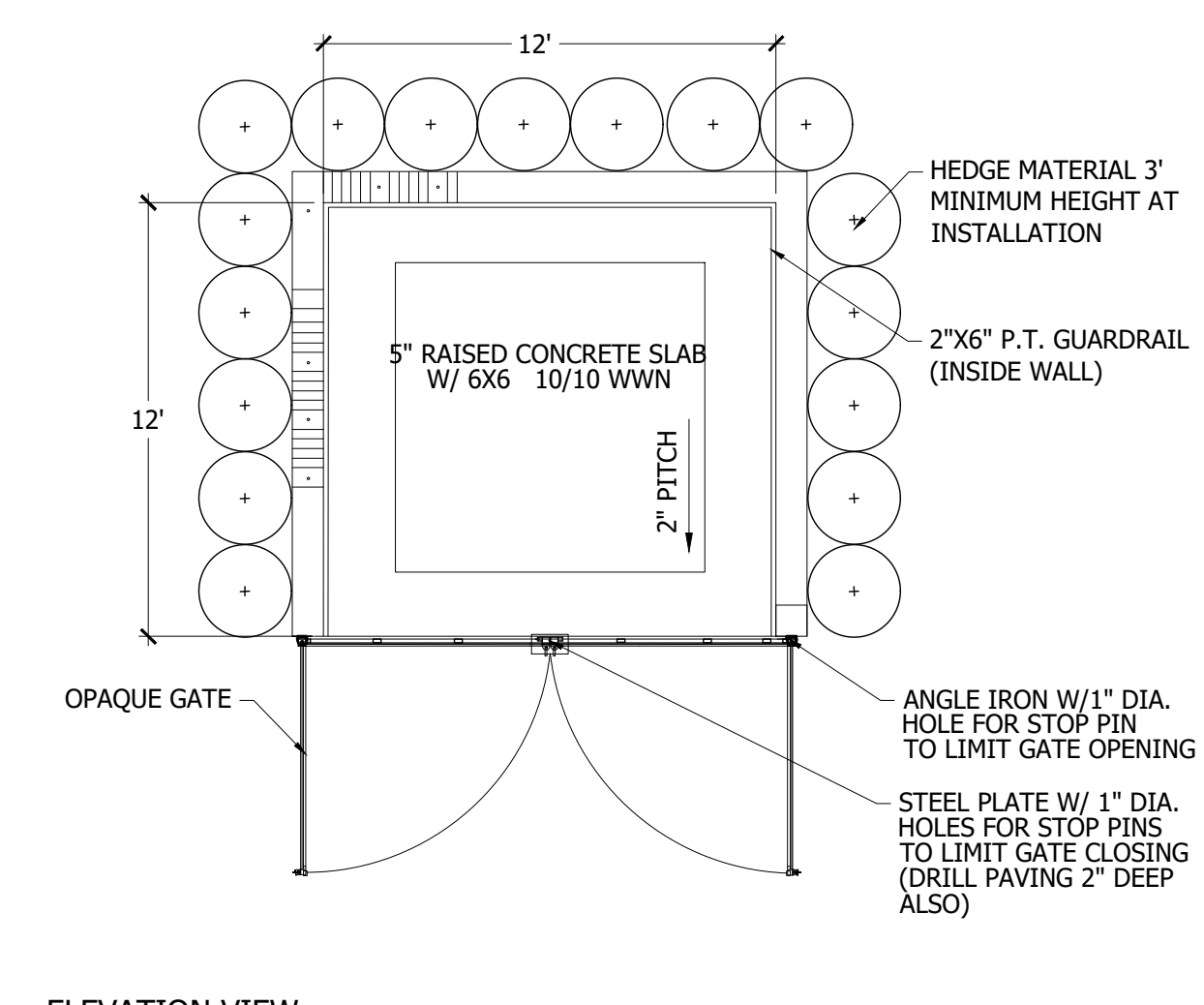
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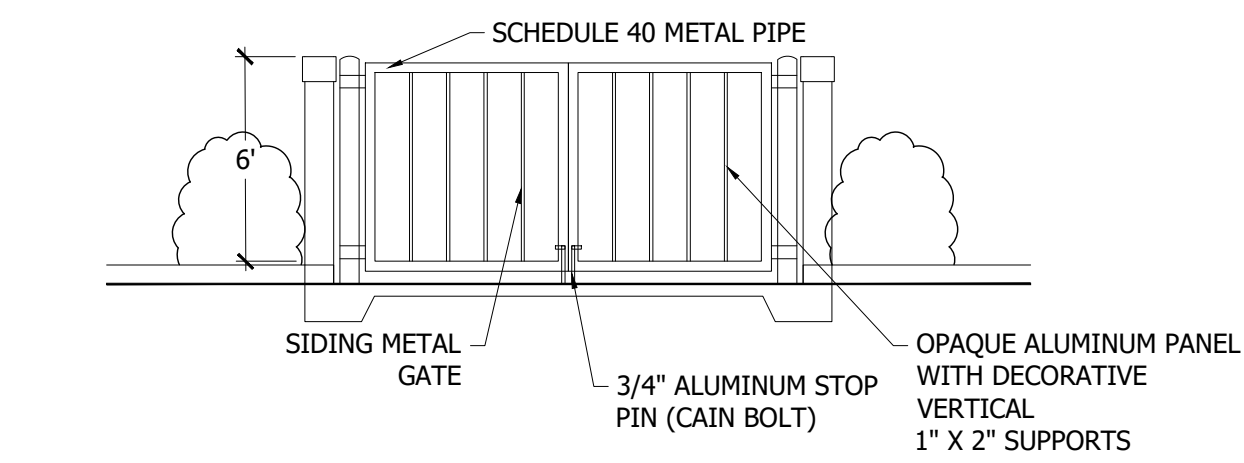
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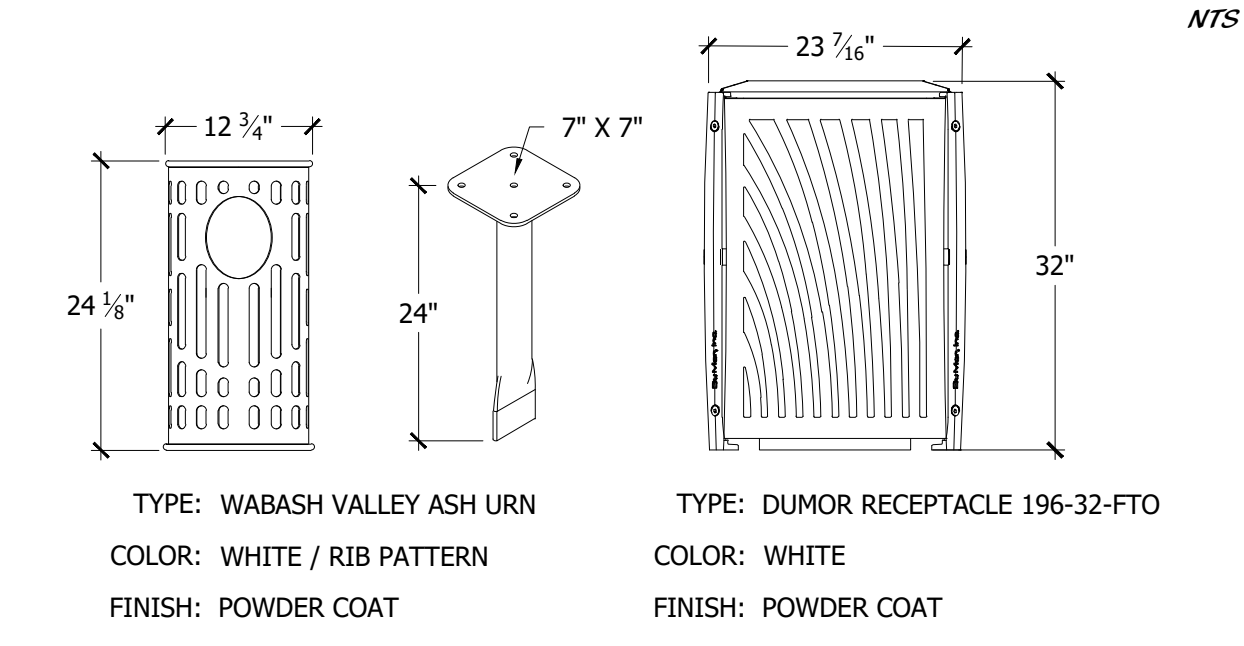
PLAN VIEW



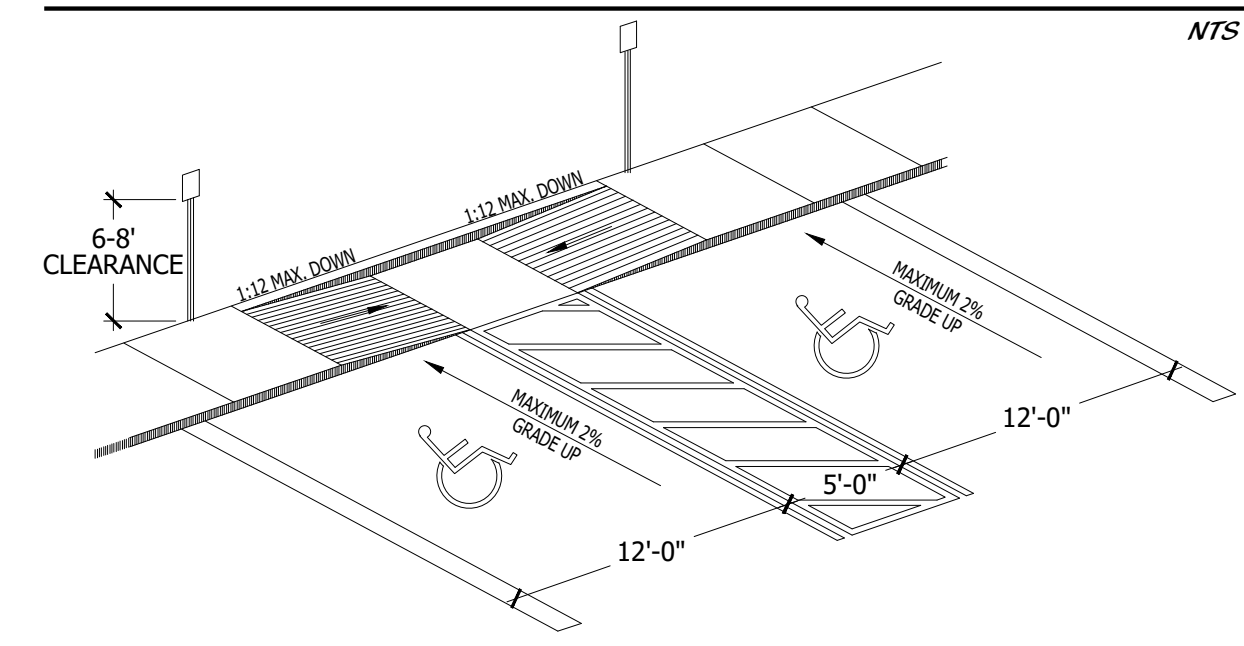
ELEVATION VIEW



TRASH CAN DETAIL

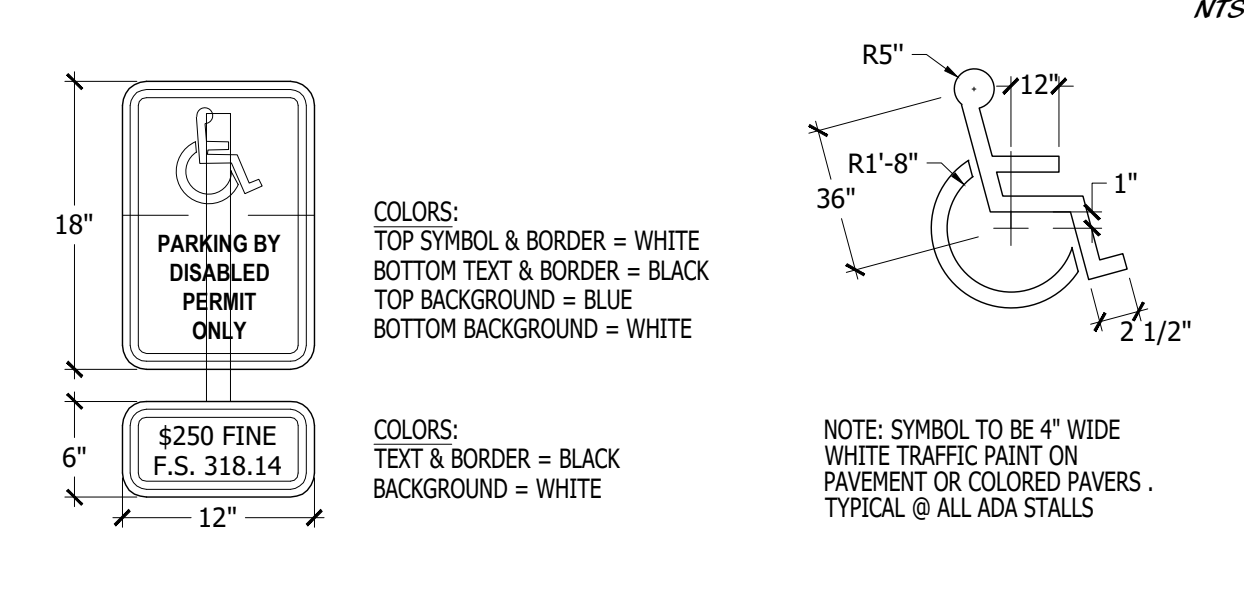


ADA RAMP DETAIL

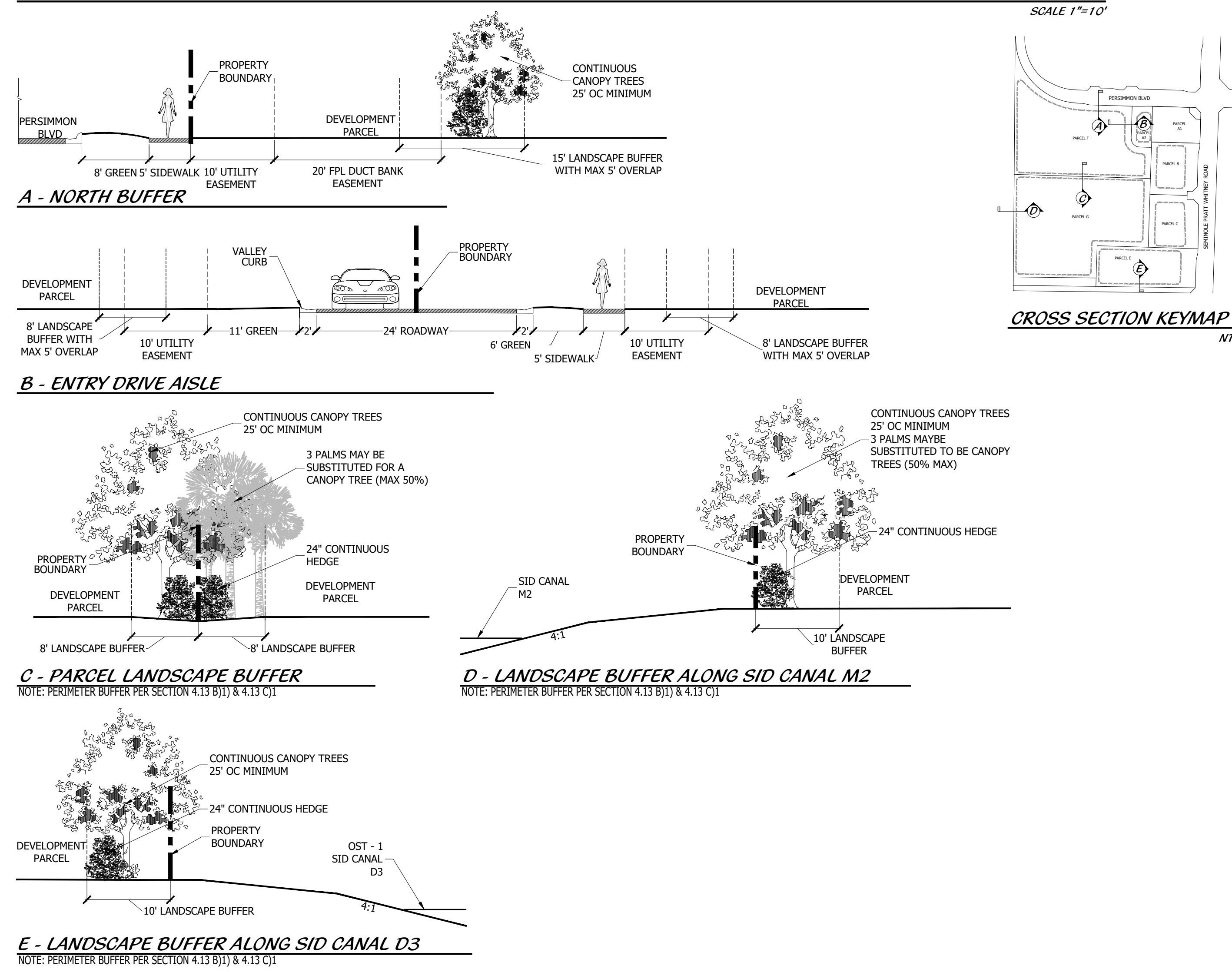


NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES
NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

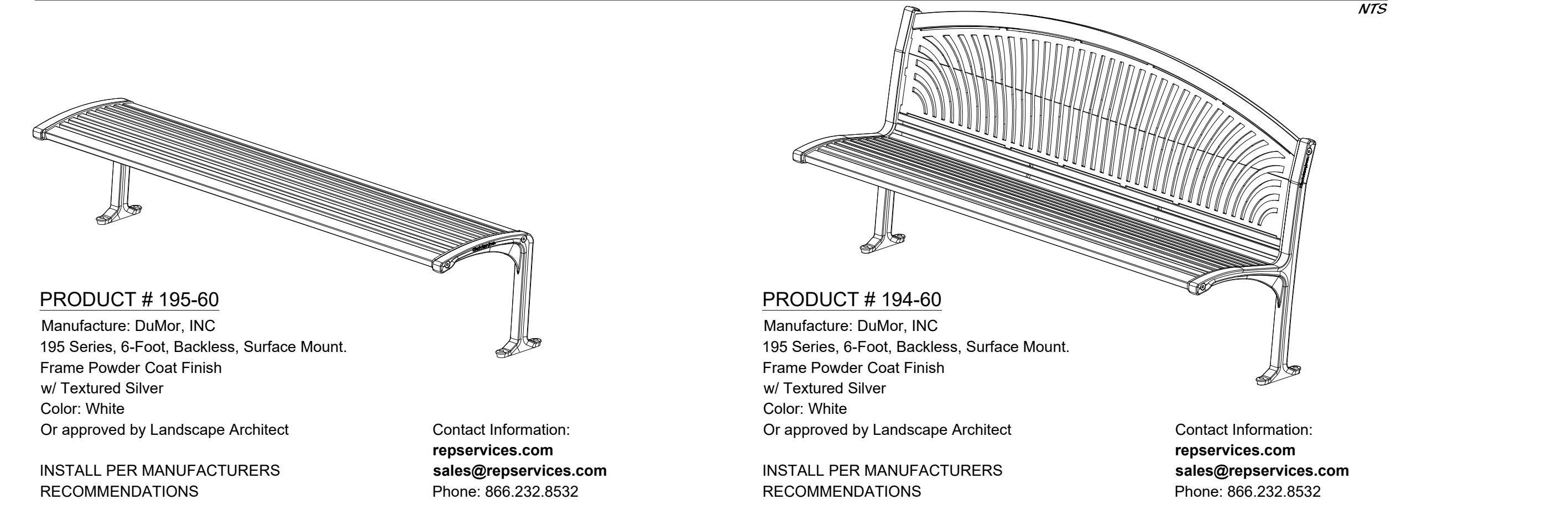
ADA SIGN & SYMBOL DETAIL



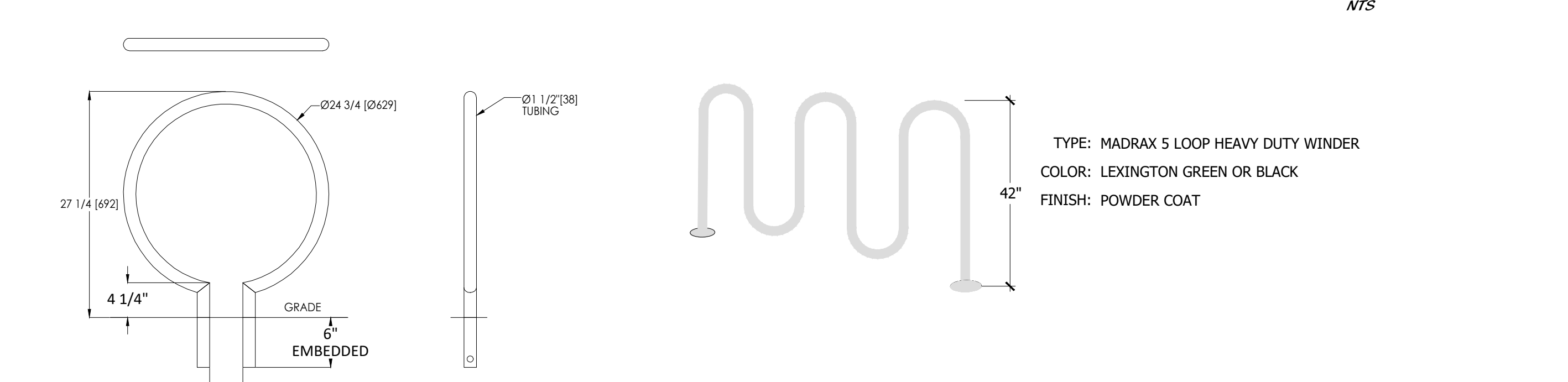
CROSS SECTIONS



BENCH DETAILS



BIKE RACK DETAIL



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Site Details

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Landscape Architects
Land Planners
Environmental Consultants
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www.cotleurhearing.com
Lic# LC-C000239

WESTLAKE LANDINGS

POD H MASTER PLAN
PALM BEACH COUNTY, FL

Donaldson E. Hearing
Digitally signed by Donaldson E. Hearing
Hearing: A0109
800000015D8A0015D8A13286A00



DESIGNED	DEH
DRAWN	JAE/RNK
APPROVED	DEH
JOB NUMBER	13-0518.60
DATE	03-25-21
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	05-25-21
	06-12-21
	07-15-21
	09-03-21
	10-04-21

October 04, 2021 11:39:39 a.m.
Drawing: 13-0518.60 SD.DWG

April 15, 2021
Revised July 12, 2021
Revised August 26, 2021
Revised September 27, 2021
Revised October 14, 2021

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

**Re: Westlake Pod H Master Plan Amendment - #PTC21-053
Equivalency Statement**

Dear Mr. Cassel:

The purpose of this letter is to present a trip equivalency analysis for the proposed Pod H Master Plan Amendment Application. Westlake is an approved project under Article 12, Traffic Performance Standards, of the Palm Beach County Unified Land Development Code (ULDC) with a buildout year of 2035. This application is for the "specialty uses" on Pod H that were not specifically analyzed in the approved Westlake traffic study. These uses consist of 150,000 SF Light Industrial, 140,000 SF Self Storage, 14.435 Acres Commercial Recreation, 9,805 SF Fast Food Restaurant with Drive-thru, and 2,525 SF Coffee Shop with Drive-thru. This Equivalency Statement is to replace the one conducted on September 27, 2021.

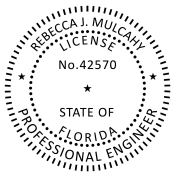
Attachment E1 provides the calculation of daily, AM and PM peak hour trips associated with this parcel. The Commercial Recreation trip generation rate adopted by Palm Beach County is attached at the end of this report. Because the individual uses were not identified specifically in the original Approval,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

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

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

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

Sincerely,



Digitally signed by
Rebecca J Mulcahy
Date: 2021.10.14
11:03:22 -04'00'

Rebecca J. Mulcahy, P.E.
Vice President

Attachments

ec: John Carter

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

This item has been electronically signed and sealed by Rebecca J. Mulcahy, P.E. on 10/14/21 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips		Pass-by Trips (1)		Total Trips	
					In	Out	In	Out	In	Out
Light Industrial	110	150,000 SF	4.96 / 1000 SF	50%	744	74	10%		670	
Self Storage	151	140,000 SF	1.51 / 1000 SF	50%	211	21	10%		190	
Commercial Recreation	PBC	14.435 Acres	103.944 / Acre	50%	1,500	-	0%		1,500	
Fast Food Rest. With DT	934	9,805 SF	470.95 / 1000 SF	50%	4,618	2,263	49%		2,355	
Coffee/Donut Shop With DT	937	2,525 SF	820.38 / 1000 SF	50%	2,071	1,015	49%		1,056	
Commercial Uses Subtotal					8,400	3,299	39%		5,101	
Pod H Total					9,144	3,373			5,771	

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	In	Out	In	Out	Trips
Light Industrial	110	150,000 SF	0.7 / 1000 SF	88%	92	13	105	11	10%	83	11	94
Self Storage	151	140,000 SF	0.1 / 1000 SF	60%	8	6	14	1	10%	7	6	13
Commercial Recreation	PBC	14.435 Acres	1.27 / Acre	67%	12	6	18	-	0%	12	6	18
Fast Food Rest. With DT	934	9,805 SF	40.19 / 1000 SF	51%	201	193	394	193	49%	103	98	201
Coffee/Donut Shop With DT	937	2,525 SF	88.99 / 1000 SF	51%	115	110	225	110	49%	59	56	115
Commercial Uses Subtotal					336	315	651	304	47%	181	166	347
Pod H Total					428	328	756	315		264	177	441

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	In	Out	In	Out	Trips
Light Industrial	110	150,000 SF	0.63 / 1000 SF	13%	12	83	95	10	10%	11	74	85
Self Storage	151	140,000 SF	0.17 / 1000 SF	47%	11	13	24	2	10%	10	12	22
Commercial Recreation	PBC	14.435 Acres	8.83 / Acre	48%	61	66	127	-	0%	61	66	127
Fast Food Rest. With DT	934	9,805 SF	32.67 / 1000 SF	52%	166	154	320	157	49%	85	78	163
Coffee/Donut Shop With DT	937	2,525 SF	43.38 / 1000 SF	50%	55	55	110	54	49%	28	28	56
Commercial Uses Subtotal					293	288	581	213	37%	184	184	368
Pod H Total					305	371	676	223		195	258	453

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

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

West Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips (2)		External Trips			Interzonal Trips (2)		External Trips			Pass-by Trips (3)		New Trips		
				In	Out	Total	In	Out	In	Out	Total	In	Out	Total	In	Out	Total				
Residential - MF Condos.	230	150 DUs	$\text{Ln}(T) = 0.82\text{Ln}(x)+0.32 (67/33)$	56	28	84	41	48.4%	28	15	43	18	21.4%	18	7	25	-	0%	18	7	25
Residential - 55+ Detached	251	300 DUs	0.27 /DU (61/39)	49	32	81	39	48.4%	25	17	42	18	22.2%	15	9	24	-	0%	15	9	24
Residential - 55+ Attached	252	200 DUs	0.25 /DU (54/46)	27	23	50	24	48.4%	14	12	26	11	22.0%	8	7	15	-	0%	8	7	15
General Office	710	50,000 SF	1.49 /1000 SF (17/83)	13	62	75	20	26.5%	7	48	55	15	20.0%	3	37	40	4	10%	3	33	36
Research & Devel.	760	- SF (4)	$\text{Ln}(T) = 0.83\text{Ln}(X)+1.06 (15/85)$	-	-	-	-	26.5%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Pod H Industrial Use	N/A	150,000 SF	Pre-Calcd	12	83	95	25	26.5%	7	63	70	18	18.9%	2	50	52	5	10%	2	45	47
Shopping Center	820	117,000 SF (4)	$\text{Ln}(T) = 0.67\text{Ln}(X)+3.31 (48/52)$	320	346	666	37	5.5%	302	327	629	132	19.8%	253	244	497	143	28.7%	180	174	354
Park	412	125 Acres	0.09 /Acre (61/39)	7	4	11	1	10.0%	6	4	10	1	10.0%	5	4	9	-	0%	5	4	9
Car Wash	PBC	1 Lane	13.65 /Lane (50/50)	7	7	14	1	5.5%	7	6	13	3	21.4%	6	4	10	-	0%	6	4	10
Pod H Commercial Uses	N/A	152,330 SF	Pre-Calcd	293	288	581	32	5.5%	277	272	549	115	19.8%	234	200	434	125	28.7%	167	142	309
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	12.3*FP + 15.5(X) (50/50)	134	133	267	15	5.5%	127	125	252	53	19.9%	107	92	199	121	61%	42	36	78
Publix at Westlake Plaza	N/A	140,000 SF	Pre-Calcd	444	450	894	49	5.5%	420	425	845	178	19.9%	353	314	667	191	28.7%	252	224	476
TOTALS				1,362	1,456	2,818	284	10.1%	1,220	1,314	2,534	562	19.9%	1,004	968	1,972	589		698	685	1,383

East Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips (2)		External Trips			Interzonal Trips (2)		External Trips			Pass-by Trips (3)		New Trips		
				In	Out	Total	In	Out	In	Out	Total	In	Out	Total	In	Out	Total				
Residential - SF (N,O,T,U)	210	1,010 DUs	$\text{Ln}(T) = 0.90\text{Ln}(x)+0.51 (63/37)$	530	312	842	131	15.6%	447	264	711	123	14.6%	359	229	588	-	0%	359	229	588
Residential - SF (F,M,P,Q,R,S)	210	1,936 DUs	$\text{Ln}(T) = 0.90\text{Ln}(x)+0.51 (63/37)$	953	560	1,513	236	15.6%	804	473	1,277	221	14.6%	645	411	1,056	-	0%	645	411	1,056
Residential - MF Condos.	230	450 DUs	$\text{Ln}(T) = 0.82\text{Ln}(x)+0.32 (67/33)$	138	68	206	32	15.6%	116	58	174	30	14.6%	94	50	144	-	0%	94	50	144
Residential - 55+ Detached	251	500 DUs	0.27 /DU (61/39)	82	53	135	21	15.6%	69	45	114	20	14.8%	55	39	94	-	0%	55	39	94
Hotel	310	150 Rooms	0.6 /Room (51/49)	46	44	90	39	43.3%	22	29	51	12	13.3%	16	23	39	4	10%	14	21	35
Community College	540*	- Students	0.14 /Student (54/46)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
General Office	710	296,000 SF	1.49 /1000 SF (17/83)	75	366	441	62	14.1%	51	328	379	32	7.3%	45	302	347	35	10%	41	271	312
Research & Devel.	760	175,000 SF	$\text{Ln}(T) = 0.83\text{Ln}(X)+1.06 (15/85)$	32	178	210	30	14.1%	22	158	180	15	7.1%	19	146	165	17	10%	17	131	148
Light Industrial	110	450,000 SF	0.97 /1000 SF (12/88)	52	385	437	62	14.1%	36	339	375	31	7.1%	30	314	344	34	10%	27	283	310
Shopping Center	820	150,000 SF	$\text{Ln}(T) = 0.67\text{Ln}(X)+3.31 (48/52)$	377	409	786	286	36.4%	269	231	500	53	6.7%	241	206	447	164	36.6%	153	130	283
Park	412	67 Acres	0.09 /Acre (61/39)	4	2	6	2	31.9%	3	1	4	-	0.0%	3	1	4	-	0%	3	1	4
Community Center	495	70,000 SF	2.74 /1000 SF (49/51)	94	98	192	61	31.9%	63	68	131	2	1.0%	62	67	129	6	5%	59	64	123
Church	560	70,000 SF	0.55 /1000 SF (48/52)	19	20	39	12	31.9%	13	14	27	-	0.0%	13	14	27	1	5%	12	14	26
Daycare	565	10,000 SF	12.34 /1000 SF (47/53)	58	65	123	39	31.9%	39	45	84	1	0.8%	38	45	83	42	50%	19	22	41
ISTF	N/A	1 Complex	Pre-Calcd	184	239	423	56	13.2%	159	208	367	18	4.3%	150	199	349	-	0%	150	199	349
FSED	650	12,379 SF	Pre-Calcd	9	10	19	11	57.9%	1	7	8	1	5.3%	1	6	7	1	10%	1	5	6
Tax Collector	730	23,735 SF	Pre-Calcd	13	28	41	6	14.1%	9	26	35	3	7.3%	8	24	32	3	10%	7	22	29
TOTALS				2,666	2,837	5,503	1,086	19.7%	2,123	2,294	4,417	562	10.2%	1,779	2,076	3,855	307		1,656	1,892	3,548
COMBINED TOTALS				4,028	4,293	8,321	1,370	16.5%	3,343	3,608	6,951	1,124	13.5%	2,783	3,044	5,827	896		2,354	2,577	4,931

* Rate obtained from Palm Beach State College trip generation study by Kimley-Horn.

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

(2) Internalization matrices are included in Appendix B.

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

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

Approved Total

4,932

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

West Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips (2)	External Trips			Interzonal Trips (2)	External Trips			Pass-by Trips (3)		New Trips				
				In	Out	Total		In	Out	Total		In	Out	Total	In	Out	Total				
Residential - MF Condos.	230	150 DUs	$\text{Ln}(T) = 0.80\text{Ln}(x) + 0.26 (17/83)$	12	59	71	2	4.0%	12	57	69	7	9.9%	10	52	62	-	0%	10	52	62
Residential - 55+ Detached	251	300 DUs	0.22 /DU (35/65)	23	43	66	3	4.0%	23	40	63	7	10.6%	21	35	56	-	0%	21	35	56
Residential - 55+ Attached	252	200 DUs	0.2 /DU (34/66)	14	26	40	2	4.0%	14	24	38	4	10.0%	13	21	34	-	0%	13	21	34
General Office	710	50,000 SF	$\text{Ln}(T) = 0.80\text{Ln}(x) + 1.57 (88/12)$	97	13	110	10	9.3%	90	10	100	10	9.1%	82	8	90	9	10%	74	7	81
Research & Devel.	760	- SF	$\text{Ln}(T) = 0.87\text{Ln}(x) + 0.86 (83/17)$	-	-	-	-	9.3%	(1)	1	-	-	0.0%	(1)	1	-	-	10%	(1)	1	-
Pod H Industrial Use	N/A	150,000 SF	Pre-Calcd	92	13	105	10	9.3%	86	9	95	9	8.6%	79	7	86	9	10%	71	6	77
Shopping Center	820	117,000 SF	0.96 /1000 SF (62/38)	69	43	112	1	1.2%	67	44	111	10	8.9%	62	39	101	29	28.7%	44	28	72
Park	412	125 Acres	0.02 /Acre (61/39)	2	1	3	-	10.0%	2	1	3	-	10.0%	2	1	3	-	0%	2	1	3
Car Wash	PBC	1 Lane	11.97 /Lane (50/50)	6	6	12	-	1.2%	6	6	12	1	8.3%	5	6	11	-	0%	5	6	11
Pod H Commercial Uses	N/A	152,330 SF	Pre-Calcd	336	315	651	8	1.2%	332	311	643	55	8.4%	303	285	588	169	28.7%	216	203	419
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	$12.3*FP + 15.5(X) (50/50)$	134	133	267	3	1.2%	133	131	264	23	8.6%	121	120	241	147	61%	47	47	94
Publix at Westlake Plaza	N/A	140,000 SF	Pre-Calcd	207	161	368	4	1.2%	205	159	364	31	8.4%	188	145	333	96	28.7%	134	103	237
TOTALS				992	813	1,805	43	2.4%	969	793	1,762	157	8.7%	885	720	1,605	459		636	510	1,146

East Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips (2)	External Trips			Interzonal Trips (2)	External Trips			Pass-by Trips (3)		New Trips				
				In	Out	Total		In	Out	Total		In	Out	Total	In	Out	Total				
Residential - SF (N,O,T,U)	210	1,010 DUs	0.75 /DU (25/75)	190	568	758	74	9.7%	168	516	684	8	1.1%	166	510	676	-	0%	166	510	676
Residential - SF (F,M,P,Q,R,S)	210	1,936 DUs	0.75 /DU (25/75)	363	1,089	1,452	141	9.7%	321	990	1,311	16	1.1%	316	979	1,295	-	0%	316	979	1,295
Residential - MF Condos.	230	450 DUs	$\text{Ln}(T) = 0.80\text{Ln}(x) + 0.26 (17/83)$	29	143	172	17	9.7%	26	129	155	2	1.2%	25	128	153	-	0%	25	128	153
Residential - 55+ Detached	251	500 DUs	0.22 /DU (35/65)	39	71	110	11	9.7%	34	65	99	1	0.9%	34	64	98	-	0%	34	64	98
Hotel	310	150 Rooms	0.53 /Room (59/41)	47	33	80	36	45.0%	43	1	44	2	2.5%	42	-	42	4	10%	38	-	38
Community College	540*	- Students	0.11 /Student (87/13)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
General Office	710	296,000 SF	$\text{Ln}(T) = 0.80\text{Ln}(x) + 1.57 (88/12)$	401	55	456	56	12.2%	358	42	400	21	4.6%	350	29	379	38	10%	315	26	341
Research & Devel.	760	175,000 SF	$\text{Ln}(T) = 0.87\text{Ln}(x) + 0.86 (83/17)$	175	36	211	26	12.2%	156	29	185	10	4.7%	152	23	175	18	10%	137	20	157
Light Industrial	110	450,000 SF	0.92 /1000 SF (88/12)	364	50	414	51	12.2%	325	38	363	19	4.6%	317	27	344	34	10%	285	25	310
Shopping Center	820	150,000 SF	0.96 /1000 SF (62/38)	89	55	144	83	57.6%	34	27	61	11	7.6%	29	21	50	18	36.6%	18	14	32
Park	412	67 Acres	0.02 /Acre (61/39)	1	-	1	-	30.1%	1	-	1	-	0.0%	1	-	1	-	0%	1	-	1
Community Center	495	70,000 SF	2.05 /1000 SF (66/34)	95	49	144	43	30.1%	67	34	101	3	2.1%	66	32	98	5	5%	63	30	93
Church	560	70,000 SF	0.56 /1000 SF (62/38)	24	15	39	12	30.1%	17	10	27	1	2.6%	17	9	26	1	5%	16	9	25
Daycare	565	10,000 SF	12.18 /1000 SF (53/47)	65	57	122	37	30.1%	46	39	85	2	1.6%	45	38	83	42	50%	23	18	41
ISTF	N/A	1 Complex	Pre-Calcd	474	334	808	98	12.1%	419	291	710	56	6.9%	392	262	654	-	0%	392	262	654
FSED	650	12,379 SF	Pre-Calcd	7	7	14	2	14.3%	7	5	12	1	7.1%	7	4	11	1	10%	6	4	10
Tax Collector	730	23,735 SF	Pre-Calcd	59	20	79	10	12.2%	53	16	69	4	5.1%	51	14	65	7	10%	46	12	58
TOTALS				2,422	2,582	5,004	697	13.9%	2,075	2,232	4,307	157	3.1%	2,010	2,140	4,150	168		1,881	2,101	3,982
COMBINED TOTALS				3,414	3,395	6,809	740	10.9%	3,044	3,025	6,069	314	4.6%	2,895	2,860	5,755	627		2,517	2,611	5,128

* Rate obtained from Palm Beach State College trip generation study by Kimley-Horn.

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

(2) Internalization matrices are included in Appendix B.

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

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

West Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Internal Trips (2)	External Trips	Interzonal Trips (4)	External Trips	Pass-by Trips (1)	New Trips			
Residential - MF Condos.	230	150 DUs	6.65 /DU	998	261	26.2%	737	88	11.9%	649	-	0%	649
Residential - 55+ Detached	251	300 DUs	8 /DU	2,400	629	26.2%	1,771	221	12.5%	1,550	-	0%	1,550
Residential - 55+ Attached	252	200 DUs	6 /DU	1,200	314	26.2%	886	108	12.2%	778	-	0%	778
General Office	710	50,000 SF	Ln (T) = 0.77Ln (X)+3.65	782	140	17.9%	642	72	11.2%	570	57	10%	513
Research & Devel.	760	- SF	Ln (T) = 0.83Ln (X)+3.09 (3)	-	-	17.9%	-	-	0.0%	-	-	10%	-
Pod H Industrial Use	N/A	150,000 SF	Pre-Calc'd	744	133	17.9%	611	64	10.5%	547	55	10%	492
Shopping Center	820	117,000 SF	Ln (T) = 0.65Ln (X)+5.83	7,521	256	3.4%	7,265	797	11.0%	6,468	1,856	28.7%	4,612
Park	412	125 Acres	2.28 /Acre	285	29	10.0%	256	20	7.8%	236	-	0%	236
Car Wash	PBC	1 Lane	166 /Lane	166	6	3.4%	160	18	11.3%	142	-	0%	142
Pod H Commercial Uses	N/A	152,330 SF	Pre-Calc'd	8,400	286	3.4%	8,114	872	10.7%	7,242	2,078	28.7%	5,164
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	14.3 X PM Peak Hour Trips	3,818	130	3.4%	3,688	402	10.9%	3,286	2,004	61%	1,282
Publix at Westlake Plaza	N/A	140,000 SF	Pre-Calc'd	9,570	325	3.4%	9,245	1,000	10.8%	8,245	2,366	28.7%	5,879
TOTALS				35,884	2,509	7.0%	33,375	3,662	10.2%	29,713	8,416		21,297

East Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Internal Trips (2)	External Trips	Interzonal Trips (2)	External Trips	Pass-by Trips (1)	New Trips			
Residential - SF (N,O,T,U)	210	1,010 DUs	10 /DU	10,100	1,283	12.7%	8,817	697	7.9%	8,120	-	0%	8,120
Residential - SF (F,M,P,Q,R,S)	210	1,936 DUs	10 /DU	19,360	2,459	12.7%	16,901	1,335	7.9%	15,566	-	0%	15,566
Residential - MF Condos.	230	450 DUs	6.65 /DU	2,993	380	12.7%	2,613	206	7.9%	2,407	-	0%	2,407
Residential - 55+ Detached	251	500 DUs	8 /DU	4,000	508	12.7%	3,492	276	7.9%	3,216	-	0%	3,216
Hotel	310	150 Rooms	8.92 /Room	1,338	591	44.2%	747	59	7.9%	688	69	10%	619
Community College	540*	- Students	2.29 /Student	-	-	0.0%	-	-	0.0%	-	-	0%	-
General Office	710	296,000 SF	Ln (T) = 0.77Ln (X)+3.65	3,077	406	13.2%	2,671	160	6.0%	2,511	251	10%	2,260
Research & Devel.	760	175,000 SF	Ln (T) = 0.83Ln (X)+3.09 (3)	1,598	211	13.2%	1,387	82	5.9%	1,305	131	10%	1,174
Light Industrial	110	450,000 SF	6.97 /1000 SF	3,137	414	13.2%	2,723	161	5.9%	2,562	256	10%	2,306
Shopping Center	820	150,000 SF	Ln (T) = 0.65Ln (X)+5.83	8,839	4,154	47.0%	4,685	337	7.2%	4,348	1,591	36.6%	2,757
Park	412	67 Acres	2.28 /Acre	153	47	31.0%	106	-	0.0%	106	-	0%	106
Community Center	495	70,000 SF	33.82 /1000 SF	2,367	734	31.0%	1,633	26	1.6%	1,607	80	5%	1,527
Church	560	70,000 SF	9.11 /1000 SF	638	198	31.0%	440	6	1.3%	434	22	5%	412
Daycare	565	10,000 SF	74.06 /1000 SF	741	230	31.0%	511	6	1.2%	505	253	50%	252
ISTF	N/A	1 Complex	Pre-Calc'd	5,520	701	12.7%	4,819	270	5.6%	4,549	-	0%	4,549
FSED	650	12,379 SF	Pre-Calc'd	309	112	36.1%	197	12	6.2%	185	19	10%	166
Tax Collector	730	23,735 SF	Pre-Calc'd	536	71	13.2%	465	29	6.2%	436	44	10%	392
TOTALS				64,706	12,499	19.3%	52,207	3,662	5.7%	48,545	2,716		45,829
COMBINED TOTALS				100,590	15,008	14.9%	85,582	7,324	7.3%	78,258	11,132		67,126

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

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

Converted Uses - PM PEAK HOUR

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

New Uses - PM PEAK HOUR

Parcel/Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			% of Total Trips	Equivalent SF
					In	Out	Trips		
Uses Converted from R & D									
R & D									
A2 / Fast Food w/DT	934	3,500 SF	32.67 /1000 SF	52%	59	55	114	22%	82,080
B / Fast Food w/DT	934	2,065 SF	32.67 /1000 SF	52%	35	32	67	13%	48,240
C / Coffee/Donut Shop w/DT	937	2,525 SF	43.38 /1000 SF	50%	55	55	110	21%	79,200
C / Fast Food w/DT	934	4,240 SF	32.67 /1000 SF	52%	72	67	139	26%	100,080
G / Light Industrial	110	150,000 SF	0.63 /1000 SF	13%	12	83	95	18%	68,400
R & D Total							525	100%	378,000
Uses Converted from Shopping Center									
Shopping Center									
E / Self Storage	151	140,000 SF	0.17 /1000 SF	47%	11	13	24	16%	14,781
F / Recreation Uses		14.435 Acres	8.83 / Acre	48%	61	66	127	84%	78,219
Shopping Center Total							151	100%	93,000
Pod H Total					293	288	676		

PM PEAK HOUR (from Attachment E1)

Land Use	ITE Code	Intensity	Trip Generation Rate (2)	% In	Total Trips		
					In	Out	Trips
Light Industrial	110	150,000 SF	0.63 / 1000 SF	13%	12	83	95
Self Storage	151	140,000 SF	0.17 / 1000 SF	47%	11	13	24
Commercial Recreation	PBC	14.435 Acres	8.83 / Acre	48%	61	66	127
Fast Food Rest. With DT	934	9,805 SF	32.67 / 1000 SF	52%	166	154	320
Coffee/Donut Shop With DT	937	2,525 SF	43.38 / 1000 SF	50%	55	55	110
Commercial Uses Subtotal					293	288	581
Pod H Total					305	371	676

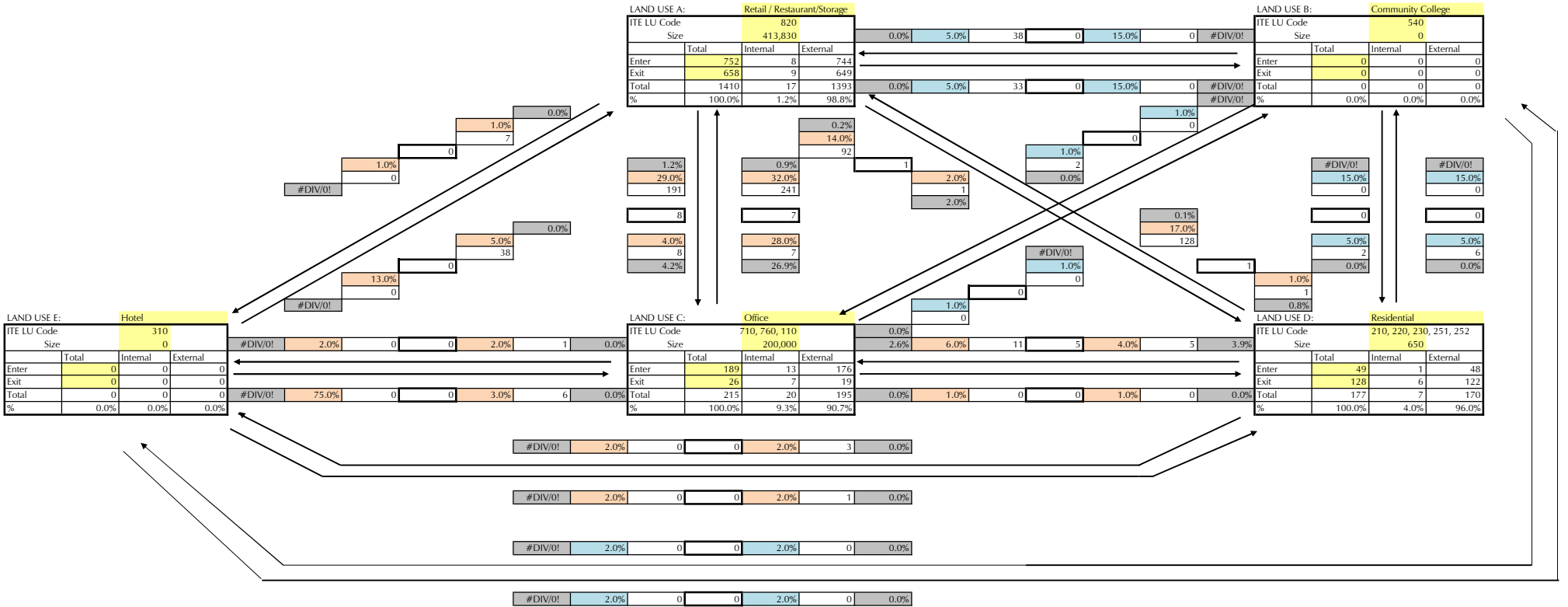
(1) Source: from approved Minto West traffic study, which is based on Institute of Transportation Engineers, Trip Generation, 9th Edition.

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

APPENDIX

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - West Side
TIME PERIOD: AM Peak Hour Traffic
DATE: 09/27/21



	Net External Trips for Multi-Use Development					TOTAL
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	
Enter	744	0	176	48	0	968
Exit	649	0	19	122	0	790
Total	1393	0	195	170	0	1758
Single-Use Trip Gen. Estimate	1410	0	215	177	0	1802
						2.4%

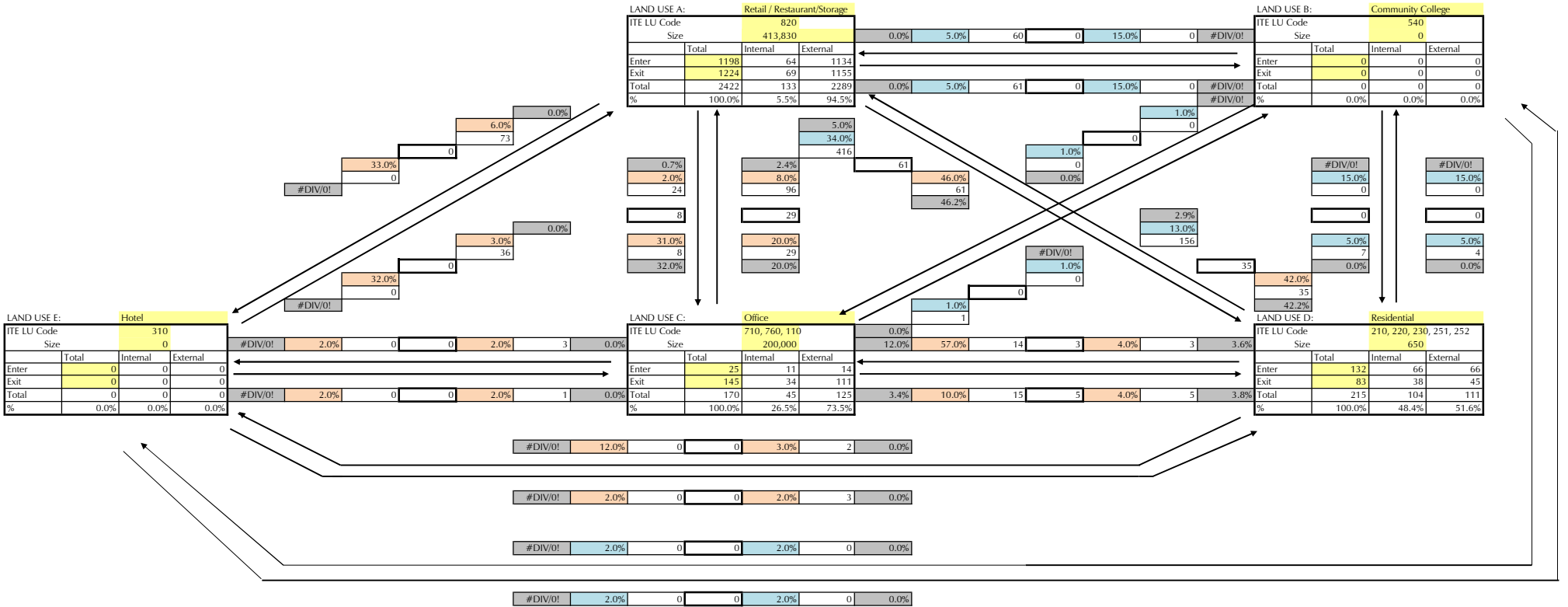
INTERNAL CAPTURE

LEGEND

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

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - West Side
TIME PERIOD: PM Peak Hour Traffic
DATE: 09/27/21



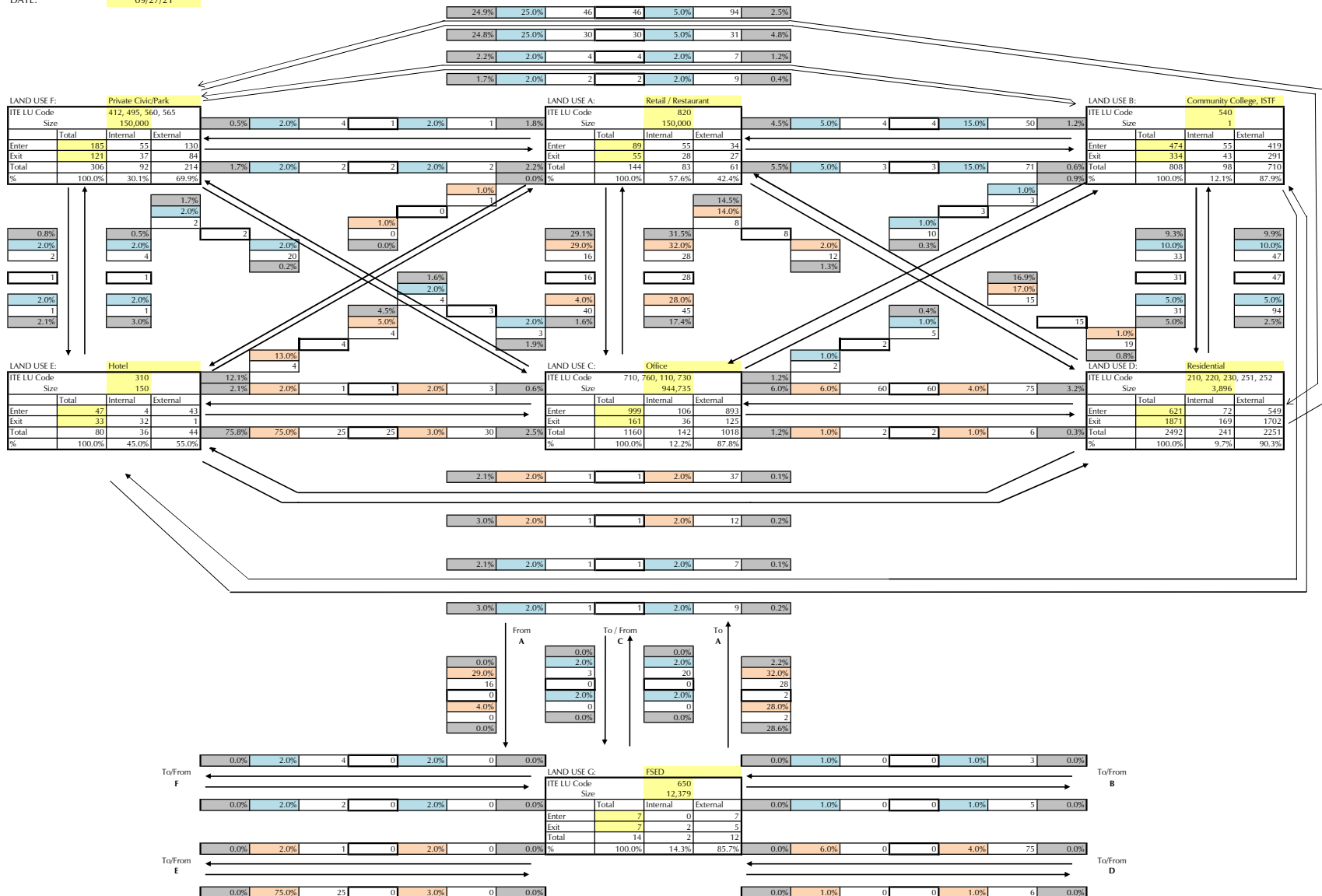
	Net External Trips for Multi-Use Development					TOTAL	INTERNAL CAPTURE
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E		
Enter	1134	0	14	66	0	1214	
Exit	1155	0	111	45	0	1311	
Total	2289	0	125	111	0	2525	
Single-Use Trip Gen.Estimate	2422	0	170	215	0	2807	10.0%

LEGEND

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

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - East Side
TIME PERIOD: AM Peak Hour Traffic
DATE: 09/27/21



Net External Trips for Multi-Use Development									
	LU. A	LU. B	LU. C	LU. D	LU. E	LU. F	LU. G	TOTAL	
Enter	34	419	893	549	43	130	7	2075	
Exit	27	291	125	1702	1	84	5	2235	
Total	61	710	1018	2251	44	214	12	4310	
Single-Use Trip Gen. Estimate	144	808	1160	2492	80	306	14	5004	13.9%

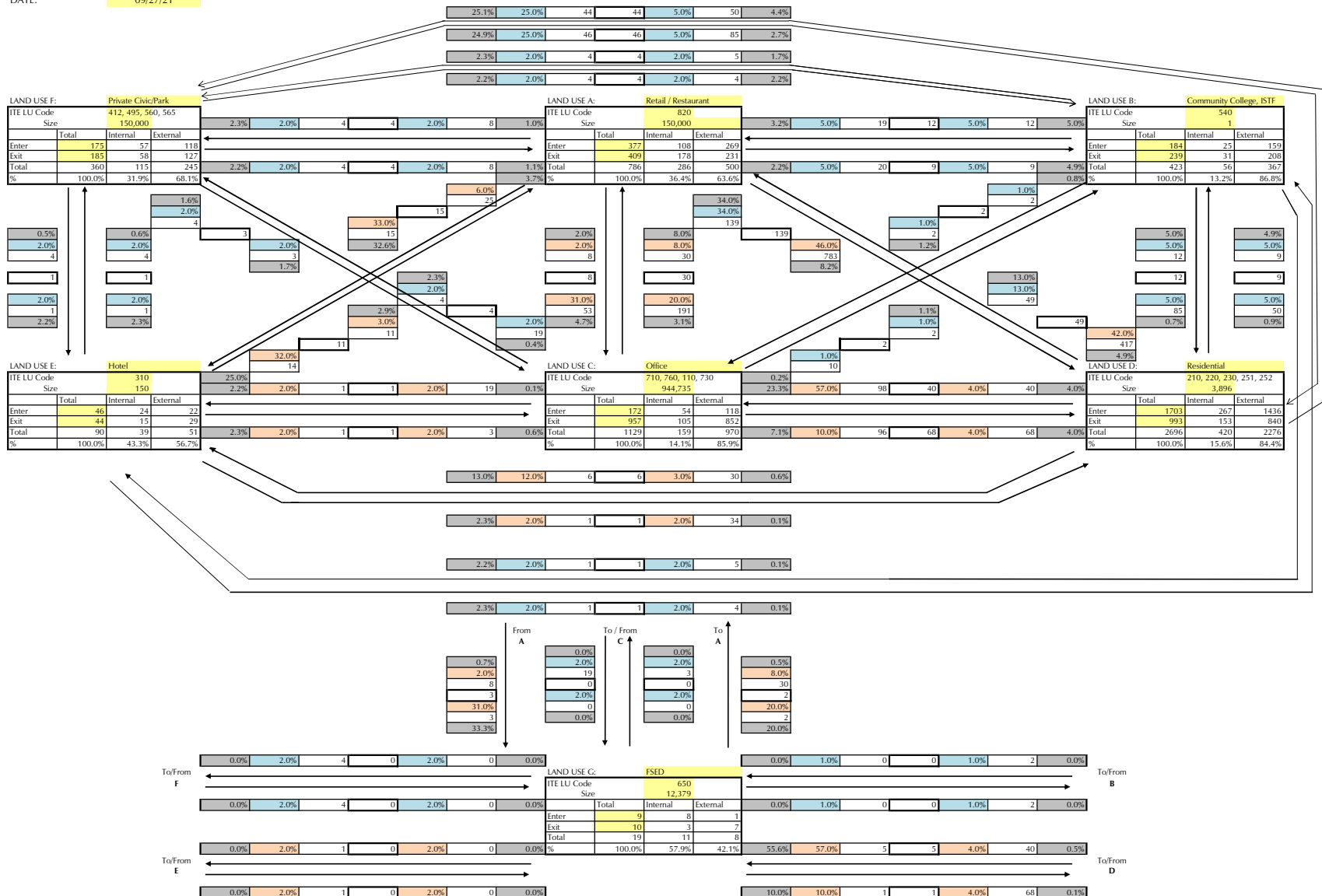
INTERNAL CAPTURE

LEGEND

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

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - East Side
TIME PERIOD: PM Peak Hour Traffic
DATE: 09/27/21



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

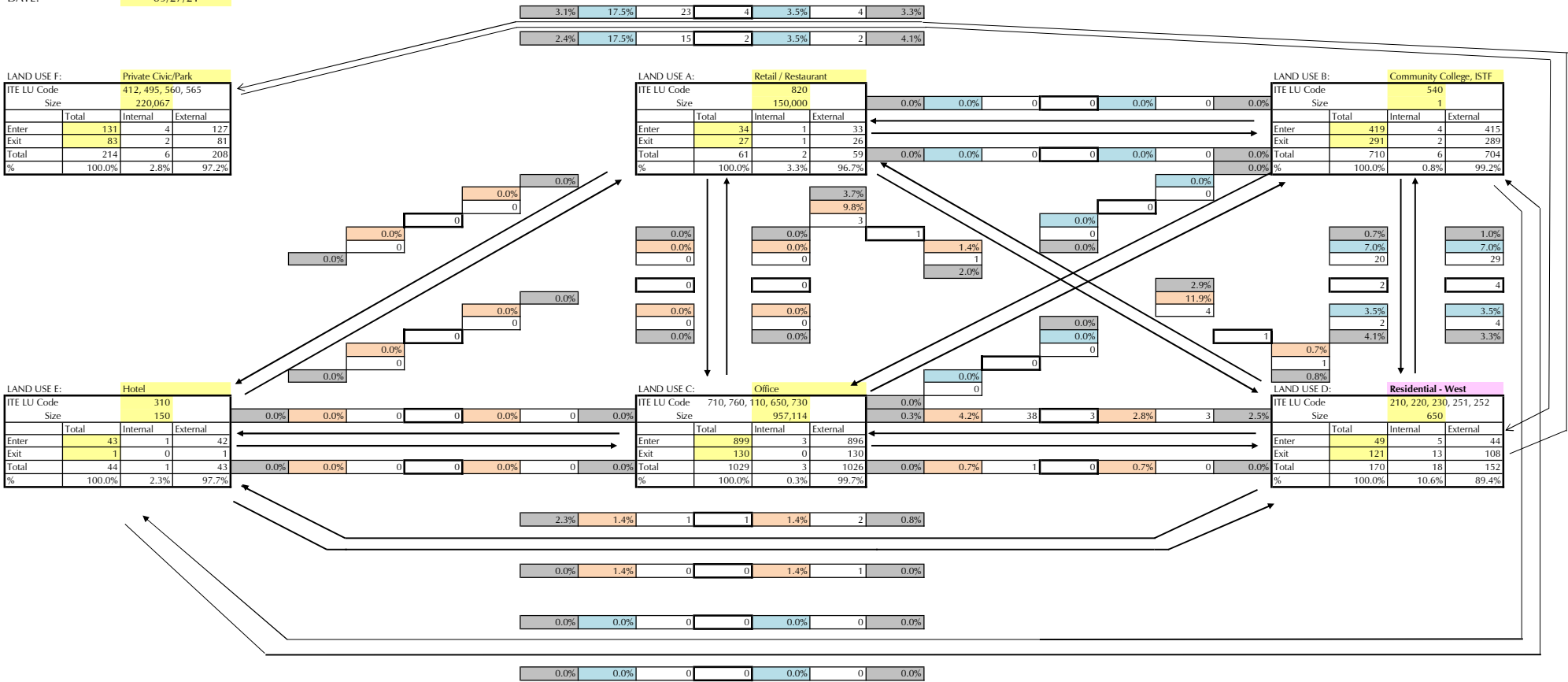
INTERNAL CAPTURE

LEGEND

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

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Residential
 TIME PERIOD: AM Peak Hour Traffic
 DATE: 09/27/21



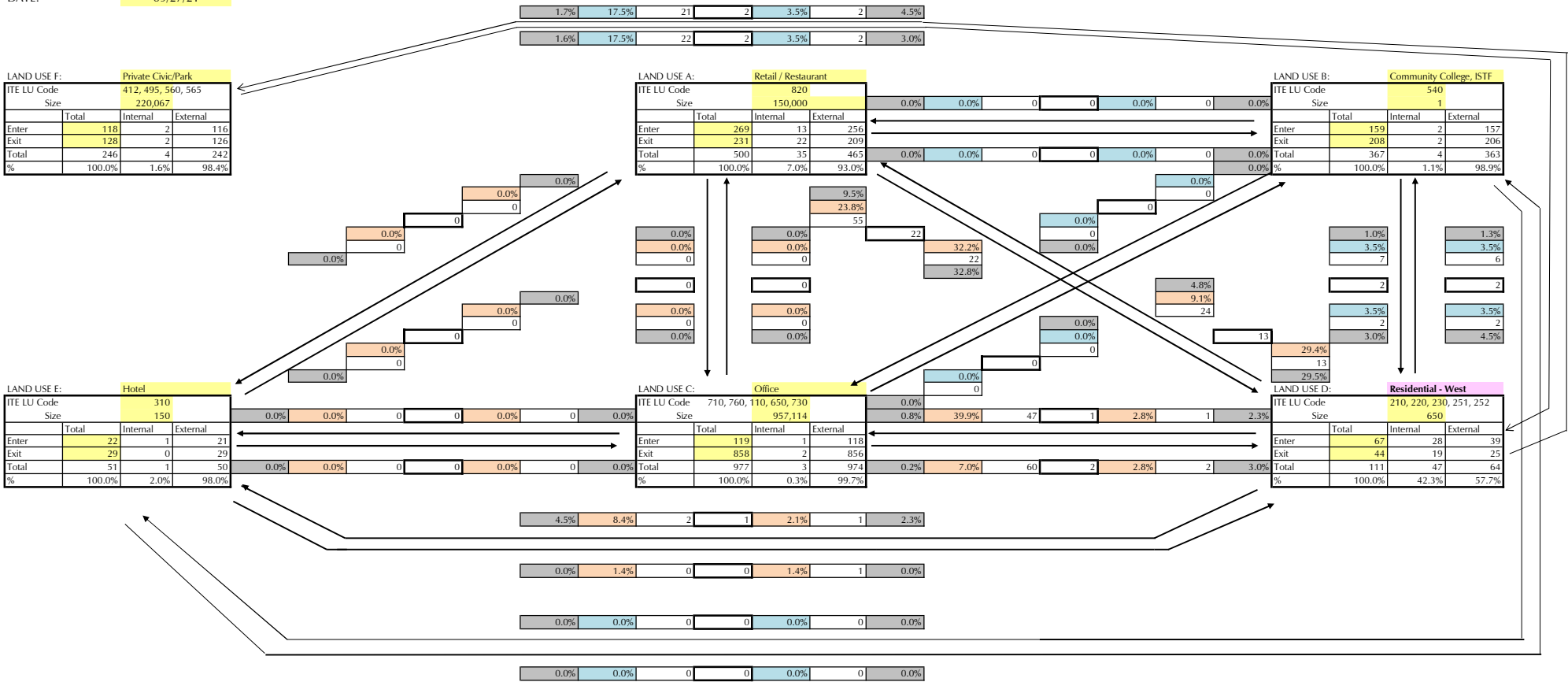
	Net External Trips for Multi-Use Development					TOTAL	INTERNAL CAPTURE
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E		
Enter	33	415	896	44	42	1430	
Exit	26	289	130	108	1	554	
Total	59	704	1026	152	43	1984	
Single-Use Trip Gen. Estimate	61	710	1029	170	44	2014	1.5%

LEGEND

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

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Residential
 TIME PERIOD: PM Peak Hour Traffic
 DATE: 09/27/21



LAND USE F: Private Civic/Park

ITE LU Code	412, 495, 560, 565		
Size	220,067		
Enter	Total 118	Internal 2	External 116
Exit	Total 128	Internal 2	External 126
Total	246	4	242
%	100.0%	1.6%	98.4%

LAND USE A: Retail / Restaurant

ITE LU Code	820		
Size	150,000		
Enter	Total 269	Internal 13	External 256
Exit	Total 231	Internal 22	External 209
Total	500	35	465
%	100.0%	7.0%	93.0%

LAND USE B: Community College, ISTF

ITE LU Code	540		
Size	1		
Enter	Total 159	Internal 2	External 157
Exit	Total 208	Internal 2	External 206
Total	367	4	363
%	100.0%	1.1%	98.9%

LAND USE E: Hotel

ITE LU Code	310		
Size	150		
Enter	Total 22	Internal 1	External 21
Exit	Total 29	Internal 0	External 29
Total	51	1	50
%	100.0%	2.0%	98.0%

LAND USE C: Office

ITE LU Code	710, 760, 110, 650, 730		
Size	957,114		
Enter	Total 119	Internal 1	External 118
Exit	Total 858	Internal 2	External 856
Total	977	3	974
%	100.0%	0.3%	99.7%

LAND USE D: Residential - West

ITE LU Code	210, 220, 230, 251, 252		
Size	650		
Enter	Total 67	Internal 28	External 39
Exit	Total 44	Internal 19	External 25
Total	111	47	64
%	100.0%	42.3%	57.7%

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

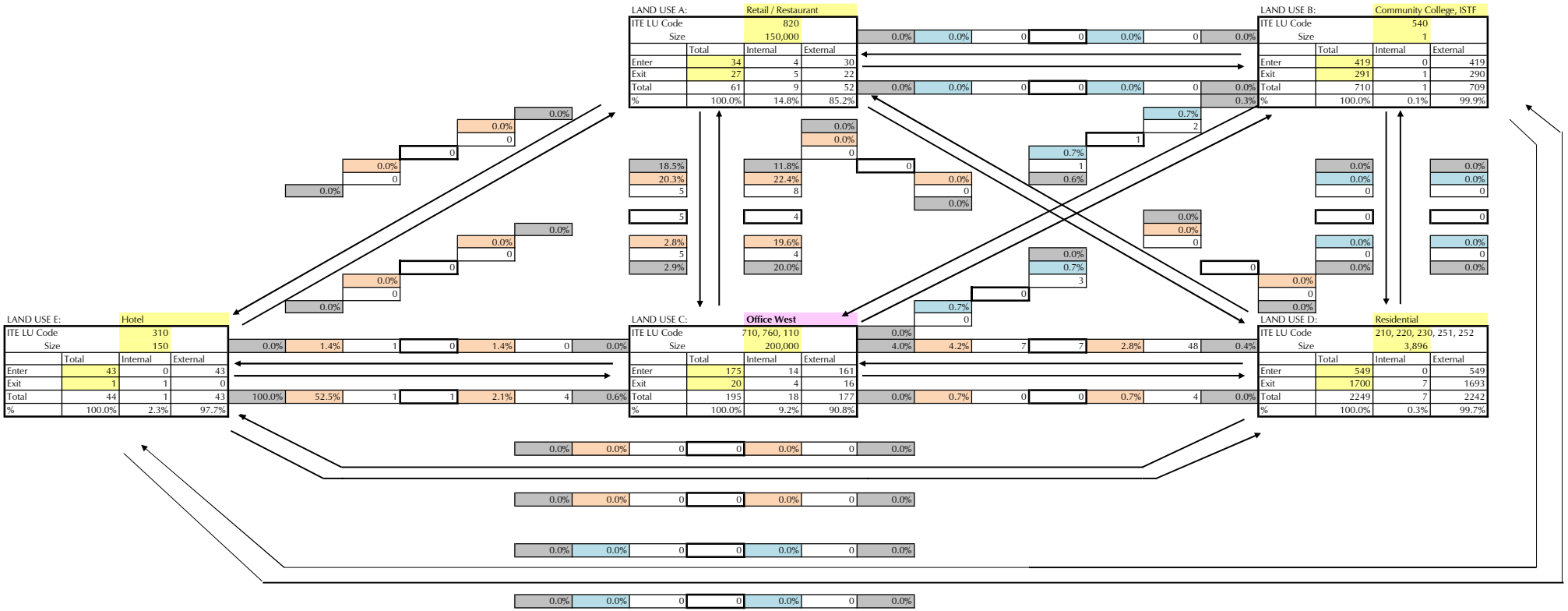
INTERNAL CAPTURE

LEGEND

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

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Office
 TIME PERIOD: AM Peak Hour Traffic
 DATE: 09/27/21



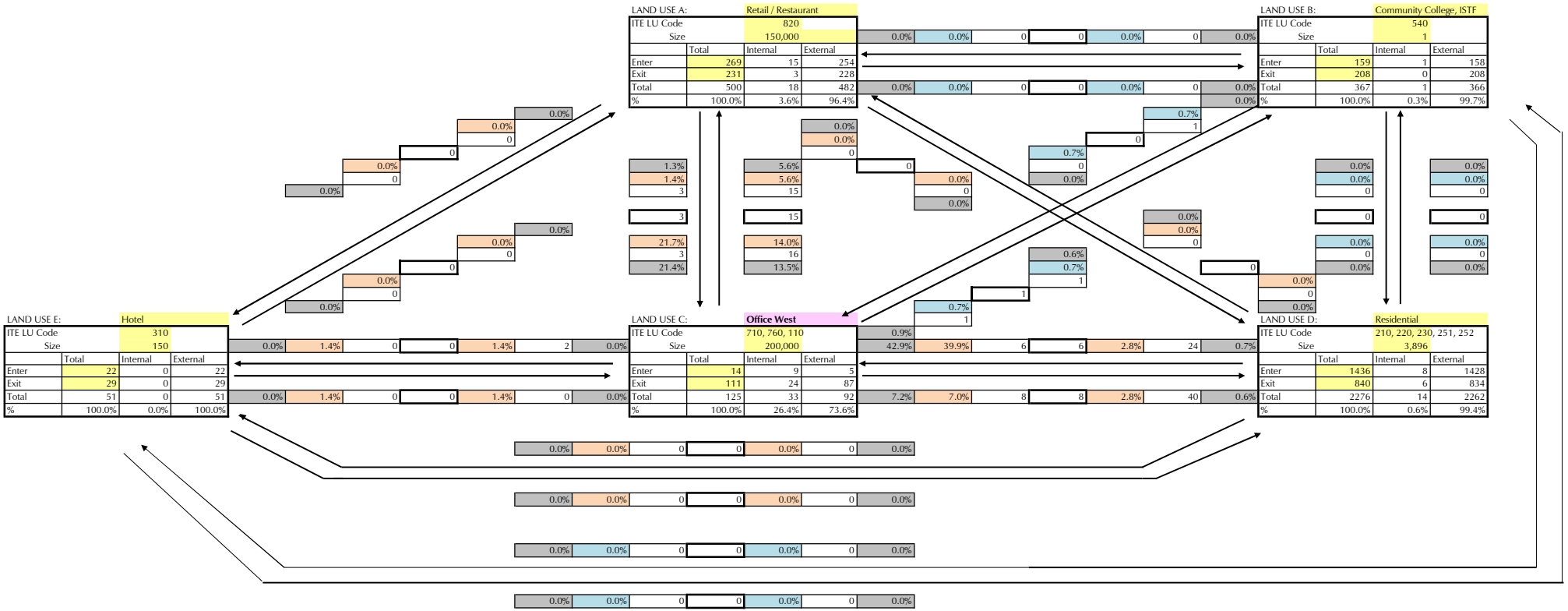
	Net External Trips for Multi-Use Development						TOTAL	INTERNAL CAPTURE
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E			
Enter	30	419	161	549	43	1202		
Exit	22	290	16	1693	0	2021		
Total	52	709	177	2242	43	3223		
Single-Use Trip Gen. Estimate	61	710	195	2249	44	3259	1.1%	

LEGEND

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

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Office
 TIME PERIOD: PM Peak Hour Traffic
 DATE: 09/27/21



	Net External Trips for Multi-Use Development						TOTAL
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E		
Enter	254	158	5	1428	22		1867
Exit	228	208	87	834	29		1386
Total	482	366	92	2262	51		3253
Single-Use Trip Gen. Estimate	500	367	125	2276	51		3319

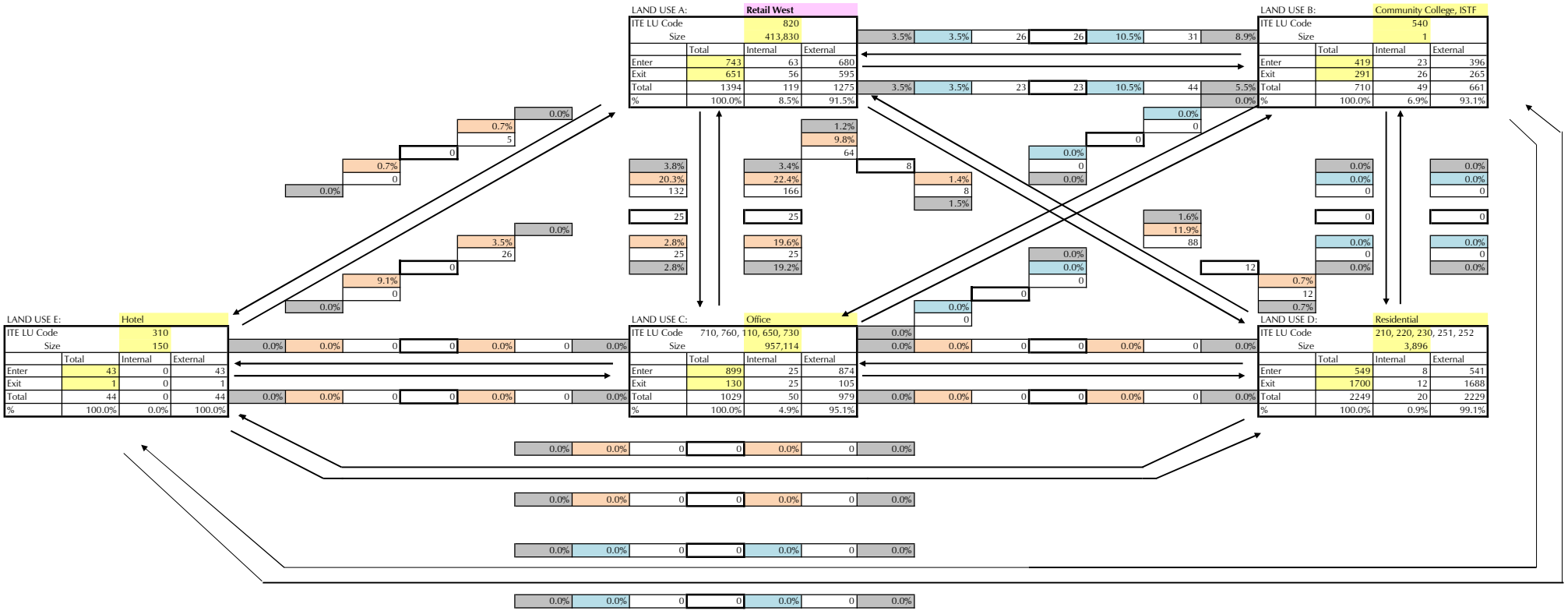
INTERNAL CAPTURE

LEGEND

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

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Retail
 TIME PERIOD: AM Peak Hour Traffic
 DATE: 09/27/21



	Net External Trips for Multi-Use Development					
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	680	396	874	541	43	2534
Exit	595	265	105	1688	1	2654
Total	1275	661	979	2229	44	5188
Single-Use Trip Gen. Estimate	1394	710	1029	2249	44	5426

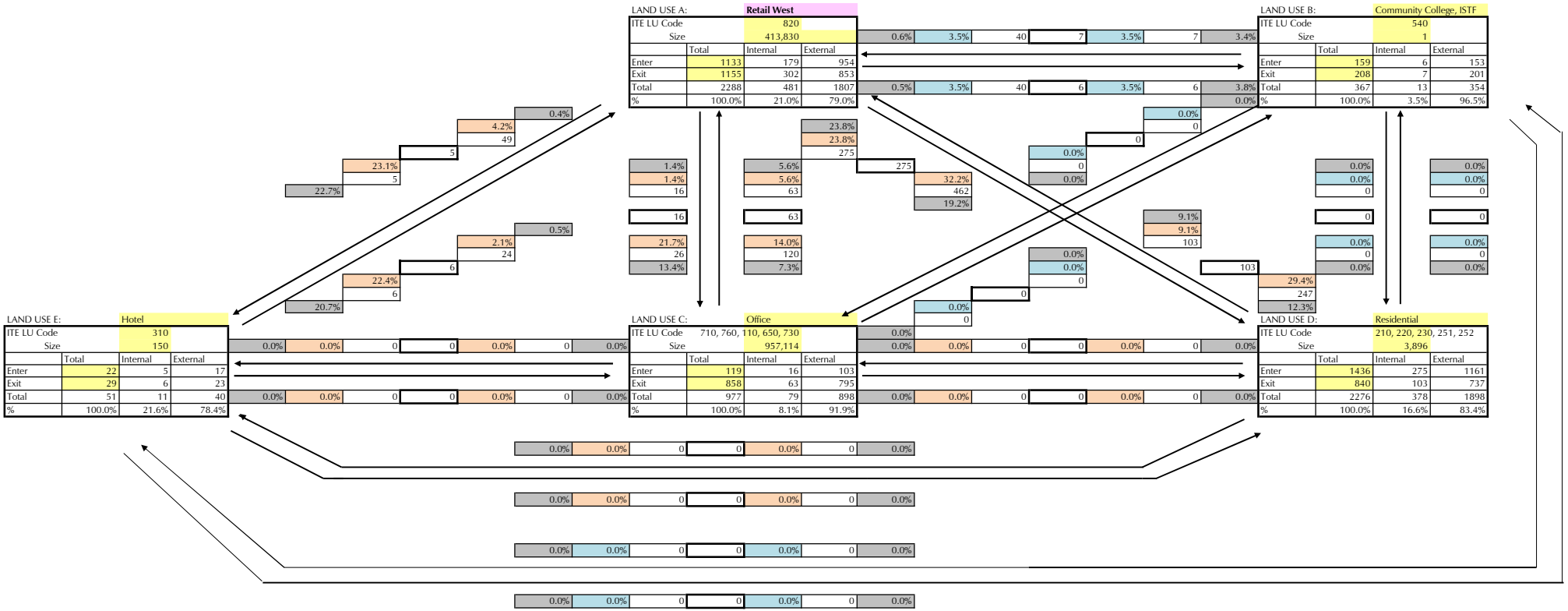
INTERNAL CAPTURE 4.4%

LEGEND

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

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Retail
 TIME PERIOD: PM Peak Hour Traffic
 DATE: 09/27/21



Net External Trips for Multi-Use Development						
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	954	153	103	1161	17	2388
Exit	853	201	795	737	23	2609
Total	1807	354	898	1898	40	4997
Single-Use Trip Gen. Estimate	2288	367	977	2276	51	5959

INTERNAL CAPTURE

LEGEND

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

TABLE 1
BOOMERS
AVERAGE TRIP GENERATION

- 3 DAY AVE.

BOOMERS - BOCA
TRIP GEN STUDY
APPROVED RATES

	ENTER	EXIT	TOTAL
12- 1 AM	0	0	1
1- 2 AM	0	0	0
2- 3 AM	0	0	0
3- 4 AM	0	0	0
4- 5 AM	0	0	0
5- 6 AM	0	0	0
6- 7 AM	1	1	2
7- 8 AM	4	1	5
8- 9 AM	6	3	9
9-10 AM	13	4	17
10-11 AM	13	8	21
11-12 AM	20	15	34
12- 1 PM	28	15	43
1- 2 PM	29	24	53
2- 3 PM	25	24	49
3- 4 PM	37	26	63
4- 5 PM	30	32	63
5- 6 PM	30	32	62
6- 7 PM	29	29	58
7- 8 PM	31	24	54
8- 9 PM	38	31	69
9-10 PM	27	30	57
10-11 PM	11	47	58
11-12 PM	5	16	21
TOTAL:	377	361	738

TABLE 2
BOOMERS
PROJECT DATA AND DAILY TRIP RATES BY INDEPENDENT VARIABLES

LOCATION: BOOMERS
LAND USE/BUILDING TYPE: AMUSEMENT PARK
ACRES: 7.1

INDEPENDENT VARIABLE - TRIPS PER: STUDENT
WEEKDAY AVERAGE VEHICLE TRIP RATE (24 HR): ERR

INDEPENDENT VARIABLE - TRIPS PER: EMPLOYEE
WEEKDAY AVERAGE VEHICLE TRIP RATE (24 HR): ERR

INDEPENDENT VARIABLE - TRIPS PER: ACRE
WEEKDAY AVERAGE VEHICLE TRIP RATE (24 HR): 103.944

ADT

TABLE 3
BOOMERS
TRIP RATES - INDEPENDENT VARIABLE: ACRE

AVG WKDY VEHICLE TRIP ENDS
AVERAGE DAILY TRIP RATE
PER ACRE: 103.944

	VOLUME	RATE	%
PK HR	BTWN	ENTER	6 0.845 67
OF	7 & 9	EXIT	3 0.423 33
ADJ.	AM	TOTAL	9 1.268
STREET	BTWN	ENTER	30 4.272 48
TRAFFIC	4 & 6	EXIT	32 4.554 52
	PM	TOTAL	63 8.826
PEAK		ENTER	20 2.770 57
HOUR	11-12 AM	EXIT	15 2.066 43
OF	AM	TOTAL	34 4.836
GENERATOR		ENTER	38 5.352 55
	8- 9 PM	EXIT	31 4.319 45
	PM	TOTAL	69 9.671

AM PEAK = 1.268/AC (67/33)

PM PEAK = 8.826/AC (48/52)

BOOMERS
TRIP GENERATION FIELD DATA

JAN 10, 1995				JAN 11, 1995				JAN 12, 1995			
	ENTER	EXIT	TOTAL		ENTER	EXIT	TOTAL		ENTER	EXIT	TOTAL
12- 1 AM	0	0	0	12- 1 AM	0	0	0	12- 1 AM	1	1	2
1- 2 AM	0	0	0	1- 2 AM	0	0	0	1- 2 AM	0	0	0
2- 3 AM	0	0	0	2- 3 AM	0	0	0	2- 3 AM	0	0	0
3- 4 AM	0	0	0	3- 4 AM	0	0	0	3- 4 AM	0	0	0
4- 5 AM	0	0	0	4- 5 AM	0	0	0	4- 5 AM	0	0	0
5- 6 AM	0	0	0	5- 6 AM	0	0	0	5- 6 AM	0	0	0
6- 7 AM	1	0	1	6- 7 AM	1	0	1	6- 7 AM	2	2	4
7- 8 AM	5	2	7	7- 8 AM	2	1	3	7- 8 AM	4	1	5
8- 9 AM	10	4	14	8- 9 AM	4	1	5	8- 9 AM	4	4	8
9-10 AM	11	4	15	9-10 AM	10	5	15	9-10 AM	17	3	20
10-11 AM	10	9	19	10-11 AM	16	7	23	10-11 AM	13	9	22
11-12 AM	19	12	31	11-12 AM	17	13	30	11-12 AM	23	19	42
12- 1 PM	40	22	62	12- 1 PM	24	11	35	12- 1 PM	21	12	33
1- 2 PM	20	26	46	1- 2 PM	31	25	56	1- 2 PM	36	20	56
2- 3 PM	24	22	46	2- 3 PM	23	18	41	2- 3 PM	29	31	60
3- 4 PM	30	21	51	3- 4 PM	40	24	64	3- 4 PM	41	32	73
4- 5 PM	31	28	59	4- 5 PM	27	31	58	4- 5 PM	33	38	71
5- 6 PM	21	27	48	5- 6 PM	36	37	73	5- 6 PM	32	32	64
6- 7 PM	39	29	68	6- 7 PM	26	30	56	6- 7 PM	23	28	51
7- 8 PM	37	23	60	7- 8 PM	29	29	58	7- 8 PM	26	19	45
8- 9 PM	30	38	68	8- 9 PM	35	22	57	8- 9 PM	49	32	81
9-10 PM	31	27	58	9-10 PM	30	30	60	9-10 PM	19	34	53
10-11 PM	13	52	65	10-11 PM	10	43	53	10-11 PM	9	46	55
11-12 PM	3	17	20	11-12 PM	6	23	29	11-12 PM	7	7	14
TOTAL:	375	363	738	TOTAL:	367	350	717	TOTAL:	389	370	759



YVONNE ZIEL TRAFFIC CONSULTANTS, INC.

40 86th St. North, West Palm Beach, Florida 33412

Telephone (561) 624-7262 • Facsimile (561) 624-9578

March 22, 2001

Mr. Dan Weisberg, P.E.
Palm Beach County Traffic Division
160 Australian Avenue, Suite 303
West Palm Beach, Florida 33406

RE: Premier Aviation - Boca Raton Airport - Trip Equivalency

Dear Mr. Weisberg:

Yvonne Ziel Traffic Consultants, Inc was retained to prepare a trip equivalency analysis for the existing uses at the Boca Raton Airport ("Airport") and the proposed Premier Aviation project at the Airport. The Airport is located north of Glades Road and east of I-95. On July 28, 1995 you sent a letter ("Vesting Letter") to the Airport recognizing certain vested uses and trips at the Airport. A copy of the Vesting Letter is attached. The uses vested on the Aviation Side are: a Based Aircraft Terminal/Office/Administration (545 aircraft and 74,000 square feet (SF)) and a Restaurant (6,000 SF). The uses vested on the Non-Aviation Side are a 29,900 SF restaurant, a 286,475 SF office and a 285 room hotel.

The current plan for a 20 acre Premier Aviation parcel consists of adding a Fixed Base Operator (40 aircraft), 125,000 SF of office and a 10,800 SF restaurant.

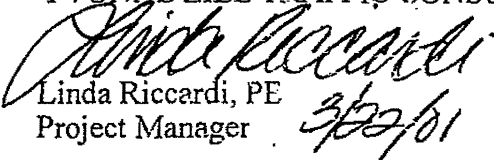
At this time the existing uses at the Airport for both the Aviation and Non-Aviation Side are: 236 Based Aircraft, Boomer's Family Entertainment Center (9.1 acres), and the Muvico Cinema complex (4,200 seats) with the associated 6,025 SF restaurant.

Based on ITE Trip Generation Rates, the uses approved in the Vesting Letter generate 10,372 vested daily trips. Using ITE Trip Generation Rates for the proposed Premier Aviation plan and the existing uses, results in a total daily trip generation of 7,142 trips. Refer to Tables 1 through 7 for traffic generation information used to develop this data. The current and proposed Premier Aviation average daily traffic generation at the Airport is less than the vested daily trips. After Premier Aviation there remains only a vacant five acre site at the Airport.

Per your request we reviewed the ability to accommodate a total of 545 Fixed Based Aircraft after implementation of the Premier Aviation plan. Tables 8, 9, and 10 demonstrate that the total number of vested trips is not exceeded with 545 Fixed Based Aircraft.

Sincerely,

YVONNE ZIEL TRAFFIC CONSULTANTS, INC.


Linda Riccardi, PE
Project Manager

ENCLOSURES

TABLE 8

PREMIER AVIATION
TRIP GENERATION - PROPOSED WITH TOTAL APPROVED AIRCRAFT

LAND USE	SIZE	ADT TRIPS		AM PEAK TRIPS		PM PEAK TRIPS	
		ENTER	EXIT	ENTER	EXIT	ENTER	EXIT
GENERAL AVIATION AIRPORT	545	3,602	161	365	204	545	262
RESTAURANT-QUALITY (BAHAMA BREEZES)	10,800	1,042	1	9	8	81	54
OFFICE/SF	125,000	1,661	23	195	172	186	32
BOOMER'S/ACRE	9.1	946	4	12	8	80	6
MUVICO THEATER/SEAT	4,200	1,806	13	37	24	105	18
RESTAURANT-QUALITY (W/MUVICO)	6,025	581	0	5	5	45	30
TOTAL:		9,638	202	623	421	1,042	401

TABLE 9
PREMIER AVIATION
INTERNAL/EXTERNAL TRIPS PROPOSED WITH TOTAL APPROVED AIRCRAFT

LAND USE	INTERNAL RATE	INTERNAL TRIPS		AM PEAK		PM PEAK		INTERNAL TRIPS		AM PEAK		PM PEAK	
		ADT	TOTAL	ENTER	EXIT	ENTER	EXIT	ENTER	EXIT	ENTER	EXIT	ENTER	EXIT
GENERAL AVIATION AIRPORT	0	0	0	0	0	0	0	0	0	365	204	161	545
RESTAURANT-QUALITY (BAHAMA BREEZES)	10	104	1	1	5	3	938	8	7	8	7	1	73
OFFICE/SF	6	104	11	1	12	2	1,557	163	161	183	161	22	174
BOOMER'S/ACRE	0	0	0	0	0	0	946	12	8	12	8	4	80
MUVICO THEATER/SEAT	0	0	0	0	0	0	1,806	37	24	37	24	13	105
RESTAURANT-QUALITY (W/MUVICO)	50	291	2	2	15	7	290	2	3	2	3	0	22
TOTAL:								9,139	607	407	201	999	380

TABLE 10
PREMIER AVIATION
PASS-BY AND NEW TRIPS - PROPOSED USE WITH TOTAL APPROVED AIRCRAFT

LAND USE	PASS-BY PERCENT		ADT		AM PEAK		PM PEAK		NEW		PASS-BY		PM PEAK	
	ENTER	EXIT	ENTER	EXIT	ENTER	EXIT	ENTER	EXIT	ENTER	EXIT	ENTER	EXIT	ENTER	EXIT
GENERAL AVIATION AIRPORT	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RESTAURANT-QUALITY	15	141	1	1	0	7	6	161	11	7	0	0	0	0
OFFICE/SF	5	78	9	8	1	174	153	21	9	1	7	4	4	545
BOOMER'S/ACRE	0	0	0	0	0	12	8	4	0	0	1	7	165	62
MUVICO THEATER/SEAT	0	0	0	0	0	37	24	13	0	0	0	0	80	29
RESTAURANT-QUALITY (W/MUVICO)	0	0	0	0	0	2	3	0	0	0	0	0	105	6
TOTAL:														
VESTED TRIPS:														
NET INCREASE (DECREASE):														

Table 1
PREMIER AVIATION
TRIP GENERATION RATES

14-Mar-01
10:05:25 AM

LAND USE	ITE CODE	ADT TRIP RATES		AM PEAK TRIP RATES		PM PEAK TRIP RATES	
		TOTAL	PERCENT	TOTAL	PERCENT	TOTAL	PERCENT
GENERAL AVIATION AIRPORT	022	6.61	0.67	44	56	1	48
RESTAURANT-QUALITY	831	96.51	0.81	6	94	7.49	67
OFFICE/SF	710	LNT=756*LNx+3.765	1.56	12	88	1.49	17
HOTEL/AVG	310	8.7	0.67	58	42	8.828	48
BOOMER/SIACRE	IND	103.94	1.268	33	67	0.0251	48
MUVICD/SEAT	IND	0.43	0.0088	36	64		52

SOURCE: INSTITUTE OF TRANSPORTATION ENGINEERS, TRIP GENERATION, 5TH EDITION, 6TH EDITION PK
SOURCE: PALM BEACH COUNTY IMPACT FEE ORDINANCE-ADT
IND - INDEPENDENT STUDY

TABLE 2
PREMIER AVIATION
TRIP GENERATION - VESTED USES

LAND USE	SIZE	ADT TRIPS		AM PEAK TRIPS		PM PEAK TRIPS	
		TOTAL	PERCENT	TOTAL	PERCENT	TOTAL	PERCENT
GENERAL AVIATION AIRPORT	545	3,602	365	204	161	545	262
RESTAURANT-QUALITY	29,900	2,886	24	23	1	224	150
OFFICE/SF	286,475	3,109	447	393	54	427	73
HOTEL/AVG	285	2,480	191	111	80	202	99

TOTAL: 12,077 1,027 731 296 1,398 583 815

TABLE 3
PREMIER AVIATION
INTERNAL/EXTERNAL TRIPS - VESTED USES

LAND USE	INTERNAL RATE	AM PEAK		PM PEAK		INTERNAL TRIPS		AM PEAK		PM PEAK		EXTERNAL TRIPS	
		TOTAL	ADT	TOTAL	ADT	ENTER	EXIT	ENTER	EXIT	ENTER	EXIT	ENTER	EXIT
GENERAL AVIATION AIRPORT	0	0	0	0	0	0	0	3,602	365	204	161	545	262
RESTAURANT-QUALITY	10	289	2	0	0	22	15	2,597	22	21	1	202	135
OFFICE/SF	17	537	77	68	9	74	13	61	2,572	370	45	353	60
HOTEL/AVG	10	248	19	11	6	20	10	2,232	172	100	72	182	89

TOTAL: 11,003 929 650 279 1,282 546 736

TABLE 4
PREMIER AVIATION
PASS-BY AND NEW TRIPS - VESTED USES

LAND USE	PASS-BY PERCENT	ADT		AM PEAK		NEW		PASS-BY		PM PEAK	
		TOTAL	ADT	ENTER	EXIT	ENTER	EXIT	ENTER	EXIT	ENTER	EXIT
GENERAL AVIATION AIRPORT	0	0	0	0	0	365	204	161	0	0	545
RESTAURANT-QUALITY	15	380	2,207	3	0	19	18	1	30	20	172
OFFICE/SF	5	129	2,443	19	16	2	351	43	18	3	356
HOTEL/AVG	5	112	2,120	9	5	4	163	95	9	4	173

TOTAL: 10,372 808 625 273 1,275 519 706

File Attachments for Item:

C. SPR-2021-06: Application of Minto PBLH, LLC for a **Site Plan Review** for an approximately 9,450 Square Feet building with four (4) retail stores and one (1) restaurant known as **North Building**; and, an approximately 7,065 Square Feet building with two (2) retail stores and one (1) fast food restaurant with drive through known as **South Building**. Totaling approximately 16,515 Square Feet and located in a 3.5 acres site at **Parcel B** within Shoppes of Westlake Landings commercial plaza in Pod H. The subject North Building application is located at 4951 Seminole Pratt Whitney Road, Westlake, Florida, 33470. The subject South Building application is located at 4901 Seminole Pratt Whitney Road, Westlake, Florida, 33470.

Submitted By: Planning and Zoning



Meeting Agenda Item Coversheet

MEETING DATE:		11/8/21	Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		<p>SPR-2021-06: Application of Minto PBLH, LLC for a Site Plan Review for an approximately 9,450 Square Feet building with four (4) retail stores and one (1) restaurant known as North Building; and, an approximately 7,065 Square Feet building with two (2) retail stores and one (1) fast food restaurant with drive through known as South Building. Totaling approximately 16,515 Square Feet and located in a 3.5 acres site at Parcel B within Shoppes of Westlake Landings commercial plaza in Pod H. The subject North Building application is located at 4951 Seminole Pratt Whitney Road, Westlake, Florida, 33470. The subject South Building application is located at 4901 Seminole Pratt Whitney Road, Westlake, Florida, 33470.</p>		
STAFF RECOMMENDATION: (MOTION READY)		Recommendation for approval with conditions for Parcel B Site Plan		
SUMMARY and/or JUSTIFICATION:		<p>The applicant is requesting Site Plan Review 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 new retail center is located on a 3.5 acres and it will include two buildings: the North building will be approximately 9,450 square feet and the South Building will be approximately 7,065 square feet. The North Building will include four (4) retail stores and one (1) restaurant; and the South Building will comprise of two (2) retail stores and one (1) fast food restaurant with drive through.</p> <p>The total number of required parking spaces is 115 spaces, the applicant is providing 108 spaces at the subject site; and the additional 7 spaces are located at the adjacent Parcel C. The subject application is in compliance with the City Code Chapter 8. Parking Regulations. Section 2: Reduction of Minimum Space Requirements (A) Shared Parking. The applicant provided a Parkign Statement and a Declaration of Unity of Control for Parking The applicant provided a Parkign Statement and a Declaration of Unity of Control for Parking, see attached documents.</p>		
SELECT, if applicable	AGREEMENT:		BUDGET:	
	STAFF REPORT:	X	PROCLAMATION:	
	EXHIBIT(S):	X	OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>	Agenda Item Sheet Final Staff Report Application Justification Statement Site Plan Floor Plans Engineering Plans			
SELECT, if applicable	RESOLUTION:		ORDINANCE:	

**IDENTIFY FULL
RESOLUTION OR
ORDINANCE TITLE**

*(if Item is not a
Resolution or Ordinance,
please erase all default
text from this field's
textbox and leave blank)*

**Please keep text
indented.**

FISCAL IMPACT *(if any):*

\$



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 11/8/2021

PETITION DESCRIPTION

PETITION NUMBER: SPR-2021-06 Parcel B Site Plan Review at Shoppes of Westlake Landings Pod H.

OWNER: Minto PBLH, LLC

APPLICANT: Cotleur & Hearing

PCN: 77-40-43-01-17-000-0010; 77-40-43-01-17-000-0020

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 Review for an approximately 9,450 Square Feet building with four (4) retail stores and one (1) restaurant known as **North Building**; and, an approximately 7,065 Square Feet building with two (2) retail stores and one (1) fast food restaurant with drive through known as **South Building**. Totaling approximately 16,515 Square Feet and located in a 3.5 acres site at **Parcel B** within Shoppes of Westlake Landings commercial plaza in Pod H.

The applicant will be submitting a Master Sign Plan at a later date.

SUMMARY

The applicant is requesting Site Plan Review 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 new retail center is located on a 3.5 acres and it will include two buildings: the North building will be approximately 9,450 square feet and the South Building will be approximately 7,065 square feet. The North Building will include four (4) retail stores and one (1) restaurant; and the South Building will comprise of two (2) retail stores and one (1) fast food restaurant with drive through.

The total number of required parking spaces is 115 spaces, the applicant is providing 108 spaces at the subject site; and the additional 7 spaces are located at the adjacent Parcel C. The subject application is in compliance with the City Code Chapter 8. Parking Regulations. Section 2: Reduction of Minimum Space Requirements (A) Shared Parking. The applicant provided a Parking Statement and a Declaration of Unity of Control for Parking

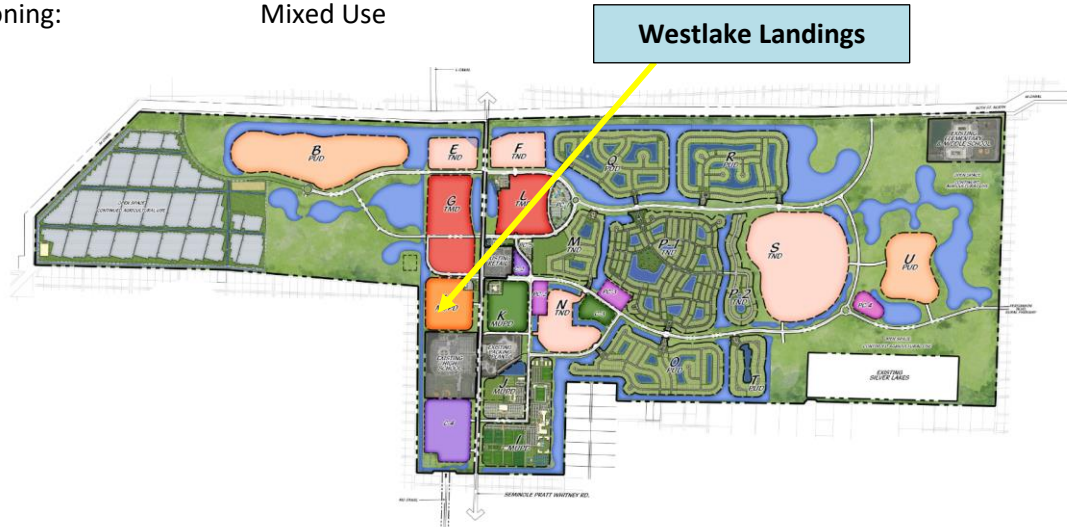
STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the **Planning and Zoning and Engineering Department** recommends approval of the subject application with the following condition of approval:

1. The Declaration of Unity of Control for Parking must be executed and recorded prior to Building Permit being issued by the City of Westlake.

PETITION FACTS

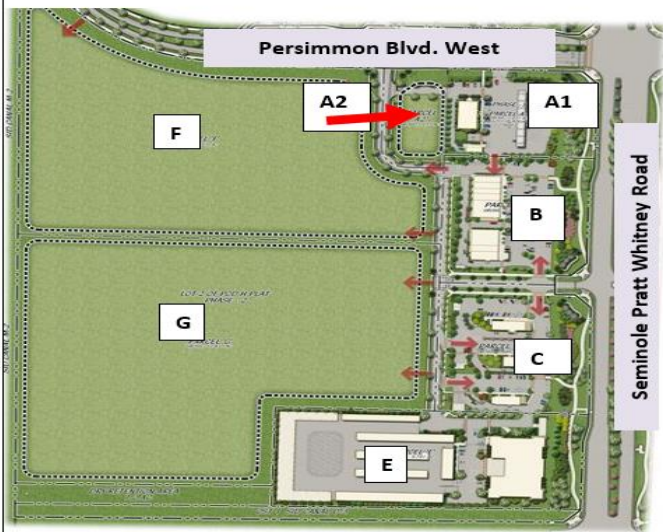
- a. Total Gross Site Area: 3.5 acres
- b. Land Use and Zoning
 - Existing Land Use: Vacant/Agricultural/Utility
 - Future Land Use: Downtown Mixed Use
 - Zoning: Mixed Use



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 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 to be heard by the City Council on November 8, 2021 to modify Parcels concurrently with this subject application, see proposed amendment:

- 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** - 3.502 acres- 4,500 Sq. Ft. Retail & 2,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel C** -3.681 acres- 2,525 Coffee Shop w/Drive Thru, 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 a 35,000 Sq. Ft. Office & 150,000 Sq. Ft. Light Industrial

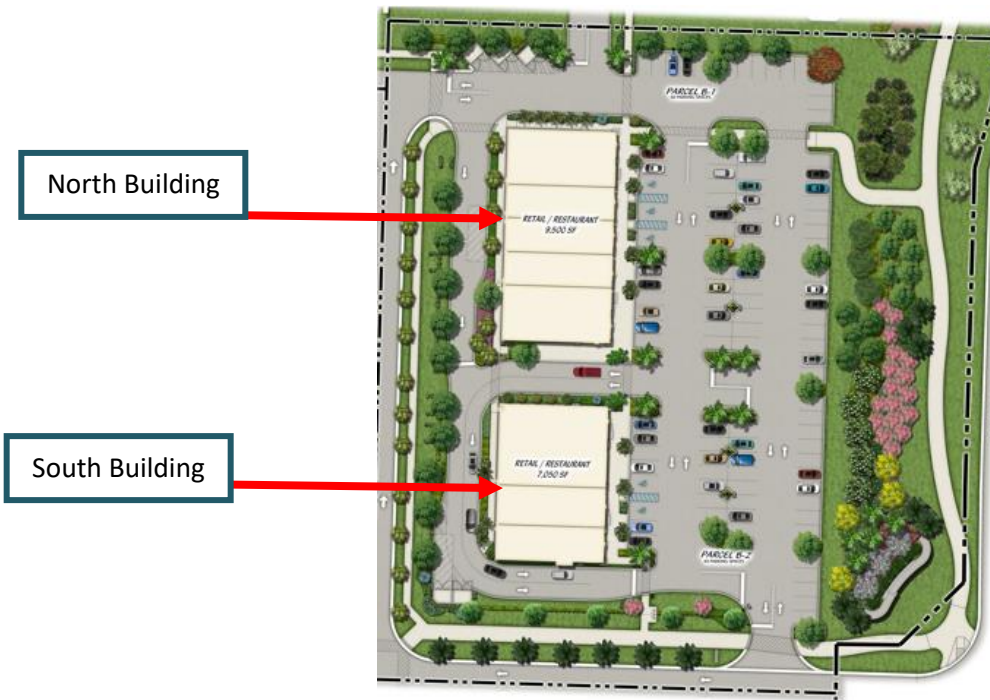


Seminole Ridge High School

Staff Analysis

The subject application is for a Site Plan Review for an approximately 9,450 Square Feet building with four (4) retail stores and one (1) restaurant known as **North Building**; and, an approximately 7,065 Square Feet building with two (2) retail stores and one (1) fast food restaurant with drive through known as **South Building**. Totaling approximately 16,515 Square Feet and located in a 3.5 acres site at **Parcel B** within Shoppes of Westlake Landings commercial plaza in Pod H.

Building Breakdown	Description
NORTH BUILDING	
Bay 1 – Retail	1,391 Sq. Ft.
Bay 2 – Retail	1,391 Sq. Ft.
Bay 3 – Retail	1,190 Sq. Ft.
Bay 4 – Retail	1,506 Sq. Ft.
Bay 5 – Restaurant with Outside Seating Area	3,972 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.



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



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.



Parking Analysis

The total number of required parking spaces is 115 spaces, the applicant is providing 108 spaces at the subject site; and the additional 7 spaces are located at the adjacent Parcel C. The subject application is in compliance with the City Code Chapter 8. Parking Regulations. Section 2: Reduction of Minimum Space Requirements (A) Shared Parking. The applicant provided a Parkign Statement and a Declaration of Unity of Control for Parking, see attached documents.

The following analysis is based on the City Code Chapter 8. Parking Regulations. Section 2: Reduction of Minimum Space Requirements (A) Shared Parking:

A) **Shared Parking**

(1) *The City Council shall as part of an approval of a new or expanded use, new construction, substantial renovation, or alteration or expansion of an existing site, approve the use of shared parking to reduce overall parking requirements. The basis for approval of an application to establish shared parking includes the factors listed below.*

(a) *Two or more uses located in the same structure, on the same site, or within 1000 feet (measured property line to property line) of each other that possess complementary peak hours of parking usage.*

(b) *The proposed shared parking areas must be reasonably accessible to all participating uses and shared parking spaces may not be reserved for a particular use or otherwise restricted.*

(c) **Shared parking study.** *Preparation, in a professionally accepted manner, of a shared parking study by a qualified professional engineer, architect, or planner. The shared parking study shall be the most recent version based on the Urban Land institute's (ULI) methodology for determining shared parking, or other professionally accepted methodology.*

(d) **Legal documentation.** *The property owner(s) shall submit an appropriate restrictive covenant or access easement in recordable form acceptable to the City Attorney.*

(e) **Development order.** *Any development order approved by the city council which includes the use of shared parking shall:*

(i) *Provide the city a means to readdress the shared parking in the event future parking problems or changes in use occur;*

(i) *Provide a legal description of the land and structures affected;*

(ii) *Provide for a term of at least five years;*

(iii) *Provide a site plan to indicate uses, hours of operation, parking, etc.; and*

(iv) *Assure the availability of all parking spaces affected by the agreement.*

(2) *The amount of parking provided pursuant to a shared parking agreement shall not be more than 20% of the required parking.*

The total number of required parking spaces is 115 spaces, the applicant is providing 108 spaces at the subject site; and the additional 7 spaces are located at the adjacent Parcel C. The applicant provided a Declaration of Unity of Control for Parking, and a Parking Statement, see attached documents. *With seven (7) parking spaces provided in Parcel C for the benefit of Parcel B, this represents 6 percent of the Parcel B required parking, in compliance with City Code that requires that the maximum amount of shared parking shall not be more than 20 percent of the required parking.*

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): 46 Restaurant: (1/150 SF + 1/250 SF): 46 Restaurant Drive Thru: 22 Total Required: 115	Total Provided: 108 Additional 7 parking spaces provided in Parcel C	Shared Parking: See parking analysis and Condition of Approval
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

SPR-2021-06 will be heard by the City Council on November 8, 2021. 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 the following condition of approval:

1. The Declaration of Unity of Control for Parking must be executed and recorded prior to Building Permit being issued by the City of Westlake.

PREPARED BY AND RETURN TO:

DECLARATION OF UNITY OF CONTROL FOR PARKING

THIS DECLARATION of Unity of Control ("Declaration") is made this ____ day of _____ by _____ as Declarant for Parcels B and C (as further described below) (the "Declarant").

RECITALS:

- A. The Declarant is the owner of separate properties in Palm Beach County, Florida, more particularly described by the legal descriptions as contained on Exhibit A, attached hereto (collectively the "Property"), which Property is intended to be developed for nonresidential uses in accordance with the following zoning approvals: Application No. SPR-2021-06 and Development Order No. _____ and Application No. SPR-2021-07 Development Order No. _____ with a site plans approved by The City of Westlake ("Westlake"), Palm Beach County, Florida, copies of which are attached hereto as Composite Exhibit B.
- B. The Declarant has agreed with Westlake that, for the proper development of the Property, the Declarant shall provide for mutual and reciprocal right-of-way for the purpose of ingress and egress, and parking within the Property, the enjoyment of which cross easements shall be shared by the respective parties owning any portion of the Property and their respective heirs, successors, assigns and successors in title to all or part of the Property and to the tenants, lessees, agents, employees, guests and invitees of any owner of the Property or any portion thereof and guests and invitees of tenants and lessees legally occupying the Property.

NOW, THEREFORE, in consideration of the grants and agreements herein made and in consideration of \$10.00 in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarant hereby subjects the Property to the following restrictions:

- 1. Recitals. The foregoing recitals are incorporated herein by reference as though set forth in detail in this place.
- 2. Unified Control. All parking areas on the Property are and will be part of a single unified planned development, regardless of ownership. In furtherance of the foregoing, the Property may be developed in accordance with the Site Plan attached to this Declaration as Exhibit B and may meet the land development requirements as to parking as if they are one lot.

3. Easements. The Declarant hereby dedicates, grants and establishes for the benefit of the Property, and the owners of any portion thereof (as well as their employees, agents, guests, invitees, mortgages, tenants, lessees, subtenants, licensees, heirs, successors and assigns) the following easements:
 - a. A nonexclusive easement for the right-of-way of pedestrians and vehicular ingress and egress over on and across the areas within the Property constituting driveways and roadways, as shown on the Site Plan.
 - b. A nonexclusive easement for the parking of vehicles over, on and across areas within the Property constituting parking areas.
 - c. The owners of the Property shall provide for the perpetual operation and maintenance of all parking facilities, which are not provided, operated or maintained at public expense.
4. Covenants Run with the Land. All of the covenants, easements and restrictions herein will be perpetual and will constitute covenants running with the land, will be binding upon any and all persons and entities, their respective successors in interest, assigns, heirs and personal representatives having or hereafter acquiring any right, title or interest in and to all or any portion of the Property, and all benefits deriving therefrom will accrue to the benefit of all persons and entities, their respective successors in interest, tenants, licensees, assigns, heirs and personal representatives having or hereafter acquiring any right, title or interest in all or any portion of the Property.
5. Modification and Termination. This Declaration may not be terminated or modified in any way except by means of an instrument executed by the owners of the Property after the prior written consent of the City Council of the City of Westlake.
6. Owners' Restrictions. No owner of any portion of the Property shall take or fail to take any action or do or fail to do anything which would, or have the effect of, impeding, obstructing or preventing any other person or entity having rights under this Declaration from their full and complete use and enjoyment of the easements herein granted. Without limiting the generality of the foregoing, free and full access to, from and across all portions of the Property which constitute parking areas, driveways and roadways on the Site Plan shall not be blocked, obstructed or impeded.
7. Recordation. This Declaration shall be recorded in the Public Records of Palm Beach County, Florida.
8. Miscellaneous.
 - a. Each covenant in this Declaration is an independent and separate covenant. If any term or provision of the Declaration or the application thereof to any person or circumstance

should to any extent be invalid or unenforceable, the Remainder of the Declaration and application of such term or provision to persons or circumstances other than those to which it is held invalid or unenforceable will not be affected thereby, and each term and provision of this Declaration will be valid enforceable to the fullest extent permitted by law.

- b. This covenant shall be recorded in the Public Records of Palm Beach County Florida.
- c. Failure of any party to insist upon or enforce its rights under this Declaration will not constitute a waiver of such rights.
- d. This Declaration and the rights created hereby, including, but not limited to, the cross easements shall be paramount and superior to all leases, conveyances, transfers, assignments, contracts, mortgages, deeds of trust and other encumbrances affecting the Property, from and after the date of recording of this Declaration. Any person acquiring possession to, title of, or interest in the Property or any portion thereof shall do so subject to this Declaration. Any transferee of any interest in any portion of the Property by any means whatsoever shall be deemed, by acceptance of such interest, to have agreed to be bound by all of the provisions of this Declaration. Nothing contained in this Declaration shall preclude the Declarant or Declarant's successors in interest to the Property from imposing further covenants not inconsistent with the terms and conditions of this Declaration.
- e. Venue for any legal proceeding regarding this Declaration shall be in Palm Beach County, Florida.

IN WITNESS WHEREOF, this instrument is executed on the day and year first above written.

Signed, sealed, executed and acknowledged on this ____ day of _____, 202__.

Witnesseth:

Declarant:

Printed Name: _____

By: _____

Printed Name: _____

EXHIBIT A

Legal Description

WESTLAKE - POD H - PARCEL "B"

LEGAL 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"W., 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.

WESTLAKE - POD H - PARCEL "C"

LEGAL DESCRIPTION:

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

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, WESTLAKE - POD H, AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.01°42'45"W., A DISTANCE OF 415.99 FEET TO THE **POINT OF BEGINNING**; THENCE S.88°17'15"E., A DISTANCE OF 295.02 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 FOUR (4) COURSES BEING ALONG SAID WEST RIGHT-OF-WAY: 1) S.00°43'28"W., A DISTANCE OF 31.00 FEET; 2) THENCE S.89°16'32"E., A DISTANCE OF 52.00 FEET; 3) THENCE S.44°16'32"E., A DISTANCE OF 56.57 FEET; 4) THENCE S.00°43'28"W., A DISTANCE OF 320.21 FEET; 5) THENCE S.01°42'45"W., ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 30.13 FEET; THENCE N.88°17'15"W., A DISTANCE OF 393.75 FEET; THENCE N.01°42'45"E., A DISTANCE OF 419.69 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 160,365 SQUARE FEET OR 3.681 ACRES, MORE OR LESS.

COMPOSITE EXHIBIT B
Site Plan

October 19, 2021

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

**Re: Westlake Pod H Parcels B and C- #PTC21-053
Parking Statement**

Dear Mr. Cassel:

The purpose of this letter is to present a parking statement for Pod H Parcels B and C. Parcel B consists of 14,450 SF Shopping Center and 2,065 SF Coffee/Donut Shop with Drive-Thru. Parcel C consists of 4,240 SF Fast Food Restaurant with Drive-Thru and 2,525 SF Coffee Shop with Drive-Thru.

These two parcels require a total of 211 parking spaces per City of Westlake parking code: 115 for Parcel B and 96 for Parcel C. Parcel B provides 108 spaces and Parcel C provides 109 spaces for a total of 217 spaces. These two parcels, which have a Declaration of Unity of Control for Parking, are adjacent to each other. Shared vehicular connections and pedestrian connections (sidewalks and crosswalks) exist to accommodate a sharing of parking spaces between the two parcels. All parking provided is within 1000' of the commercial buildings. With seven (7) parking spaces provided in Parcel C for the benefit of Parcel B, this represents only 6% of the Parcel B parking demand.

Therefore, the total parking required for these two parcels has not been reduced (as is the case in a shared parking study) but is provided among the two parcels.

Sincerely,

Rebecca J. Mulcahy, P.E.
Vice President

Attachments

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

This item has been electronically signed and sealed by Rebecca J. Mulcahy, P.E. on 10/19/21 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



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

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

APPLICATION FOR SITE PLAN REVIEW

PLANNING & ZONING BOARD

Meeting Date: _____

CITY COUNCIL

Meeting Date: _____

INSTRUCTIONS TO APPLICANTS:

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

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

I. PROJECT DESCRIPTION & APPLICANT INFORMATION

PROJECT NAME: Pod H – Westlake Landings, Shoppes of Westlake (Parcel B)

PROJECT ADDRESS: TBD

DESCRIPTION OF PROJECT: SPR-2021-06 - Pod H – Shoppes of Westlake Landings Site Plan Review (north)

Property Control Number (PCN), list additional on a separate sheet: 77-40-43-01-17-000-0010/77-40-43-01-17-000-0020

Estimated project cost: TBD

Property Owner(s) of Record (Developer) Minto PBLH LLC (Contract Purchaser: Konover South)

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

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

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

Name: Cotleur & Hearing

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

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

II. LAND USE & ZONING

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

C) **Existing Use(s)** Vacant/ AG/Utility

D) **Proposed Use(s), as applicable** Retail/Restaurants/Medical (Dental)/Coffee Shop with Drive Thru

III. ADJACENT PROPERTIES

	Name of Business/ Subdivision	Land Use Designation	Zoning Designation	Existing Use(s)	Approved Use(s)
NORTH	PUBLIX/Pod G (SW)	Mixed Use	Mixed Use	Pre-Construction/ Vacant	PUBLIX/Mixed Use
SOUTH	Seminole Ridge High School	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	Unincorporated Single- Family	Unincorporated Single- Family	Unincorporated Single- Family	Unincorporated Single- Family	Unincorporated Single- Family

V. OWNER/APPLICANT ACKNOWLEDGEMENT AND CONSENT

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

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

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

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


Owner's Signature

July 13, 2021
Date

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


Applicant/Agent's Signature

July 14, 2021
Date

Shoppes of Westlake Landings - Parcel B

Site Plan Review

Justification Statement

July 15, 2021

Revised: October 04, 2021

Introduction

The Applicant is pleased to submit this request for the site plan approval of the Shoppes of Westlake Landings, Parcel B in Pod H, Westlake Landings. The proposed mixed-retail uses will be located within 2 proposed buildings situated in the northeast portion of Pod H. Pod H has been previously approved and platted and known as “Westlake Landings”. Parcel B is located on the east side of Pod H, just north of the proposed entrance road off of Seminole Pratt Whitney, to be known as Landings Way, and east of the proposed north-south road within Pod H, to be known as Landings Drive.

Background

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

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

Historic and Recent Planning and Zoning Entitlements

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

Ordinance No. 2014-030 approved an amendment to the Comprehensive Plan for the site-specific Agricultural Enclave, including a Conceptual Master Plan and Implementing Principles.

The Ordinance also made various text changes to the Plan related to the Agricultural Enclave Future Land Use. These Amendments were codified and are included as part of the Palm Beach County's Comprehensive Plan.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Westlake POD H – Shoppes of Westlake – Parcel B
Justification Statement
SPR-2021-06
CH 13-0518.60.01
July 15, 2021, Revised: October 04, 2021

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Westlake POD H – Shoppes of Westlake – Parcel B
Justification Statement
SPR-2021-06
CH 13-0518.60.01
July 15, 2021, Revised: October 04, 2021

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Subject Request

The Applicant is requesting site plan approval for a collection of mixed retail uses within two buildings to be situated on Parcel B in Pod H, “Westlake Landings”, to be known as “The Shoppes of Westlake Landings”. These proposed retail uses will conveniently serve the Westlake master planned community and their surrounding Loxahatchee neighbors with much needed shops, services, and restaurants. Parcel B is comprised of approximately 3.5 acres as part of Phase 2 of the previously platted Pod H, which will be subdivided by metes and bounds. The north building will have a maximum square footage of 9,450 sq.ft., containing up to 5 bays, and the south building will have a maximum of 7,065 sq.ft. containing up to 3 bays. A breakdown of the proposed uses for each building are identified in Table 1.0 on Page 9. The parking area has been modified to include 4 Electric Vehicle Charging Stations as well as some golf cart and motorcycles parking.

Pod H, “Westlake Landings”, is situated west of Seminole Pratt Whitney Road, south of Persimmon Boulevard and north of Seminole Ridge High School. The Final Subdivision Plan was previously approved on July 24, 2019, and on October 28, 2019, Resolution No. 2019-36 approved the Plat for Pod H. More recently, On June 14, 2021, Resolution 2021-08, approved the Amended Master Plan for Pod H, Westlake Landings. On the same date, Resolution 2021-15, approved a Site Plan for a Self-Storage Facility to be located on Parcel E. A minor master plan amendment of Pod H is being submitted concurrently with this site plan review in order to recognize the final building square footages and development intensities proposed on Parcel B.

Pod H, and therefore Phase 2, Parcel B have a Mixed-Use zoning designation allowing commercial, retail, and industrial uses. The site plan for the retail/restaurant/medical uses 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 self-service storage facility is considered a permitted use within the Mixed-Use Zoning District. The site development plan will require approval by the Westlake City Council with public notice as required by Article 2, Table 2.3. All of the proposed uses are 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.

Parking for the mix of uses will adhere to the “Shopping Center/ Mixed Uses” parking requirements under Article 8.6, Ordinance No. 2019-10. Cross-parking and access will be accommodated for throughout the site. In addition, a “Queuing Exhibit” has been provided in this submittal depicting the proposed restaurant drive-thru circulation.

TABLE 1.0

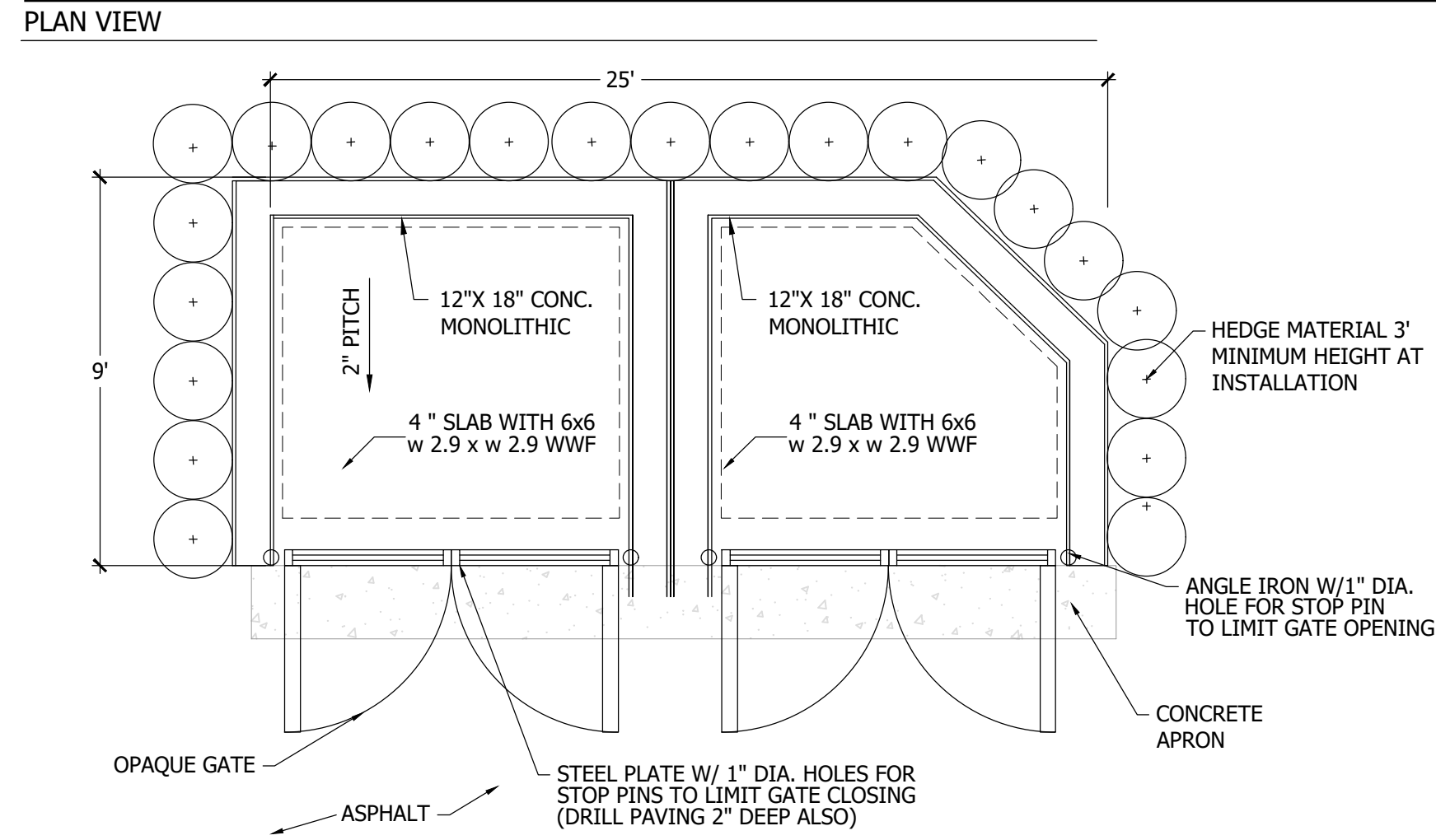
BUILDING DATA

	SF
NORTH BUILDING	
BAY 1 - SHOPPING CENTER MIXED USE	1,391
BAY 2 - SHOPPING CENTER MIXED USE	1,391
BAY 3 - SHOPPING CENTER MIXED USE	1,190
BAY 4 - SHOPPING CENTER MIXED USE	1,506
BAY 5 - RESTAURANT	3,972
TOTAL	9,450
SOUTH BUILDING	
BAY 1 - SHOPPING CENTER MIXED USE	3,710
BAY 2 - SHOPPING CENTER MIXED USE	1,290
BAY 3 - RESTAURANT W DR THRU (FAST FOOD)	2,065
TOTAL	7,065

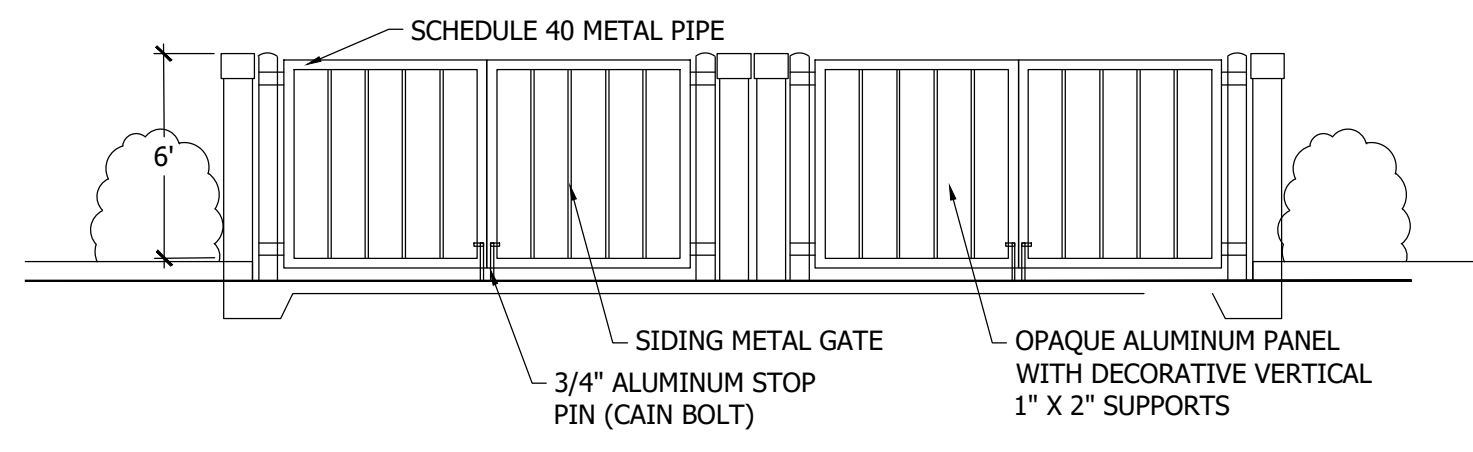
Conclusion

The Applicant is requesting approval of the Shoppes of Westlake Landings, Parcel B, site plan 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.

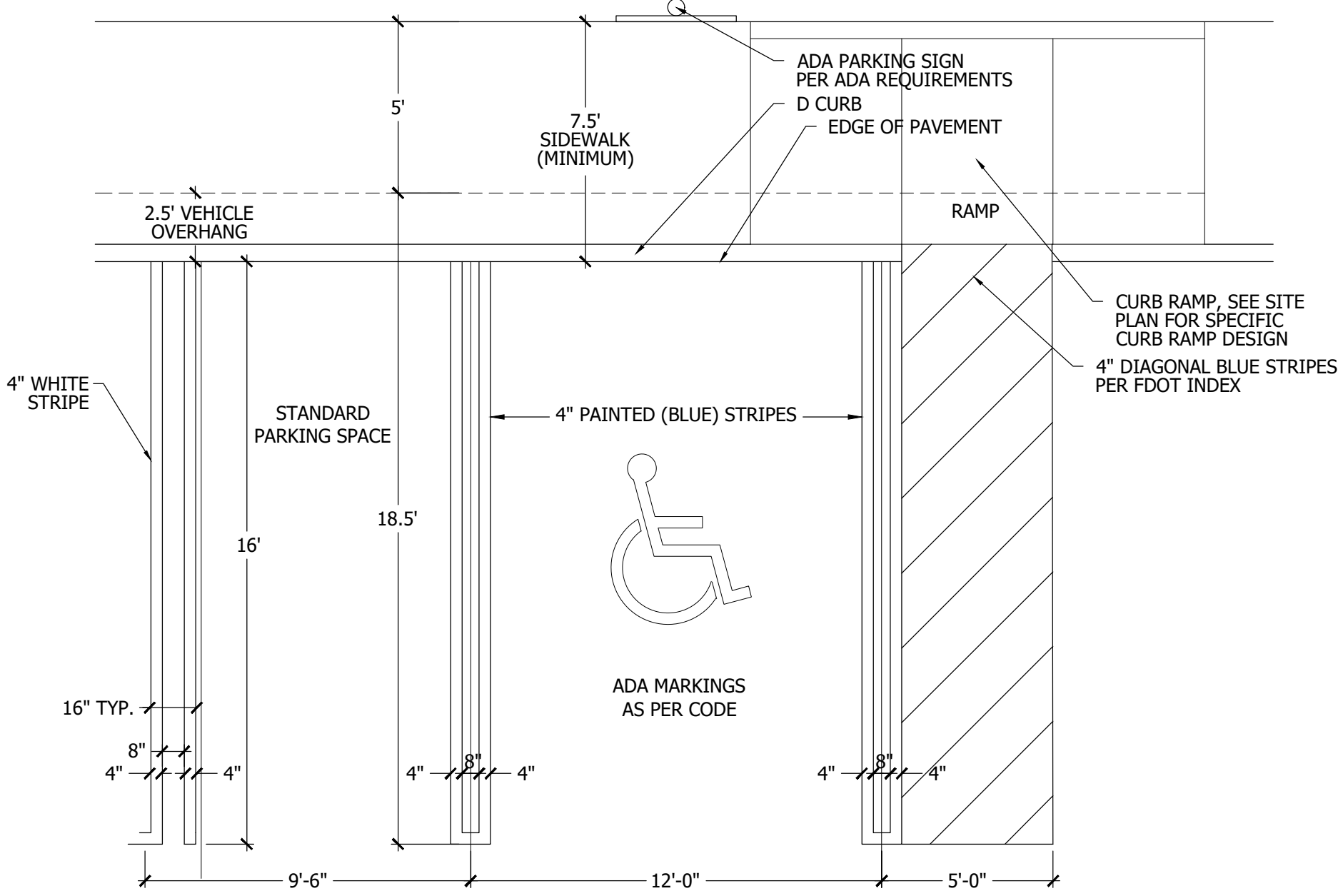
DUMPSTER DETAIL



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

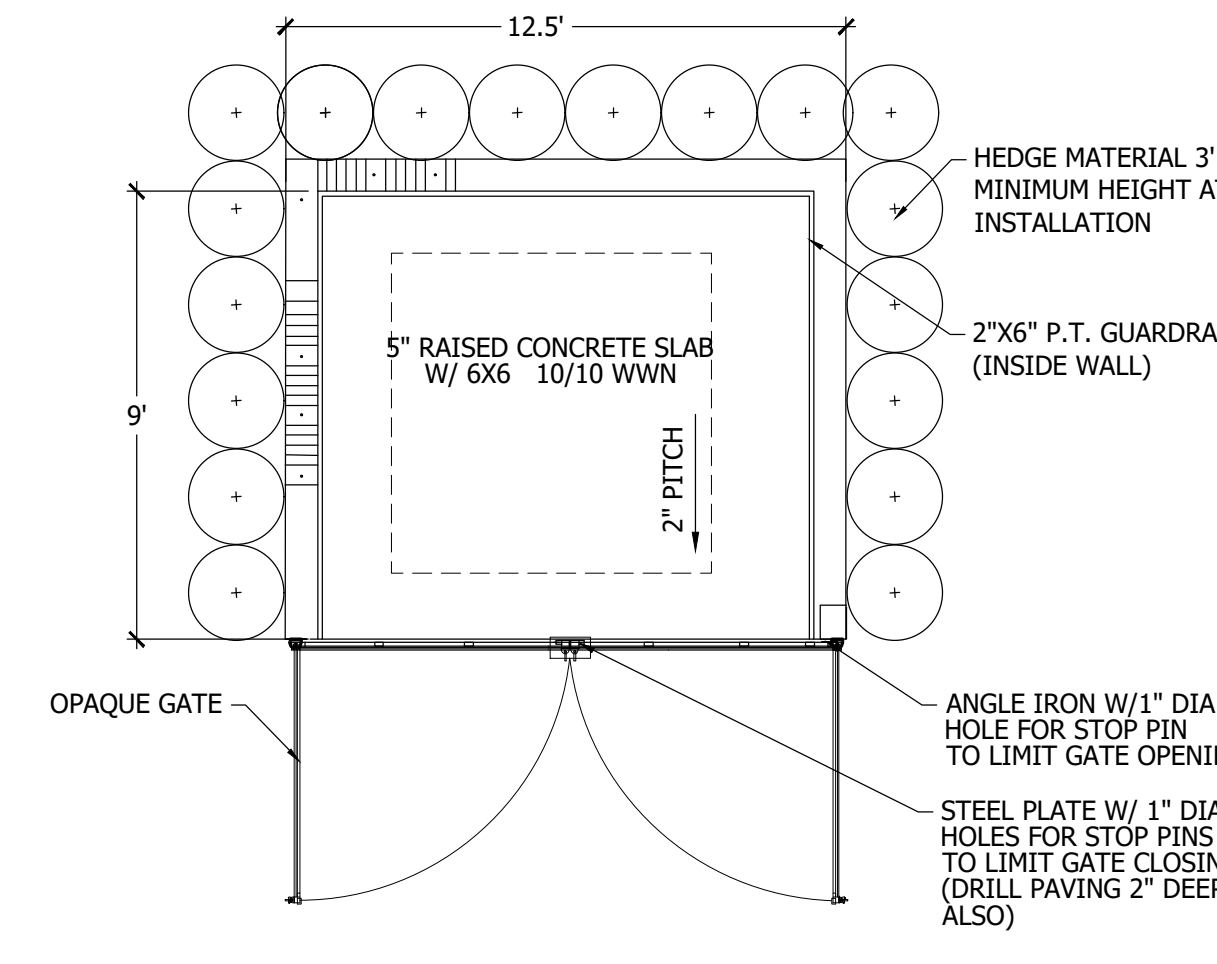


STANDARD AND ADA PARKING DETAIL

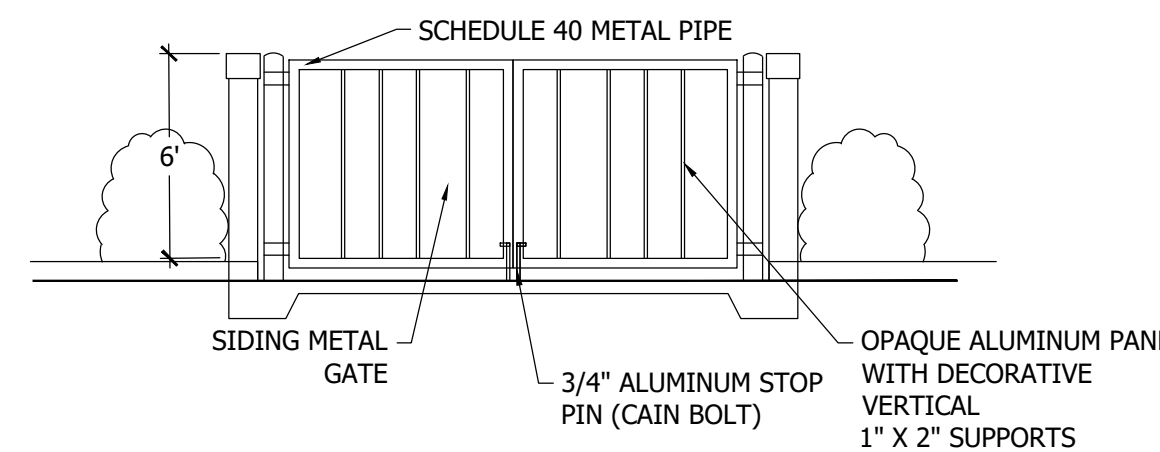


NOTE: APPLICANT IS USING A FULL 18.5' STALL DEPTH PLUS A 2.5' VEHICLE OVERHANG AREA TO ACCOMMODATE LARGE VEHICLES THAT

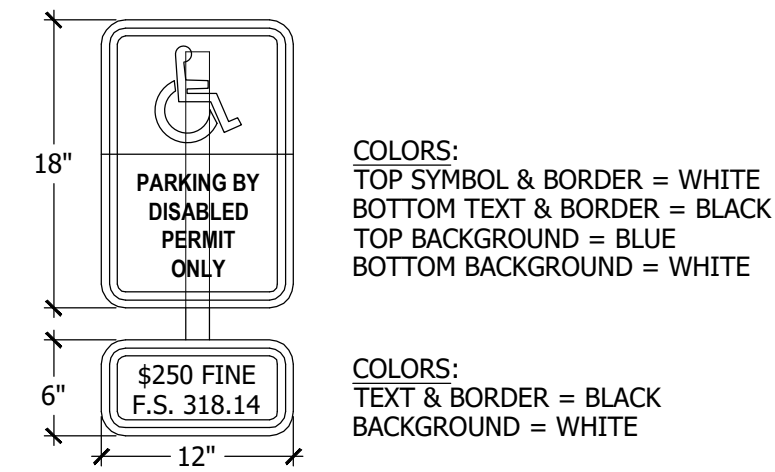
TRANSFORMER DETAIL



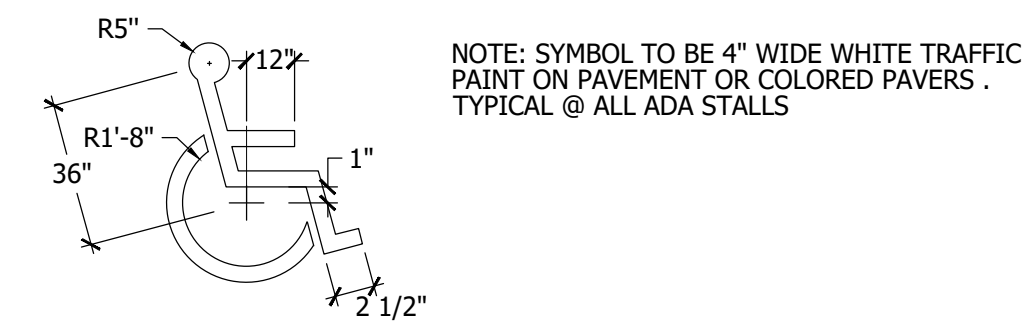
ELEVATION VIEW
NOTE: DUMPSTER TO MATCH THE BASE COLOR OF BUILDING



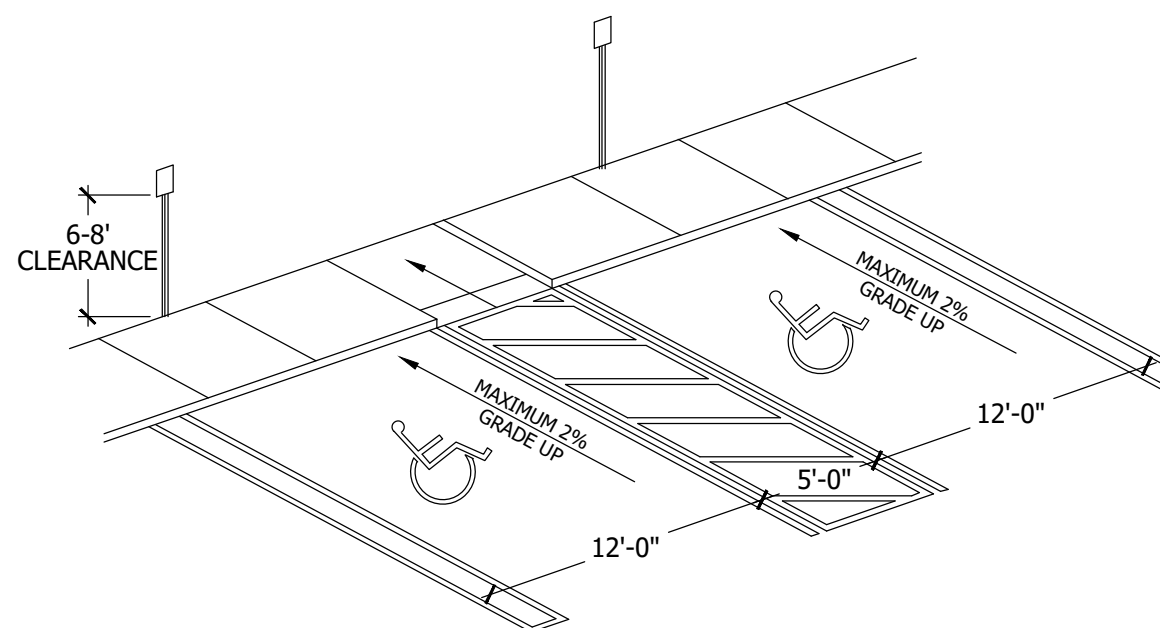
ADA SIGN DETAIL



ADA SYMBOL DETAIL

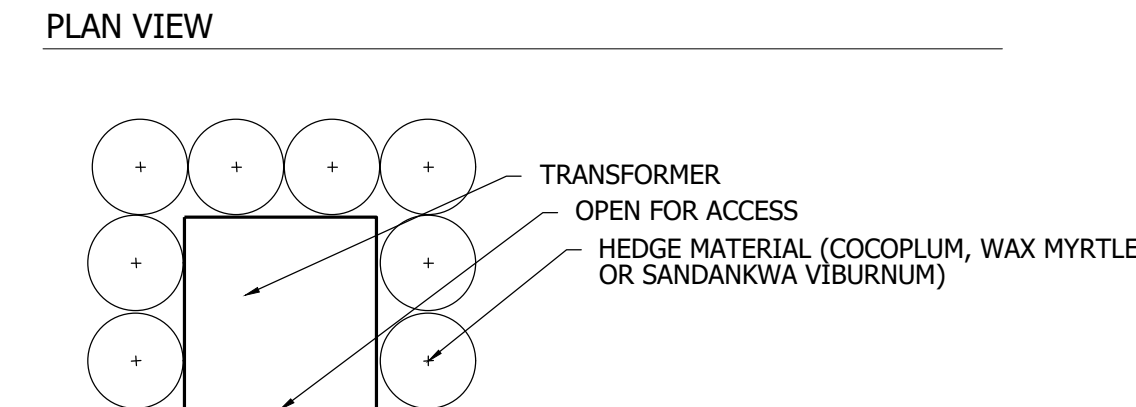
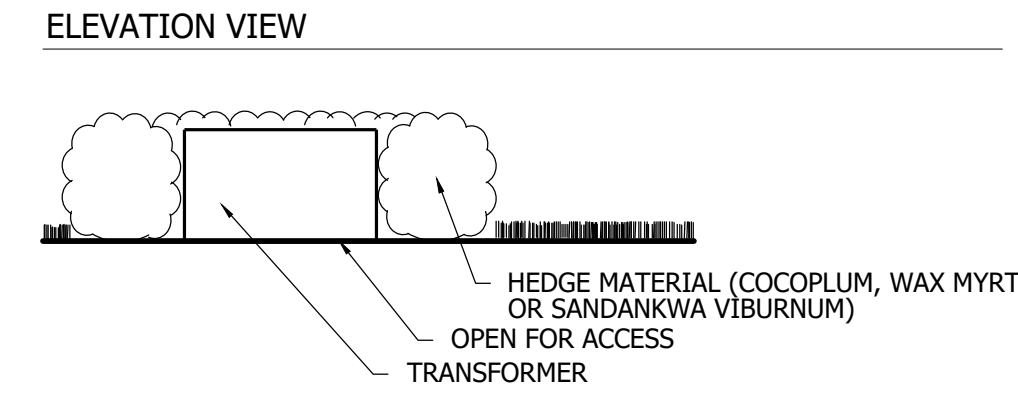


ADA RAMP DETAIL

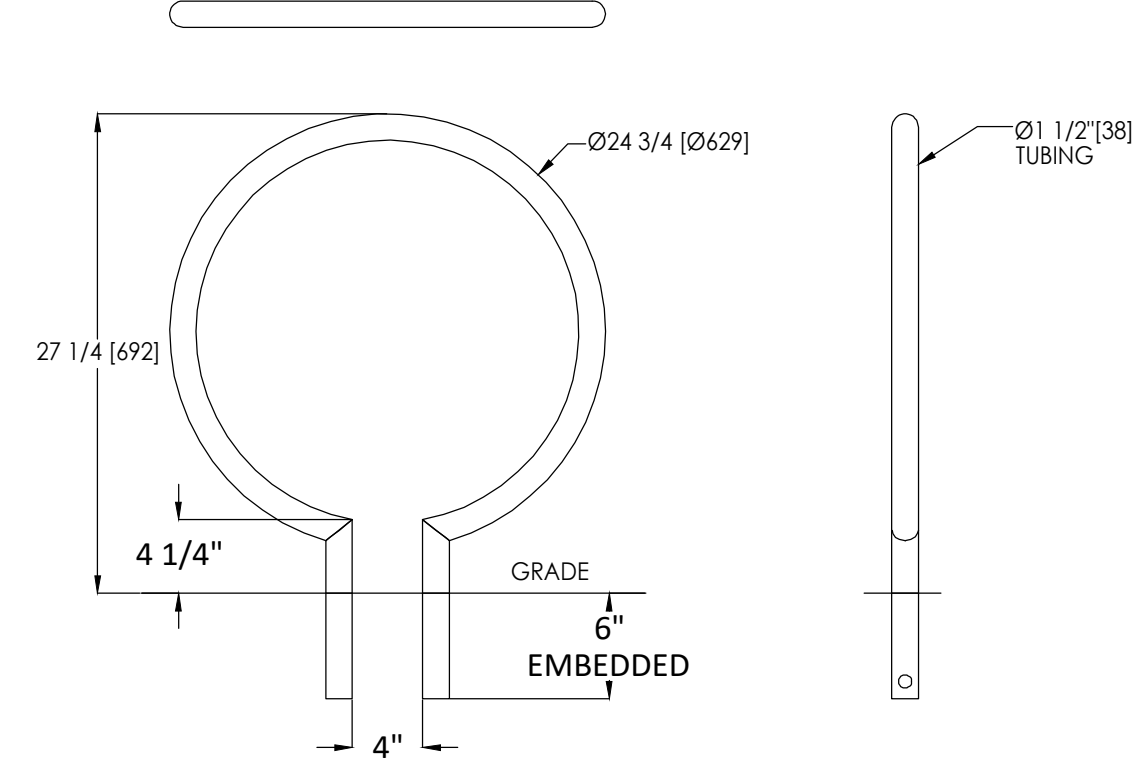


NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES
NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

TRANSFORMER DETAIL

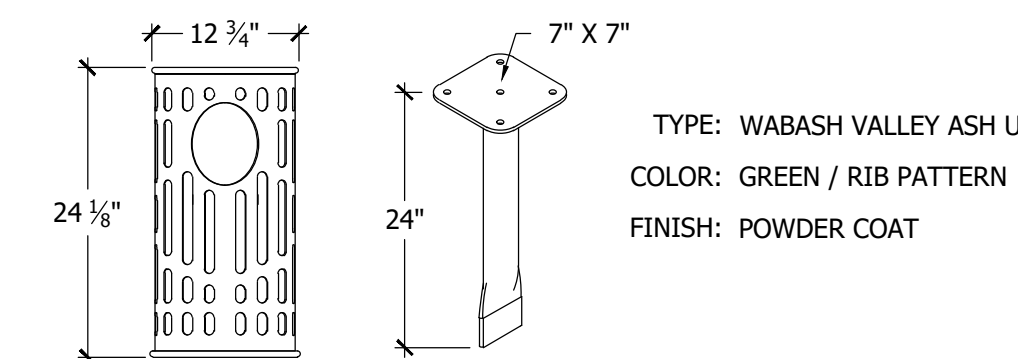


BIKE RACK DETAIL

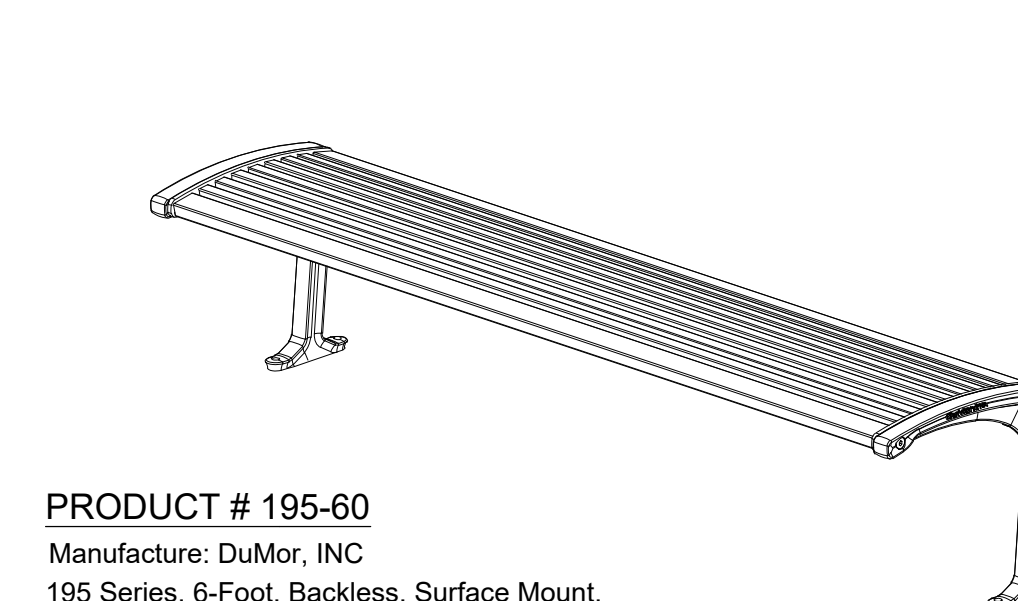


RING BIKE RACK, EMBEDDED (OR EQUAL)
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TRASH CAN DETAIL



BENCH DETAIL

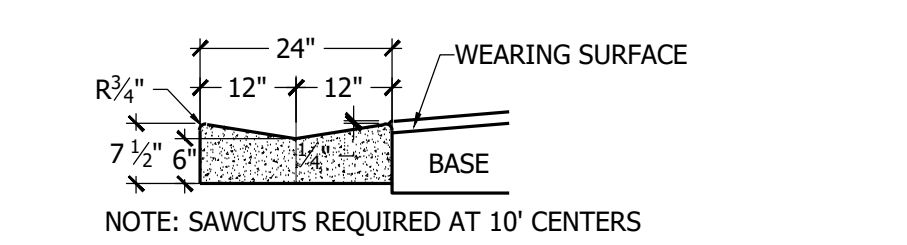


PRODUCT # 195-60
Manufacture: DuMor, INC
195 Series, 6-Foot, Backless, Surface Mount.
Frame Powder Coat Finish
w/ Textured Silver
Color: White
Or approved by Landscape Architect

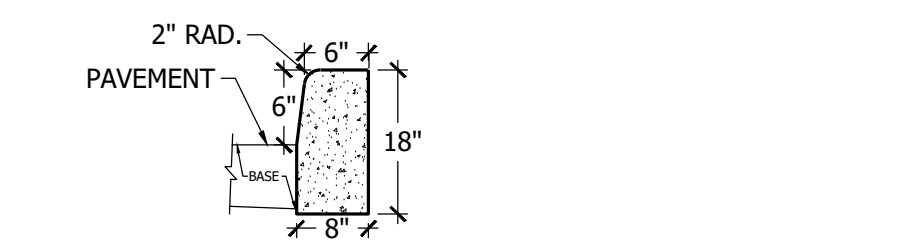
INSTALL PER MANUFACTURERS RECOMMENDATIONS

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

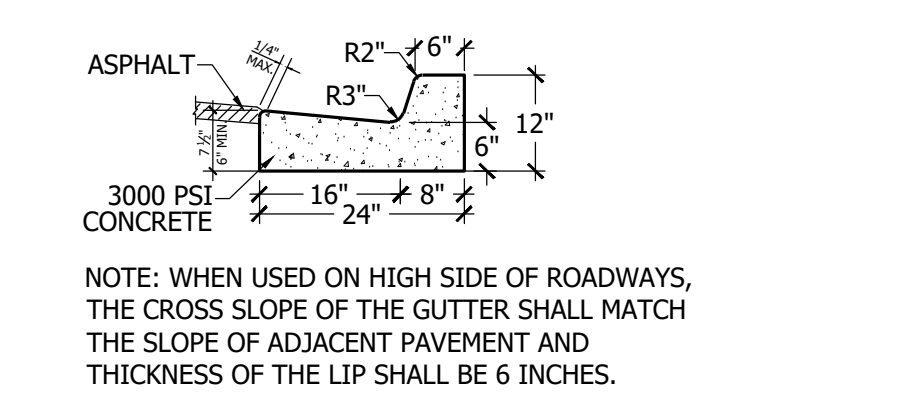
VALLEY CURB DETAIL



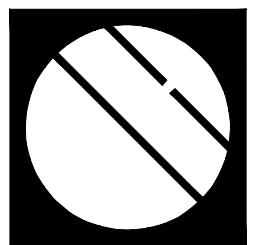
D CURB DETAIL



F CURB DETAIL



EV CHARGING STATION

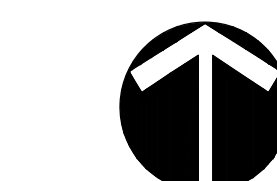


Cotleur & Hearing

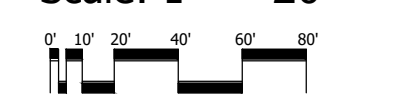
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

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

DESIGNED	DEH
DRAWN	RNK
APPROVED	DEH
JOB NUMBER	13-0518.60.01
DATE	07-15-21
REVISIONS	09-10-21
	10-04-21
	(10-16-21)



Scale: 1" = 20'

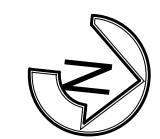


October 15, 2021 11:32:06 a.m.
Drawing: 13-0518.60.01 SP.DWG

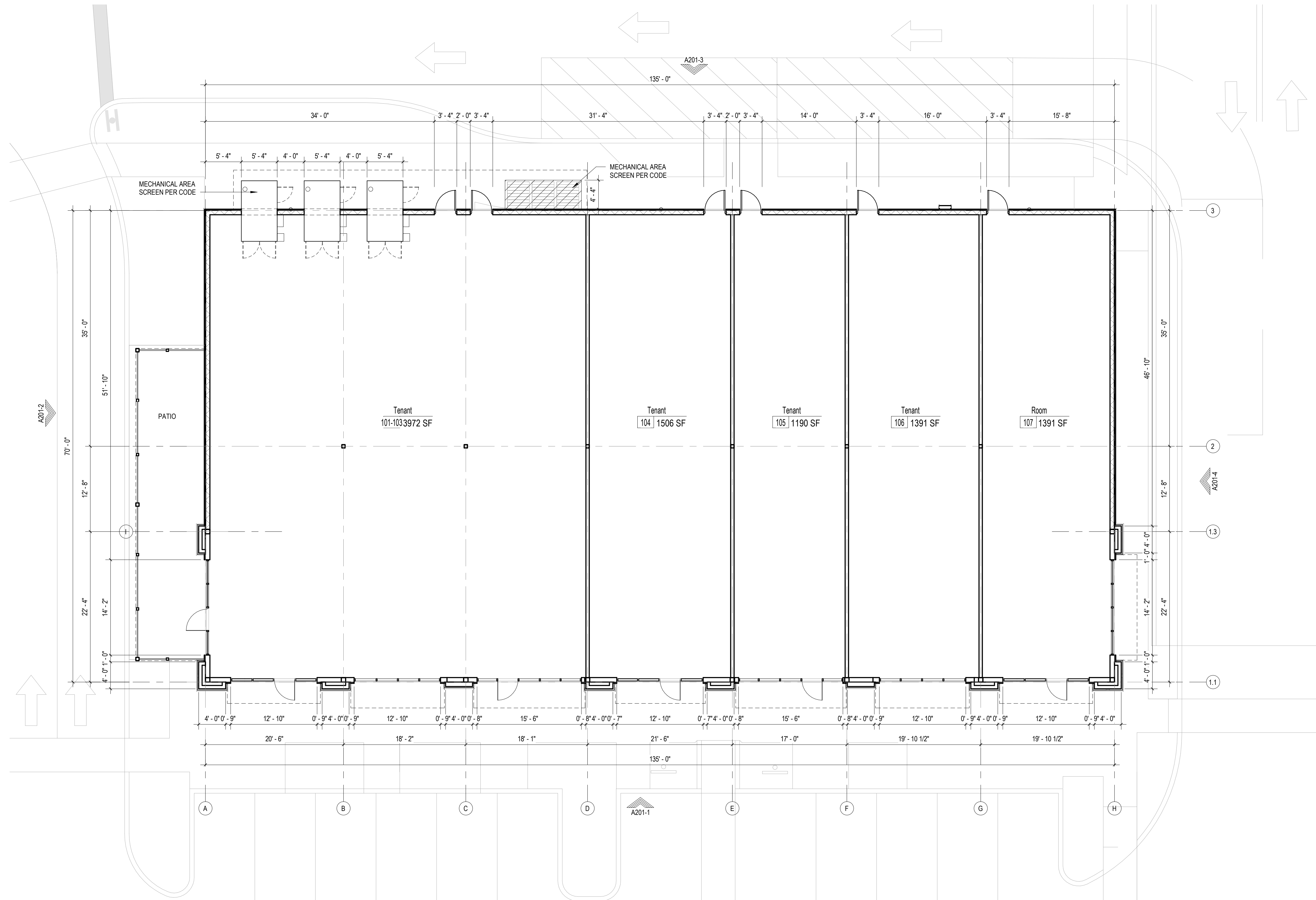
SHEET 2 OF 2

© 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. Immediately report any discrepancies to the architect.

Site Details



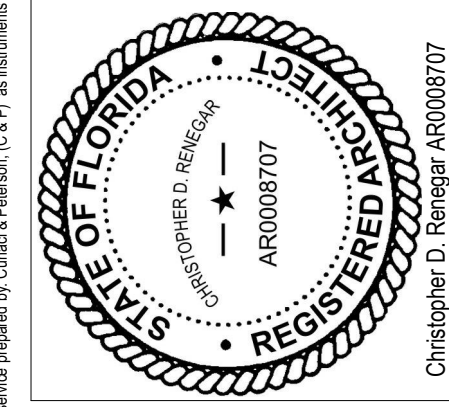
1 Architectural Floor Plan (Total SF - 9,450)
SCALE: 1/8" = 1'-0"



Digitally signed by Christopher D Renegar
Reason: This document has been electronically signed and sealed by Christopher D Renegar, using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Date: 2021.10.02 18:20:23-04'00'

Revision Schedule		Date
No.	Description	

PROJECT NO. 2210356	DATE 22/10/2021
DRAWN Author	CHECKED Checker



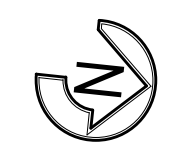
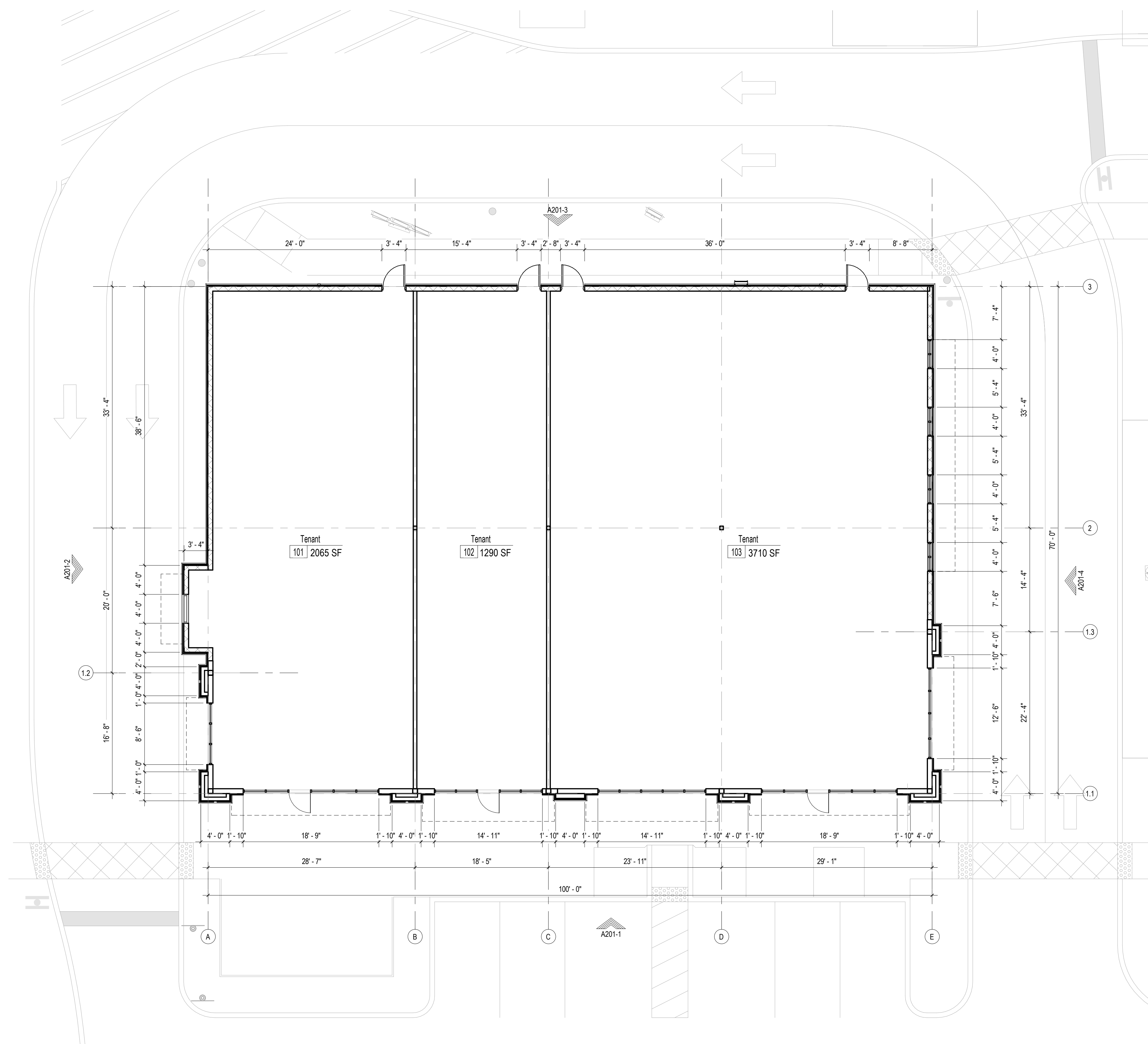
PROJECT NAME
Shoppes of Westlake Landings - Building B-1

SHEET TITLE
Floor Plan

CLIENT NAME
Konover South
431 Fairway Drive, Suite 201
Deer Field Beach, FL 33441

Chhaci & Peterson
Architects Engineers Planners

2600 Mariand Center Parkway
Suite #200
Mariand, FL 32751
P (407) 661-9100
F (407) 661-9101
www.c-p.com
Florida Corporate Certificate P.A.C.00026



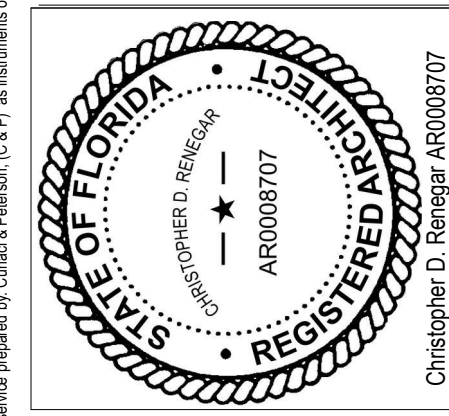
1 Architectural Floor Plan (Total SF - 7,065)
SCALE: 1/8" = 1'-0"

Digitally signed by Christopher D Renegar
Reason: This document has been electronically signed and sealed by Christopher D Renegar, using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Date: 2021.10.02 18:24:11-04'00'

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Revision Schedule		Date	
No.	Description		

PROJECT NO. 2210357	DATE 07/26/2021	DRAWN Author	CHECKED Checker
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PROJECT NAME
Shoppes of Westlake Landings - B-2

CLIENT NAME
Konover South

431 Fairway Drive, Suite 201
Deerfield Beach, FL 33441

SHEET TITLE
Floor Plan



2600 Mariland Center Parkway
Suite #200
Mariland, FL 32751
P (407) 661-9100
F (407) 661-9101
www.c-p.com
Florida Corporate Certificate #A.C.00025

File Attachments for Item:

D. SPR-2021-07: Application of Minto PBLH, LLC for a **Site Plan Review** 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. The subject Starbucks application is located at 4801 Seminole Pratt Whitney Road, Westlake, Florida, 33470. The subject KFC application is located at 4775 Seminole Pratt Whitney Road, Westlake, Florida, 33470. The subject Taco Bell application is located at 4751 Seminole Pratt Whitney Road, Westlake, Florida, 33470.

Submitted By: Planning and Zoning



Meeting Agenda Item Coversheet

MEETING DATE:		11/8/21	Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		<p>SPR-2021-07: Application of Minto PBLH, LLC for a Site Plan Review 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. The subject Starbucks application is located at 4801 Seminole Pratt Whitney Road, Westlake, Florida, 33470. The subject KFC application is located at 4775 Seminole Pratt Whitney Road, Westlake, Florida, 33470. The subject Taco Bell application is located at 4751 Seminole Pratt Whitney Road, Westlake, Florida, 33470.</p>		
STAFF RECOMMENDATION: (MOTION READY)		Recommendation for approval with condition for Parcel C Site Plan		
SUMMARY and/or JUSTIFICATION:		<p>The applicant is requesting Site Plan Review approval for an approximately 2,525 Square Feet coffee shop with drive through known as Starbucks; for 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 total number of required parking spaces is 81 spaces, the applicant is providing 95 spaces at the subject site; and the extra 7 parking spaces will be utilized by Parcel B as apart of Shared Parking. The subject application is in compliance with the City Code Chapter 8. Parking Regulations. Section 2: Reduction of Minimum Space Requirements (A) Shared Parking. <i>The applicant provided a Parking Statement and a Declaration of Unity of Control for Parking.</i></p>		
SELECT, if applicable		AGREEMENT:		BUDGET:
		STAFF REPORT:		X PROCLAMATION:
		EXHIBIT(S):		X OTHER:
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Agenda Item Sheet Final Staff Report Application Justification Statement Site Plan Engineering Plans Starbucks Elevation Parcel C overall rendering Taco Bell Elevation / KFC Elevation		

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



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 11/8/2021

PETITION DESCRIPTION

PETITION NUMBER: SPR-2021-07 Parcel C Site Plan Review at Shoppes of Westlake Landings Pod H.

OWNER: Minto PBLH, LLC

APPLICANT: Cotleur & Hearing

PCN: 77-40-43-01-17-000-0010; 77-40-43-01-17-000-0020

ADDRESS: The subject Starbucks application is located at 4801 Seminole Pratt Whitney Road, Westlake, Florida, 33470. The subject KFC application is located at 4775 Seminole Pratt Whitney Road, Westlake, Florida, 33470. The subject Taco Bell application is located at 4751 Seminole Pratt Whitney Road, Westlake, Florida, 33470.

REQUEST: The applicant is requesting Site Plan Review approval for an approximately 2,525 Square Feet coffee shop with drive through known as Starbucks; for 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.

The applicant will be submitting a Master Sign Plan at a later date.

SUMMARY

The applicant is requesting Site Plan Review approval for an approximately 2,525 Square Feet coffee shop with drive through known as Starbucks; for 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.

The total number of required parking spaces is 81 spaces, the applicant is providing 95 spaces at the subject site; and the extra 7 parking spaces will be utilized by Parcel B as apart of Shared Parking. The subject application is in compliance with the City Code Chapter 8. Parking Regulations. Section 2: Reduction of Minimum Space Requirements (A) Shared Parking. *The applicant provided a Parking Statement and a Declaration of Unity of Control for Parking.*

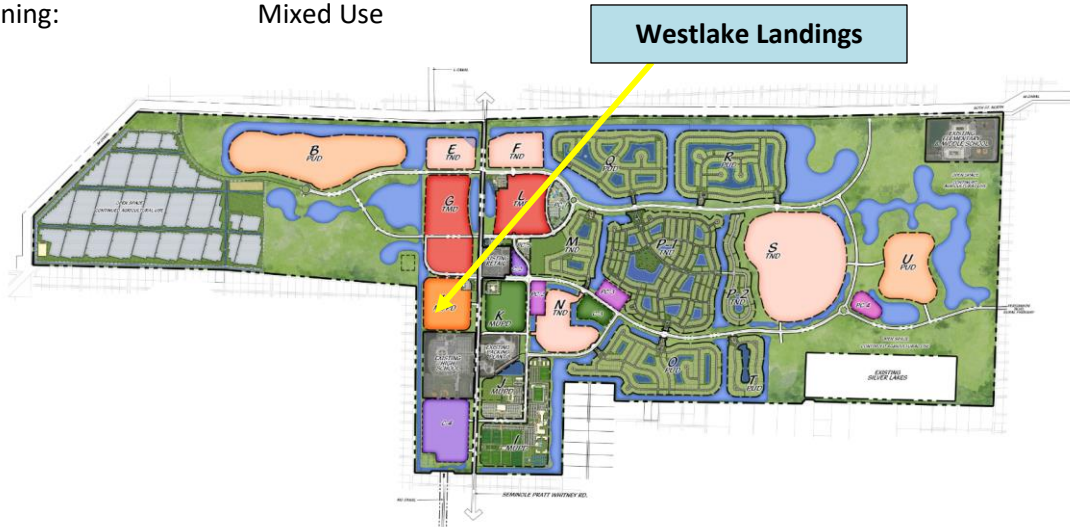
STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the **Planning and Zoning and Engineering Department** recommends approval of the subject application with the following condition of approval:

1. The Declaration of Unity of Control for Parking must be executed and recorded prior to Building Permit being issued by the City of Westlake.

PETITION FACTS

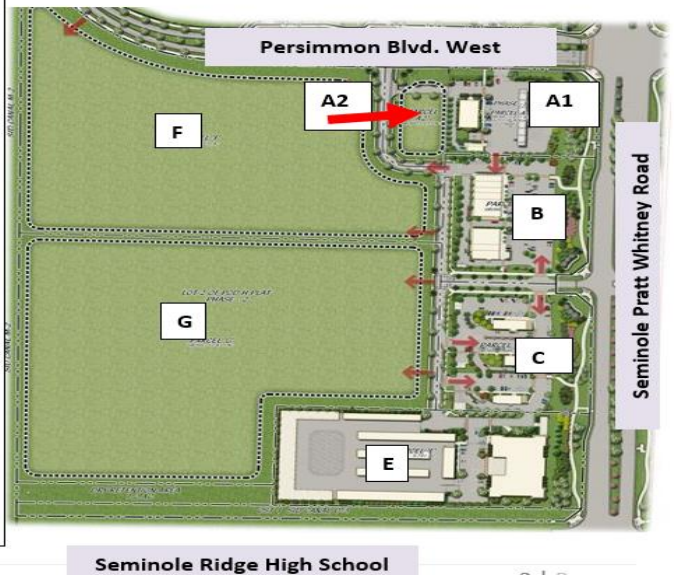
- a. Total Gross Site Area: 3.68 acres
- b. Land Use and Zoning
 - Existing Land Use: Vacant/Agricultural/Utility
 - Future Land Use: Downtown Mixed Use
 - Zoning: Mixed Use



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 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 to be heard by the City Council on November 8, 2021 to modify Parcels concurrently with this subject application, see proposed amendment:

- 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** - 3.502 acres- 4,500 Sq. Ft. Retail & 2,500 Sq. Ft. Fast Food Restaurant with drive through
- Parcel C** -3.681 acres- 2,525 Coffee Shop w/Drive Thru, 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 a 35,000 Sq. Ft. Office & 150,000 Sq. Ft. Light Industrial

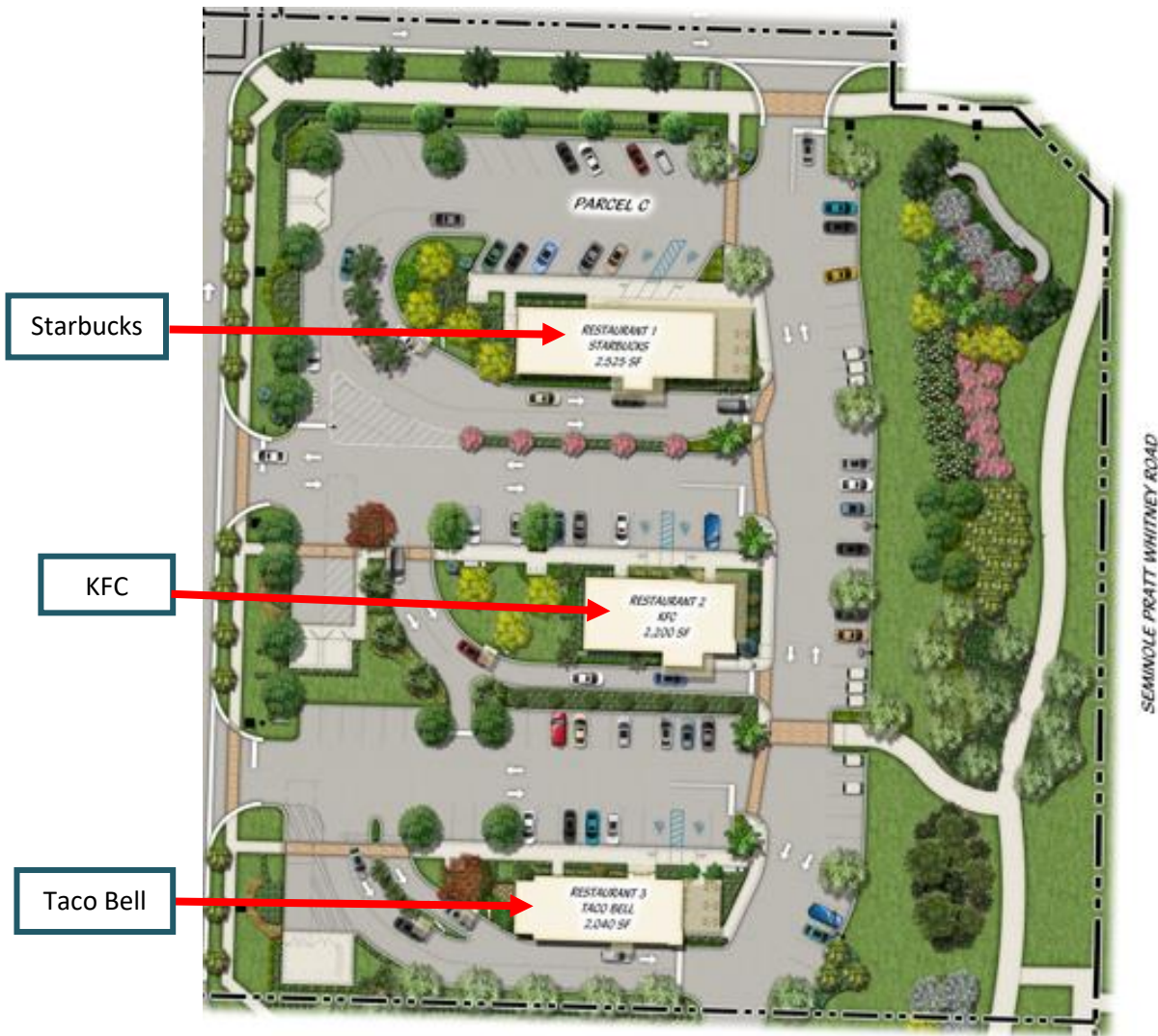


Staff Analysis

The applicant is requesting Site Plan Review approval for an approximately 2,525 Square Feet coffee shop with drive through known as Starbucks; for 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.

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: 2,040 Sq. Ft.
Total: 6,785 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.

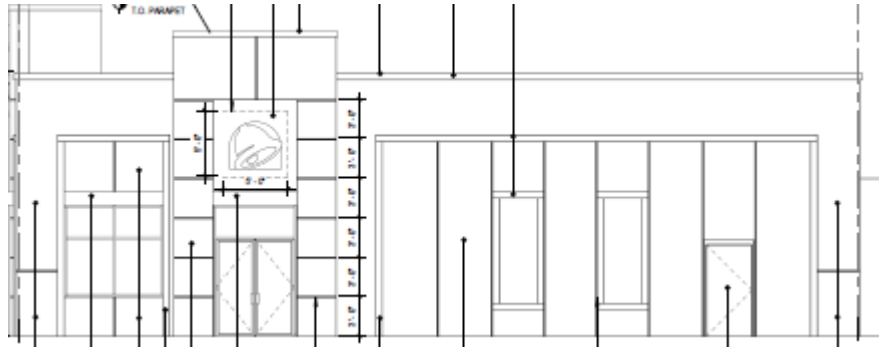
Starbucks



Kentucky Fried Chicken



Taco Bell

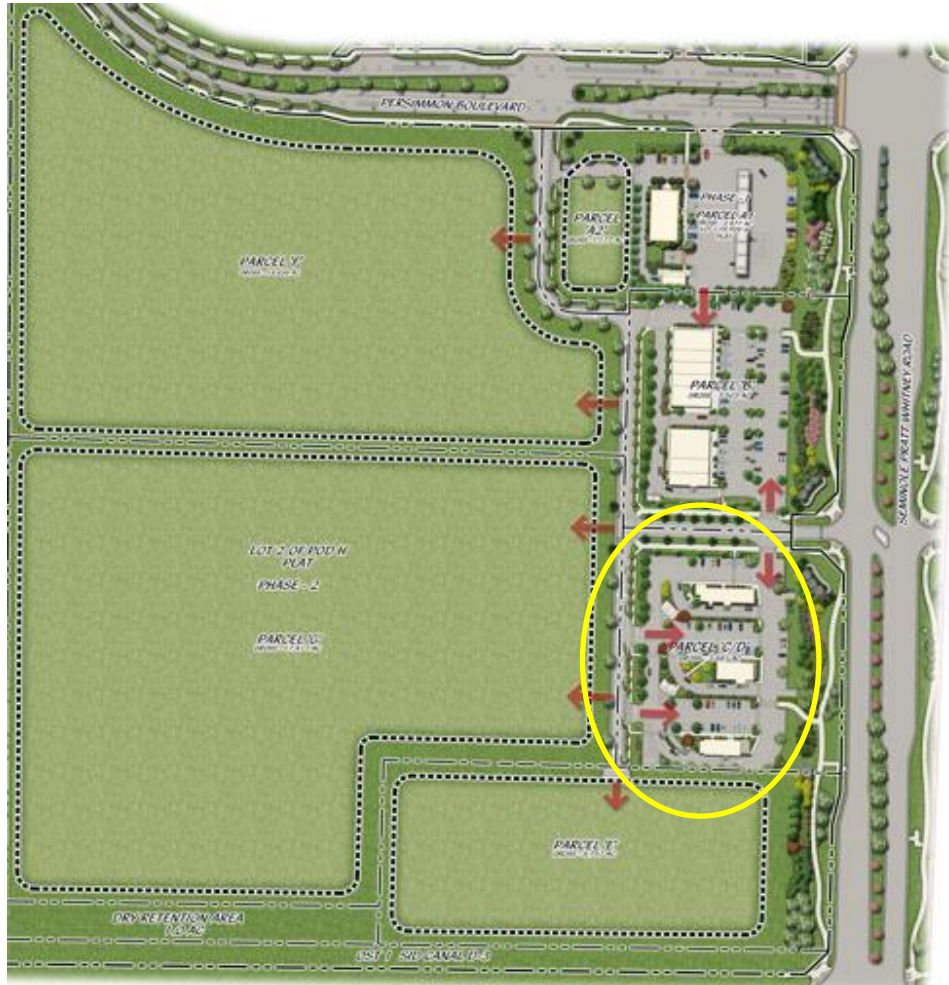


OVERALL VIEW OF PARCEL C



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 proposed in the Pod H Master Plan Amendment. Parcel C provides **three** (3) points of vehicular access to the site as shown below.



Parking Analysis

The total number of required parking spaces is 81 spaces, the applicant is providing 95 spaces at the subject site; and the extra 7 parking spaces will be utilized by Parcel B as part of Shared Parking. The subject application is in compliance with the City Code Chapter 8. Parking Regulations. Section 2: Reduction of Minimum Space Requirements (A) Shared Parking.

The applicant provided a Parking Statement and a Declaration of Unity of Control for Parking, see attached documents.

The following analysis is based on the City Code *Chapter 8. Parking Regulations. Section 2: Reduction of Minimum Space Requirements (A) Shared Parking*:

A) **Shared Parking**

(1) *The City Council shall as part of an approval of a new or expanded use, new construction, substantial renovation, or alteration or expansion of an existing site, approve the use of shared parking to reduce overall parking requirements. The basis for approval of an application to establish shared parking includes the factors listed below.*

(a) *Two or more uses located in the same structure, on the same site, or within 1000 feet (measured property line to property line) of each other that possess complementary peak hours of parking usage.*

(b) *The proposed shared parking areas must be reasonably accessible to all participating uses and shared parking spaces may not be reserved for a particular use or otherwise restricted.*

(c) **Shared parking study.** *Preparation, in a professionally accepted manner, of a shared parking study by a qualified professional engineer, architect, or planner. The shared parking study shall be the most recent version based on the Urban Land Institute's (ULI) methodology for determining shared parking, or other professionally accepted methodology.*

(d) **Legal documentation.** *The property owner(s) shall submit an appropriate restrictive covenant or access easement in recordable form acceptable to the City Attorney.*

(e) **Development order.** *Any development order approved by the city council which includes the use of shared parking shall:*

(i) *Provide the city a means to readdress the shared parking in the event future parking problems or changes in use occur;*

(i) *Provide a legal description of the land and structures affected;*

(ii) *Provide for a term of at least five years;*

(iii) *Provide a site plan to indicate uses, hours of operation, parking, etc.; and*

(iv) *Assure the availability of all parking spaces affected by the agreement.*

(2) *The amount of parking provided pursuant to a shared parking agreement shall not be more than 20% of the required parking.*

The total number of required parking spaces is 81 spaces, the applicant is providing 95 spaces at the subject site; and the extra 7 parking spaces will be utilized by Parcel B as apart of Shared Parking. The subject application is in compliance with the City Code Chapter 8. Parking Regulations. Section 2: Reduction of Minimum Space Requirements (A) Shared Parking.

The applicant provided a Declaration of Unity of Control for Parking, and a Parking Statement, see attached documents.

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): 150.69 Building 2 (Taco Bell): 151.46 Building 2 (Starbucks): 176.93	<i>In compliance</i>
Rear (South)	Main Structure: 10'	Building 1 (KFC): 137.20 Building 2 (Taco Bell): 170.19 Building 2 (Starbucks): 144.22	<i>In compliance</i>
Side	Main Structure: 10'	Building 1 (KFC): 264.60 Building 2 (Taco Bell): 142.40 Building 2 (Starbucks): 27.94	<i>In compliance</i>
Lot Coverage	Max Lot Coverage: 35%	4.99%	<i>In compliance</i>
Building Height	120 ft. max	Building 1 (KFC): 25' Building 2 (Taco Bell): 20' Building 2 (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): 22 Outdoor seating 360 SF: 4 Total required: 81spaces 6 ADA spaces	Total provide spaces: 95 6 ADA Spaces	<i>In compliance</i> Extra 7 parking spaces are part of Shared Parking for Parcel B. See parking analysis and Condition of Approval
Sidewalks	Pedestrian walkways must be a minimum of 5 ft. wide	5'	<i>In compliance</i>
Minimum Pervious / Open Space	Minimum 25%	39.62%	<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. It has been noted that there were several instances where required landscape material was in conflict with utilities. The preliminary landscape plan was amended to show that the landscape could be installed in a way that the landscape will prosper and remain viable with these utilities and required root barrier in place. Additional adjustments to conditions such as these might be forthcoming at time of landscape permit application and review. 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-2021-07 will be heard by the City Council on November 8, 2021. 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 the following condition of approval:

1. The Declaration of Unity of Control for Parking must be executed and recorded prior to Building Permit being issued by the City of Westlake.

October 19, 2021

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

**Re: Westlake Pod H Parcels B and C- #PTC21-053
Parking Statement**

Dear Mr. Cassel:

The purpose of this letter is to present a parking statement for Pod H Parcels B and C. Parcel B consists of 14,450 SF Shopping Center and 2,065 SF Coffee/Donut Shop with Drive-Thru. Parcel C consists of 4,240 SF Fast Food Restaurant with Drive-Thru and 2,525 SF Coffee Shop with Drive-Thru.

These two parcels require a total of 211 parking spaces per City of Westlake parking code: 115 for Parcel B and 96 for Parcel C. Parcel B provides 108 spaces and Parcel C provides 109 spaces for a total of 217 spaces. These two parcels, which have a Declaration of Unity of Control for Parking, are adjacent to each other. Shared vehicular connections and pedestrian connections (sidewalks and crosswalks) exist to accommodate a sharing of parking spaces between the two parcels. All parking provided is within 1000' of the commercial buildings. With seven (7) parking spaces provided in Parcel C for the benefit of Parcel B, this represents only 6% of the Parcel B parking demand.

Therefore, the total parking required for these two parcels has not been reduced (as is the case in a shared parking study) but is provided among the two parcels.

Sincerely,

Rebecca J. Mulcahy, P.E.
Vice President

Attachments

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

This item has been electronically signed and sealed by Rebecca J. Mulcahy, P.E. on 10/19/21 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PREPARED BY AND RETURN TO:

DECLARATION OF UNITY OF CONTROL FOR PARKING

THIS DECLARATION of Unity of Control ("Declaration") is made this ____ day of _____ by _____ as Declarant for Parcels B and C (as further described below) (the "Declarant").

RECITALS:

- A. The Declarant is the owner of separate properties in Palm Beach County, Florida, more particularly described by the legal descriptions as contained on Exhibit A, attached hereto (collectively the "Property"), which Property is intended to be developed for nonresidential uses in accordance with the following zoning approvals: Application No. SPR-2021-06 and Development Order No. _____ and Application No. SPR-2021-07 Development Order No. _____ with a site plans approved by The City of Westlake ("Westlake"), Palm Beach County, Florida, copies of which are attached hereto as Composite Exhibit B.
- B. The Declarant has agreed with Westlake that, for the proper development of the Property, the Declarant shall provide for mutual and reciprocal right-of-way for the purpose of ingress and egress, and parking within the Property, the enjoyment of which cross easements shall be shared by the respective parties owning any portion of the Property and their respective heirs, successors, assigns and successors in title to all or part of the Property and to the tenants, lessees, agents, employees, guests and invitees of any owner of the Property or any portion thereof and guests and invitees of tenants and lessees legally occupying the Property.

NOW, THEREFORE, in consideration of the grants and agreements herein made and in consideration of \$10.00 in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarant hereby subjects the Property to the following restrictions:

- 1. Recitals. The foregoing recitals are incorporated herein by reference as though set forth in detail in this place.
- 2. Unified Control. All parking areas on the Property are and will be part of a single unified planned development, regardless of ownership. In furtherance of the foregoing, the Property may be developed in accordance with the Site Plan attached to this Declaration as Exhibit B and may meet the land development requirements as to parking as if they are one lot.

3. Easements. The Declarant hereby dedicates, grants and establishes for the benefit of the Property, and the owners of any portion thereof (as well as their employees, agents, guests, invitees, mortgages, tenants, lessees, subtenants, licensees, heirs, successors and assigns) the following easements:
 - a. A nonexclusive easement for the right-of-way of pedestrians and vehicular ingress and egress over on and across the areas within the Property constituting driveways and roadways, as shown on the Site Plan.
 - b. A nonexclusive easement for the parking of vehicles over, on and across areas within the Property constituting parking areas.
 - c. The owners of the Property shall provide for the perpetual operation and maintenance of all parking facilities, which are not provided, operated or maintained at public expense.
4. Covenants Run with the Land. All of the covenants, easements and restrictions herein will be perpetual and will constitute covenants running with the land, will be binding upon any and all persons and entities, their respective successors in interest, assigns, heirs and personal representatives having or hereafter acquiring any right, title or interest in and to all or any portion of the Property, and all benefits deriving therefrom will accrue to the benefit of all persons and entities, their respective successors in interest, tenants, licensees, assigns, heirs and personal representatives having or hereafter acquiring any right, title or interest in all or any portion of the Property.
5. Modification and Termination. This Declaration may not be terminated or modified in any way except by means of an instrument executed by the owners of the Property after the prior written consent of the City Council of the City of Westlake.
6. Owners' Restrictions. No owner of any portion of the Property shall take or fail to take any action or do or fail to do anything which would, or have the effect of, impeding, obstructing or preventing any other person or entity having rights under this Declaration from their full and complete use and enjoyment of the easements herein granted. Without limiting the generality of the foregoing, free and full access to, from and across all portions of the Property which constitute parking areas, driveways and roadways on the Site Plan shall not be blocked, obstructed or impeded.
7. Recordation. This Declaration shall be recorded in the Public Records of Palm Beach County, Florida.
8. Miscellaneous.
 - a. Each covenant in this Declaration is an independent and separate covenant. If any term or provision of the Declaration or the application thereof to any person or circumstance

should to any extent be invalid or unenforceable, the Remainder of the Declaration and application of such term or provision to persons or circumstances other than those to which it is held invalid or unenforceable will not be affected thereby, and each term and provision of this Declaration will be valid enforceable to the fullest extent permitted by law.

- b. This covenant shall be recorded in the Public Records of Palm Beach County Florida.
- c. Failure of any party to insist upon or enforce its rights under this Declaration will not constitute a waiver of such rights.
- d. This Declaration and the rights created hereby, including, but not limited to, the cross easements shall be paramount and superior to all leases, conveyances, transfers, assignments, contracts, mortgages, deeds of trust and other encumbrances affecting the Property, from and after the date of recording of this Declaration. Any person acquiring possession to, title of, or interest in the Property or any portion thereof shall do so subject to this Declaration. Any transferee of any interest in any portion of the Property by any means whatsoever shall be deemed, by acceptance of such interest, to have agreed to be bound by all of the provisions of this Declaration. Nothing contained in this Declaration shall preclude the Declarant or Declarant's successors in interest to the Property from imposing further covenants not inconsistent with the terms and conditions of this Declaration.
- e. Venue for any legal proceeding regarding this Declaration shall be in Palm Beach County, Florida.

IN WITNESS WHEREOF, this instrument is executed on the day and year first above written.

Signed, sealed, executed and acknowledged on this ____ day of _____, 202__.

Witnesseth:

Declarant:

Printed Name: _____

By: _____

Printed Name: _____

EXHIBIT A

Legal Description

WESTLAKE - POD H - PARCEL "B"

LEGAL 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"W., 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.

WESTLAKE - POD H - PARCEL "C"

LEGAL DESCRIPTION:

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

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, WESTLAKE - POD H, AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.01°42'45"W., A DISTANCE OF 415.99 FEET TO THE **POINT OF BEGINNING**; THENCE S.88°17'15"E., A DISTANCE OF 295.02 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 FOUR (4) COURSES BEING ALONG SAID WEST RIGHT-OF-WAY: 1) S.00°43'28"W., A DISTANCE OF 31.00 FEET; 2) THENCE S.89°16'32"E., A DISTANCE OF 52.00 FEET; 3) THENCE S.44°16'32"E., A DISTANCE OF 56.57 FEET; 4) THENCE S.00°43'28"W., A DISTANCE OF 320.21 FEET; 5) THENCE S.01°42'45"W., ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 30.13 FEET; THENCE N.88°17'15"W., A DISTANCE OF 393.75 FEET; THENCE N.01°42'45"E., A DISTANCE OF 419.69 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 160,365 SQUARE FEET OR 3.681 ACRES, MORE OR LESS.

COMPOSITE EXHIBIT B
Site Plan



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

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

APPLICATION FOR SITE PLAN REVIEW

PLANNING & ZONING BOARD

Meeting Date: _____

CITY COUNCIL

Meeting Date: _____

INSTRUCTIONS TO APPLICANTS:

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

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

I. PROJECT DESCRIPTION & APPLICANT INFORMATION

PROJECT NAME: Pod H – Westlake Landings, Shoppes of Westlake Landings (Parcels C & D)

PROJECT ADDRESS: TBD

DESCRIPTION OF PROJECT: SPR-2021-07 - Pod H – Shoppes of Westlake Landings (south) Site Plan Review

Property Control Number (PCN), list additional on a separate sheet: 77-40-43-01-17-000-0010/77-40-43-01-17-000-0020

Estimated project cost: TBD

Property Owner(s) of Record (Developer) Minto PBLH LLC (Contract Purchaser: Konover South)

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

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

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

Name: Cotleur & Hearing

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

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

II. LAND USE & ZONING

- A) **ZONING MAP DESIGNATION** Mixed Use B) **FUTURE LAND USE MAP DESIGNATION** Downtown MXD
- C) **Existing Use(s)** Vacant/ AG/Utility
-
- 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/Pod G (SW)	Mixed Use	Mixed Use	Pre-Construction/ Vacant	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	Unincorporated Single- Family	Unincorporated Single- Family	Unincorporated Single- Family	Unincorporated Single- Family	Unincorporated Single- Family

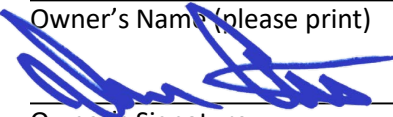
V. OWNER/APPLICANT ACKNOWLEDGEMENT AND CONSENT

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

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

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

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



Owner's Signature

July 13, 2021
Date

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



Applicant/Agent's Signature

July 14, 2021
Date

***Shoppes of Westlake Landings -
Parcel C (F/K/A Parcels C/D)
Site Plan Review***

Justification Statement

July 15, 2021

Revised ~~September 10, 2021~~

October 04, 2021

Introduction

The Applicant is pleased to submit this request for the site plan approval of the Shoppes of Westlake Landings, Parcels C in Pod H, Westlake Landings. The three popular fast-food restaurants will occupy the space of these two (2) combined parcels and be located to the north of the recently approved self-storage facility and south of the mixed-use shopping center being submitted concurrently with this application (Shoppes of Westlake Landings, Parcel B). Pod H has been previously platted and known as “Westlake Landings”. Parcel C is located on the east side of Pod H, just north of the proposed entrance road off of SPW, to be known as Landings Way, and east of the proposed north-south road within Pod H, to be known as Landings Drive. A companion master plan amendment is being processed to combine parcels C and D to a single parcel to be known as parcel C. This parcel will contain three (3) different users but will remain in common maintenance and unity of control. While the site is shown combined for the purposes of site plan review and approval it is anticipated to be subdivided by metes and bounds for the purpose of land lease responsibilities for each of the three respective restaurant users.

Background

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

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

Historic and Recent Planning and Zoning Entitlements

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Subject Request

The Applicant is requesting site plan approval for three popular franchise drive-thru restaurants to be located within the boundary of Parcel C, in Pod H, “Westlake Landings”. The restaurants: **Starbucks, Kentucky Fried Chicken and Taco Bell** (refer to the Building Data below) will conveniently serve the Westlake master planned community, as well as their surrounding

Loxahatchee neighbors, with these much needed and desired fast-food establishments. Parcel C is comprised of approximately 3.5 acres as a part of Phase 2 of the previously platted Pod H. Parcel C will be further subdivided by metes and bounds but will remain consistent with the Westlake Ordinance in that they will be unified development parcels, under unified control of the Property Owner’s Association for Shoppes of Westlake Landings.

BUILDING DATA

	SF
RESTAURANT 1 - FAST FOOD W DRIVE THRU (STARBUCKS)	2,525
RESTAURANT 2 - FAST FOOD W DRIVE THRU (KFC)	2,200
RESTAURANT 3 - FAST FOOD W DRIVE THRU (TACO BELL)	2,040
TOTAL	6,765

Pod H is known as “Westlake Landings” and is situated west of Seminole Pratt Whitney Road, south of Persimmon Boulevard and north of Seminole Ridge High School. The Final Subdivision Plan was previously approved on July 24, 2019, and on October 28, 2019, Resolution No. 2019-36 approved the Plat for Pod H. More recently, On June 14, 2021, Resolution 2021-08, approved the Amended Master Plan for Pod H, Westlake Landings, and on the same date, Resolution 2021-15, approved a Site Plan for a Self-Storage Facility to be located on Parcel E. A minor master plan amendment of Pod H is being submitted concurrently with this site plan review in order to recognize the final building square footages and development intensities proposed on Parcel C & D now known as Parcel C.

Pod H, and therefore, Phase 2, Parcels C have a Mixed-Use zoning designation allowing commercial, retail, and industrial uses. The site plan for these drive thru restaurants 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 restaurant use with drive through is considered a permitted use within the Mixed-Use Zoning District and the recently approved Master Plan for Pod H. The site-specific development (site) plan will require approval by the Westlake City Council with public notice as required by Article 2, Table 2.3. All of the proposed uses are 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.

As noted in the application for Parcel B of Westlake Landings Parcel C will provide additional cross parking to serve the needs of Parcel B and C collectively. The Applicant is not proposing shared parking with complementary uses. The Applicant is merely allocating additional spaces on Parcel C for use by Parcel B. This is commonly done and addressed legally by the use of a Record Unity of Control (Real Estate Agreement).

Conclusion

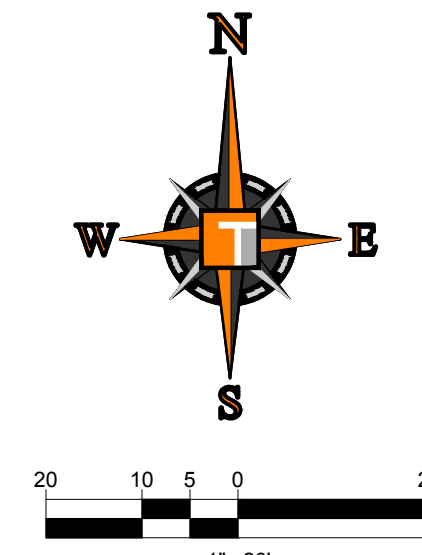
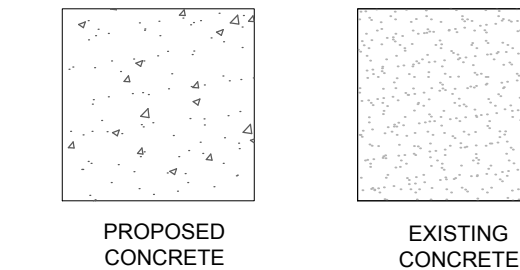
Westlake POD H – Shoppes of Westlake – South
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The Applicant is requesting approval of the Shoppes of Westlake Landings – South site plan as presented. The Applicant will work closely with Staff to bring this application to completion as quickly as possible. 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.

MATCH LINE

SEE SHEET PGD-1

HATCH LEGEND



DATUM NOTE: ALL ELEVATIONS SHOW HEREON ARE IN FEET AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD). ADD 1.51 TO CONVERT TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD).

CONSTRUCTION NOTES:

- 1. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. SIDEWALK, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
2. CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
3. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
4. CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
5. CONTRACTOR TO SOD ALL DISTURBED AREAS. SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
6. ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
7. THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
9. NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) PRIOR TO CONSTRUCTION.
10. PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS. DURATION OF CONSTRUCTION IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 600.
11. THE CONTRACTOR SHALL NOT ENCRoACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.
12. THE EXISTING UNDERGROUND UTILITIES SHOWN ARE PER ABOVE GROUND SURVEY DATA AND UTILITY AS-BUILT DATA. THIS INFORMATION DOES NOT WARRANT EXACT SIZE AND LOCATION OF THE UTILITIES. ALSO, THERE MAY BE ADDITIONAL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION THAT MAY BE AFFECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING EXISTING UTILITIES DURING THE COURSE OF CONSTRUCTION.
13. PLEASE SEE MEP PLANS FOR CONTINUATION OF ROOF LEADERS.
14. 2.0% MAXIMUM SLOPE ON HANDICAP SPACES AND ADA ACCESS WAYS.
15. ALL SIDEWALKS SHOULD HAVE A MAXIMUM CROSS SLOPE OF 2.0%.
16. PRB - POLLUTANT RETARDANT BAFFLE (SEE STANDARD DETAIL SHEET C-10).
17. ALL GRADE SHOTS ARE TO BE EDGE OF PAVEMENT (EOP) UNLESS OTHERWISE NOTED.
18. ALL ELEVATIONS ARE BASED ON REFERENCE DATUM NAVD 1988.
19. CONTRACTOR TO CLEAN THE EXISTING STORM SYSTEM AND COORDINATE THE INSPECTION WITH CITY OF WESTLAKE AND THOMAS ENGINEERING GROUP
20. CITY OF WESTLAKE SHALL BE NOTIFIED SEVEN (7) WORKING DAYS PRIOR TO COMMENCEMENT OF WORK.
21. ALL DRY DETENTION AREAS TO BE SOD.

PAVING, GRADING & DRAINAGE LEGEND

Table with 3 columns: EXISTING NOTE, TYPICAL NOTE TEXT, PROPOSED NOTE. Includes symbols for water, electric, telephone lines, storm sewer, sanitary sewer main, overhead wire, sanitary sewer lateral, sanitary manhole, storm manhole, catch basin, water meter, clean out, grade spot shot, top of curb, bottom of curb.

THOMAS ENGINEERING GROUP logo and contact information: 4850 W. KENNEDY BLVD., TAMPA, FL 33609, P: 813-779-4100.

REVISIONS table with columns: REV, DATE, COMMENT, BY.

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PROJECT info table: PROJECT No., DRAWN BY, CHECKED BY, DATE, CAD I.D.

PROJECT: SHOPPES AT WESTLAKE LANDINGS PARCELS C & D FOR KONOVER

Digitally signed by Michael Troxell, P.E., State of Florida, License No. 50572.

THOMAS ENGINEERING GROUP logo and address: 6300 NW 31ST AVENUE, FORT LAUDERDALE, FL 33309.

MICHAEL A. TROXELL PROFESSIONAL ENGINEER, October 1, 2021, FLORIDA LICENSE NO. 50572, FLORIDA BUSINESS CERT. OF AUTH. NO. 27528.

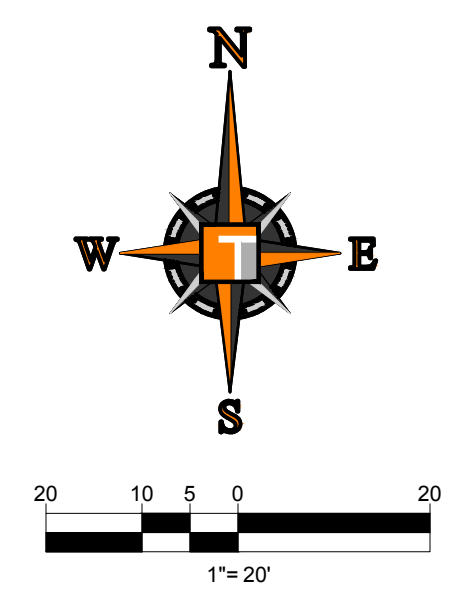
SHEET TITLE: PRELIMINARY PAVING, GRADING & DRAINAGE PLAN

SHEET NUMBER: PGD-2

MATCH LINE

SEE SHEET UP-1

ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.



UTILITY NOTES:

- 1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
2. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
5. CONTRACTOR SHALL REFER TO ARCHITECTS PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH CITY UTILITY REQUIREMENTS AS TO LOCATIONS AND SCHEDULING FOR TIE-INS/CONNECTIONS PRIOR TO CONNECTING EXISTING FACILITIES.
6. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS, POWER COMPANY, & TELEPHONE COMPANY FOR ACTUAL ROUTING OF POWER AND TELEPHONE SERVICE TO BUILDING.
7. SEE DETAIL SHEETS FOR BACKFILLING AND COMPACTION REQUIREMENTS ON UTILITY TRENCHES.
8. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARD OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
9. CONTRACTOR SHALL COORDINATE WITH OTHER UTILITIES TO ASSURE PROPER DEPTH AND PREVENT ANY CONFLICT OF UTILITIES.
10. CONTRACTOR SHALL GROUT AROUND ALL PIPE ENTRANCES TO SANITARY SEWER MANHOLES WITH NON-SHRINKING GROUT TO ASSURE CONNECTION IS WATER TIGHT.
11. CONTRACTOR SHALL ON ALL UTILITIES, COORDINATE INSPECTION WITH THE APPROPRIATE AUTHORITIES PRIOR TO COVERING TRENCHES AT INSTALLATION.
12. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES AND OWNERS INSPECTING AUTHORITIES.
13. SITE CONTRACTOR TO COORDINATE PROPOSED RECONNECTION OF ALL UTILITIES WITH ARCHITECTURAL PLANS AS WELL AS UTILITY COMPANIES AND BUILDING CONTRACTOR. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL EXPENSES THAT RESULT FROM DELAYED OR FAILED TEST DURING ANY PHASE OF THE CONSTRUCTION PROCESS.
14. EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE OWNER OR ENGINEER PRIOR TO CONSTRUCTION.
15. CONTRACTOR SHALL REFER TO PLANS BY OTHERS FOR ENTRY LOCATION OF ALL WATER, SEWER SERVICE, ELECTRICAL, AND TELEPHONE SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION AND TIE-INS/CONNECTIONS TO THEIR FACILITIES.
16. SEE COVER SHEET FOR LIST OF UTILITY COMPANIES AND CONTACT PERSONS.
17. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SYSTEMS, AND ANY OTHER MISC. UTILITIES) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, AND THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION TECHNIQUE.
18. CONTRACTOR SHALL PROVIDE BOLLARDS FOR PROTECTION OF ALL ABOVE GROUND UTILITIES AND APPURTENANCES ADJACENT TO DRIVE AREAS.
19. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES.
20. PROVIDE MINIMUM 18" VERTICAL AND 2' HORIZONTAL CLEARANCE OF ELECTRIC CONDUITS TO ANY OTHER UTILITY LINE.

UTILITY LEGEND

Table with 3 columns: EXISTING NOTE, TYPICAL NOTE TEXT, PROPOSED NOTE. It lists symbols for various utility types including water lines, electric lines, telephone lines, storm sewers, sanitary sewer mains, overhead wires, hydrants, manholes, catch basins, water meters, backflow preventers, and clean outs.

HOMAS ENGINEERING GROUP logo and contact information: 125 W. INDIANTOWN RD., JUPITER, FL 33469, P: 561-203-7603.

REVISIONS table with columns for REV, DATE, COMMENT, and BY.

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PROJECT INFORMATION table with fields for PROJECT No., DRAWN BY, CHECKED BY, DATE, CAD I.D., and F210039-UTILITY PLAN.

PROJECT: SHOPPES AT WESTLAKE LANDINGS PARCELS C & D FOR KONOVER

Digitally signed by Michael Troxell, DN: c=US, o=Florida, dnQualifier=A01410D0000017A14818EA600003313, cn=Michael Troxell, Date: 2021.10.01 16:44:08 -0400

HOMAS ENGINEERING GROUP logo and address: 6300 NW 31ST AVENUE, FORT LAUDERDALE, FL 33309, PH: (954) 202-7000, FX: (954) 202-7070, www.ThomasEngineeringGroup.com

MICHAEL A. TROXELL PROFESSIONAL ENGINEER October 1, 2021 FLORIDA LICENSE No. 50572 FLORIDA BUSINESS CERT. OF AUTH. No. 27528

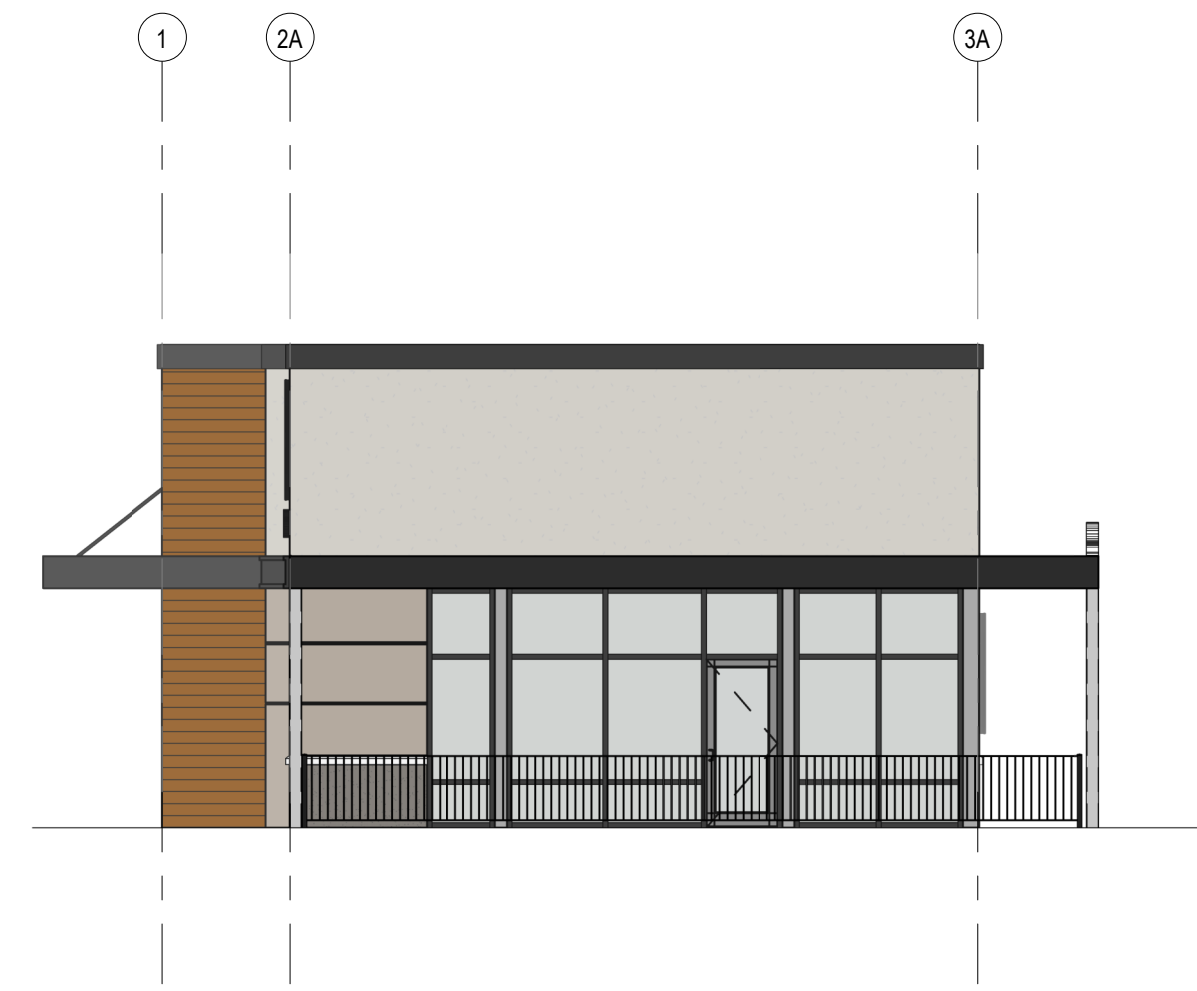
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MATERIAL & PAINT SPEC BOARD

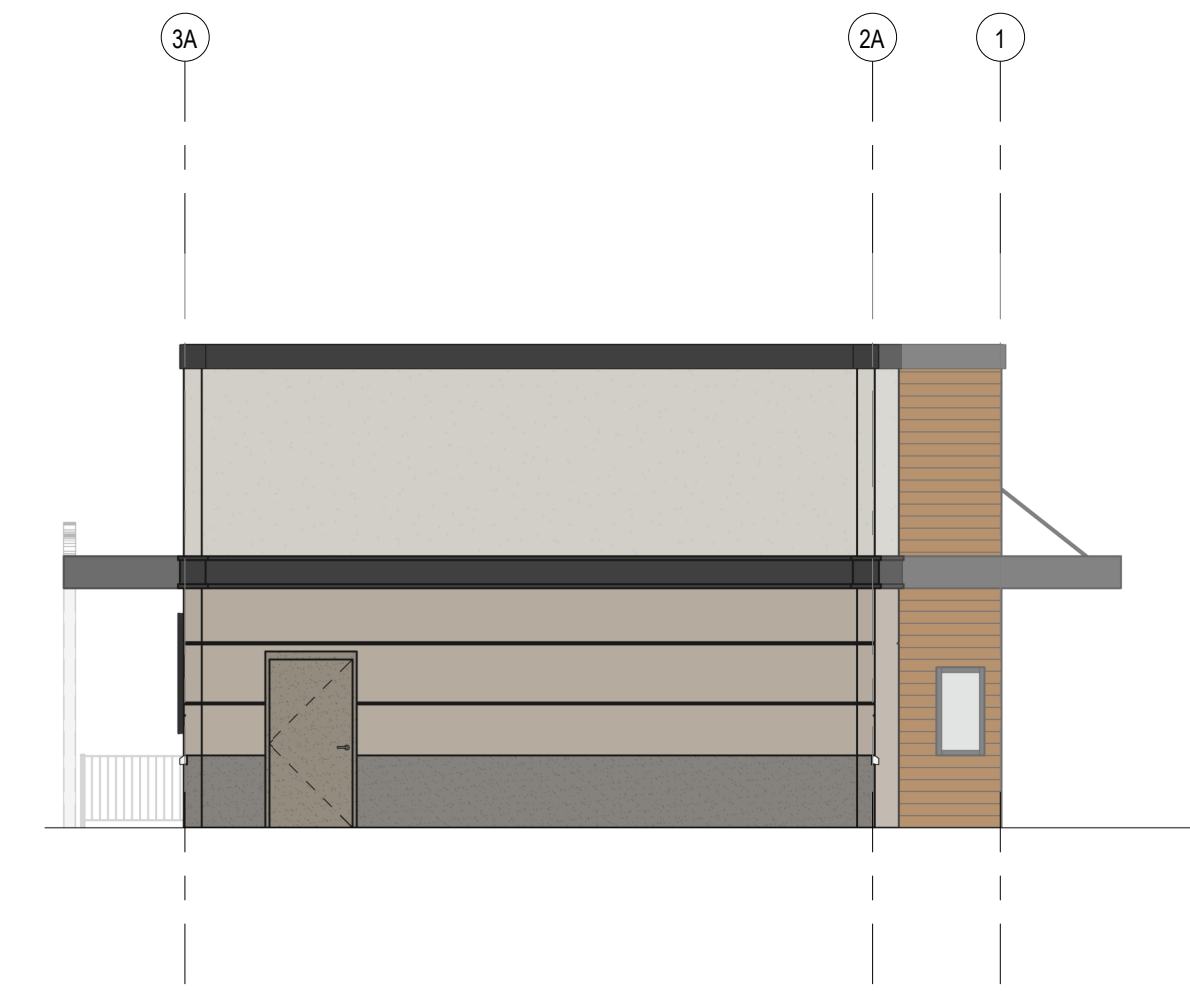
		
Repose Gray SW 7015	Mega Greige SW 7031	Gauntlet Gray SW 7019
		
Extra White SW 7006	Nichiha Vintagewood Cedar	MT0028 "Flat Black"

COLOR GENERAL NOTE

- DUMPSTER COLOR TO MATCH THE PRIMARY FIELD COLOR OF THE BUILDING.



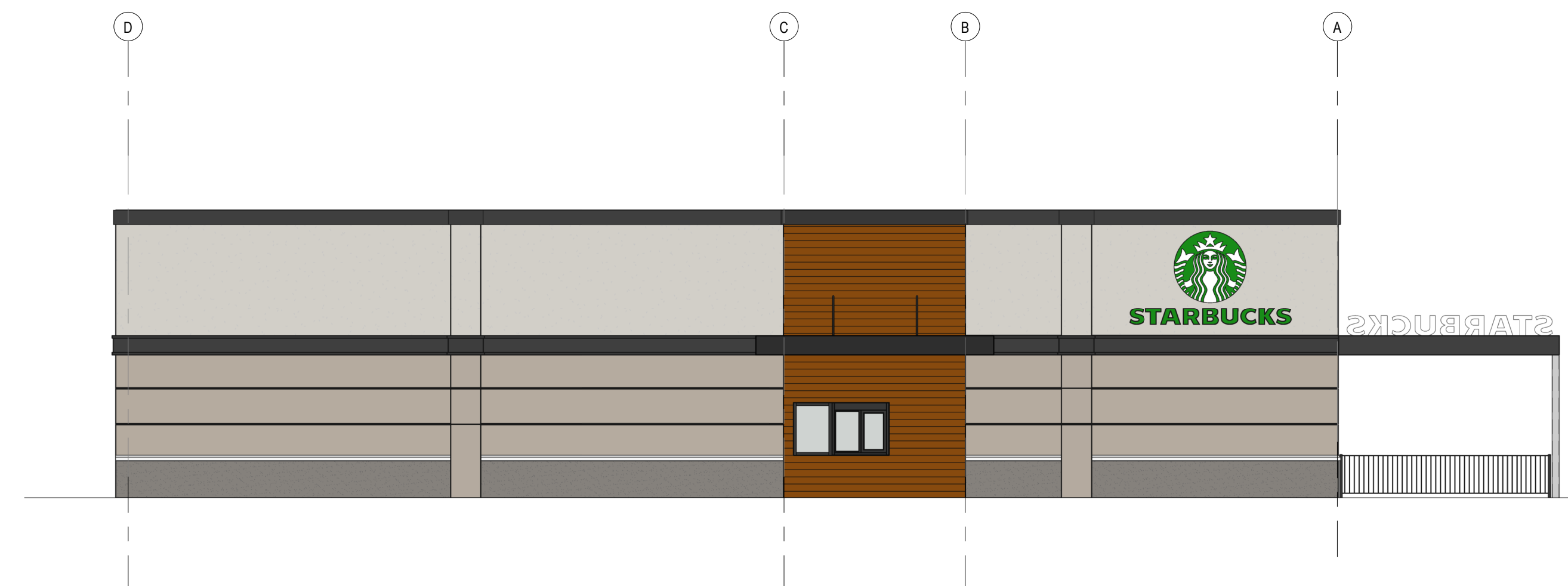
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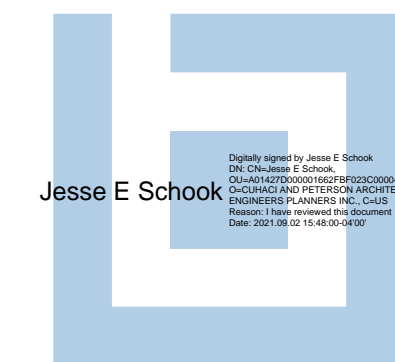
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3 South Elevation - Colored
SCALE: 1/8" = 1'-0"



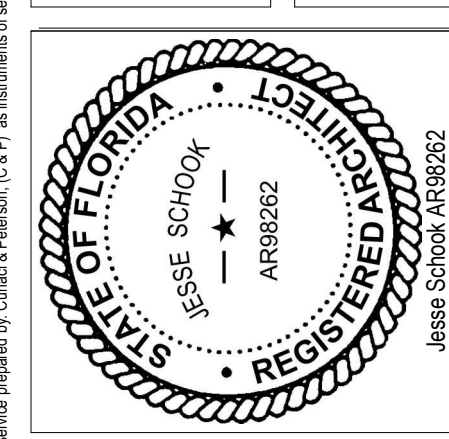
4 North Elevation - Colored
SCALE: 1/8" = 1'-0"



CLIENT NAME
Konover South
431 Fairway Drive, Suite 201
Deer Field Beach, FL 33441

PROJECT NAME
Shoppes of Westlake Landings - Parcel C

SHEET TITLE
Exterior Elevations - Colored



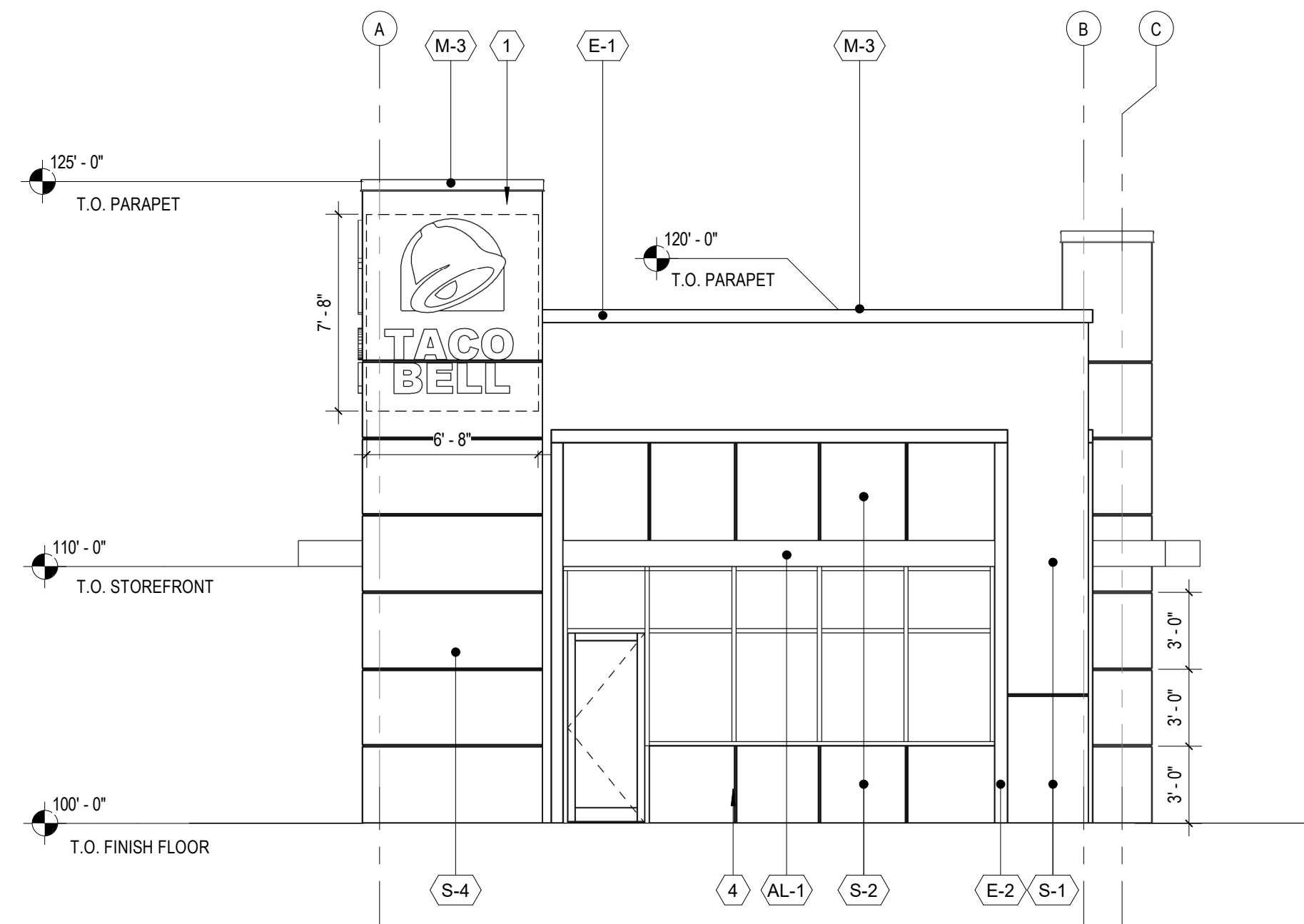
Revision Schedule	
No.	Description

PROJECT NO. 2210485	DATE 07-14-2021
DRAWN Author	CHECKED Checker

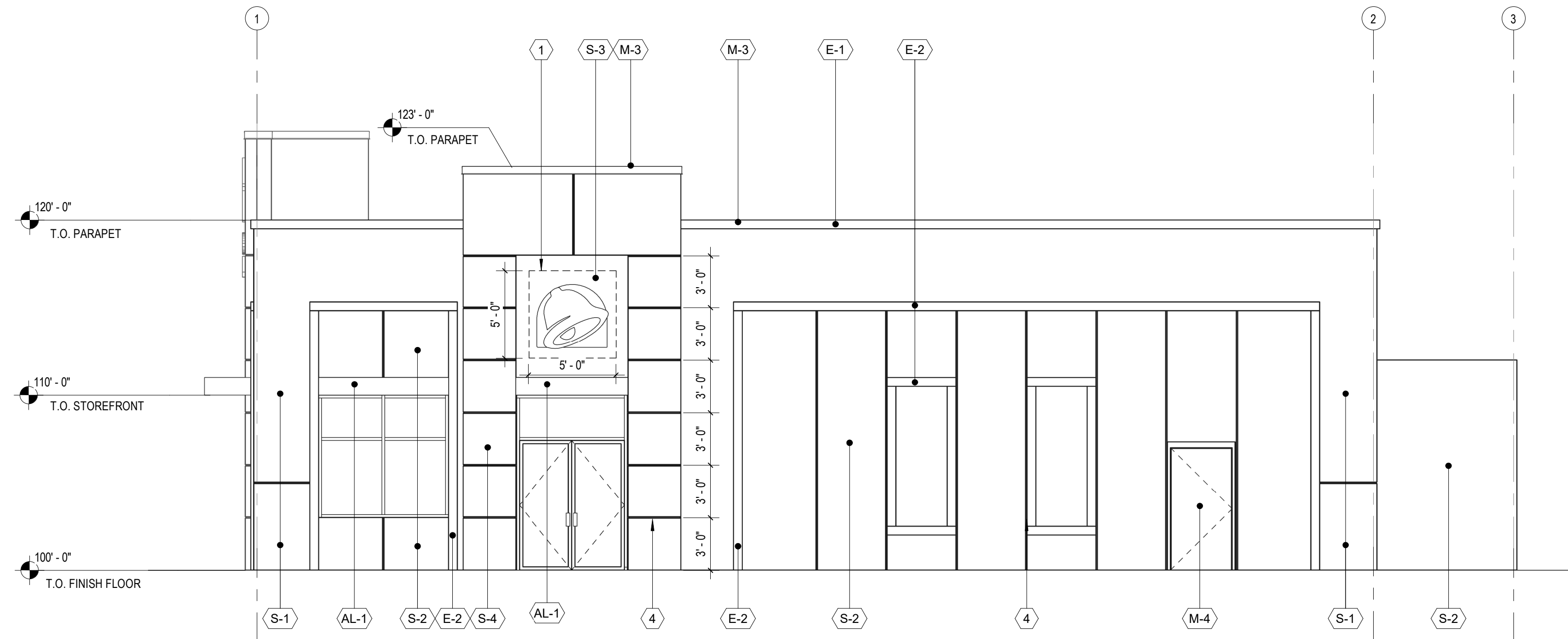
2600 Mariland Center Parkway
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Maitland, FL 32751
P (407) 661-9100
F (407) 661-9101
www.ep.com
Florida Registered Professional Engineer No. 10020



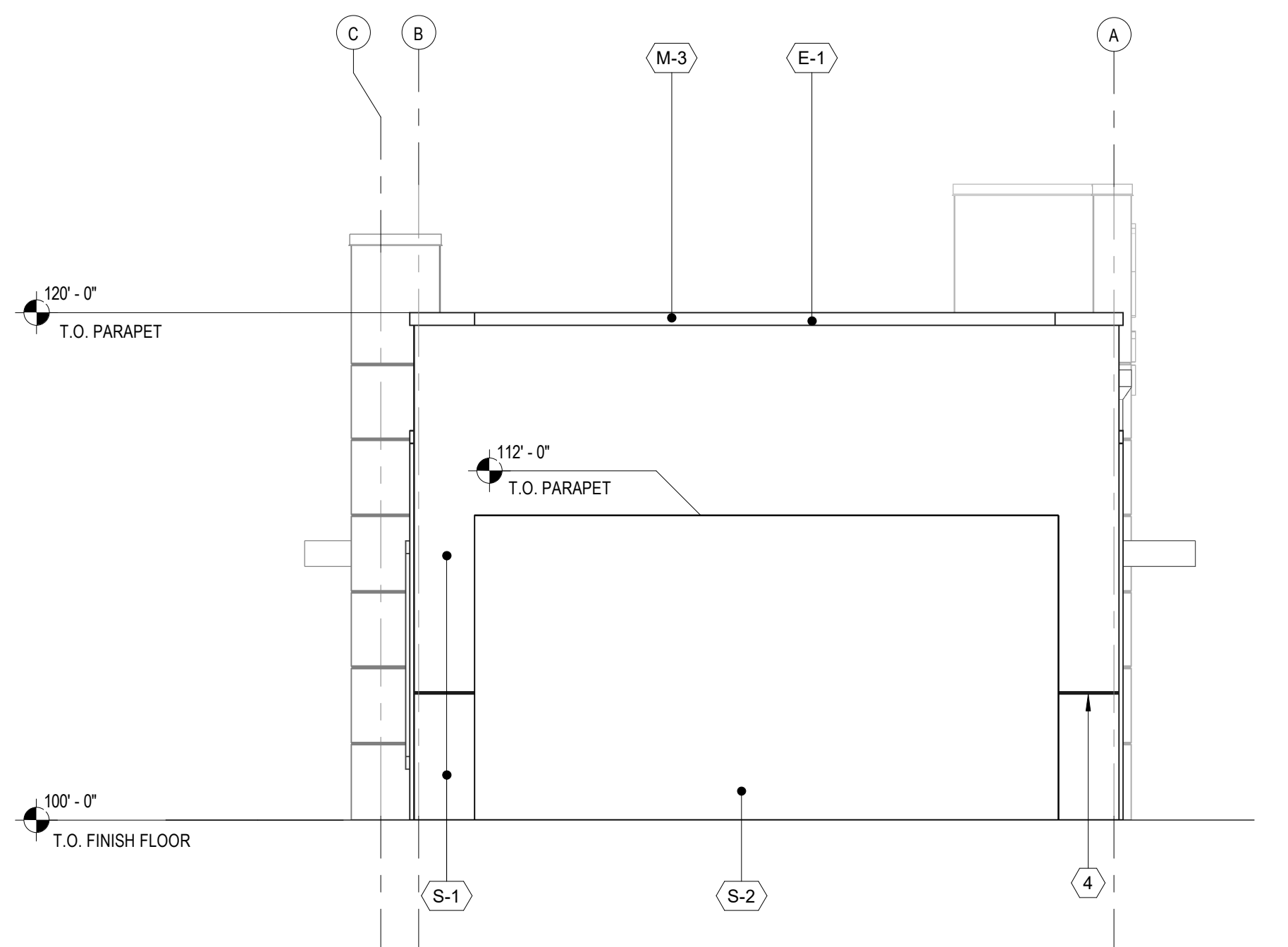




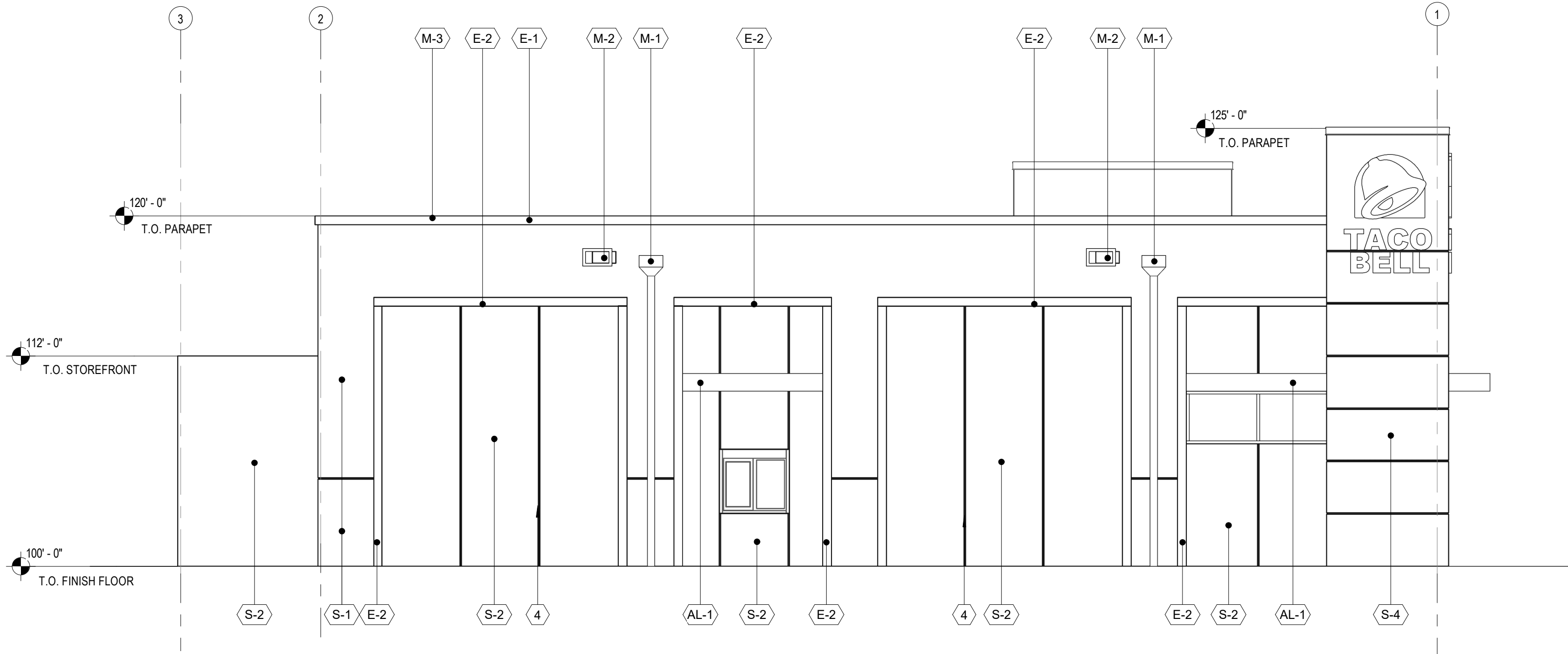
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2 South Elevation
SCALE: 3/16" = 1'-0"



3 West Elevation
SCALE: 3/16" = 1'-0"



4 North Elevation
SCALE: 3/16" = 1'-0"

Color and Material Schedule

TYPE	MATERIAL	FINISH	COLOR	NOTES
S-1	STUCCO	PAINTED SYNTHETIC TOP COAT - MATTE FINISH	SW 6253 - OLYMPUS WHITE	-
S-2	STUCCO	PAINTED SYNTHETIC TOP COAT - MATTE FINISH	SW 6254 - LAZY GRAY	-
S-3	STUCCO	PAINTED SYNTHETIC TOP COAT - MATTE FINISH	SW 6257 - GIBRALTAR	-
S-4	STUCCO	PAINTED SYNTHETIC TOP COAT - MATTE FINISH	-	-
E-1	EIFS CORNICE	SANDPEBBLE TEXTURE	SW 6257 - GIBRALTAR	-
E-2	EIFS BAND	SANDPEBBLE TEXTURE	SW 6257 - GIBRALTAR	-
M-1	ALUMINUM	PRE-FINISHED DOWNSPOUTS AND GUTTER	MATCH ADJACENT COLOR	-
M-2	ALUMINUM	PRE-FINISHED SCUPPERS	MATCH ADJACENT COLOR	-
M-3	ALUMINUM	PRE-FINISHED COPINGS	MATCH BM 2133-10 ONYX	-
M-4	HOLLOW METAL DOOR	-	-	-
M-5	METAL PANEL	ANODIZED ALUMINUM CLEAR	ALUCOBOND	-
AL-1	ALUMINUM CANOPY	ANODIZED	CUSTOM PANTONE PMS 2603C	-

KEYNOTES	
1	PROVIDE 5/8" FRT EXTERIOR GRADE PLYWOOD AT SIGNAGE AREAS. SIGNAGE PROVIDED BY TENANT
2	LIGHT FIXTURES RE: ELECTRICAL
3	CONTROL JOINTS
4	1" REVEAL
5	BREAK METAL - COLOR TO MATCH ADJACENT STOREFRONTS

- GENERAL NOTES:
- FOR ADDITIONAL INFORMATION ON STOREFRONTS, SEE ENLARGED STOREFRONT ELEVATIONS SHEET.
 - FOR ADDITIONAL INFORMATION ON DOORS, SEE THE DOOR SCHEDULE SHEET.
 - FOR ADDITIONAL INFORMATION ON EXTERIOR FINISHES, SEE ASSEMBLY DETAILS SHEET.
 - PROVIDE FRT 2X BLOCKING IN STUD SPACE AT ALL EXTERIOR LIGHT FIXTURES. RE: ELECTRICAL

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PROJECT NO. 2210465
 DATE 07/14/2021
 DRAWN Author
 CHECKED Checker

CLIENT NAME
 Konover South
 431 Fairway Drive, Suite 201
 Deer Field Beach, FL 33441

PROJECT NAME
 Shoppes of Westlake
 Landings - Parcel D-2

SHEET TITLE
 Exterior Elevations

2600 Mariand Center Parkway
 Suite #200
 Mariand, FL 32751
 P (407) 661-9100
 F (407) 661-9101
 www.c-p.com
 Florida Certified Professional Engineer No. 14022

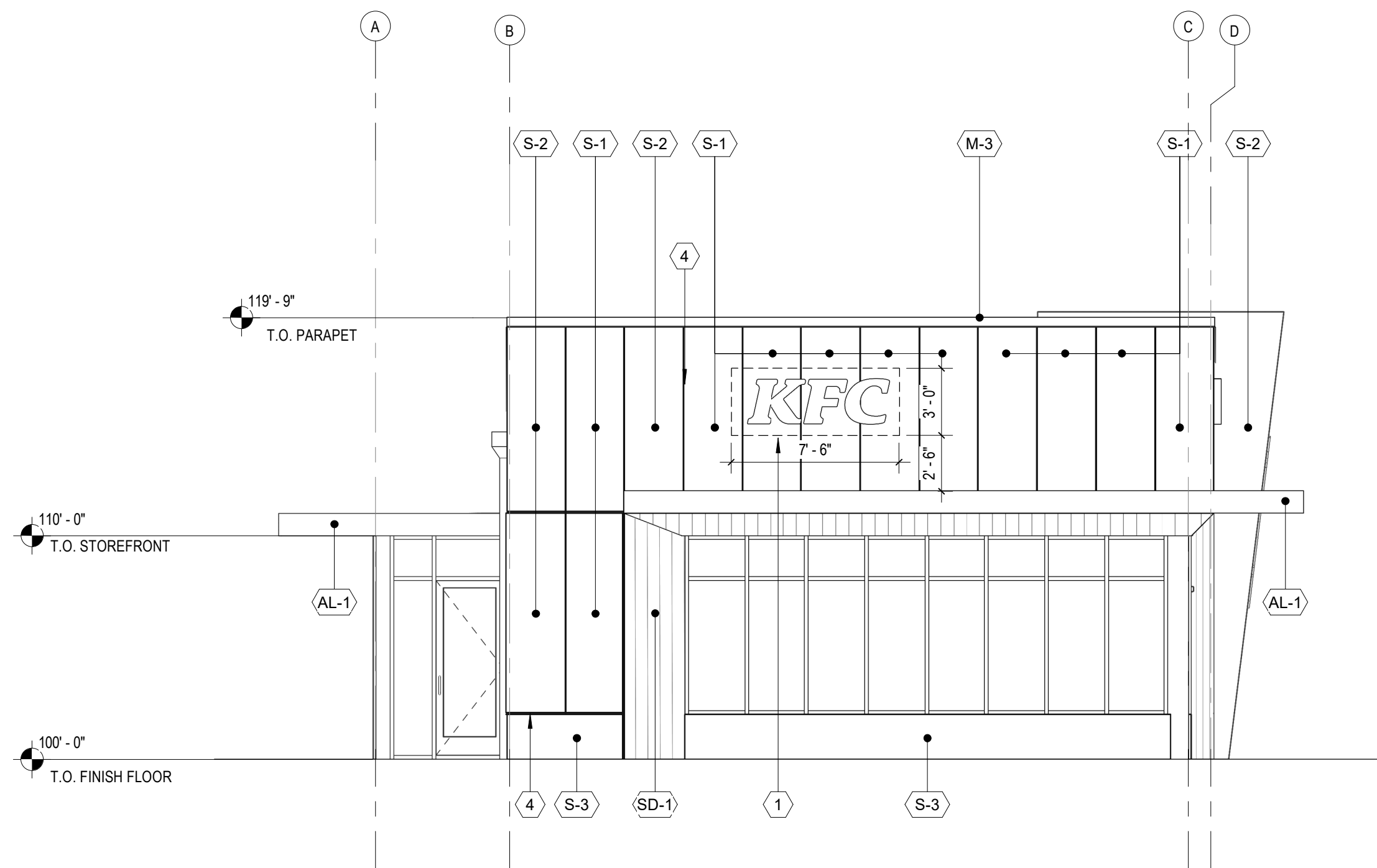
Culhaci & Peterson
 Architects Engineers Planners

STATE OF FLORIDA
 JESSE SCHOK
 REGISTERED PROFESSIONAL ENGINEER
 AR989262

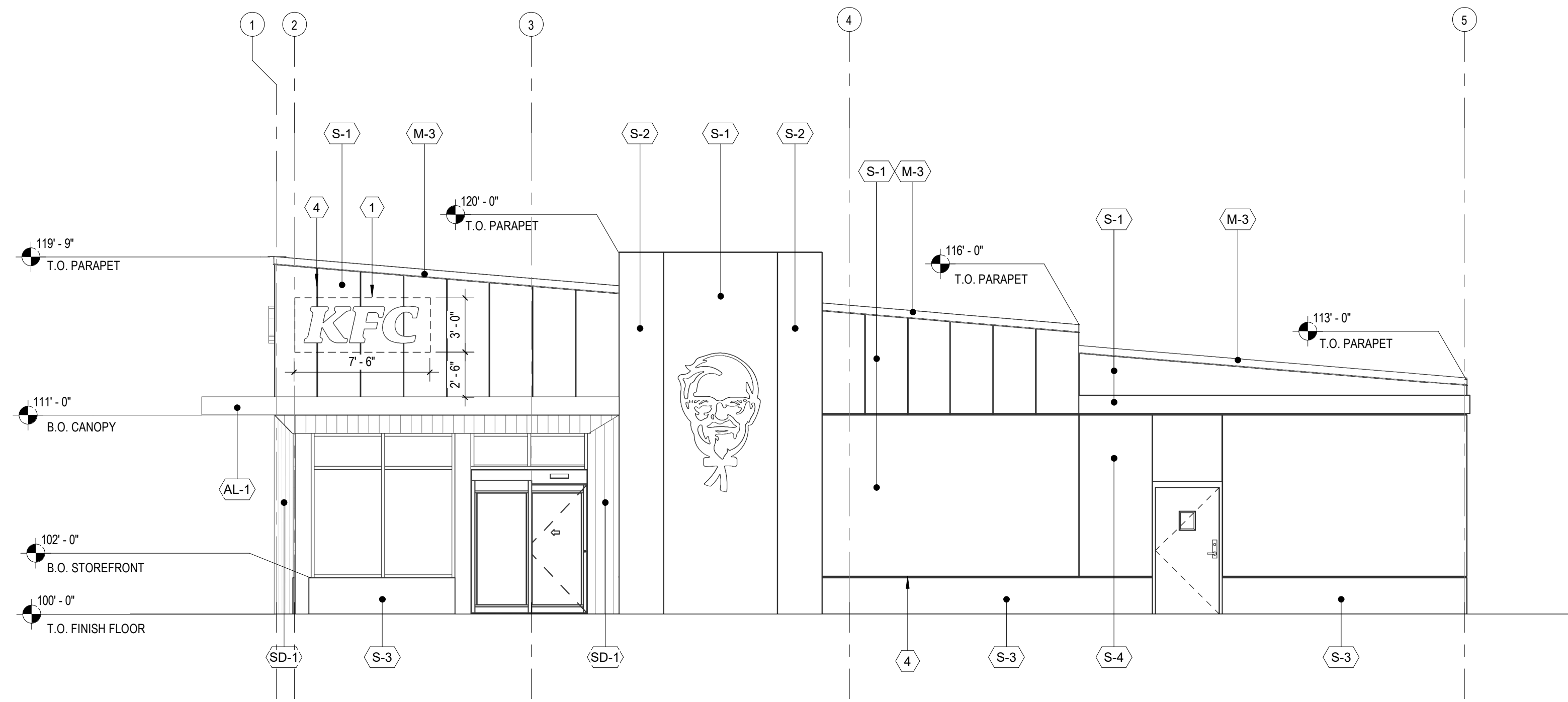
Revision Schedule
 No. Description Date

A201

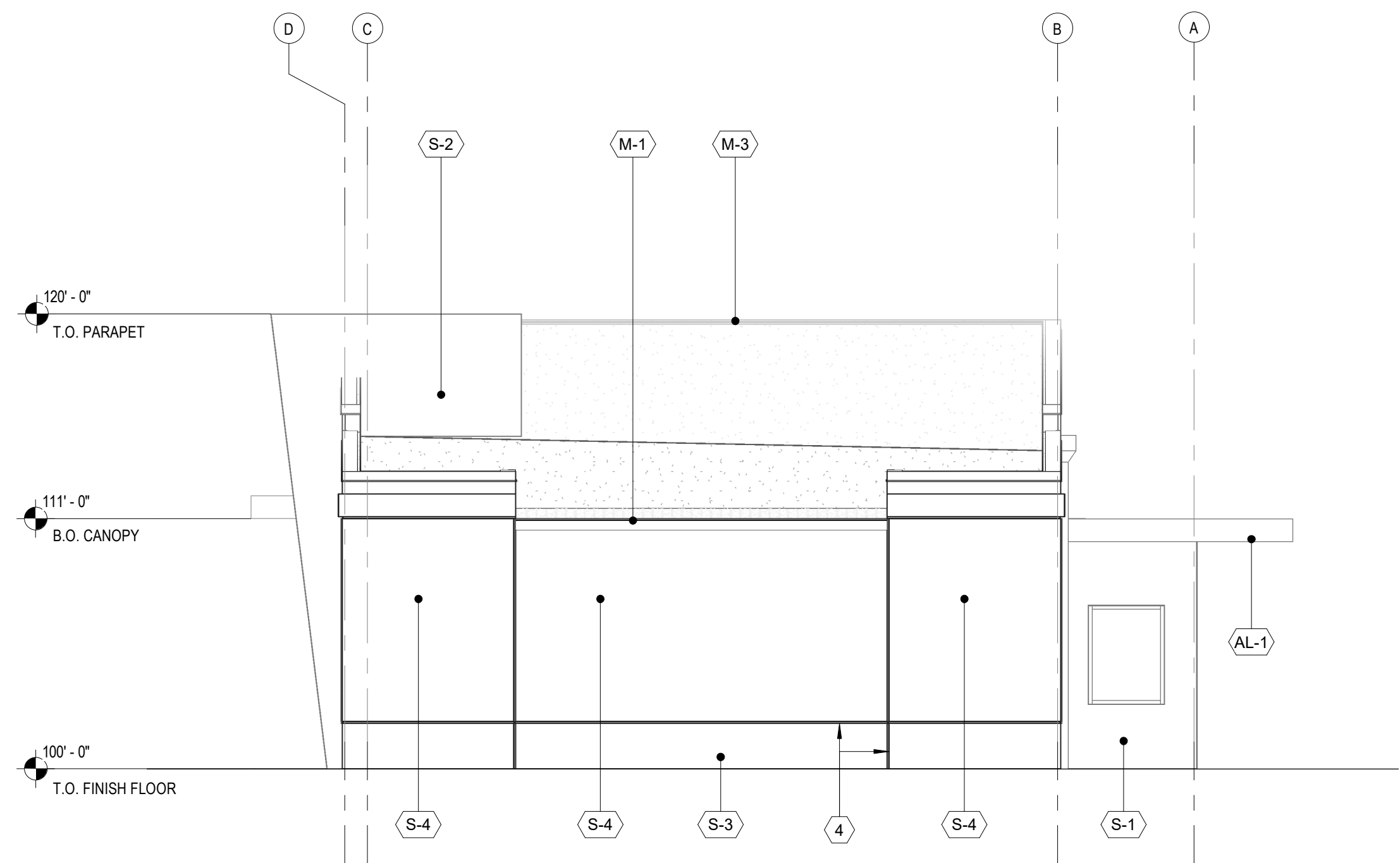
Design Phase



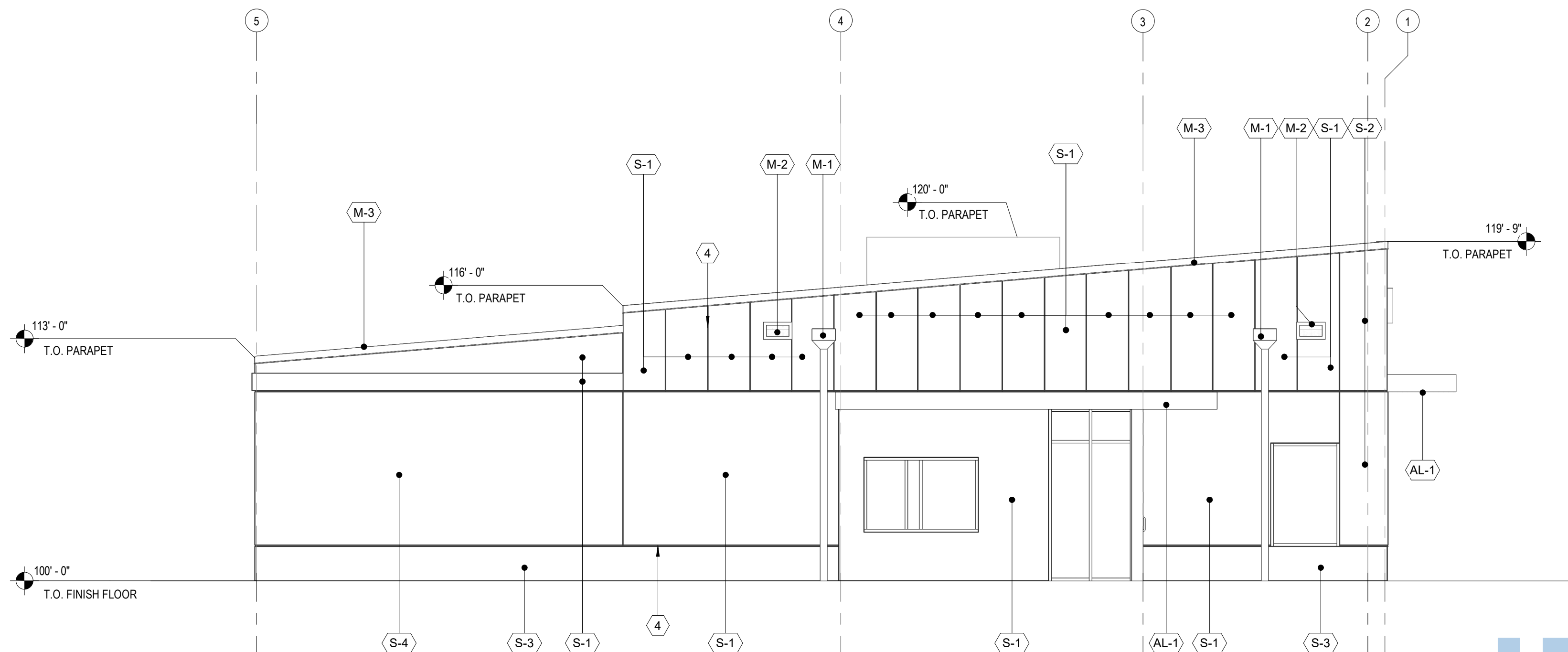
1 East Elevation
SCALE: 3/16" = 1'-0"



2 South Elevation
SCALE: 3/16" = 1'-0"



3 West Elevation
SCALE: 3/16" = 1'-0"



4 North Elevation
SCALE: 3/16" = 1'-0"

Color and Material Schedule

TYPE	MATERIAL	FINISH	COLOR	NOTES
S-1	STUCCO	PAINTED SYNTHETIC TOP COAT - MATTE FINISH	SW 7006 - EXTRA WHITE	-
S-2	STUCCO	PAINTED SYNTHETIC TOP COAT - MATTE FINISH	BM 2086 -10 EXOTIC RED	-
S-3	STUCCO	PAINTED SYNTHETIC TOP COAT - MATTE FINISH	SW 7824 - SLATE TILE	-
S-4	STUCCO	PAINTED SYNTHETIC TOP COAT - MATTE FINISH	SW 6254 - LAZY GREY	-
SD-1	EXTERIOR SIDING	TRESPA	SIBERIAN LARCH	-
M-1	ALUMINUM	PRE-FINISHED DOWNSPOUTS AND GUTTER	MATCH ADJACENT COLOR	-
M-2	ALUMINUM	PRE-FINISHED SCUPPERS	MATCH ADJACENT COLOR	-
M-3	ALUMINUM	PRE-FINISHED COPINGS	MATCH BM 2133-10 ONYX	-
M-4	HOLLOW METAL DOOR	-	-	-
M-5	METAL PANEL	ANODIZED ALUMINUM CLEAR	ALUCOBOND	-
AL-1	ALUMINUM CANOPY	ANODIZED	MATCH BM 2086 -10 EXOTIC RED	-

KEYNOTES	
1	PROVIDE 5/8" FRT EXTERIOR GRADE PLYWOOD AT SIGNAGE AREAS. SIGNAGE PROVIDED BY TENANT
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 - PROVIDE FRT 2X BLOCKING IN STUD SPACE AT ALL EXTERIOR LIGHT FIXTURES. RE: ELECTRICAL

2600 Marieland Center Parkway
Suite #200
Marieland, FL 32751
P (407) 661-9100
F (407) 661-9101
www.ep.com
Florida Department of Business & Professional Regulation
Professional Seal: **4**
Chhaci & Peterson
Architects Engineers Planners

CLIENT NAME
Konover South
431 Fairway Drive, Suite 201
Deer Field Beach, FL 33441

PROJECT TITLE
Shoppes of Westlake Landings - Parcel D-1

SHEET TITLE
Exterior Elevations

PROFESSIONAL SEAL
STATE OF FLORIDA
JESSE E. SCHOOK
ARCHITECT
REGISTERED PROFESSIONAL
AR98262
Jesse Schook, P.A. 06/26/2022

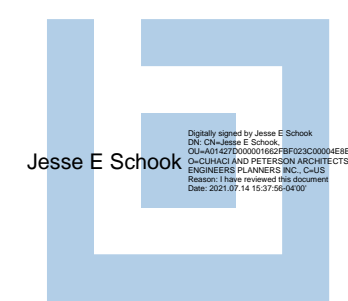
Revision Schedule	
No.	Date

PROJECT NO. 2210465	DATE 07/14/2021	DRAWN Author	CHECKED Checker
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A201

Design Phase

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File Attachments for Item:

E. SPR-2021-09: Application of Minto PBLH, LLC for a **Site Plan Review** of a 14.435 acre indoor and outdoor recreation facility known as, “Adrenaline World” within Pod H, Parcel F at Westlake Landings. The application includes a 92,773 sq. ft. main building, a 564 sq. ft. maintenance shed, a 576 sq. ft. restroom area, and outdoor amenities. The subject application is located at 16604 Town Center Pkwy North, Westlake, Florida, 33470.

Submitted By: Planning and Zoning



Meeting Agenda Item Coversheet

MEETING DATE:		11/8/21	Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		Application of Minto PBLH, LLC for a Site Plan Review of a 14.435 acre indoor and outdoor recreation facility known as, “Adrenaline World” within Pod H, Parcel F at Westlake Landings. The application includes a 92,773 sq. ft. main building, a 564 sq. ft. maintenance shed, a 576 sq. ft. restroom area, and outdoor amenities. The subject application is located at 16604 Town Center Pkwy North, Westlake, Florida, 33470.		
STAFF RECOMMENDATION: (MOTION READY)		Recommendation for approval for the Adrenaline World Site Plan		
SUMMARY and/or JUSTIFICATION:		<p>The applicant is requesting approval of a site plan for a 14.435 acre indoor and outdoor recreation facility known as, “Adrenaline World” within Pod H, Parcel F, at Westlake Landings.</p> <p>The indoor recreation building will include arcade games, virtual reality games, various themed climbing structures, a trampoline park, laser tag arenas and miniature golf. The miniature golf venue will be a space theme and it will include 9 holes within the building and 9 holes outside connected via a doorway portal to be known as the “vortex”. Party rooms will be available as well as, food service for guests only.</p> <p>The outdoor recreation area will include the longest Go-Kart track in Florida, small child driving track, dinosaur park, outdoor play area, suspension nets, ropes course, zipline, splash pad, cloud climb, an outdoor restroom and benches.</p>		
SELECT, if applicable	AGREEMENT:		BUDGET:	
	STAFF REPORT:	X	PROCLAMATION:	
	EXHIBIT(S):	X	OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Agenda Item Sheet Final Staff Report Application Justification Statement Site Plan Landscape Plans Meets and Bounds letter Traffic Statement Fire Autoturn Exhibit		
SELECT, if applicable	RESOLUTION:		ORDINANCE:	

**IDENTIFY FULL
RESOLUTION OR
ORDINANCE TITLE**

*(if Item is not a
Resolution or Ordinance,
please erase all default
text from this field's
textbox and leave blank)*

**Please keep text
indented.**

FISCAL IMPACT *(if any):*

\$



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 11/8/2021

PETITION DESCRIPTION

PETITION NUMBER: SPR-2021-09 Adrenaline World Site Plan Review

OWNER: Minto PBLH, LLC

APPLICANT: Cotleur & Hearing

ADDRESS: 16604 Town Center Pkwy N, Westlake, FL 33470

PCN: 77-40-43-01-17-000-0010 / 77-40-43-01-17-000-0020

REQUEST: The applicant is requesting 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. The application includes a 92,773 sq. ft. main building, a 564 sq. ft. maintenance shed , a 576 sq. ft. restroom area, and outdoor amenities.

SUMMARY

The applicant is requesting approval of a site plan for a 14.435 acre indoor and outdoor recreation facility known as, “Adrenaline World” within Pod H, Parcel F, at Westlake Landings.

The indoor recreation building will include arcade games, virtual reality games, various themed climbing structures, a trampoline park, laser tag arenas and miniature golf. The miniature golf venue will be a space theme and it will include 9 holes within the building and 9 holes outside connected via a doorway portal to be known as the “vortex”. Party rooms will be available as well as, food service for guests only.

The outdoor recreation area will include the longest Go-Kart track in Florida, small child driving track, dinosaur park, outdoor play area, suspension nets, ropes course, zipline, splash pad, cloud climb, an outdoor restroom and benches.

Applicant has advised that a Master Sign Plan will be submitted at a later date.

STAFF RECOMMENDATION

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

PETITION FACTS

- a. Total Gross Site Area: 14.435 acres
- b. Park Data: Indoor and Outdoor Recreation
- c. Land Use and Zoning
 - Existing Land Use: Vacant/Agricultural/Utility
 - Future Land Use: Downtown Mixed Use
 - Zoning: Mixed Use



STAFF ANALYSIS

The applicant is requesting Site Plan approval of a 14.435 acre indoor and outdoor recreation venue known as, “Adrenaline World” within Pod H, Parcel F Westlake Landings. Pod H is located on the west side of Seminole Pratt Whitney Road, and north of Seminole Ridge High School.

Adrenaline World will be open to all guests by appointment only in two-hour blocks of time. All Go-Karts will be powered by sustainable electric batteries to reduce noise and fumes. The subject application will be operated in accordance with the City’s Noise Ordinance.



The subject application includes the following structures and recreation features:

Structures / Recreation Features	Description
Adrenaline World Building	One (1) story plus Mezzanine Main Building: 92,773 SF
Maintenance Shed	564 SF
Restrooms / Changing Rooms	576 SF
Total	93,913 SF

In addition to above structures and recreation features, the subject application also includes the following:

- Viewing Terrace: 3,480 SF
- Covered Entry Pavillion: 1,180 SF
- Pit Lane Shade Cover: 187 SF
- Zipline & Monorail Platforms: 1,273 SF
- Café-Food Service (Covered): 3,535 SF
- Benches
- Bike Racks



Covered Entry Pavillion



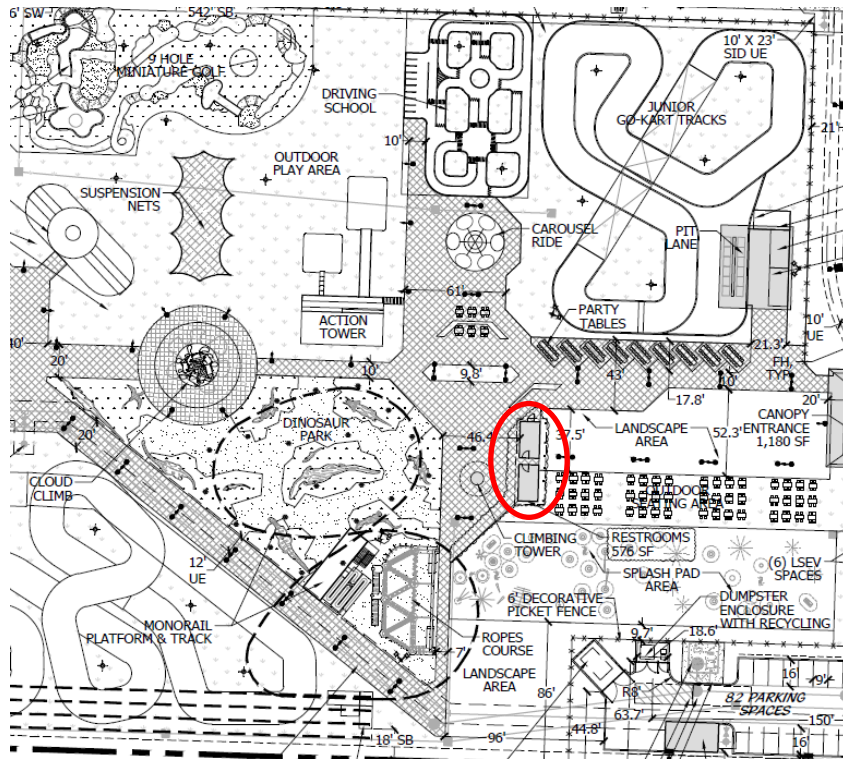
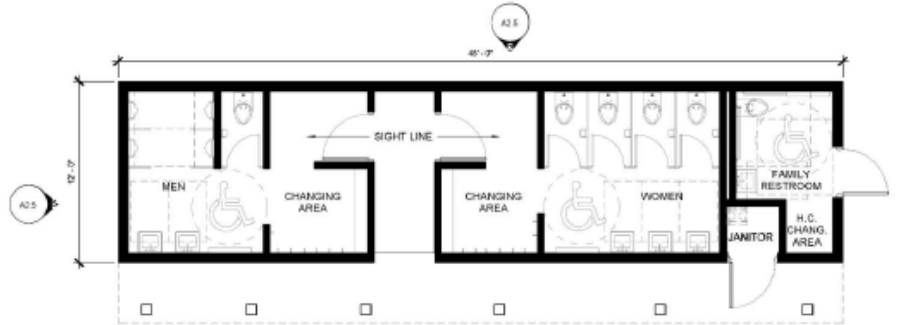
Pit Lane Shade Structure

Architectural Elevations

Adrenaline World will continue with the design aesthetics goals and vision for the City of Westlake while incorporating the yellow accent branding of the “Nxt Gen Adrenaline World” company as shown below.



The outdoor entertainment venue will also include a 576 Sq. Ft. restroom / changing rooms for guests to comfortably change for use of the splash pad or other amenities. Centrally located within the center of Adrenaline World, accessibility is current with City standards.



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'	138.6'	<i>In compliance</i>
Rear (South)	Main Structure: 10'	123.8'	<i>In compliance</i>
Side (East) (West)	Main Structure: 10'	East - 542' West - 30'	<i>In compliance</i>
Lot Coverage	Max Lot Coverage: 35%	12%	<i>In compliance</i>
Building Height	120 ft. max	61.5'	<i>In compliance</i>
Parking	Required parking: 95 (1/650 SF Indoor Rec.) Outdoor rec: 87 (6 Per AC)	Total: 267	<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%	51.77%	<i>In compliance</i>
Bike Racks	5 Spaces per Building: 15 12% of Required Parking: 10	30	<i>In compliance</i>

Drainage

Runoff from the site is directed to on-site inlets and storm sewer with discharge to on-site dry detention systems. The system then discharges into the master drainage system(M-2 Canal) 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.

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.

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.

Fire Rescue

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

FINAL REMARKS

SPR-2021-09 will be heard by the City Council on November 8, 2021. 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.



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

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

APPLICATION FOR SITE PLAN REVIEW

PLANNING & ZONING BOARD

Meeting Date: _____

CITY COUNCIL

Meeting Date: _____

INSTRUCTIONS TO APPLICANTS:

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

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

I. PROJECT DESCRIPTION & APPLICANT INFORMATION

PROJECT NAME: Pod H – Westlake Landings, Adrenaline World (Parcel F)

PROJECT ADDRESS: TBD

DESCRIPTION OF PROJECT: SPR-2021-09 - Pod H – Westlake Landings, Adrenalin World (Parcel F)

Property Control Number (PCN), list additional on a separate sheet: 77-40-43-01-17-000-0010/77-40-43-01-17-000-0020

Estimated project cost: TBD

Property Owner(s) of Record (Developer) Minto PBLH LLC (Contract Purchaser: Lloyd Kriek Ventures, LLC)

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

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

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

Name: Cotleur & Hearing

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

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

II. LAND USE & ZONING

- A) **ZONING MAP DESIGNATION** Mixed Use B) **FUTURE LAND USE MAP DESIGNATION** Downtown MXD
- C) **Existing Use(s)** Vacant/ AG/Utility
-
- D) **Proposed Use(s), as applicable** Commercial Recreation/Restaurant
-

III. ADJACENT PROPERTIES

	Name of Business/ Subdivision	Land Use Designation	Zoning Designation	Existing Use(s)	Approved Use(s)
NORTH	PUBLIX/Pod G	Downtown Mixed Use/Downtown Mixed Use	Mixed Use/Mixed Use	Under Construction/ Vacant	Mixed Use/Mixed
SOUTH	Pod H - Parcel G	Downtown Mixed Use	Mixed Use	Vacant	Mixed Use
EAST	Pod H - Parcels A-2/A- 1 and B	Downtown Mixed Use	Mixed Use	Vacant	Mixed Use
WEST	Unincorporated Single- Family	Unincorporated Single- Family	Unincorporated Single- Family	Unincorporated Single- Family	Unincorporated Single- Family

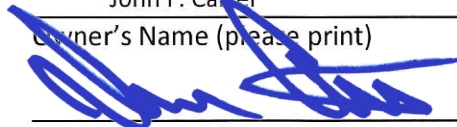
V. OWNER/APPLICANT ACKNOWLEDGEMENT AND CONSENT

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

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

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

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


 Owner's Signature

July 26, 2021
 Date

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


 Applicant/Agent's Signature

JULY 26, 2021
 Date

POD H Westlake Landings – Adrenaline World

Site Plan Review

Justification Statement

July 29, 2021

Revised: September 17, 2021

Introduction

The Applicant is pleased to submit this request for the site plan approval of an exciting Recreation Venue to be known as “Adrenaline World” within Pod H, “Westlake Landings” to be situated on Lot 2, Parcel F, of the previously platted Pod H site. This site consists of 14.4 acres and will contain multiple indoor and outdoor recreation venues. Pod H is located centrally within the TTD on the west side of Seminole Pratt Whitney Road, just north of Seminole Ridge High School. This recreation facility will provide endless entertainment options for the residents of Westlake as well as their Loxahatchee community neighbors.

Background

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

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

Historic and Recent Planning and Zoning Entitlements

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

On March 11, 2019, Resolution No. 2019-08 approved the final plat for Pod C-2, Civic Tract.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

On July 14, Resolution 2021-18, approved the site plan for the Westlake Wellness and Fitness Trail.

On July 14, Resolution 2021-19, approved the master Sign Plan for Pod H, “Westlake Landings”.

On July 14, Resolution 2021-20, approved the master Sign Plan for the Pod H, Parcel E, Self-Storage facility.

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

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

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

Subject Request

The Applicant is requesting the site plan approval of a commercial recreation site to be known as “Adrenaline World” within Pod H, “Westlake Landings” to be situated on Lot 2, Parcel F, of the previously platted Pod H site. This site consists of 14.4 acres and will contain multiple indoor and outdoor recreation venues.

Adrenaline World will be a purpose-built fun indoor and outdoor park for the entire family. The entire site will be utilized as an indoor and outdoor entertainment venue to be known as Adrenaline World. The indoor and expanded outdoor components provide for flexibility and variety of uses during different climatic seasons of the year. The facility is all geared toward family fun and excitement for users of all ages. The previously proposed tennis and pickleball facility and related fitness component have been removed from the site plan. This provides for greater area for the Applicant to meet the needs of all age categories and users.

The indoor recreation building will contain arcade games, virtual reality games, various themed climbing structures, a trampoline park, laser tag arenas and miniature golf. The miniature golf venue will be spaced themed and include 9 holes inside and 9 holes outside connected via a doorway portal to be known as the “vortex”. The miniature golf venue will be “astronomically” themed and will include an educational component for kids and grownups alike. Individual golf holes will be much different than the traditional “put-put”. Holes will be longer and include multiple levels of challenge. Party rooms for birthdays and special events will be available for rent. Food service will be provided as an amenity to those using the facilities. Food service will not be open to the public as a destination venue. Hours of operation will be 6 AM to 11 PM seven days a week.

Outside Adrenaline World will include the longest Go-Kart track in Florida as well as a small kid driving training track. All Go-Karts will be powered by sustainable electric batteries. This reduces noise and noxious fumes associated with traditional Go-Kart facilities. Additional outdoor entertainment venues include the Dinosaur Park, Splash Pad, Rope Course and Cloud Climb.

Use of Adrenaline World activities will be by appointment only, booked online in advance. Patrons will pay in advance for the use of the amenities in two-hour blocks of time. Payment will be done in advance as the facility will be a cashless venue. To provide the highest customer satisfaction and user experience the number of patrons is limited. Adrenaline World’s hours of operation will be 2 PM to 10 PM on weekdays and 9 AM to Midnight on weekends and holidays.

Pod H is to be known as “Westlake Landings” and is situated west of Seminole Pratt Whitney Road, south of Persimmon Boulevard and north of Seminole Ridge High School. The Final Subdivision Plan was previously approved on July 24, 2019, and on October 28, 2019, Resolution No. 2019-36 approved the Plat for Pod H. Moving forward, Pod H will be subdivided by metes and bounds, whereby no additional platting will be necessary. Subsequently, the Pod H master plan was recently amended and approved on June 14, 2021. In addition, the site plan for a Self-Storage facility located on Parcel E of Pod H was also approved on that date.

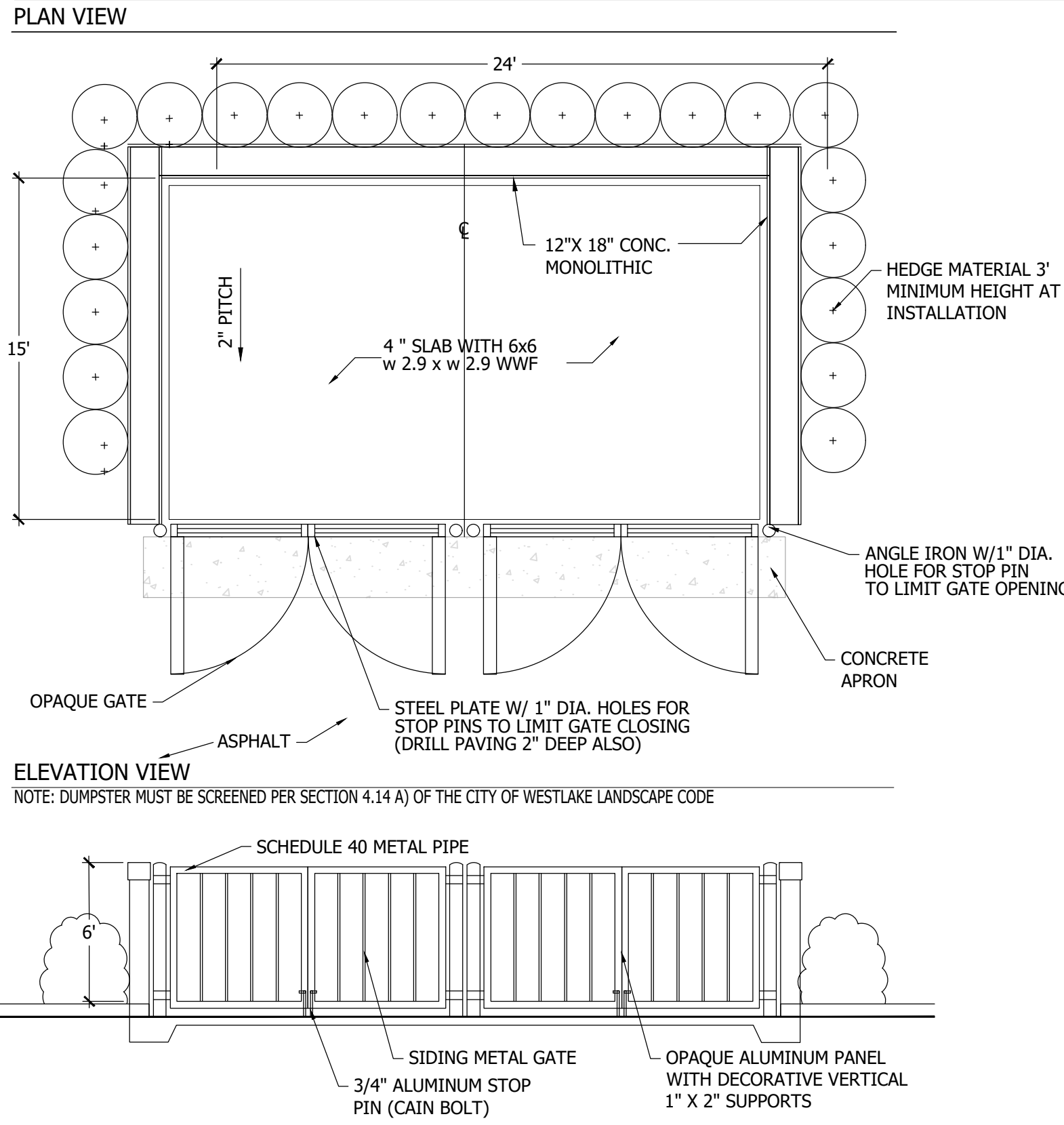
Pod H, and therefore, Lot 2-Parcel F, have a Mixed-Use zoning designation allowing commercial, retail, industrial uses, and commercial recreation. The site plan for Adrenaline World will be processed in accordance with Article 3 “Zoning Districts” of the Westlake Code of Ordinances. The subject site 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 commercial recreation facility is considered a permitted use within the Mixed-Use Zoning District.

The site development plan will require approval by the Westlake City Council with public notice as required by Article 2, Table 2.3. All of the proposed uses are 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.

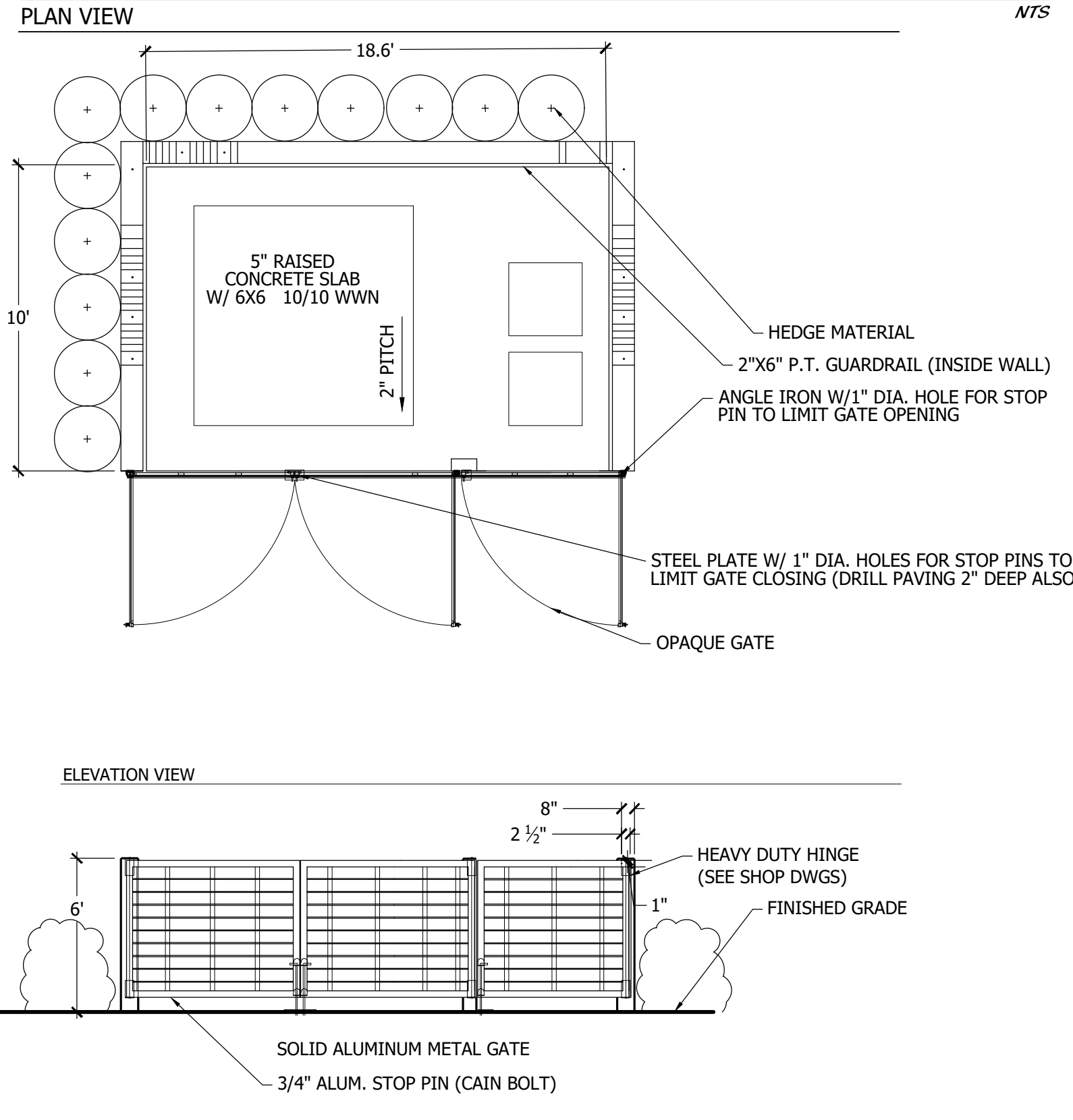
Conclusion

The Applicant is requesting approval of Adrenaline World on Lot 2, Pod H - Parcel F 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.

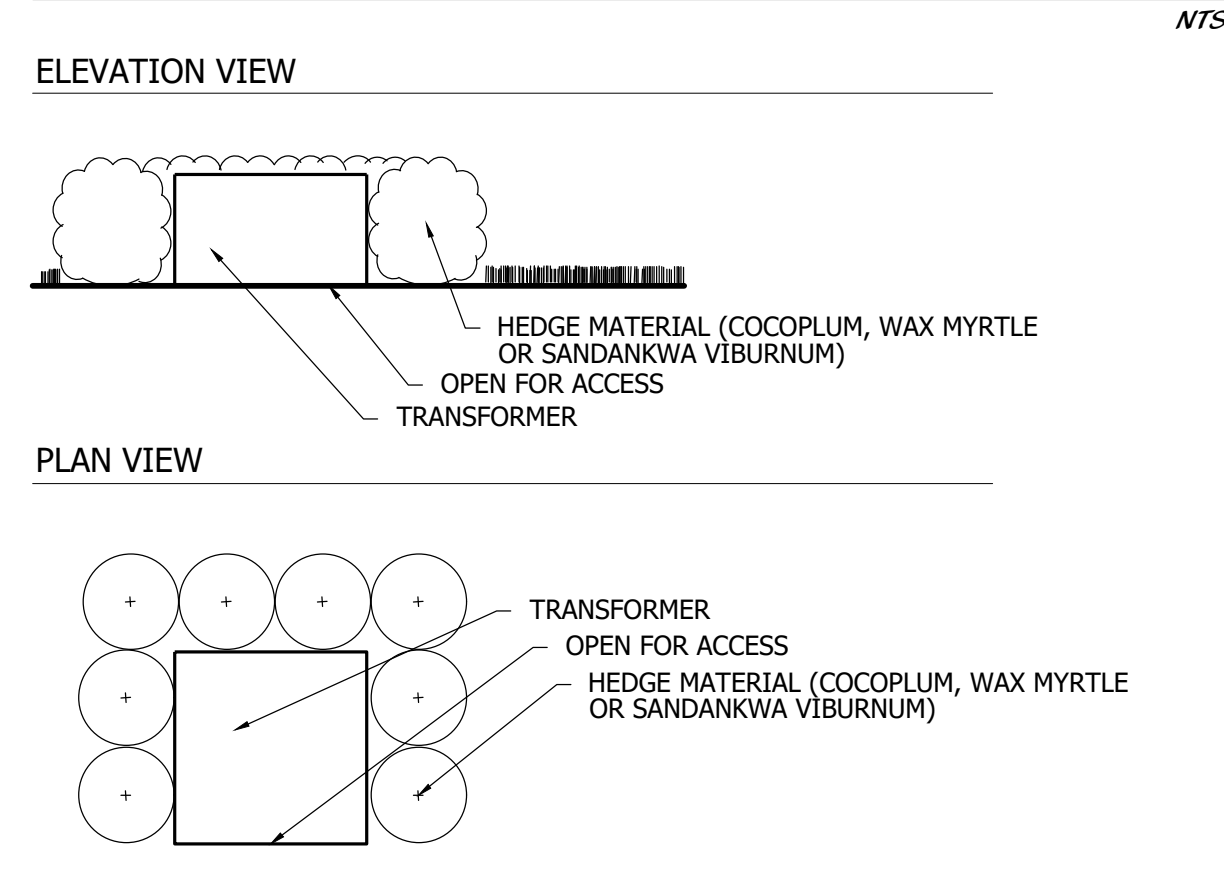
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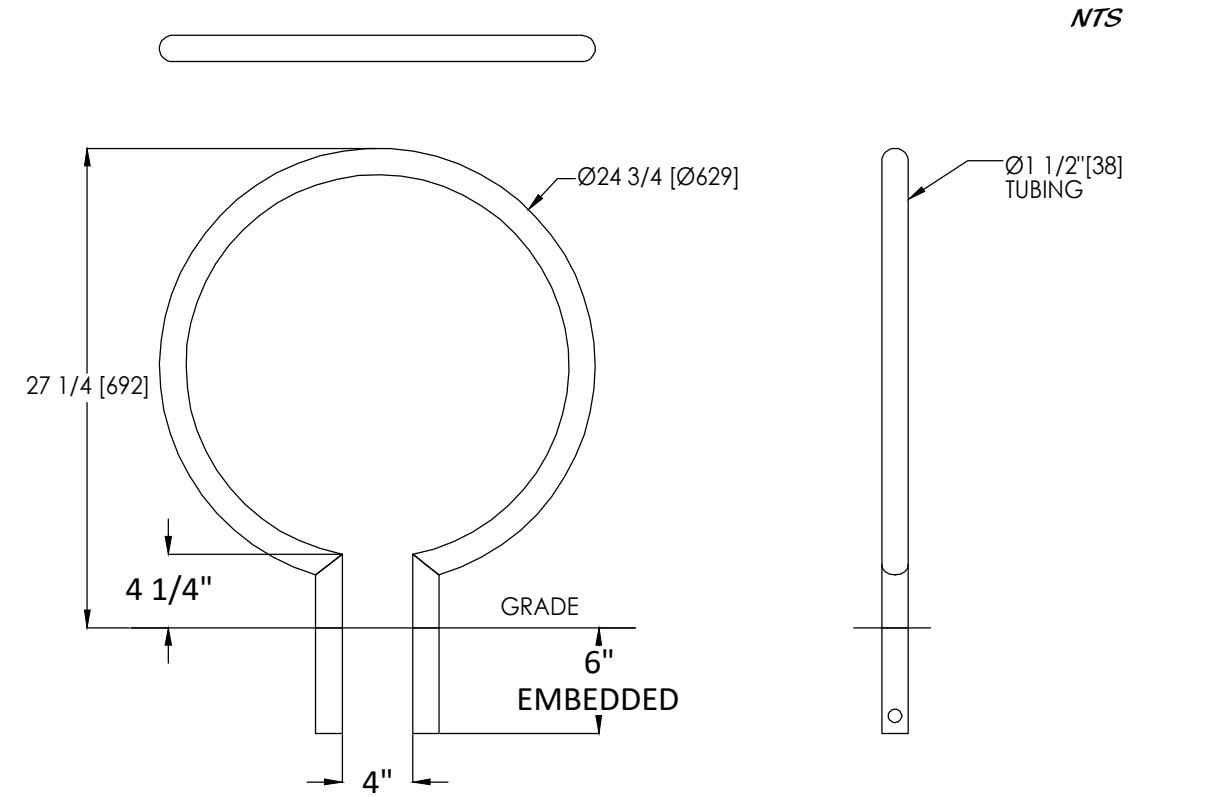
DUMPSTER DETAIL



TRANSFORMER DETAIL



BIKE RACK DETAIL

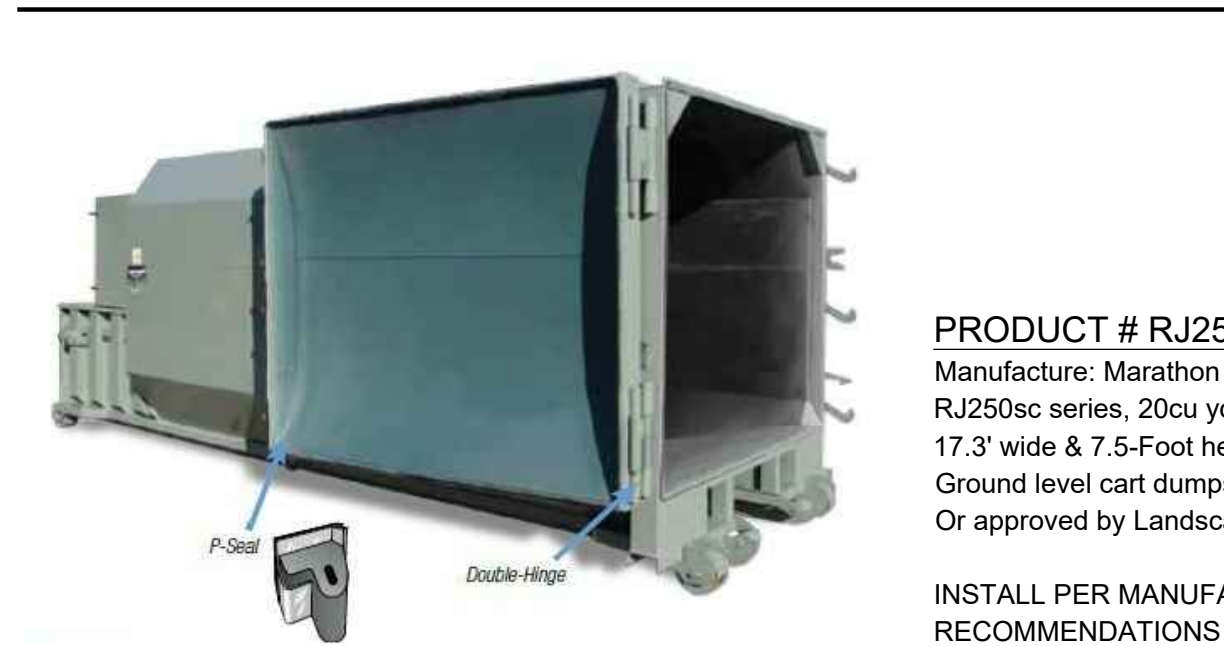


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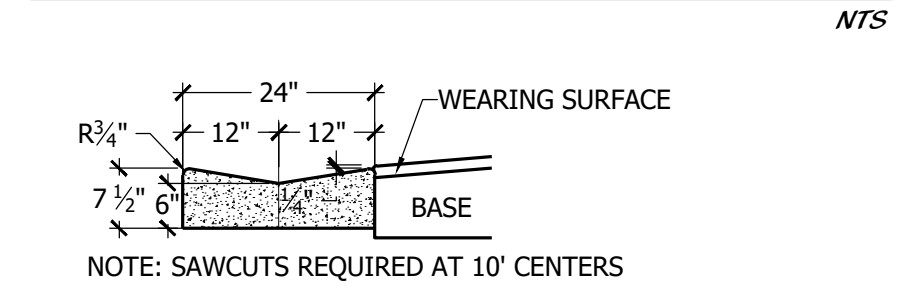
BENCH DETAIL



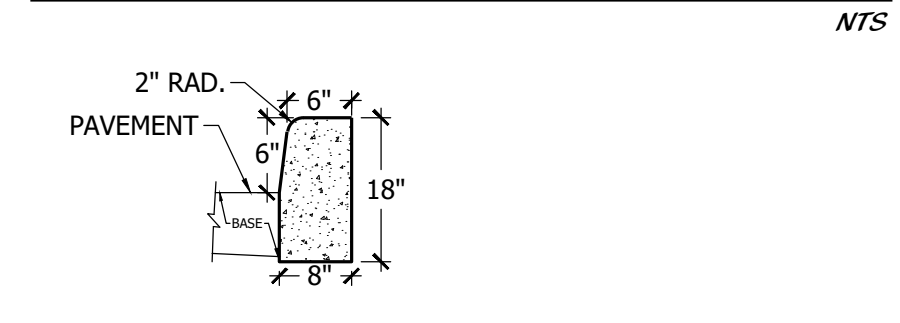
COMPACTOR



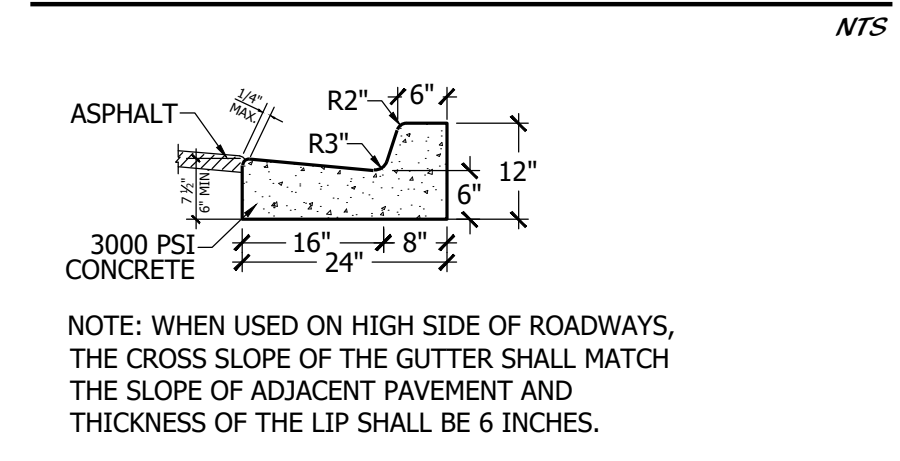
VALLEY CURB DETAIL



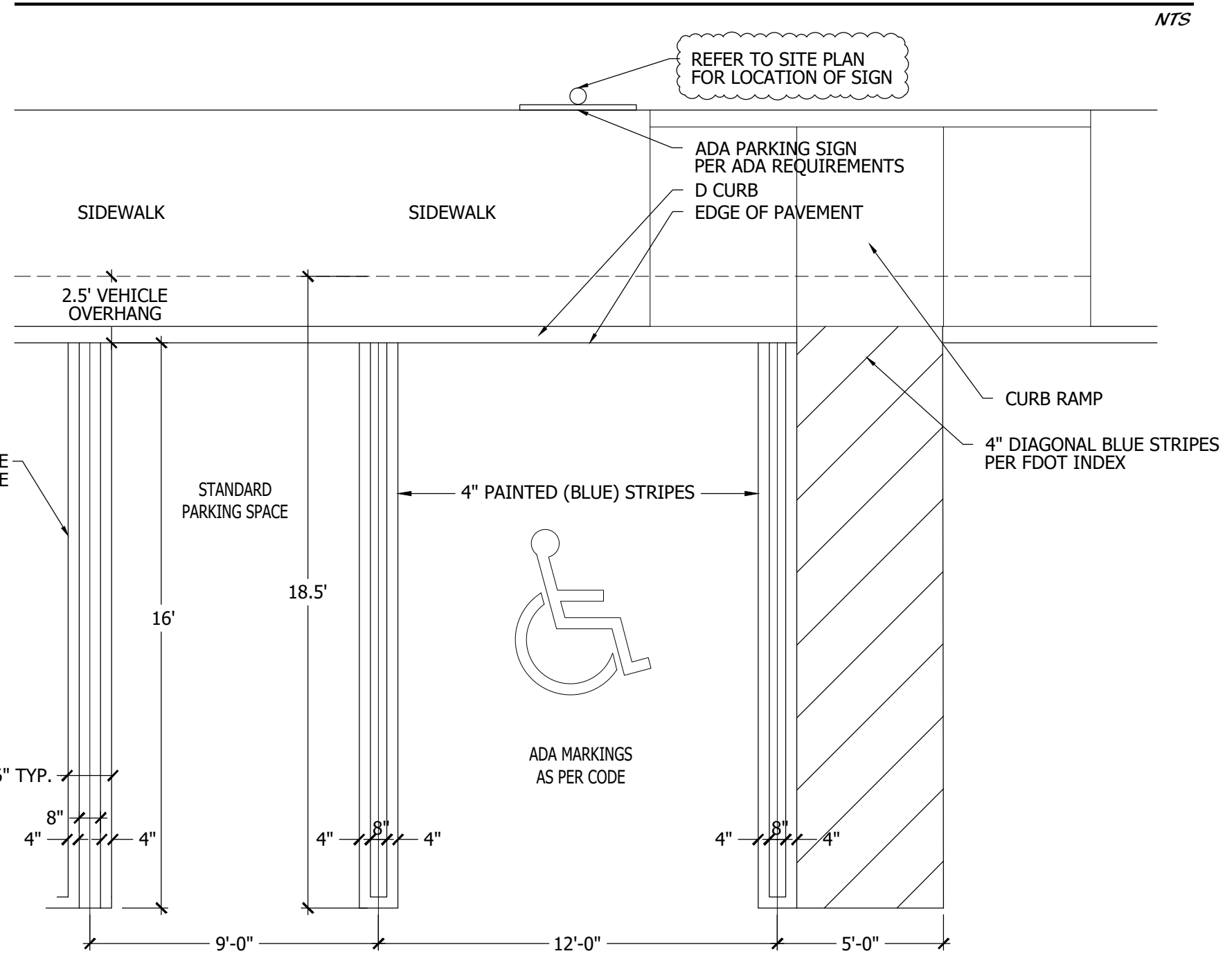
D CURB DETAIL



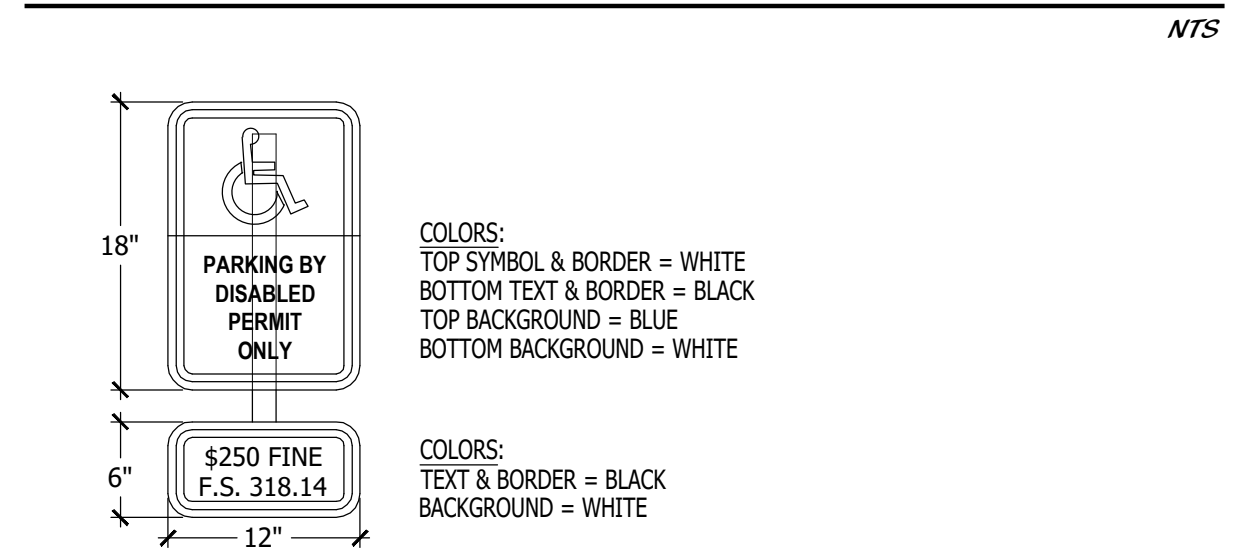
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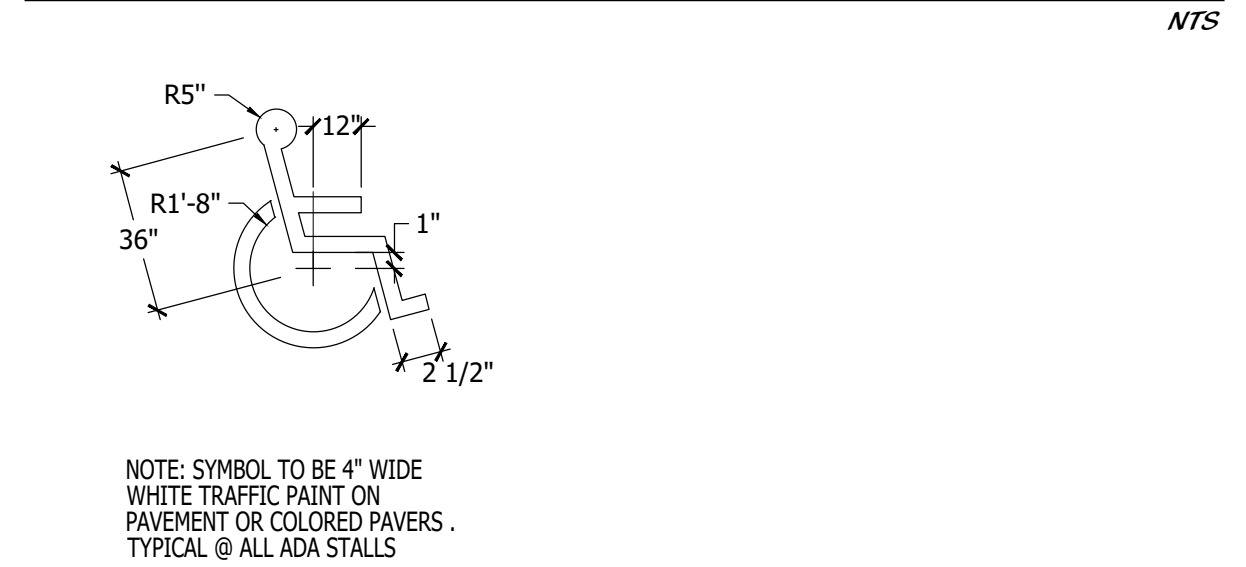
STANDARD AND ADA PARKING DETAIL



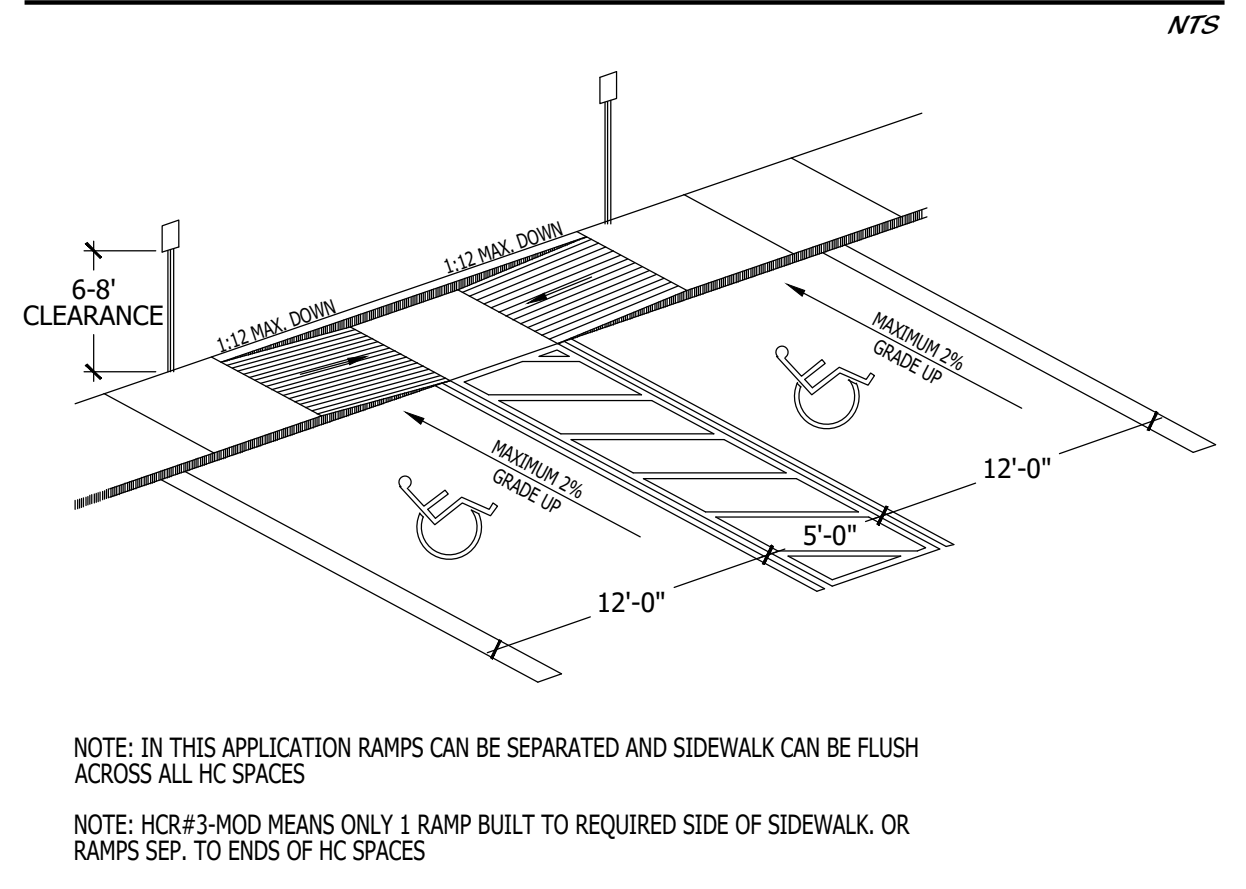
ADA SIGN DETAIL



ADA SYMBOL DETAIL

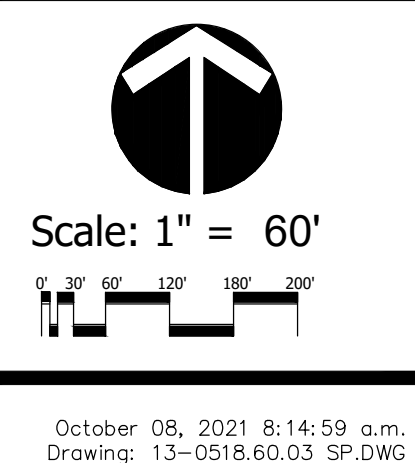


ADA RAMP DETAIL

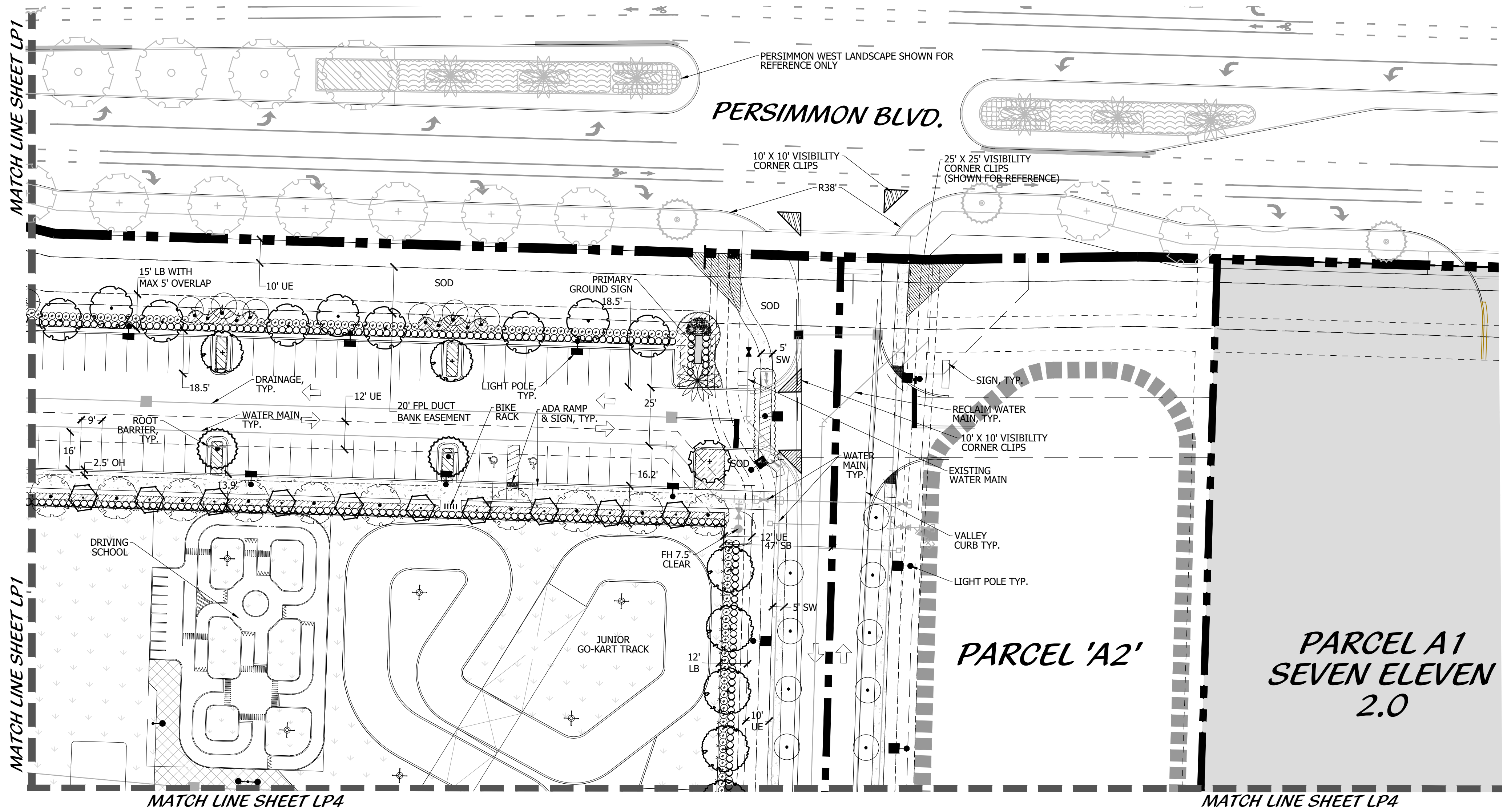


Donaldson E. Hearing: A01
 Digitally signed by Donaldson E. Hearing: A01
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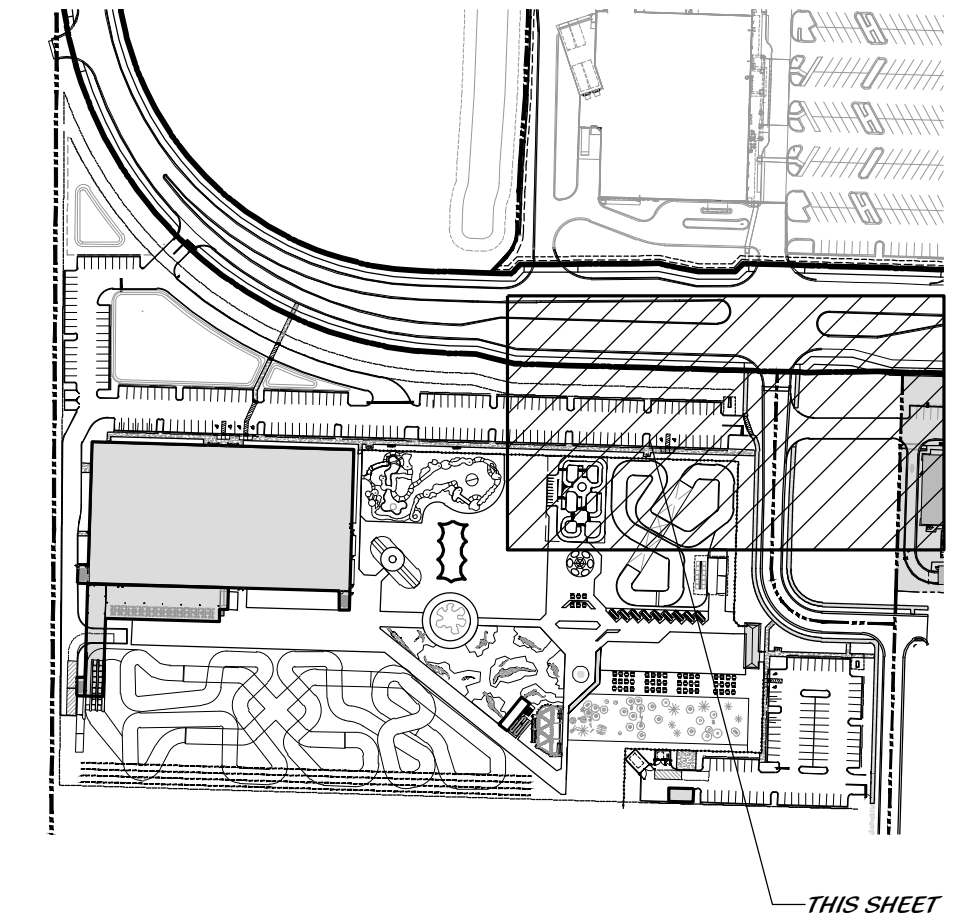
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DRAWN	RNK
APPROVED	DEH
JOB NUMBER	13-0518.60
DATE	07-29-21
REVISIONS	09-17-21 10-08-21



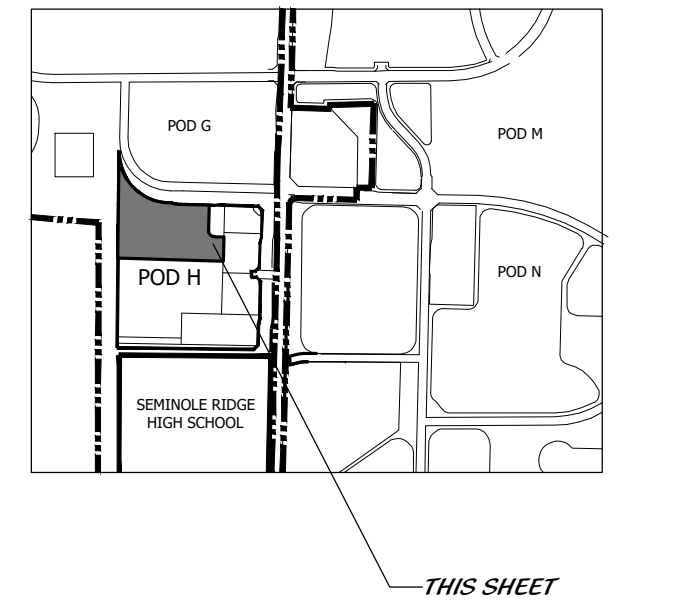
Site Details



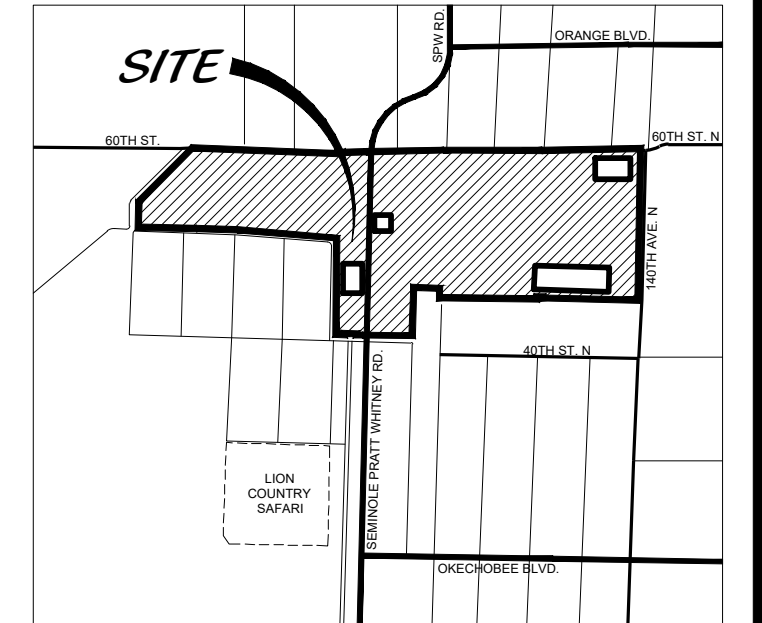
SHEET MAP



KEY MAP

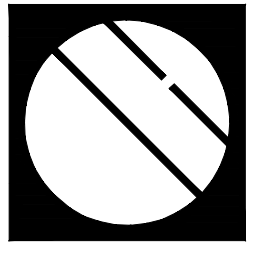


LOCATION MAP



LEGEND

- ADA AMERICAN DISABILITIES ACT
- LB LANDSCAPE BUFFER
- R RADIUS
- SB SETBACK
- SW SIDEWALK
- TYP TYPICAL
- ADA SIGN ADA SIGN
- STOP SIGN STOP SIGN
- PEDESTRIAN CROSSING PEDESTRIAN CROSSING



Cotleur & Hearing

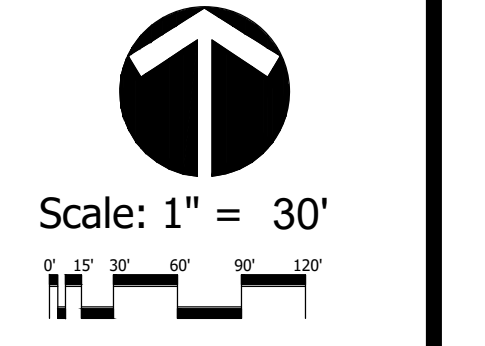
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

WESTLAKE LANDINGS
NXT GEN - ADRENALINE WORLD
PALM BEACH COUNTY, FL

Digitally signed by Donaldson E Hearing: A010980000015D8A109800000013286A00016979 Date: 2021.10.08 13:00:00 -0400

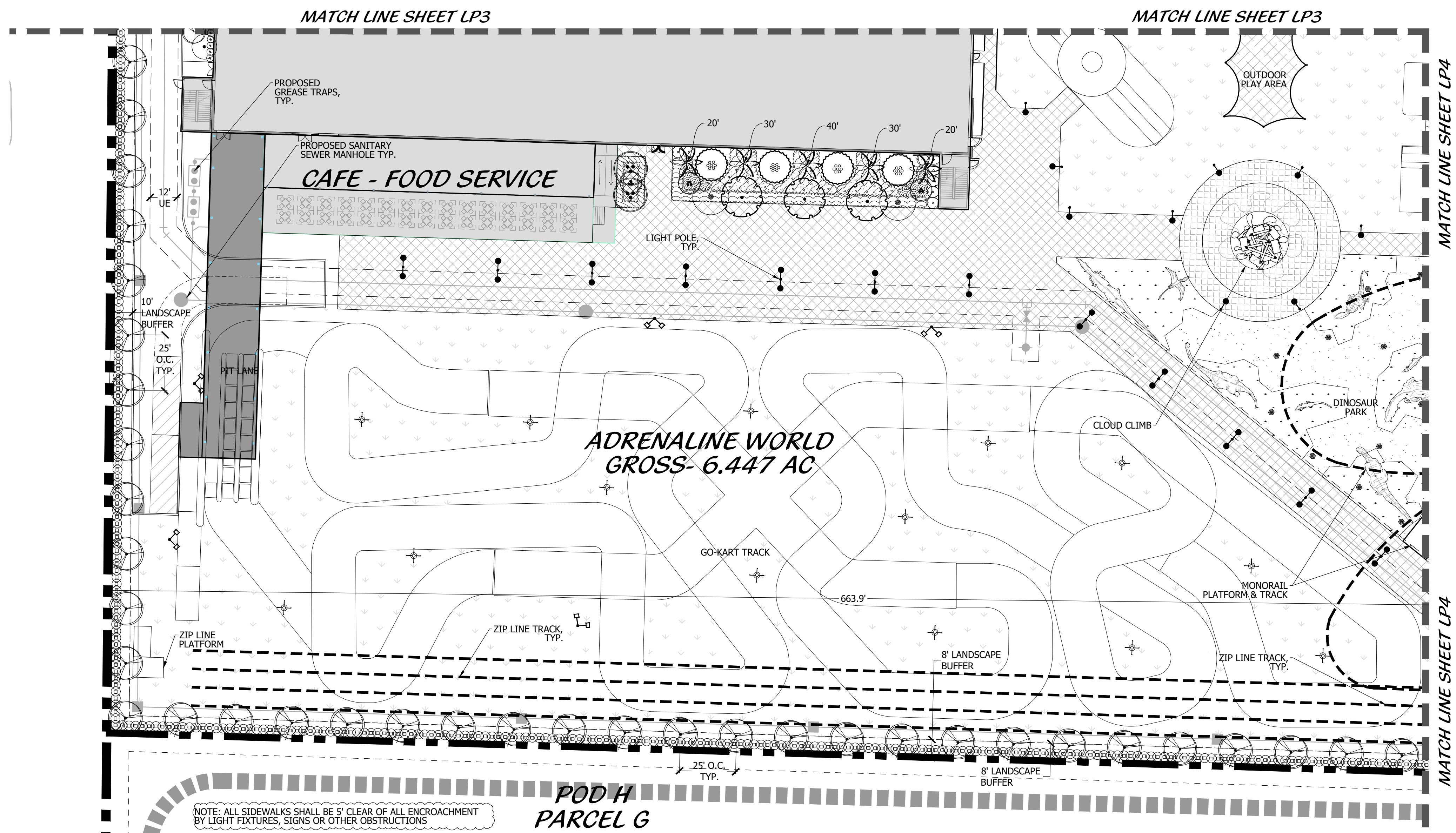


DESIGNED	DEH/JCO
DRAWN	JCO
APPROVED	DEH
JOB NUMBER	13-0518.60
DATE	07-26-21
REVISIONS	08-31-21 09-17-21 (10-08-21)



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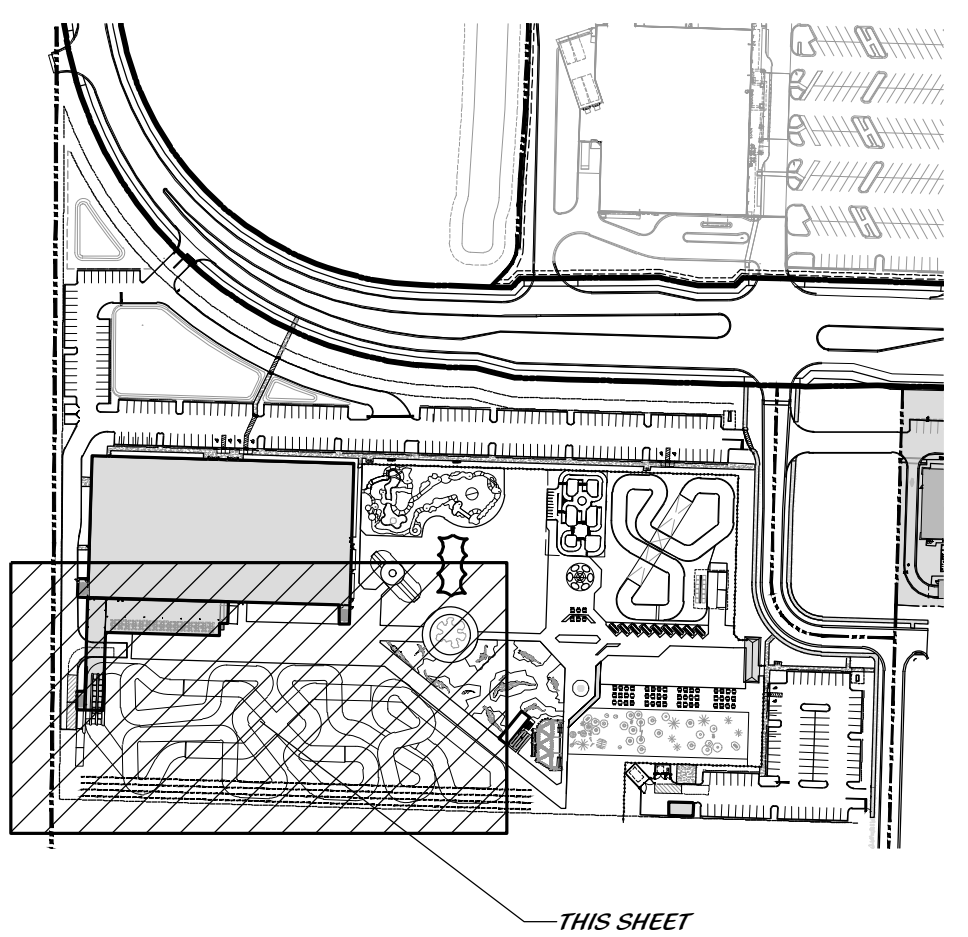
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Landscape Plan*



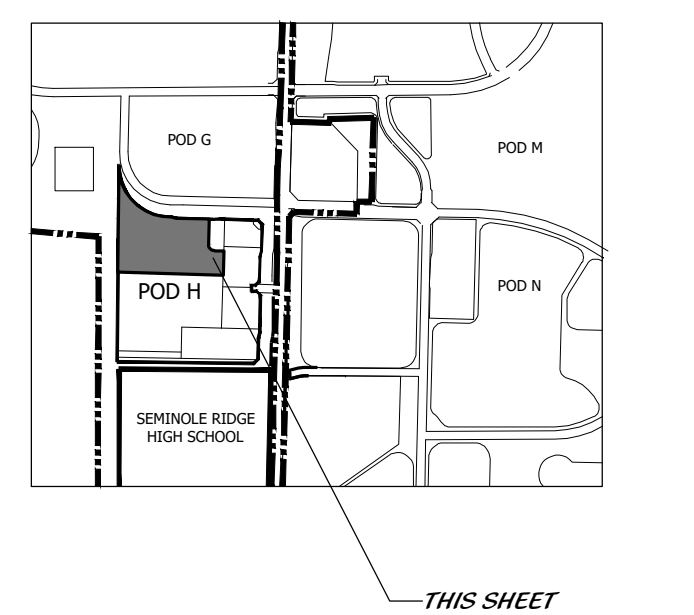
NOTE: ALL SIDEWALKS SHALL BE 5' CLEAR OF ALL ENCROACHMENT BY LIGHT FIXTURES, SIGNS OR OTHER OBSTRUCTIONS

POD H
PARCEL G

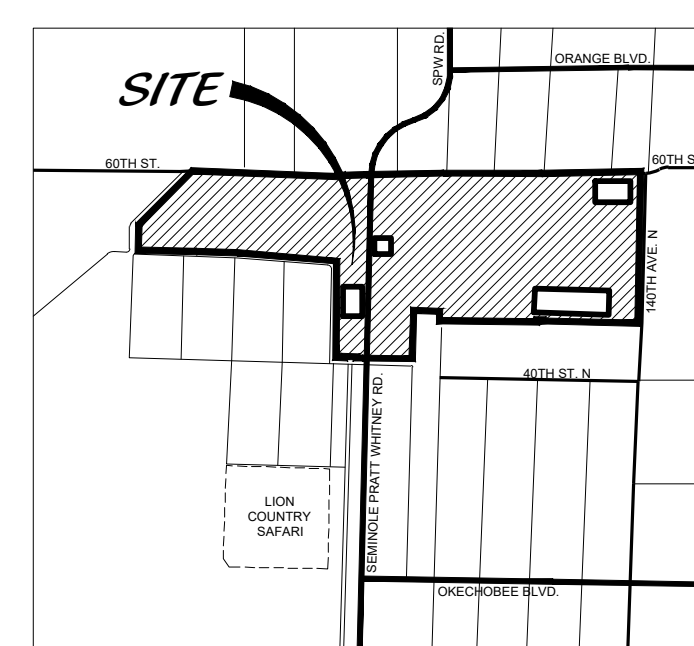
SHEET MAP



KEY MAP

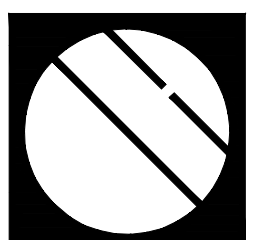


LOCATION MAP



LEGEND

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- SB SETBACK
- SW SIDEWALK
- TYP TYPICAL
- ADA SIGN
- STOP SIGN
- PEDESTRIAN CROSSING



Cotleur & Hearing

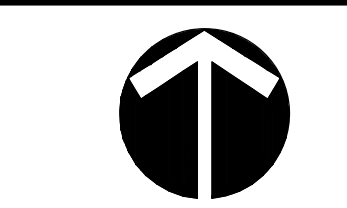
Landscape Architects
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Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
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Lic# LC-C000239

WESTLAKE LANDINGS
NXT GEN - ADRENALINE WORLD
PALM BEACH COUNTY, FL

Digitally signed by Donaldson E. Hearing: A01980000015D8A10000016078 Date: 2021.10.02 2:04:00



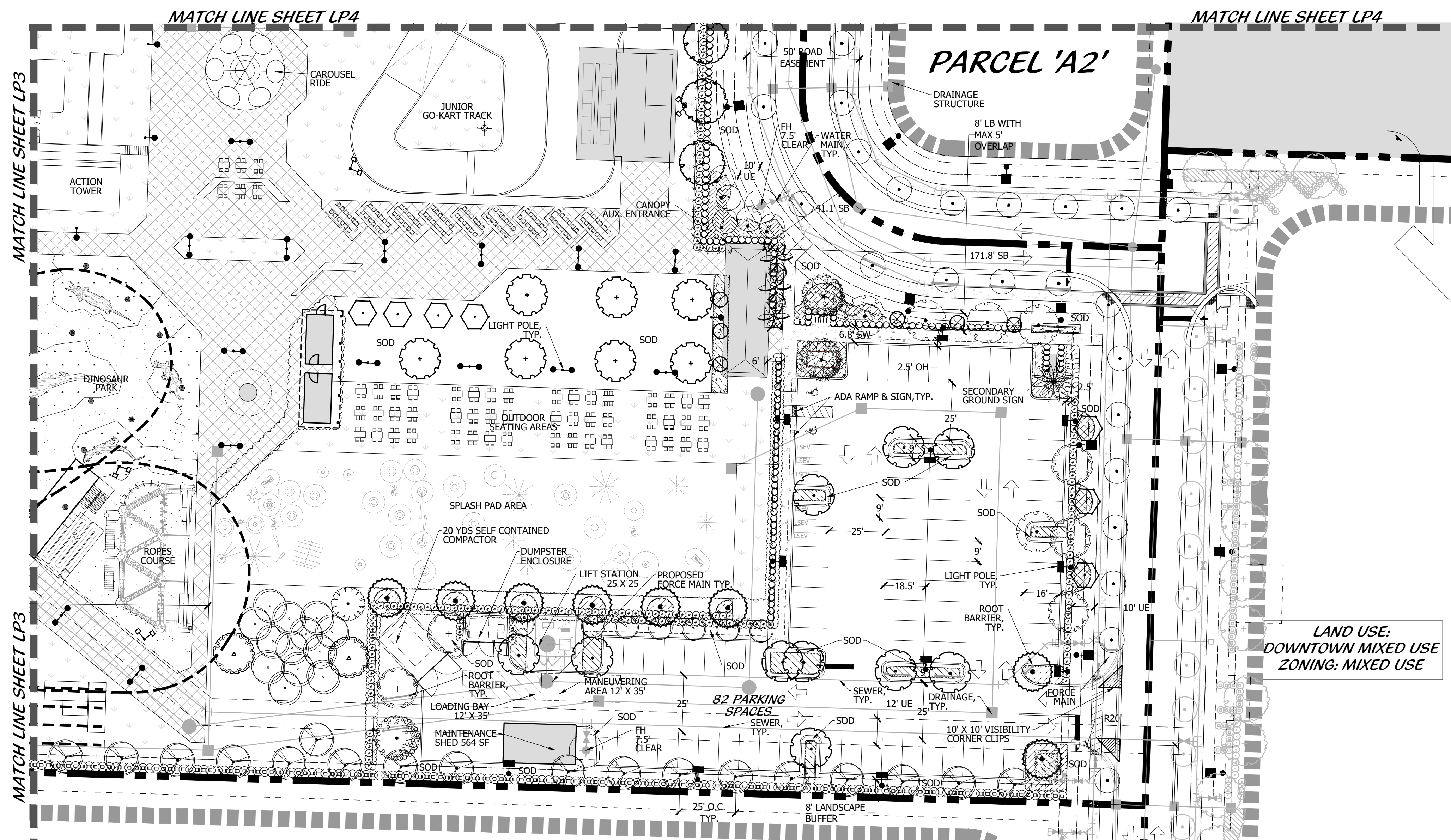
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JOB NUMBER	13-0518.60
DATE	07-26-21
REVISIONS	08-31-21 09-17-21 (10-08-21)



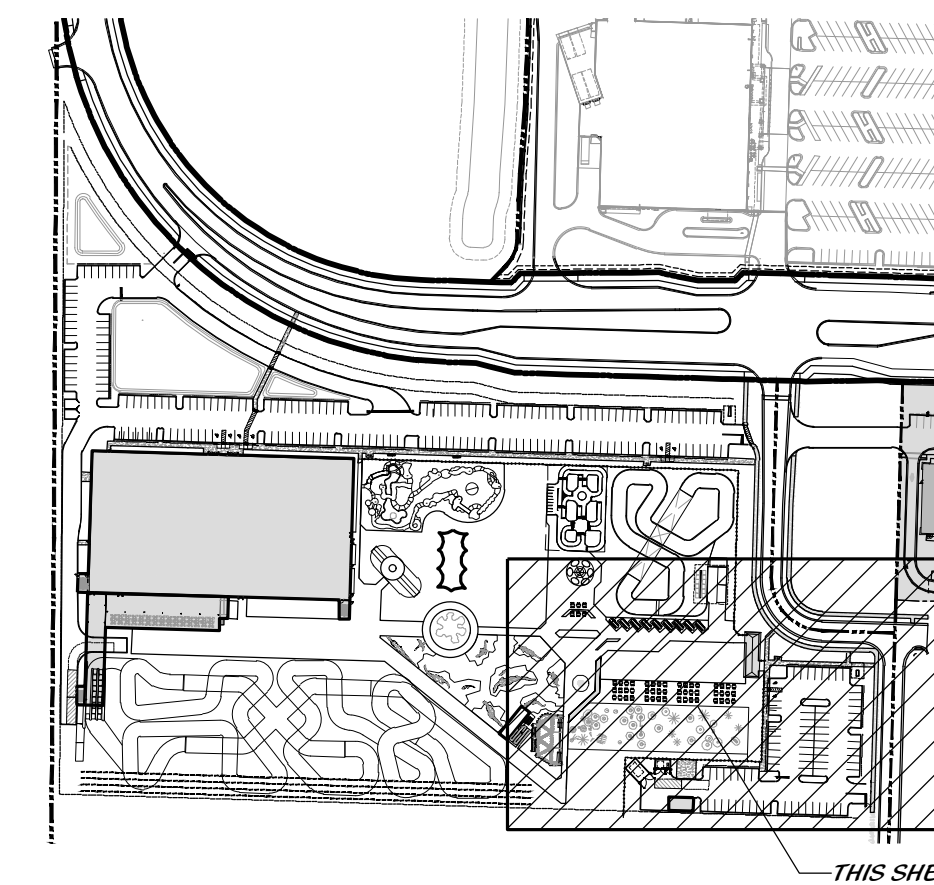
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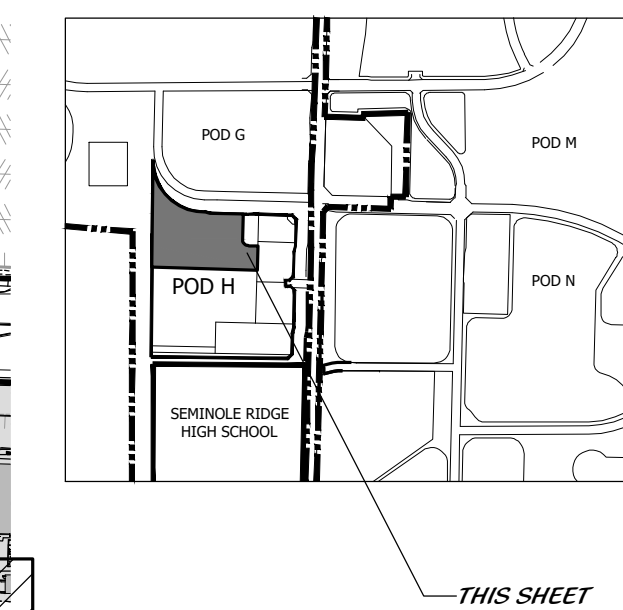
*Conceptual
Landscape Plan*



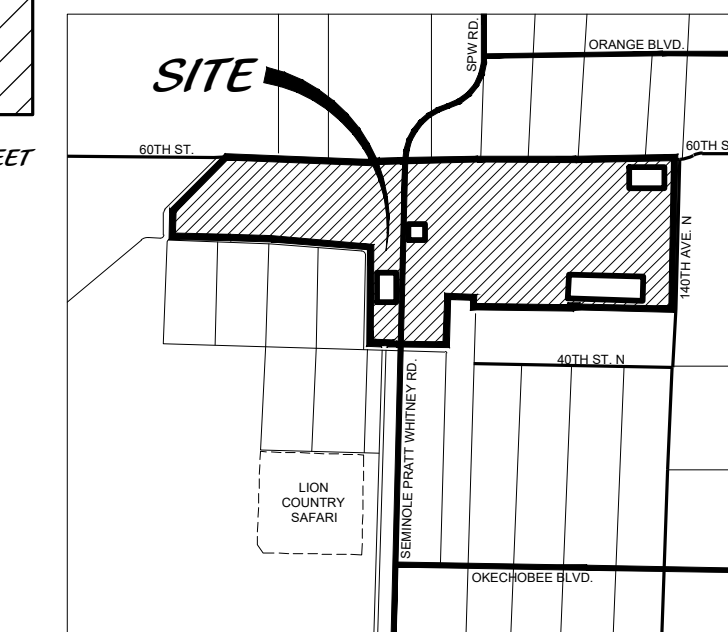
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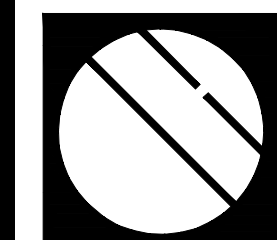


LOCATION MAP



LEGEND

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- LB LANDSCAPE BUFFER
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- ADA SIGN
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- PEDESTRIAN CROSSING



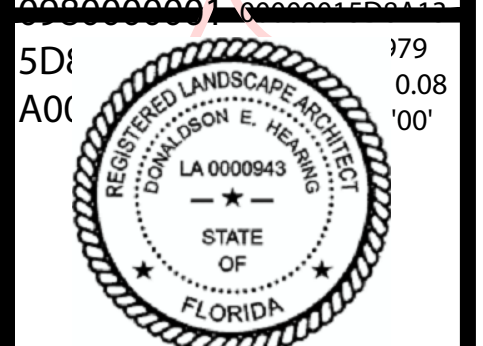
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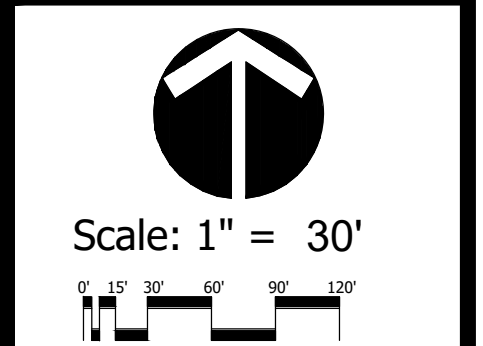
WESTLAKE LANDINGS

**NXT GEN - ADRENALINE WORLD
PALM BEACH COUNTY, FL**

Donaldson E Digitally signed
Hearing:A01 by Donaldson E
Hearing:A01098



DESIGNED	DEH/JCO
DRAWN	JCO
APPROVED	DEH
JOB NUMBER	13-0518.60
DATE	07-26-21
REVISIONS	08-31-21 09-17-21 (10-08-21)



October 08, 2021 1:49:17 p.m.
Drawing: 13-0518.60.03 LP.DWG

**Conceptual
Landscape Plan**

DESCRIPTION:

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

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, WESTLAKE - POD H, AS RECORDED IN PLAT BOOK 129, PAGES 135 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.01°42'45"W., A DISTANCE OF 43.18 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE N.01°42'45"W., A DISTANCE OF 247.07 FEET; THENCE N.88°17'15"W., A DISTANCE OF 1080.37 FEET TO A POINT ON THE EAST LINE OF THE M-2 CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 1749, AND THE WEST BOUNDARY LINE OF WESTLAKE - POD H PLAT, BOTH OF SAID PUBLIC RECORDS; THENCE N.00°29'31"E., ALONG SAID EAST LINE OF THE M-2 CANAL EASEMENT AND WEST BOUNDARY LINE OF SAID PLAT, A DISTANCE OF 338.60 FEET; THENCE N.00°20'11"E., ALONG SAID EAST LINE OF THE M-2 CANAL EASEMENT AND WEST BOUNDARY LINE OF SAID PLAT, A DISTANCE OF 755.66 FEET TO THE NORTHWEST CORNER OF SAID WESTLAKE - POD H PLAT; THENCE THE FOLLOWING SIX (6) COURSES BEING ALONG THE NORTHERLY LINE OF SAID PLAT: 1) N.89°42'52"E., A DISTANCE OF 2.34 FEET; 2) THENCE S.02°39'52"E., A DISTANCE OF 38.71 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 515.00 FEET; 3) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°37'22", A DISTANCE OF 769.62 FEET TO A POINT OF TANGENCY; 4) THENCE S.88°17'15"E., A DISTANCE OF 36.60 FEET; 5) THENCE S.75°52'48"E., A DISTANCE OF 51.21 FEET; 6) THENCE S.88°17'15"E., A DISTANCE OF 338.65 FEET; THENCE S.01°42'45"W., A DISTANCE OF 254.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 67.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 105.24 FEET TO A POINT OF TANGENCY; THENCE S.88°17'15"E., A DISTANCE OF 94.38 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 628,779 SQUARE FEET OR 14.435 ACRES, MORE OR LESS.

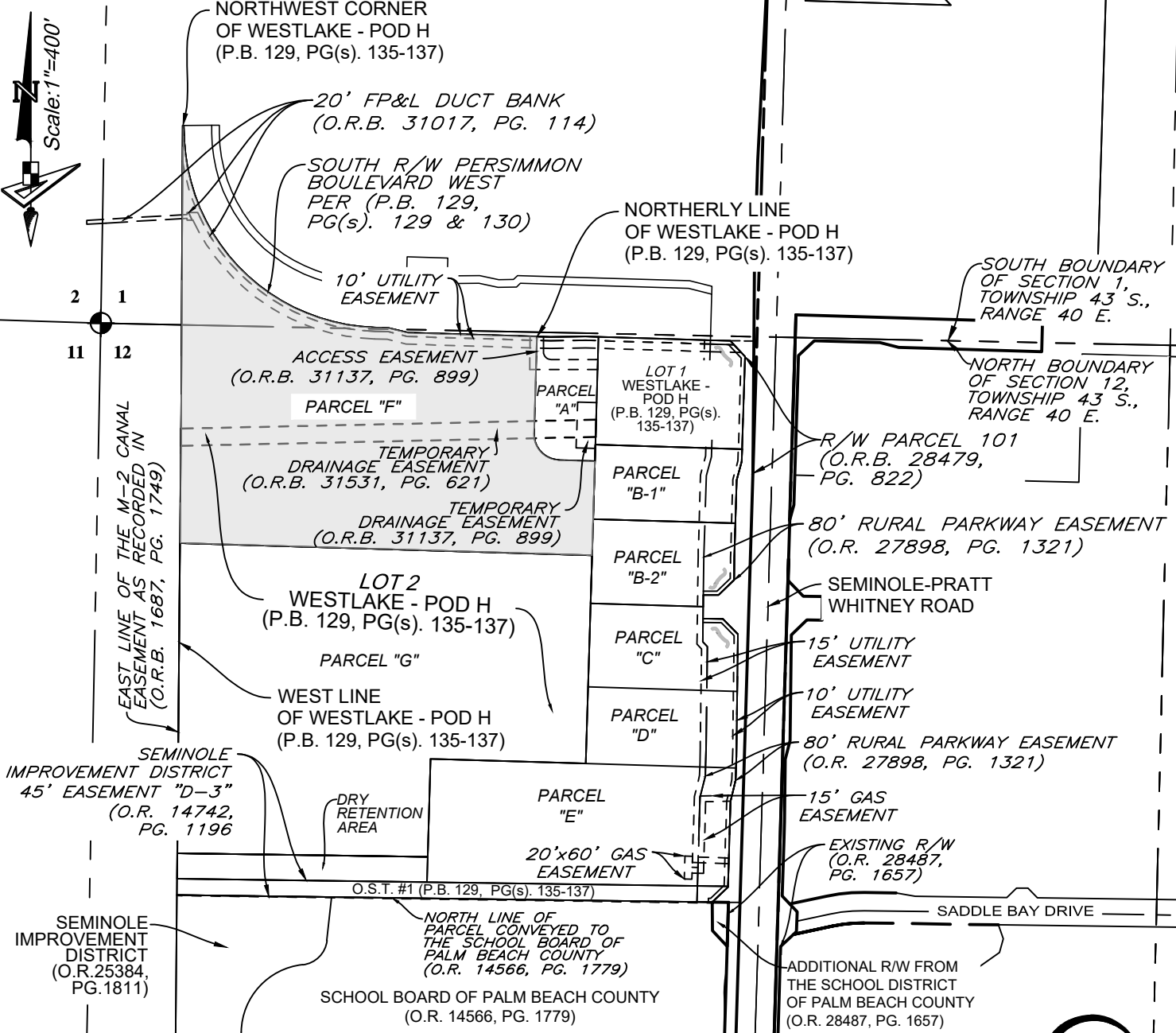
**WESTLAKE - POD H _ PARCEL "F"
SKETCH AND DESCRIPTION**



REVISIONS				Prepared For: MINTO COMMUNITIES	
No.	Date	Description	Dwn.	Last Date of Field Survey: N/A	
				SURVEYOR'S CERTIFICATE This certifies this Sketch and Description was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Gary Rager <small>DN: c=US, st=Florida, l=Tampa, o=GeoPoint Surveying, Inc, ou=Professional Surveyor and Mapper, cn=Gary Rager, email=GaryR@geopointsurvey.com, Date: 2021.05.07.13:04:24 -0400</small> Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828	
Sheet No. 1 of 3 Sheets				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
				194	
Drawn: SWM Date: 03/02/21 Data File: ~~~~~ Check: GAR P.C.: ~~~~ Field Book: ~~~~~ Section: 12 Twn. 43S Rng. 40E Job #: Pod H_PARCEL F				4152 W. Blue Heron Blvd. Phone: (561) 444-2720 Suite 105 www.geopointsurvey.com Riviera Beach, FL 33404 Licensed Business Number LB 7768	

LEGEND

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



WESTLAKE - POD H PARCEL "F" SKETCH AND DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.

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



GeoPoint
Surveying, Inc.

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

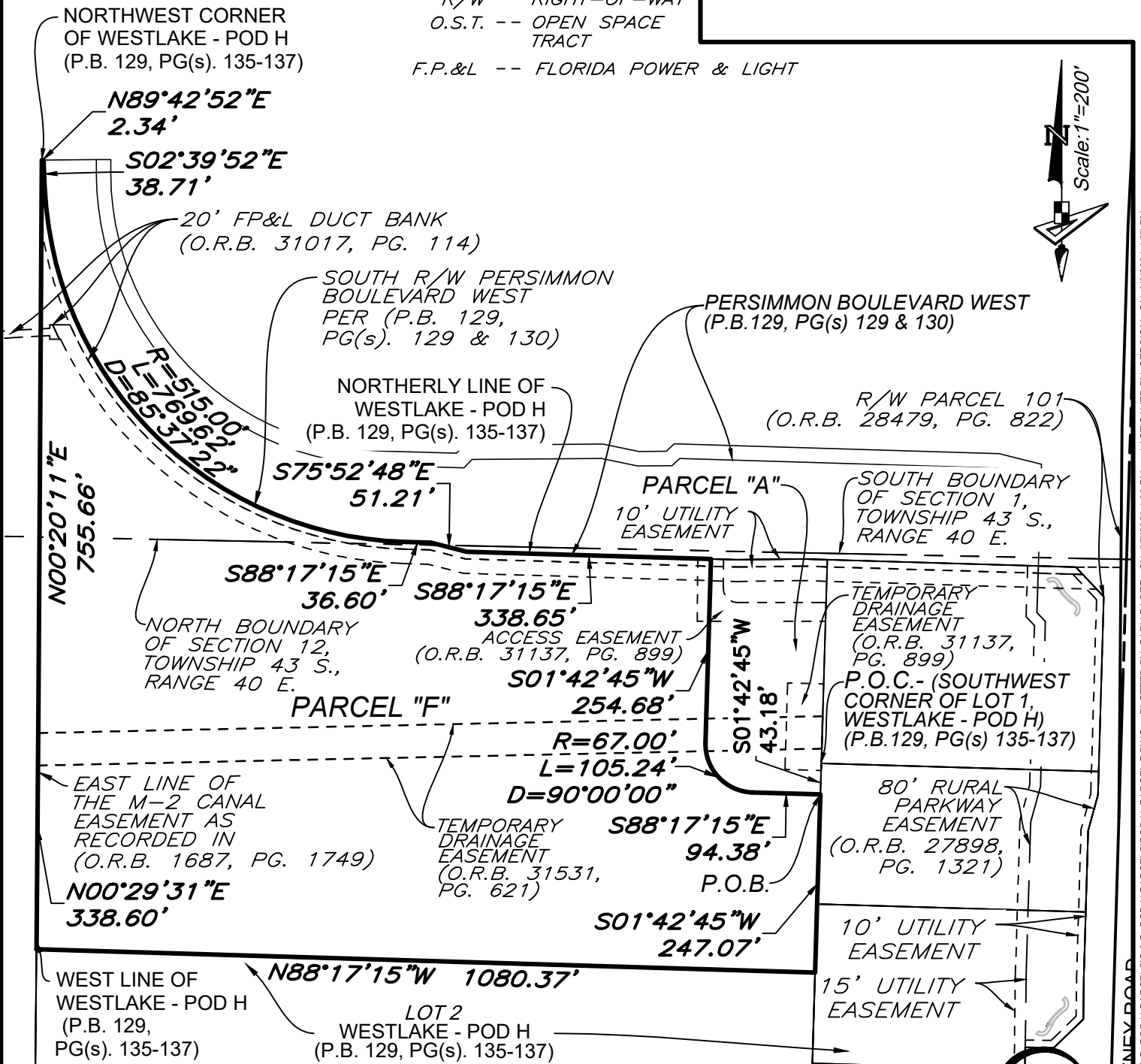
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

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

DWG NAME: W:\WESTLAKE\WESTLAKE - NAV D88\SURVEYS & D_POD H\PARCELS\POD H_PARCELS\F.DWG PLOTTED BY: GARY RAGER ON: 5/7/2021 1:03 PM LAST SAVED BY: SERGIOM ON: 3/8/2021 4:07 PM

LEGEND

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



WESTLAKE - POD H PARCEL "F" SKETCH AND DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.

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

GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd. Suite 105
 Riviera Beach, FL 33404
 Phone: (561) 444-2720
 www.geopointsurvey.com
 Licensed Business Number LB 7768

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

DWG NAME: W:\WESTLAKE\WESTLAKE - NAV D88\SURVEYS & D_POD H\PARCELS & D_POD H\PARCELS\POD H_PARCEL F.DWG PLOTTED BY: GARY RAGER ON: 5/7/2021 1:03 PM LAST SAVED BY: SERGIOM ON: 3/8/2021 4:07 PM



July 14, 2021
Revised August 27, 2021

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

**Re: Westlake Pod H Parcel F - #PTC21-074
Traffic Statement**

Dear Mr. Cassel:

The purpose of this letter is to present a trip generation analysis of the proposed Pod H Parcel F Site Plan Application and an evaluation of the Development Order conditions as required by Engineering Conditions 6a and 6b. Westlake is an approved project under Article 12, Traffic Performance Standards, of the Palm Beach County Unified Land Development Code (ULDC) with a buildout year of 2035. This application is for 14.435 Acres of Commercial Recreation.

Attachment 1A provides a land use inventory of the approved uses, current request and previously approved requests for Westlake. Attachment 1B provides the traffic equivalency table, which is based on the August 26, 2021 Equivalency Analysis. The calculation of daily, AM and PM peak hour trips associated with this site plan is provided on Attachment 2. The Commercial Recreation trip generation rate adopted by Palm Beach County is attached at the end of this report. The cumulative trip generation for all proposed site plan applications is provided on Attachments 3A, 3B and 3C for the Daily, AM and PM peak hour trip, respectively. The internalization matrices are provided in the Appendix.

Attachment 4 provides a summary of engineering conditions associated with dwelling units or trips. As shown, there are several conditions applicable to this request. These conditions have been met, or will be met upon building permit thresholds. Therefore, the proposed Site Plan Application is in compliance with the Westlake Development Order. The Parcel F driveway volumes are shown on Attachment 5A. Attachment 5B provides the driveway volumes to date for Pod H.

Sincerely,



Digitally signed by
Rebecca J Mulcahy
Date: 2021.08.27
10:26:38 -04'00'

Rebecca J. Mulcahy, P.E.
Vice President

Attachments

ec: John Carter

Rebecca J. Mulcahy, State of Florida, Professional Engineer, License No. 42570
This item has been electronically signed and sealed by Rebecca J. Mulcahy, P.E. on 8/27/21 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Attachment 1A Westlake Pod H - Parcel F Land Use Inventory

Land Use	ITE Code	Approved Intensity	Current Request	Previously Submitted (1)	Total Utilization To Date	Remaining To Be Built
Residential - SF	210	2,946 DUs		2,223	2,223	723
Residential - MF Condos.	230	600 DUs		130	130	470
Residential - 55+ Detached	251	800 DUs		468	468	332
Residential - 55+ Attached	252	200 DUs		-	-	200
Hotel	310	150 Rooms		-	-	150
Community College	540	3,000 Students		3,000 (4)	3,000	-
General Office	710	450,000 SF		104,000 (2),(5)	104,000	346,000
Research & Devel.	760	600,000 SF	195,146 (9)	83,878 (3),(6)	279,024	320,976
Light Industrial	110	450,000 SF		-	-	450,000
Shopping Center	820	500,000 SF		216,712 (5),(7),(8)	216,712	283,288
Community Center	495	70,000 SF		24,675	24,675	45,325
Church	560	70,000 SF		38,155	38,155	31,845
Daycare	565	10,000 SF		-	-	10,000
Park	412	192 Acres		-	-	192

- (1) Represents Pods L, Q, PC-1, K, R, P, O, M, H, I, J, PC-5, T, G, N and S.
(2) Pod K: 12,379 SF of Free-Standing Emergency Department is equivalent to 4,000 SF of General Office based on previous Equivalency Analysis.
(3) Pod H 7-11: Gas Station, Convenience Store and Car Wash are equivalent to 47,000 SF of R&D based on previous Equivalency Analysis.
(4) The 3,000-student Community College is equivalent to Pod I/J-ISTF and Pod PC-5, Tax Collector's Office based on previous Equivalency Analysis.
(5) The Publix at Westlake Plaza uses are equivalent to 100,000 SF of Office and 140,000 SF of Retail based on previous Equivalency Analysis.
(6) Pod H Self Storage: 140,000 SF Self Storage is equivalent to 36,878 SF R&D per Equivalency Analysis date 8/26/21.
(7) Pod H Parcel B: 14,450 SF Shopping Center + 2,065 SF Fast Food Rest. w/DT (which is equivalent to 9,660 SF Shopping Center per Equivalency Analysis dated 8/26/21).
(8) Pod H Parcel C: 2,525 SF Coffee Shop w/DT and 4,240 SF Fast Food Restaurant w/DT is equivalent to 35,902 SF Shopping Center, per Equivalency Analysis dated 8/26/21).
(9) Pod H Parcel F: 14.435 Acres Commercial Rdreation is equivalent to 195,146 SF R&D per Equivalency Analysis date 8/26/21.

Attachment 1B
Westlake Pod H - Parcel F
Traffic Equivalency Table

Equivalency No.	Proposed Use		Equivalent Use		Approved Intensity (1)	New Total Allowed
	Land Use	Intensity	Land Use	Intensity		
1	Free-Standing Emergency Dept.	12,379 SF	General Office	4,000 SF	450,000 SF	446,000 SF
2	Gas Station	16 FP	Research & Devel.	47,000 SF	600,000 SF	553,000 SF
	Convenience Store	4,500 SF				
	Car Wash	1 Ln				
3	ISTF	1 Complex	Community College	3,000 St.	3,000 St.	-
4	Tax Collector/Gov. Office	23,735 SF				
5	Publix at Westlake Plaza					
	Shopping Center	124,700 SF	Shopping Center	140,000 SF	500,000 SF	360,000 SF
	Fast Food Restaurant w/DT	4,000 SF	General Office	23,000 SF	446,000 SF	423,000 SF
	High Turnover Sit-down Rest.	5,750 SF				
	Bank w/DT	5,550 SF				
6	Self Storage	140,000 SF	Research & Devel.	36,878 SF	553,000 SF	516,122 SF
7A	Fast Food Restaurant w/DT	2,065 SF	Shopping Center	9,660 SF	360,000 SF	350,340 SF
7B	Coffee/Donut Shop With DT	2,525 SF	Shopping Center	35,902 SF	350,340 SF	314,438 SF
	Fast Food Restaurant w/DT	4,240 SF				
7C	Commercial Recreation	14.435 Acres	Research & Devel.	195,146 SF	516,122 SF	320,976 SF

(1) Approved minus previously converted equivalencies.

**Attachment 2
Westlake Pod H - Parcel F
Trip Generation**

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Pass-by Trips (1)		Total Trips
Commercial Recreation	PBC	14.435 Acres	103.944 / Acre	50%	1,500	-	0%	1,500
Total					1,500	-	0%	1,500

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips			In	Out	Trips
Commercial Recreation	PBC	14.435 Acres	1.27 / Acre	67%	12	6	18	-	0%	12	6	18
Total					12	6	18	-	0%	12	6	18

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips			In	Out	Trips
Commercial Recreation	PBC	14.435 Acres	8.83 / Acre	48%	61	66	127	-	0%	61	66	127
Total					61	66	127	-	0%	61	66	127

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

Attachment 3A
Westlake Pod H - Parcel F
Daily Trip Generation - Cumulative

West Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Internal Trips (2)	External Trips	Interzonal Trips (4)	External Trips	Pass-by Trips (1)	New Trips			
Residential - MF Condos.	230	- DUs	6.65 /DU	-	-	0.0%	-	-	0%	-			
Residential - 55+ Detached	251	- DUs	8 /DU	-	-	0.0%	-	-	0%	-			
Residential - 55+ Attached	252	- DUs	6 /DU	-	-	0.0%	-	-	0%	-			
General Office	710	- SF	Ln (T) = 0.77Ln (X)+3.65	-	-	0.0%	-	-	10%	-			
Research & Devel.	760	- SF	Ln (T) = 0.83Ln (X)+3.09 (3)	-	-	0.0%	-	-	10%	-			
Pod H Industrial Use	N/A	- SF	Pre-Calc'd	-	-	0.0%	-	-	10%	-			
Shopping Center	820	14,450 SF	Ln (T) = 0.65Ln (X)+5.83	1,931	-	0.0%	1,931	210	10.9%	1,721	494	28.7%	1,227
Park	412	- Acres	2.28 /Acre	-	-	10.0%	-	-	0%	-	-	-	
Car Wash	PBC	1 Lane	166 /Lane	166	-	0.0%	166	22	13.3%	144	-	0%	144
Pod H Commercial Uses (5)	N/A	148,830 SF	Pre-Calc'd	6,752	-	0.0%	6,752	681	10.1%	6,071	1,742	28.7%	4,329
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	14.3 X PM Peak Hour Trips	3,818	-	0.0%	3,818	382	10.0%	3,436	2,096	61%	1,340
Publix at Westlake Plaza	N/A	140,000 SF	Pre-Calc'd	9,570	-	0.0%	9,570	957	10.0%	8,613	2,472	28.7%	6,141
TOTALS				22,237	-	0.0%	22,237	2,252	10.1%	19,985	6,804		13,181

East Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Internal Trips (2)	External Trips	Interzonal Trips (2)	External Trips	Pass-by Trips (1)	New Trips			
Residential - SF (N,O,T,U)	210	697 DUs	10 /DU	6,970	362	5.2%	6,608	515	7.8%	6,093	-	0%	6,093
Residential - SF (F,M,P,Q,R,S)	210	1,526 DUs	10 /DU	15,260	794	5.2%	14,466	1,128	7.8%	13,338	-	0%	13,338
Residential - MF Condos.	230	130 DUs	6.65 /DU	865	45	5.2%	820	67	8.2%	753	-	0%	753
Residential - 55+ Detached	251	468 DUs	8 /DU	3,744	195	5.2%	3,549	287	8.1%	3,262	-	0%	3,262
Hotel	310	- Rooms	8.92 /Room	-	-	0.0%	-	-	0%	-	-	10%	-
Community College	540*	- Students	2.29 /Student	-	-	0.0%	-	-	0%	-	-	0%	-
General Office	710	- SF	Ln (T) = 0.77Ln (X)+3.65	-	-	30.1%	-	-	0%	-	-	10%	-
Research & Devel.	760	- SF	Ln (T) = 0.83Ln (X)+3.09 (3)	-	-	30.1%	-	-	0%	-	-	10%	-
Light Industrial	110	- SF	6.97 /1000 SF	-	-	30.1%	-	-	0%	-	-	10%	-
Shopping Center	820	16,700 SF	Ln (T) = 0.65Ln (X)+5.83	2,122	1,118	52.7%	1,004	-	0%	1,004	572	57.0%	432
Park	412	- Acres	2.28 /Acre	-	-	30.4%	-	-	0%	-	-	0%	-
Community Center	495	24,675 SF	33.82 /1000 SF	835	254	30.4%	581	-	0%	581	29	5%	552
Church	560	38,155 SF	9.11 /1000 SF	348	106	30.4%	242	-	0%	242	12	5%	230
Daycare	565	- SF	74.06 /1000 SF	-	-	30.4%	-	-	0%	-	-	50%	-
ISTF	N/A	1 Complex	Pre-Calc'd	5,520	464	8.4%	5,056	212	4.2%	4,844	-	0%	4,844
FSED	650	12,379 SF	Pre-Calc'd	309	104	33.5%	205	13	6.2%	192	19	10%	173
Tax Collector	730	23,735 SF	Pre-Calc'd	536	161	30.1%	375	30	8.1%	345	35	10%	310
TOTALS				36,509	3,603	9.9%	32,906	2,252	6.2%	30,654	667		29,987

COMBINED TOTALS				58,746	3,603	6.1%	55,143	4,504	7.7%	50,639	7,471		43,168
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* Rate obtained from Palm Beach State College trip generation study by Kimley-Horn.

(1) Source: Approved Minto West Traffic Study, Palm Beach County ULDC Article 13, or ITE Trip Generation, unless otherwise noted. Retail pass-by rate limited to 28.7% per approved study.

(2) Utilized average of individual AM and PM peak hour internalization rates.

(3) Source: Institute of Transportation Engineers, Trip Generation, 9th Edition.

(4) Utilized average of individual AM and PM peak hour internalization rates with adjustments to balance with the east side interzonal trips.

(5) Self Storage + Parcel B: Fast Food Rest. w/DT + Parcel C: Fast Food Rest. w/DT and Coffee Shop w/DT + Parcel F: 14.435 Acres Commercial Rec.

Shaded cells represent current request.

Attachment 3B
Westlake Pod H - Parcel F
AM Peak Hour Trip Generation - Cumulative

West Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips (2)	External Trips			Interzonal Trips (2)	External Trips			Pass-by Trips (3)	New Trips					
				In	Out	Total		In	Out	Total		In	Out	Total		In	Out	Total			
Residential - MF Condos.	230	- DUs	$\text{Ln}(T) = 0.80\text{Ln}(x) + 0.26$ (17/83)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
Residential - 55+ Detached	251	- DUs	0.22 /DU (35/65)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
Residential - 55+ Attached	252	- DUs	0.2 /DU (34/66)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
General Office	710	- SF	$\text{Ln}(T) = 0.80\text{Ln}(x) + 1.57$ (88/12)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Research & Devel.	760	- SF	$\text{Ln}(T) = 0.87\text{Ln}(x) + 0.86$ (83/17)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Pod H Industrial Use	N/A	- SF	Pre-Calc'd	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Shopping Center	820	14,450 SF	0.96 /1000 SF (62/38)	9	5	14	-	0.0%	8	6	14	1	7.1%	7	6	13	4	28.7%	5	4	9
Park	412	- Acres	0.02 /Acre (61/39)	-	-	-	-	10.0%	-	-	-	-	10.0%	-	-	-	-	0%	-	-	-
Car Wash	PBC	1 Lane	11.97 /Lane (50/50)	6	6	12	-	0.0%	6	6	12	1	8.3%	5	6	11	-	0%	5	6	11
Pod H Commercial Uses (4)	N/A	148,830 SF	Pre-Calc'd	264	246	510	-	0.0%	264	246	510	27	5.3%	248	235	483	139	28.7%	177	167	344
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	12.3*FP + 15.5(X) (50/50)	134	133	267	-	0.0%	134	133	267	14	5.2%	126	127	253	154	61%	49	50	99
Publix at Westlake Plaza	N/A	140,000 SF	Pre-Calc'd	207	161	368	-	0.0%	207	161	368	19	5.2%	196	153	349	100	28.7%	140	109	249
TOTALS				620	551	1,171	-	0.0%	619	552	1,171	62	5.3%	582	527	1,109	397		376	336	712

East Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips (2)	External Trips			Interzonal Trips (2)	External Trips			Pass-by Trips (3)	New Trips					
				In	Out	Total		In	Out	Total		In	Out	Total		In	Out	Total			
Residential - SF (N,O,T,U)	210	697 DUs	0.75 /DU (25/75)	131	392	523	27	5.2%	123	373	496	4	0.8%	122	370	492	-	0%	122	370	492
Residential - SF (F,M,P,Q,R,S)	210	1,526 DUs	0.75 /DU (25/75)	286	859	1,145	60	5.2%	268	817	1,085	9	0.8%	265	811	1,076	-	0%	265	811	1,076
Residential - MF Condos.	230	130 DUs	$\text{Ln}(T) = 0.80\text{Ln}(x) + 0.26$ (17/83)	11	53	64	2	5.2%	10	52	62	1	1.6%	10	51	61	-	0%	10	51	61
Residential - 55+ Detached	251	468 DUs	0.22 /DU (35/65)	36	67	103	5	5.2%	34	64	98	1	1.0%	34	63	97	-	0%	34	63	97
Hotel	310	- Rooms	0.53 /Room (59/41)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Community College	540*	- Students	0.11 /Student (87/13)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
General Office	710	- SF	$\text{Ln}(T) = 0.80\text{Ln}(x) + 1.57$ (88/12)	-	-	-	-	13.9%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Research & Devel.	760	- SF	$\text{Ln}(T) = 0.87\text{Ln}(x) + 0.86$ (83/17)	-	-	-	-	13.9%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Light Industrial	110	- SF	0.92 /1000 SF (88/12)	-	-	-	-	13.9%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Shopping Center	820	16,700 SF	0.96 /1000 SF (62/38)	10	6	16	11	68.8%	2	3	5	-	0.0%	2	3	5	3	57.0%	1	1	2
Park	412	- Acres	0.02 /Acre (61/39)	-	-	-	-	29.2%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
Community Center	495	24,675 SF	2.05 /1000 SF (66/34)	34	17	51	15	29.2%	25	11	36	-	0.0%	25	11	36	2	5%	24	10	34
Church	560	38,155 SF	0.56 /1000 SF (62/38)	13	8	21	6	29.2%	9	6	15	-	0.0%	9	6	15	1	5%	9	5	14
Daycare	565	- SF	12.18 /1000 SF (53/47)	-	-	-	-	29.2%	-	-	-	-	0.0%	-	-	-	-	50%	-	-	-
ISTF	N/A	1 Complex	Pre-Calc'd	474	334	808	74	9.2%	426	308	734	41	5.1%	407	286	693	-	0%	407	286	693
FSED	650	12,379 SF	Pre-Calc'd	7	7	14	2	14.3%	7	5	12	1	7.1%	8	3	11	1	10%	7	3	10
Tax Collector	730	23,735 SF	Pre-Calc'd	59	20	79	11	13.9%	51	17	68	5	6.3%	55	8	63	6	10%	50	7	57
TOTALS				1,061	1,763	2,824	213	7.5%	955	1,656	2,611	62	2.2%	937	1,612	2,549	13		929	1,607	2,536
COMBINED TOTALS				1,681	2,314	3,995	213	5.3%	1,574	2,208	3,782	124	3.1%	1,519	2,139	3,658	410		1,305	1,943	3,248

* Rate obtained from Palm Beach State College trip generation study by Kimley-Horn.

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

(2) Internalization matrices are included in Appendix B.

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

(4) Self Storage + Parcel B: Fast Food Rest. w/DT + Parcel C: Fast Food Rest. w/DT and Coffee Shop w/DT + Parcel F: 14.435 Acres Commercial Rec.

Shaded cells represent current request.

Attachment 3C
Westlake Pod H - Parcel F
PM Peak Hour Trip Generation - Cumulative

West Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips (2)	External Trips			Interzonal Trips (2)	External Trips			Pass-by Trips (3)	New Trips					
				In	Out	Total		In	Out	Total		In	Out	Total		In	Out	Total			
Residential - MF Condos.	230	- DUs	$\text{Ln}(T) = 0.82\text{Ln}(x)+0.32 (67/33)$	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
Residential - 55+ Detached	251	- DUs	0.27 /DU (61/39)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
Residential - 55+ Attached	252	- DUs	0.25 /DU (54/46)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
General Office	710	- SF	1.49 /1000 SF (17/83)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Research & Devel.	760	- SF	$\text{Ln}(T) = 0.83\text{Ln}(X)+1.06 (15/85)$	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Pod H Industrial Use	N/A	- SF	Pre-Calc'd	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Shopping Center	820	14,450 SF	$\text{Ln}(T) = 0.67\text{Ln}(X)+3.31 (48/52)$	79	85	164	-	0.0%	78	86	164	29	17.7%	69	66	135	39	28.7%	49	47	96
Park	412	- Acres	0.09 /Acre (61/39)	-	-	-	-	10.0%	-	-	-	-	10.0%	-	-	-	-	0%	-	-	-
Car Wash	PBC	1 Lane	13.65 /Lane (50/50)	7	7	14	-	0.0%	7	7	14	3	21.4%	6	5	11	-	0%	6	5	11
Pod H Commercial Uses (4)	N/A	148,830 SF	Pre-Calc'd	234	233	467	-	0.0%	234	233	467	82	17.6%	210	175	385	110	28.7%	150	125	275
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	12.3*FP + 15.5(X) (50/50)	134	133	267	-	0.0%	134	133	267	47	17.6%	120	100	220	134	61%	47	39	86
Publix at Westlake Plaza	N/A	140,000 SF	Pre-Calc'd	444	450	894	-	0.0%	444	450	894	157	17.6%	397	340	737	212	28.7%	283	242	525
TOTALS				898	908	1,806	-	0.0%	897	909	1,806	318	17.6%	802	686	1,488	495		535	458	993

East Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips (2)	External Trips			Interzonal Trips (2)	External Trips			Pass-by Trips (3)	New Trips					
				In	Out	Total		In	Out	Total		In	Out	Total		In	Out	Total			
Residential - SF (N,O,T,U)	210	697 DUs	$\text{Ln}(T) = 0.90\text{Ln}(x)+0.51 (63/37)$	380	223	603	31	5.1%	362	210	572	89	14.8%	298	185	483	-	0%	298	185	483
Residential - SF (F,M,P,Q,R,S)	210	1,526 DUs	$\text{Ln}(T) = 0.90\text{Ln}(x)+0.51 (63/37)$	769	452	1,221	62	5.1%	733	426	1,159	180	14.7%	603	376	979	-	0%	603	376	979
Residential - MF Condos.	230	130 DUs	$\text{Ln}(T) = 0.82\text{Ln}(x)+0.32 (67/33)$	50	25	75	3	5.1%	48	24	72	11	14.7%	40	21	61	-	0%	40	21	61
Residential - 55+ Detached	251	468 DUs	0.27 /DU (61/39)	77	49	126	6	5.1%	73	47	120	19	15.1%	59	42	101	-	0%	59	42	101
Hotel	310	- Rooms	0.6 /Room (51/49)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Community College	540*	- Students	0.14 /Student (54/46)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
General Office	710	- SF	1.49 /1000 SF (17/83)	-	-	-	-	46.3%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Research & Devel.	760	- SF	$\text{Ln}(T) = 0.83\text{Ln}(X)+1.06 (15/85)$	-	-	-	-	46.3%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Light Industrial	110	- SF	0.97 /1000 SF (12/88)	-	-	-	-	46.3%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Shopping Center	820	16,700 SF	$\text{Ln}(T) = 0.67\text{Ln}(X)+3.31 (48/52)$	87	94	181	66	36.5%	63	52	115	-	0.0%	63	52	115	66	57.0%	27	22	49
Park	412	- Acres	0.09 /Acre (61/39)	-	-	-	-	31.5%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
Community Center	495	24,675 SF	2.74 /1000 SF (49/51)	33	35	68	21	31.5%	22	25	47	-	0.0%	22	25	47	2	5%	21	24	45
Church	560	38,155 SF	0.55 /1000 SF (48/52)	10	11	21	7	31.5%	7	7	14	-	0.0%	7	7	14	1	5%	7	6	13
Daycare	565	- SF	12.34 /1000 SF (47/53)	-	-	-	-	31.5%	-	-	-	-	0.0%	-	-	-	-	50%	-	-	-
ISTF	N/A	1 Complex	Pre-Calc'd	184	239	423	32	7.6%	169	222	391	14	3.3%	163	214	377	-	0%	163	214	377
FSED	650	12,379 SF	Pre-Calc'd	9	10	19	10	52.6%	2	7	9	1	5.3%	2	6	8	1	10%	2	5	7
Tax Collector	730	23,735 SF	Pre-Calc'd	13	28	41	19	46.3%	4	18	22	4	9.8%	5	13	18	2	10%	5	11	16
TOTALS				1,612	1,166	2,778	257	9.3%	1,483	1,038	2,521	318	11.4%	1,262	941	2,203	72		1,225	906	2,131
COMBINED TOTALS				2,510	2,074	4,584	257	5.6%	2,380	1,947	4,327	636	13.9%	2,064	1,627	3,691	567		1,760	1,364	3,124

* Rate obtained from Palm Beach State College trip generation study by Kimley-Horn.

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

(2) Internalization matrices are included in Appendix B.

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

(4) Self Storage + Parcel B: Fast Food Rest. w/DT + Parcel C: Fast Food Rest. w/DT and Coffee Shop w/DT + Parcel F: 14.435 Acres Commercial Rec.

Shaded cells represent current request.

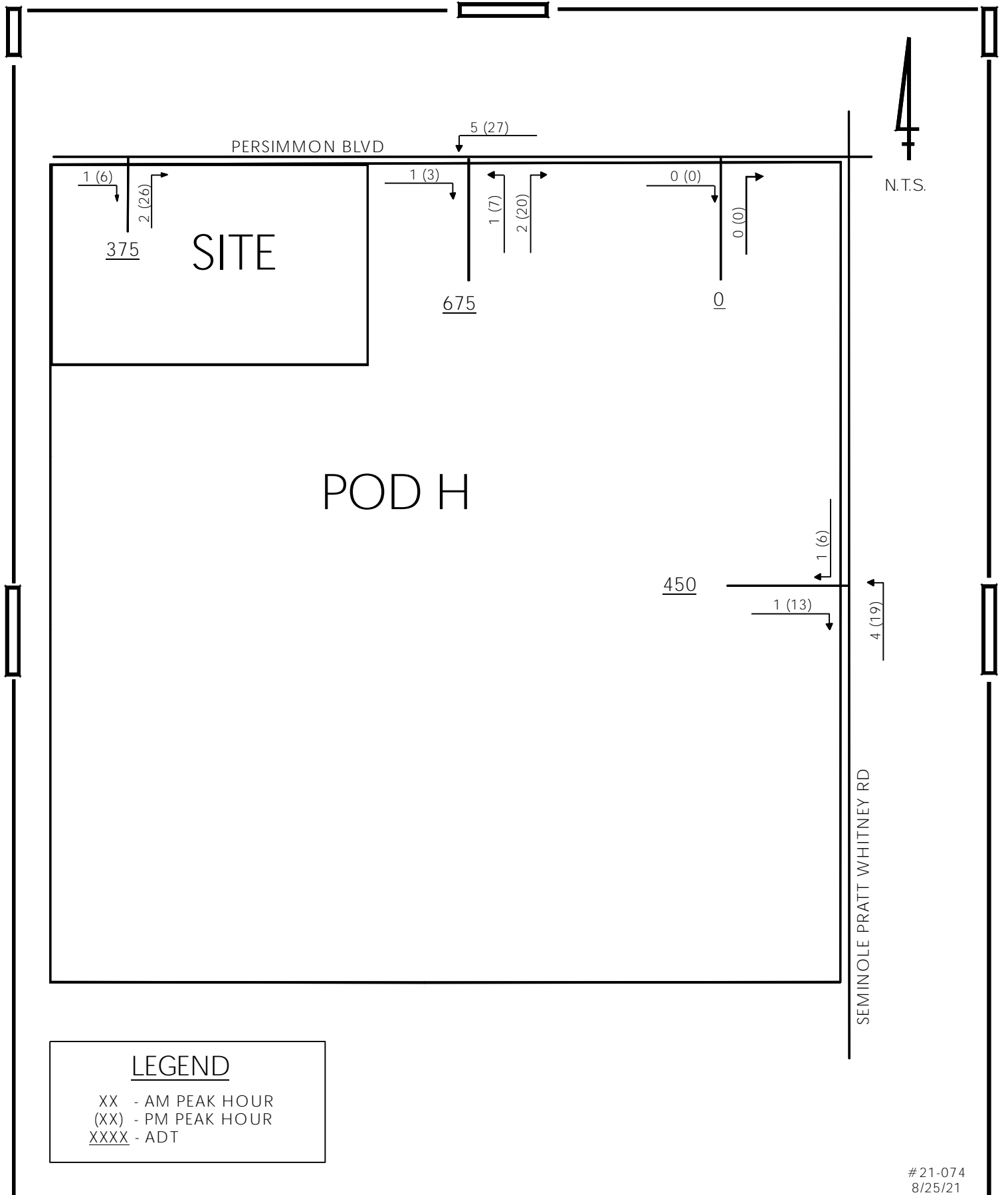
Approved Total

4,932

Attachment 4
Westlake Pod H - Parcel F
Conditions Associated with Units or Trips

Cond. #	Threshold			Improvement			Applicable ?	Met ?	Notes
	Units	Trips	Date	Roadway	Link	Lanes			
1b	39			Seminole Pratt Whitney Rd	Seminole Ridge H.S. to M Canal	4LD	✓	Yes	Completed.
1c	83		10/1/2019	Northlake Blvd	Hall Blvd to Coconut Blvd	4LD	✓	Yes	Determined to be met as not applicable.
1d	98		10/1/2019	SR 7	Okeechobee Blvd to 60th St N	4LD	✓	Yes	Determined to be met as not applicable.
1e	304		10/1/2018	SR 7	60th St N to Northlake Blvd	4LD	✓	Yes	Determined to be met as not applicable.
1f	447	251 AM Out	10/1/2017	Northlake Blvd	Seminole Pratt Whitney to Hall Blvd	4LD	✓	Yes	Determined to be met as not applicable.
1g	536		10/1/2016	Intersection	60th St N / RPB Blvd		✓	Yes	Determined to be met as not applicable.
1h	872			Prop Share Payment	\$7,984,927		✓	Yes	Paid on 12/7/20.
1i	1,021	574 AM Out	10/1/2020	Southern Blvd	Lion Country Safari to Forest Hill Blvd	6LD	✓	Yes	Determined to be met as not applicable.
1j	1,904	1071 AM Out		Prop Share Payment	\$7,356,582		✓	No	To be paid at 1,326 Residential Building Permit ¹
1k	2,269	1276 AM Out	10/1/2020	Roebuck Rd	SR 7 to Jog Rd (or Pay \$1,144,578)	4LD	✓	Yes	Determined to be met as not applicable.
1l	2,430	1367 AM Out		Prop Share Payment	\$3,667,913		✓	No	To be paid at 1,893 Residential Building Permit ¹
1m	2,581	1452 AM Out		Prop Share Payment	\$9,855,072		✓	No	To be paid at 2,047 Residential Building Permit ¹
1n	2,706	756 PM Out		Prop Share Payment	\$8,653,561		✓	No	To be paid at 1,066 Residential Building Permit ¹
1o	3,045	1713 AM Out		Prop Share Payment	\$4,558,546		✓	No	To be paid at 2,522 Residential Building Permit ¹
1p	3,240	1822 AM Out		Prop Share Payment	\$1,180,850		✓	No	To be paid at 2,751 Residential Building Permit ¹
1q	3446 + 600Condos + 2 55+ Units	2118 AM Out		Prop Share Payment	\$2,281,800				
1r		2125 PM Out		Prop Share Payment	\$832,533				
				CRALLS Payment	\$3,363,800				
1s		2192 AM Out		Prop Share Payment	\$3,701,222				
1t		2270 AM Out		Seminole Pratt Whitney Rd	Persimmon to 60th St N	6LD			
1u			<12/31/18	Seminole Pratt Whitney Rd	Seminole Ridge H.S. to M Canal	4LD		Yes	Under construction.
3	1 year from first non-residential C.O.			Program	Compressed Work Wk/Non-peak Hours				
4		2125 PM Out		Program	Ridesharing				
5a	April 1-1 year from Ridesharing program			Monitoring Report	Compressed Work Wk/Non-peak Hours				
5b	April 1-1 year from Ridesharing program			Monitoring Report	Ridesharing				
6a	Any DRO Application			Trip Generation Analysis			✓	Yes	
6b	Any DRO Application			DO Conditions Evaluated			✓	Yes	
7				Fund	Warranted Traffic Signals				
8	1,300	(East of SPW Rd)		Town Center Pkwy	Seminole Pratt Whitney to 60th St N		✓		Under Construction.
9	3,000	(East of SPW Rd)		Persimmon (2nd E/W Conn)	Seminole Pratt Whitney to East of Proj				Construct or pay \$9,000,000
10	2,600			60th St N (North E/W Conn)	W of SPW to Seminole Pratt Whitney				
11	0 after Persimmon connection			Payment	\$1,500,000				
12	0 after 60th St connection			Payment	\$3,000,000				

1 Calculation of Residential building permits is based on the inclusion of the following non-residential uses: Gas Station/C-store, carwash and 140,000 SF of Retail uses on west side; and 16,700 SF Retail, 26,688 SF Community Center, 38,155 SF Church, 1 Soccer Complex, 12,379 SF FSED, and 23,735 SF Tax Collector on east side.

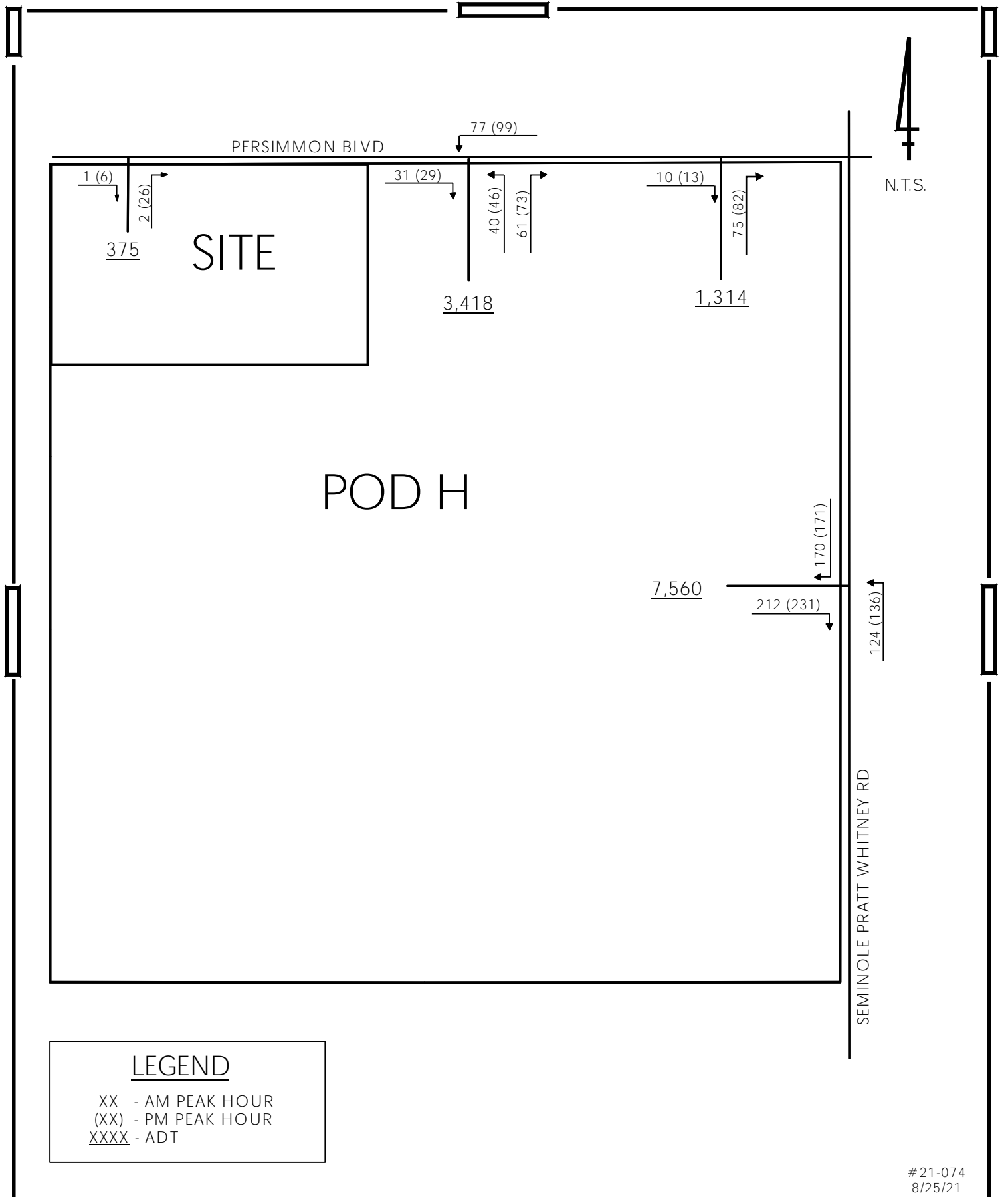


LEGEND
 XX - AM PEAK HOUR
 (XX) - PM PEAK HOUR
 XXXX - ADT

WESTLAKE POD H
 PARCEL F

ATTACHMENT 5A
 PROJECT DRIVEWAY VOLUMES
 ON POD H DRIVEWAYS

PTC



WESTLAKE POD H
PARCEL F

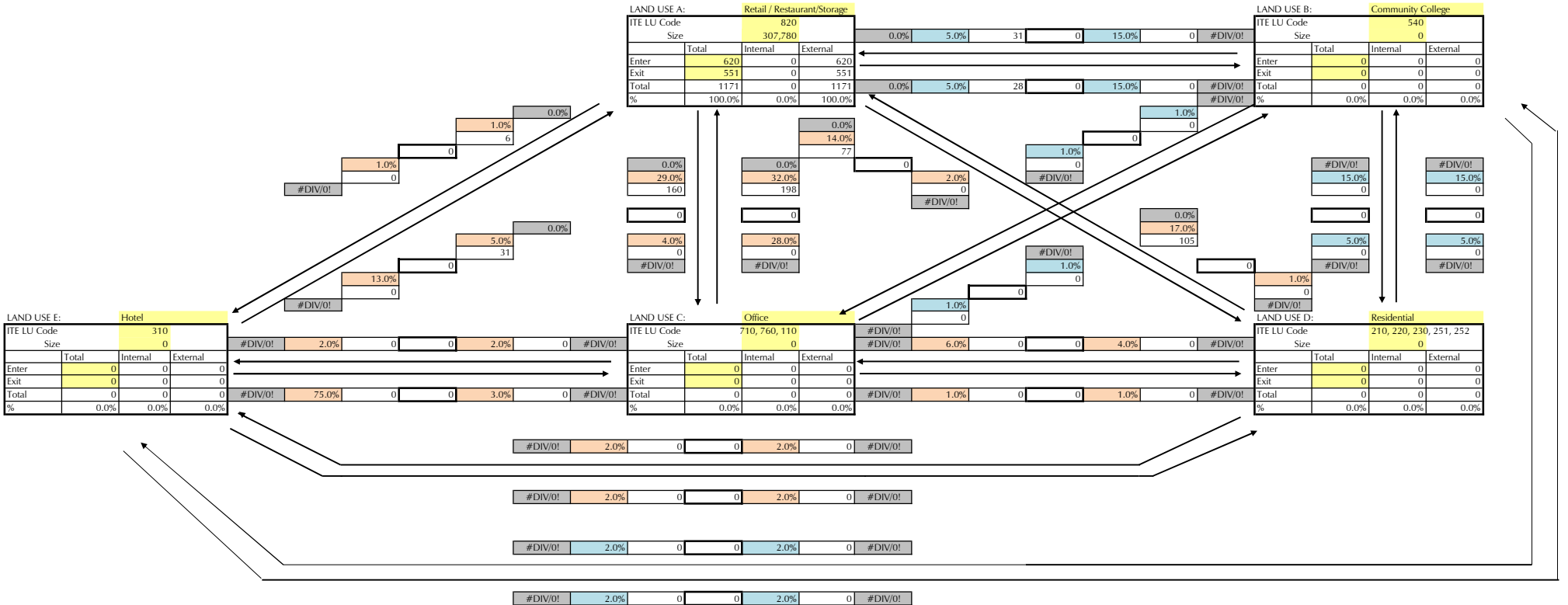
ATTACHMENT 5B
TOTAL POD H DRIVEWAY VOLUMES
TO DATE

PTC

APPENDIX

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - West Side
 TIME PERIOD: AM Peak Hour Traffic
 DATE: 08/25/21



Net External Trips for Multi-Use Development						
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	620	0	0	0	0	620
Exit	551	0	0	0	0	551
Total	1171	0	0	0	0	1171
Single-Use Trip Gen.Estimate	1171	0	0	0	0	1171

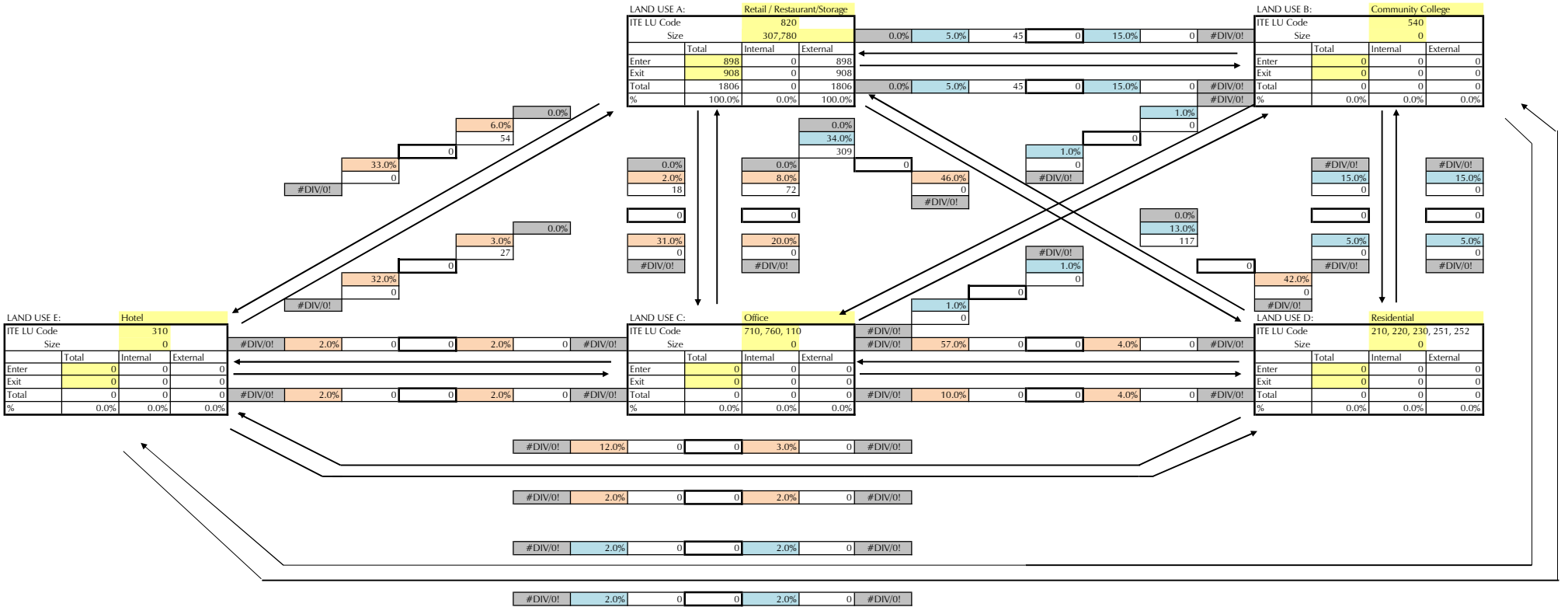
INTERNAL CAPTURE

LEGEND

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

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - West Side
 TIME PERIOD: PM Peak Hour Traffic
 DATE: 08/25/21



	Net External Trips for Multi-Use Development					
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	898	0	0	0	0	898
Exit	908	0	0	0	0	908
Total	1806	0	0	0	0	1806
Single-Use Trip Gen.Estimate	1806	0	0	0	0	1806

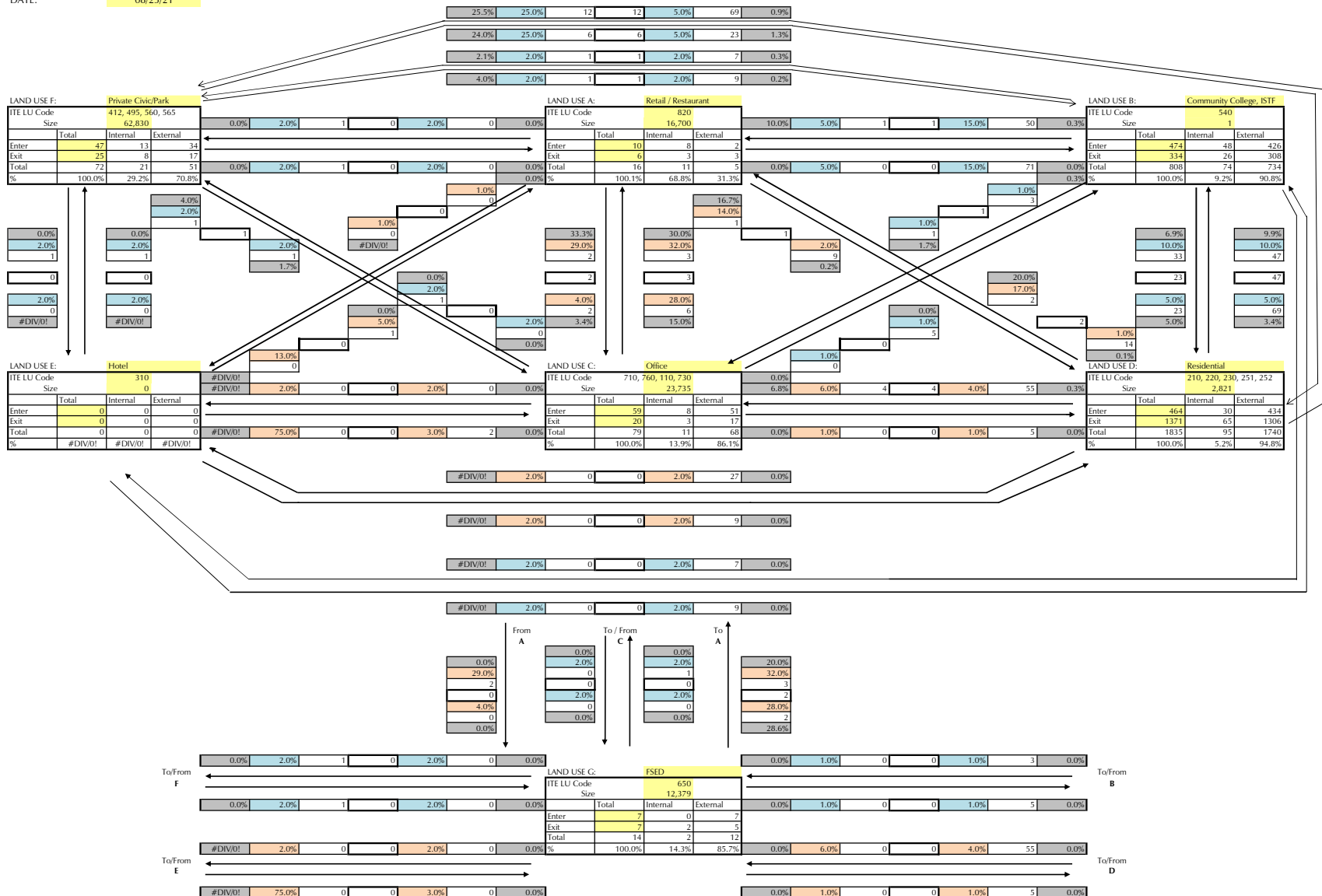
INTERNAL CAPTURE

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- 12 Balanced number of trips (lowest value) between two land uses.

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - East Side
 TIME PERIOD: AM Peak Hour Traffic
 DATE: 08/25/21



Net External Trips for Multi-Use Development									
	LU. A	LU. B	LU. C	LU. D	LU. E	LU. F	LU. G	TOTAL	
Enter	2	426	51	434	0	34	7	954	
Exit	3	308	17	1306	0	17	5	1656	
Total	5	734	68	1740	0	51	12	2610	
Single-Use Trip Gen. Estimate	16	808	79	1835	0	72	14	2824	7.6%

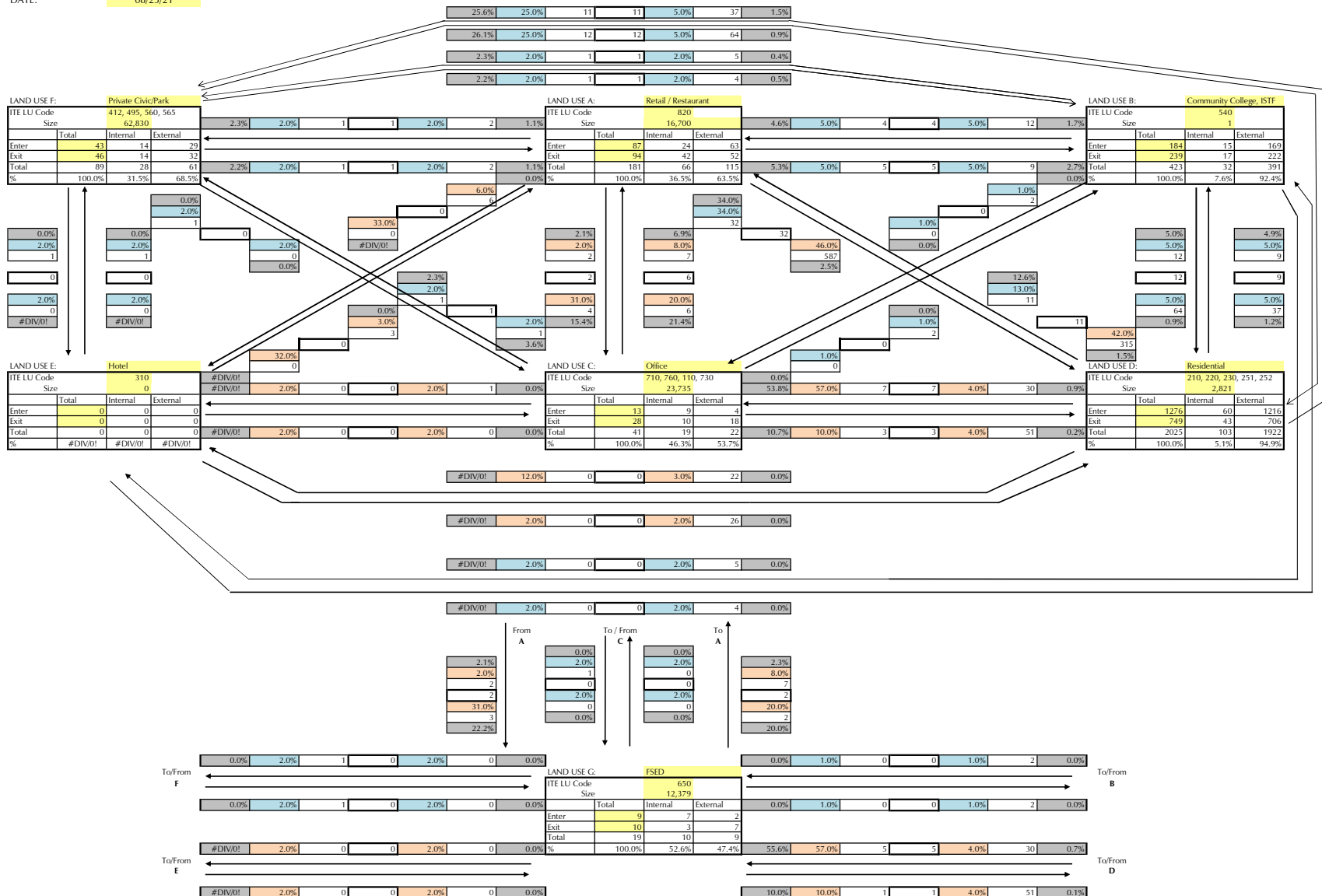
INTERNAL CAPTURE

LEGEND

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

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - East Side
 TIME PERIOD: PM Peak Hour Traffic
 DATE: 08/25/21



Net External Trips for Multi-Use Development									
	LU. A	LU. B	LU. C	LU. D	LU. E	LU. F	LU. G	TOTAL	
Enter	63	169	4	1216	0	29	2	1483	
Exit	52	222	18	706	0	32	7	1037	
Total	115	391	22	1922	0	61	9	2520	
Single-Use Trip Gen. Estimate	181	423	41	2025	0	89	19	2778	9.3%

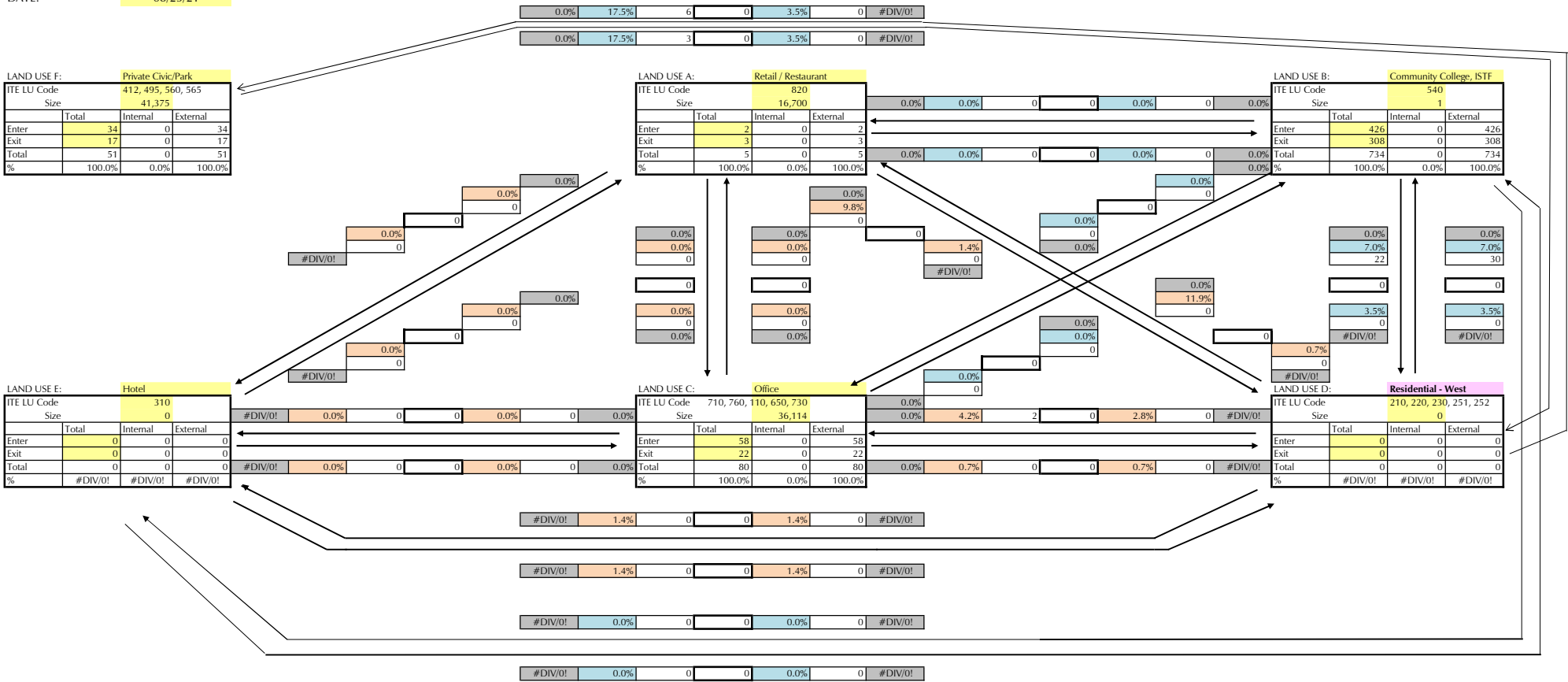
INTERNAL CAPTURE

LEGEND

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

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Residential
 TIME PERIOD: AM Peak Hour Traffic
 DATE: 08/25/21



	Net External Trips for Multi-Use Development					TOTAL
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	
Enter	2	426	58	0	0	486
Exit	3	308	22	0	0	333
Total	5	734	80	0	0	819
Single-Use Trip Gen. Estimate	5	734	80	0	0	819

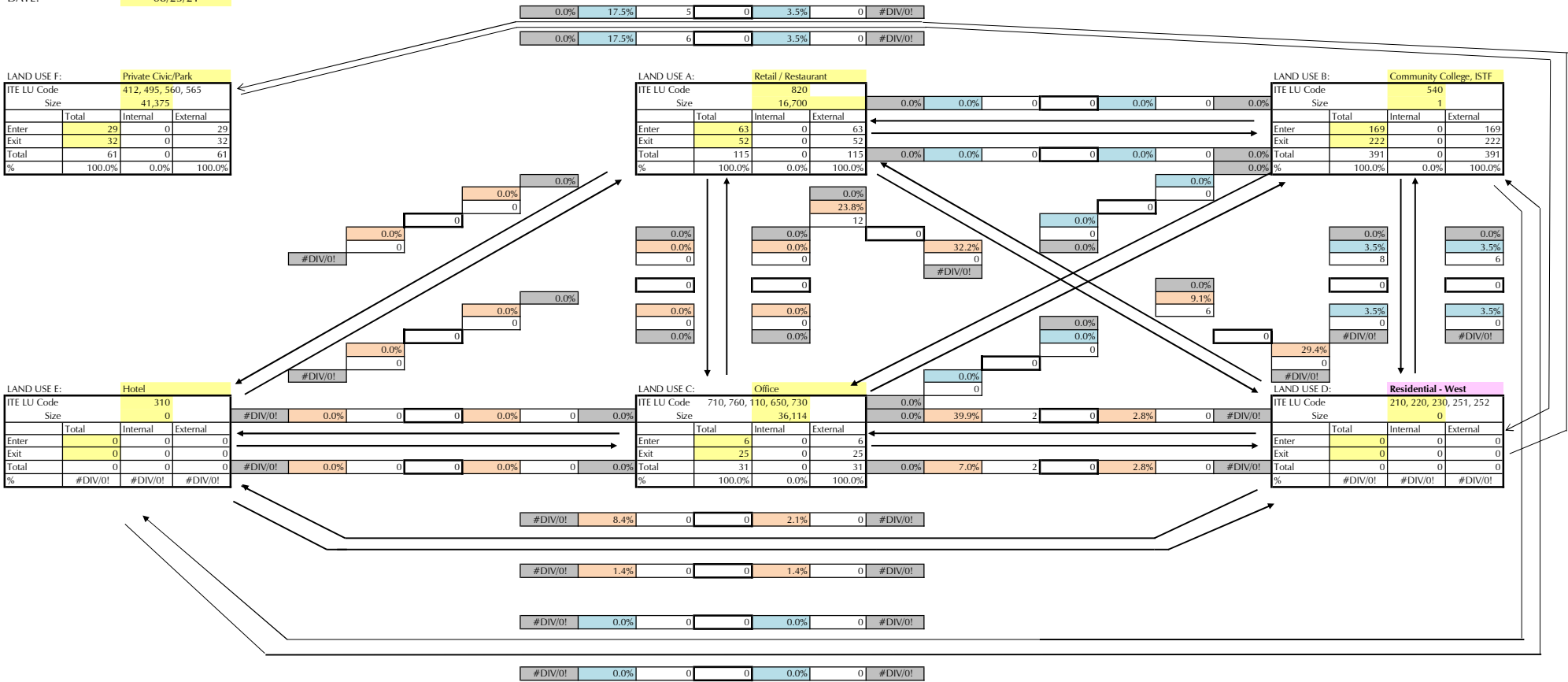
INTERNAL CAPTURE

LEGEND

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

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Residential
 TIME PERIOD: PM Peak Hour Traffic
 DATE: 08/25/21



	Net External Trips for Multi-Use Development					TOTAL
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	
Enter	63	169	6	0	0	238
Exit	52	222	25	0	0	299
Total	115	391	31	0	0	537
Single-Use Trip Gen. Estimate	115	391	31	0	0	537

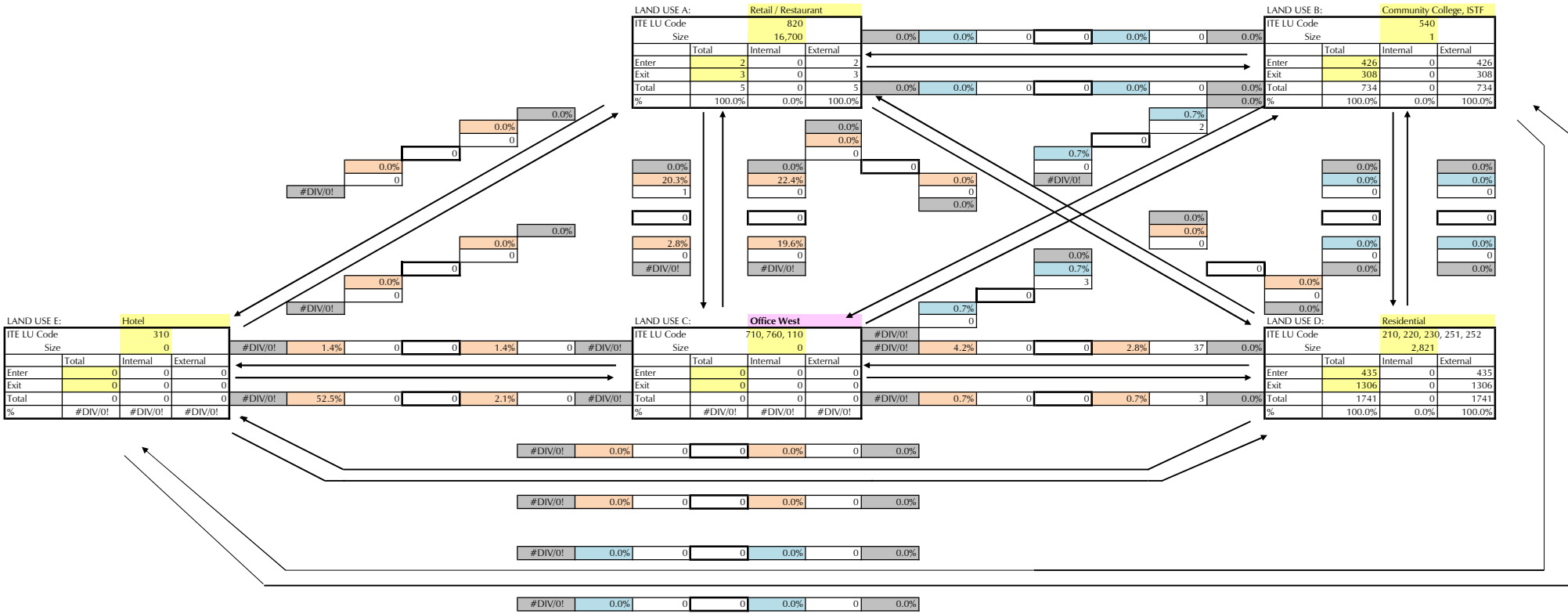
INTERNAL CAPTURE

LEGEND

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

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Office
 TIME PERIOD: AM Peak Hour Traffic
 DATE: 08/25/21



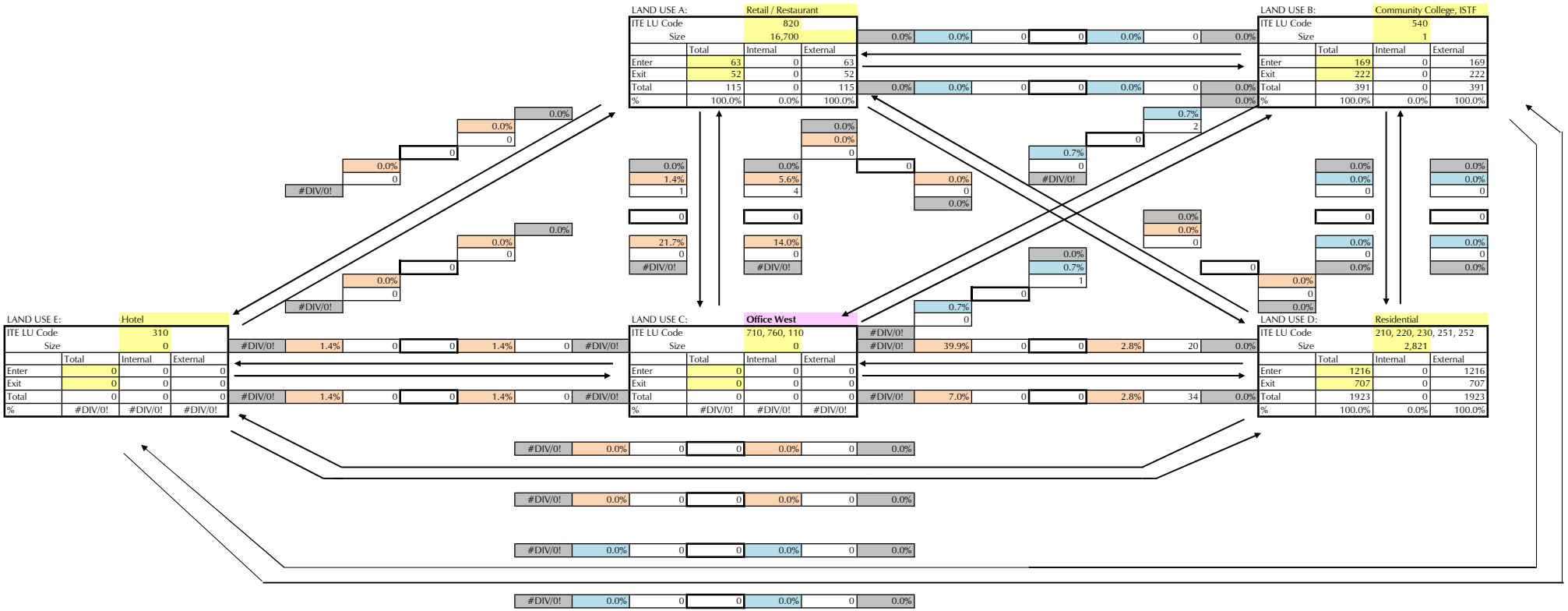
	Net External Trips for Multi-Use Development					TOTAL	INTERNAL CAPTURE
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E		
Enter	2	426	0	435	0	863	
Exit	3	308	0	1306	0	1617	
Total	5	734	0	1741	0	2480	
Single-Use Trip Gen. Estimate	5	734	0	1741	0	2480	0.0%

LEGEND

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

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Office
 TIME PERIOD: PM Peak Hour Traffic
 DATE: 08/25/21



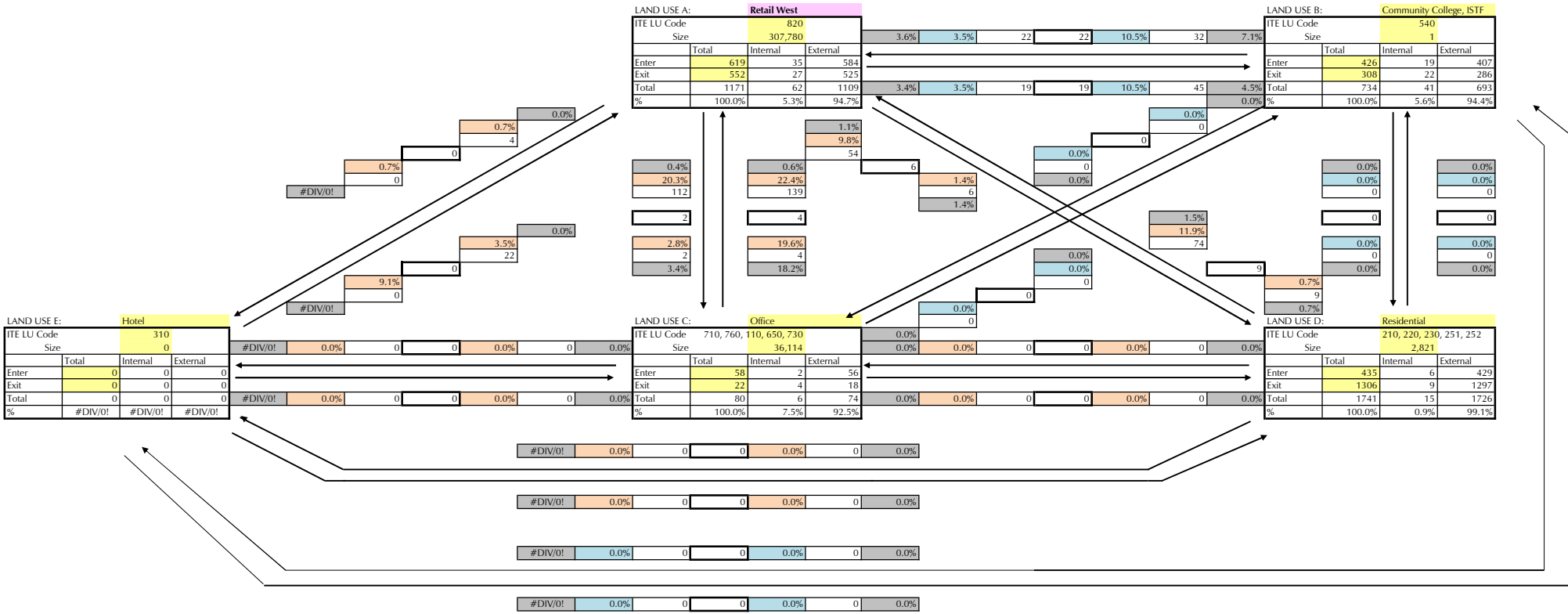
	Net External Trips for Multi-Use Development					TOTAL	INTERNAL CAPTURE
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E		
Enter	63	169	0	1216	0	1448	
Exit	52	222	0	707	0	981	
Total	115	391	0	1923	0	2429	
Single-Use Trip Gen. Estimate	115	391	0	1923	0	2429	0.0%

LEGEND

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

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Retail
 TIME PERIOD: AM Peak Hour Traffic
 DATE: 08/25/21



Net External Trips for Multi-Use Development						
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	584	407	56	429	0	1476
Exit	525	286	18	1297	0	2126
Total	1109	693	74	1726	0	3602
Single-Use Trip Gen. Estimate	1171	734	80	1741	0	3726

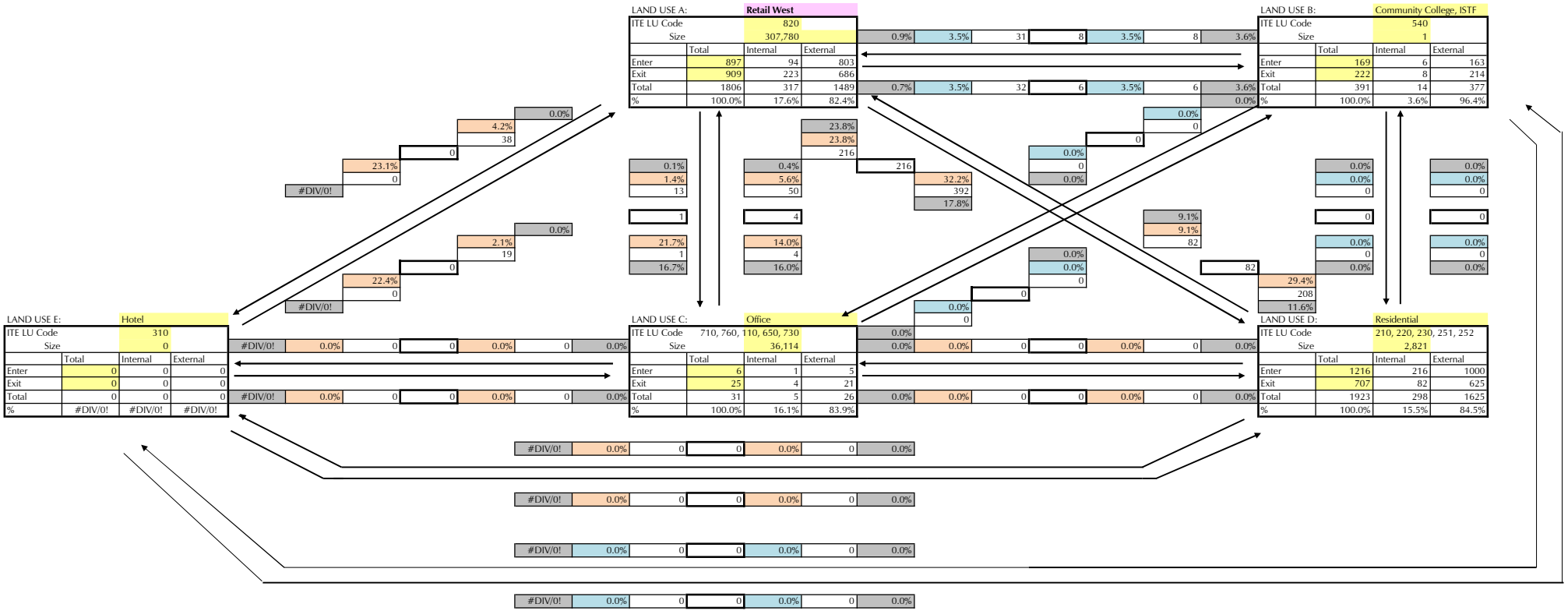
INTERNAL CAPTURE 3.3%

LEGEND

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

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Retail
 TIME PERIOD: PM Peak Hour Traffic
 DATE: 08/25/21



Net External Trips for Multi-Use Development							
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL	
Enter	803	163	5	1000	0	1971	
Exit	686	214	21	625	0	1546	
Total	1489	377	26	1625	0	3517	
Single-Use Trip Gen. Estimate	1806	391	31	1923	0	4151	15.3%

INTERNAL CAPTURE

LEGEND

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

TABLE 1
BOOMERS
AVERAGE TRIP GENERATION

- 3 DAY AVE.

BOOMERS - BOCA
TRIP GEN STUDY
APPROVED RATES

	ENTER	EXIT	TOTAL
12- 1 AM	0	0	1
1- 2 AM	0	0	0
2- 3 AM	0	0	0
3- 4 AM	0	0	0
4- 5 AM	0	0	0
5- 6 AM	0	0	0
6- 7 AM	1	1	2
7- 8 AM	4	1	5
8- 9 AM	6	3	9
9-10 AM	13	4	17
10-11 AM	13	8	21
11-12 AM	20	15	34
12- 1 PM	28	15	43
1- 2 PM	29	24	53
2- 3 PM	25	24	49
3- 4 PM	37	26	63
4- 5 PM	30	32	63
5- 6 PM	30	32	62
6- 7 PM	29	29	58
7- 8 PM	31	24	54
8- 9 PM	38	31	69
9-10 PM	27	30	57
10-11 PM	11	47	58
11-12 PM	5	16	21
TOTAL:	377	361	738

TABLE 2
BOOMERS
PROJECT DATA AND DAILY TRIP RATES BY INDEPENDENT VARIABLES

LOCATION: BOOMERS
LAND USE/BUILDING TYPE: AMUSEMENT PARK
ACRES: 7.1

INDEPENDENT VARIABLE - TRIPS PER: STUDENT
WEEKDAY AVERAGE VEHICLE TRIP RATE (24 HR): ERR

INDEPENDENT VARIABLE - TRIPS PER: EMPLOYEE
WEEKDAY AVERAGE VEHICLE TRIP RATE (24 HR): ERR

INDEPENDENT VARIABLE - TRIPS PER: ACRE
WEEKDAY AVERAGE VEHICLE TRIP RATE (24 HR): 103.944

ADT

TABLE 3
BOOMERS
TRIP RATES - INDEPENDENT VARIABLE: ACRE

AVG WKDY VEHICLE TRIP ENDS
AVERAGE DAILY TRIP RATE
PER ACRE: 103.944

	VOLUME	RATE	%		
PK HR	BTWN	ENTER	6	0.845	67
OF	7 & 9	EXIT	3	0.423	33
ADJ.	AM	TOTAL	9	1.268	
STREET	BTWN	ENTER	30	4.272	48
TRAFFIC	4 & 6	EXIT	32	4.554	52
	PM	TOTAL	63	8.826	
PEAK		ENTER	20	2.770	57
HOUR	11-12 AM	EXIT	15	2.066	43
OF	AM	TOTAL	34	4.836	
GENERATOR		ENTER	38	5.352	55
	8- 9 PM	EXIT	31	4.319	45
	PM	TOTAL	69	9.671	

AM PEAK = 1.268/AC (67/33)

PM PEAK = 8.826/AC (48/52)

BOOMERS
TRIP GENERATION FIELD DATA

JAN 10, 1995				JAN 11, 1995				JAN 12, 1995			
	ENTER	EXIT	TOTAL		ENTER	EXIT	TOTAL		ENTER	EXIT	TOTAL
12- 1 AM	0	0	0	12- 1 AM	0	0	0	12- 1 AM	1	1	2
1- 2 AM	0	0	0	1- 2 AM	0	0	0	1- 2 AM	0	0	0
2- 3 AM	0	0	0	2- 3 AM	0	0	0	2- 3 AM	0	0	0
3- 4 AM	0	0	0	3- 4 AM	0	0	0	3- 4 AM	0	0	0
4- 5 AM	0	0	0	4- 5 AM	0	0	0	4- 5 AM	0	0	0
5- 6 AM	0	0	0	5- 6 AM	0	0	0	5- 6 AM	0	0	0
6- 7 AM	1	0	1	6- 7 AM	1	0	1	6- 7 AM	2	2	4
7- 8 AM	5	2	7	7- 8 AM	2	1	3	7- 8 AM	4	1	5
8- 9 AM	10	4	14	8- 9 AM	4	1	5	8- 9 AM	4	4	8
9-10 AM	11	4	15	9-10 AM	10	5	15	9-10 AM	17	3	20
10-11 AM	10	9	19	10-11 AM	16	7	23	10-11 AM	13	9	22
11-12 AM	19	12	31	11-12 AM	17	13	30	11-12 AM	23	19	42
12- 1 PM	40	22	62	12- 1 PM	24	11	35	12- 1 PM	21	12	33
1- 2 PM	20	26	46	1- 2 PM	31	25	56	1- 2 PM	36	20	56
2- 3 PM	24	22	46	2- 3 PM	23	18	41	2- 3 PM	29	31	60
3- 4 PM	30	21	51	3- 4 PM	40	24	64	3- 4 PM	41	32	73
4- 5 PM	31	28	59	4- 5 PM	27	31	58	4- 5 PM	33	38	71
5- 6 PM	21	27	48	5- 6 PM	36	37	73	5- 6 PM	32	32	64
6- 7 PM	39	29	68	6- 7 PM	26	30	56	6- 7 PM	23	28	51
7- 8 PM	37	23	60	7- 8 PM	29	29	58	7- 8 PM	26	19	45
8- 9 PM	30	38	68	8- 9 PM	35	22	57	8- 9 PM	49	32	81
9-10 PM	31	27	58	9-10 PM	30	30	60	9-10 PM	19	34	53
10-11 PM	13	52	65	10-11 PM	10	43	53	10-11 PM	9	46	55
11-12 PM	3	17	20	11-12 PM	6	23	29	11-12 PM	7	7	14
TOTAL:	375	363	738	TOTAL:	367	350	717	TOTAL:	389	370	759



YVONNE ZIEL TRAFFIC CONSULTANTS, INC.

40 86th St. North, West Palm Beach, Florida 33412

Telephone (561) 624-7262 • Facsimile (561) 624-9578

March 22, 2001

Mr. Dan Weisberg, P.E.
Palm Beach County Traffic Division
160 Australian Avenue, Suite 303
West Palm Beach, Florida 33406

RE: Premier Aviation - Boca Raton Airport - Trip Equivalency

Dear Mr. Weisberg:

Yvonne Ziel Traffic Consultants, Inc was retained to prepare a trip equivalency analysis for the existing uses at the Boca Raton Airport ("Airport") and the proposed Premier Aviation project at the Airport. The Airport is located north of Glades Road and east of I-95. On July 28, 1995 you sent a letter ("Vesting Letter") to the Airport recognizing certain vested uses and trips at the Airport. A copy of the Vesting Letter is attached. The uses vested on the Aviation Side are: a Based Aircraft Terminal/Office/Administration (545 aircraft and 74,000 square feet (SF)) and a Restaurant (6,000 SF). The uses vested on the Non-Aviation Side are a 29,900 SF restaurant, a 286,475 SF office and a 285 room hotel.

The current plan for a 20 acre Premier Aviation parcel consists of adding a Fixed Base Operator (40 aircraft), 125,000 SF of office and a 10,800 SF restaurant.

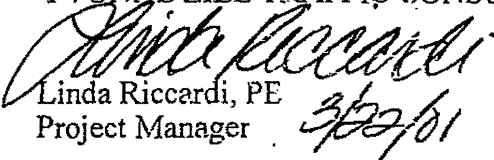
At this time the existing uses at the Airport for both the Aviation and Non-Aviation Side are: 236 Based Aircraft, Boomer's Family Entertainment Center (9.1 acres), and the Muvico Cinema complex (4,200 seats) with the associated 6,025 SF restaurant.

Based on ITE Trip Generation Rates, the uses approved in the Vesting Letter generate 10,372 vested daily trips. Using ITE Trip Generation Rates for the proposed Premier Aviation plan and the existing uses, results in a total daily trip generation of 7,142 trips. Refer to Tables 1 through 7 for traffic generation information used to develop this data. The current and proposed Premier Aviation average daily traffic generation at the Airport is less than the vested daily trips. After Premier Aviation there remains only a vacant five acre site at the Airport.

Per your request we reviewed the ability to accommodate a total of 545 Fixed Based Aircraft after implementation of the Premier Aviation plan. Tables 8, 9, and 10 demonstrate that the total number of vested trips is not exceeded with 545 Fixed Based Aircraft.

Sincerely,

YVONNE ZIEL TRAFFIC CONSULTANTS, INC.


Linda Riccardi, PE
Project Manager

ENCLOSURES

TABLE 8
PREMIER AVIATION
TRIP GENERATION - PROPOSED WITH TOTAL APPROVED AIRCRAFT

LAND USE	SIZE	ADT TRIPS		AM PEAK TRIPS		PM PEAK TRIPS	
		ENTER	EXIT	ENTER	EXIT	ENTER	EXIT
GENERAL AVIATION AIRPORT	545	3,602	161	365	204	545	262
RESTAURANT-QUALITY (BAHAMA BREEZES)	10,800	1,042	1	9	8	81	54
OFFICE/SF	125,000	1,661	23	195	172	186	32
BOOMER'S/ACRE	9.1	946	4	12	8	80	6
MUVICO THEATER/SEAT	4,200	1,806	13	37	24	105	18
RESTAURANT-QUALITY (W/MUVICO)	6,025	581	0	5	5	45	30
TOTAL:		9,638	202	623	421	1,042	401

TABLE 9
PREMIER AVIATION
INTERNAL/EXTERNAL TRIPS PROPOSED WITH TOTAL APPROVED AIRCRAFT

LAND USE	INTERNAL RATE	INTERNAL TRIPS		AM PEAK		PM PEAK		INTERNAL TRIPS		AM PEAK		PM PEAK	
		ADT	TOTAL	ENTER	EXIT	ENTER	EXIT	ENTER	EXIT	ENTER	EXIT	ENTER	EXIT
GENERAL AVIATION AIRPORT	0	0	0	0	0	0	0	0	0	365	204	161	545
RESTAURANT-QUALITY (BAHAMA BREEZES)	10	104	1	1	5	3	938	8	8	8	7	1	73
OFFICE/SF	6	104	11	1	2	10	1,557	163	161	163	161	22	174
BOOMER'S/ACRE	0	0	0	0	0	0	946	12	8	12	8	4	80
MUVICO THEATER/SEAT	0	0	0	0	0	0	1,806	37	24	37	24	13	105
RESTAURANT-QUALITY (W/MUVICO)	50	291	2	2	15	7	290	2	3	2	3	0	22
TOTAL:								9,139	607	407	201	999	380

TABLE 10
PREMIER AVIATION
PASS-BY AND NEW TRIPS - PROPOSED USE WITH TOTAL APPROVED AIRCRAFT

LAND USE	PASS-BY PERCENT		ADT		AM PEAK		PM PEAK		NEW		PASS-BY		PM PEAK	
	ENTER	EXIT	ENTER	EXIT	ENTER	EXIT	ENTER	EXIT	ENTER	EXIT	ENTER	EXIT	ENTER	EXIT
GENERAL AVIATION AIRPORT	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RESTAURANT-QUALITY	15	141	1	1	0	7	6	161	11	11	0	0	0	545
OFFICE/SF	5	78	9	8	1	174	153	21	9	7	7	4	62	20
BOOMER'S/ACRE	0	0	0	0	0	12	8	4	0	0	0	7	165	29
MUVICO THEATER/SEAT	0	0	0	0	0	37	24	13	0	0	0	0	80	6
RESTAURANT-QUALITY (W/MUVICO)	0	0	0	0	0	2	3	0	0	0	0	0	105	18
TOTAL:														
VESTED TRIPS:														
NET INCREASE (DECREASE):														

Table 1
PREMIER AVIATION
TRIP GENERATION RATES

14-Mar-01
10:05:25 AM

LAND USE	ITE CODE	ADT TRIP RATES		AM PEAK TRIP RATES		PM PEAK TRIP RATES	
		TOTAL	PERCENT	TOTAL	PERCENT	TOTAL	PERCENT
GENERAL AVIATION AIRPORT	022	6.61	0.67	44	56	1	48
RESTAURANT-QUALITY	831	96.51	0.81	6	94	7.49	67
OFFICE/SF	710	LNT=756*LNx+3.765	1.56	12	88	1.49	17
HOTEL/AVG	310	8.7	0.67	58	42	8.828	48
BOOMERS/SIACRE	IND	103.94	1.268	33	67	0.0251	48
MUVICD/SEAT	IND	0.43	0.0088	36	64		52

SOURCE: INSTITUTE OF TRANSPORTATION ENGINEERS, TRIP GENERATION, 5TH EDITION, 6TH EDITION PK
SOURCE: PALM BEACH COUNTY IMPACT FEE ORDINANCE-ADT
IND - INDEPENDENT STUDY

TABLE 2
PREMIER AVIATION
TRIP GENERATION - VESTED USES

LAND USE	SIZE	ADT TRIPS		AM PEAK TRIPS		PM PEAK TRIPS	
		TOTAL	PERCENT	TOTAL	PERCENT	TOTAL	PERCENT
GENERAL AVIATION AIRPORT	545	3,602	365	204	161	545	262
RESTAURANT-QUALITY	29,900	2,886	24	23	1	224	150
OFFICE/SF	286,475	3,109	447	393	54	427	73
HOTEL/AVG	285	2,480	191	111	80	202	99

TOTAL: 12,077 1,027 731 296 1,398 583 815

TABLE 3
PREMIER AVIATION
INTERNAL/EXTERNAL TRIPS - VESTED USES

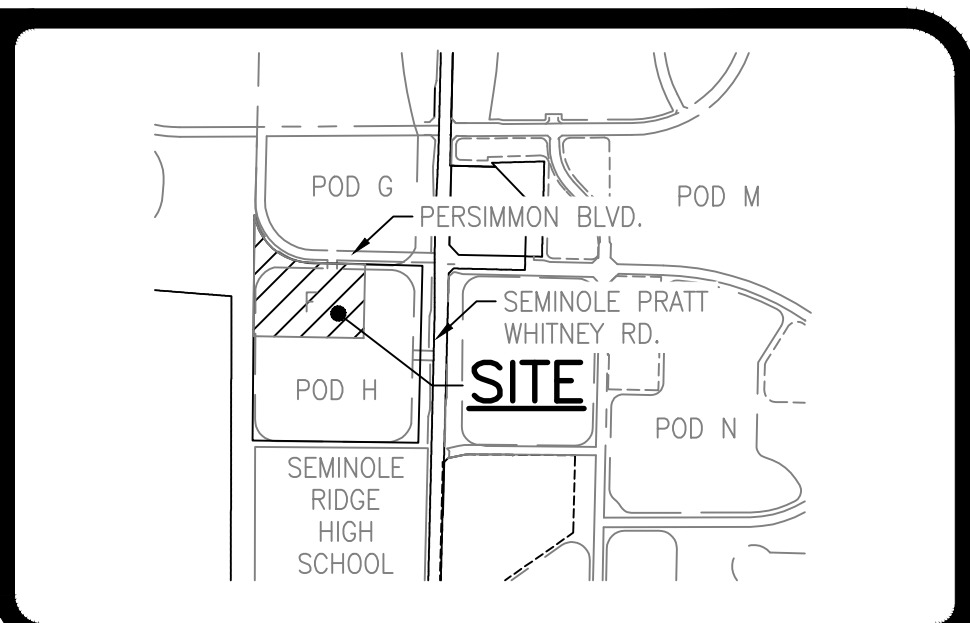
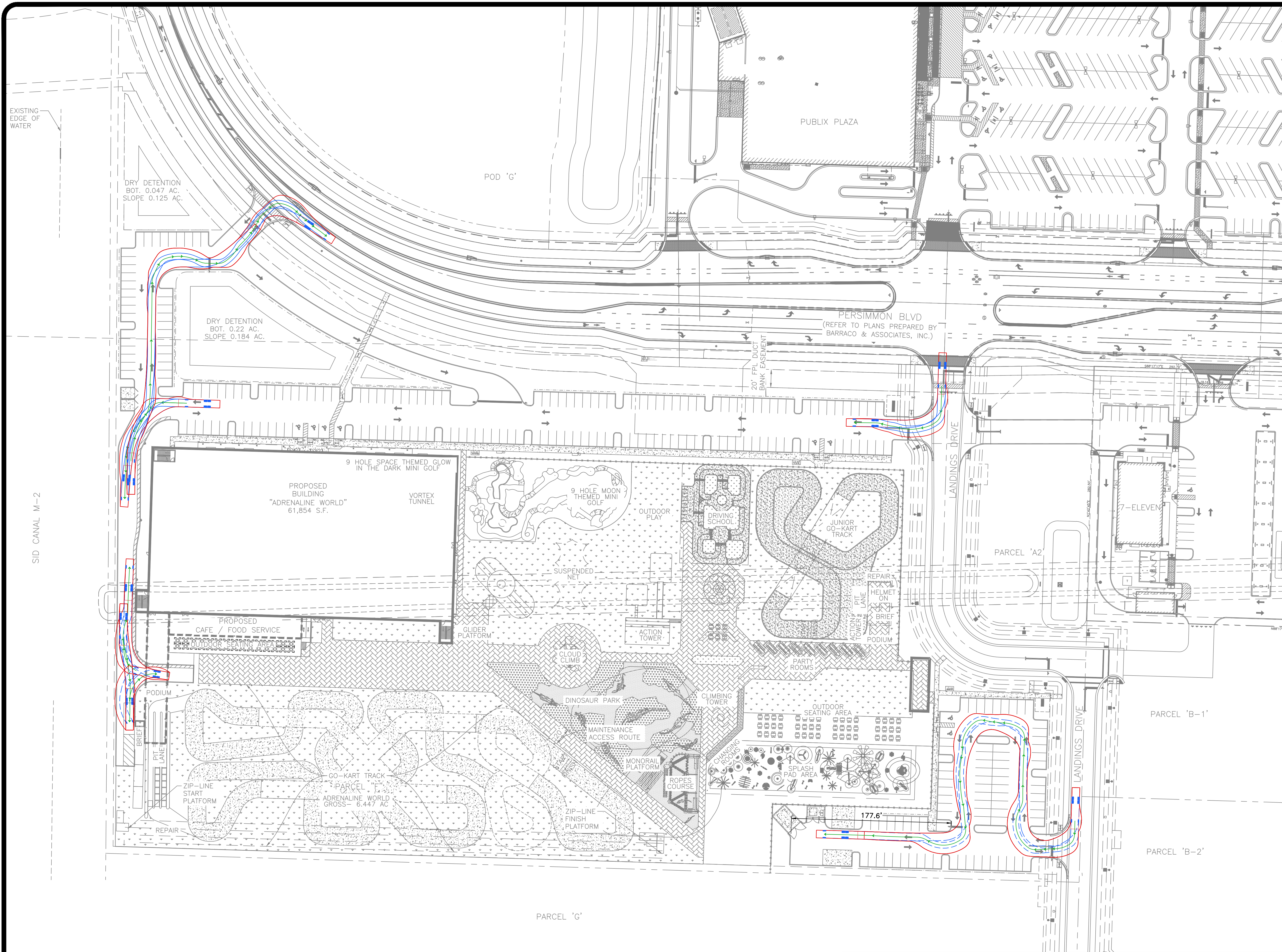
LAND USE	INTERNAL RATE	AM PEAK		PM PEAK		INTERNAL TRIPS		AM PEAK		PM PEAK		EXTERNAL TRIPS	
		TOTAL	ADT	TOTAL	ADT	ENTER	EXIT	ENTER	EXIT	ENTER	EXIT	ENTER	EXIT
GENERAL AVIATION AIRPORT	0	0	0	0	0	0	0	3,602	365	204	161	545	262
RESTAURANT-QUALITY	10	289	2	0	0	22	15	2,597	22	21	1	202	135
OFFICE/SF	17	537	77	88	9	74	13	61	2,572	370	45	353	60
HOTEL/AVG	10	248	19	11	6	20	10	2,232	172	100	72	182	89

TOTAL: 11,003 929 650 279 1,282 546 736

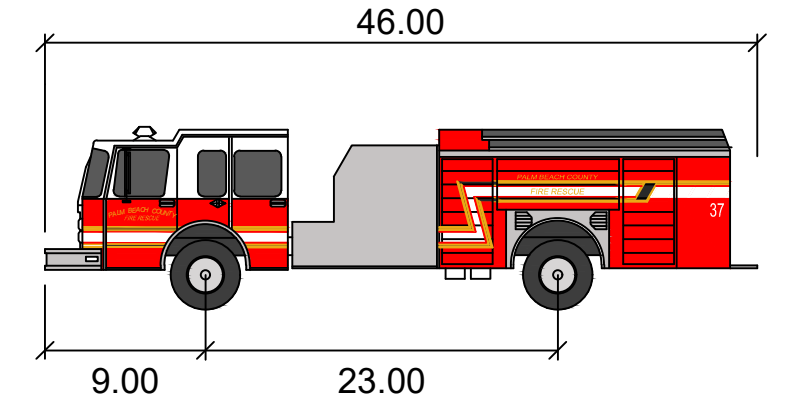
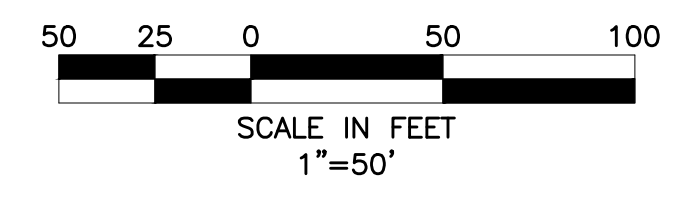
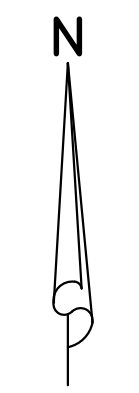
TABLE 4
PREMIER AVIATION
PASS-BY AND NEW TRIPS - VESTED USES

LAND USE	PASS-BY PERCENT	ADT		AM PEAK		NEW		PASS-BY		PM PEAK	
		TOTAL	ADT	ENTER	EXIT	ENTER	EXIT	ENTER	EXIT	ENTER	EXIT
GENERAL AVIATION AIRPORT	0	0	0	0	0	365	204	161	0	0	545
RESTAURANT-QUALITY	15	380	2,207	3	0	19	18	1	30	20	172
OFFICE/SF	5	129	2,443	19	16	2	351	43	18	3	335
HOTEL/AVG	5	112	2,120	9	5	4	163	95	9	4	173

TOTAL: 10,372 808 625 273 1,275 519 706



LOCATION MAP
NOT TO SCALE



Palm Beach County Fire Rescue

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

RED = VEHICLE BODY
BLUE = TIRE TRACK PATH

9/16/2021

REVISIONS


 ENGINEERING | PLANNING | CONSULTING | SINCE 1982
2581 Metrocentre Blvd West • Suite 3 • West Palm Beach, Florida 33407 • (561) 478-7848

ADRENALINE WORLD @ WESTLAKE LANDINGS
SECTION 12, TOWNSHIP 43S., RANGE 40E.
CITY OF WESTLAKE, FLORIDA
FIRE TRUCK AUTOTURN ANALYSIS

DESIGN	DRAWN	CHECKED	APPROVED	DATE
G.B.	D.B.			

JOB NO.	DRAWING NO.	SHEET	OF
21-107	21107AT01	1	1

File Attachments for Item:

A. FIRST READING: Ordinance 2021-11 – Mobile Food Trucks

Submitted By: Planning & Zoning

ORDINANCE NO. 2021-11

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, ESTABLISHING REQUIREMENTS FOR MOBILE FOOD TRUCKS WHICH SHALL BECOME PART OF THE CITY’S CODE OF ORDINANCES ENTITLED “MOBILE FOOD TRUCKS”; PROVIDING FOR DEFINITIONS; PROVIDING FOR REQUIREMENTS FOR ALL MOBILE FOOD TRUCKS; PROVIDING FOR THE REGULATIONS RELATIVE TO CONDUCTING BUSINESS; PROVIDING PARKING AND STORAGE OF INACTIVE FOOD TRUCKS; PROVIDING FOR WASTE DISPOSAL; PROVIDING FOR LOCATIONS BY ZONING DISTRICT; PROVIDING FOR VIOLATIONS; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS CLAUSE, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.



Meeting Agenda Item Coversheet

MEETING DATE:		November 8, 2021	Submitted By: Planning & Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		FIRST READING: Ordinance 2021-11 – Mobile Food Trucks		
STAFF RECOMMENDATION: (MOTION READY)		Motion to approve First Reading of Ordinance 2021-11 – Mobile Food Trucks		
SUMMARY and/or JUSTIFICATION:		This Ordinance establishes provisions for Mobile Food Trucks including definitions, requirements, vending locations, and penalties for violations.		
SELECT, if applicable	AGREEMENT:		BUDGET:	
	STAFF REPORT:		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>	Exhibit A: Ordinance 2021-11: Mobile Food Trucks			
SELECT, if applicable	RESOLUTION:		ORDINANCE:	X
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) <u>Please keep text indented.</u></i>	<p style="text-align: center;">ORDINANCE NO. 2021-11</p> <p>AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, ESTABLISHING REQUIREMENTS FOR MOBILE FOOD TRUCKS WHICH SHALL BECOME PART OF THE CITY'S CODE OF ORDINANCES ENTITLED "MOBILE FOOD TRUCKS"; PROVIDING FOR DEFINITIONS; PROVIDING FOR REQUIREMENTS FOR ALL MOBILE FOOD TRUCKS; PROVIDING FOR THE REGULATIONS RELATIVE TO CONDUCTING BUSINESS; PROVIDING PARKING AND STORAGE OF INACTIVE FOOD TRUCKS; PROVIDING FOR WASTE DISPOSAL; PROVIDING FOR LOCATIONS BY ZONING DISTRICT; PROVIDING FOR VIOLATIONS; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS CLAUSE, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.</p>			
FISCAL IMPACT (if any):	No Fiscal Impact		\$0	

ORDINANCE NO. 2021-11

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, ESTABLISHING REQUIREMENTS FOR MOBILE FOOD TRUCKS WHICH SHALL BECOME PART OF THE CITY'S CODE OF ORDINANCES ENTITLED "MOBILE FOOD TRUCKS"; PROVIDING FOR DEFINITIONS; PROVIDING FOR REQUIREMENTS FOR ALL MOBILE FOOD TRUCKS; PROVIDING FOR THE REGULATIONS RELATIVE TO CONDUCTING BUSINESS; PROVIDING PARKING AND STORAGE OF INACTIVE FOOD TRUCKS; PROVIDING FOR WASTE DISPOSAL; PROVIDING FOR LOCATIONS BY ZONING DISTRICT; PROVIDING FOR VIOLATIONS; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS CLAUSE, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Westlake deems it in the best interest of the residents of Westlake to provide for regulations of Mobile Food Trucks operating within the City; and

WHEREAS, the quality of life enjoyed by the Westlake community will be preserved by the implantation regulating the business operations of Mobile Food Trucks conducting business within the City; and

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY FOR THE CITY OF WESTLAKE, FLORIDA, as follows:

SECTION 1. Recitals. The foregoing "whereas" clauses are confirmed, adopted and incorporated herein and made a part hereof by this reference.

SECTION 2. The City Council hereby establishes regulations entitled "Mobile Food Trucks" as follows:

MOBILE FOOD TRUCKS

Sec. XX - Definitions.

As used in this article, the following terms shall be defined as follows:

Mobile food truck shall mean any vehicle that is self-propelled or otherwise movable from place to place, and is used to vend food and beverage products. Mobile food trucks shall be classified as one of the following:

Class I – Mobile kitchens. In addition to the vending of products allowed for class II and class III mobile food trucks, these vehicles may cook, prepare and assemble food items on or in the unit, and serve a full menu. Customers may be notified of the vehicle's location by social media or other forms of advertising. These vehicles may be classified as "mobile food dispensing vehicles," as defined by section 509.102, F.S., if they include self-contained utilities, including, but not limited to, gas, water, electricity, or liquid waste disposal.

Class II – Canteen trucks. These vehicles vend fruits, vegetables, hot dogs, pre-cooked foods, pre-packaged foods and pre-packaged drinks. No preparation or assembly of foods or

beverages may take place on or in the vehicle. However, the heating of pre-cooked foods is allowed. A cooking apparatus or grill top for the heating of pre-cooked foods is permitted so long as it complies with state regulations. These vehicles are limited to providing catering services to employees at a specific location. These vehicles may be classified as “mobile food dispensing vehicles,” as defined by section 509.102, F.S., if they include self-contained utilities, including, but not limited to, gas, water, electricity, or liquid waste disposal.

Class III – Ice cream trucks. These vehicles vend only pre-packaged frozen dairy or frozen water-based food products, soft serve or hand-dipped frozen dairy or frozen water-based food products and pre-packaged beverages. These vehicles may be classified as “mobile food dispensing vehicles,” as defined by section 509.102, F.S., if they include self-contained utilities, including, but not limited to, gas, water, electricity, or liquid waste disposal.

Mobile service base shall mean a place for food storage, the cleaning of the equipment, the filling of water tanks and proper disposal of waste water and grease, and shall not include the use of a private home as a mobile service base.

Property owner shall mean the owner of real property on which the mobile food truck operates.

Vehicle shall mean a motorized vehicle, including a trailer or other portable unit attached to a motorized vehicle, that is intended for use in vending.

Vend shall mean to sell or offer to sell products from a mobile food truck.

City-issued special event permit shall mean a permit issued by the City for special events per the requirements of chapter X of City code, a scenario event approval, or a City- or SID-sponsored or sanctioned event.

Sec. XX-X – Requirements applicable to all mobile food trucks.

The following requirements shall apply to all mobile food truck operations within the City:

- (a) Food truck special event requirements. Gatherings of two (2) or more class I, class II, and/or class III mobile food trucks on a property at any given time shall be classified as a food truck special event. In order for such events to occur, the property owner shall be required to obtain a City-issued special event permit prior to the event taking place. Applications for special event permits shall be made by the property owner to the City in accordance with the requirements of chapter X of City code.
- (b) Health and safety regulations; display of state license. A mobile food truck shall comply with all federal, state, and local health and safety regulations and requirements, and shall obtain and maintain any and all licenses required by any other health organization or governmental organization having jurisdiction over the same. The license under which the mobile food truck is operating shall be firmly attached and visible on the mobile food truck at all times, and shall be produced to a law enforcement officer, or City code enforcement officer upon demand.
- (c) Initial and annual fire safety inspections. The mobile food truck shall be made available for inspection by the Palm Beach County Fire Department at a location determined by the Fire Department. The Palm Beach County Fire Department shall ensure compliance with all

applicable federal, state, and local fire safety statutes, regulations, ordinances, and codes. Subsequently, every Class I mobile food truck shall undergo an annual inspection by the Palm Beach County Fire Department.

- (d) Written consent of property owner. A mobile food truck shall not operate on any private property without the written consent of the property owner. A copy of such written permission shall be maintained in the mobile food truck at all times, and shall be produced to a law enforcement officer, or City code enforcement officer upon demand.
- (e) Stock-in-trade; storage. All materials, equipment, and stock-in-trade shall be stored entirely within the mobile food truck unless the property owner has obtained a City-issued special event permit.
- (f) Outside patron seating. No tables, chairs, umbrellas, or other furniture for patron seating may be placed outside the mobile food truck unless the property owner has obtained a City-issued special event permit.
- (g) Food vending. Food vending shall only be conducted from the mobile food truck, unless the property owner has obtained a City-issued special event permit.
- (h) Alcohol sales. A mobile food truck shall not sell alcoholic beverages, unless the property owner has obtained a City-issued special event permit.
- (i) Conducting business near existing retail food establishments. A mobile food truck shall not be located within 200 feet of any existing retail food establishment during such establishment's hours of operation without the prior written permission from the retail food establishment **unless the property owner has obtained a City-issued special event permit.** A copy of such written permission shall be maintained in the mobile food truck at all times, and shall be produced to a law enforcement officer, or City code enforcement officer upon demand.
- (j) Conducting business near City-sponsored or City-sanctioned special event. A mobile food truck shall not be located within 200 feet of any City-sponsored or City-sanctioned special event, unless the mobile food truck is permitted by the City to operate at such **special event.**
- (k) Conducting business in public right-of-way **in association with a special event.** A mobile food truck, except for ice cream trucks, shall not conduct business or operate in the public right-of-way **in association with a special event,** unless the adjacent property owner has obtained a City-issued special event permit. Where mobile food trucks are authorized to operate, such trucks may stop, stand or park in designated parking areas on the property.
- (l) Conducting business near street intersections or pedestrian crosswalks. A mobile food truck shall not be located within fifteen (15) feet of any street intersection or pedestrian crosswalk, unless the property owner has obtained a City-issued special event permit.
- (m) Interference with vehicular and pedestrian traffic. A mobile food truck shall not impede the flow of vehicular traffic, sidewalks, the ingress or egress of other businesses, building entrances, or emergency exits, unless the property owner has obtained a City-issued special event permit.

- (n) Limitations on number of mobile food trucks per property. No more than one (1) mobile food truck shall operate on a given property at any one time, unless the property owner has obtained a City-issued special event permit.
- (o) Limitations on number of operating days. A mobile food truck shall not operate on a given property more than two (2) consecutive days per calendar month, and further shall not operate on a given property more than ten (1020) days in total per calendar year, unless the property owner has obtained a City-issued special event permit.
- (p) Use of designated parking spaces. On-site parking requirements shall be maintained for the principal use of the property. The subject site should also provide parking for the customers of the food truck. The mobile food truck shall not be parked:
- (1) in a required parking space unless permitted by property owner or pursuant to a City-issued special event permit;
 - (2) in a fire lane or in an area blocking a fire hydrant;
 - (3) in Americans with Disabilities (ADA) accessible parking spaces or accessible ramps;
 - (4) on an unimproved surface (including but not limited to dirt, sand, grass, gravel, or vacant lot); or
 - (5) in any driveway aisles, "no parking" zones, or loading-only areas.
- (q) Hours of operation. A mobile food truck shall operate only between the hours of 7:00 a.m. to 9:00 p.m., unless the property owner has obtained a City-issued special event permit.
- (r) Parking and storage of inactive mobile food trucks. Food trucks associated with an existing retail food establishment may park in the parking spaces associated with the existing retail food establishment when the food truck is not in active operation and may park in non-residential parking lots with the written permission of the non-residential property owner or operator. Otherwise, Tthe parking or storage of mobile food trucks that are not in active operation is expressly prohibited, except when otherwise allowed by City code shall conform to all parking, location, and screening requirements, such as the requirements governing parking of commercial vehicles, trucks, or trailers within residential zoning districts pursuant to Chapters 3 and 8 of City these codeLDRs. If otherwise allowed by City code, any parking or storage of an inactive mobile food truck shall conform with all applicable location and screening requirements.
- (s) Noise limitations. Except for class III ice cream trucks, a mobile food truck shall not make sounds, announcements, or amplify music to call attention to its vending or products either while traveling on public or private rights-of-way, or when stationary. All mobile food trucks, including, but not limited to, class III ice cream trucks, shall comply with the City's noise ordinance contained in Chapter 21 of City Code. A property owner may apply for a special event permit with the City to deviate from these requirements.
- (t) Restroom facility. Mobile food trucks operating on a private property for a duration of more than three (3) hours shall have a written agreement with the property owner that confirms the food truck employees have access to a flushable restroom within 400 feet of the vending location during the hours of operation. A copy of such written permission shall be maintained in the mobile food truck at all times, and shall be produced to a law enforcement officer, or City code enforcement officer upon demand. This requirement shall not apply when the food truck is on public property with a publicly accessible flushable restroom or when the food truck is within 400 feet of a publicly accessible flushable restroom.

(u) Waste disposal. Mobile food trucks shall:

- (1) Provide for their own waste collection and removal such that no waste remains on the property;
- (2) Provide a waste receptacle for public use;
- (3) Keep the surrounding area neat and orderly at all times;
- (4) Remove all garbage or trash prior to departure of the mobile food truck each day;
- (5) Properly discard any waste material in accordance with any applicable federal, state, county, and municipal laws, rules, regulations, orders, or permits;
- (6) Not, under any circumstances, release grease or any waste materials into the stormwater system, tree pits, sidewalks, streets, parking lots, or onto any private or public property;
- (7) Not, at any time, discharge any fluids or toxic pollutants.

- (8) Class I mobile food trucks shall also have a current written agreement, with a state or local licensed facility, for the proper disposal of grease. A copy of such written agreement shall be maintained in the mobile food truck at all times, and shall be produced to a law enforcement officer, or City code enforcement officer upon demand.

(v) Signage. Menu signs shall be affixed to the mobile food truck at all times, and mobile food trucks shall not display any products or samples off of the vehicle **unless operating pursuant to a City-issued special event permit.** Mobile food trucks shall not post or utilize any advertising, except that the prices, product descriptions and food truck name may be posted on the vehicle. No freestanding signs or advertisements, ~~sandwich board signs~~, flags, balloons, streamers, flashing lights, banners, or other similar attraction devices or person(s) shall be posted or utilized to advertise mobile food trucks. **Sandwich board signs may be placed no more than 10 feet from the food truck and may not impede pedestrian or vehicular traffic.** When in operation, Chapter 6 of the City code shall not apply to mobile food trucks.

Sec. XX-x – Vending locations by zoning district.

A mobile food truck shall be permitted to operate only on the properties designated below, unless the property owner has obtained a City-issued special event permit allowing for a deviation from these requirements.

(a) Class I – Mobile food trucks.

(1) Residential zoning districts.

- a. Individual single-family lots only if there is a written contractual agreement between a mobile food truck and the property owner for catering services. A copy of such written agreement shall be maintained in the mobile food truck at all times during the event, and shall be produced to a law enforcement officer, or City code enforcement officer upon demand. The term “catering services” shall not include the vending of products from the mobile food truck itself during a catered event, and does not include events that are open to the public.

- b. Properties owned ~~or operated~~ by homeowners associations or property owners associations.
 - c. Rental apartment complexes.
- (2) Nonresidential zoning districts and mixed-use districts. Class I mobile food trucks shall be permitted on any nonresidential or mixed-use property where retail sales and restaurants are a permitted use under the applicable zoning regulations.
- (3) Recreation/open space district. The vending of products from a Class I mobile food truck on properties zoned as recreation/open space shall be allowed ~~only on designated parking areas or~~ pursuant to an ~~approved City-issued~~ special event permit ~~from the City.~~
- (b) Class II – Canteen trucks. Class II canteen trucks are prohibited in all zoning districts except to provide catering to employees on-site at locations within clearly delineated boundaries of the site. Boundaries shall be delineated through the use of fencing or other materials enclosing a construction site, where there is a currently valid construction permit.
- (c) Class III – Ice cream trucks.
- (1) Residential zoning districts.
- a. Individual single-family lots only if there is a written contractual agreement between a mobile food truck and the property owner for catering services. A copy of such written agreement shall be maintained in the mobile food truck at all times during the event, and shall be produced to a law enforcement officer, or City code enforcement officer upon demand. The term “catering services” shall not include the vending of products from the mobile food truck itself during a catered event, and does not include events that are open to the public.
 - b. Properties owned ~~or operated~~ by homeowners associations or property owners associations.
 - c. Rental apartment complexes.
- (2) Nonresidential zoning districts and mixed-use districts. Class III ice cream trucks shall be permitted on any nonresidential or mixed-use property where retail sales and restaurants are a permitted use under the applicable zoning regulations.
- (3) Recreation/open space district. The vending of products from a class III ice cream truck on properties zoned as recreation/open space shall be allowed ~~only on designated parking areas or~~ pursuant to a ~~City-issued~~ ~~an approved~~ special event permit ~~from the City.~~
- (4) Rights-of-way. A class III ice cream truck shall not stop, stand or park for more than ten (10) minutes, unless there are customers waiting in line to buy products.

Sec. XX-X – Penalties for violations.

It shall be unlawful for any person to violate any of the provisions of this division. This division may be enforced by any means allowed by law, including, but not limited to, code enforcement citation under F.S. ch. 162, and chapter 2 of City code, or legal action. If the citation method is used to punish violators, the violation shall be treated as a civil infraction, and fines shall be set forth in the schedule of fees and charges adopted by resolution of the City council and such fines may then be revised from time to time by resolution of the City council; however, any fine amount set forth in such resolution of the City council shall not to exceed five hundred dollars (\$500.00) per offense. Each day a violation occurs shall constitute a separate offense and shall be punishable hereunder as a separate offense.

SECTION 4. Codification. It is the intention of the City Council of the City of Westlake that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Westlake, Florida, and that the Sections of this Ordinance may be renumbered, re-lettered and the word "Ordinance" may be changed to "Section," "Article" or such other word or phrase in order to accomplish such intention.

SECTION 5. Conflicts. All ordinances or parts of ordinances, resolutions or parts of resolutions which are in conflict herewith, are hereby repealed to the extent of such conflict.

SECTION 6. 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.

SECTION 7. Effective Date. This ordinance shall be effective upon adoption on second reading.

PASSED this ____ day of _____, 2021, on first reading.

PUBLISHED on this ____ day of _____, 2021 in the Palm Beach Post.

PASSED AND ADOPTED this ____ day of _____, 2021, on second reading.

City of Westlake
Roger Manning, Mayor

ATTEST:

Zoie Burgess, City Clerk

APPROVED AS TO LEGAL FORM:

OFFICE OF THE CITY ATTORNEY

File Attachments for Item:

B. SECOND READING: ORDINANCE NO. 2021-12 - Amending Chapter 24, Art in Public Places (First Reading October 11, 2021)

Submitted By: Planning and Zoning

ORDINANCE NO. 2021-12

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 24 OF THE CITY'S CODE OF ORDINANCES ENTITLED "ART IN PUBLIC PLACES"; PROVIDING FOR DEFINITIONS; PROVIDING FOR EXEMPTION FOR RESIDENTIAL DEVELOPMENT AND TEMPORARY STRUCTURES; PROVIDING FOR THE APPOINTMENT BY CITY COUNCIL TO THE PUBLIC PLACES ADVISORY BOARD; PROVIDING FOR THE REPAIR OR REPLACEMENT FOR DAMAGED OR DESTROYED ARTWORK; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS CLAUSE, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.



Meeting Agenda Item Coversheet

MEETING DATE:		11/8/21	Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		SECOND READING: ORDINANCE NO. 2021-12 - Amending Chapter 24, Art in Public Places		
STAFF RECOMMENDATION: (MOTION READY)		Recommendation for Approval		
SUMMARY and/or JUSTIFICATION:		<p>It is the intention of the Art in Public Places Program to promote public art to enhance the economic development of this new community, establish the City's identity as a place where public art thrives, and promote the beauty and interest of spaces visible to the public in both private and public development projects.</p> <p>The purpose of this Program is to establish a formal requirement for the funding, acquisition, placement, and maintenance of artwork within the City of Westlake. This requirement and the policies and procedures that implement it, are referred to as the City of Westlake Art in Public Places Program.</p>		
SELECT, if applicable	AGREEMENT:		BUDGET:	
	STAFF REPORT:		PROCLAMATION:	
	EXHIBIT(S):		OTHER:	X
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>	Ordinance 2021-12			
SELECT, if applicable	RESOLUTION:		ORDINANCE:	X
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i> <u>Please keep text indented.</u>	<p style="text-align: center;">ORDINANCE NO. 2021-12</p> <p>AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 24 OF THE CITY'S CODE OF ORDINANCES ENTITLED "ART IN PUBLIC PLACES"; PROVIDING FOR DEFINITIONS; PROVIDING FOR EXEMPTION FOR RESIDENTIAL DEVELOPMENT AND TEMPORARY STRUCTURES; PROVIDING FOR THE APPOINTMENT BY CITY COUNCIL TO THE PUBLIC PLACES ADVISORY BOARD; PROVIDING FOR THE REPAIR OR REPLACEMENT FOR DAMAGED OR DESTROYED ARTWORK; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS CLAUSE, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.</p>			
FISCAL IMPACT (if any):				\$

ORDINANCE NO. 2021-12

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 24 OF THE CITY’S CODE OF ORDINANCES ENTITLED “ART IN PUBLIC PLACES”; PROVIDING FOR DEFINITIONS; PROVIDING FOR EXEMPTION FOR RESIDENTIAL DEVELOPMENT AND TEMPORARY STRUCTURES; PROVIDING FOR THE APPOINTMENT BY CITY COUNCIL TO THE PUBLIC PLACES ADVISORY BOARD; PROVIDING FOR THE REPAIR OR REPLACEMENT FOR DAMAGED OR DESTROYED ARTWORK; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS CLAUSE, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Westlake deems it in the best interest of the residents of Westlake to provide for the funding, acquisition, placement and maintenance of artwork to be located within the City of Westlake; and

WHEREAS, the City of Westlake Art in Public Places Program is hereby established to provide for specificity and to identify specific exemptions; and

WHEREAS, the appointments to the Art in Public Places Advisory Board shall require at least four (4) years of experience related to the arts and shall serve at the pleasure of the City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY FOR 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 establishes Chapter 24 entitled “Art in Public Places” as follows:

CHAPTER 24: ART IN PUBLIC PLACES

Article 24.1 Definitions. The following words, terms, and phrases, when used in this Chapter, shall have the meanings described herein except where the context clearly indicates a different meaning

Art or Artwork means all tangible creations by artists exhibiting the highest quality of skill and aesthetic principles, and includes all forms of the visual arts conceived in any medium, material, or combination thereof, including, but not limited to, painting, sculpture, fountains, engraving, carving, frescos, mobiles, murals, collages, mosaics, bas-reliefs, tapestries, photographs, drawings, artist-designed seating, iconic or placemaking architecture, or other functional art

pieces and collaborative design projects between architects and/or landscape architects and artists, together with all hard costs and soft costs such as, but not limited to, design, engineering, permitting, artistic fees, lighting, landscaping, or other aesthetic effects or enhancements integrated with the art and approved by the City Planner. The city council shall not consider for approval art objects which are mass-produced in unlimited quantities.

Ineligible artwork. The following shall not be considered artwork:

- a. Art objects which are mass produced or of standard manufacture, such as playground equipment, fountains, statuary elements, signage, maps, corporate logos or other functional elements, unless incorporated into an artwork by an artist commissioned for that purpose.
- b. Reproductions, by mechanical or other means, of original artwork, except in the cases of limited editions controlled by the artist, cast sculpture, film, video, photography, printmaking, or other media arts.
- c. Commercial expression, including design elements related to the visual identity of a developer or occupant of a building such as a logo, trademark iconography, color scheme or theme, even if created by an artist.
- d. Services or utilities necessary to operate and maintain an artwork over time.

Development means any project to construct, redevelop or remodel any private or public real property, except for residential property and/or the residential components of a mixed use project, or any portion thereof within the limits of the city.

Artist means an individual recognized by art critics and peers as a professional practitioner in the visual arts as judged by the practitioner's body of work, educational background, experience, public commissions, exhibition record, publications, receipt of honors and awards, and training in the arts. The term "artist" includes local artists.

Mixed Use Projects means projects that contain a mix of residential and non-residential uses.

Non-residential Development Projects means all non-residential development, redevelopment, or renovation projects.

Public Construction Project means new construction or any remodel project with building construction costs that exceed one million dollars (\$1,000,000) to the extent paid for wholly or in part by the City of Westlake, regardless of the source of the monies, for any public buildings, public decorative structures, freestanding parking facilities and parks, or that portion of a Public-Private Joint Venture Project determined by the City to be a public portion of the project. Notwithstanding the foregoing, Public Construction projects do not include utility, drainage, potable water, wastewater, reuse water, or roadway work, or work performed by or on behalf of the Seminole improvement District.

Private Construction Project means any construction or renovation project to the extent not paid wholly or in part by the City or any other governmental agency, of one million dollars (\$1,000,000) or more, excluding residential development. Private Construction Project includes the private portion of any Public-Private Joint Venture Project.

Public-Private Joint-Venture Project means a project where construction or renovation project undertaken by a private entity that occurs on City-owned land, or where the City is a party to a

public-private joint venture agreement on City-owned land. To the extent that a Public-Private Joint Venture can be divided in private and public portions, the public portions shall be considered a Public Construction Project and the private portions shall be considered a Private Construction Project, the percentage of each to be determined by the City.

Building Construction Cost means the total cost associated with the construction or renovation of a building, as determined by the Building Official issuing a building permit for construction or renovation of the building. This includes all buildings on the project site, except for site infrastructure, temporary buildings or structures, and parking garages. The building construction costs include labor, structural materials, plumbing, electrical, mechanical, infrastructure, design, permitting, architecture, engineering, lighting, signage, and site work associated with the building's construction or renovation.

Article 24.2 Art in Public Places Program

Section 1) Purpose. It is the purpose of the City of Westlake to establish a formal requirement for the funding, acquisition, placement, and maintenance of artwork within the City of Westlake. This requirement and the policies and procedures that implement it are referred to as the City of Westlake Art in Public Places Program. It is the intention of this program to promote public art to enhance the economic development of this new community, establish the City's identity as a place where public art thrives, and promote the beauty and interest of spaces visible to the public in both private and public development projects.

Section 2) Applicability. This ordinance shall apply to Public Construction Projects and Private Construction Projects.

(A) Non-Residential Development. All non-residential development projects with building construction costs of one million dollars (\$1,000,000.00) as determined by the City's Building Official or more shall be subject to the requirements of the Art in Public Places program, in accordance with the provisions of this Ordinance.

(B) Residential Development Exempt. Residential projects are exempt from the City of Westlake Art in Public Places Program and shall not be required to pay a fee or provide artwork in lieu of the fee.

(C) Mixed Use Projects. For mixed use projects, the portion of the mixed use project that is non-residential development shall be subject to the requirements of the Art in Public Places Program in the same manner as other non-residential development if the building construction costs of the non-residential development portion are one million dollars (\$1,000,000.00) or more. The portion of the mixed use project that is residential shall be exempt from the requirements of the Art in Public Places Program.

(D) Temporary Structures Exempt. The Art in Public Places Program shall not apply to temporary structures used for temporary uses as that term is defined in Chapter 1.

Section 3) Art Acquisition Fund. The City of Westlake Art Acquisition Fund is hereby established. It will be funded through Art in Public Places Fees for Public and Private construction projects, cash grants, voluntary donations to the City for public art projects from governmental or private resources, and all other funds allocated by the City through the budgetary process for the provision of public art. These funds will be interest bearing and revolving and may only be used for the purposes of this program.

Section 4) Art in Public Places Program Requirements. Non-residential development projects with building construction costs of one million dollars (\$1,000,000.00) or more must either contribute one percent (1%) of the building construction costs of the project as a fee to the Art Acquisition Fund, or provide artwork that has an appraised value equal to three quarters of a percent (0.75%) of the building construction costs of the project and incorporate such artwork into the non-residential development project.

- (A) If the project is built in phases, then the fee shall be calculated for each phase.
- (B) Applicants are encouraged to provide artwork rather contribute to the Art Acquisition Fund.
- (C) If the applicant intends to provide the artwork, the location of the artwork shall be shown on the site plan.
- (D) The fee shall be due prior to issuance of the first building permit for the project.

Section 5) Enforcement.

- (A) The requirements of the Art in Public Places Program shall be listed as a Condition of Approval in the Development Order approving applicable development projects.
- (B) The Code Enforcement Division shall be responsible for enforcing Development Orders and Conditions of Approval.

Section 6) Art in Public Places Advisory Board. The Art in Public Places Advisory Board is hereby established to promote greater public participation in, and access to, arts and culture in the City.

(A) Composition. The Art in Public Places Advisory Board shall be appointed by the City Council and be composed of five (5) board members and two (2) alternate board members, and one (1) non-voting high school student, who shall be appointed by the City Council.

- (1) No less than four board members ~~shall~~ should have a demonstrated knowledge of the arts, such as at least four years of experience related to the arts or an educational degree related to the arts, and possess competence in the evaluation of art, art history, art education, architecture, sculpture, painting and other appropriate media, urban design, or a related field.
- (2) Board members shall either live or work in the City.
- (3) Each board member shall serve without compensation and at the pleasure of the City Council.
- (4) No board member may be the artist, provide the artwork, consulting services or have any interest in any artwork to be reviewed by the Art in Public Places Advisory Board, whether proposed by a private developer or the by the City.

(B) Artwork Review and Recommendation. If the applicant proposes provide artwork rather than contribute to the Art Acquisition Fund, the Art in Public Places Advisory Board shall review the artwork, and recommend to the City Council the approval, denial, or approval with conditions of the selection and location of the artwork according to the standards of this Ordinance.. The City Council will render a decision on the artwork after receiving a recommendation from the Art in Public Places Advisory Board. .

(C) Criteria for the Review of Artwork. In making its recommendation to the City Council, the Art in Public Places Advisory Board shall consider the quality of the artwork; the exhibition and experience of the artist; the artist's works in public collections and previous public art purchases or commissions; the ability of the artist to complete the project within a specified schedule; and the compliance with the standards of this Chapter.

- (D) **Guidelines.** The Art in Public Places Advisory Board may adopt art in public places guidelines to assist both the public and private sector to implement art planning activities.
- (E) **Review by Staff.** City staff shall review the applications and make recommendations to the Art in Public Places Advisory Board and to the City Council.

Section 7) Standards for the Artwork.

- (A) **Display.** Artwork shall be displayed in a visually accessible location, which shall be suitable to the design of the site, in order for the public to receive the most enjoyment and benefit from the art.
 - (1) All artwork funded from the art acquisition fund shall be displayed on or in government-owned or leased land, a government-owned or leased building, or on privately-owned property with an easement in favor of the City permitting such display.
- (B) **Integration.** Artwork attached to a building structure shall be integrated into the overall planning and design for a structure or project and shall be compatible with the intent and purpose of the structure at which the work or works are located. Artwork displayed outdoors shall be integrated into the overall landscaping plan, and landscaping shall be utilized to enhance the visibility of such works.
- (C) **Lighting.** Artwork shall be lighted at a minimum from dusk until midnight. The lighting shall be designed and located in order to prevent excessive lighting, energy waste, glare, light trespass, and sky glow, and shall conform to all lighting requirements in Chapter 5 of these LDRS.
- (D) **Removal.** Artwork installed pursuant to this Article cannot be altered or removed from the site without prior approval of the City Council.
- (E) **Maintenance.** Artwork shall be maintained in good condition at all times, including any associated landscaping or related improvements. The City shall be responsible for maintaining artwork acquired through the Art in Public Places Fund or in or on government owned, leased, or easement property. The developer or landowner shall be required to maintain any artwork provided by the applicant and physically integrated into the non-residential development project. Artwork damaged or destroyed shall be repaired or replaced by the entity responsible for maintenance of the artwork.
- (F) **Compliance with building, zoning, and fire codes.** The City's and State Building Codes and Property Development Regulations shall apply to art installations. Building Permits shall be obtained, when necessary, and shall be in compliance with the Florida Building Code, the National Electric Code, Palm Beach County Fire Safety regulations, and plans previously approved by City Council.

SECTION 4. Codification. It is the intention of the City Council of the City of Westlake that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Westlake, Florida, and that the Sections of this Ordinance may be renumbered, re-lettered and the word "Ordinance" may be changed to "Section," "Article" or such other word or phrase in order to accomplish such intention.

SECTION 5. Conflicts. All ordinances or parts of ordinances, resolutions or parts of resolutions which are in conflict herewith, are hereby repealed to the extent of such conflict.

SECTION 6. 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.

SECTION 7. Effective Date. This ordinance shall be effective on January 3, 2022.

PASSED this ____ day of _____, 2021, on first reading.

PUBLISHED on this ____ day of _____, 2021 in the Palm Beach Post.

PASSED AND ADOPTED this ____ day of _____, 2021, on second reading.

City of Westlake
Roger Manning, Mayor

ATTEST:

Zoie Burgess, City Clerk

APPROVED AS TO LEGAL FORM:

OFFICE OF THE CITY ATTORNEY

File Attachments for Item:

A. Happy Program-Subordination Agreement Maikel Morales and Dulcinea Jimenez

Submitted By: Administration



Meeting Agenda Item Coversheet

MEETING DATE:		11/08/2021	Submitted By: Administration	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		Happy Program-Subordination Agreement Maikel Morales and Dulcinea Jimenez		
STAFF RECOMMENDATION: (MOTION READY)		Motion to approve Subordination Agreement and authorizing the City Manager to execute.		
SUMMARY and/or JUSTIFICATION:		Residents were awarded Housing assistance and purchase their home on March 3, 2020, and is requesting this subordination Agreement so they can refinance their home.		
SELECT, if applicable	AGREEMENT: 1		BUDGET:	
	STAFF REPORT:		PROCLAMATION:	
	EXHIBIT(S): 1		OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>	<ol style="list-style-type: none"> 1. Subordination Agreement 2. Exhibit "A" Legal Description 			
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> <u>Please keep text indented.</u>				
FISCAL IMPACT (if any):	None		\$0	

Return to:
City of Westlake
Carlos Mangual
4001 Seminole Pratt Whitney Road
Westlake, Fl. 33470

SUBORDINATION AGREEMENT

For and consideration of the sum of ten an no/100 dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, **City of Westlake Florida**, a municipal corporation, having lien rights to the real property described in Exhibit "A" by virtue of the original Promissory Note, Executed by **Maikel Eduardo Ruiz Morales and Dulcinea Jimenez husband and wife**, dated March 3, 2020 and recorded on March 9, 2020 in Official Records Book 31277 page 0457 of the Public Records of Palm Beach County, Florida, hereby agrees that said lien rights are hereby subordinate to the security interest and lien of **Freedom Mortgage Corporation**, under Mortgage executed by **Maikel Eduardo Ruiz Morales and Dulcinea Jimenez husband and wife**, in the original amount not to exceed **\$313,913.11**, dated _____, 2021 recorded _____, 2021 in Official Record Book _____, Page _____, of the Public Records of Palm Beach County, Florida.

Signed and sealed this ____ day of _____, 2021

Witnesses:

Print: _____

Print: _____

Kenneth Cassel, City Manager

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ___ physical presence or ___ online notarization, this ____ day of _____, 2021 by Kenneth Cassel, City Manager of City of Westlake, who is personally known to me or has produced _____ as identification.

Printed Name: _____

(SEAL)

My Commission Expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 162 of The Meadows of Westlake Phase 1, as recorded Public Records in and for Palm Beach County,
in Plat Book 31277 Page 443. The parcel address is known as
15138 Goldfinch Circle, Westlake, FL 33470
PCN 77-41-43-06-02-000-1620